

Regular Meeting February 3, 2020

A regular meeting of the Nash County Board of Commissioners was held at 9:00 AM, February 3, 2020 in the Frederick B. Cooper, Jr. Commissioners' Room at the Claude Mayo, Jr. Administration Building in Nashville, NC.

Present were Chairman Robbie B. Davis and Commissioners Fred Belfield, Jr., Dan Cone, Sue Leggett, J. Wayne Outlaw, Lou M. Richardson, and Mary P. Wells.

Others present were Stacie Shatzer, Amanda Clark, Mark Cone, Amelia Harper, Ken Ripley, Adam Tyson, Susan Phelps, Andy Hagy, Janice Evans, Zee B. Lamb, Vince Durham and other staff members and members of the public.

Chairman Davis called the meeting to order and provided a brief explanation regarding prayer and the Pledge of Allegiance in Nash County. He stated it is customary that Nash County starts each meeting with a prayer and Pledge of Allegiance and that anyone wishing to participate in the prayer, moment of silence, or a prayer of their own choice was welcomed.

Chairman Davis called on Ms. Sue Leggett for the invocation and Mr. J. Wayne Outlaw to lead the Pledge of Allegiance.

Chairman Davis asked the Board to consider approval of the minutes.

On motion of Dan Cone seconded by Mary P. Wells and duly passed that the minutes of the January 6, 2020 regular meeting and January 21, 2020 regular meeting be approved.

Chairman Davis provided the State of the County Address regarding Nash County's accomplishments for 2019.

Mr. Jonathan Boone, Engineer/Director of Public Utilities and Facilities made a presentation to the Board and provided an update on the Nash County Detention Center – Facilities regarding the content included in the December 18th letter from the State of North Carolina concerning depopulation of the Nash County Jail.

Major Mistie Strickland made a presentation and provided a report to the Board on the Nash County Sheriff's Office Detention Center (Operations).

Chairman Davis called for a ten (10) minute recess.

Upon reconvening, Chairman Davis provided a brief explanation of Nash County's Public Comment Policy and asked for any public comments.

Mr. Donald Strickland of Whitakers, NC spoke on the Detention Center.

Mr. Pat Forbis of Nashville, NC spoke on the on the Nash County Detention Facility.

Ms. Ginell Rogers, Executive Director, Nash-Edgecombe Economic Development (NEED) Inc. introduced Ms. Yvette Bottoms-Richardson, CSBG Director, NEED, Inc. and presented for the Board's consideration the Community Block Grant Services Anti-Poverty Plan for FY2020-2021.

On motion of Lou M. Richardson seconded by Fred Belfield, Jr. and duly passed that the Nash County Board of Commissioners approve Community Block Grant Services Anti-Poverty Plan for FY2020-202 for Nash-Edgecombe Economic Development (NEED) Inc. and authorize the Clerk to the Board to sign off on the documentation of submission to County Commissioners.

Mr. Adam Tyson, Planning Director presented for the Board's consideration Text Amendment Request A-200101 to amend the Nash County Unified Development Ordinance in order to remove the building setback requirements applicable within solar farm facilities along interior property lines dividing separately owned lots and asked the Board to hold a legislative public hearing, adopt a consistency statement, and approve or deny the text amendment. He advised the Nash County Technical Review Committee (TRC) considered Text Amendment Request A-200101 via email on January 11, 2020 and recommended **APPROVAL** based on its determination that the proposed amendment is reasonable, in the public interest, and consistent with the recommendations of the Nash County Land Development Plan. He also advised the Nash County Planning Board considered Text Amendment Request A-200101 on January 21, 2020. No members of the public, other than the applicant, addressed the Board with regard to this request.

The Planning Board voted unanimously to recommend:

- (1) **APPROVAL of Consistency Statement 'A' below** - finding the request to be reasonable, in the public interest, and consistent with the recommendations of the Land Development Plan; and

- (2) **APPROVAL** of the request to remove the building setback requirements applicable within solar farm facilities along interior property lines dividing separately owned lots.

Consistency Statement 'A' (For APPROVAL):

Text Amendment Request A-200101 is reasonable, in the public interest, and consistent with the recommendations of the Nash County Land Development Plan because:

- (1) The Nash County Land Development Plan does not specifically address development standards for solar farm facilities, leaving that task to the Unified Development Ordinance.
- (2) The application of the current minimum building setback requirements to the interior property boundaries of large solar farm facilities developed on multiple properties in separate ownership:
 - (a) Creates inefficient “gaps” within the project area that increase the overall required size of the facility; and
 - (b) Only serves to separate solar panel arrays from other solar panel arrays that all belong within the same contiguous, fenced facility.
- (3) The standard building setback requirements will continue to apply around the exterior perimeter of solar farm facility project areas.

On motion of Dan Cone seconded by Fred Belfield, Jr. and duly passed that the Board to into a public hearing.

Mr. Nathan Duggins, Greensboro, NC, Attorney, spoke on the text amendment request and on behalf of Ecoplexus, Inc., the applicant.

On motion of J. Wayne Outlaw seconded by Fred Belfield, Jr. and duly passed that the public hearing adjourn.

On motion of J. Wayne Outlaw seconded by Fred Belfield, Jr. and duly passed that the Nash County Board of Commissioners adopts **Consistency Statement 'A'** related to Text Amendment Request A-200101.

Consistency Statement 'A' (For APPROVAL):

Text Amendment Request A-200101 is reasonable, in the public interest, and consistent with the recommendations of the Nash County Land Development Plan because:

- (1) The Nash County Land Development Plan does not specifically address development standards for solar farm facilities, leaving that task to the Unified Development Ordinance.
- (2) The application of the current minimum building setback requirements to the interior property boundaries of large solar farm facilities developed on multiple properties in separate ownership:
 - (a) Creates inefficient “gaps” within the project area that increase the overall required size of the facility; and

- (b) Only serves to separate solar panel arrays from other solar panel arrays that all belong within the same contiguous, fenced facility.
- (3) The standard building setback requirements will continue to apply around the exterior perimeter of solar farm facility project areas.

On motion of J. Wayne Outlaw seconded by Fred Belfield, Jr. and duly passed that the Nash County Board of Commissioners **APPROVE** Text Amendment Request A-200101 to remove the building setback requirements applicable within solar farm facilities along interior property lines dividing separately owned lots.

Mr. Tyson presented for the Board’s consideration Conditional Use Permit Request CU-200101 for the East Nash PV1, LLC Solar Farm on N Old Franklin Rd. and requested a quasi-judicial public hearing, adoption of conclusions with supporting findings of fact, and approval or denial the permit request. He also requested the following report, maps, and documents be accepted as evidence in this case for consideration during the following quasi-judicial public hearing.

Nash County

Commissioner’s Agenda Information Sheet

Date: February 3, 2020

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Item: Conditional Use Permit Request CU-200101 for the East Nash PV1, LLC Solar Farm on N Old Franklin Rd.

Initiated By: Adam Tyson, Planning Director

Actions Proposed: Hold a quasi-judicial public hearing, adopt conclusions with supporting findings of fact, and approve or deny the permit request.

Notice of Public Hearing:

Mailed Notice: January 22, 2020 (To property owners within 600 feet)
 Published Notice: January 22, 2020 (The Enterprise)
 January 23 & 30, 2020 (The Rocky Mount Telegram)
 Posted Notice: January 23, 2020 (On the subject property)

Property Tax ID #: PIN # 286000891057 / Parcel ID # 005662 (Portion)
 PIN # 286000764551 / Parcel ID # 009652 (Portion)

Commissioner District: District #1 – Lou Richardson

Description of the Subject Property:

The subject property consists of portions of two tracts of land located at 1652 N Old Franklin Rd, Nashville, NC 27856 on the northeast side of the Town of Spring Hope. The northern tract is owned by Family Acreage, LLC and the southern tract is owned by the Heirs of J. E. Upchurch et al.

The tracts are the proposed site of the East Nash PV1, LLC 46.8-megawatt (AC) photovoltaic solar farm, however, only the northern portion of the project area is located within Nash County’s planning and zoning jurisdiction. The remaining southern portion

of the project area is located within the extraterritorial jurisdiction (ETJ) of the Town of Spring Hope and therefore requires appropriate zoning permitting by the town.

The portion of the project area within Nash County's jurisdiction (approximately 183 acres) is located in the A1 (Agricultural) Zoning District and appears mostly wooded with a few areas cleared for agricultural cultivation. There are some existing farm structures located on the northern tract at 1652 N Old Franklin Rd that would require demolition prior to the construction of the project.

The subject property is located in the Tar-Pamlico River Basin. It is not located in a regulated floodplain or a designated watershed protection overlay district. The site does include identified wetlands as well as several riparian streams, which the proposed project design accommodates with appropriate buffers to prevent disturbance.

Description of the Permit Request:

Fresh Air Energy XXIII, LLC has submitted Conditional Use Permit Request CU-200101 on behalf of the property owners in order to authorize the development of the northern portion of the East Nash PV1, LLC 46.8-megawatt (AC) photovoltaic solar farm on the subject property. The power generated by the facility will be sold to the local utility provider, Duke Energy Progress.

The facility will include fenced areas containing rows of ground-mounted solar panel arrays that slowly tilt throughout the daylight hours to track the movement of the sun. The electrical substation for the facility will be accessed via the project's only proposed entrance off N Old Franklin Rd, however, it will be located on the southern portion of the site within the Town of Spring Hope's zoning jurisdiction.

The proposed site plan depicts the location of "mandatory" 25' wide visual screening buffers in accordance with the adjoining incompatible land use screening requirements of UDO Article XI, Section 11-3, Subsection 11-3.3 (B) along portions of the project boundary where the facility will be located within 100 feet of an immediately adjacent residentially used property. These portions shown in green will consist of either planted or preserved natural vegetation meeting the applicable ordinance requirements. The developer has substituted additional evergreen understory trees for the ordinance prescribed canopy trees because they should provide a more effective visual screen at eye level over time.

The developer has also proposed additional "elective" screening (shown in pink on the site plan) beyond the minimum requirements of the ordinance, which will consist of a row of evergreen trees to be planted in other locations around the perimeter of the project site. All screening buffers depicted on the approved site plan will be required to be installed or preserved as indicated.

According to documentation provided by the applicant, the Town of Spring Hope issued a Special Use Permit for the portion of the solar farm project located within its jurisdiction on November 13, 2013 and then reapproved the permit on April 1, 2019.

TRC Recommendation:

The Nash County Technical Review Committee (TRC) considered Conditional Use Permit Request CU-200101 on January 3, 2020 and recommended **APPROVAL**.

Planning Board Recommendation:

The Nash County Planning Board considered Conditional Use Permit Request CU-200101 on January 21, 2020. No members of the public, other than representatives of the applicant, addressed the Board with regard to this request.

The Planning Board voted unanimously to recommend:

- (1) **APPROVAL of Option 'A' below** – which includes conclusions with supporting findings of fact for the issuance of the requested conditional use permit; and
 - (2) **APPROVAL** of the conditional use permit request subject to the suggested conditions listed below.
-

Suggested Motions:

MOTION #1 – ADOPT CONCLUSIONS WITH SUPPORTING FINDINGS OF FACT:

*I move that the Nash County Board of Commissioners adopts **Option 'A' or 'B'** (choose one from below) related to Conditional Use Permit Request CU-200101.*

Option 'A': Conclusions with Supporting Findings of Fact for APPROVAL:

- (1) **The proposed development meets all the standards required by the Nash County Unified Development Ordinance, including the specific requirements of Article XI, Section 11-4, Subsection 11-4.72(a) for solar farm facilities because:**
 - (a) The proposed site is located in the A1 (Agricultural) Zoning District and a solar farm is a permitted land use in this district with the issuance of a conditional use permit by the Nash County Board of Commissioners.
 - (b) The proposed solar panel arrays are depicted on the submitted site plan to reach a maximum height of fifteen feet (15') above grade, not exceeding the maximum allowable height of twenty-five feet (25').
 - (c) The submitted site plan depicts the proposed solar farm facilities and structures to be in conformance with the principal building setback requirements of the A1 (Agricultural) Zoning District in which it will be located.
 - (d) The submitted site plan depicts the solar farm facility enclosed by a six-foot (6') high chain-link security fence topped with three-strand barbed wire.
 - (e) The submitted site plan depicts the location of the maximum potential extent of the solar panel array coverage on the subject properties meeting the required separation distances from the surrounding property lines. It also depicts the locations of the proposed substation, inverters, access drives, vegetative screening buffers, and areas to remain undisturbed for the protection of existing wetlands and riparian stream buffers. The site plan includes a scaled drawing of the proposed solar collector structures.
 - (f) No visual safety hazard is anticipated to be caused for motorists passing the solar farm facility because the photovoltaic cells will be treated with an anti-reflective coating in order to prevent glare.
 - (g) Solar farm facilities shall be removed, at the owner's expense, within one hundred eighty (180) days of a determination by the Zoning Administrator that the facility is no longer being maintained in an operable state of good repair, unless a different responsible party is identified by the lease agreement.
- (2) **The proposed development will not materially endanger the public health or safety because:**
 - (a) The solar farm will be fenced and gated to control access to the facility.
 - (b) The solar farm facility will be constructed to meet all applicable construction codes.

- (c) The solar panels that comprise the solar arrays are made primarily of glass and they do not contain dangerous materials, nor do they emit dust, noxious fumes, or liquids.
- (d) The solar panels are designed to absorb light, rather than reflect it, which mitigates glare concerns for adjoining properties.

(3) The proposed development will not substantially injure the value of adjoining or abutting property because:

- (a) The applicant has submitted an appraisal impact assessment for the proposed solar farm facility prepared by Richard C. Kirkland, Jr., MAI of Kirkland Appraisals LLC, which concludes that in his professional opinion, “the solar farm proposed at the subject property will have no impact on the value of adjoining or abutting property.”
- (b) The solar farm facility generates minimal noise during operational daylight hours and no noise at night.
- (c) The solar farm facility does not generate dust, fumes, or odors.
- (d) After construction, the solar farm facility will generate no additional traffic with the exception of routine maintenance inspections or repairs.
- (e) The solar farm facility shall be screened from view by the proposed existing or planted vegetative buffers.

(4) The proposed development will be in harmony with the area in which it is to be located because:

- (a) The applicant has submitted an appraisal impact assessment for the proposed solar farm facility prepared by Richard C. Kirkland, Jr., MAI of Kirkland Appraisals LLC, which concludes that in his professional opinion, “the proposed use is in harmony with the area in which it is located.”
- (b) The appraisal impact assessment cites the potential positive implications of solar farms for nearby residents including “protection from future development of residential developments or other more intrusive uses, reduced dust, odor and chemicals from former farming operations, protection from light pollution at night, it’s quiet, and there is no traffic.”

(5) The proposed development will be in general conformity with the Nash County Land Development Plan because:

- (a) The Nash County Land Development Plan designates the subject property as a Suburban Growth Area.
- (b) While the Land Development Plan does not specifically comment on solar farms as a potential land use, solar farm facilities have previously been determined to be compatible with the Suburban Growth Area because:
 - i) The solar farm facility is a relatively low-intensity land use consistent with the existing low-density residential and agricultural development pattern of the surrounding area.
 - ii) The solar farm facility does not require public infrastructure services such as the provision of a water supply or wastewater disposal services.
 - iii) The solar farm facility will provide a renewable, sustainable alternative source of energy to benefit the community.

--- OR ---

Option 'B': Conclusions with Supporting Findings of Fact for DENIAL:

To deny the conditional use permit request, the Board needs only to identify any one or more of the five standards listed above that the proposed development fails to satisfy and then adopt findings of fact to support that conclusion based upon the evidence and testimony presented at the public hearing.

MOTION #2 – APPROVE OR DENY THE CONDITIONAL USE PERMIT REQUEST:

*I move that the Nash County Board of Commissioners **APPROVE or DENY (choose one)** Conditional Use Permit Request CU-200101 subject to the following attached permit conditions:*

- (1) The solar farm facility shall be developed on the subject properties in accordance with the submitted application materials, the approved site plan, and all applicable requirements of the Nash County Unified Development Ordinance.
- (2) All vegetative screening buffers shall be planted or preserved as depicted on the approved site plan and shall be maintained and/or replaced as necessary in order to provide effective visual screening of the solar farm facility.
- (3) Upon approval of the conditional use permit, the applicant shall submit the required permit recording fee made payable to the Nash County Register of Deeds.
- (4) Prior to the issuance of a construction authorization, the developer shall submit a revised site plan depicting the specific construction details of the solar farm facility.
- (5) The development of the solar farm facility shall be subject to the approval and issuance of the following additional permits and documents, as applicable:
 - (a) Sedimentation & Erosion Control Plan Approval, Riparian Stream Buffer Determinations, and Stream Crossing Approvals issued by the N.C. Department of Environmental Quality and/or the U.S. Army Corps of Engineers (as applicable);
 - (b) Driveway Permits issued by the N.C. Department of Transportation;
 - (c) Demolition Permit issued by the Nash County Planning & Inspections Department and Well and/or Wastewater System Abandonment Permits issued by the Nash County Environmental Health Division (if necessary) for the existing structures located at 1652 N Old Franklin Rd;
 - (d) Tar-Pamlico River Basin Overlay District Stormwater Permit issued by the Nash County Planning & Inspections Department; and
 - (e) Zoning Permit and Electrical Permit issued by the Nash County Planning & Inspections Department.
- (6) The landowner(s) of record shall be responsible for the deconstruction and removal of the solar farm at such time that the facility is either decommissioned or abandoned in accordance with the requirements of UDO Article XI, Section 11-4, Subsection 11-4.72(a)(G).

Conditional Use Permit Request CU-200101 East Nash Spring Hope PV1 Solar Farm

Area in
Nash County's
Jurisdiction
Approx.
183 Acres

Area in
Town of
Spring Hope's
Jurisdiction

N
1 in = 1,200 ft



**Statement of Justification in Support of Conditional Use Permit
East Nash PV1, LLC
North of East Nash St. in Spring Hope Township between Bass Rd. and
Pleasant Grove Church Rd.**

Project Narrative

This document is in support of a conditional use permit for a proposed solar energy system, (solar farm), East Nash PV1, LLC to be located at parcel numbers: 286000764551 and 286000891057. The site will N. Old Franklin Rd. The solar farm will contain rows of Photovoltaic (PV) cell panels mounted on posts set in the ground. These rows of panels are referred to as “solar arrays.” The solar arrays will be a tracking system facing east and following the sun throughout the day in order to receive the maximum amount of solar energy. Solar components will comply with the current edition of the National Electric Code, be UL listed (or equivalent), and designed with an anti-reflective coating.

The power generated from the solar farm will be sold Duke Energy Progress (DEP) for use by consumers to replace energy produced from a non-renewable source.

Ecoplexus develops, constructs, owns, and operates utility-scale solar photovoltaic projects in the 10-300 MW range, in the U.S., Japan, and Latin America and has been in operation since 2009. To date, the Company has constructed and financed over 80 projects, totaling approximately \$600 million in project value. Ecoplexus provides operation and maintenance (O&M) services to investors/owners for approximately 55 projects. The Company is headquartered in the Research Triangle Park with offices in San Francisco, Dallas, Mexico City, and Tokyo.

Statements of Justification

The proposed solar farm is permitted as a Conditional Use use in the Table of Permitted Uses in the Nash County Unified Development Ordinance for the A1 district. The proposed solar farm will comply with all the requirements and development standards of UDO Article XI, Section 11-4.72(a) as can be seen in the attached site plan. The proposed solar farm will meet all required setbacks, buffering, noise, and lighting requirements. The southern portion of this project is located with in the zoning jurisdiction of Spring Hope Town. The Special Use permit for this portion of the site was procured originally in 2013 and renewed in April of 2019.

Solar energy is essential and desirable to the public convenience and welfare. Demand for electricity has increased in recent years, and our society is currently dependent upon conventional sources of power such as coal, gas, and nuclear energy. Conventional sources of electricity are expensive, finite resources that require significant environmental disruption and public safety risk to maintain or extract. Solar energy is a clean, cheap, unlimited resource with little environmental impact.

Allowing the property to develop as a solar farm provides an opportunity for locally generated energy resources in Nash County and creates income for the property owners and tax base for the County. Solar farms allow property owners to maintain large tracts of land that are easily redeveloped at the appropriate time in the future.



- noise, dust, or odor as a traditional "farm" can. Solar panels are shorter in height than single family residences and agricultural buildings.
2. Solar farm should not generate significant noise, dust, or odor and will be surrounded by a 25-foot-wide vegetative screening buffer.
 3. Solar farms can exist in harmony with other surrounding land uses while providing a clean, renewable alternative energy source.

D) Will be in general conformity with the land development plan or other plans officially adopted by the Board of Commissioners:

1. Solar farms are low-impact, passive development: they do not require water/sewer, they do not add children to schools and once constructed have less visits than a typical single-family home.
2. Solar Farms are allowed in the A1 District with a Conditional Use Permit per Nash County UDO Article XI, Section 11-4.72(a) with specific requirements.
3. Solar farms provide an opportunity for locally generated energy resources in Nash County and creates income for the property owners and tax base for the County without stressing critical infrastructure like roads, schools, emergency services, etc.





Kirkland Appraisals, LLC

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www.kirklandappraisals.com

January 13, 2020

Forrest Melvin
Ecoplexus, Inc.
807 East Main Street
Suite 6-050
Durham, NC 27701

RE: East Nash Solar, Spring Hope, Nash County, NC

Ms. Melvin

At your request, I have considered the impact of a proposed solar farm to be constructed on approximately 262.85 acres out of a parent tract assemblage of 449.31 acres located on N. Old Franklin Road, Spring Hope, North Carolina. Specifically, I have been asked to give my professional opinion on whether the proposed solar farm will have any impact on adjoining property value and whether “the location and character of the use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located.”

To form an opinion on these issues, I have researched and visited existing and proposed solar farms in North Carolina, researched articles through the Appraisal Institute and other studies, and discussed the likely impact with other real estate professionals. I have not been asked to assign any value to any specific property.

This letter is a limited report of a real property appraisal consulting assignment and subject to the limiting conditions attached to this letter. My client is Ecoplexus, Inc. represented to me by Forrest Melvin. My findings support the SUP application. The effective date of this consultation is January 13, 2020.

Standards and Methodology

I conducted this analysis using the standards and practices established by the North Carolina Appraisal Board, the Appraisal Institute, and that conform to the Uniform Standards of Professional Appraisal Practice. The analyses and methodologies contained in this report are accepted by all major lending institutions, and they are used in North Carolina and across the country as the industry standard by certified appraisers conducting appraisals, market analyses, or impact studies and are considered adequate to form an opinion of the impact of a land use on neighboring properties. These standards and practices have also been accepted by the courts of North Carolina at the trial and appellate levels and by federal courts throughout the country as adequate to reach conclusions about the likely impact a use will have on adjoining or abutting properties.

The aforementioned standards compare property uses in the same market and generally within the same calendar year so that fluctuating markets do not alter study results. Although these standards do not require a linear study that examines adjoining property values before and after a new use (e.g. a solar farm) is developed, some of these studies do in fact employ this type of analysis. Comparative studies, as used in this report, are considered an industry standard.

Determining what is an External Obsolescence

An external obsolescence is a use of property that, because of its characteristics, might have a negative impact on the value of adjacent or nearby properties because of identifiable impacts. Determining whether a use would be considered an external obsolescence requires a study that isolates that use, eliminates any other causing factors, and then studies the sales of nearby versus distant comparable properties. The presence of one or a combination of key factors does not mean the use will be an external obsolescence, but a combination of these factors tend to be present when market data reflects that a use is an external obsolescence.

External obsolescence is evaluated by appraisers based on several factors. These factors include but are not limited to:

- 1) Traffic. Solar Farms are not traffic generators.
- 2) Odor. Solar farms do not produce odor.
- 3) Noise. Solar farms generate no noise concerns and are silent at night.
- 4) Environmental. Solar farms do not produce toxic or hazardous waste. NCDEQ does not consider the panels to be impervious surfaces that impede groundwater absorption or cause runoff.
- 5) Other factors. I have observed and studied many solar farms and have never observed any characteristic about such facilities that prevents or impedes neighbor from fully using their homes or farms or businesses for the use intended.

Proposed Use Description

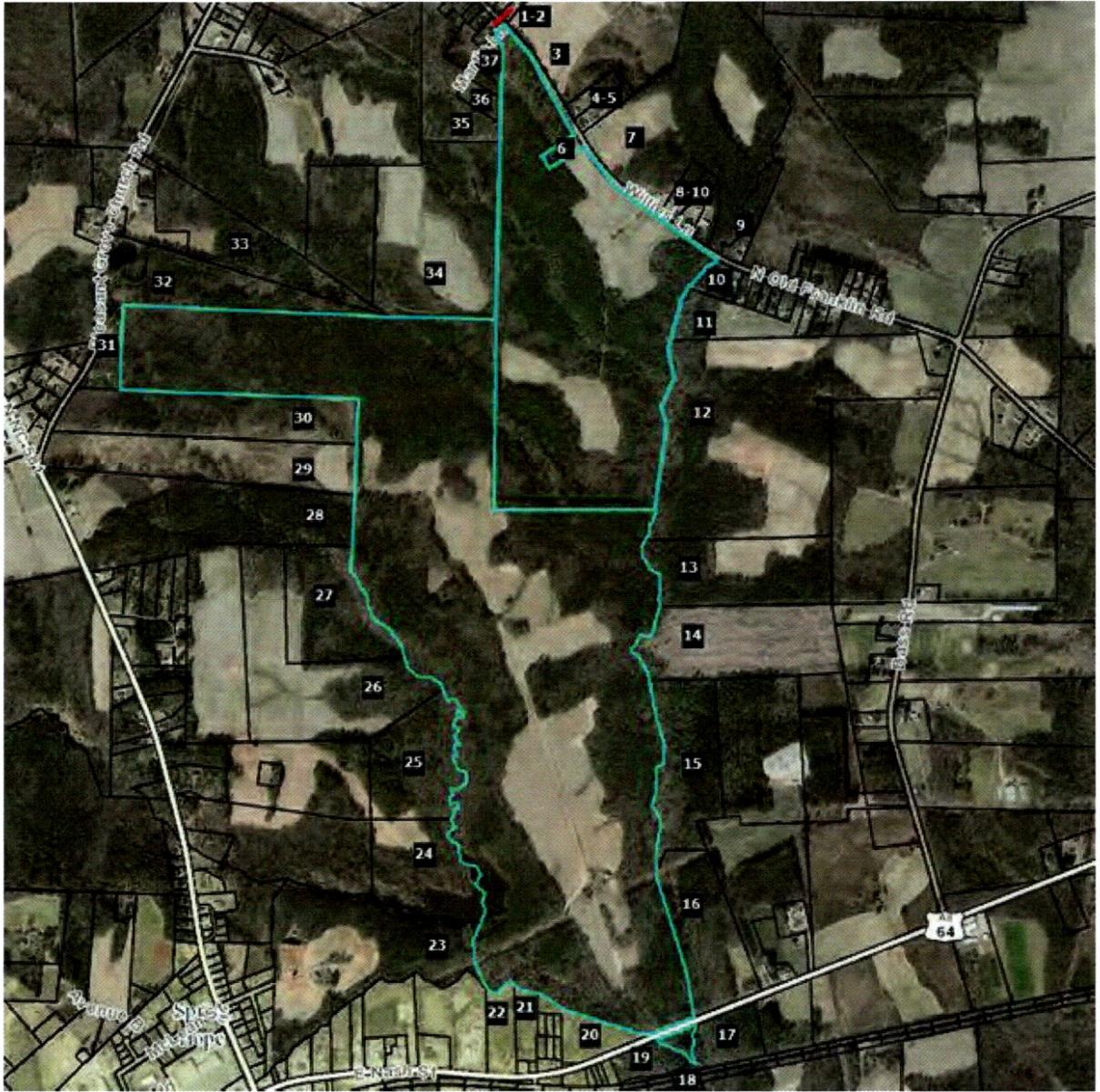
The proposed solar farm is to be constructed on approximately 262.85 acres out of a parent tract assemblage of 449.31 acres located on N. Old Franklin Road, Spring Hope, North Carolina. Adjoining land is a mix of residential and agricultural uses.

Adjoining Properties

I have considered adjoining uses and included a map to identify each parcel's location. The breakdown of those uses by acreage and number of parcels is summarized below. The project stipulates that there will be a minimum of 150 feet from the closest home to the closest panel. The average distance measured for the adjoining parcels is 1,047 feet.

Adjoining Use Breakdown

	Acreage	Parcels
Residential	14.41%	61.54%
Agricultural	28.96%	25.64%
Agri/Res	56.63%	12.82%
Total	100.00%	100.00%



Surrounding Uses

#	MAP ID	Owner	GIS Data		Adjoin		Distance (ft)
			Acres	Present Use	Acres	Parcels	Home/Panel
1	8910	Lucas	0.69	Residential	0.07%	2.56%	1,525
2	25324	Evans	1.38	Residential	0.14%	2.56%	1,720
3	9560	Edwards	48.58	Agricultural	4.87%	2.56%	N/A
4	40159	Tharrington	1.90	Residential	0.19%	2.56%	735
5	36732	Tharrington	1.90	Residential	0.19%	2.56%	615
6	5701	Parker	1.00	Residential	0.10%	2.56%	390
7	6983	Bass	55.23	Agri/Res	5.54%	2.56%	270
8	5433	Bass	2.07	Residential	0.21%	2.56%	325
9	5441	Bass	2.18	Residential	0.22%	2.56%	420
10	10175	Bass	1.79	Residential	0.18%	2.56%	605
11	4973	Applewhite	3.89	Residential	0.39%	2.56%	895
12	42336	Evans	1.79	Residential	0.18%	2.56%	775
13	9345	Sykes	11.63	Residential	1.17%	2.56%	N/A
14	5334	Bass	91.01	Agri/Res	9.13%	2.56%	2,780
15	5336	Bass	25.00	Agricultural	2.51%	2.56%	N/A
16	9342	Sykes	25.00	Agricultural	2.51%	2.56%	N/A
17	33037	Eddins	20.45	Agricultural	2.05%	2.56%	N/A
18	9388	Taylor	20.00	Agricultural	2.01%	2.56%	N/A
19	9312	Bartholomew	6.69	Residential	0.67%	2.56%	N/A
20	310035	Taylor	9.57	Residential	0.96%	2.56%	N/A
21	7539	Ohree	4.41	Residential	0.44%	2.56%	N/A
22	44082	Upchurch	5.30	Residential	0.53%	2.56%	N/A
23	7606	Perry	2.27	Residential	0.23%	2.56%	1,215
24	8923	Jones	5.53	Residential	0.55%	2.56%	1,335
25	9335	Mills	42.00	Agri/Res	4.21%	2.56%	1,945
26	9323	Mills	18.36	Residential	1.84%	2.56%	N/A
27	9321	Jones	18.75	Residential	1.88%	2.56%	N/A
28	9411	Mills	35.20	Agricultural	3.53%	2.56%	N/A
29	9427	Bowden	18.20	Agricultural	1.83%	2.56%	N/A
30	303038	Bissett	354.96	Agri/Res	35.61%	2.56%	2,610
31	6321	Byrd	27.77	Agricultural	2.79%	2.56%	N/A
32	10410	Clark	26.48	Agricultural	2.66%	2.56%	N/A
33	10413	Roman	4.38	Residential	0.44%	2.56%	150
34	10325	Rauen	21.37	Agri/Res	2.14%	2.56%	275
35	310040	Harper	19.54	Residential	1.96%	2.56%	N/A
36	10362	Wood	42.00	Agricultural	4.21%	2.56%	N/A
37	9091	Bass	14.63	Residential	1.47%	2.56%	N/A
38	30582	Costen	1.90	Residential	0.19%	2.56%	N/A
39	40391	Powell	2.13	Residential	0.21%	2.56%	1,310
Total			996.930		100.00%	100.00%	1,047

I. Market Analysis of the Impact on Value from Solar Farms

I have researched hundreds of solar farms in numerous states to determine the impact of these facilities on the value of adjoining property. This research has primarily been in North Carolina, but I have also conducted market impact analyses in Virginia, South Carolina, Tennessee, Texas, Oregon, Mississippi, Maryland, New York, California, Missouri, Florida, Montana, Georgia, Kentucky and New Jersey.

I have included a subset of matched pairs on the following pages that highlight NC solar farms with a few from neighboring states. There are numerous additional supplemental matched pairs from other states that I could cite as well.

Wherever I have looked at solar farms, I have derived a breakdown of the adjoining uses to show what adjoining uses are typical for solar farms and what uses would likely be considered consistent with a solar farm use similar to the breakdown that I've shown for the subject property on the previous page. A summary showing the results of compiling that data over hundreds of solar farms is shown later in the Harmony of Use section of this report.

I also consider whether the properties adjoining a solar farm in one location have characteristics similar to the properties abutting or adjoining the proposed site so that I can make an assessment of market impact on each proposed site. Notably, in most cases solar farms are placed in areas very similar to the site in question, which is surrounded by low density residential and agricultural uses. In my over 600 studies, I have found a striking repetition of that same typical adjoining use mix in over 90% of the solar farms I have looked at. Matched pair results in multiple states are strikingly similar, and all indicate that solar farms – which generate very little traffic, and do not generate noise, dust or have other harmful effects – do not negatively impact the value of adjoining or abutting properties.

Nash County Recent Data

The matched pair analysis that follows includes sales in Nash County. I have recently gone back through approved and built solar farms in Nash County and found a number of sales adjoining some approved but not built solar farms. I have not included those in the matched pairs, but I have that data available in my files to further supplement the data presented within this report.

Furthermore, I spoke with Keith Brouillard, a local broker with lots for sale on Frazier Road, Spring Hope. He indicated that the land was purchased from Cypress Creek Renewables and was land not needed by that company for their proposed solar farm on the north side of Frazier Road. That solar farm has not been built, but the lots are now being marketed by Mr. Brouillard. The marketing identifies the proposed solar farm across the street. I spoke with the broker and he indicated that no one has expressed any concern regarding the solar farm and that the common comment is “at least their won’t be a subdivision across the street.” That sentiment that the solar farm may not be the first choice for a neighbor, but is a second choice before having adjoining housing is common and supports the lack of impact on property value due to the solar farm.

1. Matched Pair – AM Best Solar Farm, Goldsboro, NC

This solar farm adjoins Spring Garden Subdivision which had new homes and lots available for new construction during the approval and construction of the solar farm. The recent home sales have ranged from \$200,000 to \$250,000. This subdivision sold out the last homes in late 2014. The solar farm is clearly visible particularly along the north end of this street where there is only a thin line of trees separating the solar farm from the single-family homes.

Homes backing up to the solar farm are selling at the same price for the same floor plan as the homes that do not back up to the solar farm in this subdivision. According to the builder, the solar farm has been a complete non-factor. Not only do the sales show no difference in the price paid for the various homes adjoining the solar farm versus not adjoining the solar farm, but there are actually more recent sales along the solar farm than not. There is no impact on the sellout rate, or time to sell for the homes adjoining the solar farm.

I spoke with a number of owners who adjoin the solar farm and none of them expressed any concern over the solar farm impacting their property value.

The data presented on the following page shows multiple homes that have sold in 2013 and 2014 adjoining the solar farm at prices similar to those not along the solar farm. These series of sales indicate that the solar farm has no impact on the adjoining residential use.

The homes that were marketed at Spring Garden are shown below.



Americana
SqFt: 3,194
Bed / Bath: 3 / 3.5

Price: \$237,900

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Washington
SqFt: 3,292
Bed / Bath: 4 / 3.5

Price: \$244,900

[View Now »](#)



Presidential
SqFt: 3,400
Bed / Bath: 5 / 3.5

Price: \$247,900

[View Now »](#)



Kennedy
SqFt: 3,494
Bed / Bath: 5 / 3

Price: \$249,900

[View Now »](#)



Virginia
SqFt: 3,449
Bed / Bath: 5 / 3

Price: \$259,900

[View Now »](#)

Matched Pairs

As of Date: 9/3/2014

Adjoining Sales After Solar Farm Completed

TAX ID	Owner	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	Style
3600195570	Helm	0.76	Sep-13	\$250,000	2013	3,292	\$75.94	2 Story
3600195361	Leak	1.49	Sep-13	\$260,000	2013	3,652	\$71.19	2 Story
3600199891	McBrayer	2.24	Jul-14	\$250,000	2014	3,292	\$75.94	2 Story
3600198632	Foresman	1.13	Aug-14	\$253,000	2014	3,400	\$74.41	2 Story
3600196656	Hinson	0.75	Dec-13	\$255,000	2013	3,453	\$73.85	2 Story
	Average	1.27		\$253,600	2013.4	3,418	\$74.27	
	Median	1.13		\$253,000	2013	3,400	\$74.41	

Adjoining Sales After Solar Farm Announced

TAX ID	Owner	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	Style
0	Feddersen	1.56	Feb-13	\$247,000	2012	3,427	\$72.07	Ranch
0	Gentry	1.42	Apr-13	\$245,000	2013	3,400	\$72.06	2 Story
	Average	1.49		\$246,000	2012.5	3,414	\$72.07	
	Median	1.49		\$246,000	2012.5	3,414	\$72.07	

Adjoining Sales Before Solar Farm Announced

TAX ID	Owner	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	Style
3600183905	Carter	1.57	Dec-12	\$240,000	2012	3,347	\$71.71	1.5 Story
3600193097	Kelly	1.61	Sep-12	\$198,000	2012	2,532	\$78.20	2 Story
3600194189	Hadwan	1.55	Nov-12	\$240,000	2012	3,433	\$69.91	1.5 Story
	Average	1.59		\$219,000	2012	2,940	\$74.95	
	Median	1.59		\$219,000	2012	2,940	\$74.95	

Nearby Sales After Solar Farm Completed

TAX ID	Owner	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	Style
3600193710	Barnes	1.12	Oct-13	\$248,000	2013	3,400	\$72.94	2 Story
3601105180	Nackley	0.95	Dec-13	\$253,000	2013	3,400	\$74.41	2 Story
3600192528	Mattheis	1.12	Oct-13	\$238,000	2013	3,194	\$74.51	2 Story
3600198928	Beckman	0.93	Mar-14	\$250,000	2014	3,292	\$75.94	2 Story
3600196965	Hough	0.81	Jun-14	\$224,000	2014	2,434	\$92.03	2 Story
3600193914	Preskitt	0.67	Jun-14	\$242,000	2014	2,825	\$85.66	2 Story
3600194813	Bordner	0.91	Apr-14	\$258,000	2014	3,511	\$73.48	2 Story
3601104147	Shaffer	0.73	Apr-14	\$255,000	2014	3,453	\$73.85	2 Story
	Average	0.91		\$246,000	2013.625	3,189	\$77.85	
	Median	0.92		\$249,000	2014	3,346	\$74.46	

Nearby Sales Before Solar Farm Announced

TAX ID	Owner	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	Style
3600191437	Thomas	1.12	Sep-12	\$225,000	2012	3,276	\$68.68	2 Story
3600087968	Lilley	1.15	Jan-13	\$238,000	2012	3,421	\$69.57	1.5 Story
3600087654	Burke	1.26	Sep-12	\$240,000	2012	3,543	\$67.74	2 Story
3600088796	Hobbs	0.73	Sep-12	\$228,000	2012	3,254	\$70.07	2 Story
	Average	1.07		\$232,750	2012	3,374	\$69.01	
	Median	1.14		\$233,000	2012	3,349	\$69.13	

Matched Pair Summary

	Adjoins Solar Farm		Nearby Solar Farm	
	Average	Median	Average	Median
Sales Price	\$253,600	\$253,000	\$246,000	\$249,000
Year Built	2013	2013	2014	2014
Size	3,418	3,400	3,189	3,346
Price/SF	\$74.27	\$74.41	\$77.85	\$74.46

Percentage Differences

Median Price	-2%
Median Size	-2%
Median Price/SF	0%

I note that 2308 Granville Drive sold again in November 2015 for \$267,500, or \$7,500 more than when it was purchased new from the builder two years earlier (Tax ID 3600195361, Owner: Leak). The neighborhood is clearly showing appreciation for homes adjoining the solar farm.

The Median Price is the best indicator to follow in any analysis as it avoids outlying samples that would otherwise skew the results. The median sizes and median prices are all consistent throughout the sales both before and after the solar farm whether you look at sites adjoining or nearby to the solar farm. The average for the homes nearby the solar farm shows a smaller building size and a higher price per square foot. This reflects a common occurrence in real estate where the price per square foot goes up as the size goes down. This is similar to the discount you see in any market where there is a discount for buying larger volumes. So when you buy a 2 liter coke you pay less per ounce than if you buy a 16 oz. coke. So even comparing averages the indication is for no impact, but I rely on the median rates as the most reliable indication for any such analysis.

AM Best Solar Farm, Goldsboro, NC



View of home in Spring Garden with solar farm located through the trees and panels – photo taken on 9/23/15.



View from vacant lot at Spring Garden with solar farm panels visible through trees taken in the winter of 2014 prior to home construction. This is the same lot as the photo above.

2. Matched Pair - White Cross Solar Farm, Chapel Hill, NC



A new solar farm was built at 2159 White Cross Road in Chapel Hill, Orange County in 2013. After construction, the owner of the underlying land sold the balance of the tract not encumbered by the solar farm in July 2013 for \$265,000 for 47.20 acres, or \$5,606 per acre. This land adjoins the solar farm to the south and was clear cut of timber around 10 years ago. I compared this purchase to a nearby transfer of 59.09 acres of timber land just south along White Cross Road that sold in November 2010 for \$361,000, or \$6,109 per acre. After purchase, this land was divided into three mini farm tracts of 12 to 20 acres each. These rates are very similar and the difference in price per acre is attributed to the timber value and not any impact of the solar farm.

Type	TAX ID	Owner	Acres	Date	Price	\$/Acre	Notes	Conf By
Adjoins Solar	9748336770	Haggerty	47.20	Jul-13	\$265,000	\$5,614	Clear cut	Betty Cross, broker
Not Near Solar	9747184527	Purcell	59.09	Nov-10	\$361,000	\$6,109	Wooded	Dickie Andrews, broker

The difference in price is attributed to the trees on the older sale.

No impact noted for the adjacency to a solar farm according to the broker.

I looked at a number of other nearby land sales without proximity to a solar farm for this matched pair, but this land sale required the least allowance for differences in size, utility and location.

Matched Pair Summary

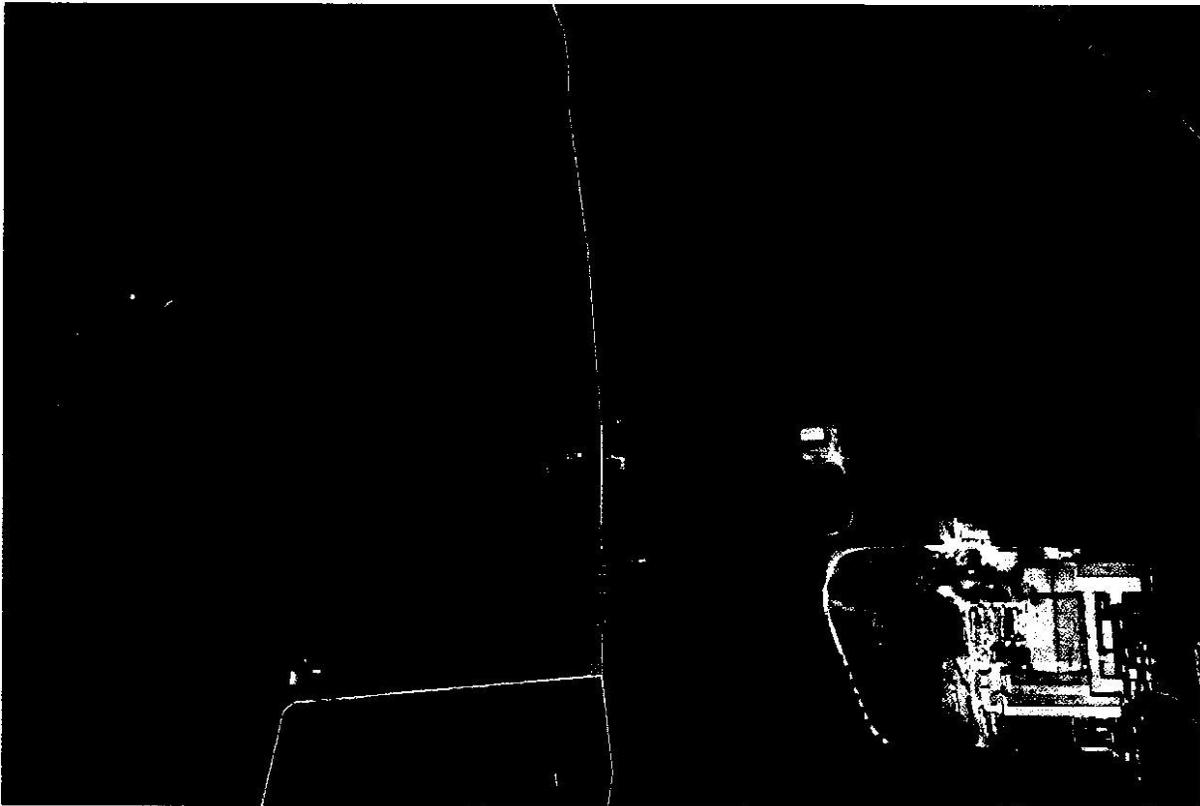
	Adjoins Solar Farm		Nearby Solar Farm	
	Average	Median	Average	Median
Sales Price	\$5,614	\$5,614	\$6,109	\$6,109
Adjustment for Timber	\$500	\$500		
Adjusted	\$6,114	\$6,114	\$6,109	\$6,109
Tract Size	47.20	47.20	59.09	59.09

Percentage Differences

Median Price Per Acre	0%
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This matched pair again supports the conclusion that adjacency to a solar farm has no impact on adjoining residential/agricultural land.

