

**From:** [PSC Public Comment](#)  
**To:** [REDACTED]  
**Subject:** RE: KY PSC Utility Inquiry  
**Date:** Thursday, January 2, 2025 9:49:00 AM

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Case No. 2024-00406

Thank you for your comments on the application of Lost City Renewables 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, 2024-00406 in any further correspondence. The documents in this case are available at [View Case Filings for: 2024-00406 \(ky.gov\)](#).

Thank you for your interest in this matter.

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**From:** PSC Consumer Inquiry <PSC.Consumer.Inquiry@ky.gov>  
**Sent:** Friday, December 6, 2024 7:38 AM  
**To:** PSC Public Comment <PSC.Comment@ky.gov>  
**Subject:** FW: KY PSC Utility Inquiry

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**From:** KY Public Service Commission <[pscfilings@ky.gov](mailto:pscfilings@ky.gov)>  
**Sent:** Thursday, December 5, 2024 4:30 PM  
**To:** PSC Consumer Inquiry <[PSC.Consumer.Inquiry@ky.gov](mailto:PSC.Consumer.Inquiry@ky.gov)>  
**Subject:** KY PSC Utility Inquiry

Below is the result of your feedback form. It was submitted by  
[REDACTED] on Thursday, December 5, 2024 at 4:29 PM

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Name: Sheila Richards

Address: [REDACTED]

City: Greenville

State: Kentucky

Zip Code: 42345

Phone number where you can be reached: [REDACTED]

Home phone:

Utility Name: Lost City Renewables LLC

State the nature of your concern: Subject: Concerns Regarding Proposed Solar Farm in Penrod, KY Dear Members of the Kentucky Public Service Commission, I am writing to formally express my concerns regarding the proposed development of a large-scale

solar farm by Lost City Renewables LLC, located directly across State Route 949 from my 71-acre property in Penrod, Kentucky. My land is primarily forested, and I have carefully preserved its natural beauty and ecological balance. However, this project raises significant issues related to residential safety, environmental impact, and the rural character of our community. Key Concerns: 1. Proximity to Residential Properties and Noncompliance with State Guidelines The proposed project does not adhere to the Kentucky Revised Statutes (KRS) 278.704 guideline requiring a 1,000 foot setback from property boundaries and a 2,000-foot setback from residential properties. They have proposed 50 foot set backs from residential properties. This lack of compliance threatens the safety, privacy, and well-being of nearby homeowners, including myself and my neighbors. 2. Fire Hazards and Emergency Response Limitations Large-scale solar installations pose fire risks due to the high voltage systems involved. Our local emergency services lack the specialized training and equipment required to manage such incidents, especially in a forested and rural area with limited response capabilities. This heightens the potential danger to life and property in the event of an emergency. 3. Proximity to Natural Gas Infrastructure The proposed site is alarmingly close to an existing natural gas line. This presents a serious safety concern, as any accidental damage or fire could lead to catastrophic outcomes for the surrounding residential and forested areas. 4. Risk of Hazardous Waste Leaks Solar panels often contain hazardous materials that could pose environmental risks if damaged. Potential leaks of toxic substances into the soil or groundwater would have long-term consequences for the local ecosystem, residential properties, and agricultural viability. 5. Deforestation and Ecological Disruption The project involves clearing approximately 1,000 acres of forested land, resulting in habitat loss and displacement of wildlife. This deforestation disrupts the ecological balance and increases the likelihood of negative encounters between displaced wildlife and residential communities. 6. Visual Impact and Property Values The industrial nature of the solar farm will drastically alter the scenic, rural character of our community, which is a key contributor to property values and quality of life. The presence of a large-scale facility directly across from residential properties diminishes aesthetic appeal and could result in significant devaluation of surrounding homes. 7. Strain on Rural Infrastructure Construction and maintenance of the facility will bring heavy vehicle traffic to rural roads ill-equipped for such loads. This increased traffic will lead to accelerated wear and tear, posing safety risks and placing a financial burden on local taxpayers for necessary road repairs. 8. Increased Flooding and Erosion Risks Large-scale deforestation and changes to the natural topography will likely increase surface runoff and erosion, exacerbating flooding risks for neighboring properties. This not only threatens residential lands but also compromises the overall environmental stability of the area. While I support renewable energy initiatives, it is crucial that projects of this magnitude are implemented responsibly, with due

consideration for their effects on neighboring properties, natural habitats, and the local community. I respectfully urge the Kentucky Public Service Commission to thoroughly evaluate these concerns and ensure compliance with state guidelines. Adequate measures must be taken to mitigate the negative impacts of this project and safeguard the rights and well-being of residents. Thank you for your attention to this matter.

