

CASE NO. 2020-00040
TURKEY CREEK SOLAR, LLC
RESPONSES TO SITING BOARD'S FIRST REQUEST FOR INFORMATION

7. Refer to the application, Volume 2, Site Assessment Report (SAR), Attachment A – Property Value Impact Report.

a. Describe Kirkland Appraisals, LLC's experience with performing commercial appraisals evaluating the impact of utility scale solar facilities' impact on property values.

b. On page 1, the report states that the solar farm is proposed to be constructed on approximately 297 acres out a parent tract assemblage of approximately 753 acres. Explain what is meant by this land description and why it differs from the 520 acres as referenced in other parts of the application.

c. Refer page 5 regarding the research of solar farms in Kentucky. Explain why the solar facilities developed jointly by Louisville Gas and Electric Company and Kentucky Utilities Company in Shelby and Mercer counties, Kentucky, were not part of the research.

Response:

- a. Please see pages 1-3 of the Property Value Report for a description of Kirkland Appraisals, LLC's experience in evaluating the impact of utility scale solar facilities on property values.
- b. For a correction on the number of acres used for construction of the Project, please refer to item number 1 in the letter from Rich Kirkland dated May 27, 2020 attached as Exhibit B, which updates his report to refer to 540 acres.
- c. Please refer to item number 2 in the letter from Rich Kirkland dated May 27, 2020 attached as Exhibit B to the Response.

Witness: Richard C. Kirkland, Jr., MAI



Kirkland Appraisals

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May 27, 2020

Carson Harkrader
Carolina Solar Energy
400 West Main Street, Suite 503
Durham, NC 27701

RE: Turkey Creek Solar Impact Study, Garrard County, KY

Ms. Harkrader

The purpose of this letter is to address question from the Kentucky Siting Board related to the market impact analysis that I completed on this project on March 4, 2020.

For simplicity, I have the following responses to the questions forwarded to me and this letter should be attached to the original impact analysis.

1 - The first issue to address is the acreage involved in the project. The impact analysis identifies 297.05 acres to be impacted. The updated siteplan identifies up to 540 acres could be impacted. According to Carson Harkrader, the updated acreage impact is related to providing a more conservative estimate of the total area impacted including buffer areas. I reviewed the updated map and find no basis for changing the opinion of the original impact analysis. The layout is essentially the same with a minimum setback of 200 feet from the property lines and 300 feet from the nearest neighborhood. The distance between panels to adjoining homes remain unchanged. The comparable solar farms identified in the original report include numerous projects in a similar size showing no impact which supports this conclusion.

2 - I was asked why I did not include Louisville Gas and Electric Company and Kentucky Utilities Company in Shelby and Mercer counties in the Kentucky research. The short answer is that I looked at projects identified by Solar Energy Industries Association (SEIA) major projects, which does not identify those two projects. The only projects indicated by that map not included are related to the roof mounted L'oreal solar plant in Florence, Kentucky.

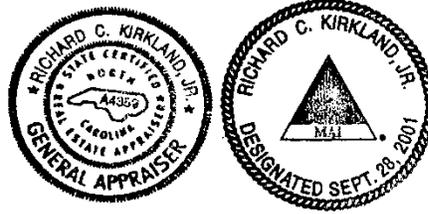
But I have since pulled data on both of the solar farms asked about. The E. W. Brown 10 MW solar farm was built in 2014 and adjoins three coal-fired units. Given that research studies that I have previously read regarding fossil fuel power plants including "The Effect of Power Plants on Local Housing Values and Rents" by Lucas W. Davis and published May 2010, it would not be appropriate to use any data from this solar farm due to the influence of the coal fired power plant that could have an impact on up to a one-mile radius. I note that the closest home to a solar panel at this site is 565 feet and the average distance is 1,026 feet. The homes are primarily clustered at the Herrington Lake frontage. Again, no usable data can be derived from this solar farm due to the adjoining coal fired plant.

The Cooperative solar farm in Shelby County is a 0.5 MW facility on 35 acres built in 2020 that is proposed to eventually be 4 MW. This project is too new and there have been no home sales adjoining this facility. The research on Kentucky was completed in November 2019 with an update in March 2020 and no data was pulled on this facility as it was still in

construction. Until there are sales of property next to this project, I cannot pull any usable data from this solar farm.

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

Sincerely,



Richard C. Kirkland, Jr., MAI
Kirkland Appraisals, LLC