3. Matched Pair – Wagstaff Farm, Roxboro, NC



This solar farm is located at the northeast corner of a 594-acre farm with approximately 30 acres of solar farm area. This solar farm was approved and constructed in 2013.

After approval, 18.82 acres were sold out of the parent tract to an adjoining owner to the south. This sale was at a similar price to nearby land to the east that sold in the same time frame for the same price per acre as shown below.

Type	TAX ID	Owner	Acres	Present Use	Date Sold	Price	\$/AC
Adjoins Solar	0918-17-11-7960	Piedmont	18.82	Agricultural	8/19/2013	\$164,000	\$8,714
Not Near Solar	0918-00-75-9812 et al	Elackwell	14.88	Agricultural	12/27/2013	\$130,000	\$8,739

Matched Pair Summary

	Adjoins Solar Farm		Nearby Solar Farm	
	Average	Median	Average	Median
Sales Price	\$8,714	\$8,714	\$8,739	\$8,739
Tract Size	18.82	18.82	14.88	14.88

Percentage Differences

Median Price Per Acre	0%
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This matched pair again supports the conclusion that adjacency to a solar farm has no impact on adjoining residential/agricultural land.

4. Matched Pair – Mulberry, Selmer, TN



This solar farm was built in 2014 on 208.89 acres with the closest home being 480 feet away.

This solar farm adjoins two subdivisions with Central Hills having a mix of existing and new construction homes. Lots in this development have been marketed for \$15,000 each with discounts offered for multiple lots being used for a single home site. I spoke with the agent with Rhonda Wheeler and Becky Hearnberger with United County Farm & Home Realty who noted that they have seen no impact on lot or home sales due to the solar farm in this community.

I have included a map below as well as data on recent sales activity on lots that adjoin the solar farm or are near the solar farm in this subdivision both before and after the announced plan for this solar farm facility. I note that using the same method I used to breakdown the adjoining uses at the subject property I show that the predominant adjoining uses are residential and agricultural, which is consistent with the location of most solar farms.

Adjoining Use Breakdown

	Acreage	Parcels
Commercial	3.40%	0.034
Residential	12.84%	79.31%
Agri/Res	10.39%	3.45%
Agricultural	73.37%	13.79%
Total	100.00%	100.00%

From the above map, I identified four recent sales of homes that occurred adjoining the solar farm both before and after the announcement of the solar farm. I have adjusted each of these for differences in size and age in order to compare these sales among themselves. As shown below after adjustment, the median value is \$130,776 and the sales prices are consistent with one outlier which is also the least comparable home considered. The close grouping and the similar price per point overall as well as the similar price per square foot both before and after the solar farm.

Matched Pairs

#	TAX ID	Owner	Date Sold	Sales Price	Acres	Built	GBA	\$/GBA	Style	Parking
6&7	0900 A 011.00	Henson	Jul-14	\$130,000	2.65	2007	1,511	\$86.04	1 Story	2 Garage
12	0900 A 003.00	Amerson	Aug-12	\$130,000	1.20	2011	1,586	\$81.97	1 Story	2 Garage
15	099C A 003.00	Smallwood	May-12	\$149,900	1.00	2002	1,596	\$93.92	1 Story	4 Garage
16	099C A 002.00	Hessing	Jun-15	\$130,000	1.00	1999	1,782	\$72.95	1 Story	2 Garage
		Average		\$134,975	1.46	2005	1,619	\$83.72		
		Median		\$130,000	1.10	2005	1,591	\$84.00		

Adjustments*

#	TAX ID	Owner	Date Sold	Sales Price	Acres	Built	GBA	Style	Parking	Total
6&7	0900 A 011.00	Henson	Jul-14	\$130,000	-\$7,500	\$2,600	\$6,453	\$0	\$0	\$131,553
12	0900 A 003.00	Amerson	Aug-12	\$130,000	\$0	\$0	\$0	\$0	\$0	\$130,000
15	099C A 003.00	Smallwood	May-12	\$149,900	\$0	\$6,746	-\$939	\$0	-\$15,000	\$140,706
16	099C A 002.00	Hessing	Jun-15	\$130,000	\$0	\$7,800	-\$14,299	\$0	\$0	\$123,501
		Average		\$134,975	-\$1,875	\$4,286	-\$2,196	\$0	-\$3,750	\$131,440
		Median		\$130,000	\$0	\$4,673	-\$470	\$0	\$0	\$130,776

* I adjusted all of the comparables to a base line 2011 Year Built and 1,586 s.f. based on Lot 12

I also considered a number of similar home sales nearby that were both before and after the solar farm was announced as shown below. These homes are generally newer in construction and include a number of larger homes but show a very similar price point per square foot.

Nearby Sales Before Solar Farm Announced

TAX ID	Owner	Date Sold	Sales Price	Acres	Built	GBA	\$/GBA	Style	Parking
099B A 019	Durrance	Sep-12	\$165,000	1.00	2012	2,079	\$79.37	1 Story	2 Garage
099B A 021	Berryman	Apr-12	\$212,000	2.73	2007	2,045	\$103.67	1 Story	2 Garage
0900 A 060	Nichols	Feb-13	\$165,000	1.03	2012	1,966	\$83.93	1 Story	2 Garage
	Average		\$180,667	1.59	2010	2,030	\$88.99		
	Median		\$165,000	1.03	2012	2,045	\$83.93		

Nearby Sales After Solar Farm Announced

TAX ID	Owner	Date Sold	Sales Price	Acres	Built	GBA	\$/GBA	Style	Parking
090N A 040	Carrithers	Mar-15	\$120,000	1.00	2010	1,626	\$73.80	1 Story	2 Garage
099C A 043	Cherry	Feb-15	\$148,900	2.34	2008	1,585	\$93.94	1 Story	2 Garage
	Average		\$134,450	1.67	2009	1,606	\$83.87		
	Median		\$134,450	1.67	2009	1,606	\$83.87		

I then adjusted these nearby sales using the same criteria as the adjoining sales to derive the following breakdown of adjusted values based on a 2011 year built 1,586 square foot home. The adjusted values are consistent with a median rate of \$128,665, which is actually lower than the values for the homes that back up to the solar farm.

Nearby Sales Adjusted				Adjustments*						
TAX ID	Owner	Date Sold	Sales Price	Acres	Built	GBA	Style	Parking	Total	
099B A 019	Durrance	Sep-12	\$165,000	\$0	-\$825	-\$39,127	\$0	\$0	\$125,048	
099B A 021	Berryman	Apr-12	\$212,000	-\$7,500	\$4,240	-\$47,583	\$0	\$0	\$161,157	
0900 A 060	Nichols	Feb-13	\$165,000	\$0	-\$825	-\$31,892	\$0	\$0	\$132,283	
090N A 040	Carrithers	Mar-15	\$120,000	\$0	\$600	-\$2,952	\$0	\$0	\$117,648	
099C A 043	Cherry	Feb-15	\$148,900	-\$7,500	\$2,234	\$94	\$0	\$0	\$143,727	
	Average		\$165,500	-\$1,875	\$798	-\$30,389	\$0	\$0	\$134,034	
	Median		\$165,000	\$0	-\$113	-\$35,510	\$0	\$0	\$128,665	

* I adjusted all of the comparables to a base line 2011 Year Built and 1,586 s.f. based on Lot 12

If you consider just the 2015 nearby sales, the range is \$117,648 to \$143,727 with a median of \$130,688. If you consider the recent adjoining sales the range is \$123,501 to \$131,553 with a median of \$127,527.

This difference is less than 3% in the median and well below the standard deviation in the sales. The entire range of the adjoining sales prices is overlapped by the range from the nearby sales. These are consistent data sets and summarized below.

Matched Pair Summary

	Adjoins Solar Farm		Nearby After Solar Farm	
	Average	Median	Average	Median
Sales Price	\$134,975	\$130,000	\$134,450	\$134,450
Year Built	2005	2005	2009	2009
Size	1,619	1,591	1,606	1,606
Price/SF	\$83.72	\$84.00	\$83.87	\$83.87

Based on the data presented above, I find that the price per square foot for finished homes is not being impacted negatively by the announcement of the solar farm. The difference in pricing in homes in the neighborhood is accounted for by differences in size, building age, and lot size. The median price for a home after those factors are adjusted for are consistent throughout this subdivision and show no impact due to the proximity of the solar farm. This is consistent with the comments from the broker I spoke with for this subdivision as well.

I have also run a number of direct matched comparisons on the sales adjoining this solar farm as shown below. These direct matched pairs include some of those shown above as well as additional more recent sales in this community. In each of these I have compared the one sale adjoining the solar farm to multiple similar homes nearby that do not adjoin a solar farm to look for any potential impact from the solar farm.

Parcel	Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	BR/BA	Park	Style	Other
3	Adjoins	491 Dusty	6.86	10/28/2016	\$176,000	2009	1,801	\$97.72	3/2	2-Gar	Ranch	
	Not	820 Lake Trail	1.00	6/8/2018	\$168,000	2013	1,869	\$89.89	4/2	2-Gar	Ranch	
	Not	262 Country	1.00	1/17/2018	\$145,000	2000	1,860	\$77.96	3/2	2-Gar	Ranch	
	Not	35 April	1.15	8/16/2016	\$185,000	2016	1,980	\$93.43	3/2	2-Gar	Ranch	

Adjoining Sales Adjusted												
Parcel	Solar	Address	Time	Site	YB	GLA	Park	Other	Total	% Diff	Distance	
3	Adjoins	491 Dusty							\$176,000		480	
	Not	820 Lake Trail	-\$8,324	\$12,000	-\$3,360	-\$4,890			\$163,426	7%		
	Not	262 Country	-\$5,450	\$12,000	\$6,525	-\$3,680			\$154,396	12%		
	Not	35 April	\$1,138	\$12,000	-\$6,475	-\$13,380			\$178,283	-1%		
									Average	6%		

The best matched pair is 35 April Loop, which required the least adjustment and indicates a -1% increase in value due to the solar farm adjacency.

Adjoining Residential Sales After Solar Farm Built

Parcel	Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	BR/BA	Park	Style	Other
12	Adjoins	57 Cooper	1.20	2/26/2019	\$163,000	2011	1,586	\$102.77	3/2	2-Gar	1.5 Story	Pool
	Not	191 Amelia	1.00	8/3/2018	\$132,000	2005	1,534	\$86.05	3/2	Drive	Ranch	
	Not	75 April	0.85	3/17/2017	\$134,000	2012	1,588	\$84.38	3/2	2-Crprt	Ranch	
	Not	345 Woodland	1.15	12/29/2016	\$131,000	2002	1,410	\$92.91	3/2	1-Gar	Ranch	

Adjoining Sales Adjusted												
Parcel	Solar	Address	Sales Price	Time	Site	YB	GLA	Park	Other	Total	% Diff	Distance
12	Adjoins	57 Cooper	\$163,000							\$163,000		685
	Not	191 Amelia	\$132,000	\$2,303		\$3,960	\$2,685	\$10,000	\$5,000	\$155,947	4%	
	Not	75 April	\$134,000	\$8,029	\$4,000	-\$670	-\$135	\$5,000	\$5,000	\$155,224	5%	
	Not	345 Woodland	\$131,000	\$8,710		\$5,895	\$9,811		\$5,000	\$160,416	2%	
										Average	4%	

The best matched pair is 191 Amelia, which was most similar in time frame of sale and indicates a +4% increase in value due to the solar farm adjacency.

Adjoining Residential Sales After Solar Farm Built

Parcel	Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	BR/BA	Park	Style	Other
15	Adjoins	297 Country	1.00	9/30/2016	\$150,000	2002	1,596	\$93.98	3/2	4-Gar	Ranch	
	Not	185 Dusty	1.85	8/17/2015	\$126,040	2009	1,463	\$86.15	3/2	2-Gar	Ranch	
	Not	53 Glen	1.13	3/9/2017	\$126,000	1999	1,475	\$85.42	3/2	2-Gar	Ranch	Brick

Adjoining Sales Adjusted												
Parcel	Solar	Address	Sales Price	Time	Site	YB	GLA	Park	Other	Total	% Diff	Distance
15	Adjoins	297 Country	\$150,000							\$150,000		650
	Not	185 Dusty	\$126,040	\$4,355		-\$4,411	\$9,167	\$10,000		\$145,150	3%	
	Not	53 Glen	\$126,000	-\$1,699		\$1,890	\$8,269	\$10,000		\$144,460	4%	
										Average	3%	

The best matched pair is 53 Glen, which was most similar in time frame of sale and required less adjustment. It indicates a +4% increase in value due to the solar farm adjacency.

The average indicated impact from these three sets of matched pairs is +4%, which suggests a mild positive relationship due to adjacency to the solar farm.

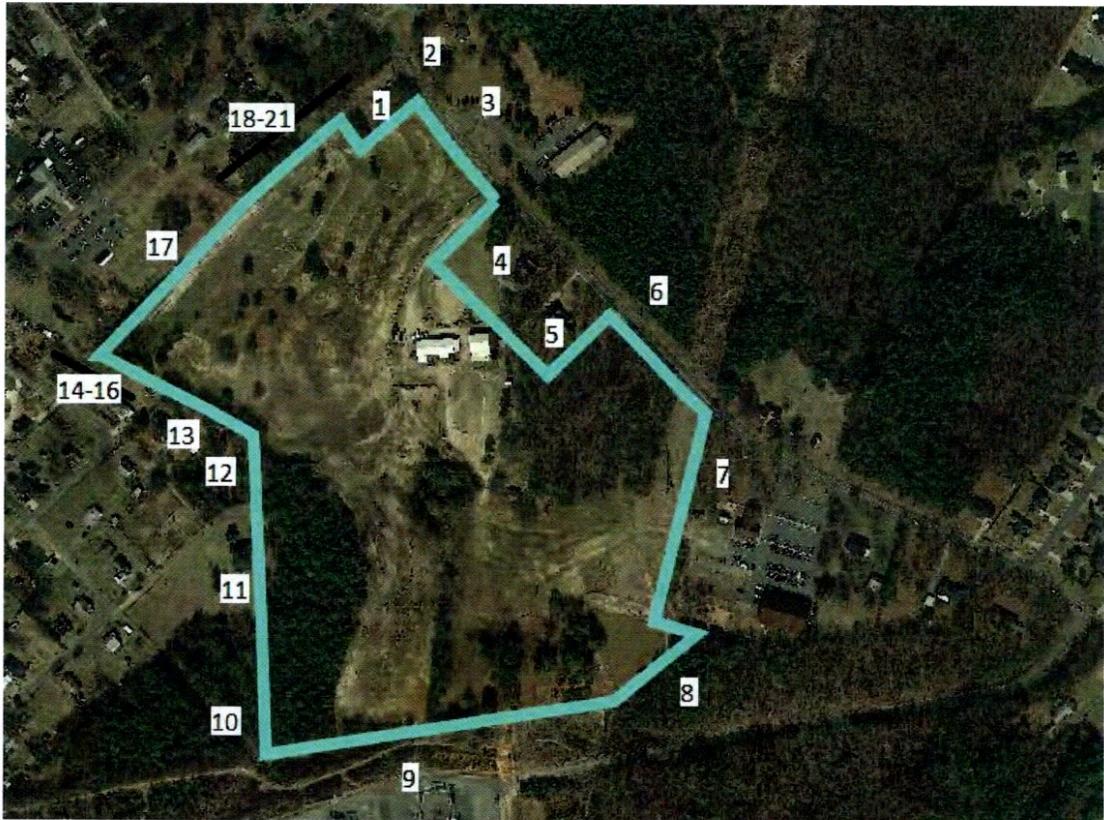
I have also looked at several lot sales in this subdivision as shown below.

These are all lots within the same community and the highest prices paid are for lots one parcel off from the existing solar farm. These prices are fairly inconsistent, though they do suggest about a \$3,000 loss in the lots adjoining the solar farm. This is an atypical finding and additional details suggest there is more going on in these sales than the data crunching shows. First of all Parcel 4 was purchased by the owner of the adjoining home and therefore an atypical buyer seeking to expand a lot and the site is not being purchased for home development. Moreover, using the SiteToDoBusiness demographic tools, I found that the 1-mile radius around this development is expecting a total population increase over the next 5 years of 3 people.

This lack of growing demand for lots is largely explained in that context. Furthermore, the fact that finished home sales as shown above are showing no sign of a negative impact on property value makes this data unreliable and inconsistent with the data shown in sales to an end user. I therefore place little weight on this outlier data.

Parcel	Solar	Address	Acres	Date Sold	Sales Price	4/18/2019	4/18/2019
						Adj for Time	Adj for Time
4	Adjoins	Shelter	2.05	10/25/2017	\$16,000	\$16,728	\$7,805
10	Adjoins	Carter	1.70	8/2/2018	\$14,000	\$14,306	\$8,235
11	Adjoins	Cooper	1.28	9/17/2018	\$12,000	\$12,215	\$9,375
	Not	75 Dusty	1.67	4/18/2019	\$20,000	\$20,000	\$11,976
	Not	Lake Trl	1.47	11/7/2018	\$13,000	\$13,177	\$8,844
	Not	Lake Trl	1.67	4/18/2019	\$20,000	\$20,000	\$11,976
		Adjoins	Per Acre	Not Adjoins	Per Acre	% DIF/Lot	% DIF/AC
	Average	\$14,416	\$8,706	\$17,726	\$10,972	19%	21%
	Median	\$14,306	\$8,415	\$20,000	\$11,976	28%	30%
	High	\$16,728	\$9,543	\$20,000	\$11,976	16%	20%
	Low	\$12,215	\$8,160	\$13,177	\$8,964	7%	9%

5. Matched Pair – Neal Hawkins Solar, Gastonia, NC



This project is located on the south side of Neal Hawkins Road just outside of Gastonia. The property identified above as Parcel 4 was listed for sale while this solar farm project was going through the approval process. The property was put under contract during the permitting process with the permit being approved while the due diligence period was still ongoing. After the permit was approved the property closed with no concerns from the buyer. I spoke with Jennifer Bouvier, the broker listing the property and she indicated that the solar farm had no impact at all on the sales price. She considered some nearby sales to set the price and the closing price was very similar to the asking price within the typical range for the market. The buyer was aware that the solar farm was coming and they had no concerns.

This two-story brick dwelling was sold on March 20, 2017 for \$270,000 for a 3,437 square foot dwelling built in 1934 in average condition on 1.42 acres. The property has four bedrooms and two bathrooms.

6. Matched Pair – Summit Solar, Moyock, NC



This project is located at 1374 Caritoke Highway, Moyock, NC. This is an 80 MW facility on a parent tract of 2,034 acres. Parcels Number 48 and 53 as shown in the map above were sold in 2016. The project was under construction during the time period of those sales and the permit was approved well prior to that in 2015.

I looked at multiple possible matched pairs for the two sales as shown below. This gives a range of impacts with the most significant impacts shown on the second comparable where matched pairs ranged from plus 6% to 15%. The sales are all in the adjoining mixed community that includes older residential dwellings and generally newer manufactured homes.

These two matched pairs are significantly further from the adjoining solar panels than typical at 1,060 to 2,020 feet.

Adjoining Residential Sales After Solar Farm Completed

#	Solar Farm	Address	Acres	Date Sold	Sales Price	Built	GLA	\$/GLA	BR/BA	Style
48	Adjoins	129 Pinto	4.29	4/15/2016	\$170,000	1985	1,559	\$109.04	3/2	MFG
	Not	102 Timber	1.39	4/1/2016	\$175,500	2009	1,352	\$129.81	3/2	MFG
	Not	120 Ranchland	0.99	10/1/2014	\$170,000	2002	1,501	\$113.26	3/2	MFG

Adjoining Sales Adjusted

Time	Acres	YB	GLA	BR/BA	Park	Total	% Diff
						\$170,000	
\$0	\$10,000	-\$29,484	\$13,435	\$0	\$0	\$169,451	0%
\$10,200	\$10,000	-\$20,230	\$3,284	\$0	\$0	\$173,254	-2%

#	Solar Farm	Address	Acres	Date Sold	Sales Price	Built	GLA	\$/GLA	BR/BA	Style	Park
53	Adjoins	105 Pinto	4.99	12/16/2016	\$206,000	1978	1,484	\$138.81	3/2	Ranch	Det gar
	Not	111 Spur	1.15	2/1/2016	\$193,000	1985	2,013	\$95.88	4/2	Ranch	Garage
	Not	103 Marshall	1.07	3/29/2017	\$196,000	2003	1,620	\$120.99	3/2	Ranch	N/A
	Not	127 Ranchland	0.99	6/9/2015	\$219,900	1988	1910	\$115.13	3/2	Ranch	Gar +3 det Gar

Adjoining Sales Adjusted

Time	Acres	YB	GLA	BR/BA	Park	Total	% Diff
						\$206,000	
\$3,860	\$10,000	-\$6,755	-\$25,359	\$0	\$0	\$174,746	15%
\$1,470	\$10,000	-\$24,500	-\$8,227	\$0	\$5,000	\$179,743	13%
\$9,896	\$10,000	-\$10,995	-\$24,523	\$0	-\$10,000	\$194,278	6%

7. Matched Pair – White Cross II, Chapel Hill, NC



This project is located in rural Orange County on White Cross Road with a 2.8 MW facility. This project is a few parcels south of White Cross Solar Farm that was developed by a different company. An adjoining home sold after construction as presented below.

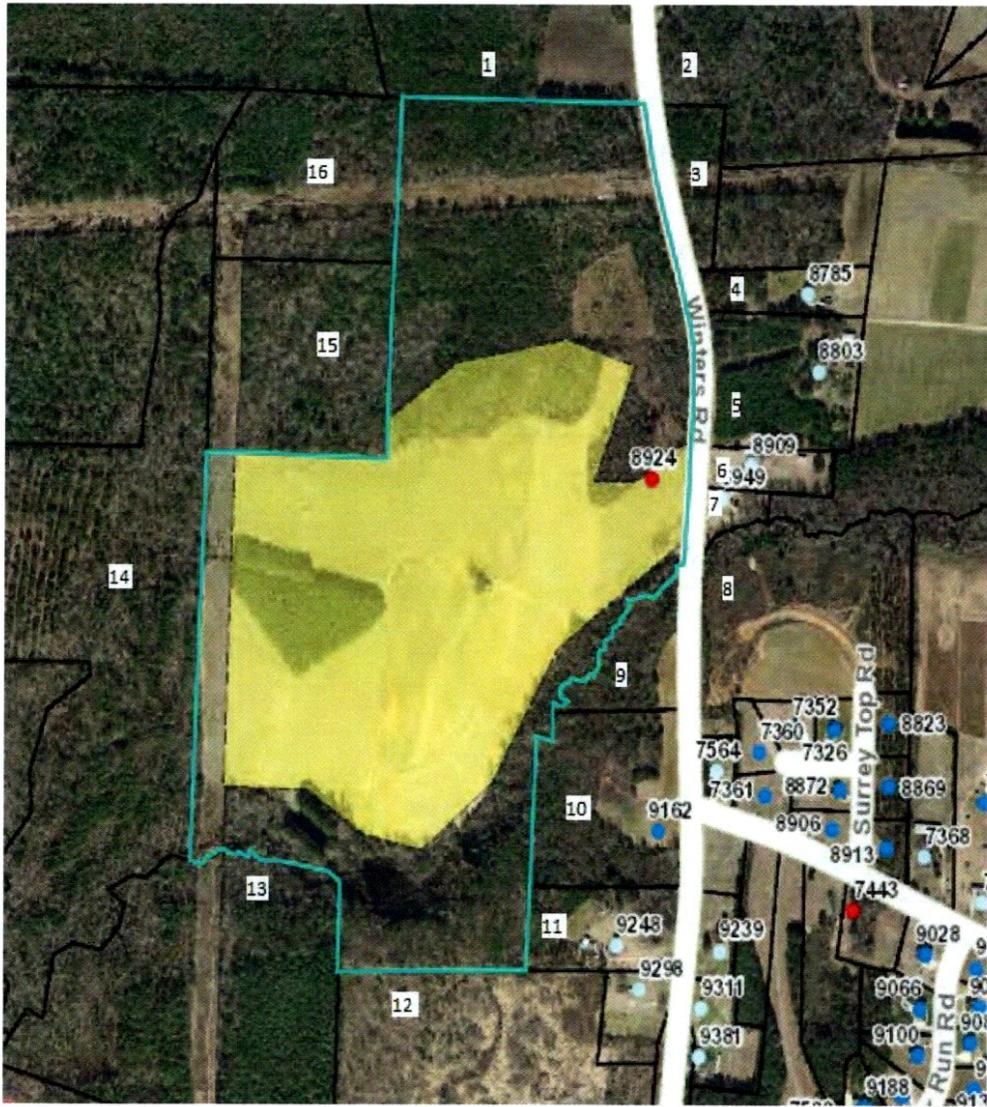
Adjoining Residential Sales After Solar Farm Completed

Solar	TAX ID/Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	BR/BA	Park	Style
Adjoins	97482114578	11.78	2/29/2016	\$340,000	1994	1,601	\$212.37	3/3	Garage	Ranch
Not	4200B Old Greensbor	12.64	12/28/2015	\$380,000	2000	2,075	\$183.13	3/2.5	Garage	Ranch

Adjoining Residential Sales After Solar Farm Adjoining Sales Adjusted

Solar	TAX ID/Address	Sales Price	Time	Acres	YB	GLA	BR/BA	Park	Total	% Diff
Adjoins	97482114578	\$340,000							\$340,000	
Not	4200B Old Greensbor	\$380,000	\$3,800	\$0	-\$15,960	-\$43,402	\$5,000	\$0	\$329,438	3%

8. Matched Pair – Tracy Solar, Bailey, NC



This project is located in rural Nash County on Winters Road with a 5 MW facility that was built in 2016. A local builder acquired parcels 9 and 10 following construction as shown below at rates comparable to other tracts in the area. They then built a custom home for an owner and sold that at a price similar to other nearby homes as shown in the matched pair data below.

Adjoining Land Sales After Solar Farm Completed

#	Solar Farm	TAX ID	Grantor	Grantee	Address	Acres	Date Sold	Sales Price	\$/AC	Other
9 & 10	Adjoins	316003 & 316004	Cozart	Kingsmill	9162 Winters	13.22	7/21/2016	\$70,000	\$5,295	
	Not	6056	Billingsly		427 Young	41	10/21/2016	\$164,000	\$4,000	
	Not	33211	Fulcher	Weikel	10533 Cone	23.46	7/18/2017	\$137,000	\$5,840	Doublewide, structures
	Not	106807	Perry	Gardner	Claude Lewis	11.22	8/10/2017	\$79,000	\$7,041	Gravel drive for sub, cleared
	Not	3437	Vaughan	N/A	11354 Old Lewis Sch	18.73	Listing	\$79,900	\$4,266	Small cemetery, wooded

Adjoining Sales Adjusted

Time	Acres	Location	Other	Adj \$/Ac	% Diff
				\$5,295	
\$0	\$400	\$0	\$0	\$4,400	17%
-\$292	\$292	\$0	-\$500	\$5,340	-1%
-\$352	\$0	\$0	-\$1,000	\$5,689	-7%
-\$213	\$0	\$0	\$213	\$4,266	19%
Average					7%

Adjoining Residential Sales After Solar Farm Completed

#	Solar Farm	n	Address	Acres	Date Sold	Sales Price	Built	GLA	\$/GLA	BR/BA	Style	Other
9 & 10	Adjoins	§	9162 Winters	13.22	1/5/2017	\$255,000	2016	1,616	\$157.80	3/2	Ranch	1296 sf wrkshp
	Not	¶	7352 Red Fox	0.93	6/30/2016	\$176,000	2010	1,529	\$115.11	3/2	2-story	

Adjoining Sales Adjusted

Time	Acres	YB	GLA	Style	Other	Total	% Diff
						\$255,000	
\$0	\$44,000	\$7,392	\$5,007	\$5,000	\$15,000	\$252,399	1%

The comparables for the land show either a significant positive relationship or a mild negative relationship to having and adjoining solar farm, but when averaged together they show no negative impact. The wild divergence is due to the difficulty in comping out this tract of land and the wide variety of comparables used. The two comparables that show mild negative influences include a property that was partly developed as a residential subdivision and the other included a doublewide with some value and accessory agricultural structures. The tax assessed value on the improvements were valued at \$60,000. So both of those comparables have some limitations for comparison. The two that show significant enhancement due to adjacency includes a property with a cemetery located in the middle and the other is a tract almost twice as large. Still that larger tract after adjustment provides the best matched pair as it required the least adjustment. I therefore conclude that there is no negative impact due to adjacency to the solar farm shown by this matched pair.

The dwelling that was built on the site was a build-to-suit and was compared to a nearby homesale of a property on a smaller parcel of land. I adjusted for that differenced based on a \$25,000 value for a 1-acre home site versus the \$70,000 purchase price of the larger subject tract. The other adjustments are typical and show no impact due to the adjacency to the solar farm.

The closest solar panel to the home is 780 feet away.

I note that the representative for Kingsmill Homes indicated that the solar farm was never a concern in purchasing the land or selling the home. He also indicated that they had built a number of nearby homes across the street and it had never come up as an issue.

9. Matched Pair – Manatee Solar Farm, Parrish, FL



This solar farm is located near Seminole Trail, Parrish, FL. The solar farm has a 74.50 MW output and is located on a 1,180.38 acre tract and was built in 2016. The tract is owned by Florida Power & Light Company.

I have considered the recent sale of 13670 Highland Road, Wimauma, Florida. This one-story, block home is located just north of the solar farm and separated from the solar farm by a railroad corridor. This home is a 3 BR, 3 BA 1,512 s.f. home with a carport and workshop. The property includes new custom cabinets, granite counter tops, brand new stainless steel appliances, updated bathrooms and new carpet in the bedrooms. The home is sitting on 5 acres. The home was built in 1997.

I have compared this sale to several nearby homesales as part of this matched pair analysis as shown below.

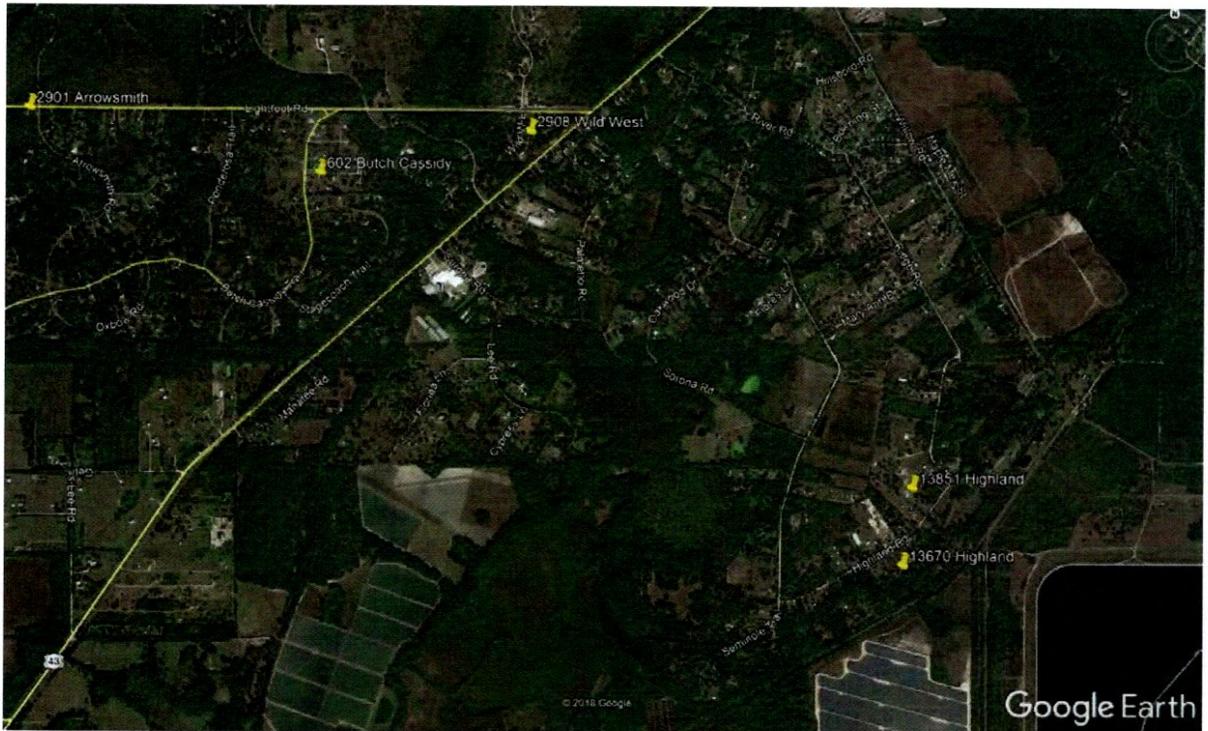
Solar	TAX ID/Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	BR/BA	Park	Style	Note
Adjoins	13670 Highland	5.00	8/21/2017	\$255,000	1997	1,512	\$168.65	3/3	Carport/Wrkshp	Ranch	Renov.
Not	2901 Arrowsmith	1.91	1/31/2018	\$225,000	1979	1,636	\$137.53	3/2	2 Garage/Wrkshp	Ranch	
Not	602 Butch Cassidy	1.00	5/5/2017	\$220,000	2001	1,560	\$141.03	3/2	N/A	Ranch	Renov.
Not	2908 Wild West	1.23	7/12/2017	\$254,000	2003	1,554	\$163.45	3/2	2 Garage/Wrkshp	Ranch	Renov.
Not	13851 Highland	5.00	9/13/2017	\$240,000	1978	1,636	\$146.70	4/2	3 Garage	Ranch	Renov.

Solar	TAX ID/Address	Adjoining Sales Adjusted				GLA	BR/BA	Park	Note	Total	% Diff
		Time	Acres	YB							
Adjoins	13670 Highland									\$255,000	
Not	2901 Arrowsmith	\$2,250	\$10,000	\$28,350	-\$8,527	\$5,000	-\$10,000	\$10,000	\$262,073	-3%	
Not	602 Butch Cassidy	-\$2,200	\$10,000	-\$6,160	-\$3,385	\$5,000	\$2,000		\$225,255	12%	
Not	2908 Wild West	\$0	\$10,000	-\$10,668	-\$3,432	\$5,000	-\$10,000		\$244,900	4%	
Not	13851 Highland	\$0	\$0	\$31,920	-\$9,095	\$3,000	-\$10,000		\$255,825	0%	
										Average	3%

The sales prices of the comparables before adjustments range from \$220,000 to \$254,000. After adjustments they range from \$225,255 to \$262,073. The comparables range from no impact to a strong positive impact. The comparables showing -3% and +4% impact on value are considered within a typical range of value and therefore not indicative of any impact on property value.

This set of matched pair data falls in line with the data seen in other states. The closest solar panel to the home at 13670 Highland is 1,180 feet. There is a wooded buffer between these two properties.

I have included a map showing the relative location of these properties below.



10. Matched Pair – McBride Place Solar Farm, Midland, NC



This project is located on Mount Pleasant Road, Midland, North Carolina. The property is on 627 acres on an assemblage of 974.59 acres. The solar farm was approved in early 2017 for a 74.9 MW facility.

I have considered the sale of 4380 Joyner Road which adjoins the proposed solar farm near the northwest section. This property was appraised in April of 2017 for a value of \$317,000 with no consideration of any impact due to the solar farm in that figure. The property sold in November 2018 for \$325,000 with the buyer fully aware of the proposed solar farm.

I have considered the following matched pairs to the subject property.

Adjoining Residential Sales After Solar Farm Approved

Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	BR/BA	Park	Style	Other
Adjoins	4380 Joyner	12.00	11/22/2017	\$325,000	1979	1,598	\$203.38	3/2	2xGar	Ranch	Outbldg
Not	3870 Elkwood	5.50	8/24/2016	\$250,000	1986	1,551	\$161.19	3/2.5	Det 2xGar	Craft	
Not	8121 Lower Rocky	18.00	2/8/2017	\$355,000	1977	1,274	\$278.65	2/2	2xCarpnt	Ranch	Eq. Fac.
Not	13531 Cabarrus	7.89	5/20/2016	\$267,750	1981	2,300	\$116.41	3/2	2xGar	Ranch	

Adjoining Sales Adjusted

Time	Acres	YB	Condition	GLA	BR/BA	Park	Other	Total	% Diff
								\$325,000	
\$7,500	\$52,000	-\$12,250	\$10,000	\$2,273	-\$2,000	\$2,500	\$7,500	\$317,523	2%
\$7,100	-\$48,000	\$4,970		\$23,156	\$0	\$3,000	-\$15,000	\$330,226	-2%
\$8,033	\$33,000	-\$3,749	\$20,000	-\$35,832	\$0	\$0	\$7,500	\$296,702	9%
								Average	3%

After adjusting the comparables, I found that the average adjusted value shows a slight increase in value for the subject property adjoining a solar farm. As in the other cases, this is a mild positive and within the typical range of real estate transactions. I therefore conclude that these matched pairs show no impact on value.

I note that the home at 4380 Joyner Road is 275 feet from the closest proposed solar panel.

I also considered the recent sale of a lot on Kristi Lane that is on the east side of the proposed solar farm. This 4.22-acre lot sold in December 2017 for \$94,000. I spoke with the broker, Margaret Dabbs, who indicated that the solar farm was considered a positive by both buyer and seller as it insures no subdivision will be happening in that area. Buyers in this market are looking for privacy and seclusion. The other lots on Kristi Lane are likely to sale soon at similar prices. Ms. Dabbs indicated that they have had these lots on the market for about 5 years at asking prices that were probably a little high and they are now selling and they have another under contract.

11. Matched Pair – Conetoe Solar, Edgecombe County, NC



This project is located on NC 42 East to the west of Conetoe. This is an 80 MW facility located on 910.60 acres out of an assemblage of 1,389.89 acres.

I have considered a manufactured home adjoining the project that sold after the project as identified as Parcel 14 along Leigh Road. This home was 1,515 feet from the closest solar panel. This home is located on 0.49 acres, was built in 2005, and has a gross living area of 1,632 s.f. This property sold on March 8, 2016 for \$31,000, or \$19.00 per square foot. I compared this to a similar manufactured home that sold on July 21, 2016 as shown below.

The adjusted price per square foot for the two show no effective difference in the price per square foot.

Adjoining Residential Sales After Solar Farm Completed

#	TAX ID	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	Note
14	4756-00-9962	0.49	3/7/2016	\$31,000	2005	1632	\$19.00	Manufactured

Nearby Residential Sales After Solar Farm Completed

#	TAX ID	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	Note
	4746-64-8535	0.968	7/21/2016	\$18,000	1996	980	\$18.37	Manufactured

TAX ID	Adjustments		GBA	Total	\$/sf
	Acres	YB			
4756-00-9962					
4746-64-8535	-\$3,000	\$3,240	\$0	\$18,240	\$18.61

This data indicates no difference attributable to the proximity/adjacency to the solar farm.

12. Matched Pair – Beetle-Shelby Solar, Cleveland County, NC



This project is located on Bachelor Road at Timber Drive, Mooresboro, NC. This is a 4 MW facility on a parent tract of 24 acres.

I have considered a custom home on a nearby property adjoining this solar farm. This home is located on 10.08 acres, was built in 2013, and has a gross living area of 3,196 s.f. This property sold on October 1, 2018 \$416,000. I compared this to several nearby homes of similar size on large lots as shown below.

Adjoining Residential Sales After Solar Farm Approved

Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	BR/BA	Park	Style	Other
Adjoins	1715 Timber	10.08	10/1/2018	\$416,000	2013	3,196	\$130.16	4/3.5	2xGar	1.5 story	Pool, Scrn Prch
Not	1021 Posting	2.45	2/15/2019	\$414,000	2000	4,937	\$83.86	4/4.5	2xGar	1.5 story	Scrn Prch
Not	2521 Wood	3.25	7/30/2017	\$350,000	2003	3,607	\$97.03	4/4	4xGar	1.5 story	Pool, sunroom
Not	356 Whitaker	7.28	1/9/2017	\$340,000	1997	3,216	\$105.72	4/4	2xGar	Ranch	Pole barn

Adjoining Sales Adjusted

Time	Acres	YB	GLA	BR/BA	Park	Other	Total	% Diff
							\$416,000	
	\$15,000	\$37,674	-\$58,398	-\$10,000			\$398,276	4%
\$10,500	\$12,000	\$24,500	-\$15,952	-\$5,000	-\$5,000		\$371,048	11%
\$15,300	\$5,000	\$38,080	-\$846	-\$5,000			\$392,534	6%
							Average	7%

The data on these sales all show that the subject property adjoining the solar farm sold for more than these other comparable sales. These sales suggest a mild increase in value due to proximity to the solar farm; however, the subject property is a custom home with upgrades that would balance out that difference. I therefore conclude that these matched pairs support an indication of no impact on property value.

13. Matched Pair – Courthouse Solar, Gaston County, NC



This project is a 5 MW facility located on 161.92 acres on Tryon Courthouse Road near Bessemer City that was approved in late 2016 but has not yet been constructed due to delays in the power purchase agreement process with Duke Progress Energy.

I have considered a recent sale of a home (Parcel 13) located across from this approved solar farm project as well as an adjoining lot sale (Parcel 25) to the west of this approved project.

I compared the home sale to similar sized homes with similar exposure to county roads as shown below. I considered three similar sales that once adjusted for differences show a positive relationship due to proximity to the solar farm. The positive impact is less than 5% which is a standard deviation for real estate transaction and indicates no impact on property value.

Adjoining Residential Sales After Solar Farm Approved

Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	BR/BA	Park	Style
Adjoins	2134 Tryon Court.	0.85	3/15/2017	\$111,000	2001	1,272	\$87.26	3/2	Drive	Ranch
Not	214 Kiser	1.14	1/5/2017	\$94,000	1987	1,344	\$69.94	3/2	Drive	Ranch
Not	101 Windward	0.30	3/30/2017	\$104,000	1995	1,139	\$91.31	3/2	Drive	Ranch
Not	5550 Lennox	1.44	10/12/2018	\$115,000	2002	1,224	\$93.95	3/2	Drive	Ranch

Adjoining Residential Sales After Solar Farm Approved

Adjoining Sales Adjusted

Solar	Address	Acres	Date Sold	Sales Price	Time	Acres	YB	GLA	Total	% Diff
Adjoins	2134 Tryon Court.	0.85	3/15/2017	\$111,000					\$111,000	
Not	214 Kiser	1.14	1/5/2017	\$94,000	\$533		\$9,212	-\$1,511	\$102,234	8%
Not	101 Windward	0.30	3/30/2017	\$104,000	-\$128		\$4,368	\$5,615	\$113,855	-3%
Not	5550 Lennox	1.44	10/12/2018	\$115,000	-\$5,444		-\$805	-\$2,396	\$106,355	4%
									Average	3%

Similarly, I compared the lot sale to four nearby land sales. Parcel 25 could not be subdivided and was a single estate lot. There were a number of nearby lot sales along Weaver Dairy that sold for \$43,000 to \$30,000 per lot for 4-acre home lots. Estate lots typically sell at a base homesite rate that would be

represented by those prices plus a diminishing additional value per additional acre. The consideration of the larger tract more accurately illustrates the value per acre for larger tracts. After adjustments, the land sales show a mild positive impact on land value with an average increase of 9%, which supports a positive impact.

Adjoining Residential Land Sales After Solar Farm Approved						Adjoining Sales Adjusted				
Solar	Address	Acres	Date Sold	Sales Price	\$/Ac	Time	Acres	Total	% Diff	Note
Adjoins	5021 Buckland	9.66	3/21/2018	\$58,500	\$6,056			\$58,500		1 homesite only
Not	Campbell	6.75	10/31/2018	\$42,000	\$6,222	-\$773	\$18,107	\$59,333	-1%	
Not	Kiser	17.65	11/27/2017	\$69,000	\$3,909	\$647	-\$19,508	\$50,139	14%	6 acres less usable due to shape (50%)
Not	522 Weaver Dairy	3.93	2/26/2018	\$30,000	\$7,634	\$57	\$25,000	\$55,057	6%	
Not	779 Sunnyside	6.99	3/6/2017	\$34,000	\$4,864	\$1,062	\$12,987	\$48,049	18%	
Average									9%	

14. Matched Pair – Mariposa Solar, Gaston County, NC



This project is a 5 MW facility located on 35.80 acres out of a parent tract of 87.61 acres at 517 Blacksnake Road, Stanley that was built in 2016.