Sincerely, Sheila Richards

Have you contacted the utility about the problem: Yes

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**From:** [PSC Public Comment](#)  
**To:** [REDACTED]  
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Case No. 2024-00406

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Thank you for your interest in this matter.

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**From:** PSC Consumer Inquiry <PSC.Consumer.Inquiry@ky.gov>  
**Sent:** Friday, December 6, 2024 3:34 PM  
**To:** PSC Public Comment <PSC.Comment@ky.gov>  
**Subject:** FW: KY PSC Utility Inquiry

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**From:** KY Public Service Commission <[pscfilings@ky.gov](mailto:pscfilings@ky.gov)>  
**Sent:** Friday, December 6, 2024 3:31 PM  
**To:** PSC Consumer Inquiry <[PSC.Consumer.Inquiry@ky.gov](mailto:PSC.Consumer.Inquiry@ky.gov)>  
**Subject:** KY PSC Utility Inquiry

Below is the result of your feedback form. It was submitted by [REDACTED] on Friday, December 6, 2024 at 3:31 PM

-----  
Name: Cassidy Cobb

Address: [REDACTED]

City: Dunmor

State: KY

Zip Code: 42339

Phone number where you can be reached: [REDACTED]

Home phone:

Utility Name: Lost City Renewables

State the nature of your concern: Hello, My name is Cassidy Cobb, and I am a resident of Dunmor in Muhlenberg County, Kentucky. I'm writing to you regarding issues with "Lost

City Renewables,” a company that is proposing a large-scale industrial solar installation in the Dunmor and Penrod communities. On October 14, 2024, a nondescript paper (typed on no official company letterhead) was leaked on Facebook about the proposed 1,300 acre industrial solar facility. This proposed site would be situated on 300 acres of tillable agricultural ground, while the other 1,000 acres is forested, hilly, and boasts diverse wildlife. On October 29, 2024, Lost City Renewables hosted a meeting at a country church in the area. There, some residents learned for the first time that the proposed project (including entire substations) would be located just a few hundred feet away from their property lines. Startlingly, the company was unable to answer citizens’ questions, even those that were incredibly basic such as, “How will you be accessing this property?” For all of the community residents I spoke with, they left the October 29 meeting with far more questions than answers and many more concerns than they had prior to the meeting. After repeated phone calls to the company (which go directly to voicemail, no matter the day or time of day calls are made) and not receiving any phone calls back, residents in my area are both concerned and frustrated. Many individuals have asked for detailed studies that the company pledged it would provide residents, yet weeks later these studies have still not been shared. The company’s website—which was only created after the community-wide meeting—is also riddled with discrepancies. For example, one area of the site boasts about “500 to 700 jobs during construction,” while another section of the website touts “approximately 300 jobs during construction”—a difference in potential job creation of up to 400. Certainly, the information Lost City Renewables provides continues changing, depending on who they are speaking with, and when. After the hours-long October 29 meeting (which was videotaped) concluded, the company representatives pledged to host another community-wide meeting in the near future...a meeting that has still not occurred. Dunmor and Penrod residents have reached out to the company’s liaison who resides in Muhlenberg County, yet he reneged and once stated that the company may not host a meeting after all. After residents told the liaison that Lost City Renewables promised another meeting, he has since skirted the issue, claiming multiple times that the company has to “pull more information together” before another such meeting can occur. Given the issues that have already arisen from Lost City Renewables—before the project has even begun—Dunmor and Penrod residents are obviously concerned about the proposed 1,300 acre solar industrial site. A thirty year (or more) project that has community-wide impacts, if undertaken, should be completed by a company that is proven to be reputable, knowledgeable, and invested in both Muhlenberg County and Kentucky. So far, Lost City Renewables has completed no other solar projects, and the information they grudgingly provide is both slim and ever-changing. Thank you so much for your time and attention to this matter, which is one that I would be happy to discuss further. Best, Cassidy Cobb

Have you contacted the utility about the problem: Yes

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**From:** [PSC Public Comment](#)  
**To:** [REDACTED]  
**Subject:** RE: KY PSC Utility Inquiry  
**Date:** Thursday, January 2, 2025 9:48:00 AM

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Case No. 2024-00406

Thank you for your comments on the application of Lost City Renewables 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, 2024-00406 in any further correspondence. The documents in this case are available at [View Case Filings for: 2024-00406 \(ky.gov\)](#).

Thank you for your interest in this matter.

