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COMMISSION

From: Robert Hickman [REDACTED]
Sent: Thursday, March 23, 2023 12:43 PM
To: PSC Comments
Subject: 2022-00115 - Thoroughbred Solar, LLC

3/23/2023

To Whom It May Concern:

Re: Proposed Thoroughbred Solar Installation In Hart County, Ky

The purpose of my letter is to object to Thoroughbred Solar's Motion for Deviation of Set Back requirements and ask that you deny said request.

Thoroughbred Solar's (TS) submission including the Cohn Reznick report titled Exhibit 12, Attachment J, Property Value Impact Study is defective and in no way demonstrates meeting of the applicable statutory goals.

The issue addressed in the TS consultant report from Cohn Reznick speaks to property values in a generalized way. The conclusion was made that there was little to no detrimental impact on these values. The issue at hand is the question of whether or not adjacent property owners interests are protected should set back requirements be reduced. Cohn Reznick simply, in no way addressed that matter.

Further, to support the claim that the statutory goals will be met, for comparative purposes, TS submits Assessor interviews from two counties in Kentucky neither of which demonstrates anything near the magnitude of the proposed installation.

In no way can the submission of TS and their consultants be used to address the issue at hand. It defies common sense to think that there is no detrimental impact to the adjacent home values should setback requirements be reduced from the statutory requirement of 2000 feet to what may turn out to be less than 300. My understanding is that it is less than 300 feet from at least one home to the nearest solar panel. For a homes view to go from rolling grazed pasture to complete obliteration less than 300 feet away will have a negative impact. That cannot be argued. It is more a matter of how much of a detriment than if.

The consultants report is via a Chicago entity. Missing from the report and in the TS submission as a whole is any named local perspective at all. Hart county professionals attesting on record for Hart county locals to look to in the future when it goes south for them. This in my opinion is a critical flaw and must to be remedied.

I recommend and pray for the following:

The motion to deviate from statutory set back requirements be denied.

You stay in denial until the required issue at hand is properly addressed, disseminated, digested, and commented upon.

You require the input of local professionals known to all to put their esteemed opinions

order to me.

Sincerely,

Robert O. Hickman

Respectfully,
Robert Hickman
5201 LeGrande Highway
Hardyville
Ky
42746
[REDACTED]

Received though Public Comments page - psc.ky.gov

From: [PSC Public Comment](#)
To: [REDACTED]
Subject: RE: Public Comments for Case: 2022-00115 - Thoroughbred Solar, LLC
Date: Thursday, March 23, 2023 1:41:00 PM

Case No. 2022-00115

Thank you for your comments on the application of Thoroughbred Solar, LLC Your comments in the above-referenced matter have been received and will be placed into the case file for the Commission's consideration. Please cite the case number in this matter, 2022-00115, in any further correspondence. The documents in this case are available at [View Case Filings for: 2022-00115 \(ky.gov\)](#)

Thank you for your interest in this matter.

From: KY Public Service Commission Public Comments <psc.comment@ky.gov>
Sent: Thursday, March 23, 2023 12:44 PM
To: PSC Public Comment <PSC.Comment@ky.gov>
Subject: Public Comments for Case: 2022-00115 - Thoroughbred Solar, LLC

Public Comments for Case 2022-00115 submitted by [REDACTED] on Thursday, March 23, 2023 at 12:43 PM

Name: Robert Hickman
Address: 5201 LeGrande Highway
City: Hardyville
State: Ky
Zip Code: 42746

Phone number where you can be reached: [REDACTED]

Home phone:

Comments: 3/23/2023 To Whom It May Concern: Re: Proposed Thoroughbred Solar Installation In Hart County, Ky The purpose of my letter is to object to Thoroughbred Solar's Motion for Deviation of Set Back requirements and ask that you deny said request. Thoroughbred Solar's (TS) submission including the Cohn Reznick report titled Exhibit 12, Attachment J, Property Value Impact Study is defective and in no way demonstrates meeting of the applicable statutory goals. The issue addressed in the TS consultant report from Cohn Reznick speaks to property values in a generalized way. The conclusion was made that there was little to no detrimental impact on these values. The issue at hand is the question of whether or not adjacent property owners interests are protected should set back requirements be reduced. Cohn Reznick simply, in no way addressed that matter. Further, to support the claim that the statutory goals will be met, for comparative purposes, TS submits Assessor interviews from two counties in Kentucky neither of which demonstrates anything near the magnitude of the proposed installation. In no way can the submission of TS and their consultants be used to address the issue at hand. It defies common sense to think that there is no detrimental impact to the adjacent home values should setback requirements be reduced from the

statutory requirement of 2000 feet to what may turn out to be less than 300. My understanding is that it is less than 300 feet from at least one home to the nearest solar panel. For a homes view to go from rolling grazed pasture to complete obliteration less than 300 feet away will have a negative impact. That cannot be argued. It is more a matter of how much of a detriment than if. The consultants report is via a Chicago entity. Missing from the report and in the TS submission as a whole is any named local perspective at all. Hart county professionals attesting on record for Hart county locals to look to in the future when it goes south for them. This in my opinion is a critical flaw and must to be remedied. I recommend and pray for the following: The motion to deviate from statutory set back requirements be denied. You stay in denial until the required issue at hand is properly addressed, disseminated, digested, and commented upon. You require the input of local professionals known to all to put their esteemed opinions on record regarding this matter. Protect the local interests of adjacent property owners as we grow. In closing I offer that it may be more expedient for the company to offer a valuation guarantee to the property owners in the affected areas. It is the companies assertion that those property values will not be negatively impacted. Such an offer would seem in order to me. Sincerely, Robert O. Hickman