I have considered a number of recent sales around this facility as shown below.

The first is identified in the map above as Parcel 1, which is 215 Mariposa Road. This is an older dwelling on large acreage with only one bathroom. I've compared it to similar nearby homes as shown below.

Adjoining Residential Sales After Solar Farm Approved

Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	BR/BA	Park	Style
Adjoins	215 Mariposa	17.74	12/12/2017	\$249,000	1958	1,551	\$160.54	3/1	Garage	Br/Rnch
Not	249 Mariposa	0.48	3/1/2019	\$153,000	1974	1,792	\$85.38	4/2	Garage	Br/Rnch
Not	110 Airport	0.83	5/10/2016	\$166,000	1962	2,165	\$76.67	3/2	Crprt	Br/Rnch
Not	1249 Blacksnake	5.01	9/20/2018	\$242,500	1980	2,156	\$112.48	3/2	Drive	1.5
Not	1201 Abernathy	27.00	5/3/2018	\$390,000	1970	2,190	\$178.08	3/2	Crprt	Br/Rnch

Adjoining Residential Sales After Solar Farm Approved					Adjoining Sales Adjusted								
Solar	Address	Acres	Date Sold	Sales Price	Time	YB	Acres	GLA	BR/BA	Park	Other	Total	% Diff
Adjoins	215 Mariposa	17.74	12/12/2017	\$249,000								\$249,000	
Not	249 Mariposa	0.48	3/1/2019	\$153,000	-\$5,583	-\$17,136	\$129,450	-\$20,576	-\$10,000			\$229,154	8%
Not	110 Airport	0.83	5/10/2016	\$166,000	\$7,927	-\$4,648	\$126,825	-\$47,078	-\$10,000			\$239,026	4%
Not	1249 Blacksnake	5.01	9/20/2018	\$242,500	-\$5,621	-\$37,345	\$95,475	-\$68,048	-\$10,000	\$5,000		\$221,961	11%
Not	1201 Abernathy	27.00	5/3/2018	\$390,000	-\$4,552	-\$32,760	-\$69,450	-\$60,705	-\$10,000			\$212,533	15%
												Average	9%

The average difference after adjusting for all factors is +9% on average, which suggests an enhancement due to the solar farm across the street. Given the large adjustments for acreage and size, I will focus on the low end of the adjusted range at 4%, which is within the typical deviation and therefore suggests no impact on value.

I have also considered Parcel 4 that sold after the solar farm was approved but before it had been constructed in 2016.

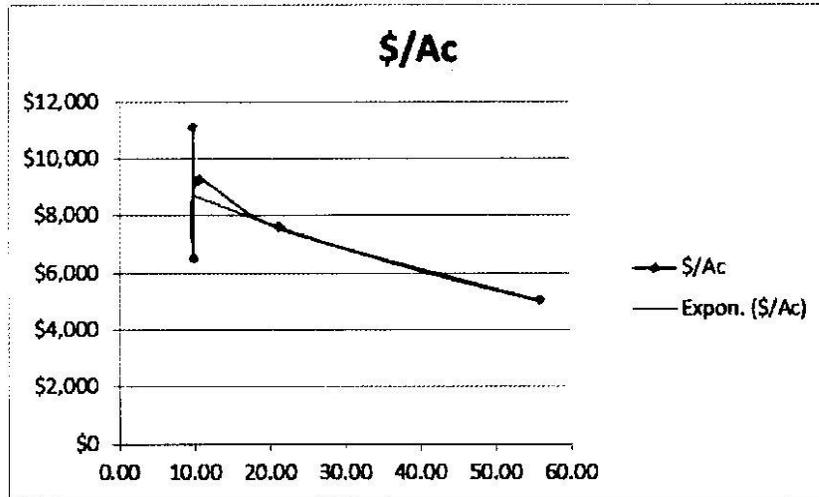
Adjoining Residential Sales After Solar Farm Approved												
Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	BR/BA	Park	Style	Other	
Adjoins	242 Mariposa	2.91	9/21/2015	\$180,000	1962	1,880	\$95.74	3/2	Carport	Br/Rnch	Det Wrkshop	
Not	249 Mariposa	0.48	3/1/2019	\$153,000	1974	1,792	\$85.38	4/2	Garage	Br/Rnch		
Not	110 Airport	0.83	5/10/2016	\$166,000	1962	2,165	\$76.67	3/2	Crprt	Br/Rnch		
Not	1249 Blacksnake	5.01	9/20/2018	\$242,500	1980	2,156	\$112.48	3/2	Drive	1.5		

Adjoining Residential Sales After Solar Farm Approved					Adjoining Sales Adjusted								
Solar	Address	Acres	Date Sold	Sales Price	Time	YB	Acres	GLA	BR/BA	Park	Other	Total	% Diff
Adjoins	242 Mariposa	2.91	9/21/2015	\$180,000								\$180,000	
Not	249 Mariposa	0.48	3/1/2019	\$153,000	-\$15,807	-\$12,852	\$18,468	\$7,513		-\$3,000	\$25,000	\$172,322	4%
Not	110 Airport	0.83	5/10/2016	\$166,000	-\$3,165	\$0	\$15,808	-\$28,600			\$25,000	\$175,043	3%
Not	1249 Blacksnake	5.01	9/20/2018	\$242,500	-\$21,825	-\$30,555	-\$15,960	-\$40,942		\$2,000	\$25,000	\$160,218	11%
												Average	6%

The average difference after adjusting for all factors is +6%, which is again suggests a mild increase in value due to the adjoining solar farm use. The median is a 4% adjustment, which is within a standard deviation and suggests no impact on property value.

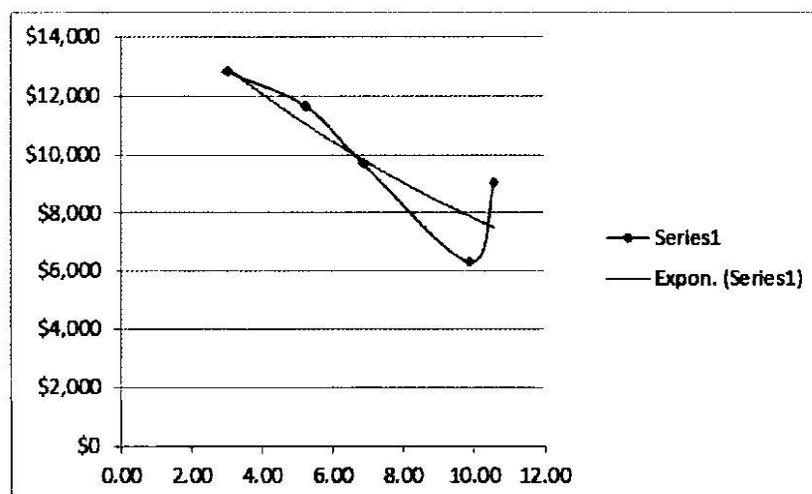
I have also considered the recent sale of Parcel 13 that is located on Blacksnake Road south of the project. I was unable to find good land sales in the same 20 acre range, so I have considered sales of larger and smaller acreage. I adjusted each of those land sales for time. I then applied the price per acre to a trendline to show where the expected price per acre would be for 20 acres. As can be seen in the chart below, this lines up exactly with the purchase of the subject property. I therefore conclude that there is no impact on Parcel 13 due to proximity to the solar farm.

Adjoining Residential Land Sales After Solar Farm Approved						Adjoining Sales Adjusted	
Solar	Tax/Street	Acres	Date Sold	Sales Price	\$/Ac	Time	\$/Ac
Adjoins	174339/Blacksnake	21.15	6/29/2018	\$160,000	\$7,565		\$7,565
Not	227852/Abernathy	10.57	5/9/2018	\$97,000	\$9,177	\$38	\$9,215
Not	17443/Legion	9.87	9/7/2018	\$64,000	\$6,484	-\$37	\$6,447
Not	164243/Alexis	9.75	2/1/2019	\$110,000	\$11,282	-\$201	\$11,081
Not	176884/Bowden	55.77	6/13/2018	\$280,000	\$5,021	\$7	\$5,027



Finally, I have considered the recent sale of Parcel 17 that sold as vacant land. I was unable to find good land sales in the same 7 acre range, so I have considered sales of larger and smaller acreage. I adjusted each of those land sales for time. I then applied the price per acre to a trendline to show where the expected price per acre would be for 7 acres. As can be seen in the chart below, this lines up with the trendline running right through the purchase price for the subject property. I therefore conclude that there is no impact on Parcel 13 due to proximity to the solar farm. I note that this property was improved with a 3,196 square foot ranch built in 2018 following the land purchase, which shows that development near the solar farm was unimpeded.

Adjoining Residential Land Sales After Solar Farm Approved						Adjoining Sales Adjusted		
Solar	Tax/Street	Acres	Date Sold	Sales Price	\$/Ac	Time	Location	\$/Ac
Adjoins	227039/Mariposa	6.86	12/6/2017	\$66,500	\$9,694			\$9,694
Not	227852/Abernathy	10.57	5/9/2018	\$97,000	\$9,177	-\$116		\$9,061
Not	17443/Legion	9.87	9/7/2018	\$64,000	\$6,484	-\$147		\$6,338
Not	177322/Robinson	5.23	5/12/2017	\$66,500	\$12,715	\$217	-\$1,272	\$11,661
Not	203386/Carousel	2.99	7/13/2018	\$43,500	\$14,548	-\$262	-\$1,455	\$12,832



15. Matched Pair – Clarke County Solar, Clarke County, VA



This project is a 20 MW facility located on a 234-acre tract that was built in 2017.

I have considered a recent sale of Parcel 3. The home on this parcel is 1,230 feet from the closest panel as measured in the second map from Google Earth, which shows the solar farm under construction.

I've compared this home sale to a number of similar rural homes on similar parcels as shown below. I have used multiple sales that bracket the subject property in terms of sale date, year built, gross living area, bedrooms and bathrooms. Bracketing the parameters insures that all factors are well balanced out in the adjustments. The trend for these sales shows a positive value for the adjacency to the solar farm.

Adjoining Residential Sales After Solar Farm Approved

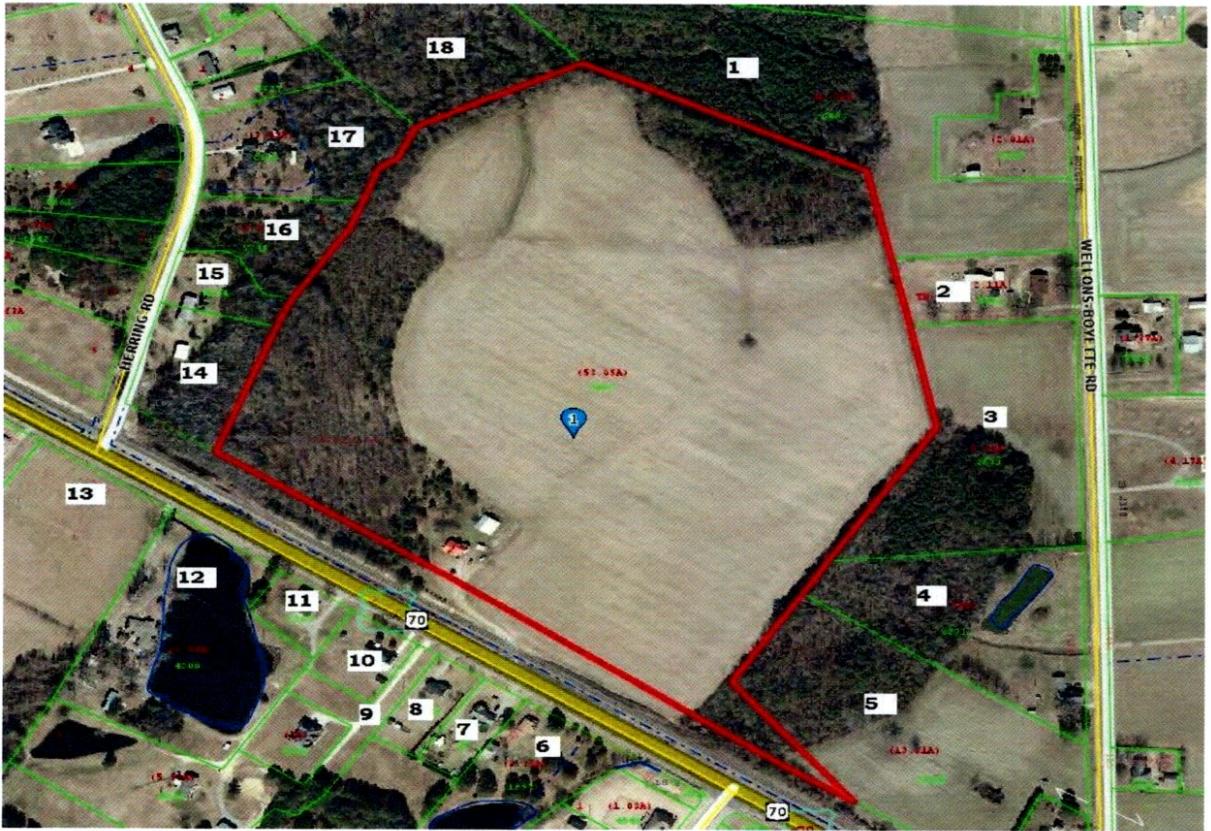
Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	BR/BA	Park	Style	Other
Adjoins	833 Nations Spr	5.13	1/9/2017	\$295,000	1979	1,392	\$211.93	3/2	Det Gar	Ranch	Unfin bsmt
Not	85 Ashby	5.09	9/11/2017	\$315,000	1982	2,333	\$135.02	3/2	2 Gar	Ranch	
Not	541 Old Kitchen	5.07	9/9/2018	\$370,000	1986	3,157	\$117.20	4/4	2 Gar	2 story	
Not	4174 Rockland	5.06	1/2/2017	\$300,000	1990	1,688	\$177.73	3/2	3 Gar	2 story	
Not	400 Sugar Hill	1.00	6/7/2018	\$180,000	1975	1,008	\$178.57	3/1	Drive	Ranch	

Adjoining Residential Sales After Solar Farm Approved

Adjoining Sales Adjusted

Solar	Address	Acres	Date Sold	Sales Price	Time	Acres	YB	GLA	BR/BA	Park	Other	Total	% Diff
Adjoins	833 Nations Spr	5.13	1/9/2017	\$295,000								\$295,000	
Not	85 Ashby	5.09	9/11/2017	\$315,000	-\$6,300		-\$6,615	-\$38,116		-\$7,000	\$15,000	\$271,969	8%
Not	541 Old Kitchen	5.07	9/9/2018	\$370,000	-\$18,500		-\$18,130	-\$62,057		-\$7,000	\$15,000	\$279,313	5%
Not	4174 Rockland	5.06	1/2/2017	\$300,000			-\$23,100	-\$15,782		-\$12,000	\$15,000	\$264,118	10%
Not	400 Sugar Hill	1.00	6/7/2018	\$180,000	-\$9,000	\$43,000	\$5,040	\$20,571	\$10,000	\$3,000	\$15,000	\$267,611	9%
Average												8%	

16. Matched Pair – Candace Solar, Princeton, NC



This solar farm is located at 4839 US 70 Highway just east of Herring Road. This solar farm was completed on October 25, 2016.

I identified three adjoining sales to this tract after development of the solar farm with frontage on US 70. I did not attempt to analyze those sales as they have exposure to an adjacent highway and railroad track. Those homes are therefore problematic for a matched pair analysis unless I have similar homes fronting on a similar corridor.

I did consider a land sale and a home sale on adjoining parcels without those complications.

The lot at 499 Herring Road sold to Paradise Homes of Johnston County of NC, Inc. for \$30,000 in May 2017 and a modular home was placed there and sold to Karen and Jason Toole on September 29, 2017. I considered the lot sale first as shown below and then the home sale that followed.

Adjoining Land Sales After Solar Farm Approved						Adjoining Sales Adjusted					
Parcel	Solar	Address	Acres	Date Sold	Sales Price	Other	Time	Site	Other	Total	% Diff
16	Adjoins	499 Herring	2.03	5/1/2017	\$30,000					\$30,000	
	Not	37 Becky	0.87	7/23/2019	\$24,500	Sub/Pwr	-\$1,679	\$4,900		\$27,721	8%
	Not	5858 Bizzell	0.88	8/17/2016	\$18,000		\$390	\$3,600		\$21,990	27%
	Not	488 Herring	2.13	12/20/2016	\$35,000		\$389			\$35,389	-18%
Average											5%

Following the land purchase, the modular home was placed on the site and sold. I have compared this modular home to the following sales to determine if the solar farm had any impact on the purchase price.

Adjoining Residential Sales After Solar Farm Approved												
Parcel	Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	BR/BA	Park	Style	Other
16	Adjoins	499 Herring	2.03	9/27/2017	\$215,000	2017	2,356	\$91.26	4/3	Drive	Modular	
	Not	678 WC	6.32	3/8/2019	\$226,000	1995	1,848	\$122.29	3/2.5	Det Gar	Mobile	Ag bldgs
	Not	1810 Bay V	8.70	3/26/2018	\$170,000	2003	2,356	\$72.16	3/2	Drive	Mobile	Ag bldgs
	Not	1795 Bay V	1.78	12/1/2017	\$194,000	2017	1,982	\$97.88	4/3	Drive	Modular	

Adjoining Residential Sales Af Adjoining Sales Adjusted											Avg		
Parcel	Solar	Address	Time	Site	YB	GLA	BR/BA	Park	Other	Total	% Diff	% Diff	Distance
16	Adjoins	499 Herring								\$215,000			488
	Not	678 WC	-\$10,037	-\$25,000	\$24,860	\$37,275	-\$5,000	-\$7,500	-\$20,000	\$220,599	-3%		
	Not	1810 Bay V	-\$2,579	-\$20,000	\$11,900	\$0				\$159,321	26%		
	Not	1795 Bay V	-\$1,063		\$0	\$21,964				\$214,902	0%		
Average												8%	

The best comparable is 1795 Bay Valley as it required the least adjustment and was therefore most similar, which shows a 0% impact. This signifies no impact related to the solar farm.

The range of impact identified by these matched pairs ranges are therefore -3% to +26% with an average of +8% for the home and an average of +5% for the lot, though the best indicator for the lot shows a \$5,000 difference in the lot value due to the proximity to the solar farm or a -12% impact.

Conclusion

The solar farm matched pairs shown above have similar characteristics to each other in terms of population, with most of the projects being in areas with a 1-mile radius population under 1,000, but with several outliers showing solar farms in farm more urban areas.

The median income for the population within 1 mile of a solar farm is \$48,485 with a median housing unit value of \$182,219. Most of the comparables are under \$350,000 in the home price, with \$770,000 being the high end of the set of matched pairs in my larger data set.

The adjoining uses show that residential and agricultural uses are the predominant adjoining uses.

These figures are in line with the larger set of solar farms that I have looked at with the predominant adjoining uses being residential and agricultural.

Matched Pair Summary			Adj. Uses By Acreage								1 mile Radius (2010-2019 Data)		
			Acres	MW	Topo Shift	Res	Ag/Res	Ag	Com/Ind	Population	Med. Income	Avg. Housing Unit	
1	AM Best	Goldsboro	NC	38	5.00	2	38%	23%	0%	39%	1,523	\$37,358	\$148,375
2	White Cross	Chapel Hill	NC	45	5.00	50	5%	51%	44%	0%	213	\$67,471	\$319,929
3	Wagstaff	Roxboro	NC	30	5.00	46	7%	89%	4%	0%	336	\$41,368	\$210,723
4	Mulberry	Selmer	TN	160	5.00	60	13%	10%	73%	3%	467	\$40,936	\$171,746
5	Gastonia SC	Gastonia	NC	35	5.00	48	33%	23%	0%	44%	4,689	\$35,057	\$126,562
6	Summit	Moyock	NC	2,034	80.00	4	4%	94%	0%	2%	382	\$79,114	\$281,731
7	White Cross II	Chapel Hill	NC	34	2.80	35	25%	75%	0%	0%	213	\$67,471	\$319,929
8	Tracy	Bailey	NC	50	5.00	10	29%	71%	0%	0%	312	\$43,940	\$99,219
9	Manatee	Parrish	FL	1,180	75.00	20	2%	1%	97%	0%	48	\$75,000	\$291,667
10	McBride	Midland	NC	627	75.00	140	12%	78%	10%	0%	398	\$63,678	\$256,306
11	Conetoe	Conetoe	NC	910	80.00	2	5%	78%	17%	0%	336	\$37,160	\$96,000
12	Beetle-Shelby	Shelby	NC	24	4.00	52	22%	0%	77%	1%	218	\$53,541	\$192,692
13	Courthouse	Bessemer	NC	52	5.00	150	48%	52%	0%	0%	551	\$45,968	\$139,404
14	Mariposa	Stanley	NC	36	5.00	96	48%	52%	0%	0%	1,716	\$36,439	\$137,884
15	Clarke Cnty	White Post	VA	234	20.00	70	14%	46%	39%	1%	578	\$81,022	\$374,453
16	Candace	Princeton	NC	54	5.00	22	76%	0%	24%	0%	448	\$51,002	\$107,171
Average				346	23.86	50	24%	46%	24%	6%	777	\$53,533	\$204,612
Median				51	5.00	47	18%	52%	7%	0%	390	\$48,485	\$182,219
High				2,034	80.00	150	76%	94%	97%	44%	4,689	\$81,022	\$374,453
Low				24	2.80	2	2%	0%	0%	0%	48	\$35,057	\$96,000
E. Nash Solar				263	46.8	50	14%	29%	57%	0%	253	\$42,050	\$181,132

I have pulled 27 matched pairs from the above referenced solar farms to provide the following summary of home sale matched pairs and land sales next to solar farms. The summary shows that the range of differences is from -5% to +7% with an average of +2% and median of +1%. This means that the average and median impact is for a slight positive impact due to adjacency to a solar farm. However, this 1% rate is within the typical variability I would expect from real estate. I therefore conclude that this data shows no negative or positive impact due to adjacency to a solar farm.

Similarly, the 7 land sales shows a median impact of 0% due to adjacency to a solar farm. The range of these adjustments range from -12% to +17%. Land prices tend to vary more widely than residential homes, which is part of that greater range. I consider this data to support no negative or positive impact due to adjacency to a solar farm.

Residential Dwelling Matched Pairs Adjoining Solar Farms

Pair	Solar Farm	City	State	Area	MW	Approx		Sale Date	Sale Price	Adj. Sale Price	% Diff
						Distance	Tax ID/Address				
1	AM Best	Goldsboro	NC	Suburban	5	280	3600195570	Sep-13	\$250,000		
							3600198928	Mar-14	\$250,000	\$250,000	0%
2	AM Best	Goldsboro	NC	Suburban	5	280	3600195361	Sep-13	\$260,000		
							3600194813	Apr-14	\$258,000	\$258,000	1%
3	AM Best	Goldsboro	NC	Suburban	5	280	3600199891	Jul-14	\$250,000		
							3600198928	Mar-14	\$250,000	\$250,000	0%
4	AM Best	Goldsboro	NC	Suburban	5	280	3600198632	Aug-14	\$253,000		
							3600193710	Oct-13	\$248,000	\$248,000	2%
5	AM Best	Goldsboro	NC	Suburban	5	280	3600196656	Dec-13	\$255,000		
							3601105180	Dec-13	\$253,000	\$253,000	1%
6	AM Best	Goldsboro	NC	Suburban	5	280	3600182511	Feb-13	\$247,000		
							3600183905	Dec-12	\$240,000	\$245,000	1%
7	AM Best	Goldsboro	NC	Suburban	5	280	3600182784	Apr-13	\$245,000		
							3600193710	Oct-13	\$248,000	\$248,000	-1%
8	AM Best	Goldsboro	NC	Suburban	5	280	3600195361	Nov-15	\$267,500		
							3600195361	Sep-13	\$260,000	\$267,800	0%
9	Mulberry	Selmer	TN	Rural	5	400	0900A011	Jul-14	\$130,000		
							099CA043	Feb-15	\$148,900	\$136,988	-5%
10	Mulberry	Selmer	TN	Rural	5	400	099CA002	Jul-15	\$130,000		
							0990NA040	Mar-15	\$120,000	\$121,200	7%
11	Mulberry	Selmer	TN	Rural	5	480	491 Dusty	Oct-16	\$176,000		
							35 April	Aug-16	\$185,000	\$178,283	-1%
12	Mulberry	Selmer	TN	Rural	5	650	297 Country	Sep-16	\$150,000		
							53 Glen	Mar-17	\$126,000	\$144,460	4%
13	Mulberry	Selmer	TN	Rural	5	685	57 Cooper	Feb-19	\$163,000		
							191 Amelia	Aug-18	\$132,000	\$155,947	4%
14	Neal Hawkins	Gastonia	NC	Suburban	5	275	139179	Mar-17	\$270,000		
							139179	Mar-17	\$270,000	\$270,000	0%
15	Summit	Moyock	NC	Suburban	80	1,060	129 Pinto	Apr-16	\$170,000		
							102 Timber	Apr-16	\$175,500	\$169,451	0%
16	Summit	Moyock	NC	Suburban	80	2,020	105 Pinto	Dec-16	\$206,000		
							127 Ranchland	Jun-15	\$219,900	\$194,278	6%
17	White Cross II	Chapel Hill	NC	Rural	2.8	1,479	2018 Elkins	Feb-16	\$340,000		
							4200B Old Greensbor	Dec-15	\$380,000	\$329,438	3%
18	Tracy	Bailey	NC	Rural	5	780	9162 Winters	Jan-17	\$255,000		
							7352 Red Fox	Jun-16	\$176,000	\$252,399	1%
19	Manatee	Parrish	FL	Rural	75	1180	13670 Highland	Aug-18	\$255,000		
							13851 Highland	Sep-18	\$240,000	\$255,825	0%
20	McBride Place	Midland	NC	Rural	75	275	4380 Joyner	Nov-17	\$325,000		
							3870 Elkwood	Aug-16	\$250,000	\$317,523	2%
21	Conetoe	Conetoe	NC	Rural	80	1515	287 Leigh	Mar-16	\$31,000		
							63 Brittany	Jul-16	\$18,000	\$30,372	2%
22	Beetle-Shelby	Mooresboro	NC	Rural	4	945	1715 Timber	Oct-18	\$416,000		
							1021 Posting	Feb-19	\$414,000	\$398,276	4%
23	Courthouse	Bessemer	NC	Rural	5	375	2134 Tryon Court.	Mar-17	\$111,000		
							5550 Lennox	Oct-18	\$115,000	\$106,355	4%
24	Mariposa	Stanley	NC	Suburban	5	1155	215 Mariposa	Dec-17	\$249,000		
							110 Airport	May-16	\$166,000	\$239,026	4%
25	Mariposa	Stanley	NC	Suburban	5	570	242 Mariposa	Sep-15	\$180,000		
							110 Airport	Apr-16	\$166,000	\$175,043	3%
26	Clarke Cnty	White Post	VA	Rural	20	1230	833 Nations Spr	Jan-17	\$295,000		
							541 Old Kitchen	Sep-18	\$370,000	\$279,313	5%
27	Candace	Princeton	NC	Suburban	5	488	499 Herring	Sep-17	\$215,000		
							1795 Bay Valley	Dec-17	\$194,000	\$214,902	0%

	MW	Avg. Distance		% Dif
Average	18.96	674	Average	2%
Median	5.00	480	Median	1%
High	80.00	2,020	High	7%
Low	2.80	275	Low	-5%

Land Sale Matched Pairs Adjoining Solar Farms

Pair	Solar Farm	City	State	Area	MW	Tax ID/Address	Sale Date	Sale Price	Acres	\$/AC	Adj. \$/AC	% Diff
1	White Cross	Chapel Hill	NC	Rural	5	9748336770	Jul-13	\$265,000	47.20	\$5,614		
						9747184527	Nov-10	\$361,000	59.09	\$6,109	\$5,278	6%
2	Wagstaff	Roxboro	NC	Rural	5	91817117960	Aug-13	\$164,000	18.82	\$8,714		
						91800759812	Dec-13	\$130,000	14.88	\$8,737	\$8,737	0%
3	Tracy	Bailey	NC	Rural	5	316003	Jul-16	\$70,000	13.22	\$5,295		
						6056	Oct-16	\$164,000	41.00	\$4,000	\$4,400	17%
4	Courthouse	Bessemer	NC	Rural	5	5021 Buckland	Mar-18	\$58,500	9.66	\$6,056		
						Kiser	Nov-17	\$69,000	17.65	\$3,909	\$5,190	14%
5	Mariposa	Stanley	NC	Sub	5	174339	Jun-18	\$160,000	21.15	\$7,565		
						227852	May-18	\$97,000	10.57	\$9,177	\$7,565	0%
6	Mariposa	Stanley	NC	Sub	5	227039	Dec-17	\$66,500	6.86	\$9,694		
						177322	May-17	\$66,500	5.23	\$12,715	\$9,694	0%
7	Candace	Princeton	NC	Sub	5	499 Herring	May-17	\$30,000	2.03	\$14,778		
						488 Herring	Dec-16	\$35,000	2.17	\$16,129	\$16,615	-12%
		Average			5.00					Average		4%
		Median			5.00					Median		0%
		High			5.00					High		17%
		Low			5.00					Low		-12%

II. Harmony of Use/Compatibility

I have researched over 600 solar farms and sites on which solar farms are proposed in North Carolina and Virginia as well as other states to determine what uses and types of areas are compatible and harmonious with a solar farm. The data I have collected and provide in this report strongly supports the compatibility of solar farms with adjoining agricultural and residential uses. While I have focused on adjoining uses, I note that there are many examples of solar farms being located within a quarter mile of residential developments, including such notable developments as Governor's Club in Chapel Hill, which has a solar farm within a quarter mile as you can see on the following aerial map. Governor's Club is a gated golf community with homes selling for \$300,000 to over \$2 million.



The subdivisions included in the matched pair analysis also show an acceptance of residential uses adjoining solar farms as a harmonious use.

Beyond these anecdotal references, I have quantified the adjoining uses for a number of solar farm comparables to derive a breakdown of the adjoining uses for each solar farm. The chart below shows the breakdown of adjoining or abutting uses by total acreage.

Percentage By Adjoining Acreage									
	Res	Ag	Res/AG	Comm	Ind	Avg. Dist to Home	Closest Home	All Res Uses	All Comm Uses
Average	19%	53%	20%	1%	7%	849	346	92%	8%
Median	11%	57%	8%	0%	0%	661	215	100%	0%
High	100%	100%	100%	80%	96%	4,835	4,670	100%	96%
Low	0%	0%	0%	0%	0%	90	25	0%	0%

Res = Residential, Ag = Agriculture, Sub = Substation, Com = Commercial, Ind = Industrial.
Total Solar Farms Considered: 493

I have also included a breakdown of each solar farm by number of adjoining parcels rather than acreage. Using both factors provides a more complete picture of the neighboring properties.

Percentage By Number of Parcels Adjoining									
	Res	Ag	Res/AG	Comm	Ind	Avg. Dist to Home	Closest Home	All Res Uses	All Comm Uses
Average	61%	24%	9%	2%	4%	848	346	94%	6%
Median	65%	20%	5%	0%	0%	661	215	100%	0%
High	100%	100%	100%	60%	78%	4,835	4,670	100%	78%
Low	0%	0%	0%	0%	0%	90	25	22%	0%

Res = Residential, Ag = Agriculture, Sub = Substation, Com = Commercial, Ind = Industrial.
Total Solar Farms Considered: 493

Both of the above charts show a marked residential and agricultural adjoining use for most solar farms. Every single solar farm considered included an adjoining residential or residential agricultural use. These comparable solar farms clearly support a compatibility with adjoining residential uses along with agricultural uses.

III. Summary of Local Solar Farm Projects

On the following pages I have included a summary of 82 solar farms in Nash and adjoining counties to show the typical location, adjoining uses, and distances to homes in the area.

Parcel #	County	City	Name	Output (MW)	Total Acres	Used Acres	Avg. Dist to home	Closest Home	Adjoining Use by Acre				
									Res	Agri	Agri/Res	Com	
2	Wake	Wake	Willow Springs	6.4	111.75	45				8%	26%	66%	0%
9	Franklin	Bunn	Progress 1	4.5	46.59	46.59				0%	45%	4%	50%
11	Nash	Elm City	Sandy Cross	1.5	21.66	11				0%	0%	100%	0%
22	Wake	Willow Springs	Sun Fish	5	63.94	63.94				19%	57%	23%	0%
25	Nash	Battleboro	Battleboro	5	225.88	59.92				2%	75%	23%	0%
32	Nash	Whitakers	Whitakers	5	68.97	40.28				2%	94%	4%	0%
34	Johnston	Smithfield	Elizabeth	4	34.85	34.85				12%	81%	0%	7%
35	Johnston	Smithfield	Nitro	5	84.5	26.63				1%	82%	17%	0%
36	Franklin	Louisburg	Sarah	5	38.24	27.51				16%	52%	32%	0%
41	Nash	Spring Hope	Spring Hope		166.04	139.17	261	153		8%	92%	0%	0%
42	Johnston	Selma	Bizzell 1		82.38	55.06	549	159		8%	52%	40%	0%
43	Johnston	Selma	Bizzell 2		103.01	39.63	232	67		27%	71%	0%	2%
45	Johnston	Princeton	Candace		54	54	642	460		24%	76%	0%	0%
46	Johnston	Benson	Happy		44.344	44.344	1,194	1,130		1%	57%	42%	0%
47	Johnston	Clayton	Murdock		31.882	31.882	374	268		0%	46%	53%	1%
49	Johnston	Princeton	Princeton 2		53.539	32.149	493	139		25%	0%	75%	0%
51	Johnston	Smithfield	Red Toad Cleveland	1.99	161.23	15	123	80		1%	99%	0%	0%
53	Johnston	Selma	Buffalo		49.23	15	N/A	N/A		30%	0%	0%	70%
54	Johnston	Willow Springs	Landmark		24.71	24.71	293	176		6%	51%	43%	0%
59	Johnston	Smithfield	Longleaf		158		1,124	125		3%	70%	27%	0%
60	Johnston	Princeton	Piper		73		350	190		4%	89%	7%	0%
61	Johnston	Princeton	Sadie		109		536	250		1%	8%	91%	0%
62	Johnston	Princeton	Signature		69.038		580	580		7%	93%	0%	0%
63	Johnston	Smithfield	Wellons		99.26		3,150	3,150		1%	4%	95%	0%
64	Johnston	Selma	Lynch		125.39	15	2,626	165		8%	85%	7%	0%
65	Johnston	Smithfield	Stevens Chapel		54.009	15	1,421	110		5%	3%	92%	0%
66	Johnston	Selma	5840 Buffalo		40.47	15	637	220		1%	26%	73%	0%
67	Johnston	Four Oaks	Langdon		32.12		239	90		30%	70%	0%	0%
72	Johnston	Clayton	Vinson		44.46		566	148		12%	88%	0%	0%
73	Johnston	Selma	7807 Buffalo		750.9		273	266		2%	98%	0%	0%
76	Nash	Castalia	North Nash		140.45	43.86	473	305		8%	74%	18%	0%
80	Franklin	Louisburg	Cardinal		66.03		610	220		24%	38%	38%	0%
81	Franklin	Bunn	Iga		108		597	200		4%	28%	68%	0%
82	Franklin	Castalia	Hawk		54.52		613	300		5%	70%	25%	0%
85	Halifax	Weldon	Sunflower		1131.58		1,132	210		1%	70%	8%	21%
87	Halifax	Weldon	Cork Oak		310.685		700	700		0%	96%	4%	0%
89	Nash	Red Oak	Carter		62.2		586	370		10%	67%	23%	0%
92	Nash	Red Oak	Cash		201.06		2,176	1,150		11%	62%	27%	0%
97	Nash	Nashville	Clayton		37		210	210		13%	87%	0%	0%
101	Johnston	Smithfield	Narenco		241.74	34.85	1,875	380		20%	77%	3%	0%
102	Halifax	Roanoke Rapids	Northern Cardinal		15.176		208	120		14%	10%	0%	76%
103	Halifax	Roanoke Rapids	Green Heron		30.55		1,068	120		24%	31%	18%	27%
109	Nash	Castalia	Tate		66.8		808	470		8%	92%	0%	0%
110	Nash	Castalia	Higgins		64.01		800	600		4%	34%	62%	0%
112	Nash	Castalia	Bonnie	5	42.8		255	145		27%	72%	0%	1%
122	Johnston	Angier	Church Rd	4.998	43.37	26	724	240		48%	52%	0%	0%
123	Johnston	Willow Springs	Page South		19.373		394	200		57%	43%	0%	0%
132	Nash	Bailey	Kojak	5	87.68	28.78	710	125		8%	63%	29%	0%
149	Johnston	Benson	Mule Farm		20.48		157	50		94%	0%	0%	6%
162	Johnston	Four Oaks	Four Oaks	2	41.84		922	790		2%	71%	27%	0%
188	Johnston	Benson	Benson	4.996	32.098		506	255		15%	85%	0%	0%
196	Wilson	Elm City	S Elm City		38.41	33.93	167	113		22%	78%	0%	0%

Parcel #	County	City	Name	Output (MW)	Total Acres	Used Acres	Avg. Dist to home	Closest Home	Adjoining Use by Acre			
									Res	Agri	Agri/Res	Com
197	Wilson	Elm City	E Elm City		39.79	35.79	262	101	94%	0%	0%	6%
200	Nash	Nashville	Red Oak Solar	5	80.5	25.54	728	460	16%	83%	0%	0%
209	Johnston	Smithfield	Canon	5	101.64	27.37	1,146	215	4%	41%	55%	0%
211	Halifax	Enfield	Chestnut	75	1428.05		1,429	210	4%	96%	0%	0%
213	Johnston	Benson	Banner		51.92		1,380	440	3%	51%	46%	0%
218	Johnston	Wendell	Wendell	5	75.06		593	215	19%	67%	14%	0%
230	Johnston	Zebulon	Thanksgiving Fire	1.999	20.3		354	175	19%	81%	0%	0%
302	Nash	Bailey	Sabattus		35.2		376	100	10%	35%	55%	0%
306	Nash	Bailey	Tracy		49.56	49.56	575	150	29%	71%	0%	0%
367	Warren	Macon	Five Forks		527.45		956	225	22%	0%	78%	0%
382	Warren	Warrenton	Bolton	6.24	304.64		4,835	4,670	9%	0%	86%	4%
383	Warren	Warrenton	Warrenton	6.24	152.68		1,037	125	47%	0%	39%	14%
387	Johnston	Newton Grove	Williams	5	29.33	29.33	393	335	13%	87%	0%	0%
411	Edgecombe	Battleboro	Fern	100	1235.42	960.71	1,494	220	5%	76%	19%	0%
415	Edgecombe	Rocky Mount	Edgecombe		1544.34	600	2,416	185	1%	38%	61%	0%
432	Edgecombe	Leggett	Whitakers-Leggett		122.82	122.82	2,454	255	1%	49%	50%	0%
433	Edgecombe	Pinetops	Pinetops		81.05	54	1,473	340	6%	40%	53%	1%
434	Edgecombe	Conetoe	Conetoe	80	1389.89	910.6	1,152	120	5%	78%	17%	0%
435	Edgecombe	Conetoe	Conetoe II		111.91	55.49	916	555	1%	56%	43%	0%
482	Halifax	Enfield	North 301	20	208.69	128.75	1,825	135	4%	63%	8%	25%
488	Franklin	Louisburg	Highest Power		553	427	271	58	62%	21%	16%	0%
509	Halifax	Littleton	Shieldwall	-	139.88	30.04	1,196	285	10%	50%	40%	0%
511	Halifax	Scotland Neck	American Beech	160	3255.22	1807.8	1,262	205	2%	58%	38%	3%
515	Johnston	Wendell	Truman(NC)	5	123.27	40.64	1,122	915	19%	28%	53%	0%
519	Edgecombe	Tarboro	Harts Mill		1522.82	1162.6	814	180	5%	43%	52%	0%
561	Halifax	Enfield	Halifax 80mw 2019	80	1007.58	1007.6	672	190	8%	73%	19%	0%
581	Warren	Manson	Virginia Line	35	695	342	1,147	275	6%	68%	20%	5%
584	Halifax	Enfield	Sweetleaf	94	1956.34	1250	968	160	5%	63%	32%	0%
590	Halifax	Enfield	Grissom	5	102.1	75.2	1,648	1,455	10%	74%	16%	0%
614	Johnston	Willow Springs	HCE Johnston 1	2.6	31.54	13.29	485	335	24%	73%	0%	3%
Total Number of Solar Farms				82								
Average				22.92	278.7	207.7	927	396	14%	56%	26%	4%
Median				5.00	77.8	40.6	686	213	8%	63%	19%	0%
High				160.00	3255.2	1807.8	4835	4670	94%	99%	100%	76%
Low				1.50	15.2	11.0	123	50	0%	0%	0%	0%

IV. Specific Factors on Harmony with the Area

I have completed a number of Impact Studies related to a variety of uses and I have found that the most common areas for impact on adjoining values typically follow the following hierarchy with descending levels of potential impact. I will discuss each of these categories and how they relate to a solar farm.

1. Hazardous material
2. Odor
3. Noise
4. Traffic
5. Stigma
6. Appearance

1. Hazardous material

The solar farm presents no potential hazardous waste byproduct as part of normal operation. Any fertilizer, weed control, vehicular traffic, or construction will be significantly less than typically applied in a residential development or even most agricultural uses.

The various solar farms that I have inspected and identified in the addenda have no known environmental impacts associated with the development and operation.

2. Odor

The various solar farms that I have inspected produced no odor.

3. Noise

Whether discussing passive fixed solar panels, or single-axis trackers, there is no negative impact associated with noise from a solar farm. The transformer reportedly has a hum similar to an HVAC that can only be heard in close proximity to this transformer and the buffers on the property are sufficient to make emitted sounds inaudible from the adjoining properties. No sound is emitted from the facility at night.

The various solar farms that I have inspected were inaudible from the roadways.

4. Traffic

The solar farm will have no onsite employee's or staff. The site requires only minimal maintenance. Relative to other potential uses of the site (such as a residential subdivision), the additional traffic generated by a solar farm use on this site is insignificant.

5. Stigma

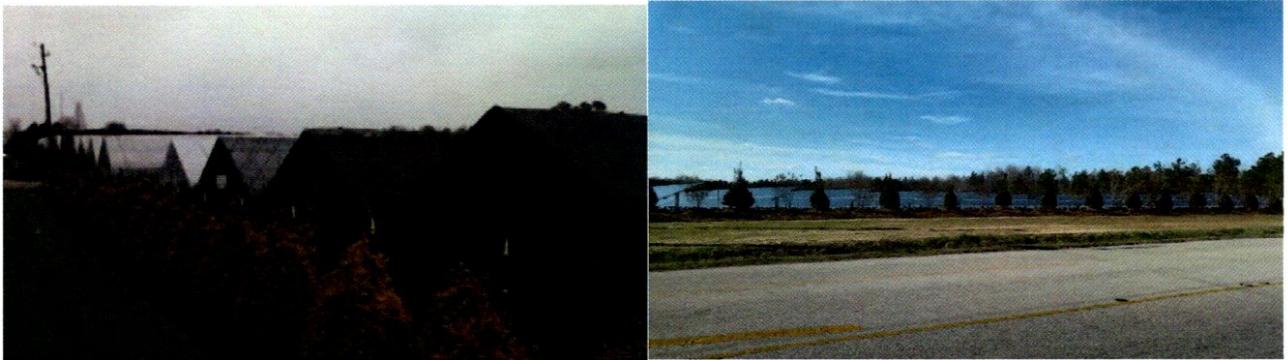
There is no stigma associated with solar farms and solar farms and people generally respond favorably towards such a use. While an individual may express concerns about proximity to a solar farm, there is no specific stigma associated with a solar farm. Stigma generally refers to things such as adult establishments, prisons, rehabilitation facilities, and so forth.

Solar panels have no associated stigma and in smaller collections are found in yards and roofs in many residential communities. Solar panels on a roof are often cited as an enhancement to the property in marketing brochures.

I see no basis for an impact from stigma due to a solar farm.

6. Appearance

Although “appearance” has been ruled by NC Courts to be irrelevant to the issue of “harmony with an area,” I note that larger solar farms using fixed or tracking panels are a passive use of the land that is considered in keeping with a rural/residential area. As shown below, solar farms are comparable to larger greenhouses. This is not surprising given that a greenhouse is essentially another method for collecting passive solar energy. The greenhouse use is well received in residential/rural areas and has a similar visual impact as a solar farm.