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**From:** PSC Consumer Inquiry <PSC.Consumer.Inquiry@ky.gov>  
**Sent:** Monday, December 9, 2024 7:39 AM  
**To:** PSC Public Comment <PSC.Comment@ky.gov>  
**Subject:** FW: KY PSC Utility Inquiry

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**From:** KY Public Service Commission <[pscfilings@ky.gov](mailto:pscfilings@ky.gov)>  
**Sent:** Sunday, December 8, 2024 7:50 PM  
**To:** PSC Consumer Inquiry <[PSC.Consumer.Inquiry@ky.gov](mailto:PSC.Consumer.Inquiry@ky.gov)>  
**Subject:** KY PSC Utility Inquiry

Below is the result of your feedback form. It was submitted by  
[REDACTED] on Sunday, December 8, 2024 at 7:49 PM

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Name: Sudith Whitney Morris

Address: [REDACTED]

City: Dunmor

State: Ky

Zip Code: 42339

Phone number where you can be reached: [REDACTED]

Home phone:

Utility Name: Lost City LLC

State the nature of your concern: Lost City LLC is planning to take 1300 acres of forest woodlands in Dunmor and Penrod Ky in Muhlenberg County. We are concerned about

wildlife, water runoff loss of forest woodlands, erosion and loss of vegetation. The run off will contaminate our streams and very possible cause contaminant our drinking water. The noise factor will also impact our peaceful quiet setting which is the main reason I moved here. The joy of sitting outside to listen to the quiet and wildlife will be gone. I am also concerned about loss of property value as no one wants to see solar panels instead of nature. Many families depend on wildlife to feed their families. We have also been told the power generated will go to Logan County/Logan Aluminum , and not benefit Muhlenberg County. There is a lot of stripped land and TVA land that could be used instead of taking our woodland. We are asking for 2000 foot set back or possibly relocate the solar farm to another area. We cannot find any confirmation that Lost City LLC has completed any projects . Thank you for the opportunity to voice my concerns and complaints.

Have you contacted the utility about the problem: Yes

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**From:** [PSC Public Comment](#)  
**To:** [REDACTED]  
**Subject:** RE: KY PSC Utility Inquiry  
**Date:** Thursday, January 2, 2025 9:47:00 AM

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Case No. 2024-00406

Thank you for your comments on the application of Lost City Renewables 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, 2024-00406 in any further correspondence. The documents in this case are available at [View Case Filings for: 2024-00406 \(ky.gov\)](#).

Thank you for your interest in this matter.

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**From:** PSC Consumer Inquiry <PSC.Consumer.Inquiry@ky.gov>  
**Sent:** Monday, December 9, 2024 7:40 AM  
**To:** PSC Public Comment <PSC.Comment@ky.gov>  
**Subject:** FW: KY PSC Utility Inquiry

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**From:** KY Public Service Commission <[pscfilings@ky.gov](mailto:pscfilings@ky.gov)>  
**Sent:** Sunday, December 8, 2024 4:21 PM  
**To:** PSC Consumer Inquiry <[PSC.Consumer.Inquiry@ky.gov](mailto:PSC.Consumer.Inquiry@ky.gov)>  
**Subject:** KY PSC Utility Inquiry

Below is the result of your feedback form. It was submitted by [REDACTED] on Sunday, December 8, 2024 at 4:20 PM

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Name: Timothy Johnson

Address: [REDACTED]

City: Dunmor

State: KY

Zip Code: 42339

Phone number where you can be reached: [REDACTED]

Home phone:

Utility Name: Lost City LLC

State the nature of your concern: A town meeting was held between Lost City LLC and citizens of Dunmor and Penrod. No one had contacted us prior to the meeting that our

land was adjoining the proposed solar farm. Muhlenberg County does not have any ordinances regulating solar corporations. I had many concerns upon suddenly finding this out and were not provided with any information for the ramifications on our specific area. We asked the Muhlenberg County Fiscal Court for a 2000 foot setback for property owners adjoining the proposed solar site. Water runoff and flooding with the removal of forested areas and vegetation are of major concern. Our property has a stream and ponds(one of which is fed by an underground stream) and this stream runs into Mud River. The many types of wildlife in this area drink from these water sources and this water also eventually is used for human consumption with some of our neighbors using underground wells for watering their livestock. We bought this home and property 30 years ago for its quiet natural environment and enjoy hunting and fishing for human consumption. If the topography of this rolling hill area is changed we stand to have our stream and ponds contaminated which will impact our wildlife which results in no hunting or fishing for fear of contamination not to mention erosion. I am retired and have spent monetary and sweat equity on this property to provide my family with a future home. Property values will decrease, residential safety, water runoff, road damage and the impact on local wildlife are many of the concerns I have. This area is much less suitable for a solar project of this size when there are many abandoned and uninhabited coal mine areas available in this county. A second meeting was promised with the solar company to answer our specific questions. Data from our specific area with the above mentioned impacts to our area would be much appreciated. Thank you for allowing me to voice my complaints and many concerns.