The solar panels are all less than 15 feet high, which means that the visual impact of the solar panels will be similar in height to a typical greenhouse and lower than a single story residential dwelling. Were the subject property developed with single family housing, that development would have a much greater visual impact on the surrounding area given that a two-story home with attic could be three to four times as high as these proposed panels.

7. Conclusion

On the basis of the factors described above, it is my professional opinion that the proposed solar farm will be in harmony with the area in which it is to be developed. The breakdown of adjoining uses is similar to the other solar farms tracked.

V. Conclusion

The matched pair analysis shows no impact in home values due to abutting or adjoining a solar farm as well as no impact to abutting or adjacent vacant residential or agricultural land. The criteria that typically correlates with downward adjustments on property values such as noise, odor, and traffic all indicate that a solar farm is a compatible use for rural/residential transition areas and that it would function in a harmonious manner with this area.

Very similar solar farms in very similar areas have been found by hundreds of towns and counties not to have a substantial injury to abutting or adjoining properties, and many of those findings of no impact have been upheld by N.C. Courts or overturned by N.C. Courts when a board found otherwise (see, for example *Dellinger v. Lincoln County*). Similar solar farms have been approved adjoining agricultural uses, schools, churches, and residential developments. Industrial uses rarely absorb negative impacts from adjoining uses.

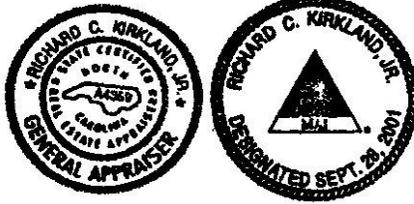
Based on the data and analysis in this report, it is my professional opinion that the solar farm proposed at the subject property will have no impact on the value of adjoining or abutting property and that the proposed use is in harmony with the area in which it is located. I note that some of the positive implications of a solar farm that have been expressed by people living next to solar farms include protection from future development of residential developments or other more intrusive uses, reduced dust, odor and chemicals from former farming operations, protection from light pollution at night, it's quiet, and there is no traffic.

If you have any further questions please call me any time.

Sincerely,



Richard C. Kirkland, Jr., MAI
State Certified General Appraiser



Nicholas D. Kirkland
Trainee Appraiser

Limiting Conditions and Assumptions

Acceptance of and/or use of this report constitutes acceptance of the following limiting conditions and assumptions; these can only be modified by written documents executed by both parties.

- ❖ The basic limitation of this and any appraisal is that the appraisal is an opinion of value, and is, therefore, not a guarantee that the property would sell at exactly the appraised value. The market price may differ from the market value, depending upon the motivation and knowledge of the buyer and/or seller, and may, therefore, be higher or lower than the market value. The market value, as defined herein, is an opinion of the probable price that is obtainable in a market free of abnormal influences.
- ❖ I do not assume any responsibility for the legal description provided or for matters pertaining to legal or title considerations. I assume that the title to the property is good and marketable unless otherwise stated.
- ❖ I am appraising the property as though free and clear of any and all liens or encumbrances unless otherwise stated.
- ❖ I assume that the property is under responsible ownership and competent property management.
- ❖ I believe the information furnished by others is reliable, but I give no warranty for its accuracy.
- ❖ I have made no survey or engineering study of the property and assume no responsibility for such matters. All engineering studies prepared by others are assumed to be correct. The plot plans, surveys, sketches and any other illustrative material in this report are included only to help the reader visualize the property. The illustrative material should not be considered to be scaled accurately for size.
- ❖ I assume that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. I take no responsibility for such conditions or for obtaining the engineering studies that may be required to discover them.
- ❖ I assume that the property is in full compliance with all applicable federal, state, and local laws, including environmental regulations, unless the lack of compliance is stated, described, and considered in this appraisal report.
- ❖ I assume that the property conforms to all applicable zoning and use regulations and restrictions unless nonconformity has been identified, described and considered in this appraisal report.
- ❖ I assume that all required licenses, certificates of occupancy, consents, and other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.
- ❖ I assume that the use of the land and improvements is confined within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted in this report.
- ❖ I am not qualified to detect the presence of floodplain or wetlands. Any information presented in this report related to these characteristics is for this analysis only. The presence of floodplain or wetlands may affect the value of the property. If the presence of floodplain or wetlands is suspected the property owner would be advised to seek professional engineering assistance.
- ❖ For this appraisal, I assume that no hazardous substances or conditions are present in or on the property. Such substances or conditions could include but are not limited to asbestos, urea-formaldehyde foam insulation, polychlorinated biphenyls (PCBs), petroleum leakage or underground storage tanks, electromagnetic fields, or agricultural chemicals. I have no knowledge of any such materials or conditions unless otherwise stated. I make no claim of technical knowledge with regard to testing for or identifying such hazardous materials or conditions. The presence of such materials, substances or conditions could affect the value of the property. However, the values estimated in this report are predicated on the assumption that there are no such materials or conditions in, on or in close enough proximity to the property to cause a loss in value. The client is urged to retain an expert in this field, if desired.
- ❖ Unless otherwise stated in this report the subject property is appraised without a specific compliance survey having been conducted to determine if the property is or is not in conformance with the requirements of the

Americans with Disabilities Act (effective 1/26/92). The presence of architectural and/or communications barriers that are structural in nature that would restrict access by disabled individuals may adversely affect the property's value, marketability, or utility.

- ❖ Any allocation of the total value estimated in this report between the land and the improvements applies only under the stated program of utilization. The separate values allocated to the land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.
- ❖ Possession of this report, or a copy thereof, does not carry with it the right of publication.
- ❖ I have no obligation, by reason of this appraisal, to give further consultation or testimony or to be in attendance in court with reference to the property in question unless further arrangements have been made regarding compensation to Kirkland Appraisals, LLC.
- ❖ Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser, or the firm with which the appraiser is connected) shall be disseminated to the public through advertising, public relations, news, sales, or other media without the prior written consent and approval of Kirkland Appraisals, LLC, and then only with proper qualifications.
- ❖ Any value estimates provided in this report apply to the entire property, and any proration or division of the total into fractional interests will invalidate the value estimate, unless such proration or division of interests has been set forth in the report.
- ❖ Any income and expenses estimated in this report are for the purposes of this analysis only and should not be considered predictions of future operating results.
- ❖ This report is not intended to include an estimate of any personal property contained in or on the property, unless otherwise stated.
- ❖ This report is subject to the Code of Professional Ethics of the Appraisal Institute and complies with the requirements of the State of North Carolina for State Certified General Appraisers. This report is subject to the certification, definitions, and assumptions and limiting conditions set forth herein.
- ❖ The analyses, opinions and conclusions were developed based on, and this report has been prepared in conformance with, our interpretation of the guidelines and recommendations set forth in the Financial Institutions Reform, Recovery, and Enforcement Act of 1989 (FIRREA).
- ❖ This is a Real Property Appraisal Consulting Assignment.

Certification

I certify that, to the best of my knowledge and belief:

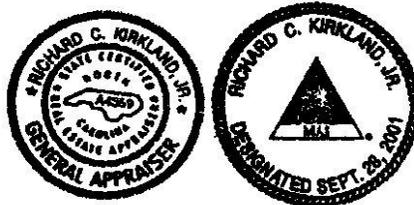
1. The statements of fact contained in this report are true and correct;
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analyses, opinions, and conclusions;
3. I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved;
4. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment;
5. My engagement in this assignment was not contingent upon developing or reporting predetermined results;
6. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of the appraisal;
7. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute;
8. The reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
9. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives;
10. I have not made a personal inspection of the property that is the subject of this report and;
11. No one provided significant real property appraisal assistance to the person signing this certification.
12. As of the date of this report I have completed the requirements of the continuing education program of the Appraisal Institute;
13. I have completed a similar impact analysis for the same client on the same project in 2016 as detailed earlier in this report.

Disclosure of the contents of this appraisal report is governed by the bylaws and regulations of the Appraisal Institute and the National Association of Realtors.

Neither all nor any part of the contents of this appraisal report shall be disseminated to the public through advertising media, public relations media, news media, or any other public means of communications without the prior written consent and approval of the undersigned.



Richard C. Kirkland, Jr., MAI
State Certified General Appraiser




Nicholas D. Kirkland
Trainee Appraiser



Kirkland Appraisals, LLC

Richard C. Kirkland, Jr., MAI
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Raleigh, North Carolina 27603
Mobile (919) 414-8142
rkirkland2@gmail.com
www.kirklandappraisals.com

PROFESSIONAL EXPERIENCE

Kirkland Appraisals, LLC , Raleigh, N.C. Commercial appraiser	2003 – Present
Hester & Company , Raleigh, N.C. Commercial appraiser	1996 – 2003

PROFESSIONAL AFFILIATIONS

MAI (Member, Appraisal Institute) designation #11796	2001
NC State Certified General Appraiser # A4359	1999
VA State Certified General Appraiser # 4001017291	
SC State Certified General Appraiser # 6209	
FL State Certified General Appraiser # RZ3950	
IL State Certified General Appraiser # 553.002633	
OR State Certified General Appraiser # C001204	

EDUCATION

Bachelor of Arts in English , University of North Carolina, Chapel Hill	1993
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CONTINUING EDUCATION

Income Approach Case Studies for Commercial Appraisers	2018
Introduction to Expert Witness Testimony for Appraisers	2018
Appraising Small Apartment Properties	2018
Florida Appraisal Laws and Regulations	2018
Uniform Standards of Professional Appraisal Practice Update	2018
Appraisal of REO and Foreclosure Properties	2017
Appraisal of Self Storage Facilities	2017
Land and Site Valuation	2017
NCDOT Appraisal Principles and Procedures	2017
Uniform Standards of Professional Appraisal Practice Update	2016
Forecasting Revenue	2015
Wind Turbine Effect on Value	2015
Supervisor/Trainee Class	2015
Business Practices and Ethics	2014
Subdivision Valuation	2014
Uniform Standards of Professional Appraisal Practice Update	2014
Introduction to Vineyard and Winery Valuation	2013
Appraising Rural Residential Properties	2012
Uniform Standards of Professional Appraisal Practice Update	2012
Supervisors/Trainees	2011
Rates and Ratios: Making sense of GIMs, OARs, and DCFs	2011
Advanced Internet Search Strategies	2011
Analyzing Distressed Real Estate	2011
Uniform Standards of Professional Appraisal Practice Update	2011

Business Practices and Ethics	2011
Appraisal Curriculum Overview (2 Days – General)	2009
Appraisal Review - General	2009
Uniform Standards of Professional Appraisal Practice Update	2008
Subdivision Valuation: A Comprehensive Guide	2008
Office Building Valuation: A Contemporary Perspective	2008
Valuation of Detrimental Conditions in Real Estate	2007
The Appraisal of Small Subdivisions	2007
Uniform Standards of Professional Appraisal Practice Update	2006
Evaluating Commercial Construction	2005
Conservation Easements	2005
Uniform Standards of Professional Appraisal Practice Update	2004
Condemnation Appraising	2004
Land Valuation Adjustment Procedures	2004
Supporting Capitalization Rates	2004
Uniform Standards of Professional Appraisal Practice, C	2002
Wells and Septic Systems and Wastewater Irrigation Systems	2002
Appraisals 2002	2002
Analyzing Commercial Lease Clauses	2002
Conservation Easements	2000
Preparation for Litigation	2000
Appraisal of Nonconforming Uses	2000
Advanced Applications	2000
Highest and Best Use and Market Analysis	1999
Advanced Sales Comparison and Cost Approaches	1999
Advanced Income Capitalization	1998
Valuation of Detrimental Conditions in Real Estate	1999
Report Writing and Valuation Analysis	1999
Property Tax Values and Appeals	1997
Uniform Standards of Professional Appraisal Practice, A & B	1997
Basic Income Capitalization	1996

On motion of Sue Leggett seconded by Mary P. Wells and duly passed that the Board go into a quasi-judicial public hearing.

The Clerk to the Nash County Board of Commissioners, Janice Evans, administered the oath for testimony to five (5) people, which includes the following:

Adam Tyson
Nathan Duggins
Phillip Martin
Tommy Cleveland
Nick Kirkland

Mr. Nathan Duggins, Tuggle Duggins Law Firm, Greensboro, NC representing Ecoplexus, Inc. testified and presented legal argument under oath and presented for the record experts for questioning.

Mr. Phillip Martin, Ecoplexus, Inc., testified under oath and provided background information to the Board on the project.

Mr. Tommy Cleveland, Engineer, testified under oath speaking on health and safety of this technology and this project. He stated it is his professional opinion that this project would not have any material health or safety impacts to the community, and also it fits in with the area.

Mr. Nick Kirkland, Kirkland Appraisals, LLC, testified under oath speaking on value, harmony and use. He stated it is his professional opinion that the proposed solar farm will be a harmonious use in its location and that the proposed solar farm will not impact adjoining property values.

Ms. Evans administered the oath for testimony to Ken Ripley.

Mr. Ken Ripley, Spring Hope, NC spoke to answer Commissioner Fred Belfield, Jr.'s question regarding the approval by the Town of Spring Hope.

On motion of J. Wayne Outlaw seconded by Dan Cone and duly passed that the public hearing adjourn.

On motion of Lou M. Richardson seconded by Fred Belfield, Jr. and duly passed that the Nash County Board of Commissioners adopts **Option 'A'** related to Conditional Use Permit Request CU-200101.

Option 'A': Conclusions with Supporting Findings of Fact for APPROVAL:

- (1) The proposed development meets all the standards required by the Nash County Unified Development Ordinance, including the specific requirements of Article XI, Section 11-4, Subsection 11-4.72(a) for solar farm facilities because:**

- (a) The proposed site is located in the A1 (Agricultural) Zoning District and a solar farm is a permitted land use in this district with the issuance of a conditional use permit by the Nash County Board of Commissioners.
- (b) The proposed solar panel arrays are depicted on the submitted site plan to reach a maximum height of fifteen feet (15') above grade, not exceeding the maximum allowable height of twenty-five feet (25').
- (c) The submitted site plan depicts the proposed solar farm facilities and structures to be in conformance with the principal building setback requirements of the A1 (Agricultural) Zoning District in which it will be located.
- (d) The submitted site plan depicts the solar farm facility enclosed by a six-foot (6') high chain-link security fence topped with three-strand barbed wire.
- (e) The submitted site plan depicts the location of the maximum potential extent of the solar panel array coverage on the subject properties meeting the required separation distances from the surrounding property lines. It also depicts the locations of the proposed substation, inverters, access drives, vegetative screening buffers, and areas to remain undisturbed for the protection of existing wetlands and riparian stream buffers. The site plan includes a scaled drawing of the proposed solar collector structures.
- (f) No visual safety hazard is anticipated to be caused for motorists passing the solar farm facility because the photovoltaic cells will be treated with an anti-reflective coating in order to prevent glare.
- (g) Solar farm facilities shall be removed, at the owner's expense, within one hundred eighty (180) days of a determination by the Zoning Administrator that the facility is no longer being maintained in an operable state of good repair, unless a different responsible party is identified by the lease agreement.

(2) The proposed development will not materially endanger the public health or safety because:

- (a) The solar farm will be fenced and gated to control access to the facility.
- (b) The solar farm facility will be constructed to meet all applicable construction codes.
- (c) The solar panels that comprise the solar arrays are made primarily of glass and they do not contain dangerous materials, nor do they emit dust, noxious fumes, or liquids.
- (d) The solar panels are designed to absorb light, rather than reflect it, which mitigates glare concerns for adjoining properties.

(3) The proposed development will not substantially injure the value of adjoining or abutting property because:

- (a) The applicant has submitted an appraisal impact assessment for the proposed solar farm facility prepared by Richard C. Kirkland, Jr., MAI of Kirkland Appraisals LLC, which concludes that in his professional opinion, "the solar farm proposed at the subject property will have no impact on the value of adjoining or abutting property."
- (b) The solar farm facility generates minimal noise during operational daylight hours and no noise at night.

- (c) The solar farm facility does not generate dust, fumes, or odors.
 - (d) After construction, the solar farm facility will generate no additional traffic with the exception of routine maintenance inspections or repairs.
 - (e) The solar farm facility shall be screened from view by the proposed existing or planted vegetative buffers.
- (4) The proposed development will be in harmony with the area in which it is to be located because:**
- (a) The applicant has submitted an appraisal impact assessment for the proposed solar farm facility prepared by Richard C. Kirkland, Jr., MAI of Kirkland Appraisals LLC, which concludes that in his professional opinion, “the proposed use is in harmony with the area in which it is located.”
 - (b) The appraisal impact assessment cites the potential positive implications of solar farms for nearby residents including “protection from future development of residential developments or other more intrusive uses, reduced dust, odor and chemicals from former farming operations, protection from light pollution at night, it’s quiet, and there is no traffic.”
- (5) The proposed development will be in general conformity with the Nash County Land Development Plan because:**
- (a) The Nash County Land Development Plan designates the subject property as a Suburban Growth Area.
 - (b) While the Land Development Plan does not specifically comment on solar farms as a potential land use, solar farm facilities have previously been determined to be compatible with the Suburban Growth Area because:
 - i) The solar farm facility is a relatively low-intensity land use consistent with the existing low-density residential and agricultural development pattern of the surrounding area.
 - ii) The solar farm facility does not require public infrastructure services such as the provision of a water supply or wastewater disposal services.
 - iii) The solar farm facility will provide a renewable, sustainable alternative source of energy to benefit the community.

On motion of Sue Leggett seconded by Lou M. Richardson and duly passed that the Nash County Board of Commissioners **APPROVE** Conditional Use Permit Request CU-200101 subject to the following attached permit conditions:

- (1) The solar farm facility shall be developed on the subject properties in accordance with the submitted application materials, the approved site plan, and all applicable requirements of the Nash County Unified Development Ordinance.
- (2) All vegetative screening buffers shall be planted or preserved as depicted on the approved site plan and shall be maintained and/or replaced as necessary in order to provide effective visual screening of the solar farm facility.
- (3) Upon approval of the conditional use permit, the applicant shall submit the required permit recording fee made payable to the Nash County Register of Deeds.

- (4) Prior to the issuance of a construction authorization, the developer shall submit a revised site plan depicting the specific construction details of the solar farm facility.
- (5) The development of the solar farm facility shall be subject to the approval and issuance of the following additional permits and documents, as applicable:
 - (a) Sedimentation & Erosion Control Plan Approval, Riparian Stream Buffer Determinations, and Stream Crossing Approvals issued by the N.C. Department of Environmental Quality and/or the U.S. Army Corps of Engineers (as applicable);
 - (b) Driveway Permits issued by the N.C. Department of Transportation;
 - (c) Demolition Permit issued by the Nash County Planning & Inspections Department and Well and/or Wastewater System Abandonment Permits issued by the Nash County Environmental Health Division (if necessary) for the existing structures located at 1652 N Old Franklin Rd;
 - (d) Tar-Pamlico River Basin Overlay District Stormwater Permit issued by the Nash County Planning & Inspections Department; and
 - (e) Zoning Permit and Electrical Permit issued by the Nash County Planning & Inspections Department.
- (6) The landowner(s) of record shall be responsible for the deconstruction and removal of the solar farm at such time that the facility is either decommissioned or abandoned in accordance with the requirements of UDO Article XI, Section 11-4, Subsection 11-4.72(a)(G).

Mr. Tyson presented for the Board's consideration Conditional Use Permit CU-190701 Amendment Request to Expand the Phobos Solar, LLC Solar Farm to Include Property Located at 2949 Old Nash Rd and 3951 & 3990 Frazier Rd. and requested a quasi-judicial public hearing, adoption of conclusions with supporting findings of fact, and approval or denial the permit amendment request. He also requested the following report, maps, and documents be accepted as evidence in this case for consideration during the following quasi-judicial public hearing.

Nash County

Commissioner's Agenda Information Sheet

Date: February 3, 2020

Page 1 of 5
Attachments: 8

Item: Conditional Use Permit CU-190701 Amendment Request to Expand the Phobos Solar, LLC Solar Farm to Include Property Located at 2949 Old Nash Rd and 3951 & 3990 Frazier Rd.

Initiated By: Adam Tyson, Planning Director

Actions Proposed: Hold a quasi-judicial public hearing, adopt conclusions with supporting findings of fact, and approve or deny the permit amendment request.

Notice of Public Hearing:

Mailed Notice: January 22, 2020 (To property owners within 600 feet)
 Published Notice: January 22, 2020 (The Enterprise)
 January 23 & 30, 2020 (The Rocky Mount Telegram)

Posted Notice: January 23, 2020 (On the subject property)

Property Tax ID #: PIN # 275700275519 / Parcel ID # 010331 (Portion)

Commissioner District: District #3 – Dan Cone

Description of the Subject Property:

The subject property consists of an approximately 24 acre eastern portion of an approximately 40 acre tract of land owned by Tracie Winstead and located at 2949 Old Nash Road and 3951 & 3990 Frazier Road, Middlesex, NC 27557 in the A1 (Agricultural) Zoning District.

The property is immediately adjacent to the existing Brantley Solar Farm (approximately 360 acres) on the north side of Frazier Road and to the proposed Phobos Solar Farm (approximately 692 acres) on the south side of Frazier Road.

The property is primarily used for agricultural cultivation and also includes three existing dwellings (two of which appear to be dilapidated) around the intersection of Frazier Road and Old Nash Road.

The property is not located in a regulated floodplain or a designated watershed protection overlay district and is primarily located in the Neuse River Basin.

Description of the Permit Amendment Request:

Conditional Use Permit CU-190701 was issued by the Nash County Board of Commissioners on August 5, 2019 to authorize the development of the proposed 80-megawatt (AC) photovoltaic Phobos Solar Farm across eight tracts of land totaling approximately 692 acres. The applicant, Phobos Solar LLC, has now determined a need to expand the project area to include the approximately 24 acre eastern portion of the subject property as well to accommodate additional solar panels in order to generate the proposed amount of electricity.

Therefore, the applicant has submitted a request on behalf of the property owner to amend Conditional Use Permit CU-190701 to include the subject property within the Phobos Solar Farm project area.

The expanded portion of the solar farm facility will be accessed from both sides of Frazier Road and will include fenced areas containing rows of ground-mounted solar panel arrays that slowly tilt throughout the daylight hours to track the movement of the sun. The power generated by the entire facility will be sold to the local utility provider, Duke Energy Progress.

The area of the proposed solar farm will be visually screened from the immediately adjacent Elizabeth Missionary Baptist Church property to the east and the existing dwelling at 4124 Frazier Road to the south by a 25' wide planted vegetative screening buffer in accordance with the requirements of the Nash County Unified Development Ordinance. It will also be screened from the Frazier Road public right-of-way by additional "elective" vegetative screening proposed by the applicant.

The applicant has proposed the attachment of the following additional condition to the previously issued Conditional Use Permit CU-190701:

A thirty-foot (30') wide access route for pedestrian and vehicular traffic as depicted on the submitted site plan from Frazier Road across the property identified as Tax Parcel ID #003971 currently in the ownership of R. Autry Bissette to the immediately adjacent properties to the west identified as Tax Parcel ID #035924 at 4124 Frazier Rd currently in the ownership of Pamela Morgan Smith & Glen A. Smith and Tax Parcel ID #004145 at 4152 Frazier Rd currently in the ownership of David Manning & Hilda Rae Manning shall remain open at all times during the term of Phobos Solar, LLC's leasehold interest in the subject property.

All other conditions previously attached to the conditional use permit shall remain in effect and shall apply to the subject property as well.

TRC Recommendation:

The Nash County Technical Review Committee (TRC) considered the request to amend Conditional Use Permit CU-190701 on January 3, 2020 and recommended **APPROVAL**.

Planning Board Recommendation:

The Nash County Planning Board considered the request to amend Conditional Use Permit CU-190701 on January 21, 2020. The only member of the public, other than representatives of the applicant, to address the Board with regard to this request was Mr. Steve Petty. The applicant addressed Mr. Petty's concerns with the additional proposed condition regarding the thirty-foot (30') wide access route from Frazier Road.

The Planning Board voted unanimously to recommend:

- (1) **APPROVAL of Option 'A' below** – which includes conclusions with supporting findings of fact for the amendment of the previously issued conditional use permit; and
 - (2) **APPROVAL** of the request to amend the conditional use permit subject to the suggested additional condition listed below.
-

Suggested Motions:

MOTION #1: ADOPT CONCLUSIONS WITH SUPPORTING FINDINGS OF FACT:

*I move that the Nash County Board of Commissioners adopts **Option 'A' or 'B'** (choose one from below) related to the request to amend Conditional Use Permit CU-190701.*

Option 'A': Conclusions with Supporting Findings of Fact for APPROVAL:

- (1) **The proposed development meets all the standards required by the Nash County Unified Development Ordinance, including the specific requirements of Article XI, Section 11-4, Subsection 11-4.72(a) for solar farm facilities** because the subject property is located in the A1 (Agricultural) Zoning District and the expanded area of the facility is proposed to be constructed to the same design standards as the previously approved portion of the Phobos Solar Farm.
- (2) **The proposed development will not materially endanger the public health or safety because** there is no evidence that the expanded area of the solar farm facility will pose any unique threat not already considered in relation to the previously approved portion of the Phobos Solar Farm.
- (3) **The proposed development will not substantially injure the value of adjoining or abutting property because** the applicant has submitted an appraisal impact assessment for the proposed expansion of the previously approved Phobos Solar Farm prepared by Richard C. Kirkland, Jr., MAI of Kirkland Appraisals LLC, which concludes that in his professional opinion, "the solar farm proposed at the subject property will have no impact on the value of adjoining or abutting property."
- (4) **The proposed development will be in harmony with the area in which it is to be located because** the applicant has submitted an appraisal impact assessment for the proposed expansion of the previously approved Phobos Solar Farm prepared by Richard C. Kirkland, Jr., MAI of Kirkland Appraisals LLC, which concludes that in his professional opinion, "the proposed use is in harmony with the area in which it is located" due to the potential positive implications of solar farms

for nearby residents including “protection from future development of residential developments or other more intrusive uses, reduced dust, odor and chemicals from former farming operations, protection from light pollution at night, it’s quiet, and there is no traffic.”

- (5) The proposed development will be in general conformity with the Nash County Land Development Plan because** the subject property is designated as Suburban Growth Area and solar farm facilities have previously been determined to be compatible with the Suburban Growth Area because they are a relatively low-intensity land use that does not require public infrastructure services (water supply or wastewater disposal) and that provides a renewable, sustainable alternative source of energy to benefit the community.

--- OR ---

Option ‘B’: Conclusions with Supporting Findings of Fact for DENIAL:

To deny the request to amend the conditional use permit, the Board needs only to identify any one or more of the five standards listed above that the proposed development fails to satisfy and then adopt findings of fact to support that conclusion based upon the evidence and testimony presented at the public hearing.

MOTION #2: APPROVE OR DENY THE CONDITIONAL USE PERMIT AMENDMENT:

*I move that the Nash County Board of Commissioners **APPROVE or DENY (choose one)** the request to amend Conditional Use Permit CU-190701 subject to the following additional permit condition:*

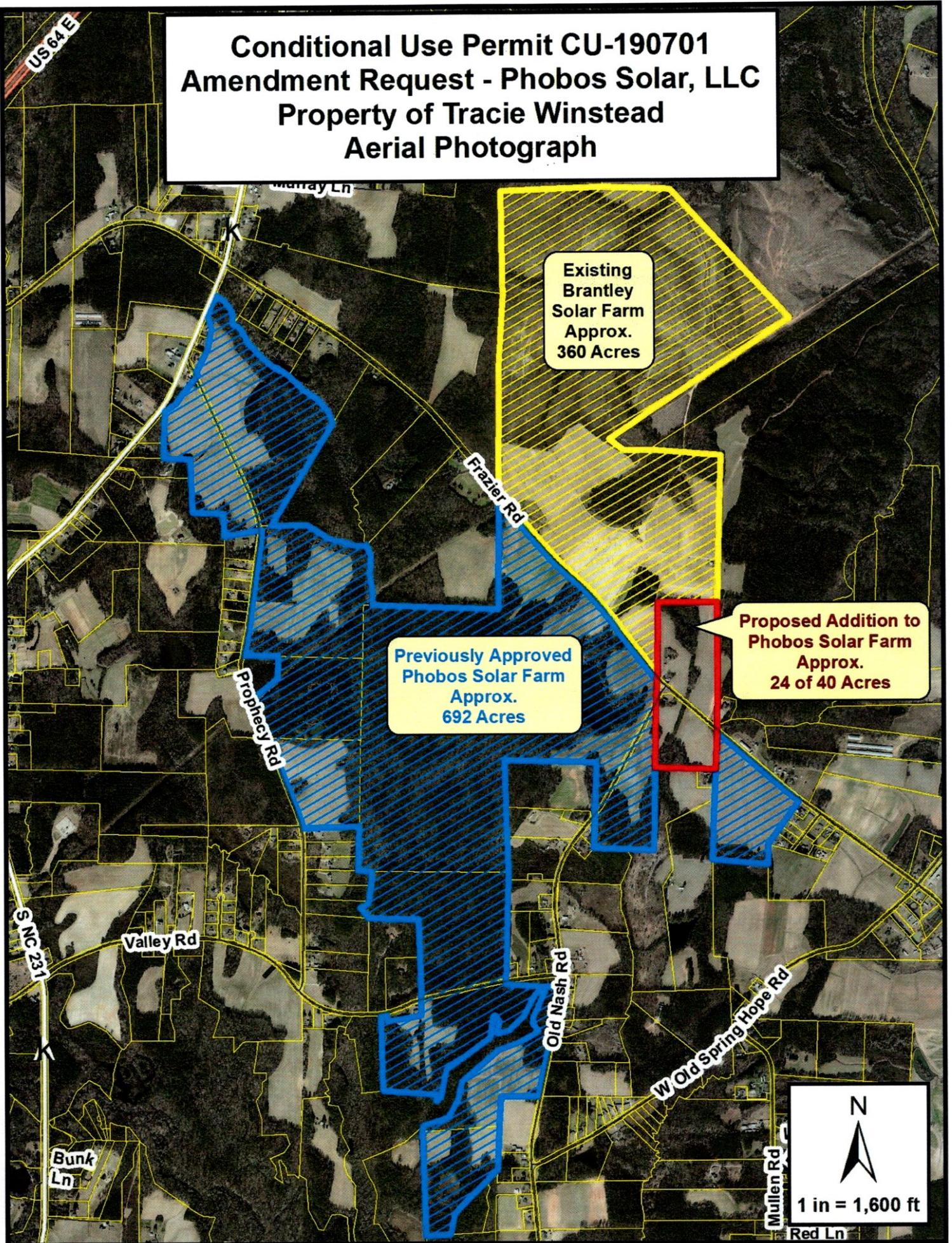
A thirty-foot (30’) wide access route for pedestrian and vehicular traffic as depicted on the submitted site plan from Frazier Road across the property identified as Tax Parcel ID #003971 currently in the ownership of R. Autry Bissette to the immediately adjacent properties to the west identified as Tax Parcel ID #035924 at 4124 Frazier Rd currently in the ownership of Pamela Morgan Smith & Glen A. Smith and Tax Parcel ID #004145 at 4152 Frazier Rd currently in the ownership of David Manning & Hilda Rae Manning shall remain open at all times during the term of Phobos Solar, LLC’s leasehold interest in the subject property.

**Conditional Use Permit CU-190701
Amendment Request - Phobos Solar, LLC
Property of Tracie Winstead
Aerial Photograph**

Existing
Brantley
Solar Farm
Approx.
360 Acres

Previously Approved
Phobos Solar Farm
Approx.
692 Acres

Proposed Addition to
Phobos Solar Farm
Approx.
24 of 40 Acres

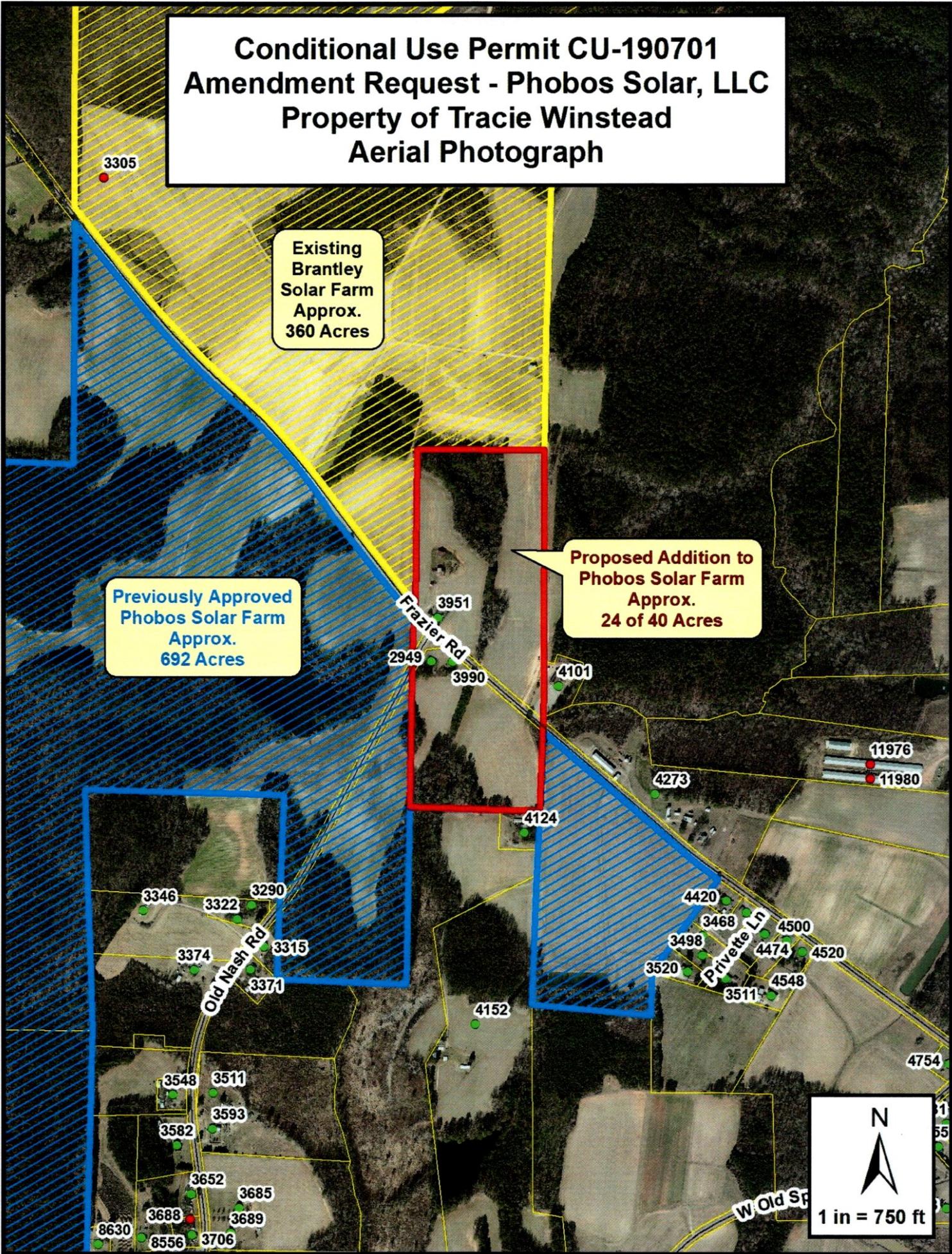


**Conditional Use Permit CU-190701
Amendment Request - Phobos Solar, LLC
Property of Tracie Winstead
Aerial Photograph**

Existing
Brantley
Solar Farm
Approx.
360 Acres

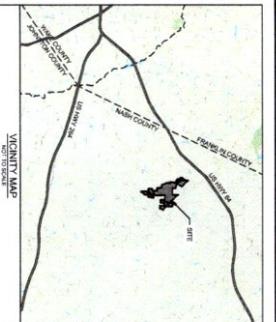
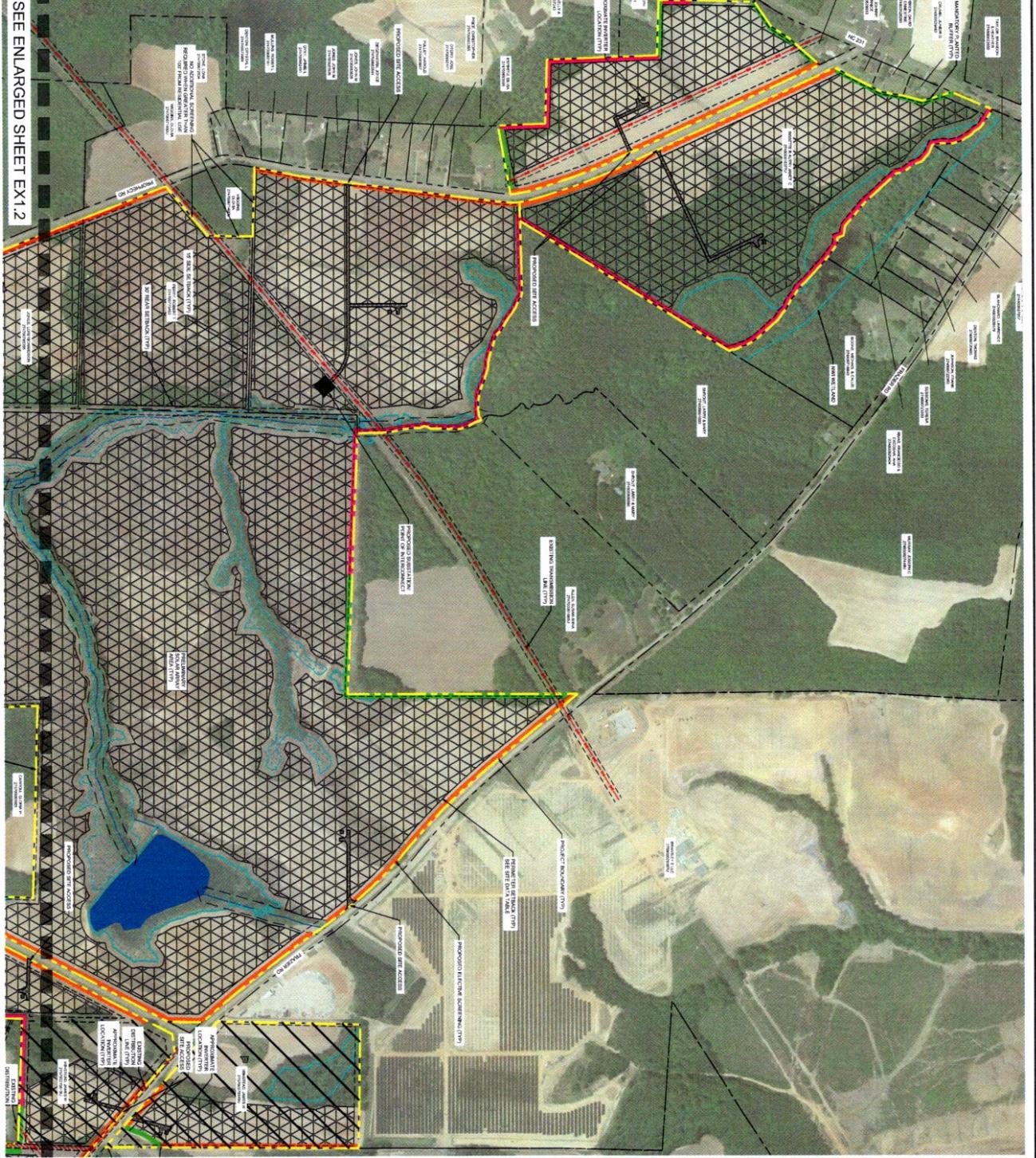
Previously Approved
Phobos Solar Farm
Approx.
692 Acres

Proposed Addition to
Phobos Solar Farm
Approx.
24 of 40 Acres



This document, together with the concepts and design presented herein, is an instrument of service, is intended only for the specific purpose and client for which it was prepared. Review of and reliance on this document without written authorization and objection by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

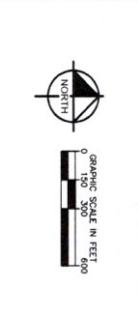
SEE ENLARGED SHEET EX1.2



SITE DATA TABLE	
PROJECT AREA	3700 ACRES
PANEL ID #	2730000010, 2730000020, 2730000030, 2730000040, 2730000050, 2730000060, 2730000070, 2730000080, 2730000090, 2730000100, 2730000110, 2730000120, 2730000130, 2730000140, 2730000150, 2730000160, 2730000170, 2730000180, 2730000190, 2730000200, 2730000210, 2730000220, 2730000230, 2730000240, 2730000250, 2730000260, 2730000270, 2730000280, 2730000290, 2730000300, 2730000310, 2730000320, 2730000330, 2730000340, 2730000350, 2730000360, 2730000370, 2730000380, 2730000390, 2730000400, 2730000410, 2730000420, 2730000430, 2730000440, 2730000450, 2730000460, 2730000470, 2730000480, 2730000490, 2730000500, 2730000510, 2730000520, 2730000530, 2730000540, 2730000550, 2730000560, 2730000570, 2730000580, 2730000590, 2730000600, 2730000610, 2730000620, 2730000630, 2730000640, 2730000650, 2730000660, 2730000670, 2730000680, 2730000690, 2730000700, 2730000710, 2730000720, 2730000730, 2730000740, 2730000750, 2730000760, 2730000770, 2730000780, 2730000790, 2730000800, 2730000810, 2730000820, 2730000830, 2730000840, 2730000850, 2730000860, 2730000870, 2730000880, 2730000890, 2730000900, 2730000910, 2730000920, 2730000930, 2730000940, 2730000950, 2730000960, 2730000970, 2730000980, 2730000990, 2730001000
APPROXIMATE FARM	2730000010, 2730000020, 2730000030, 2730000040, 2730000050, 2730000060, 2730000070, 2730000080, 2730000090, 2730000100, 2730000110, 2730000120, 2730000130, 2730000140, 2730000150, 2730000160, 2730000170, 2730000180, 2730000190, 2730000200, 2730000210, 2730000220, 2730000230, 2730000240, 2730000250, 2730000260, 2730000270, 2730000280, 2730000290, 2730000300, 2730000310, 2730000320, 2730000330, 2730000340, 2730000350, 2730000360, 2730000370, 2730000380, 2730000390, 2730000400, 2730000410, 2730000420, 2730000430, 2730000440, 2730000450, 2730000460, 2730000470, 2730000480, 2730000490, 2730000500, 2730000510, 2730000520, 2730000530, 2730000540, 2730000550, 2730000560, 2730000570, 2730000580, 2730000590, 2730000600, 2730000610, 2730000620, 2730000630, 2730000640, 2730000650, 2730000660, 2730000670, 2730000680, 2730000690, 2730000700, 2730000710, 2730000720, 2730000730, 2730000740, 2730000750, 2730000760, 2730000770, 2730000780, 2730000790, 2730000800, 2730000810, 2730000820, 2730000830, 2730000840, 2730000850, 2730000860, 2730000870, 2730000880, 2730000890, 2730000900, 2730000910, 2730000920, 2730000930, 2730000940, 2730000950, 2730000960, 2730000970, 2730000980, 2730000990, 2730001000
ZONING	AGRICULTURAL DISTRICT
COMBINED LAND USE	AGRICULTURAL/FORESTED
PROPOSED LAND USE	SOLAR FARM
ROADS	<ul style="list-style-type: none"> 30' ROAD ROW 30' ROAD ROW 30' ROAD ROW 30' ROAD ROW

LEGEND	
[Symbol]	PROJECT BOUNDARY
[Symbol]	PROMOTIVE STRIP
[Symbol]	BLACK-LINE STRIP
[Symbol]	30' BURN-IN STRIP
[Symbol]	EXISTING OPENFIELD
[Symbol]	PROPOSED STRIP
[Symbol]	FIELD DELIMITED WETLANDS
[Symbol]	WIND WETLANDS
[Symbol]	30' MANUFACTURE PLANTED BUFFER
[Symbol]	PROPOSED ELECTRIC SCHEMATIC
[Symbol]	30' MANUFACTURE FENCED BUFFER
[Symbol]	MANUFACTURE EXISTING
[Symbol]	ADDITIONAL PANEL AREA

- NOTES**
1. ALL EXISTING AND QUALITY CONSTRAINTS AND BOUNDARIES SHOWN ARE BASED ON THE MOST RECENT RECORDS AND FIELD SURVEYS.
 2. ALL EXISTING WETLANDS AND STRIPES ARE BASED ON CDD FILE RECEIVED ON 09/09/2018.
 3. A PORTION OF THE SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONING OR DATE FLOOD PREWARRANT AREA BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).
 4. LOCATION OF PROPOSED MANUFACTURE INCLUDES BUT NOT LIMITED TO: BURN-IN STRIP, OPEN FIELD, AND LINE ACCESS TO ROAD. THE STRIPES ARE BASED ON THE MOST RECENT RECORDS AND FIELD SURVEYS.
 5. THE SOLAR FARM FACILITY SHALL BE SCHEDULED FROM THE NEW OR MODIFIED BURN-IN STRIP IN ACCORDANCE WITH THE VARIOUS REGULATIONS AND ORDINANCES OF THE LOCAL GOVERNMENT. THE BURN-IN STRIP SHALL BE SCHEDULED IN ACCORDANCE WITH THE VARIOUS REGULATIONS AND ORDINANCES OF THE LOCAL GOVERNMENT.
 6. PROPOSED ELECTRIC SCHEMATIC - VERTICALLY ORIENTED SHALL BE SCHEDULED IN ACCORDANCE WITH THE VARIOUS REGULATIONS AND ORDINANCES OF THE LOCAL GOVERNMENT. THE SCHEMATIC SHALL BE SCHEDULED IN ACCORDANCE WITH THE VARIOUS REGULATIONS AND ORDINANCES OF THE LOCAL GOVERNMENT.
 7. ELEVATION SHALL BE SIX FEET IN HEIGHT WITH STRIPES BASED ON THE MOST RECENT RECORDS AND FIELD SURVEYS.
 8. MANUFACTURE SHALL BE SCHEDULED IN ACCORDANCE WITH THE VARIOUS REGULATIONS AND ORDINANCES OF THE LOCAL GOVERNMENT.



NO.	REVISIONS	DATE	BY
7	ACCESS EASEMENT	01/22/2020	WTH
6	UPDATED PER COUNTY COMMENTS	01/13/2020	WTH
5	UPDATED PER COUNTY COMMENTS	01/07/2020	WTH
4	UPDATED PER CLIENT COMMENTS	12/16/2019	ZDT
3	UPDATED PER CLIENT COMMENTS	10/24/2019	SAS
2	UPDATED PER SHPO COMMENTS	09/27/2019	ZDT
1	UPDATED PER PUBLIC AND PLANNING FEEDBACK	07/17/2019	ZDT

Kimley-Horn

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 421 FA'ETTEVILLE STREET, SUITE 600, RALEIGH, NC 27601
 PHONE: 919-877-2000 FAX: 919-877-2000
 WWW.KIMLEY-HORN.COM

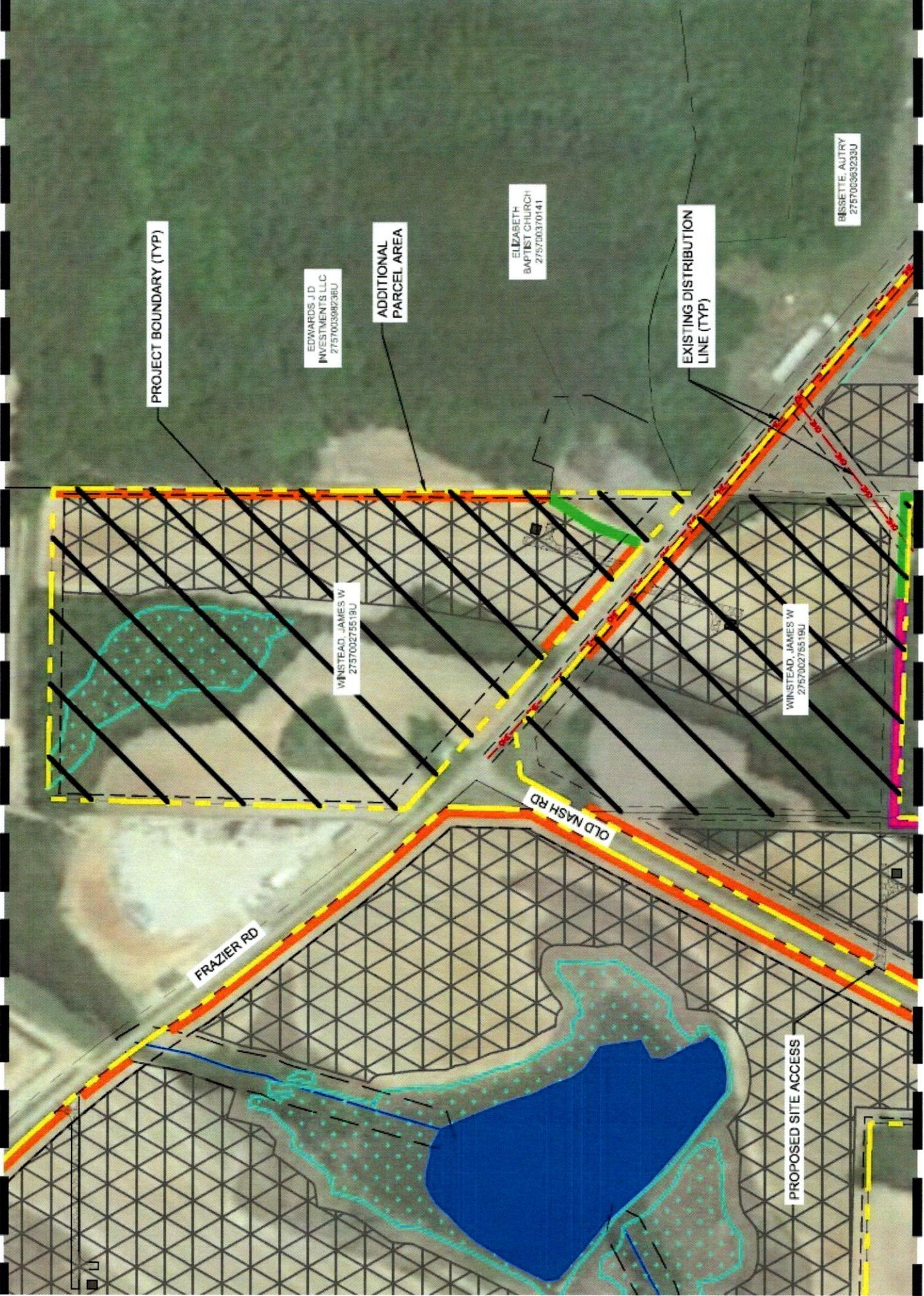
KHA PROJECT 013434001
 DATE 07/24/2019
 SCALE AS SHOWN
 DESIGNED BY JSL
 DRAWN BY SES
 CHECKED BY CJB

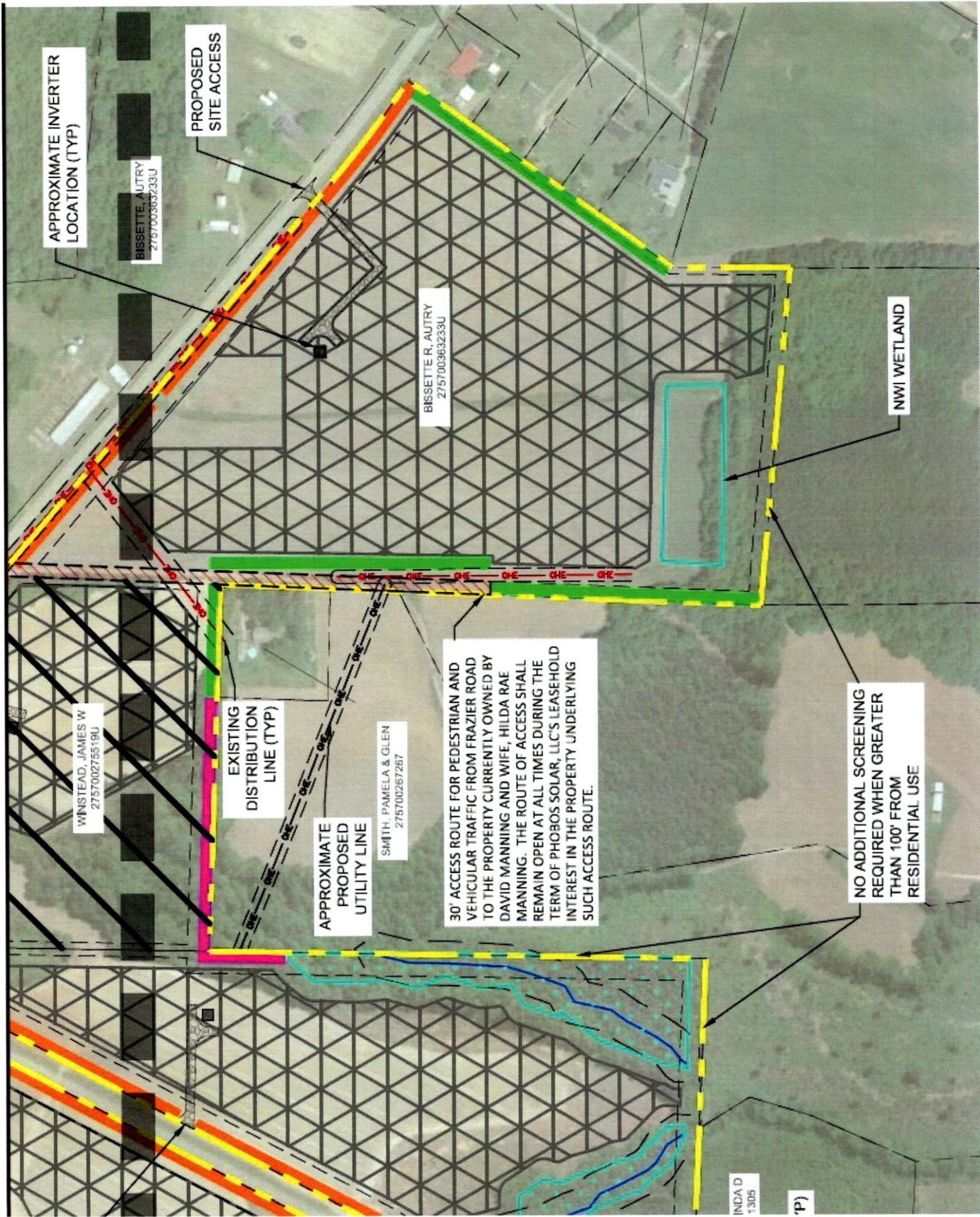
PHOBOS SOLAR

ZONING SITE PLAN NORTH

NASH COUNTY NORTH CAROLINA

SHEET NUMBER EX1.1





APPROXIMATE INVERTER LOCATION (TYP)

BISSETTE, AUTRY
275700363233U

PROPOSED SITE ACCESS

BISSETTE R. AUTRY
275700363233U

NWJ WETLAND

WINSTEAD, JAMES W
275700275519U

EXISTING DISTRIBUTION LINE (TYP)

APPROXIMATE PROPOSED UTILITY LINE

SMITH, PAMELA & GLEN
275700267267

30' ACCESS ROUTE FOR PEDESTRIAN AND VEHICULAR TRAFFIC FROM FRAZIER ROAD TO THE PROPERTY CURRENTLY OWNED BY DAVID MANNING AND WIFE, HILDA RAE MANNING. THE ROUTE OF ACCESS SHALL REMAIN OPEN AT ALL TIMES DURING THE TERM OF PHOBOS SOLAR, LLC'S LEASEHOLD INTEREST IN THE PROPERTY UNDERLYING SUCH ACCESS ROUTE.

NO ADDITIONAL SCREENING REQUIRED WHEN GREATER THAN 100' FROM RESIDENTIAL USE

INDA D
1:305

(P)



Kirkland Appraisals, LLC

Richard C. Kirkland, Jr., MAI
9408 Northfield Court
Raleigh, North Carolina 27603
Phone (919) 414-8142
rkirkland2@gmail.com
www.kirklandappraisals.com

December 18, 2019

Rex Young
Cooperative Solar, LLC
5003 Southpark Drive, Suite 210
Durham, NC 27713

RE: Phobos Solar, Nash County, NC

Mr. Young

At your request, I have considered the impact of a proposed modification to a proposed solar farm to be constructed on approximately 692 acres out of a parent tract assemblage of 712.52 acres located on Prophecy Road, Middlesex, North Carolina. Specifically, I have been asked to give my professional opinion on whether the proposed solar farm will have any impact on adjoining property value and whether “the location and character of the use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located.”

To form an opinion on these issues, I have researched and visited existing and proposed solar farms in North Carolina, researched articles through the Appraisal Institute and other studies, and discussed the likely impact with other real estate professionals. I have not been asked to assign any value to any specific property.

This letter is a limited report of a real property appraisal consulting assignment and subject to the limiting conditions attached to this letter. My client is Cooperative Solar, LLC represented to me by Rex Young. My findings support the SUP application. The effective date of this consultation is December 18, 2019.

This solar farm was previously approved and this modification is simply to add one parcel into the assemblage known as the Winstead Parcel (275700275519).

Standards and Methodology

I conducted this analysis using the standards and practices established by the North Carolina Appraisal Board, the Appraisal Institute, and that conform to the Uniform Standards of Professional Appraisal Practice. The analyses and methodologies contained in this report are accepted by all major lending institutions, and they are used in North Carolina and across the country as the industry standard by certified appraisers conducting appraisals, market analyses, or impact studies and are considered adequate to form an opinion of the impact of a land use on neighboring properties. These standards and practices have also been accepted by the courts of North Carolina at the trial and appellate levels and by federal courts throughout the country as adequate to reach conclusions about the likely impact a use will have on adjoining or abutting properties.

The aforementioned standards compare property uses in the same market and generally within the same calendar year so that fluctuating markets do not alter study results. Although these standards do not require a linear study that examines adjoining property values before and after a new use (e.g. a solar farm) is developed, some of these studies do in fact employ this type of analysis. Comparative studies, as used in this report, are considered an industry standard.

Determining what is an External Obsolescence

An external obsolescence is a use of property that, because of its characteristics, might have a negative impact on the value of adjacent or nearby properties because of identifiable impacts. Determining whether a use would be considered an external obsolescence requires a study that isolates that use, eliminates any other causing factors, and then studies the sales of nearby versus distant comparable properties. The presence of one or a combination of key factors does not mean the use will be an external obsolescence, but a combination of these factors tend to be present when market data reflects that a use is an external obsolescence.

External obsolescence is evaluated by appraisers based on several factors. These factors include but are not limited to:

- 1) Traffic. Solar Farms are not traffic generators.
- 2) Odor. Solar farms do not produce odor.
- 3) Noise. Solar farms generate no noise concerns and are silent at night.
- 4) Environmental. Solar farms do not produce toxic or hazardous waste. NCDEQ does not consider the panels to be impervious surfaces that impede groundwater absorption or cause runoff.
- 5) Other factors. I have observed and studied many solar farms and have never observed any characteristic about such facilities that prevents or impedes neighbor from fully using their homes or farms or businesses for the use intended.

Proposed Use Description

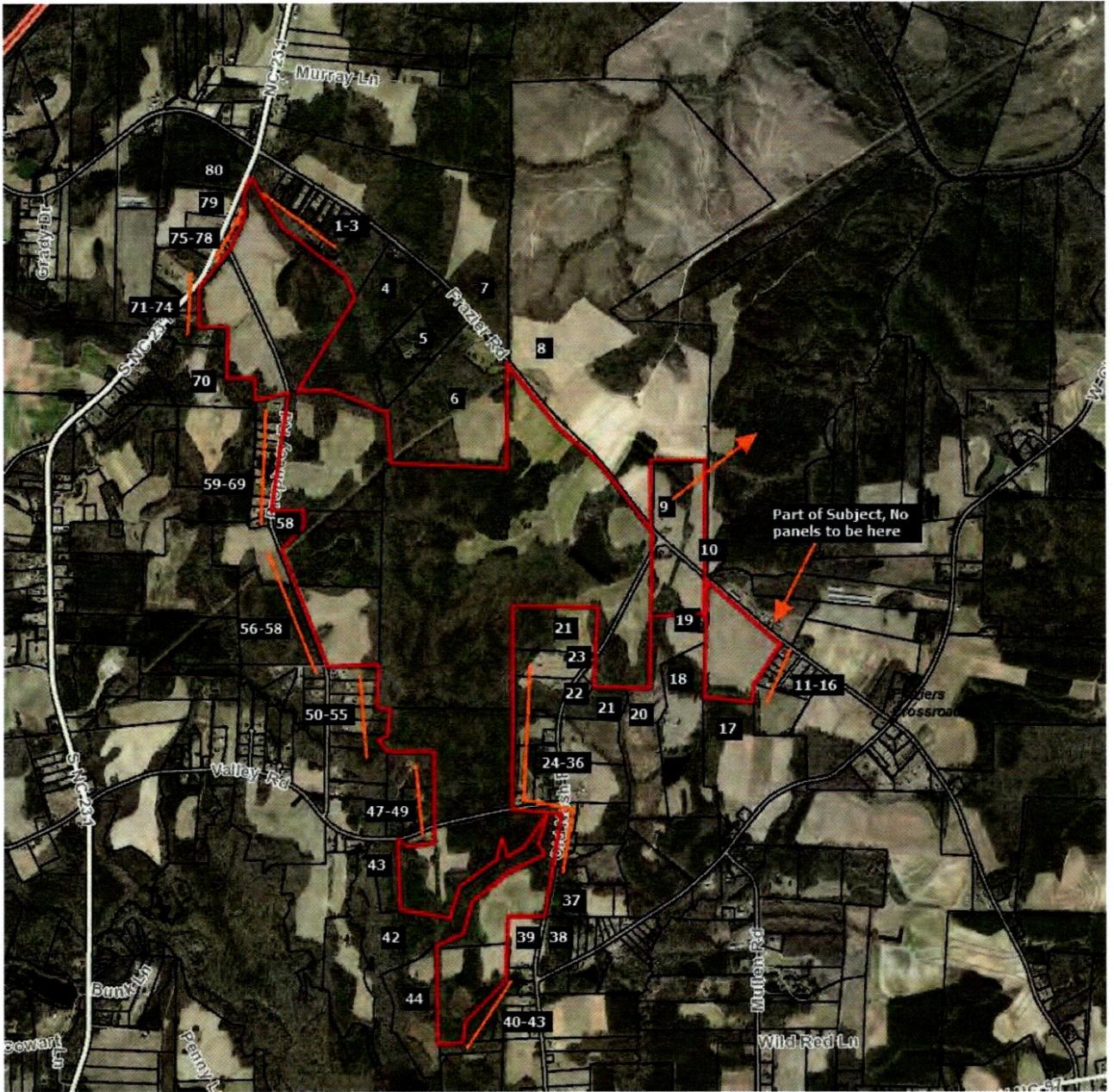
The proposed solar farm is to be constructed on approximately 692 acres out of a parent tract assemblage of 712.52 acres located on Prophecy Road, Middlesex, North Carolina. Adjoining land is a mix of residential and agricultural uses.

Adjoining Properties

I have considered adjoining uses and included a map to identify each parcel's location. The breakdown of those uses by acreage and number of parcels is summarized below. I note specifically that the inclusion of the Winstead parcel does not significantly change the adjoining uses or distance to adjoining homes and is very much consistent with the larger approved solar farm.

Adjoining Use Breakdown

	Acreage	Parcels
Residential	14.37%	78.75%
Agricultural	75.19%	13.75%
Agri/Res	10.35%	6.25%
Religious	0.09%	1.25%
Total	100.00%	100.00%



Surrounding Uses

#	MAP ID	Owner	GIS Data		Adjoin	Adjoin	Distance (ft)
			Acres	Present Use	Acres	Parcels	Home/Panel
1	274800623950	Taylor	5.22	Residential	0.27%	1.25%	485
2	274800629404	Rivas	7.42	Residential	0.39%	1.25%	365
3	274800716849	Boone	16.55	Residential	0.86%	1.25%	735
4	274800801690	Shrout	47.20	Agri/Res	2.46%	1.25%	965
5	274800806580	Shrout	25.80	Agri/Res	1.34%	1.25%	1,100
6	274700991685	Allen	65.54	Agri/Res	3.41%	1.25%	960
7	274800827448U	Murray	107.82	Agricultural	5.61%	1.25%	N/A
8	275800116637SF	FBS Land	361.57	Agricultural	18.82%	1.25%	N/A
9	275700398236	Edwards LLC	277.27	Agricultural	14.43%	1.25%	N/A
10	275700370141	Elizabeth	1.68	Religious	0.09%	1.25%	60
11	275700450855	Canady	0.75	Residential	0.04%	1.25%	100
12	275700358634	Dunn	1.46	Residential	0.08%	1.25%	150
13	275700359549	Braswell	0.72	Residential	0.04%	1.25%	125
14	275700351503	Hernandez	0.74	Residential	0.04%	1.25%	195
15	275700359490	Dunn	1.00	Residential	0.05%	1.25%	110
16	275700349948	Wiggins	10.60	Residential	0.55%	1.25%	N/A
17	275700539115	Bissette	192.15	Agricultural	10.00%	1.25%	N/A
18	275700245609	Manning	35.57	Agri/Res	1.85%	1.25%	820
19	275700267267	Smith	1.44	Residential	0.07%	1.25%	85
20	275700240804	Libershal	36.99	Residential	1.93%	1.25%	N/A
21	275700065685	Carroll	28.47	Agricultural	1.48%	1.25%	495
22	275700151305	Murray	1.11	Residential	0.06%	1.25%	640
23	275700059606	Whitley	1.27	Residential	0.07%	1.25%	470
24	275700050606	Boykin	8.15	Residential	0.42%	1.25%	355
25	275700054107	Murray	9.26	Residential	0.48%	1.25%	640
26	275700042743	Sherrod	5.14	Residential	0.27%	1.25%	N/A
27	275700041094	Whitley	5.51	Residential	0.29%	1.25%	N/A
28	275700030676	Whitley	0.68	Residential	0.04%	1.25%	95
29	275700034992	Whitley	4.74	Residential	0.25%	1.25%	N/A
30	275700038560	Strickland	0.86	Residential	0.04%	1.25%	225
31	275700038237	Young	0.98	Residential	0.05%	1.25%	190
32	275700038911	Young	0.89	Residential	0.05%	1.25%	165
33	275700039001	Young	0.44	Residential	0.02%	1.25%	N/A
34	275700120965	Walker	2.04	Residential	0.11%	1.25%	320
35	275700124705	House	7.38	Residential	0.38%	1.25%	N/A
36	275700028578	House	2.84	Residential	0.15%	1.25%	435
37	275700027159	Whitley	4.82	Residential	0.25%	1.25%	N/A
38	275700014471	Whitley	10.73	Residential	0.56%	1.25%	N/A
39	275700013812	Whitley	7.91	Residential	0.41%	1.25%	N/A
40	275700010034	Whitley	2.86	Residential	0.15%	1.25%	355
41	275700002782	Stone	4.12	Residential	0.21%	1.25%	470
42	274600784780	City of Wilson	337.04	Agricultural	17.54%	1.25%	N/A
43	274600993978	Vines	3.62	Residential	0.19%	1.25%	N/A
44	274700804966	Hamilton	24.69	Agricultural	1.29%	1.25%	N/A
45	274700618322	Lambert	37.77	Agricultural	1.97%	1.25%	N/A

Surrounding Uses

#	MAP ID	Owner	GIS Data		Adjoin	Adjoin	Distance (ft)
			Acres	Present Use	Acres	Parcels	Home/Panel
46	274700835088	Denton	1.48	Residential	0.08%	1.25%	345
47	274700834953	Clifton	12.41	Residential	0.65%	1.25%	240
48	274700835562	Joyner	7.02	Residential	0.37%	1.25%	230
49	274700747128	Hines	9.87	Residential	0.51%	1.25%	835
50	274700746504	Macklin	4.11	Residential	0.21%	1.25%	N/A
51	274700746724	Cox	4.21	Residential	0.22%	1.25%	675
52	274700746914	Elbert	4.11	Residential	0.21%	1.25%	665
53	274700757012	Perry	3.08	Residential	0.16%	1.25%	510
54	274700756323	Nall	3.36	Residential	0.17%	1.25%	285
55	274700756513	Whitley	3.37	Residential	0.18%	1.25%	80
56	274700750536	Floyd	1.39	Residential	0.07%	1.25%	190
57	274700663279	Bay of Bengal	29.26	Agricultural	1.52%	1.25%	N/A
58	274700671480U	Dunston	21.26	Agricultural	1.11%	1.25%	N/A
59	274700672834	Harris-Holl	1.02	Residential	0.05%	1.25%	370
60	274700672959	Denton	1.18	Residential	0.06%	1.25%	300
61	274700682161	Mullins	1.11	Residential	0.06%	1.25%	245
62	274700682491	White	2.20	Residential	0.11%	1.25%	295
63	274700683526	Jones	1.13	Residential	0.06%	1.25%	N/A
64	274700683628	Jones	1.15	Residential	0.06%	1.25%	240
65	274700683844	Ziegenhorn	1.17	Residential	0.06%	1.25%	270
66	274700683957	Pulley	1.21	Residential	0.06%	1.25%	N/A
67	274700693171	Otero	1.25	Residential	0.07%	1.25%	280
68	274700693285	Price	1.29	Residential	0.07%	1.25%	195
69	274700693596	Ortiz	3.43	Residential	0.18%	1.25%	169
70	274800407243	Wiggins	24.79	Agri/Res	1.29%	1.25%	380
71	274800503691	Deroma	5.01	Residential	0.26%	1.25%	130
72	274800501766	Crumel	2.10	Residential	0.11%	1.25%	350
73	274800512051	CMH Homes	1.75	Residential	0.09%	1.25%	N/A
74	274800510558	Martinez	9.70	Residential	0.50%	1.25%	380
75	274800516646	Deans	1.94	Residential	0.10%	1.25%	245
76	274800528033	Harris	0.80	Residential	0.04%	1.25%	85
77	274800528293	taybron	0.83	Residential	0.04%	1.25%	90
78	274800529463	Crumel	0.66	Residential	0.03%	1.25%	57
79	274800521648U	Glover	14.40	Residential	0.75%	1.25%	N/A
80	274800533244	Pace	27.19	Agricultural	1.42%	1.25%	N/A
Total			1921.050		100.00%	100.00%	356

I. Market Analysis of the Impact on Value from Solar Farms

I have researched hundreds of solar farms in numerous states to determine the impact of these facilities on the value of adjoining property. This research has primarily been in North Carolina, but I have also conducted market impact analyses in Virginia, South Carolina, Tennessee, Texas, Oregon, Mississippi, Maryland, New York, California, Missouri, Florida, Montana, Georgia, Kentucky and New Jersey.

I have included a subset of matched pairs on the following pages that highlight NC solar farms with a few from neighboring states. There are numerous additional supplemental matched pairs from other states that I could cite as well.

Wherever I have looked at solar farms, I have derived a breakdown of the adjoining uses to show what adjoining uses are typical for solar farms and what uses would likely be considered consistent with a solar farm use similar to the breakdown that I've shown for the subject property on the previous page. A summary showing the results of compiling that data over hundreds of solar farms is shown later in the Harmony of Use section of this report.

I also consider whether the properties adjoining a solar farm in one location have characteristics similar to the properties abutting or adjoining the proposed site so that I can make an assessment of market impact on each proposed site. Notably, in most cases solar farms are placed in areas very similar to the site in question, which is surrounded by low density residential and agricultural uses. In my over 600 studies, I have found a striking repetition of that same typical adjoining use mix in over 90% of the solar farms I have looked at. Matched pair results in multiple states are strikingly similar, and all indicate that solar farms – which generate very little traffic, and do not generate noise, dust or have other harmful effects – do not negatively impact the value of adjoining or abutting properties.

1. Matched Pair – AM Best Solar Farm, Goldsboro, NC

This solar farm adjoins Spring Garden Subdivision which had new homes and lots available for new construction during the approval and construction of the solar farm. The recent home sales have ranged from \$200,000 to \$250,000. This subdivision sold out the last homes in late 2014. The solar farm is clearly visible particularly along the north end of this street where there is only a thin line of trees separating the solar farm from the single-family homes.

Homes backing up to the solar farm are selling at the same price for the same floor plan as the homes that do not back up to the solar farm in this subdivision. According to the builder, the solar farm has been a complete non-factor. Not only do the sales show no difference in the price paid for the various homes adjoining the solar farm versus not adjoining the solar farm, but there are actually more recent sales along the solar farm than not. There is no impact on the sellout rate, or time to sell for the homes adjoining the solar farm.

I spoke with a number of owners who adjoin the solar farm and none of them expressed any concern over the solar farm impacting their property value.

The data presented on the following page shows multiple homes that have sold in 2013 and 2014 adjoining the solar farm at prices similar to those not along the solar farm. These series of sales indicate that the solar farm has no impact on the adjoining residential use.

The homes that were marketed at Spring Garden are shown below.



Americana
SqFt: 3,194
Bed / Bath:
3 / 3.5

Price: \$237,900

[View Now »](#)



Washington
SqFt: 3,292
Bed / Bath:
4 / 3.5

Price: \$244,900

[View Now »](#)



Presidential
SqFt: 3,400
Bed / Bath:
5 / 3.5

Price: \$247,900

[View Now »](#)



Kennedy
SqFt: 3,494
Bed / Bath:
5 / 3

Price: \$249,900

[View Now »](#)



Virginia
SqFt: 3,449
Bed / Bath:
5 / 3

Price: \$259,900

[View Now »](#)

Matched Pairs

As of Date: 9/3/2014

Adjoining Sales After Solar Farm Completed

TAX ID	Owner	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	Style
3600195570	Helm	0.76	Sep-13	\$250,000	2013	3,292	\$75.94	2 Story
3600195361	Leak	1.49	Sep-13	\$260,000	2013	3,652	\$71.19	2 Story
3600199891	McBrayer	2.24	Jul-14	\$250,000	2014	3,292	\$75.94	2 Story
3600198632	Foresman	1.13	Aug-14	\$253,000	2014	3,400	\$74.41	2 Story
3600196656	Hinson	0.75	Dec-13	\$255,000	2013	3,453	\$73.85	2 Story
	Average	1.27		\$253,600	2013.4	3,418	\$74.27	
	Median	1.13		\$253,000	2013	3,400	\$74.41	

Adjoining Sales After Solar Farm Announced

TAX ID	Owner	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	Style
0	Feddersen	1.56	Feb-13	\$247,000	2012	3,427	\$72.07	Ranch
0	Gentry	1.42	Apr-13	\$245,000	2013	3,400	\$72.06	2 Story
	Average	1.49		\$246,000	2012.5	3,414	\$72.07	
	Median	1.49		\$246,000	2012.5	3,414	\$72.07	

Adjoining Sales Before Solar Farm Announced

TAX ID	Owner	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	Style
3600183905	Carter	1.57	Dec-12	\$240,000	2012	3,347	\$71.71	1.5 Story
3600193097	Kelly	1.61	Sep-12	\$198,000	2012	2,532	\$78.20	2 Story
3600194189	Hadwan	1.55	Nov-12	\$240,000	2012	3,433	\$69.91	1.5 Story
	Average	1.59		\$219,000	2012	2,940	\$74.95	
	Median	1.59		\$219,000	2012	2,940	\$74.95	

Nearby Sales After Solar Farm Completed

TAX ID	Owner	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	Style
3600193710	Barnes	1.12	Oct-13	\$248,000	2013	3,400	\$72.94	2 Story
3601105180	Nackley	0.95	Dec-13	\$253,000	2013	3,400	\$74.41	2 Story
3600192528	Mattheis	1.12	Oct-13	\$238,000	2013	3,194	\$74.51	2 Story
3600198928	Beckman	0.93	Mar-14	\$250,000	2014	3,292	\$75.94	2 Story
3600196965	Hough	0.81	Jun-14	\$224,000	2014	2,434	\$92.03	2 Story
3600193914	Preskitt	0.67	Jun-14	\$242,000	2014	2,825	\$85.66	2 Story
3600194813	Bordner	0.91	Apr-14	\$258,000	2014	3,511	\$73.48	2 Story
3601104147	Shaffer	0.73	Apr-14	\$255,000	2014	3,453	\$73.85	2 Story
	Average	0.91		\$246,000	2013.625	3,189	\$77.85	
	Median	0.92		\$249,000	2014	3,346	\$74.46	

Nearby Sales Before Solar Farm Announced

TAX ID	Owner	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	Style
3600191437	Thomas	1.12	Sep-12	\$225,000	2012	3,276	\$68.68	2 Story
3600087968	Lilley	1.15	Jan-13	\$238,000	2012	3,421	\$69.57	1.5 Story
3600087654	Burke	1.26	Sep-12	\$240,000	2012	3,543	\$67.74	2 Story
3600088796	Hobbs	0.73	Sep-12	\$228,000	2012	3,254	\$70.07	2 Story
	Average	1.07		\$232,750	2012	3,374	\$69.01	
	Median	1.14		\$233,000	2012	3,349	\$69.13	

Matched Pair Summary

	Adjoins Solar Farm		Nearby Solar Farm	
	Average	Median	Average	Median
Sales Price	\$253,600	\$253,000	\$246,000	\$249,000
Year Built	2013	2013	2014	2014
Size	3,418	3,400	3,189	3,346
Price/SF	\$74.27	\$74.41	\$77.85	\$74.46

Percentage Differences

Median Price	-2%
Median Size	-2%
Median Price/SF	0%

I note that 2308 Granville Drive sold again in November 2015 for \$267,500, or \$7,500 more than when it was purchased new from the builder two years earlier (Tax ID 3600195361, Owner: Leak). The neighborhood is clearly showing appreciation for homes adjoining the solar farm.

The Median Price is the best indicator to follow in any analysis as it avoids outlying samples that would otherwise skew the results. The median sizes and median prices are all consistent throughout the sales both before and after the solar farm whether you look at sites adjoining or nearby to the solar farm. The average for the homes nearby the solar farm shows a smaller building size and a higher price per square foot. This reflects a common occurrence in real estate where the price per square foot goes up as the size goes down. This is similar to the discount you see in any market where there is a discount for buying larger volumes. So when you buy a 2 liter coke you pay less per ounce than if you buy a 16 oz. coke. So even comparing averages the indication is for no impact, but I rely on the median rates as the most reliable indication for any such analysis.

AM Best Solar Farm, Goldsboro, NC



View of home in Spring Garden with solar farm located through the trees and panels – photo taken on 9/23/15.



View from vacant lot at Spring Garden with solar farm panels visible through trees taken in the winter of 2014 prior to home construction. This is the same lot as the photo above.

2. Matched Pair - White Cross Solar Farm, Chapel Hill, NC



A new solar farm was built at 2159 White Cross Road in Chapel Hill, Orange County in 2013. After construction, the owner of the underlying land sold the balance of the tract not encumbered by the solar farm in July 2013 for \$265,000 for 47.20 acres, or \$5,606 per acre. This land adjoins the solar farm to the south and was clear cut of timber around 10 years ago. I compared this purchase to a nearby transfer of 59.09 acres of timber land just south along White Cross Road that sold in November 2010 for \$361,000, or \$6,109 per acre. After purchase, this land was divided into three mini farm tracts of 12 to 20 acres each. These rates are very similar and the difference in price per acre is attributed to the timber value and not any impact of the solar farm.

Type	TAX ID	Owner	Acres	Date	Price	\$/Acre	Notes	Conf By
Adjoins Solar	9748336770	Haggerty	47.20	Jul-13	\$265,000	\$5,614	Clear cut	Betty Cross, broker
Not Near Solar	9747184527	Purcell	59.09	Nov-10	\$361,000	\$6,109	Wooded	Dickie Andrews, broker

The difference in price is attributed to the trees on the older sale.

No impact noted for the adjacency to a solar farm according to the broker.

I looked at a number of other nearby land sales without proximity to a solar farm for this matched pair, but this land sale required the least allowance for differences in size, utility and location.

Matched Pair Summary

	Adjoins Solar Farm		Nearby Solar Farm	
	Average	Median	Average	Median
Sales Price	\$5,614	\$5,614	\$6,109	\$6,109
Adjustment for Timber	\$500	\$500		
Adjusted	\$6,114	\$6,114	\$6,109	\$6,109
Tract Size	47.20	47.20	59.09	59.09

Percentage Differences

Median Price Per Acre	0%
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This matched pair again supports the conclusion that adjacency to a solar farm has no impact on adjoining residential/agricultural land.

3. Matched Pair – Wagstaff Farm, Roxboro, NC



This solar farm is located at the northeast corner of a 594-acre farm with approximately 30 acres of solar farm area. This solar farm was approved and constructed in 2013.

After approval, 18.82 acres were sold out of the parent tract to an adjoining owner to the south. This sale was at a similar price to nearby land to the east that sold in the same time from for the same price per acre as shown below.

Type	TAX ID	Owner	Acres	Present Use	Date Sold	Price	\$/AC
Adjoins Solar	0918-17-11-7960	Piedmont	18.82	Agricultural	8/19/2013	\$164,000	\$8,714
Not Near Solar	0918-00-75-9812 et al	Blackwell	14.88	Agricultural	12/27/2013	\$130,000	\$8,739

Matched Pair Summary

	Adjoins Solar Farm		Nearby Solar Farm	
	Average	Median	Average	Median
Sales Price	\$8,714	\$8,714	\$8,739	\$8,739
Tract Size	18.82	18.82	14.88	14.88

Percentage Differences

Median Price Per Acre	0%
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This matched pair again supports the conclusion that adjacency to a solar farm has no impact on adjoining residential/agricultural land.

4. Matched Pair – Mulberry, Selmer, TN



This solar farm was built in 2014 on 208.89 acres with the closest home being 480 feet away.

This solar farm adjoins two subdivisions with Central Hills having a mix of existing and new construction homes. Lots in this development have been marketed for \$15,000 each with discounts offered for multiple lots being used for a single home site. I spoke with the agent with Rhonda Wheeler and Becky Hearnberger with United County Farm & Home Realty who noted that they have seen no impact on lot or home sales due to the solar farm in this community.

I have included a map below as well as data on recent sales activity on lots that adjoin the solar farm or are near the solar farm in this subdivision both before and after the announced plan for this solar farm facility. I note that using the same method I used to breakdown the adjoining uses at the subject property I show that the predominant adjoining uses are residential and agricultural, which is consistent with the location of most solar farms.

Adjoining Use Breakdown

	Acreage	Parcels
Commercial	3.40%	0.034
Residential	12.84%	79.31%
Agri/Res	10.39%	3.45%
Agricultural	73.37%	13.79%
Total	100.00%	100.00%

From the above map, I identified four recent sales of homes that occurred adjoining the solar farm both before and after the announcement of the solar farm. I have adjusted each of these for differences in size and age in order to compare these sales among themselves. As shown below after adjustment, the median value is \$130,776 and the sales prices are consistent with one outlier which is also the least comparable home considered. The close grouping and the similar price per point overall as well as the similar price per square foot both before and after the solar farm.

Matched Pairs

#	TAX ID	Owner	Date Sold	Sales Price	Acres	Built	GBA	\$/GBA	Style	Parking
6&7	0900 A 011.00	Henson	Jul-14	\$130,000	2.65	2007	1,511	\$86.04	1 Story	2 Garage
12	0900 A 003.00	Amerson	Aug-12	\$130,000	1.20	2011	1,586	\$81.97	1 Story	2 Garage
15	099C A 003.00	Smallwood	May-12	\$149,900	1.00	2002	1,596	\$93.92	1 Story	4 Garage
16	099C A 002.00	Hessing	Jun-15	\$130,000	1.00	1999	1,782	\$72.95	1 Story	2 Garage
		Average		\$134,975	1.46	2005	1,619	\$83.72		
		Median		\$130,000	1.10	2005	1,591	\$84.00		

Adjustments*

#	TAX ID	Owner	Date Sold	Sales Price	Acres	Built	GBA	Style	Parking	Total
6&7	0900 A 011.00	Henson	Jul-14	\$130,000	-\$7,500	\$2,600	\$6,453	\$0	\$0	\$131,553
12	0900 A 003.00	Amerson	Aug-12	\$130,000	\$0	\$0	\$0	\$0	\$0	\$130,000
15	099C A 003.00	Smallwood	May-12	\$149,900	\$0	\$6,746	-\$939	\$0	-\$15,000	\$140,706
16	099C A 002.00	Hessing	Jun-15	\$130,000	\$0	\$7,800	-\$14,299	\$0	\$0	\$123,501
		Average		\$134,975	-\$1,875	\$4,286	-\$2,196	\$0	-\$3,750	\$131,440
		Median		\$130,000	\$0	\$4,673	-\$470	\$0	\$0	\$130,776

* I adjusted all of the comparables to a base line 2011 Year Built and 1,586 s.f. based on Lot 12

I also considered a number of similar home sales nearby that were both before and after the solar farm was announced as shown below. These homes are generally newer in construction and include a number of larger homes but show a very similar price point per square foot.

Nearby Sales Before Solar Farm Announced

TAX ID	Owner	Date Sold	Sales Price	Acres	Built	GBA	\$/GBA	Style	Parking
099B A 019	Durrance	Sep-12	\$165,000	1.00	2012	2,079	\$79.37	1 Story	2 Garage
099B A 021	Berryman	Apr-12	\$212,000	2.73	2007	2,045	\$103.67	1 Story	2 Garage
0900 A 060	Nichols	Feb-13	\$165,000	1.03	2012	1,966	\$83.93	1 Story	2 Garage
	Average		\$180,667	1.59	2010	2,030	\$88.99		
	Median		\$165,000	1.03	2012	2,045	\$83.93		

Nearby Sales After Solar Farm Announced

TAX ID	Owner	Date Sold	Sales Price	Acres	Built	GBA	\$/GBA	Style	Parking
090N A 040	Carrithers	Mar-15	\$120,000	1.00	2010	1,626	\$73.80	1 Story	2 Garage
099C A 043	Cherry	Feb-15	\$148,900	2.34	2008	1,585	\$93.94	1 Story	2 Garage
	Average		\$134,450	1.67	2009	1,606	\$83.87		
	Median		\$134,450	1.67	2009	1,606	\$83.87		

I then adjusted these nearby sales using the same criteria as the adjoining sales to derive the following breakdown of adjusted values based on a 2011 year built 1,586 square foot home. The adjusted values are consistent with a median rate of \$128,665, which is actually lower than the values for the homes that back up to the solar farm.

Nearby Sales Adjusted				Adjustments*						
TAX ID	Owner	Date Sold	Sales Price	Acres	Built	GBA	Style	Parking	Total	
099B A 019	Durrance	Sep-12	\$165,000	\$0	-\$825	-\$39,127	\$0	\$0	\$125,048	
099B A 021	Berryman	Apr-12	\$212,000	-\$7,500	\$4,240	-\$47,583	\$0	\$0	\$161,157	
090O A 060	Nichols	Feb-13	\$165,000	\$0	-\$825	-\$31,892	\$0	\$0	\$132,283	
090N A 040	Carrithers	Mar-15	\$120,000	\$0	\$600	-\$2,952	\$0	\$0	\$117,648	
099C A 043	Cherry	Feb-15	\$148,900	-\$7,500	\$2,234	\$94	\$0	\$0	\$143,727	
	Average		\$165,500	-\$1,875	\$798	-\$30,389	\$0	\$0	\$134,034	
	Median		\$165,000	\$0	-\$113	-\$35,510	\$0	\$0	\$128,665	

* I adjusted all of the comparables to a base line 2011 Year Built and 1,586 s.f. based on Lot 12

If you consider just the 2015 nearby sales, the range is \$117,648 to \$143,727 with a median of \$130,688. If you consider the recent adjoining sales the range is \$123,501 to \$131,553 with a median of \$127,527.

This difference is less than 3% in the median and well below the standard deviation in the sales. The entire range of the adjoining sales prices is overlapped by the range from the nearby sales. These are consistent data sets and summarized below.

Matched Pair Summary

	Adjoins Solar Farm		Nearby After Solar Farm	
	Average	Median	Average	Median
Sales Price	\$134,975	\$130,000	\$134,450	\$134,450
Year Built	2005	2005	2009	2009
Size	1,619	1,591	1,606	1,606
Price/SF	\$83.72	\$84.00	\$83.87	\$83.87

Based on the data presented above, I find that the price per square foot for finished homes is not being impacted negatively by the announcement of the solar farm. The difference in pricing in homes in the neighborhood is accounted for by differences in size, building age, and lot size. The median price for a home after those factors are adjusted for are consistent throughout this subdivision and show no impact due to the proximity of the solar farm. This is consistent with the comments from the broker I spoke with for this subdivision as well.

I have also run a number of direct matched comparisons on the sales adjoining this solar farm as shown below. These direct matched pairs include some of those shown above as well as additional more recent sales in this community. In each of these I have compared the one sale adjoining the solar farm to multiple similar homes nearby that do not adjoin a solar farm to look for any potential impact from the solar farm.

Parcel	Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	BR/BA	Park	Style	Other
3	Adjoins	491 Dusty	6.86	10/28/2016	\$176,000	2009	1,801	\$97.72	3/2	2-Gar	Ranch	
	Not	820 Lake Trail	1.00	6/8/2018	\$168,000	2013	1,869	\$89.89	4/2	2-Gar	Ranch	
	Not	262 Country	1.00	1/17/2018	\$145,000	2000	1,860	\$77.96	3/2	2-Gar	Ranch	
	Not	35 April	1.15	8/16/2016	\$185,000	2016	1,980	\$93.43	3/2	2-Gar	Ranch	

Parcel	Solar	Address	Adjoining Sales Adjusted							Total	% Diff	Distance
			Time	Site	YB	GLA	Park	Other				
3	Adjoins	491 Dusty								\$176,000		480
	Not	820 Lake Trail	-\$8,324	\$12,000	-\$3,360	-\$4,890				\$163,426	7%	
	Not	262 Country	-\$5,450	\$12,000	\$6,525	-\$3,680				\$154,396	12%	
	Not	35 April	\$1,138	\$12,000	-\$6,475	-\$13,380				\$178,283	-1%	
										Average	6%	

The best matched pair is 35 April Loop, which required the least adjustment and indicates a -1% increase in value due to the solar farm adjacency.