Have you contacted the utility about the problem: Yes

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**From:** [PSC Public Comment](#)  
**To:** [REDACTED]  
**Subject:** RE: Lost City Solar Project  
**Date:** Thursday, January 2, 2025 9:46:00 AM

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Case No. 2024-00406

Thank you for your comments on the application of **Lost City Renewables 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, 2024-00406 in any further correspondence. The documents in this case are available at [View Case Filings for: 2024-00406 \(ky.gov\)](#).

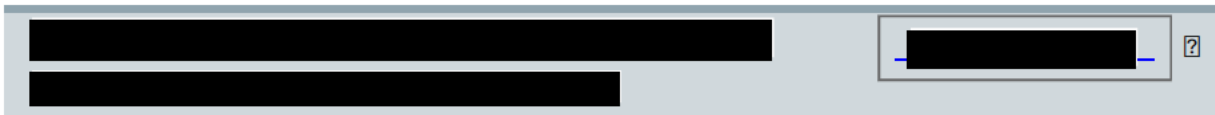
Thank you for your interest in this matter.

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**From:** PSC Consumer Inquiry <[PSC.Consumer.Inquiry@ky.gov](mailto:PSC.Consumer.Inquiry@ky.gov)>  
**Sent:** Monday, December 9, 2024 7:41 AM  
**To:** PSC Public Comment <[PSC.Comment@ky.gov](mailto:PSC.Comment@ky.gov)>  
**Subject:** FW: Lost City Solar Project

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**From:** Rhonda Wood [REDACTED]  
**Sent:** Sunday, December 8, 2024 3:46 PM  
**To:** PSC Consumer Inquiry <[PSC.Consumer.Inquiry@ky.gov](mailto:PSC.Consumer.Inquiry@ky.gov)>  
**Subject:** Lost City Solar Project



December 8, 2024

**From:** Rhonda and Stephen Wood  
[REDACTED]  
Greenville, KY 42345

**To:** KY Public Service Commission

We are concerned about the Lost City Solar Project, a proposed solar farm to be located in Southeastern Muhlenberg County approximately 0.4 miles east of Penrod and 1.25 miles northeast of Dunmor. It is a 250-megawatt solar project on 1300

acres.

Lost City Renewables LLC, registered in Delaware, has been working steadily on this project since 2022 with the two major partners buying and leasing acreage. They have contracted Sunrise Renewables of Denmark to build the infrastructure. Recently, the LLCs persuaded county work crews to build culverts for access roads. They have gained access to a road that will encircle the area and paid local politicians to serve as liaisons between the community and the LLCs. They conducted one public meeting at Penrod Baptist Church on Oct 29, 2024 where they tried to sell the project rather than listen to the community's concerns. Recently, two PRIVATE meetings have been held with local fire departments and city mayors with the same sales pitch.

At the November 2024 Muhlenberg County Fiscal Court meeting, Ryan Driskill, an owner of Lost City Renewables LLC openly opposed concerns voiced by county residents. Two Muhlenberg County magistrates have also appeared on a local radio station to poke fun at Muhlenberg South residents who oppose the mega solar farm.

We have petitioned the Muhlenberg Fiscal Court for a moratorium of two years to study the effects of this mega project plus an ordinance that requires a 2,000 ft setback for adjoining landowners. However, there has been no response from the court. We have also requested another public meeting with representatives of the LLCs as soon as possible. Again, no response.

We believe in Solar Energy but a project this large should NOT be located in communities where people enjoy the vegetation, the streams, the wildlife and the peaceful setting. My husband and I own about 100 wooded acres in Penrod that would join this proposed solar farm. Some people have bought property here as their retirement homes. Some live in what they hope to become generational homesites. One homeowner will have plastic solar panels on three sides of his property. The people in Dunmor and Penrod love their homes but there is no question that property values in these communities will dip to an all time low.

Not to be overlooked in this conflict is the fact that there are thousands of acres of reclaimed strip mined land in Muhlenberg County without homes and families. This is land where vegetation does not grow well and solar panels could be tucked away from view.

Additionally, TVA has acreage to sustain a solar farm this size. It would only make sense to locate it close to the power plant that may eventually sell the electricity. The argument for not locating near Paradise TVA has been that it would be expensive for TVA to expand the substation. Instead, the county would ask the people of Penrod and Dunmor to accept a reduction in property values on their homes and lands. We would carry the cost of the project.