Adjoining Residential Sales After Solar Farm Built

Parcel	Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	BR/BA	Park	Style	Other
12	Adjoins	57 Cooper	1.20	2/26/2019	\$163,000	2011	1,586	\$102.77	3/2	2-Gar	1.5 Story	Pool
	Not	191 Amelia	1.00	8/3/2018	\$132,000	2005	1,534	\$86.05	3/2	Drive	Ranch	
	Not	75 April	0.85	3/17/2017	\$134,000	2012	1,588	\$84.38	3/2	2-Crprt	Ranch	
	Not	345 Woodland	1.15	12/29/2016	\$131,000	2002	1,410	\$92.91	3/2	1-Gar	Ranch	

Parcel	Solar	Address	Adjoining Sales Adjusted							Total	% Diff	Distance	
			Sales Price	Time	Site	YB	GLA	Park	Other				
12	Adjoins	57 Cooper	\$163,000								\$163,000		685
	Not	191 Amelia	\$132,000	\$2,303		\$3,960	\$2,685	\$10,000	\$5,000		\$155,947	4%	
	Not	75 April	\$134,000	\$8,029	\$4,000	-\$670	-\$135	\$5,000	\$5,000		\$155,224	5%	
	Not	345 Woodland	\$131,000	\$8,710		\$5,895	\$9,811		\$5,000		\$160,416	2%	
											Average	4%	

The best matched pair is 191 Amelia, which was most similar in time frame of sale and indicates a +4% increase in value due to the solar farm adjacency.

Adjoining Residential Sales After Solar Farm Built

Parcel	Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	BR/BA	Park	Style	Other
15	Adjoins	297 Country	1.00	9/30/2016	\$150,000	2002	1,596	\$93.98	3/2	4-Gar	Ranch	
	Not	185 Dusty	1.85	8/17/2015	\$126,040	2009	1,463	\$86.15	3/2	2-Gar	Ranch	
	Not	53 Glen	1.13	3/9/2017	\$126,000	1999	1,475	\$85.42	3/2	2-Gar	Ranch	Brick

Parcel	Solar	Address	Adjoining Sales Adjusted							Total	% Diff	Distance	
			Sales Price	Time	Site	YB	GLA	Park	Other				
15	Adjoins	297 Country	\$150,000								\$150,000		650
	Not	185 Dusty	\$126,040	\$4,355		-\$4,411	\$9,167	\$10,000			\$145,150	3%	
	Not	53 Glen	\$126,000	-\$1,699		\$1,890	\$8,269	\$10,000			\$144,460	4%	
											Average	3%	

The best matched pair is 53 Glen, which was most similar in time frame of sale and required less adjustment. It indicates a +4% increase in value due to the solar farm adjacency.

The average indicated impact from these three sets of matched pairs is +4%, which suggests a mild positive relationship due to adjacency to the solar farm.

I have also looked at several lot sales in this subdivision as shown below.

These are all lots within the same community and the highest prices paid are for lots one parcel off from the existing solar farm. These prices are fairly inconsistent, though they do suggest about a \$3,000 loss in the lots adjoining the solar farm. This is an atypical finding and additional details suggest there is more going on in these sales than the data crunching shows. First of all Parcel 4 was purchased by the owner of the adjoining home and therefore an atypical buyer seeking to expand a lot and the site is not being purchased for home development. Moreover, using the SiteToDoBusiness demographic tools, I found that the 1-mile radius around this development is expecting a total population increase over the next 5 years of 3 people.

This lack of growing demand for lots is largely explained in that context. Furthermore, the fact that finished home sales as shown above are showing no sign of a negative impact on property value makes this data unreliable and inconsistent with the data shown in sales to an end user. I therefore place little weight on this outlier data.

Parcel	Solar	Address	Acres	Date Sold	Sales Price	4/18/2019		
						Adj for Time	\$/AC	
4	Adjoins	Shelter	2.05	10/25/2017	\$16,000	\$16,728	\$7,805	\$8,160
10	Adjoins	Carter	1.70	8/2/2018	\$14,000	\$14,306	\$8,235	\$8,415
11	Adjoins	Cooper	1.28	9/17/2018	\$12,000	\$12,215	\$9,375	\$9,543
	Not	75 Dusty	1.67	4/18/2019	\$20,000	\$20,000	\$11,976	\$11,976
	Not	Lake Trl	1.47	11/7/2018	\$13,000	\$13,177	\$8,844	\$8,964
	Not	Lake Trl	1.67	4/18/2019	\$20,000	\$20,000	\$11,976	\$11,976
		Adjoins	Per Acre	Not Adjoins	Per Acre	% DIF/Lot	% DIF/AC	
	Average	\$14,416	\$8,706	\$17,726	\$10,972	19%	21%	
	Median	\$14,306	\$8,415	\$20,000	\$11,976	28%	30%	
	High	\$16,728	\$9,543	\$20,000	\$11,976	16%	20%	
	Low	\$12,215	\$8,160	\$13,177	\$8,964	7%	9%	

5. Matched Pair – Neal Hawkins Solar, Gastonia, NC



This project is located on the south side of Neal Hawkins Road just outside of Gastonia. The property identified above as Parcel 4 was listed for sale while this solar farm project was going through the approval process. The property was put under contract during the permitting process with the permit being approved while the due diligence period was still ongoing. After the permit was approved the property closed with no concerns from the buyer. I spoke with Jennifer Bouvier, the broker listing the property and she indicated that the solar farm had no impact at all on the sales price. She considered some nearby sales to set the price and the closing price was very similar to the asking price within the typical range for the market. The buyer was aware that the solar farm was coming and they had no concerns.

This two-story brick dwelling was sold on March 20, 2017 for \$270,000 for a 3,437 square foot dwelling built in 1934 in average condition on 1.42 acres. The property has four bedrooms and two bathrooms.

6. Matched Pair – Summit Solar, Moyock, NC



This project is located at 1374 Caritoke Highway, Moyock, NC. This is an 80 MW facility on a parent tract of 2,034 acres. Parcels Number 48 and 53 as shown in the map above were sold in 2016. The project was under construction during the time period of those sales and the permit was approved well prior to that in 2015.

I looked at multiple possible matched pairs for the two sales as shown below. This gives a range of impacts with the most significant impacts shown on the second comparable where matched pairs ranged from plus 6% to 15%. The sales are all in the adjoining mixed community that includes older residential dwellings and generally newer manufactured homes.

These two matched pairs are significantly further from the adjoining solar panels than typical at 1,060 to 2,020 feet.

Adjoining Residential Sales After Solar Farm Completed

#	Solar Farm	Address	Acres	Date Sold	Sales Price	Built	GLA	\$/GLA	BR/BA	Style
48	Adjoins	129 Pinto	4.29	4/15/2016	\$170,000	1985	1,559	\$109.04	3/2	MFG
	Not	102 Timber	1.39	4/1/2016	\$175,500	2009	1,352	\$129.81	3/2	MFG
	Not	120 Ranchland	0.99	10/1/2014	\$170,000	2002	1,501	\$113.26	3/2	MFG

Adjoining Sales Adjusted

Time	Acres	YB	GLA	BR/BA	Park	Total	% Diff
						\$170,000	
\$0	\$10,000	-\$29,484	\$13,435	\$0	\$0	\$169,451	0%
\$10,200	\$10,000	-\$20,230	\$3,284	\$0	\$0	\$173,254	-2%

#	Solar Farm	Address	Acres	Date Sold	Sales Price	Built	GLA	\$/GLA	BR/BA	Style	Park
53	Adjoins	105 Pinto	4.99	12/16/2016	\$206,000	1978	1,484	\$138.81	3/2	Ranch	Det gar
	Not	111 Spur	1.15	2/1/2016	\$193,000	1985	2,013	\$95.88	4/2	Ranch	Garage
	Not	103 Marshall	1.07	3/29/2017	\$196,000	2003	1,620	\$120.99	3/2	Ranch	N/A
	Not	127 Ranchland	0.99	6/9/2015	\$219,900	1988	1910	\$115.13	3/2	Ranch	Gar +3 det Gar

Adjoining Sales Adjusted

Time	Acres	YB	GLA	BR/BA	Park	Total	% Diff
						\$206,000	
\$3,860	\$10,000	-\$6,755	-\$25,359	\$0	\$0	\$174,746	15%
\$1,470	\$10,000	-\$24,500	-\$8,227	\$0	\$5,000	\$179,743	13%
\$9,896	\$10,000	-\$10,995	-\$24,523	\$0	-\$10,000	\$194,278	6%

7. Matched Pair – White Cross II, Chapel Hill, NC



This project is located in rural Orange County on White Cross Road with a 2.8 MW facility. This project is a few parcels south of White Cross Solar Farm that was developed by a different company. An adjoining home sold after construction as presented below.

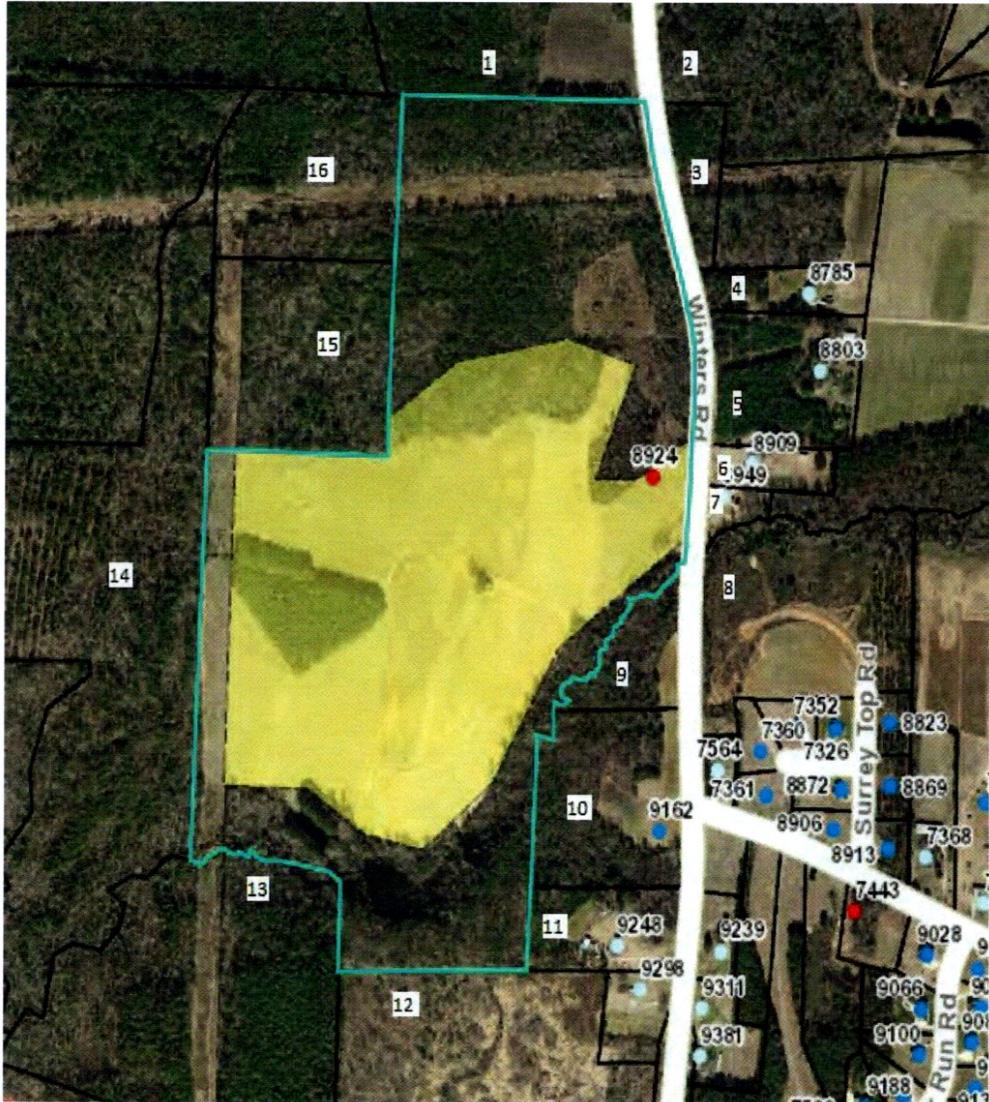
Adjoining Residential Sales After Solar Farm Completed

Solar	TAX ID/Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	BR/BA	Park	Style
Adjoins	97482114578	11.78	2/29/2016	\$340,000	1994	1,601	\$212.37	3/3	Garage	Ranch
Not	4200B Old Greensbor	12.64	12/28/2015	\$380,000	2000	2,075	\$183.13	3/2.5	Garage	Ranch

Adjoining Residential Sales After Solar Farm Adjoining Sales Adjusted

Solar	TAX ID/Address	Sales Price	Time	Acres	YB	GLA	BR/BA	Park	Total	% Diff
Adjoins	97482114578	\$340,000							\$340,000	
Not	4200B Old Greensbor	\$380,000	\$3,800	\$0	-\$15,960	-\$43,402	\$5,000	\$0	\$329,438	3%

8. Matched Pair – Tracy Solar, Bailey, NC



This project is located in rural Nash County on Winters Road with a 5 MW facility that was built in 2016. A local builder acquired parcels 9 and 10 following construction as shown below at rates comparable to other tracts in the area. They then built a custom home for an owner and sold that at a price similar to other nearby homes as shown in the matched pair data below.

Adjoining Land Sales After Solar Farm Completed

#	Solar Farm	TAX ID	Grantor	Grantee	Address	Acres	Date Sold	Sales Price	\$/AC	Other
9 & 10	Adjoins	316003 & 316004	Cozart	Kingsmill	9162 Winters	13.22	7/21/2016	\$70,000	\$5,295	
	Not	6056	Billingsly		427 Young	41	10/21/2016	\$164,000	\$4,000	
	Not	33211	Fulcher	Weikel	10533 Cone	23.46	7/18/2017	\$137,000	\$5,840	Doublewide, structures
	Not	106807	Perry	Gardner	Claude Lewis	11.22	8/10/2017	\$79,000	\$7,041	Gravel drive for sub, cleared
	Not	3437	Vaughan	N/A	11354 Old Lewis Sch	18.73	Listing	\$79,900	\$4,266	Small cemetery, wooded

Adjoining Sales Adjusted

Time	Acres	Location	Other	Adj \$/Ac	% Diff
				\$5,295	
\$0	\$400	\$0	\$0	\$4,400	17%
-\$292	\$292	\$0	-\$500	\$5,340	-1%
-\$352	\$0	\$0	-\$1,000	\$5,689	-7%
-\$213	\$0	\$0	\$213	\$4,266	19%
Average					7%

Adjoining Residential Sales After Solar Farm Completed

#	Solar Farm	n	Address	Acres	Date Sold	Sales Price	Built	GLA	\$/GLA	BR/BA	Style	Other
9 & 10	Adjoins	5	9162 Winters	13.22	1/5/2017	\$255,000	2016	1,616	\$157.80	3/2	Ranch	1296 sf wrkshp
	Not	10	7352 Red Fox	0.93	6/30/2016	\$176,000	2010	1,529	\$115.11	3/2	2-story	

Adjoining Sales Adjusted

Time	Acres	YB	GLA	Style	Other	Total	% Diff
						\$255,000	
\$0	\$44,000	\$7,392	\$5,007	\$5,000	\$15,000	\$252,399	1%

The comparables for the land show either a significant positive relationship or a mild negative relationship to having and adjoining solar farm, but when averaged together they show no negative impact. The wild divergence is due to the difficulty in comping out this tract of land and the wide variety of comparables used. The two comparables that show mild negative influences include a property that was partly developed as a residential subdivision and the other included a doublewide with some value and accessory agricultural structures. The tax assessed value on the improvements were valued at \$60,000. So both of those comparables have some limitations for comparison. The two that show significant enhancement due to adjacency includes a property with a cemetery located in the middle and the other is a tract almost twice as large. Still that larger tract after adjustment provides the best matched pair as it required the least adjustment. I therefore conclude that there is no negative impact due to adjacency to the solar farm shown by this matched pair.

The dwelling that was built on the site was a build-to-suit and was compared to a nearby homesale of a property on a smaller parcel of land. I adjusted for that differenced based on a \$25,000 value for a 1-acre home site versus the \$70,000 purchase price of the larger subject tract. The other adjustments are typical and show no impact due to the adjacency to the solar farm.

The closest solar panel to the home is 780 feet away.

I note that the representative for Kingsmill Homes indicated that the solar farm was never a concern in purchasing the land or selling the home. He also indicated that they had built a number of nearby homes across the street and it had never come up as an issue.

9. Matched Pair – Manatee Solar Farm, Parrish, FL



This solar farm is located near Seminole Trail, Parrish, FL. The solar farm has a 74.50 MW output and is located on a 1,180.38 acre tract and was built in 2016. The tract is owned by Florida Power & Light Company.

I have considered the recent sale of 13670 Highland Road, Wimauma, Florida. This one-story, block home is located just north of the solar farm and separated from the solar farm by a railroad corridor. This home is a 3 BR, 3 BA 1,512 s.f. home with a carport and workshop. The property includes new custom cabinets, granite counter tops, brand new stainless steel appliances, updated bathrooms and new carpet in the bedrooms. The home is sitting on 5 acres. The home was built in 1997.

I have compared this sale to several nearby homesales as part of this matched pair analysis as shown below.

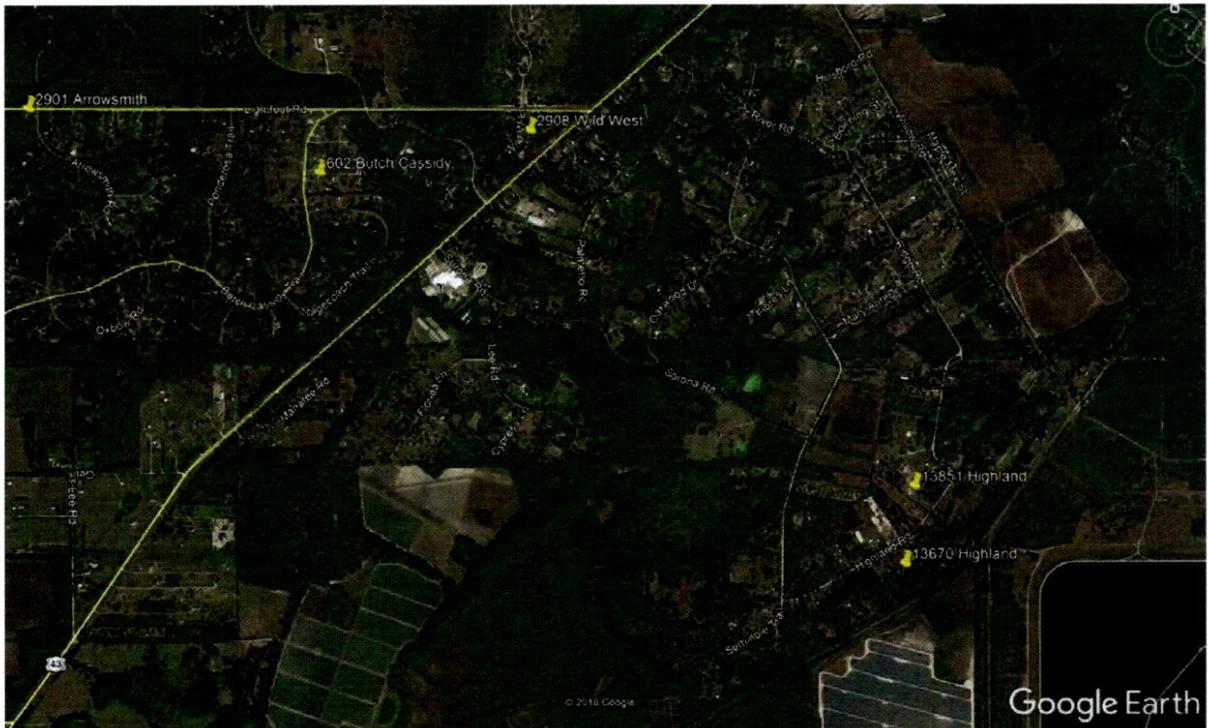
Solar	TAX ID/Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	BR/BA	Park	Style	Note
Adjoins	13670 Highland	5.00	8/21/2017	\$255,000	1997	1,512	\$168.65	3/3	Carport/Wrkshp	Ranch	Renov.
Not	2901 Arrowsmith	1.91	1/31/2018	\$225,000	1979	1,636	\$137.53	3/2	2 Garage/Wrkshp	Ranch	
Not	602 Butch Cassidy	1.00	5/5/2017	\$220,000	2001	1,560	\$141.03	3/2	N/A	Ranch	Renov.
Not	2908 Wild West	1.23	7/12/2017	\$254,000	2003	1,554	\$163.45	3/2	2 Garage/Wrkshp	Ranch	Renov.
Not	13851 Highland	5.00	9/13/2017	\$240,000	1978	1,636	\$146.70	4/2	3 Garage	Ranch	Renov.

Solar	TAX ID/Address	Adjoining Sales Adjusted							Total	% Diff
		Time	Acres	YB	GLA	BR/BA	Park	Note		
Adjoins	13670 Highland								\$255,000	
Not	2901 Arrowsmith	\$2,250	\$10,000	\$28,350	-\$8,527	\$5,000	-\$10,000	\$10,000	\$262,073	-3%
Not	602 Butch Cassidy	-\$2,200	\$10,000	-\$6,160	-\$3,385	\$5,000	\$2,000		\$225,255	12%
Not	2908 Wild West	\$0	\$10,000	-\$10,668	-\$3,432	\$5,000	-\$10,000		\$244,900	4%
Not	13851 Highland	\$0	\$0	\$31,920	-\$9,095	\$3,000	-\$10,000		\$255,825	0%
Average										3%

The sales prices of the comparables before adjustments range from \$220,000 to \$254,000. After adjustments they range from \$225,255 to \$262,073. The comparables range from no impact to a strong positive impact. The comparables showing -3% and +4% impact on value are considered within a typical range of value and therefore not indicative of any impact on property value.

This set of matched pair data falls in line with the data seen in other states. The closest solar panel to the home at 13670 Highland is 1,180 feet. There is a wooded buffer between these two properties.

I have included a map showing the relative location of these properties below.



10. Matched Pair – McBride Place Solar Farm, Midland, NC



This project is located on Mount Pleasant Road, Midland, North Carolina. The property is on 627 acres on an assemblage of 974.59 acres. The solar farm was approved in early 2017 for a 74.9 MW facility.

I have considered the sale of 4380 Joyner Road which adjoins the proposed solar farm near the northwest section. This property was appraised in April of 2017 for a value of \$317,000 with no consideration of any impact due to the solar farm in that figure. The property sold in November 2018 for \$325,000 with the buyer fully aware of the proposed solar farm.

I have considered the following matched pairs to the subject property.

Adjoining Residential Sales After Solar Farm Approved

Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	BR/BA	Park	Style	Other
Adjoins	4380 Joyner	12.00	11/22/2017	\$325,000	1979	1,598	\$203.38	3/2	2xGar	Ranch	Outblgd
Not	3870 Elkwood	5.50	8/24/2016	\$250,000	1986	1,551	\$161.19	3/2.5	Det 2xGar	Craft	
Not	8121 Lower Rocky	18.00	2/8/2017	\$355,000	1977	1,274	\$278.65	2/2	2xCarp	Ranch	Eq. Fac.
Not	13531 Cabarrus	7.89	5/20/2016	\$267,750	1981	2,300	\$116.41	3/2	2xGar	Ranch	

Adjoining Sales Adjusted

Time	Acres	YB	Condition	GLA	BR/BA	Park	Other	Total	% Diff
								\$325,000	
\$7,500	\$52,000	-\$12,250	\$10,000	\$2,273	-\$2,000	\$2,500	\$7,500	\$317,523	2%
\$7,100	-\$48,000	\$4,970		\$23,156	\$0	\$3,000	-\$15,000	\$330,226	-2%
\$8,033	\$33,000	-\$3,749	\$20,000	-\$35,832	\$0	\$0	\$7,500	\$296,702	9%
								Average	3%

After adjusting the comparables, I found that the average adjusted value shows a slight increase in value for the subject property adjoining a solar farm. As in the other cases, this is a mild positive and within the typical range of real estate transactions. I therefore conclude that these matched pairs show no impact on value.

I note that the home at 4380 Joyner Road is 275 feet from the closest proposed solar panel.

I also considered the recent sale of a lot on Kristi Lane that is on the east side of the proposed solar farm. This 4.22-acre lot sold in December 2017 for \$94,000. I spoke with the broker, Margaret Dabbs, who indicated that the solar farm was considered a positive by both buyer and seller as it insures no subdivision will be happening in that area. Buyers in this market are looking for privacy and seclusion. The other lots on Kristi Lane are likely to sale soon at similar prices. Ms. Dabbs indicated that they have had these lots on the market for about 5 years at asking prices that were probably a little high and they are now selling and they have another under contract.

11. Matched Pair – Conetoe Solar, Edgecombe County, NC



This project is located on NC 42 East to the west of Conetoe. This is an 80 MW facility located on 910.60 acres out of an assemblage of 1,389.89 acres.

I have considered a manufactured home adjoining the project that sold after the project as identified as Parcel 14 along Leigh Road. This home was 1,515 feet from the closest solar panel. This home is located on 0.49 acres, was built in 2005, and has a gross living area of 1,632 s.f. This property sold on March 8, 2016 for \$31,000, or \$19.00 per square foot. I compared this to a similar manufactured home that sold on July 21, 2016 as shown below.

The adjusted price per square foot for the two show no effective difference in the price per square foot.

Adjoining Residential Sales After Solar Farm Completed

#	TAX ID	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	Note
14	4756-00-9962	0.49	3/7/2016	\$31,000	2005	1632	\$19.00	Manufactured

Nearby Residential Sales After Solar Farm Completed

#	TAX ID	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	Note
	4746-64-8535	0.968	7/21/2016	\$18,000	1996	980	\$18.37	Manufactured

TAX ID	Adjustments		GBA	Total	\$/sf
	Acres	YB			
4756-00-9962					
4746-64-8535	-\$3,000	\$3,240	\$0	\$18,240	\$18.61

This data indicates no difference attributable to the proximity/adjacency to the solar farm.

12. Matched Pair – Beetle-Shelby Solar, Cleveland County, NC



This project is located on Bachelor Road at Timber Drive, Mooresboro, NC. This is a 4 MW facility on a parent tract of 24 acres.

I have considered a custom home on a nearby property adjoining this solar farm. This home is located on 10.08 acres, was built in 2013, and has a gross living area of 3,196 s.f. This property sold on October 1, 2018 \$416,000. I compared this to several nearby homes of similar size on large lots as shown below.

Adjoining Residential Sales After Solar Farm Approved

Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	BR/BA	Park	Style	Other
Adjoins	1715 Timber	10.08	10/1/2018	\$416,000	2013	3,196	\$130.16	4/3.5	2xGar	1.5 story	Pool, Scrn Prch
Not	1021 Posting	2.45	2/15/2019	\$414,000	2000	4,937	\$83.86	4/4.5	2xGar	1.5 story	Scrn Prch
Not	2521 Wood	3.25	7/30/2017	\$350,000	2003	3,607	\$97.03	4/4	4xGar	1.5 story	Pool, sunroom
Not	356 Whitaker	7.28	1/9/2017	\$340,000	1997	3,216	\$105.72	4/4	2xGar	Ranch	Pole barn

Adjoining Sales Adjusted								
Time	Acres	YB	GLA	BR/BA	Park	Other	Total	% Diff
							\$416,000	
	\$15,000	\$37,674	-\$58,398	-\$10,000			\$398,276	4%
\$10,500	\$12,000	\$24,500	-\$15,952	-\$5,000	-\$5,000		\$371,048	11%
\$15,300	\$5,000	\$38,080	-\$846	-\$5,000			\$392,534	6%
							Average	7%

The data on these sales all show that the subject property adjoining the solar farm sold for more than these other comparable sales. These sales suggest a mild increase in value due to proximity to the solar farm; however, the subject property is a custom home with upgrades that would balance out that difference. I therefore conclude that these matched pairs support an indication of no impact on property value.

13. Matched Pair – Courthouse Solar, Gaston County, NC



This project is a 5 MW facility located on 161.92 acres on Tryon Courthouse Road near Bessemer City that was approved in late 2016 but has not yet been constructed due to delays in the power purchase agreement process with Duke Progress Energy.

I have considered a recent sale of a home (Parcel 13) located across from this approved solar farm project as well as an adjoining lot sale (Parcel 25) to the west of this approved project.

I compared the home sale to similar sized homes with similar exposure to county roads as shown below. I considered three similar sales that once adjusted for differences show a positive relationship due to proximity to the solar farm. The positive impact is less than 5% which is a standard deviation for real estate transaction and indicates no impact on property value.

Adjoining Residential Sales After Solar Farm Approved

Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	BR/BA	Park	Style
Adjoins	2134 Tryon Court.	0.85	3/15/2017	\$111,000	2001	1,272	\$87.26	3/2	Drive	Ranch
Not	214 Kiser	1.14	1/5/2017	\$94,000	1987	1,344	\$69.94	3/2	Drive	Ranch
Not	101 Windward	0.30	3/30/2017	\$104,000	1995	1,139	\$91.31	3/2	Drive	Ranch
Not	5550 Lennox	1.44	10/12/2018	\$115,000	2002	1,224	\$93.95	3/2	Drive	Ranch

Adjoining Residential Sales After Solar Farm Approved Adjoining Sales Adjusted

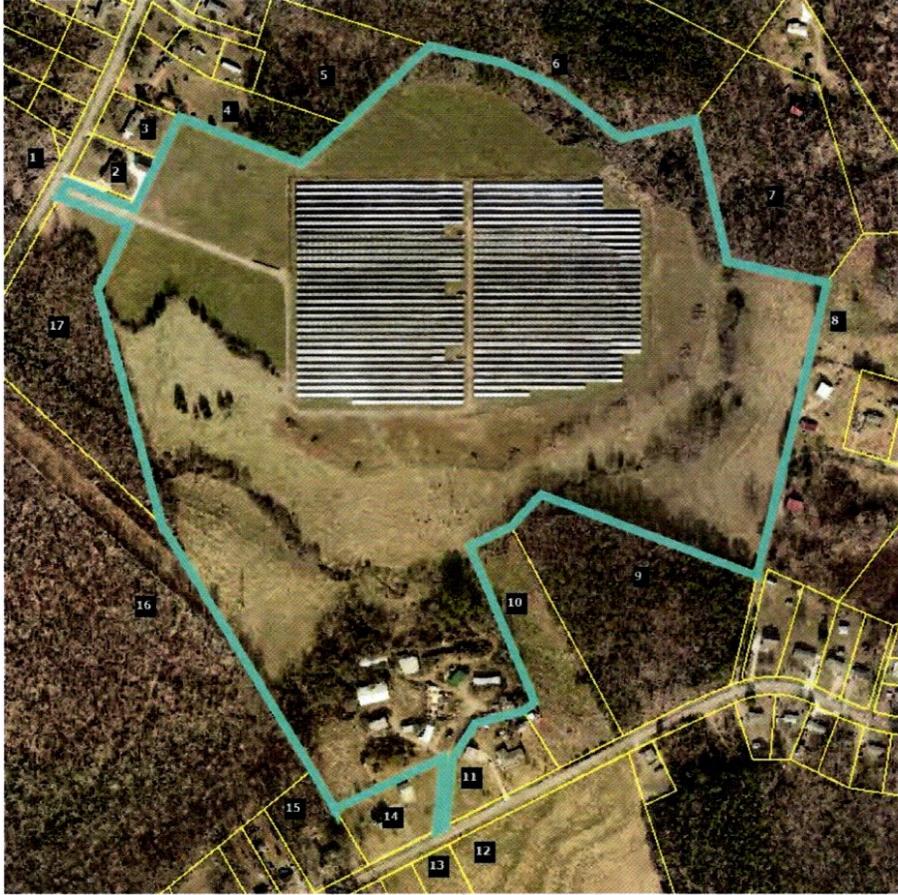
Solar	Address	Acres	Date Sold	Sales Price	Time	Acres	YB	GLA	Total	% Diff
Adjoins	2134 Tryon Court.	0.85	3/15/2017	\$111,000					\$111,000	
Not	214 Kiser	1.14	1/5/2017	\$94,000	\$533		\$9,212	-\$1,511	\$102,234	8%
Not	101 Windward	0.30	3/30/2017	\$104,000	-\$128		\$4,368	\$5,615	\$113,855	-3%
Not	5550 Lennox	1.44	10/12/2018	\$115,000	-\$5,444		-\$805	-\$2,396	\$106,355	4%
Average										3%

Similarly, I compared the lot sale to four nearby land sales. Parcel 25 could not be subdivided and was a single estate lot. There were a number of nearby lot sales along Weaver Dairy that sold for \$43,000 to \$30,000 per lot for 4-acre home lots. Estate lots typically sell at a base homesite rate that would be

represented by those prices plus a diminishing additional value per additional acre. The consideration of the larger tract more accurately illustrates the value per acre for larger tracts. After adjustments, the land sales show a mild positive impact on land value with an average increase of 9%, which supports a positive impact.

Adjoining Residential Land Sales After Solar Farm Approved						Adjoining Sales Adjusted				
Solar	Address	Acres	Date Sold	Sales Price	\$/Ac	Time	Acres	Total	% Diff	Note
Adjoins	5021 Buckland	9.66	3/21/2018	\$58,500	\$6,056			\$58,500		1 homesite only
Not	Campbell	6.75	10/31/2018	\$42,000	\$6,222	-\$773	\$18,107	\$59,333	-1%	
Not	Kiser	17.65	11/27/2017	\$69,000	\$3,909	\$647	-\$19,508	\$50,139	14%	6 acres less usable due to shape (50%)
Not	522 Weaver Dairy	3.93	2/26/2018	\$30,000	\$7,634	\$57	\$25,000	\$55,057	6%	
Not	779 Sunnyside	6.99	3/6/2017	\$34,000	\$4,864	\$1,062	\$12,987	\$48,049	18%	
Average									9%	

14. Matched Pair – Mariposa Solar, Gaston County, NC



This project is a 5 MW facility located on 35.80 acres out of a parent tract of 87.61 acres at 517 Blacksnake Road, Stanley that was built in 2016.

I have considered a number of recent sales around this facility as shown below.

The first is identified in the map above as Parcel 1, which is 215 Mariposa Road. This is an older dwelling on large acreage with only one bathroom. I've compared it to similar nearby homes as shown below.

Adjoining Residential Sales After Solar Farm Approved

Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	BR/BA	Park	Style
Adjoins	215 Mariposa	17.74	12/12/2017	\$249,000	1958	1,551	\$160.54	3/1	Garage	Br/Rnch
Not	249 Mariposa	0.48	3/1/2019	\$153,000	1974	1,792	\$85.38	4/2	Garage	Br/Rnch
Not	110 Airport	0.83	5/10/2016	\$166,000	1962	2,165	\$76.67	3/2	Crprt	Br/Rnch
Not	1249 Blacksnake	5.01	9/20/2018	\$242,500	1980	2,156	\$112.48	3/2	Drive	1.5
Not	1201 Abernathy	27.00	5/3/2018	\$390,000	1970	2,190	\$178.08	3/2	Crprt	Br/Rnch

Adjoining Residential Sales After Solar Farm Approved										Adjoining Sales Adjusted				
Solar	Address	Acres	Date Sold	Sales Price	Time	YB	Acres	GLA	BR/BA	Park	Other	Total	% Diff	
Adjoins	215 Mariposa	17.74	12/12/2017	\$249,000								\$249,000		
Not	249 Mariposa	0.48	3/1/2019	\$153,000	-\$5,583	-\$17,136	\$129,450	-\$20,576	-\$10,000			\$229,154	8%	
Not	110 Airport	0.83	5/10/2016	\$166,000	\$7,927	-\$4,648	\$126,825	-\$47,078	-\$10,000			\$239,026	4%	
Not	1249 Blacksnake	5.01	9/20/2018	\$242,500	-\$5,621	-\$37,345	\$95,475	-\$68,048	-\$10,000	\$5,000		\$221,961	11%	
Not	1201 Abernathy	27.00	5/3/2018	\$390,000	-\$4,552	-\$32,760	-\$69,450	-\$60,705	-\$10,000			\$212,533	15%	
												Average	9%	

The average difference after adjusting for all factors is +9% on average, which suggests an enhancement due to the solar farm across the street. Given the large adjustments for acreage and size, I will focus on the low end of the adjusted range at 4%, which is within the typical deviation and therefore suggests no impact on value.

I have also considered Parcel 4 that sold after the solar farm was approved but before it had been constructed in 2016.

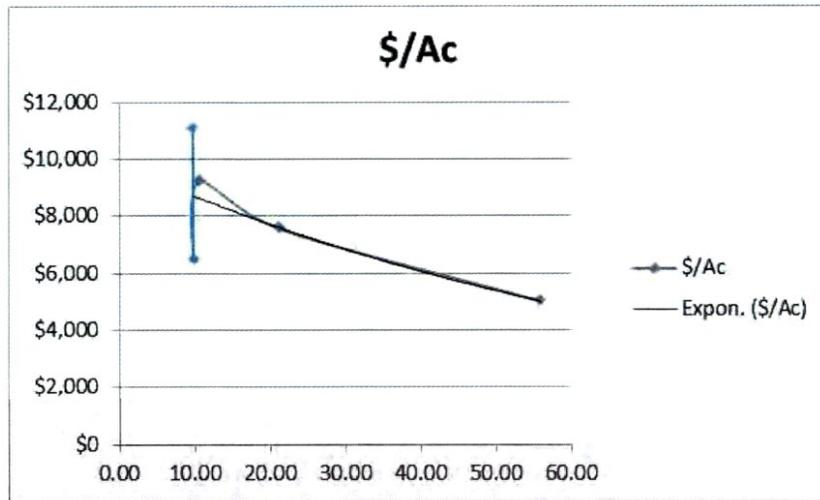
Adjoining Residential Sales After Solar Farm Approved												
Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	BR/BA	Park	Style	Other	
Adjoins	242 Mariposa	2.91	9/21/2015	\$180,000	1962	1,880	\$95.74	3/2	Carport	Br/Rnch	Det Wrkshop	
Not	249 Mariposa	0.48	3/1/2019	\$153,000	1974	1,792	\$85.38	4/2	Garage	Br/Rnch		
Not	110 Airport	0.83	5/10/2016	\$166,000	1962	2,165	\$76.67	3/2	Crprt	Br/Rnch		
Not	1249 Blacksnake	5.01	9/20/2018	\$242,500	1980	2,156	\$112.48	3/2	Drive	1.5		

Adjoining Residential Sales After Solar Farm Approved										Adjoining Sales Adjusted				
Solar	Address	Acres	Date Sold	Sales Price	Time	YB	Acres	GLA	BR/BA	Park	Other	Total	% Diff	
Adjoins	242 Mariposa	2.91	9/21/2015	\$180,000								\$180,000		
Not	249 Mariposa	0.48	3/1/2019	\$153,000	-\$15,807	-\$12,852	\$18,468	\$7,513			-\$3,000	\$25,000	\$172,322	4%
Not	110 Airport	0.83	5/10/2016	\$166,000	-\$3,165	\$0	\$15,808	-\$28,600				\$25,000	\$175,043	3%
Not	1249 Blacksnake	5.01	9/20/2018	\$242,500	-\$21,825	-\$30,555	-\$15,960	-\$40,942			\$2,000	\$25,000	\$160,218	11%
												Average	6%	

The average difference after adjusting for all factors is +6%, which is again suggests a mild increase in value due to the adjoining solar farm use. The median is a 4% adjustment, which is within a standard deviation and suggests no impact on property value.

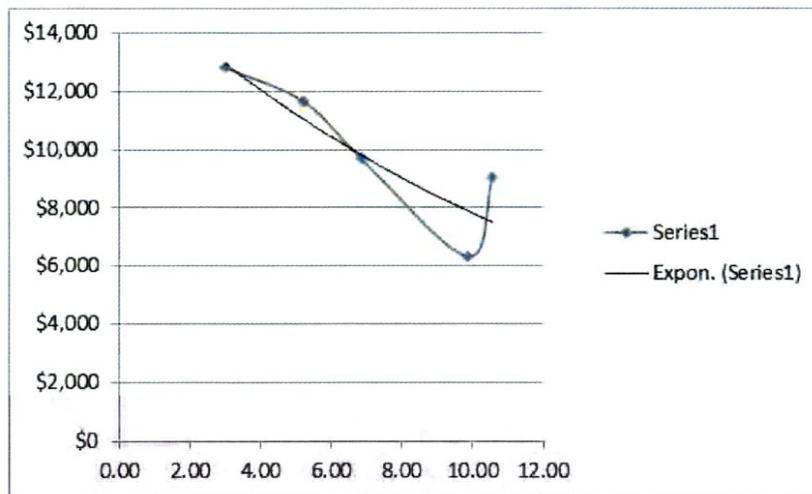
I have also considered the recent sale of Parcel 13 that is located on Blacksnake Road south of the project. I was unable to find good land sales in the same 20 acre range, so I have considered sales of larger and smaller acreage. I adjusted each of those land sales for time. I then applied the price per acre to a trendline to show where the expected price per acre would be for 20 acres. As can be seen in the chart below, this lines up exactly with the purchase of the subject property. I therefore conclude that there is no impact on Parcel 13 due to proximity to the solar farm.

Adjoining Residential Land Sales After Solar Farm Approved							Adjoining Sales Adjusted	
Solar	Tax/Street	Acres	Date Sold	Sales Price	\$/Ac		Time	\$/Ac
Adjoins	174339/Blacksnake	21.15	6/29/2018	\$160,000	\$7,565			\$7,565
Not	227852/Abernathy	10.57	5/9/2018	\$97,000	\$9,177		\$38	\$9,215
Not	17443/Legion	9.87	9/7/2018	\$64,000	\$6,484		-\$37	\$6,447
Not	164243/Alexis	9.75	2/1/2019	\$110,000	\$11,282		-\$201	\$11,081
Not	176884/Bowden	55.77	6/13/2018	\$280,000	\$5,021		\$7	\$5,027



Finally, I have considered the recent sale of Parcel 17 that sold as vacant land. I was unable to find good land sales in the same 7 acre range, so I have considered sales of larger and smaller acreage. I adjusted each of those land sales for time. I then applied the price per acre to a trendline to show where the expected price per acre would be for 7 acres. As can be seen in the chart below, this lines up with the trendline running right through the purchase price for the subject property. I therefore conclude that there is no impact on Parcel 13 due to proximity to the solar farm. I note that this property was improved with a 3,196 square foot ranch built in 2018 following the land purchase, which shows that development near the solar farm was unimpeded.

Adjoining Residential Land Sales After Solar Farm Approved						Adjoining Sales Adjusted		
Solar	Tax/Street	Acres	Date Sold	Sales Price	\$/Ac	Time	Location	\$/Ac
Adjoins	227039/Mariposa	6.86	12/6/2017	\$66,500	\$9,694			\$9,694
Not	227852/Abernathy	10.57	5/9/2018	\$97,000	\$9,177	-\$116		\$9,061
Not	17443/Legion	9.87	9/7/2018	\$64,000	\$6,484	-\$147		\$6,338
Not	177322/Robinson	5.23	5/12/2017	\$66,500	\$12,715	\$217	-\$1,272	\$11,661
Not	203386/Carousel	2.99	7/13/2018	\$43,500	\$14,548	-\$262	-\$1,455	\$12,832



15. Matched Pair – Clarke County Solar, Clarke County, VA



This project is a 20 MW facility located on a 234-acre tract that was built in 2017.

I have considered a recent sale of Parcel 3. The home on this parcel is 1,230 feet from the closest panel as measured in the second map from Google Earth, which shows the solar farm under construction.

I've compared this home sale to a number of similar rural homes on similar parcels as shown below. I have used multiple sales that bracket the subject property in terms of sale date, year built, gross living area, bedrooms and bathrooms. Bracketing the parameters insures that all factors are well balanced out in the adjustments. The trend for these sales shows a positive value for the adjacency to the solar farm.

Adjoining Residential Sales After Solar Farm Approved

Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	BR/BA	Park	Style	Other
Adjoins	833 Nations Spr	5.13	1/9/2017	\$295,000	1979	1,392	\$211.93	3/2	Det Gar	Ranch	Unfin bsmt
Not	85 Ashby	5.09	9/11/2017	\$315,000	1982	2,333	\$135.02	3/2	2 Gar	Ranch	
Not	541 Old Kitchen	5.07	9/9/2018	\$370,000	1986	3,157	\$117.20	4/4	2 Gar	2 story	
Not	4174 Rockland	5.06	1/2/2017	\$300,000	1990	1,688	\$177.73	3/2	3 Gar	2 story	
Not	400 Sugar Hill	1.00	6/7/2018	\$180,000	1975	1,008	\$178.57	3/1	Drive	Ranch	

Adjoining Residential Sales After Solar Farm Approved

Adjoining Sales Adjusted

Solar	Address	Acres	Date Sold	Sales Price	Time	Acres	YE	GLA	BR/BA	Park	Other	Total	% Diff
Adjoins	833 Nations Spr	5.13	1/9/2017	\$295,000								\$295,000	
Not	85 Ashby	5.09	9/11/2017	\$315,000	-\$6,300		-\$6,615	-\$38,116		-\$7,000	\$15,000	\$271,969	8%
Not	541 Old Kitchen	5.07	9/9/2018	\$370,000	-\$18,500		-\$18,130	-\$62,057		-\$7,000	\$15,000	\$279,313	5%
Not	4174 Rockland	5.06	1/2/2017	\$300,000			-\$23,100	-\$15,782		-\$12,000	\$15,000	\$264,118	10%
Not	400 Sugar Hill	1.00	6/7/2018	\$180,000	-\$9,000	\$43,000	\$5,040	\$20,571	\$10,000	\$3,000	\$15,000	\$267,611	9%
												Average	8%

16. Matched Pair – Candace Solar, Princeton, NC



This solar farm is located at 4839 US 70 Highway just east of Herring Road. This solar farm was completed on October 25, 2016.

I identified three adjoining sales to this tract after development of the solar farm with frontage on US 70. I did not attempt to analyze those sales as they have exposure to an adjacent highway and railroad track. Those homes are therefore problematic for a matched pair analysis unless I have similar homes fronting on a similar corridor.

I did consider a land sale and a home sale on adjoining parcels without those complications.

The lot at 499 Herring Road sold to Paradise Homes of Johnston County of NC, Inc. for \$30,000 in May 2017 and a modular home was placed there and sold to Karen and Jason Toole on September 29, 2017. I considered the lot sale first as shown below and then the home sale that followed.

Adjoining Land Sales After Solar Farm Approved						Adjoining Sales Adjusted					
Parcel	Solar	Address	Acres	Date Sold	Sales Price	Other	Time	Site	Other	Total	% Diff
16	Adjoins	499 Herring	2.03	5/1/2017	\$30,000					\$30,000	
	Not	37 Becky	0.87	7/23/2019	\$24,500	Sub/Pwr	-\$1,679	\$4,900		\$27,721	8%
	Not	5858 Bizzell	0.88	8/17/2016	\$18,000		\$390	\$3,600		\$21,990	27%
	Not	488 Herring	2.13	12/20/2016	\$35,000		\$389			\$35,389	-18%
Average											5%

Following the land purchase, the modular home was placed on the site and sold. I have compared this modular home to the following sales to determine if the solar farm had any impact on the purchase price.

Adjoining Residential Sales After Solar Farm Approved												
Parcel	Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	BR/BA	Park	Style	Other
16	Adjoins	499 Herring	2.03	9/27/2017	\$215,000	2017	2,356	\$91.26	4/3	Drive	Modular	
	Not	678 WC	6.32	3/8/2019	\$226,000	1995	1,848	\$122.29	3/2.5	Det Gar	Mobile	Ag bldgs
	Not	1810 Bay V	8.70	3/26/2018	\$170,000	2003	2,356	\$72.16	3/2	Drive	Mobile	Ag bldgs
	Not	1795 Bay V	1.78	12/1/2017	\$194,000	2017	1,982	\$97.88	4/3	Drive	Modular	

Adjoining Residential Sales Af Adjoining Sales Adjusted											Avg		
Parcel	Solar	Address	Time	Site	YB	GLA	BR/BA	Park	Other	Total	% Diff	% Diff	Distance
16	Adjoins	499 Herring								\$215,000			488
	Not	678 WC	-\$10,037	-\$25,000	\$24,860	\$37,275	-\$5,000	-\$7,500	-\$20,000	\$220,599	-3%		
	Not	1810 Bay V	-\$2,579	-\$20,000	\$11,900	\$0				\$159,321	26%		
	Not	1795 Bay V	-\$1,063		\$0	\$21,964				\$214,902	0%		
Average											8%		

The best comparable is 1795 Bay Valley as it required the least adjustment and was therefore most similar, which shows a 0% impact. This signifies no impact related to the solar farm.

The range of impact identified by these matched pairs ranges are therefore -3% to +26% with an average of +8% for the home and an average of +5% for the lot, though the best indicator for the lot shows a \$5,000 difference in the lot value due to the proximity to the solar farm or a -12% impact.

Conclusion

The solar farm matched pairs shown above have similar characteristics to each other in terms of population, with most of the projects being in areas with a 1-mile radius population under 1,000, but with several outliers showing solar farms in farm more urban areas.

The median income for the population within 1 mile of a solar farm is \$48,485 with a median housing unit value of \$182,219. Most of the comparables are under \$350,000 in the home price, with \$770,000 being the high end of the set of matched pairs in my larger data set.

The adjoining uses show that residential and agricultural uses are the predominant adjoining uses.

These figures are in line with the larger set of solar farms that I have looked at with the predominant adjoining uses being residential and agricultural.

Matched Pair Summary				Adj. Uses By Acreage							1 mile Radius (2010-2019 Data)		
Name	City	State	Acres	MW	Topo Shift	Res	Ag/Res	Ag	Com/Ind	Population	Med. Income	Avg. Housing Unit	
1	AM Best	Goldsboro	NC	38	5.00	2	38%	23%	0%	39%	1,523	\$37,358	\$148,375
2	White Cross	Chapel Hill	NC	45	5.00	50	5%	51%	44%	0%	213	\$67,471	\$319,929
3	Wagstaff	Roxboro	NC	30	5.00	46	7%	89%	4%	0%	336	\$41,368	\$210,723
4	Mulberry	Selmer	TN	160	5.00	60	13%	10%	73%	3%	467	\$40,936	\$171,746
5	Gastonia SC	Gastonia	NC	35	5.00	48	33%	23%	0%	44%	4,689	\$35,057	\$126,562
6	Summit	Moyock	NC	2,034	80.00	4	4%	94%	0%	2%	382	\$79,114	\$281,731
7	White Cross II	Chapel Hill	NC	34	2.80	35	25%	75%	0%	0%	213	\$67,471	\$319,929
8	Tracy	Bailey	NC	50	5.00	10	29%	71%	0%	0%	312	\$43,940	\$99,219
9	Manatee	Parrish	FL	1,180	75.00	20	2%	1%	97%	0%	48	\$75,000	\$291,667
10	McBride	Midland	NC	627	75.00	140	12%	78%	10%	0%	398	\$63,678	\$256,306
11	Conetoe	Conetoe	NC	910	80.00	2	5%	78%	17%	0%	336	\$37,160	\$96,000
12	Beetle-Shelby	Shelby	NC	24	4.00	52	22%	0%	77%	1%	218	\$53,541	\$192,692
13	Courthouse	Bessemer	NC	52	5.00	150	48%	52%	0%	0%	551	\$45,968	\$139,404
14	Mariposa	Stanley	NC	36	5.00	96	48%	52%	0%	0%	1,716	\$36,439	\$137,884
15	Clarke Cnty	White Post	VA	234	20.00	70	14%	46%	39%	1%	578	\$81,022	\$374,453
16	Candace	Princeton	NC	54	5.00	22	76%	0%	24%	0%	448	\$51,002	\$107,171
Average				346	23.86	50	24%	46%	24%	6%	777	\$53,533	\$204,612
Median				51	5.00	47	18%	52%	7%	0%	390	\$48,485	\$182,219
High				2,034	80.00	150	76%	94%	97%	44%	4,689	\$81,022	\$374,453
Low				24	2.80	2	2%	0%	0%	0%	48	\$35,057	\$96,000

I have pulled 27 matched pairs from the above referenced solar farms to provide the following summary of home sale matched pairs and land sales next to solar farms. The summary shows that the range of differences is from -5% to +7% with an average of +2% and median of +1%. This means that the average and median impact is for a slight positive impact due to adjacency to a solar farm. However, this 1% rate is within the typical variability I would expect from real estate. I therefore conclude that this data shows no negative or positive impact due to adjacency to a solar farm.

Similarly, the 7 land sales shows a median impact of 0% due to adjacency to a solar farm. The range of these adjustments range from -12% to +17%. Land prices tend to vary more widely than residential homes, which is part of that greater range. I consider this data to support no negative or positive impact due to adjacency to a solar farm.

Residential Dwelling Matched Pairs Adjoining Solar Farms

Pair	Solar Farm	City	State	Area	MW	Approx Distance	Tax ID/Address	Sale Date	Sale Price	Adj. Sale Price	% Diff
1	AM Best	Goldsboro	NC	Suburban	5	280	3600195570	Sep-13	\$250,000		
							3600198928	Mar-14	\$250,000	\$250,000	0%
2	AM Best	Goldsboro	NC	Suburban	5	280	3600195361	Sep-13	\$260,000		
							3600194813	Apr-14	\$258,000	\$258,000	1%
3	AM Best	Goldsboro	NC	Suburban	5	280	3600199891	Jul-14	\$250,000		
							3600198928	Mar-14	\$250,000	\$250,000	0%
4	AM Best	Goldsboro	NC	Suburban	5	280	3600198632	Aug-14	\$253,000		
							3600193710	Oct-13	\$248,000	\$248,000	2%
5	AM Best	Goldsboro	NC	Suburban	5	280	3600196656	Dec-13	\$255,000		
							3601105180	Dec-13	\$253,000	\$253,000	1%
6	AM Best	Goldsboro	NC	Suburban	5	280	3600182511	Feb-13	\$247,000		
							3600183905	Dec-12	\$240,000	\$245,000	1%
7	AM Best	Goldsboro	NC	Suburban	5	280	3600182784	Apr-13	\$245,000		
							3600193710	Oct-13	\$248,000	\$248,000	-1%
8	AM Best	Goldsboro	NC	Suburban	5	280	3600195361	Nov-15	\$267,500		
							3600195361	Sep-13	\$260,000	\$267,800	0%
9	Mulberry	Selmer	TN	Rural	5	400	0900A011	Jul-14	\$130,000		
							099CA043	Feb-15	\$148,900	\$136,988	-5%
10	Mulberry	Selmer	TN	Rural	5	400	099CA002	Jul-15	\$130,000		
							0990NA040	Mar-15	\$120,000	\$121,200	7%
11	Mulberry	Selmer	TN	Rural	5	480	491 Dusty	Oct-16	\$176,000		
							35 April	Aug-16	\$185,000	\$178,283	-1%
12	Mulberry	Selmer	TN	Rural	5	650	297 Country	Sep-16	\$150,000		
							53 Glen	Mar-17	\$126,000	\$144,460	4%
13	Mulberry	Selmer	TN	Rural	5	685	57 Cooper	Feb-19	\$163,000		
							191 Amelia	Aug-18	\$132,000	\$155,947	4%
14	Neal Hawkins	Gastonia	NC	Suburban	5	275	139179	Mar-17	\$270,000		
							139179	Mar-17	\$270,000	\$270,000	0%
15	Summit	Moyock	NC	Suburban	80	1,060	129 Pinto	Apr-16	\$170,000		
							102 Timber	Apr-16	\$175,500	\$169,451	0%
16	Summit	Moyock	NC	Suburban	80	2,020	105 Pinto	Dec-16	\$206,000		
							127 Ranchland	Jun-15	\$219,900	\$194,278	6%
17	White Cross II	Chapel Hill	NC	Rural	2.8	1,479	2018 Elkins	Feb-16	\$340,000		
							4200B Old Greensbor	Dec-15	\$380,000	\$329,438	3%
18	Tracy	Bailey	NC	Rural	5	780	9162 Winters	Jan-17	\$255,000		
							7352 Red Fox	Jun-16	\$176,000	\$252,399	1%
19	Manatee	Parrish	FL	Rural	75	1180	13670 Highland	Aug-18	\$255,000		
							13851 Highland	Sep-18	\$240,000	\$255,825	0%
20	McBride Place	Midland	NC	Rural	75	275	4380 Joyner	Nov-17	\$325,000		
							3870 Elkwood	Aug-16	\$250,000	\$317,523	2%
21	Conetoe	Conetoe	NC	Rural	80	1515	287 Leigh	Mar-16	\$31,000		
							63 Brittany	Jul-16	\$18,000	\$30,372	2%
22	Beetle-Shelby	Mooresboro	NC	Rural	4	945	1715 Timber	Oct-18	\$416,000		
							1021 Posting	Feb-19	\$414,000	\$398,276	4%
23	Courthouse	Bessemer	NC	Rural	5	375	2134 Tryon Court.	Mar-17	\$111,000		
							5550 Lennox	Oct-18	\$115,000	\$106,355	4%
24	Mariposa	Stanley	NC	Suburban	5	1155	215 Mariposa	Dec-17	\$249,000		
							110 Airport	May-16	\$166,000	\$239,026	4%
25	Mariposa	Stanley	NC	Suburban	5	570	242 Mariposa	Sep-15	\$180,000		
							110 Airport	Apr-16	\$166,000	\$175,043	3%
26	Clarke Cnty	White Post	VA	Rural	20	1230	833 Nations Spr	Jan-17	\$295,000		
							541 Old Kitchen	Sep-18	\$370,000	\$279,313	5%
27	Candace	Princeton	NC	Suburban	5	488	499 Herring	Sep-17	\$215,000		
							1795 Bay Valley	Dec-17	\$194,000	\$214,902	0%

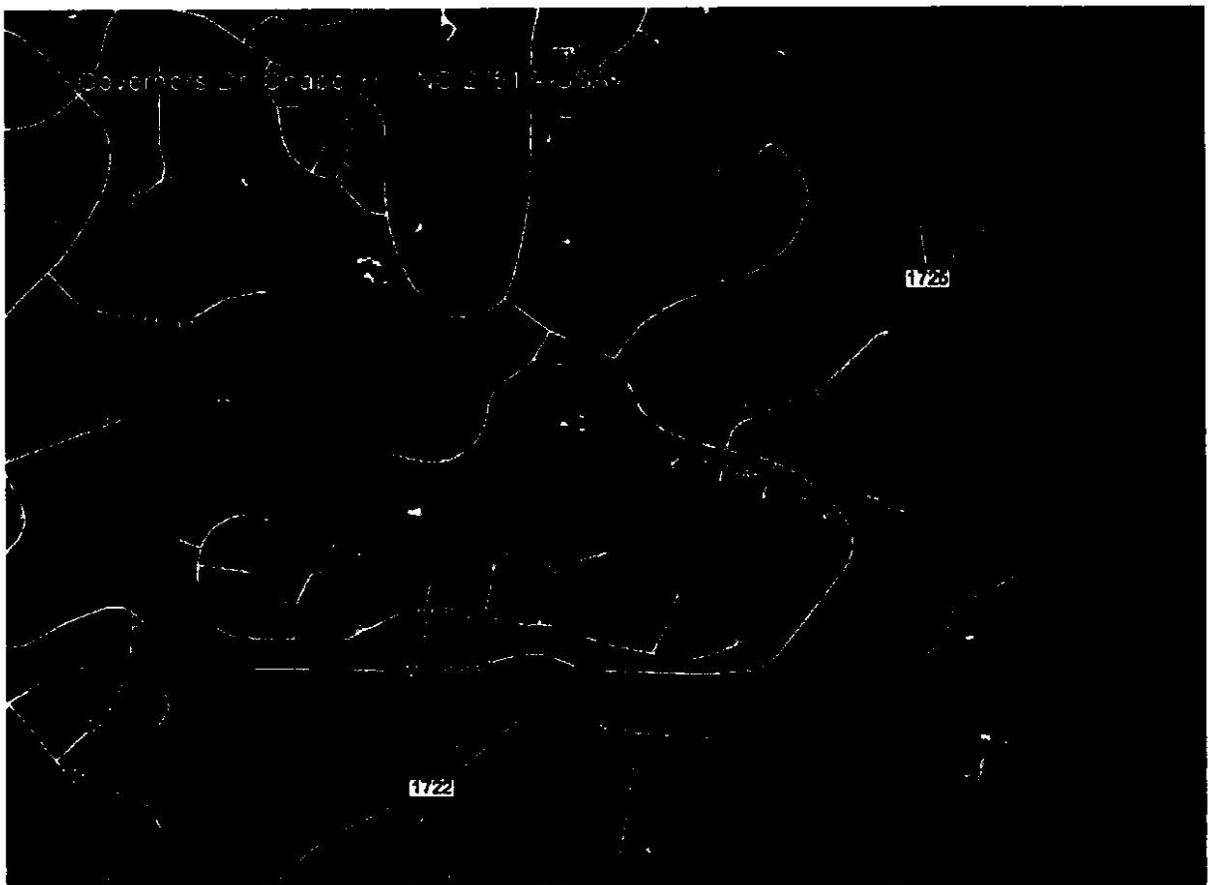
	MW	Avg. Distance		% Dif
Average	18.96	674	Average	2%
Median	5.00	480	Median	1%
High	80.00	2,020	High	7%
Low	2.80	275	Low	-5%

Land Sale Matched Pairs Adjoining Solar Farms

Pair	Solar Farm	City	State	Area	MW	Tax ID/Address	Sale Date	Sale Price	Acres	\$/AC	Adj. \$/AC	% Dif
1	White Cross	Chapel Hill	NC	Rural	5	9748336770	Jul-13	\$265,000	47.20	\$5,614		
						9747184527	Nov-10	\$361,000	59.09	\$6,109	\$5,278	6%
2	Wagstaff	Roxboro	NC	Rural	5	91817117960	Aug-13	\$164,000	18.82	\$8,714		
						91800759812	Dec-13	\$130,000	14.88	\$8,737	\$8,737	0%
3	Tracy	Bailey	NC	Rural	5	316003	Jul-16	\$70,000	13.22	\$5,295		
						6056	Oct-16	\$164,000	41.00	\$4,000	\$4,400	17%
4	Courthouse	Bessemer	NC	Rural	5	5021 Buckland	Mar-18	\$58,500	9.66	\$6,056		
						Kiser	Nov-17	\$69,000	17.65	\$3,909	\$5,190	14%
5	Mariposa	Stanley	NC	Sub	5	174339	Jun-18	\$160,000	21.15	\$7,565		
						227852	May-18	\$97,000	10.57	\$9,177	\$7,565	0%
6	Mariposa	Stanley	NC	Sub	5	227039	Dec-17	\$66,500	6.86	\$9,694		
						177322	May-17	\$66,500	5.23	\$12,715	\$9,694	0%
7	Candace	Princeton	NC	Sub	5	499 Herring	May-17	\$30,000	2.03	\$14,778		
						488 Herring	Dec-16	\$35,000	2.17	\$16,129	\$16,615	-12%
					Average					Average		4%
					Median					Median		0%
					High					High		17%
					Low					Low		-12%

II. Harmony of Use/Compatibility

I have researched over 600 solar farms and sites on which solar farms are proposed in North Carolina and Virginia as well as other states to determine what uses and types of areas are compatible and harmonious with a solar farm. The data I have collected and provide in this report strongly supports the compatibility of solar farms with adjoining agricultural and residential uses. While I have focused on adjoining uses, I note that there are many examples of solar farms being located within a quarter mile of residential developments, including such notable developments as Governor's Club in Chapel Hill, which has a solar farm within a quarter mile as you can see on the following aerial map. Governor's Club is a gated golf community with homes selling for \$300,000 to over \$2 million.



The subdivisions included in the matched pair analysis also show an acceptance of residential uses adjoining solar farms as a harmonious use.

Beyond these anecdotal references, I have quantified the adjoining uses for a number of solar farm comparables to derive a breakdown of the adjoining uses for each solar farm. The chart below shows the breakdown of adjoining or abutting uses by total acreage.

Percentage By Adjoining Acreage									
	Res	Ag	Res/AG	Comm	Ind	Avg. Dist to Home	Closest Home	All Res Uses	All Comm Uses
Average	19%	53%	20%	1%	7%	849	346	92%	8%
Median	11%	57%	8%	0%	0%	661	215	100%	0%
High	100%	100%	100%	80%	96%	4,835	4,670	100%	96%
Low	0%	0%	0%	0%	0%	90	25	0%	0%

Res = Residential, Ag = Agriculture, Sub = Substation, Com = Commercial, Ind = Industrial.

Total Solar Farms Considered: 493

I have also included a breakdown of each solar farm by number of adjoining parcels rather than acreage. Using both factors provides a more complete picture of the neighboring properties.

Percentage By Number of Parcels Adjoining									
	Res	Ag	Res/AG	Comm	Ind	Avg. Dist to Home	Closest Home	All Res Uses	All Comm Uses
Average	61%	24%	9%	2%	4%	848	346	94%	6%
Median	65%	20%	5%	0%	0%	661	215	100%	0%
High	100%	100%	100%	60%	78%	4,835	4,670	100%	78%
Low	0%	0%	0%	0%	0%	90	25	22%	0%

Res = Residential, Ag = Agriculture, Sub = Substation, Com = Commercial, Ind = Industrial.

Total Solar Farms Considered: 493

Both of the above charts show a marked residential and agricultural adjoining use for most solar farms. Every single solar farm considered included an adjoining residential or residential agricultural use. These comparable solar farms clearly support a compatibility with adjoining residential uses along with agricultural uses.

III. Summary of Local Solar Farm Projects

On the following pages I have included a summary of 82 solar farms in Nash and adjoining counties to show the typical location, adjoining uses, and distances to homes in the area.

Parcel #	County	City	Name	Output (MW)	Total Acres	Used Acres	Avg. Dist to home	Closest Home	Adjoining Use by Acre			
									Res	Agri	Agri/Res Com	
2	Wake	Wake	Willow Springs	6.4	111.75	45			8%	26%	66%	0%
9	Franklin	Bunn	Progress 1	4.5	46.59	46.59			0%	45%	4%	50%
11	Nash	Elm City	Sandy Cross	1.5	21.66	11			0%	0%	100%	0%
22	Wake	Willow Springs	Sun Fish	5	63.94	63.94			19%	57%	23%	0%
25	Nash	Battleboro	Battleboro	5	225.88	59.92			2%	75%	23%	0%
32	Nash	Whitakers	Whitakers	5	68.97	40.28			2%	94%	4%	0%
34	Johnston	Smithfield	Elizabeth	4	34.85	34.85			12%	81%	0%	7%
35	Johnston	Smithfield	Nitro	5	84.5	26.63			1%	82%	17%	0%
36	Franklin	Louisburg	Sarah	5	38.24	27.51			16%	52%	32%	0%
41	Nash	Spring Hope	Spring Hope		166.04	139.17	261	153	8%	92%	0%	0%
42	Johnston	Selma	Bizzell 1		82.38	55.06	549	159	8%	52%	40%	0%
43	Johnston	Selma	Bizzell 2		103.01	39.63	232	67	27%	71%	0%	2%
45	Johnston	Princeton	Candace		54	54	642	460	24%	76%	0%	0%
46	Johnston	Benson	Happy		44.344	44.344	1,194	1,130	1%	57%	42%	0%
47	Johnston	Clayton	Murdock		31.882	31.882	374	268	0%	46%	53%	1%
49	Johnston	Princeton	Princeton 2		53.539	32.149	493	139	25%	0%	75%	0%
51	Johnston	Smithfield	Red Toad Cleveland	1.99	161.23	15	123	80	1%	99%	0%	0%
53	Johnston	Selma	Buffalo		49.23	15	N/A	N/A	30%	0%	0%	70%
54	Johnston	Willow Springs	Landmark		24.71	24.71	293	176	6%	51%	43%	0%
59	Johnston	Smithfield	Longleaf		158		1,124	125	3%	70%	27%	0%
60	Johnston	Princeton	Piper		73		350	190	4%	89%	7%	0%
61	Johnston	Princeton	Sadie		109		536	250	1%	8%	91%	0%
62	Johnston	Princeton	Signature		69.038		580	580	7%	93%	0%	0%
63	Johnston	Smithfield	Wellons		99.26		3,150	3,150	1%	4%	95%	0%
64	Johnston	Selma	Lynch		125.39	15	2,626	165	8%	85%	7%	0%
65	Johnston	Smithfield	Stevens Chapel		54.009	15	1,421	110	5%	3%	92%	0%
66	Johnston	Selma	5840 Buffalo		40.47	15	637	220	1%	26%	73%	0%
67	Johnston	Four Oaks	Langdon		32.12		239	90	30%	70%	0%	0%
72	Johnston	Clayton	Vinson		44.46		566	148	12%	88%	0%	0%
73	Johnston	Selma	7807 Buffalo		750.9		273	266	2%	98%	0%	0%
76	Nash	Castalia	North Nash		140.45	43.86	473	305	8%	74%	18%	0%
80	Franklin	Louisburg	Cardinal		66.03		610	220	24%	38%	38%	0%
81	Franklin	Bunn	Iga		108		597	200	4%	28%	68%	0%
82	Franklin	Castalia	Hawk		54.52		613	300	5%	70%	25%	0%
85	Halifax	Weldon	Sunflower		1131.58		1,132	210	1%	70%	8%	21%
87	Halifax	Weldon	Cork Oak		310.685		700	700	0%	96%	4%	0%
89	Nash	Red Oak	Carter		62.2		586	370	10%	67%	23%	0%
92	Nash	Red Oak	Cash		201.06		2,176	1,150	11%	62%	27%	0%
97	Nash	Nashville	Clayton		37		210	210	13%	87%	0%	0%
101	Johnston	Smithfield	Narenco		241.74	34.85	1,875	380	20%	77%	3%	0%
102	Halifax	Roanoke Rapids	Northern Cardinal		15.176		208	120	14%	10%	0%	76%
103	Halifax	Roanoke Rapids	Green Heron		30.55		1,068	120	24%	31%	18%	27%
109	Nash	Castalia	Tate		66.8		808	470	8%	92%	0%	0%
110	Nash	Castalia	Higgins		64.01		800	600	4%	34%	62%	0%
112	Nash	Castalia	Bonnie	5	42.8		255	145	27%	72%	0%	1%
122	Johnston	Angier	Church Rd	4.998	43.37	26	724	240	48%	52%	0%	0%
123	Johnston	Willow Springs	Page South		19.373		394	200	57%	43%	0%	0%
132	Nash	Bailey	Kojak	5	87.68	28.78	710	125	8%	63%	29%	0%
149	Johnston	Benson	Mule Farm		20.48		157	50	94%	0%	0%	6%
162	Johnston	Four Oaks	Four Oaks	2	41.84		922	790	2%	71%	27%	0%
188	Johnston	Benson	Benson	4.996	32.098		506	255	15%	85%	0%	0%
196	Wilson	Elm City	S Elm City		38.41	33.93	167	113	22%	78%	0%	0%

Parcel #	County	City	Name	Total Output (MW)	Used Acres	Avg. Dist to home	Closest Home	Adjoining Use by Acre					
								Res	Agri	Agri/Res Com			
197	Wilson	Elm City	E Elm City		39.79	35.79	262	101	94%	0%	0%	6%	
200	Nash	Nashville	Red Oak Solar	5	80.5	25.54	728	460	16%	83%	0%	0%	
209	Johnston	Smithfield	Canon	5	101.64	27.37	1,146	215	4%	41%	55%	0%	
211	Halifax	Enfield	Chestnut	75	1428.05		1,429	210	4%	96%	0%	0%	
213	Johnston	Benson	Banner		51.92		1,380	440	3%	51%	46%	0%	
218	Johnston	Wendell	Wendell	5	75.06		593	215	19%	67%	14%	0%	
230	Johnston	Zebulon	Thanksgiving Fire	1.999	20.3		354	175	19%	81%	0%	0%	
302	Nash	Bailey	Sabattus		35.2		376	100	10%	35%	55%	0%	
306	Nash	Bailey	Tracy		49.56	49.56	575	150	29%	71%	0%	0%	
367	Warren	Macon	Five Forks		527.45		956	225	22%	0%	78%	0%	
382	Warren	Warrenton	Bolton	6.24	304.64		4,835	4,670	9%	0%	86%	4%	
383	Warren	Warrenton	Warrenton	6.24	152.68		1,037	125	47%	0%	39%	14%	
387	Johnston	Newton Grove	Williams	5	29.33	29.33	393	335	13%	87%	0%	0%	
411	Edgecombe	Battleboro	Fern	100	1235.42	960.71	1,494	220	5%	76%	19%	0%	
415	Edgecombe	Rocky Mount	Edgecombe		1544.34	600	2,416	185	1%	38%	61%	0%	
432	Edgecombe	Legett	Whitakers-Leggett		122.82	122.82	2,454	255	1%	49%	50%	0%	
433	Edgecombe	Pinetops	Pinetops		81.05	54	1,473	340	6%	40%	53%	1%	
434	Edgecombe	Conetoe	Conetoe	80	1389.89	910.6	1,152	120	5%	78%	17%	0%	
435	Edgecombe	Conetoe	Conetoe II		111.91	55.49	916	555	1%	56%	43%	0%	
482	Halifax	Enfield	North 301	20	208.69	128.75	1,825	135	4%	63%	8%	25%	
488	Franklin	Louisburg	Highest Power		553	427	271	58	62%	21%	16%	0%	
509	Halifax	Littleton	Shieldwall	-	139.88	30.04	1,196	285	10%	50%	40%	0%	
511	Halifax	Scotland Neck	American Beech	160	3255.22	1807.8	1,262	205	2%	58%	38%	3%	
515	Johnston	Wendell	Truman(NC)	5	123.27	40.64	1,122	915	19%	28%	53%	0%	
519	Edgecombe	Tarboro	Harts Mill		1522.82	1162.6	814	180	5%	43%	52%	0%	
561	Halifax	Enfield	Halifax 80mw 2019	80	1007.58	1007.6	672	190	8%	73%	19%	0%	
581	Warren	Manson	Virginia Line	35	695	342	1,147	275	6%	68%	20%	5%	
584	Halifax	Enfield	Sweetleaf	94	1956.34	1250	968	160	5%	63%	32%	0%	
590	Halifax	Enfield	Grissom	5	102.1	75.2	1,648	1,455	10%	74%	16%	0%	
614	Johnston	Willow Springs	HCE Johnston 1	2.6	31.54	13.29	485	335	24%	73%	0%	3%	
Total Number of Solar Farms					82								
Average					22.92	278.7	207.7	927	396	14%	56%	26%	4%
Median					5.00	77.8	40.6	686	213	8%	63%	19%	0%
High					160.00	3255.2	1807.8	4835	4670	94%	99%	100%	76%
Low					1.50	15.2	11.0	123	50	0%	0%	0%	0%

IV. Specific Factors on Harmony with the Area

I have completed a number of Impact Studies related to a variety of uses and I have found that the most common areas for impact on adjoining values typically follow the following hierarchy with descending levels of potential impact. I will discuss each of these categories and how they relate to a solar farm.

1. Hazardous material
2. Odor
3. Noise
4. Traffic
5. Stigma
6. Appearance

1. Hazardous material

The solar farm presents no potential hazardous waste byproduct as part of normal operation. Any fertilizer, weed control, vehicular traffic, or construction will be significantly less than typically applied in a residential development or even most agricultural uses.

The various solar farms that I have inspected and identified in the addenda have no known environmental impacts associated with the development and operation.

2. Odor

The various solar farms that I have inspected produced no odor.

3. Noise

Whether discussing passive fixed solar panels, or single-axis trackers, there is no negative impact associated with noise from a solar farm. The transformer reportedly has a hum similar to an HVAC that can only be heard in close proximity to this transformer and the buffers on the property are sufficient to make emitted sounds inaudible from the adjoining properties. No sound is emitted from the facility at night.

The various solar farms that I have inspected were inaudible from the roadways.

4. Traffic

The solar farm will have no onsite employee's or staff. The site requires only minimal maintenance. Relative to other potential uses of the site (such as a residential subdivision), the additional traffic generated by a solar farm use on this site is insignificant.

5. Stigma

There is no stigma associated with solar farms and solar farms and people generally respond favorably towards such a use. While an individual may express concerns about proximity to a solar farm, there is no specific stigma associated with a solar farm. Stigma generally refers to things such as adult establishments, prisons, rehabilitation facilities, and so forth.

Solar panels have no associated stigma and in smaller collections are found in yards and roofs in many residential communities. Solar panels on a roof are often cited as an enhancement to the property in marketing brochures.

I see no basis for an impact from stigma due to a solar farm.

6. Appearance

Although “appearance” has been ruled by NC Courts to be irrelevant to the issue of “harmony with an area,” I note that larger solar farms using fixed or tracking panels are a passive use of the land that is considered in keeping with a rural/residential area. As shown below, solar farms are comparable to larger greenhouses. This is not surprising given that a greenhouse is essentially another method for collecting passive solar energy. The greenhouse use is well received in residential/rural areas and has a similar visual impact as a solar farm.



The solar panels are all less than 15 feet high, which means that the visual impact of the solar panels will be similar in height to a typical greenhouse and lower than a single story residential dwelling. Were the subject property developed with single family housing, that development would have a much greater visual impact on the surrounding area given that a two-story home with attic could be three to four times as high as these proposed panels.

7. Conclusion

On the basis of the factors described above, it is my professional opinion that the proposed solar farm will be in harmony with the area in which it is to be developed. The breakdown of adjoining uses is similar to the other solar farms tracked.

V. Conclusion

The matched pair analysis shows no impact in home values due to abutting or adjoining a solar farm as well as no impact to abutting or adjacent vacant residential or agricultural land. The criteria that typically correlates with downward adjustments on property values such as noise, odor, and traffic all indicate that a solar farm is a compatible use for rural/residential transition areas and that it would function in a harmonious manner with this area.

Very similar solar farms in very similar areas have been found by hundreds of towns and counties not to have a substantial injury to abutting or adjoining properties, and many of those findings of no impact have been upheld by N.C. Courts or overturned by N.C. Courts when a board found otherwise (see, for example *Dellinger v. Lincoln County*). Similar solar farms have been approved adjoining agricultural uses, schools, churches, and residential developments. Industrial uses rarely absorb negative impacts from adjoining uses.

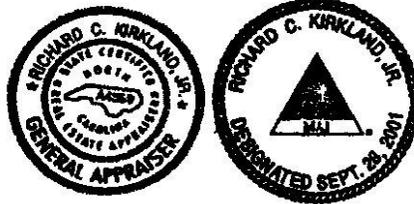
Based on the data and analysis in this report, it is my professional opinion that the solar farm proposed at the subject property will have no impact on the value of adjoining or abutting property and that the proposed use is in harmony with the area in which it is located. I note that some of the positive implications of a solar farm that have been expressed by people living next to solar farms include protection from future development of residential developments or other more intrusive uses, reduced dust, odor and chemicals from former farming operations, protection from light pollution at night, it's quiet, and there is no traffic.

If you have any further questions please call me any time.

Sincerely,



Richard C. Kirkland, Jr., MAI
State Certified General Appraiser



Nicholas D. Kirkland
Trainee Appraiser

Limiting Conditions and Assumptions

Acceptance of and/or use of this report constitutes acceptance of the following limiting conditions and assumptions; these can only be modified by written documents executed by both parties.

- ❖ The basic limitation of this and any appraisal is that the appraisal is an opinion of value, and is, therefore, not a guarantee that the property would sell at exactly the appraised value. The market price may differ from the market value, depending upon the motivation and knowledge of the buyer and/or seller, and may, therefore, be higher or lower than the market value. The market value, as defined herein, is an opinion of the probable price that is obtainable in a market free of abnormal influences.
- ❖ I do not assume any responsibility for the legal description provided or for matters pertaining to legal or title considerations. I assume that the title to the property is good and marketable unless otherwise stated.
- ❖ I am appraising the property as though free and clear of any and all liens or encumbrances unless otherwise stated.
- ❖ I assume that the property is under responsible ownership and competent property management.
- ❖ I believe the information furnished by others is reliable, but I give no warranty for its accuracy.
- ❖ I have made no survey or engineering study of the property and assume no responsibility for such matters. All engineering studies prepared by others are assumed to be correct. The plot plans, surveys, sketches and any other illustrative material in this report are included only to help the reader visualize the property. The illustrative material should not be considered to be scaled accurately for size.
- ❖ I assume that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. I take no responsibility for such conditions or for obtaining the engineering studies that may be required to discover them.
- ❖ I assume that the property is in full compliance with all applicable federal, state, and local laws, including environmental regulations, unless the lack of compliance is stated, described, and considered in this appraisal report.
- ❖ I assume that the property conforms to all applicable zoning and use regulations and restrictions unless nonconformity has been identified, described and considered in this appraisal report.
- ❖ I assume that all required licenses, certificates of occupancy, consents, and other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.
- ❖ I assume that the use of the land and improvements is confined within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted in this report.
- ❖ I am not qualified to detect the presence of floodplain or wetlands. Any information presented in this report related to these characteristics is for this analysis only. The presence of floodplain or wetlands may affect the value of the property. If the presence of floodplain or wetlands is suspected the property owner would be advised to seek professional engineering assistance.
- ❖ For this appraisal, I assume that no hazardous substances or conditions are present in or on the property. Such substances or conditions could include but are not limited to asbestos, urea-formaldehyde foam insulation, polychlorinated biphenyls (PCBs), petroleum leakage or underground storage tanks, electromagnetic fields, or agricultural chemicals. I have no knowledge of any such materials or conditions unless otherwise stated. I make no claim of technical knowledge with regard to testing for or identifying such hazardous materials or conditions. The presence of such materials, substances or conditions could affect the value of the property. However, the values estimated in this report are predicated on the assumption that there are no such materials or conditions in, on or in close enough proximity to the property to cause a loss in value. The client is urged to retain an expert in this field, if desired.
- ❖ Unless otherwise stated in this report the subject property is appraised without a specific compliance survey having been conducted to determine if the property is or is not in conformance with the requirements of the

Americans with Disabilities Act (effective 1/26/92). The presence of architectural and/or communications barriers that are structural in nature that would restrict access by disabled individuals may adversely affect the property's value, marketability, or utility.

- ❖ Any allocation of the total value estimated in this report between the land and the improvements applies only under the stated program of utilization. The separate values allocated to the land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.
- ❖ Possession of this report, or a copy thereof, does not carry with it the right of publication.
- ❖ I have no obligation, by reason of this appraisal, to give further consultation or testimony or to be in attendance in court with reference to the property in question unless further arrangements have been made regarding compensation to Kirkland Appraisals, LLC.
- ❖ Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser, or the firm with which the appraiser is connected) shall be disseminated to the public through advertising, public relations, news, sales, or other media without the prior written consent and approval of Kirkland Appraisals, LLC, and then only with proper qualifications.
- ❖ Any value estimates provided in this report apply to the entire property, and any proration or division of the total into fractional interests will invalidate the value estimate, unless such proration or division of interests has been set forth in the report.
- ❖ Any income and expenses estimated in this report are for the purposes of this analysis only and should not be considered predictions of future operating results.
- ❖ This report is not intended to include an estimate of any personal property contained in or on the property, unless otherwise stated.
- ❖ This report is subject to the Code of Professional Ethics of the Appraisal Institute and complies with the requirements of the State of North Carolina for State Certified General Appraisers. This report is subject to the certification, definitions, and assumptions and limiting conditions set forth herein.
- ❖ The analyses, opinions and conclusions were developed based on, and this report has been prepared in conformance with, our interpretation of the guidelines and recommendations set forth in the Financial Institutions Reform, Recovery, and Enforcement Act of 1989 (FIRREA).
- ❖ This is a Real Property Appraisal Consulting Assignment.

Certification

I certify that, to the best of my knowledge and belief:

1. The statements of fact contained in this report are true and correct;
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analyses, opinions, and conclusions;
3. I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved;
4. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment;
5. My engagement in this assignment was not contingent upon developing or reporting predetermined results;
6. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of the appraisal;
7. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute;
8. The reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
9. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives;
10. I have not made a personal inspection of the property that is the subject of this report and;
11. No one provided significant real property appraisal assistance to the person signing this certification.
12. As of the date of this report I have completed the requirements of the continuing education program of the Appraisal Institute;
13. I have completed a similar impact analysis for the same client on the same project in 2016 as detailed earlier in this report.

Disclosure of the contents of this appraisal report is governed by the bylaws and regulations of the Appraisal Institute and the National Association of Realtors.

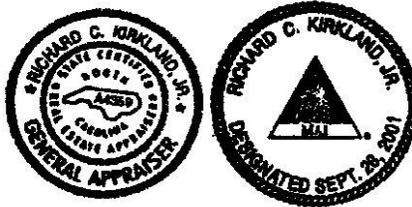
Neither all nor any part of the contents of this appraisal report shall be disseminated to the public through advertising media, public relations media, news media, or any other public means of communications without the prior written consent and approval of the undersigned.



Richard C. Kirkland, Jr., MAI
State Certified General Appraiser



Nicholas D. Kirkland
Trainee Appraiser





Kirkland Appraisals, LLC

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PROFESSIONAL EXPERIENCE

Kirkland Appraisals, LLC , Raleigh, N.C. Commercial appraiser	2003 – Present
Hester & Company , Raleigh, N.C. Commercial appraiser	1996 – 2003

PROFESSIONAL AFFILIATIONS

MAI (Member, Appraisal Institute) designation #11796	2001
NC State Certified General Appraiser # A4359	1999
VA State Certified General Appraiser # 4001017291	
SC State Certified General Appraiser # 6209	
FL State Certified General Appraiser # RZ3950	
IL State Certified General Appraiser # 553.002633	
OR State Certified General Appraiser # C001204	

EDUCATION

Bachelor of Arts in English , University of North Carolina, Chapel Hill	1993
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CONTINUING EDUCATION

Income Approach Case Studies for Commercial Appraisers	2018
Introduction to Expert Witness Testimony for Appraisers	2018
Appraising Small Apartment Properties	2018
Florida Appraisal Laws and Regulations	2018
Uniform Standards of Professional Appraisal Practice Update	2018
Appraisal of REO and Foreclosure Properties	2017
Appraisal of Self Storage Facilities	2017
Land and Site Valuation	2017
NCDOT Appraisal Principles and Procedures	2017
Uniform Standards of Professional Appraisal Practice Update	2016
Forecasting Revenue	2015
Wind Turbine Effect on Value	2015
Supervisor/Trainee Class	2015
Business Practices and Ethics	2014
Subdivision Valuation	2014
Uniform Standards of Professional Appraisal Practice Update	2014
Introduction to Vineyard and Winery Valuation	2013
Appraising Rural Residential Properties	2012
Uniform Standards of Professional Appraisal Practice Update	2012
Supervisors/Trainees	2011
Rates and Ratios: Making sense of GIMs, OARs, and DCFs	2011
Advanced Internet Search Strategies	2011
Analyzing Distressed Real Estate	2011
Uniform Standards of Professional Appraisal Practice Update	2011

Business Practices and Ethics	2011
Appraisal Curriculum Overview (2 Days – General)	2009
Appraisal Review - General	2009
Uniform Standards of Professional Appraisal Practice Update	2008
Subdivision Valuation: A Comprehensive Guide	2008
Office Building Valuation: A Contemporary Perspective	2008
Valuation of Detrimental Conditions in Real Estate	2007
The Appraisal of Small Subdivisions	2007
Uniform Standards of Professional Appraisal Practice Update	2006
Evaluating Commercial Construction	2005
Conservation Easements	2005
Uniform Standards of Professional Appraisal Practice Update	2004
Condemnation Appraising	2004
Land Valuation Adjustment Procedures	2004
Supporting Capitalization Rates	2004
Uniform Standards of Professional Appraisal Practice, C	2002
Wells and Septic Systems and Wastewater Irrigation Systems	2002
Appraisals 2002	2002
Analyzing Commercial Lease Clauses	2002
Conservation Easements	2000
Preparation for Litigation	2000
Appraisal of Nonconforming Uses	2000
Advanced Applications	2000
Highest and Best Use and Market Analysis	1999
Advanced Sales Comparison and Cost Approaches	1999
Advanced Income Capitalization	1998
Valuation of Detrimental Conditions in Real Estate	1999
Report Writing and Valuation Analysis	1999
Property Tax Values and Appeals	1997
Uniform Standards of Professional Appraisal Practice, A & B	1997
Basic Income Capitalization	1996

On motion of Dan Cone seconded by Mary P. Wells and duly passed that the Board go into a quasi-judicial public hearing.

Ms. Evans administered the oath for testimony to five (5) people, which includes the following:

Adam Tyson
Brett Hanna
Corrie Howell
Nick Kirkland

Mr. Brett Hanna, Attorney, Nelson Mullens, Raleigh, NC representing Phobos Solar LLC testified and presented legal argument under oath. He advised he will ask experts up to get some questions on the record for evidentiary purposes.