Recently, a First Amendment to the solar option and land lease signed by Stetson Atcher (a major owner of Lost City Solar LLC) and his wife surfaced. It is notable that this First Amendment was absent on the leases of other landowners procured by Stetson Atcher and his partner, Ryan Driskill for the project. This First Amendment is

recorded in Muhlenberg County, MC77, PG910, Document No.308628, March 2, 2023. It includes an agreed minimum for Atcher's chicken house, related facilities and the residence in the amount of \$5,000,000. Another interesting provision stipulates that if the business should be able to continue surrounded by solar panels, compensation will be required for "diminution of values" and a "negotiated value for loss of use and quiet enjoyment." This indicates that both Atcher and Driskill realize that property values will sink and that the loss of use and quiet enjoyment of property will be substantial.

We hope you will refuse Lost City Renewables LLC permission to start this project since they have never initiated a solar farm before and certainly never completed one. They have no track record.

Thank you,

Rhonda Wood  
Stephen Wood



**From:** [PSC Public Comment](#)  
**To:** [REDACTED]  
**Subject:** RE: KY PSC Utility Inquiry  
**Date:** Thursday, January 2, 2025 9:45:00 AM

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Case No. 2024-00406

Thank you for your comments on the application of Lost City Renewables 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, 2024-00406 in any further correspondence. The documents in this case are available at [View Case Filings for: 2024-00406 \(ky.gov\)](#).

Thank you for your interest in this matter.

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**From:** PSC Consumer Inquiry <PSC.Consumer.Inquiry@ky.gov>  
**Sent:** Monday, December 9, 2024 7:42 AM  
**To:** PSC Public Comment <PSC.Comment@ky.gov>  
**Subject:** FW: KY PSC Utility Inquiry

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**From:** KY Public Service Commission <[pscfilings@ky.gov](mailto:pscfilings@ky.gov)>  
**Sent:** Sunday, December 8, 2024 3:36 PM  
**To:** PSC Consumer Inquiry <[PSC.Consumer.Inquiry@ky.gov](mailto:PSC.Consumer.Inquiry@ky.gov)>  
**Subject:** KY PSC Utility Inquiry

Below is the result of your feedback form. It was submitted by [REDACTED] on Sunday, December 8, 2024 at 3:35 PM

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Name: Lisa Johnson

Address: [REDACTED]

City: Dunmor

State: Ky

Zip Code: 42339

Phone number where you can be reached: [REDACTED]

Home phone:

Utility Name: Lost City LLC

State the nature of your concern: I border the property of the proposed solar farm site in Dunmor and have many concerns about this project: A major concern is water runoff. Our property has a stream that runs through it and eventually empties into Mud River.

This is concerning in two ways: The wildlife in this area drink from this stream and if the topography is changed, as is proposed, then this stream will become contaminated impacting not only drinking water for wildlife but also eventually runs into drinking water for human consumption. The change in topography of our rolling hills, including tree removal of much forested areas, will also cause erosion and flooding to adjoining properties and vegetation removal that the wildlife consume. Muhlenberg County does not have any ordinances regulating solar corporations. A town meeting was held between Lost City LLC and the citizens of Penrod and Dunmor. Much to my surprise, our land was adjoining the proposed site and I had many questions about the ramifications and any real data that could be provided about our specific area including safety of the residents, water runoff, road damage, impacts on the many wildlife that this area supports and the impact of our loss of property value since I am nearing retirement and have put much monetary and sweat equity into this property. No one had any data to show about our specific area. We also hunt and fish and that was a major reason we bought this property along with the quietness and beauty of this area. Muhlenberg County needs to adopt a 2000 foot setback to protect adjoining properties. There are many abandoned coal mine areas that are unfit for wildlife or for the building of homes that are much more suitable for this large scale solar project. I am still waiting for the promised second meeting with this company to provide us with real data for our area. Thank you for allowing me to voice my complaints and concerns.

Have you contacted the utility about the problem: Yes

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\*James W Gardner  
Sturgill, Turner, Barker & Moloney, PLLC  
333 West Vine Street  
Suite 1400  
Lexington, KENTUCKY 40507

\*Rebecca C. Price  
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\*Sean Joshi  
Developer  
Lost City Renewables Solar LLC  
412 W. 15th Street  
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New York, NEW YORK 10011

\*M. Todd Osterloh  
Sturgill, Turner, Barker & Moloney, PLLC  
333 West Vine Street  
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