Mr. Corrie Howell, Licensed Civil Engineer, NC testified under oath responding to questions by Attorney Brett Hanna regarding health and safety and compliance with the Nash County Unified Development Ordinance (UDO).

Mr. Nick Kirkland, Kirkland Appraisals, LLC testified under oath responding to questions by Attorney Brett Hanna regarding the impact analysis, impact on adjoining property values, and that the location is appropriate and harmonious.

On motion of Sue Leggett seconded by J. Wayne Outlaw and duly passed that the public hearing adjourn.

On motion of Dan Cone seconded by Lou M. Richardson and duly passed that that the Nash County Board of Commissioners adopts **Option 'A'** related to the request to amend Conditional Use Permit CU-190701.

Option 'A': Conclusions with Supporting Findings of Fact for APPROVAL:

- (1) The proposed development meets all the standards required by the Nash County Unified Development Ordinance, including the specific requirements of Article XI, Section 11-4, Subsection 11-4.72(a) for solar farm facilities** because the subject property is located in the A1 (Agricultural) Zoning District and the expanded area of the facility is proposed to be constructed to the same design standards as the previously approved portion of the Phobos Solar Farm.
- (2) The proposed development will not materially endanger the public health or safety because** there is no evidence that the expanded area of the solar farm facility will pose any unique threat not already considered in relation to the previously approved portion of the Phobos Solar Farm.
- (3) The proposed development will not substantially injure the value of adjoining or abutting property because** the applicant has submitted an appraisal impact assessment for the proposed expansion of the previously approved Phobos Solar Farm prepared by Richard C. Kirkland, Jr., MAI of Kirkland Appraisals LLC, which concludes that in his professional opinion, "the solar farm proposed at the subject property will have no impact on the value of adjoining or abutting property."

- (4) The proposed development will be in harmony with the area in which it is to be located because** the applicant has submitted an appraisal impact assessment for the proposed expansion of the previously approved Phobos Solar Farm prepared by Richard C. Kirkland, Jr., MAI of Kirkland Appraisals LLC, which concludes that in his professional opinion, “the proposed use is in harmony with the area in which it is located” due to the potential positive implications of solar farms for nearby residents including “protection from future development of residential developments or other more intrusive uses, reduced dust, odor and chemicals from former farming operations, protection from light pollution at night, it’s quiet, and there is no traffic.”
- (5) The proposed development will be in general conformity with the Nash County Land Development Plan because** the subject property is designated as Suburban Growth Area and solar farm facilities have previously been determined to be compatible with the Suburban Growth Area because they are a relatively low-intensity land use that does not require public infrastructure services (water supply or wastewater disposal) and that provides a renewable, sustainable alternative source of energy to benefit the community.

On motion of Dan Cone seconded by Mary P. Wells and duly passed that the Nash County Board of Commissioners **APPROVE** the request to amend Conditional Use Permit CU-190701 subject to the following additional permit condition:

A thirty-foot (30') wide access route for pedestrian and vehicular traffic as depicted on the submitted site plan from Frazier Road across the property identified as Tax Parcel ID #003971 currently in the ownership of R. Autry Bissette to the immediately adjacent properties to the west identified as Tax Parcel ID #035924 at 4124 Frazier Rd currently in the ownership of Pamela Morgan Smith & Glen A. Smith and Tax Parcel ID #004145 at 4152 Frazier Rd currently in the ownership of David Manning & Hilda Rae Manning shall remain open at all times during the term of Phobos Solar, LLC’s leasehold interest in the subject property.

Ms. Susan Phelps, Retail Economic Developer presented for the Board’s consideration a request for a public hearing to consider the use of Nash County Economic Development Small Business funds for the proposed allocation of \$10,000 to Premier Propane to support the capital improvements for the purposes of job creation, sales tax collection and economic development investment in Nash County. Premier Propane and Hardware’s project meets the criteria listed in the Retail and Small Business Incentive Program application.

On motion of J. Wayne Outlaw seconded by Sue Leggett and duly passed that the Board go into a public hearing.

Mayor Lu Harvey Lewis, Town of Middlesex spoke in favor of the request.

On motion of Sue Leggett seconded by Fred Belfield, Jr. and duly passed that the public hearing adjourn.

On motion of Dan Cone seconded by Mary P. Wells and duly passed that the Nash County Board of Commissioners approve the recommended use of Nash County Economic Development funds and approve the \$10,000 allocation to Premier Propane and Hardware through the Retail and Small Business Incentive Grant Program.

Chairman Davis called for an eight (8) minute recess.

Upon reconvening, Chairman Davis called on Mr. Jonathan Boone.

Mr. Boone presented for the Board's consideration Contract Amendment for The Wooten Company for Test Well Consultation Services. He advised the contract amendment is intended to cover the cost of the services required to pursue an additional water supply well at a site on James Bunn Road and to evaluate the possible acquisition of two existing wells owned by a private utility in the project area. The total increase to the contract for these services will be \$31,800.

On motion of J. Wayne Outlaw seconded by Fred Belfield, Jr. and duly passed that the Nash County Board of Commissioners approve the contract amendment for The Wooten Company for Test Well Consultation Services as recommended by staff.

Mr. Boone Presented for the Board's consideration Contract Amendment 1 for ELJ Inc. for the Northern Nash Waster System Project. He advised that due to the acquisition of the existing waterline along South Halifax Road north of Hunter Hill Road from the City of Rocky Mount, the proposed water meter vault associated with this project was relocated to a point just north of Hunter Hill Road, and in order to minimize the footprint of the site, additional costs will be incurred on the order of \$46,653.39.

On motion of J. Wayne Outlaw seconded by Mary P. Wells and duly passed that the Nash County Board of Commissioners approve Contract Amendment 1 for ELJ Inc. for the Northern Nash Water System Project.

Mr. Boone presented for the Board's consideration Contract Amendment 2 for ELJ Inc. for the Northern Nash Water System Project. He advised that the Public Utilities and Facilities Department has received a change order request for two additional items on the Northern Nash Water System Project that are needed in order to move forward with completing phase 1 of this project. The change order amount is \$72,149.20. These items include (1) the additional work required to install a water line on South Browntown Road through a section of rock approximately 300 feet, and (2) the

cost to tie into the existing water main on Halifax Road at the proposed water vault site. These two items were not included in the initial scope of work for the project.

On motion of J. Wayne Outlaw seconded by Dan Cone and duly passed that the Nash County Board of Commissioners approve Contract Amendment 2 for ELJ Inc. for the Northern Nash Water System Project.

Mr. Scott Rogers, Deputy Emergency Services Director presented for the Board's consideration the appointment of William A. Pittman to the West Mount Fire Department Firefighter's Relief Fund Board.

On motion of J. Wayne Outlaw seconded by Fred Belfield, Jr. and duly passed that the Nash County Board of Commissioners appoint William A. Pittman as a trustee of the West Mount Fire Department Firefighter's Relief Fund Board.

Ms. Donna Wood, Finance Officer presented for the Board's consideration Northern Nash Water and Sewer System Project Fund Capital Project Ordinance Amendment 2.

On motion of Sue Leggett seconded by Mary P. Wells and duly passed that the following amendment to the Capital Project Ordinance be approved.

**NASH COUNTY NC
NORTHERN NASH WATER SEWER SYSTEM PROJECT FUND
AMENDMENT 2**

BE IT ORDAINED BY THE Nash County Board of Commissioners that, pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following Capital Project Ordinance is hereby adopted:

Section 1. The project authorized is the Nash County Northern Nash Water Sewer System Project for the purpose of extending water lines to areas in Red Oak and Dortches, North Carolina.

Section 2. The officers of this unit are hereby directed to proceed with the capital project within the terms of this ordinance and all rules and regulations within North Carolina General Statutes as it pertains to capital projects, grant projects, and the budget contained herein.

Section 3. The following revenues are anticipated for this project:

	Amended	Amended
1620600-498100 Transfer from General Fund	\$ 175,900.00	\$ 175,900.00
1620600-472054 State Revolving Fund Grant	\$ 3,000,000.00	\$ 3,000,000.00
1620600-472109 State Revolving Fund Loan	<u>\$ 6,545,000.00</u>	<u>\$ 6,545,000.00</u>
	<u>\$ 9,720,900.00</u>	<u>\$ 9,720,900.00</u>

Section 4. The following expenditures are projected:

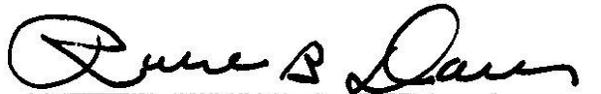
1620600-557001 Land Acquisition	\$ 30,000.00	\$ 0.00
1620600-559005 Construction	\$ 7,331,607.00	\$ 7,411,510.00
1620600-559009 Construction Observation	\$ 275,000.00	\$ 275,000.00
1620600-559120 Legal and Administrative	\$ 116,833.00	\$ 144,000.00
1620600-559214 Engineering	\$ 945,500.00	\$ 972,300.00
1620600-559216 Permitting, Easements, Sites	\$ 12,500.00	\$ 30,750.00
1620600-559218 Water-line Purchase	\$ 107,500.00	\$ 107,500.00
1620600-498100 Environmental Prep and Assessments	\$ 5,000.00	\$ 5,000.00
1620600-498100 SRF Loan Origination Fee	\$ 175,900.00	\$ 175,900.00
1620600-498100 Contingency	<u>\$ 721,060.00</u>	<u>\$ 598,940.00</u>
	<u>\$ 9,720,900.00</u>	<u>\$ 9,720,900.00</u>

Section 5. The Finance Officer shall report quarterly on the financial status of each project element in Section 4 and total revenues received or claimed.

Section 6. The County Manager shall have the authority to approve incidental change orders up to \$25,000 per occurrence within the budgeted project.

Section 7. Copies of this Capital Project Ordinance shall be made available to the Budget Officer and the Finance Officer for direction in carrying out this project.

Adopted this 3rd day of February 2020.


Robbie B. Davis., Chairman

ATTEST:


Janice Evans, Clerk to the Board

Ms. Wood presented for the Board's consideration a Capital Project Ordinance for the development of a Land Clearing and Inert Debris (LCID) Landfill Project Fund Capital Project Ordinance.

On motion of Dan Cone seconded by Lou M. Richardson and duly passed that the following Capital Project Ordinance be approved.

**NASH COUNTY, NC
SOLID WASTE LCID PROJECT
CAPITAL PROJECT ORDINANCE**

BE IT ORDAINED BY THE Nash County Board of Commissioners that, pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following Capital Project Ordinance is hereby amended:

Section 1. The project authorized is the Solid Waste LCID Landfill for the purpose of permitting for operations of a Land Clearing and Inert Debris (LCID) Landfill and Development of and LCID Landfill in the existing landfill.

Section 2. The officers of this unit are hereby directed to proceed with the capital project within the terms of this ordinance and all rules and regulations within North Carolina General Statutes as it pertains to capital projects, grant projects, and the budget contained herein.

Section 3. The following revenue is anticipated for this project:

	Original
1670701-498166 Transfer from Nash Co.Solid Waste Fund	<u>\$ 355,000</u>

Section 4. The following expenditures are projected:

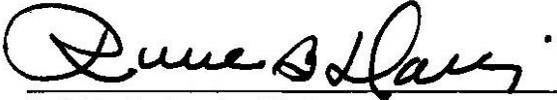
Phase 1: LCID Permitting Application	
1674721-559214 Engineering	\$41,650
1674721-559223 Environmental Assessment/Geotechnology	<u>\$11,050</u>
	\$52,700
Phase 2: LCID Landfill Development	
1674722-559214 Engineering	\$37,000
1674722-559220 Other Professional Services	\$12,000
1674722-559005 Construction	\$226,000
1674722-599100 Contingency	<u>\$27,300</u>
	\$302,300
 Total Project	 <u>\$355,000</u>

Section 5. The Finance Officer shall report quarterly on the financial status of each project element in Section 4 and total revenues received or claimed.

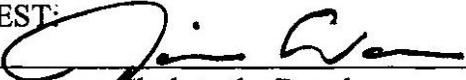
Section 6. The County Manager shall have the authority to approve incidental change orders up to \$25,000 per occurrence within the budgeted project.

Section 7. Copies of this Capital Project Ordinance shall be made available to the Budget Officer and the Finance Officer for direction in carrying out this project.

Adopted this 3rd day of February 2020.



Robbie B. Davis, Chairman

ATTEST:


Janice Evans, Clerk to the Board

This budget amendment is to budget fund balance appropriation for a roof replacement and an HVAC split system at the Rocky Mount Health Department totaling \$50,000.

The Nash County Health Department is requesting a budget amendment to upgrade the roof at the Rocky Mount Health Facility due to facility aging and past conditions. The current structure has been maintained for 22 years and due to increases in rainfall over the past 1-2 years, has begun to need multiple roofing repairs. The estimated cost of the replacement and repairs is \$40,000.

The budget amendment request for funding for a Split AC/Heating system is in order to continue to meet North Carolina Local Health Department Accreditation Facilities and Administrative Services Standard 30.3 which required the hallway doors from the clinic area to the patient lobby to be closed at all times. Due to the physical barrier (door), there is a significant reduction in airflow circulation causing extreme drops in temperature. The estimated cost of the HVAC system is \$10,000.

Revenue:		
0100991-499100	Fund Balance Appropriated	<u>\$ 50,000</u> Incr
Expenditure:		
0105110-558005	Building Improvements	40,000 Incr
0105110-555000	Equipment	<u>10,000</u> Incr
		<u>\$ 50,000</u>

Legal

This amendment is to budget additional funds for legal services

Revenue:		
0100991-499100	Fund Balance Appropriated	<u>\$ 75,000</u> Incr
Expenditure:		
0104150-519200	Legal Fees	<u>\$ 75,000</u> Incr

The following budget amendments are to budget fund balance totaling \$46,395 to make funds available for the Parks and Recreation Department and Park Facility Maintenance Department to cover anticipated expenditures through the end of the fiscal year related to the Interlocal Agreement with the Town of Nashville as approved at the January 21,2020 Commissioners meeting.

Parks and Recreation

Revenue:		
0100991-499100	Fund Balance Appropriated	<u>\$ 17,000</u> Incr
Expenditure:		
0106120-512600	Salaries Part Time	\$ 5,000 Incr
0106120-519900	Sports Services	6,000 Incr
0106120-526503	Athletic Equip & Supplies	<u>6,000</u> Incr
		<u>\$ 17,000</u>

Parks Maintenance

Revenue:		
0100991-499100	Fund Balance Appropriated	\$ <u>29,395</u> Incr
Expenditure:		
0104263-512xxx	Salary/Benefits	\$ 18,995 Incr
0104263-532100	Telephone	400 Incr
0104263-533100	Utilities	7,000 Incr
0104263-535200	Equipment Maintenance	500 Incr
0104263-535402	Parks Maintenance	<u>2,500</u> Incr
		\$ <u>29,395</u>

Health Department

The following budget amendment is to budget additional State funding to expand clinical support by employing a clinical service provider to address maternal mortality and severe maternal morbidity and to purchase educational and promotional materials for Baby Love Plus program participants. No County funds are needed.

<u>Revenue:</u>			
0100211-452533	Healthy Start Baby Love Plus	\$ 50,000	Incr
<u>Expenditure:</u>			
0105212-539900	Other Services	\$ 40,000	Incr
0105212-526000	Supplies	<u>\$ 10,000</u>	Incr
		<u>\$50,000</u>	

The following budget amendment is to budget additional State funding to improve and increase the proportion of individuals that are aware of their HIV/STD status through an increase in the number of substance abusers tested for HIV and other STDs in substance abuse centers, homeless shelters, mental health facilities, migrant camps, housing developments, detention centers, nightclubs and colleges. No County funds are needed.

<u>Revenue:</u>			
0100211-453231	AIDS State	\$ 37,298	Increase
<u>Expenditure:</u>			
0105170-526000	Supplies	20,000	Increase
0105170-526500	Equipment Supplies	14,298	Increase
0105170-531100	Travel POV	1,000	Increase
0105170-531200	Travel & Training	1,500	Increase
0105170-532100	Telephone	<u>500</u>	Increase
		<u>\$37,298</u>	

Ms. Stacie Shatzer, Assistant County Manager asked the Board to consider an appointment to the Community Advisory Council (CAC).

On motion of Lou M. Richardson seconded by Dan Cone and duly passed that Lou Silver Ricks be appointed to the Community Advisory Council (CAC).

Mr. Zee B. Lamb, County Manager presented for the Board's consideration a request by the City of Rocky Mount to approve adding a slogan sign ("The Center of it

All”) underneath the four (4) existing “Welcome to Rocky Mount” signs that are located at/near the city limits on US 64 and US 301.

On motion of Mary P. Wells seconded by Fred Belfield, Jr. and duly passed that the Nash County Board of Commissioners adopt the following resolution:

**RESOLUTION OF THE NASH COUNTY BOARD OF COMMISSIONERS ENDORSING
ADDITIONAL SLOGAN TO “WELCOME TO ROCKY MOUNT” SIGNS**

WHEREAS, Nash County supports the addition of a slogan to “Welcome to Rocky Mount” signs on US 64 and US 301 at or inside the city limits of Rocky Mount; and

WHEREAS, Nash County supports “THE CENTER OF IT ALL” as the slogan to be added to the signs; and

WHEREAS, Nash County understands that all costs associated with administration, designing, fabricating, erecting, inspection, and maintenance of the signs is the responsibility of the City of Rocky Mount.

NOW, THEREFORE, BE IT RESOLVED:

That the Nash County Board of Commissioners does hereby support the proposed “THE CENTER OF IT ALL” slogan to be added to the Welcome signs.

This the 3rd day of February, 2020.



Chairman, Robbie B. Davis
Nash County Board of Commissioners

Attest:



Janice Evans, Clerk to the Board

Ms. Doris Sumner, Acting Tax Administrator presented for the Board’s consideration a request by the Town of Bailey that Nash County bill and collect their town ad valorem taxes.

On motion of Dan Cone seconded by Sue Leggett and duly passed that the Nash County Board of Commissioners approve the following agreement and request by the Town of Bailey that Nash County bill and collect their town ad valorem taxes.

NASH COUNTY
AGREEMENT WITH THE TOWN OF BAILEY TO COLLECT TOWN TAXES

THIS AGREEMENT, made and entered into this 16 day of December 2019, by and between Nash County, a body politic and corporate of the State of North Carolina, hereinafter referred to as the COUNTY, and the Town of Bailey, a North Carolina municipal corporation hereinafter referred to as the TOWN;

WITNESSETH:

WHEREAS, the governing bodies of the County and Town have found and determined that it is in the public interest and for the public benefit to provide for the collection by the County of all real and personal property taxes levied by the Town; and

WHEREAS, the governing bodies of the County and Town have found and determined that the County has the means to provide for the collection of taxes, and that such an undertaking will not impair County or Town collection of revenues or otherwise be detrimental to the public interest; and

WHEREAS, the North Carolina General Statutes in Chapter 160A, Article 20, Part 1 and North Carolina General Statutes Section 153A-445 (a) (1), provide that units of local government may enter into an Agreement in order to execute the undertaking providing for the contractual exercise by one unit or any power, function and right, including the collection of taxes of another unit; and

NOW THEREFORE, for and in consideration of the mutual covenants herein contained and the mutual benefits to result therefrom, the parties hereby agree as follows;

1. DEFINITIONS:

- a) Consolidated Tax Bill: A tax bill for both County and Town taxes prepared by the County in those situations where both the County and Town taxes are due, i.e. where property is within the taxing jurisdiction of both the County and the Town.
- b) Non-consolidated Tax Bill: A bill for either County taxes only or Town taxes only prepared by the County in these situations where only County or City taxes are due, i.e., where property lies within the County and outside of the Town, or where property is annexed into the Town at any time other than at the beginning of the fiscal year.
- c) Revenues: Any current or delinquent taxes and assessments levied by the County or the Town, including interest, penalties or costs, which are collectable by the Tax Collector within the scope of the Agreement. Current taxes are defined as those which will become due the fiscal year 2020-2021 which begins July 1, 2020 and delinquent taxes and license fees are those which become delinquent for fiscal year 2020-2021 and subsequent fiscal years.

- d) Tax Attorney: The person or firm licensed to practice law in the State of North Carolina and contracted by the Nash County Board of Commissioners to advise the Tax Collector and represent the county and/or the Town in all legal matters relating to the collection of revenue pursuant to law and this Agreement, regardless of whether such attorney is the employee of the County or under contract to provide such services for the County.
- e) Tax Collector: The person charged with the duty of collecting revenues for the County and the Town pursuant to law and the Agreement. The Tax Collector is appointed by the governing body of the County pursuant to N.C.G.S. Chapter 105, Article 26. With respect to the duties undertaken by the County pursuant to the Agreement, the Tax Collector shall also constitute the Town Tax Collector within the intent and meaning of N.C.G.S. Chapter 160A, Article 9 and 10.
2. PURPOSE: The purpose of this Agreement is to establish an inter-local undertaking, as provided in the N.C.G.S Chapter 160A, Article 20, part 1 and N.C.G.S 153A-445 (a)(1), whereby the County collects for the Town all current and delinquent revenues, as defined in Sections 1 (a) and (c) Definitions, of this Agreement.
3. METHODS AND PROCEDURES: The methods and procedures which shall be followed by the County and the Town to implement this undertaking shall be as follows:
- a) The Tax Collector shall perform, on behalf of the County and the Town, those duties specified in the N.C.G.S. Section 105-350 and other duties specified
- b) The County shall provide the Tax Collectors with such assistant and employees as are necessary for said Tax Collector to accomplish his/her duties to collect the County and Town revenues as set forth in Section 2., Purpose, of this Agreement.
- c) The governing body of the County shall cause to be performed all actions pertaining to or ancillary to collection of taxes for the Town, as required by N.C.G.S. Chapter 105, including but not limited to the following:
- 1) Preparation of a tax scroll, tax books or combined records as required by N.C.G.S. Section 105-319;
 - 2) Adoption of the Order to Collect Taxes as required by N.C.G.S. Section 105-321;
 - 3) Review of listing and evaluations as required by N.C.G.S Chapter 105, Subchapter II, Article 21;
 - 4) Listing, appraisal and assessing of property as required by N.C.G.S Section

105 Subchapter II, Article 22; and

- 5) Delivery of tax receipts to the Tax Collector as required by N.C.G.S Section 105-352; and
 - 6) Execute releases on behalf of the Town for taxes that may be legally released under N.C.G.S Sections 105-380 and 105-373.
 - 7) Execution of settlements as required by N.C.G.S. Section 105-373.
 - 8) On a monthly basis, provide a list of any refund amounts as approved by the Nash County Board of Commissioners involving funds that have already been remitted to the Town, which amounts will be deducted from the next month's payment to the Town.
 - 9) The Town shall remit to the County Tax Collector all necessary information concerning annexation of property for proper billing of Town taxes.
- d) The Tax Collector shall follow the tax collection and settlement procedures set forth in N.C.G.S. Chapter 105, Subchapter II, and the administrative and accounting practices of Nash County, except that the following special procedures shall apply to the extent that they are not inconsistent with said General Statutes:
- 1) Each of the governing bodies to this Agreement shall annually levy the taxes against the property within its jurisdiction in accordance with the law. The County shall remit to the Town any and all revenues collected for the Town under this Agreement on a monthly basis. The office of the Tax Collector shall close each day's work by 5:00 p.m. in order to deposit collections into the bank by 2:00 p.m. the following work day. The Finance Department shall remit to the Town the total amount collected, less a 2% collection fee, before the close of the month following the month of the collection. The County shall be responsible for the safeguarding of all revenues due the Town until such time said revenues are remitted to the Town.
 - 2) Any checks returned by banks as uncollectible which have already been remitted to the County or to the Town, will be deducted from the next month's payment to the Town.
 - 3) Records maintained by the Tax Collector shall show separately the amount collected on behalf of each taxing unit and such record shall be available at any time to each taxing jurisdiction, either in written form or on computer tapes.
 - 4) The Tax Collector shall prepare and mail a Consolidated Tax Bill for each account on which both County and Town taxes are owed, detailing all County

taxes and Town taxes due. In the event of a partial payment the amount of such payment shall be prorated to each taxing unit proportionate to the unit's share of the total tax owed.

- 5) The Tax Collector shall collect revenue due to the Town in the same manner as the Tax Collector collects revenue due the County. The Tax Collector shall report delinquent revenue due the Town in the same manner as the Tax Collector reports delinquent revenues due to the County.
 - a) When both County and Town revenues are delinquent for the same account, any action, including foreclosure, to collect such revenues shall be brought in the names of both taxing units.
- 6) Penalties and interest collected, proceeds recovered from tax foreclosures and sales pursuant thereto, and discounts, settlement or compromises allowed shall be apportioned between the County and the Town pro rata in proportion to each taxing unit's share of the principal amount which was the basis of said collections, recoveries or allowances. Also, any losses, not recovered through the foreclosure or collection process, will be shared proportionately between the Town and the County.
- 7) The Tax Collector shall make an annual report to both governing bodies, which shall include:
 - (a) Current property tax collections of behalf on each taxing unit, stated in dollars and as a percentage of outstanding levies;
 - (b) Delinquent property tax collections on behalf of each taxing unit, stated in dollars and as a percentage of outstanding levies;
 - (c) Collections of County and Town revenues other than property taxes by type, stated in dollars and as a percentage of budget preparations;
 - (d) Significant policy changes and recommendations pertaining to the Office of the Tax Collector; and
 - (e) Significant operational changes and recommendations pertaining to the Office of the Tax Collector

4. DURATION

- a) The Agreement will take effect on the 1st day of July, 2020. Prior to that date, the Governing Body of the County shall have appointed the Tax Collector as specified in Section 6, Appointments, of this Agreement.

- b) This Agreement shall have a term of one (1) year unless terminated sooner as set forth in Section 7 (e), General Provisions, of the Agreement.
- c) This Agreement shall be automatically renewed for an additional one (1) year term beginning on July 1 of each year unless either party gives the other party written notice pursuant to section 7 (e).

5. FINANCES

- a) The County shall be compensated by the Town by payment to the County of 2% (or as amended by mutual agreement of both parties) of all revenue collected on behalf of the Town.

6. APPOINTMENTS

- a) The appointment of the Tax Collector shall be made by the governing body of the County with a corresponding appointment of the County Tax Collector by the governing body of the Town, in accordance with N.C.G.S Section 105-349. The appointment, approval and acknowledgment thereof will be entered into the minutes of the appropriate proceedings of each governing body. A certified copy of such minutes shall be provided to the governing body of the County and Town respectively.
- b) Appointment of all assistants, consultants, attorneys or employees provided by the County to implement this undertaking shall be made by the appropriate County officials and shall not be subject to the approval of the Town of Bailey, such appointees shall be employees, agents, consultants or contractors, as the case may be, of the County and not the Town.

7. GENERAL PROVISIONS

- a) The participation of the office of the Tax Collector in this undertaking; except as otherwise provided by law or by this Agreement, shall be under the supervision of the Board of Commissioners of Nash County and the County Manager, which officials shall have exclusive authority as provided by law to regulate and control the administration of said office. Any problems experienced by the Town with regard to this undertaking shall be communicated to the County Manager to be resolved as the County Manager and Town Manager deem appropriate. However, the County Manager shall have the final decision making authority.

- b) The Tax Collector, Assistants, Clerks and employees responsible for the collection of taxes, or as may be designated by the County Commissioners, for the County and the Town shall be bonded separately for the County and for the Town, respectively. Each governing body shall be responsible for the costs of the premiums of the bonds provided for that unit, and shall be subject to the approval of each governing body for its respective bond.
- c) The governing body of the Town may, at its own expense, provide for an audit of the records relating to taxes owed the Town and collected on its behalf by the Tax Collector in addition to any audit required by the law. The Tax Collector shall cooperate in any audit provided by the Town pursuant to this subsection.
- d) Tax settlements shall be made annually by the Tax Collector to the Board of County Commissioners pursuant to the N.C.G.S. Section 105-373 before tax records are delivered to him/her for the subsequent tax year. Copies of all tax settlement reports of the Tax Collector shall be provided to the governing body of the Town.
- e) This Agreement may be terminated by either of the parties with at least six months prior written notice; however, termination shall be effective only at the end of a fiscal year.
- f) This Agreement shall be filed in the office of the Clerk of each unit of government.
- g) Amendments to this Agreement shall be effective only when reduced to writing and duly executed by both parties.
- h) With respect to all revenues collected by the County under the terms of this Agreement, the County shall have sole and absolute authority, upon compliance with and subject to applicable law:
 - 1) To set discount schedules after consultation with the Town Administrator;
 - 2) To determine the situs and taxability of all property;
 - 3) To prescribe the minimum amount or minimum percentage of tax liability that may be accepted as a partial payment;
 - 4) To designate the method or methods of collections to be employed, whether by garnishment, levy, foreclosure, or such other remedy or remedies, against any taxpayer, his real or personal property, as may be provided by law;
 - 5) To employ such professional services (legal, accounting, etc.) as may be required for the efficient collection of revenues; and

- 6) To make any and all elections, decisions, and determinations available to Town and County under the Machinery Act of 1971, (as now in existence or hereafter amended) with respect to the listing, appraisal, assessment of property, refunds and releases, and collections of taxes, except for establishment of the Town's tax rate, which shall remain the Town's sole responsibility.

This the 16 day of December, 2019.



Mayor, Town of Bailey

ATTEST:



Town Clerk, Bailey

NASH COUNTY

By: 
 Robbie B. Davis, Chairman, Board of Commissioners

Date: 2/3/2020

ATTEST:



Janice Evans, Clerk to the Board

Ms. Sumner presented for the Board's consideration a request by the Town of Whitakers that Nash County bill and collect their town ad valorem taxes.

On motion of Lou M. Richardson seconded by J. Wayne Outlaw and duly passed that the Nash County Board of Commissioners approve the following agreement and request by the Town of Whitakers that Nash County bill and collect their town ad valorem taxes.

**NASH COUNTY
AGREEMENT WITH THE TOWN OF WHITAKERS TO COLLECT TOWN TAXES**

THIS AGREEMENT, made and entered into this 2nd day of December 2019, by and between Nash County, a body politic and corporate of the State of North Carolina, hereinafter referred to as the COUNTY, and the Town of Whitakers, a North Carolina municipal corporation hereinafter referred to as the TOWN;

WITNESSETH:

WHEREAS, the governing bodies of the County and Town have found and determined that it is in the public interest and for the public benefit to provide for the collection by the County of all real and personal property taxes levied by the Town; and

WHEREAS, the governing bodies of the County and Town have found and determined that the County has the means to provide for the collection of taxes, and that such an undertaking will not impair County or Town collection of revenues or otherwise be detrimental to the public interest; and

WHEREAS, the North Carolina General Statutes in Chapter 160A, Article 20, Part 1 and North Carolina General Statutes Section 153A-445 (a) (1), provide that units of local government may enter into an Agreement in order to execute the undertaking providing for the contractual exercise by one unit or any power, function and right, including the collection of taxes of another unit; and

NOW THEREFORE, for and in consideration of the mutual covenants herein contained and the mutual benefits to result therefrom, the parties hereby agree as follows;

1. DEFINITIONS:

- a) Consolidated Tax Bill: A tax bill for both County and Town taxes prepared by the County in those situations where both the County and Town taxes are due, i.e. where property is within the taxing jurisdiction of both the County and the Town.
- b) Non-consolidated Tax Bill: A bill for either County taxes only or Town taxes only prepared by the County in these situations where only County or City taxes are due, i.e., where property lies within the County and outside of the Town, or where property is annexed into the Town at any time other than at the beginning of the fiscal year.
- c) Revenues: Any current or delinquent taxes and assessments levied by the County or the Town, including interest, penalties or costs, which are collectable by the Tax Collector within the scope of the Agreement. Current taxes are defined as those which will become due the fiscal year 2020-2021 which begins July 1, 2020 and delinquent taxes and license fees are those which become delinquent for fiscal year 2020-2021 and subsequent fiscal years.

- d) Tax Attorney: The person or firm licensed to practice law in the State of North Carolina and contracted by the Nash County Board of Commissioners to advise the Tax Collector and represent the county and/or the Town in all legal matters relating to the collection of revenue pursuant to law and this Agreement, regardless of whether such attorney is the employee of the County or under contract to provide such services for the County.
 - e) Tax Collector: The person charged with the duty of collecting revenues for the County and the Town pursuant to law and the Agreement. The Tax Collector is appointed by the governing body of the County pursuant to N.C.G.S. Chapter 105, Article 26. With respect to the duties undertaken by the County pursuant to the Agreement, the Tax Collector shall also constitute the Town Tax Collector within the intent and meaning of N.C.G.S. Chapter 160A, Article 9 and 10.
2. PURPOSE: The purpose of this Agreement is to establish an inter-local undertaking, as provided in the N.C.G.S Chapter 160A, Article 20, part 1 and N.C.G.S 153A-445 (a)(1), whereby the County collects for the Town all current and delinquent revenues, as defined in Sections 1 (a) and (c) Definitions, of this Agreement.
3. METHODS AND PROCEDURES: The methods and procedures which shall be followed by the County and the Town to implement this undertaking shall be as follows:
- a) The Tax Collector shall perform, on behalf of the County and the Town, those duties specified in the N.C.G.S. Section 105-350 and other duties specified
 - b) The County shall provide the Tax Collectors with such assistant and employees as are necessary for said Tax Collector to accomplish his/her duties to collect the County and Town revenues as set forth in Section 2., Purpose, of this Agreement.
 - c) The governing body of the County shall cause to be performed all actions pertaining to or ancillary to collection of taxes for the Town, as required by N.C.G.S. Chapter 105, including but not limited to the following:
 - 1) Preparation of a tax scroll, tax books or combined records as required by N.C.G.S. Section 105-319;
 - 2) Adoption of the Order to Collect Taxes as required by N.C.G.S. Section 105-321;
 - 3) Review of listing and evaluations as required by N.C.G.S Chapter 105, Subchapter II, Article 21;
 - 4) Listing, appraisal and assessing of property as required by N.C.G.S Section

105 Subchapter II, Article 22; and

- 5) Delivery of tax receipts to the Tax Collector as required by N.C.G.S Section 105-352; and
 - 6) Execute releases on behalf of the Town for taxes that may be legally released under N.C.G.S Sections 105-380 and 105-373.
 - 7) Execution of settlements as required by N.C.G.S. Section 105-373.
 - 8) On a monthly basis, provide a list of any refund amounts as approved by the Nash County Board of Commissioners involving funds that have already been remitted to the Town, which amounts will be deducted from the next month's payment to the Town.
 - 9) The Town shall remit to the County Tax Collector all necessary information concerning annexation of property for proper billing of Town taxes.
- d) The Tax Collector shall follow the tax collection and settlement procedures set forth in N.C.G.S. Chapter 105, Subchapter II, and the administrative and accounting practices of Nash County, except that the following special procedures shall apply to the extent that they are not inconsistent with said General Statutes:
- 1) Each of the governing bodies to this Agreement shall annually levy the taxes against the property within its jurisdiction in accordance with the law. The County shall remit to the Town any and all revenues collected for the Town under this Agreement on a monthly basis. The office of the Tax Collector shall close each day's work by 5:00 p.m. in order to deposit collections into the bank by 2:00 p.m. the following work day. The Finance Department shall remit to the Town the total amount collected, less a 2% collection fee, before the close of the month following the month of the collection. The County shall be responsible for the safeguarding of all revenues due the Town until such time said revenues are remitted to the Town.
 - 2) Any checks returned by banks as uncollectible which have already been remitted to the County or to the Town, will be deducted from the next month's payment to the Town.
 - 3) Records maintained by the Tax Collector shall show separately the amount collected on behalf of each taxing unit and such record shall be available at any time to each taxing jurisdiction, either in written form or on computer tapes.
 - 4) The Tax Collector shall prepare and mail a Consolidated Tax Bill for each account on which both County and Town taxes are owed, detailing all County taxes and

Town taxes due. In the event of a partial payment the amount of such payment shall be prorated to each taxing unit proportionate to the unit's share of the total tax owed.

- 5) The Tax Collector shall collect revenue due to the Town in the same manner as the Tax Collector collects revenue due the County. The Tax Collector shall report delinquent revenue due the Town in the same manner as the Tax Collector reports delinquent revenues due to the County.
 - a) When both County and Town revenues are delinquent for the same account, any action, including foreclosure, to collect such revenues shall be brought in the names of both taxing units.
- 6) Penalties and interest collected, proceeds recovered from tax foreclosures and sales pursuant thereto, and discounts, settlement or compromises allowed shall be apportioned between the County and the Town pro rata in proportion to each taxing unit's share of the principal amount which was the basis of said collections, recoveries or allowances. Also, any losses, not recovered through the foreclosure or collection process, will be shared proportionately between the Town and the County.
- 7) The Tax Collector shall make an annual report to both governing bodies, which shall include:
 - (a) Current property tax collections of behalf on each taxing unit, stated in dollars and as a percentage of outstanding levies;
 - (b) Delinquent property tax collections on behalf of each taxing unit, stated in dollars and as a percentage of outstanding levies;
 - (c) Collections of County and Town revenues other than property taxes by type, stated in dollars and as a percentage of budget preparations;
 - (d) Significant policy changes and recommendations pertaining to the Office of the Tax Collector; and
 - (e) Significant operational changes and recommendations pertaining to the Office of the Tax Collector

4. DURATION

- a) The Agreement will take effect on the 1st day of July, 2020 prior to that date, the Governing Body of the County shall have appointed the Tax Collector as specified in Section 6, Appointments, of this Agreement.

- b) This Agreement shall have a term of one (1) year unless terminated sooner as set forth in Section 7 (e), General Provisions, of the Agreement.
- c) This Agreement shall be automatically renewed for an additional one (1) year term beginning on July 1 of each year unless either party gives the other party written notice pursuant to section 7 (e).

5. FINANCES

- a) The County shall be compensated by the Town by payment to the County of 2% (or as amended by mutual agreement of both parties) of all revenue collected on behalf of the Town.

6. APPOINTMENTS

- a) The appointment of the Tax Collector shall be made by the governing body of the County with a corresponding appointment of the County Tax Collector by the governing body of the Town, in accordance with N.C.G.S Section 105-349. The appointment, approval and acknowledgment thereof will be entered into the minutes of the appropriate proceedings of each governing body. A certified copy of such minutes shall be provided to the governing body of the County and Town respectively.
- b) Appointment of all assistants, consultants, attorneys or employees provided by the County to implement this undertaking shall be made by the appropriate County officials and shall not be subject to the approval of the Town of Bailey, such appointees shall be employees, agents, consultants or contractors, as the case may be, of the County and not the Town.

7. GENERAL PROVISIONS

- a) The participation of the office of the Tax Collector in this undertaking; except as otherwise provided by law or by this Agreement, shall be under the supervision of the Board of Commissioners of Nash County and the County Manager, which officials shall have exclusive authority as provided by law to regulate and control the administration of said office. Any problems experienced by the Town with regard to this undertaking shall be communicated to the County Manager to be resolved as the County Manager and Town Manager deem appropriate. However, the County Manager shall have the final decision making authority.

- b) The Tax Collector, Assistants, Clerks and employees responsible for the collection of taxes, or as may be designated by the County Commissioners, for the County and the Town shall be bonded separately for the County and for the Town, respectively. Each governing body shall be responsible for the costs of the premiums of the bonds provided for that unit, and shall be subject to the approval of each governing body for its respective bond.
- c) The governing body of the Town may, at its own expense, provide for an audit of the records relating to taxes owed the Town and collected on its behalf by the Tax Collector in addition to any audit required by the law. The Tax Collector shall cooperate in any audit provided by the Town pursuant to this subsection.
- d) Tax settlements shall be made annually by the Tax Collector to the Board of County Commissioners pursuant to the N.C.G.S. Section 105-373 before tax records are delivered to him/her for the subsequent tax year. Copies of all tax settlement reports of the Tax Collector shall be provided to the governing body of the Town.
- e) This Agreement may be terminated by either of the parties with at least six months prior written notice; however, termination shall be effective only at the end of a fiscal year.
- f) This Agreement shall be filed in the office of the Clerk of each unit of government.
- g) Amendments to this Agreement shall be effective only when reduced to writing and duly executed by both parties.
- h) With respect to all revenues collected by the County under the terms of this Agreement, the County shall have sole and absolute authority, upon compliance with and subject to applicable law:
 - 1) To set discount schedules after consultation with the Town Administrator;
 - 2) To determine the situs and taxability of all property;
 - 3) To prescribe the minimum amount or minimum percentage of tax liability that may be accepted as a partial payment;
 - 4) To designate the method or methods of collections to be employed, whether by garnishment, levy, foreclosure, or such other remedy or remedies, against any taxpayer, his real or personal property, as may be provided by law;
 - 5) To employ such professional services (legal, accounting, etc.) as may be required for the efficient collection of revenues; and

- 6) To make any and all elections, decisions, and determinations available to Town and County under the Machinery Act of 1971, (as now in existence or hereafter amended) with respect to the listing, appraisal, assessment of property, refunds and releases, and collections of taxes, except for establishment of the Town's tax rate, which shall remain the Town's sole responsibility.

This the 2nd day of December, 2019.

Esterine B Pitt

Mayor, Town of Whitakers

ATTEST:

Shadia Freeman-Beale
Town Clerk, Whitakers

NASH COUNTY

By: *Robbie B. Davis*
Robbie B. Davis, Chairman, Board of Commissioners

Date: 2/3/2020

ATTEST:

Janice Evans
Janice Evans, Clerk to the Board

Ms. Sumner presented the Monthly Tax Collector's report.

The Monthly Tax Collector's report was accepted.

Ms. Sumner presented for the Board's consideration tax refund requests for February 2020.

On motion of Fred Belfield, Jr. seconded by Dan Cone and duly passed that the following tax refunds be approved.

REFUND REQUESTS
FEBRUARY 3, 2020

1. BMC GENERAL CONTRACTOR 3371 GROVE LN ROCKY MOUNT NC 27804	NCO 2019	\$	51.30
	F31 2019		5.36
	NCOL 2019		5.13
	F31L 2019		<u>.54</u>
	TOTAL	\$	62.33

DUPLICATE DISCOVERY BILL 1004709 WAS IN ERROR. THE PERSONAL PROPERTY WAS LISTED ON TIME AND WAS BILLED ON REGULAR BILL 5716.

2. NASH COUNTY TAX COLLECTOR 120 W WASHINGTON ST SUITE 2058 NASHVILLE NC 27856	NCO 2019	\$	13.09
	T54 2019		11.13
	F35 2019		1.56
	TOTAL		25.78

MOTOR VEHICLE GAP BILL 1002949 FOR BOBBY C RADFORD WAS CREATED IN ERROR. MR. RADFORD OWES PRIOR YEAR AD VALOREM TAXES FOR TAX YEARS 2017 THROUGH 2019. THIS REFUND AMOUNT WILL BE APPLIED TO THOSE PRIOR YEAR TAXES

Ms. Sumner asked the Board to consider approval of the report of the Tax Collector on unpaid 2019 taxes that are liens on real property and order the Tax Collector to advertise 2019 taxes that are liens on real property at least once in the newspaper between March 1, 2020 and June 30, 2020.

On motion of Lou M. Richardson seconded by Mary P. Wells and duly passed that the Board approve the report of the Tax Collector on unpaid 2019 taxes that are liens on real property and order the Tax Collector to advertise 2019 taxes that are liens on real property at least once in the newspaper between March 1, 2020 and June 30, 2020.

Chairman Davis called on the Commissioners for any comments and/or reports.

Mr. Zee B. Lamb, County Manager provided a Manager's Report to the Board.

It was the consensus of the Board to reschedule the March 11, 2019 Board of Commissioners' regular meeting until Thursday, March 5, 2019 at 9:00 AM.

On motion of Dan Cone seconded by J. Wayne Outlaw and duly passed that the Board go into closed session as permitted by NCGS 143-318.11(a)(3) to consult with an attorney employed or retained by the public body in order to preserve the attorney-client privilege, and NCGS 143-318.11(a)(4) for the discussion of matters relating to economic development and the location or expansion of industries or other businesses in the County.

During closed session, the Board received updates on economic development projects, and consulted with the attorney to discuss matters that are subject to the attorney-client privilege between the attorney and the Board.

On motion of Fred Belfield, Jr. seconded by Sue Leggett and duly passed that the closed session minutes of January 6, 2020 and January 21, 2020 be approved.

On motion of J. Wayne Outlaw seconded by Fred Belfield, Jr. and duly passed that the closed session adjourn.

On motion of Lou M. Richardson seconded by Sue Leggett and duly passed that the regular meeting recess until Tuesday, February 11, 2020 at 6:00 PM in the Frederick B. Cooper, Jr. Commissioners' Room at the Claude Mayo, Jr. Administration Building in Nashville, NC.

Janice Evans, Clerk
Nash County Board of Commissioners