



HORNET SOLAR FARM

GASTON COUNTY, NORTH CAROLINA

Application For Conditional Rezoning

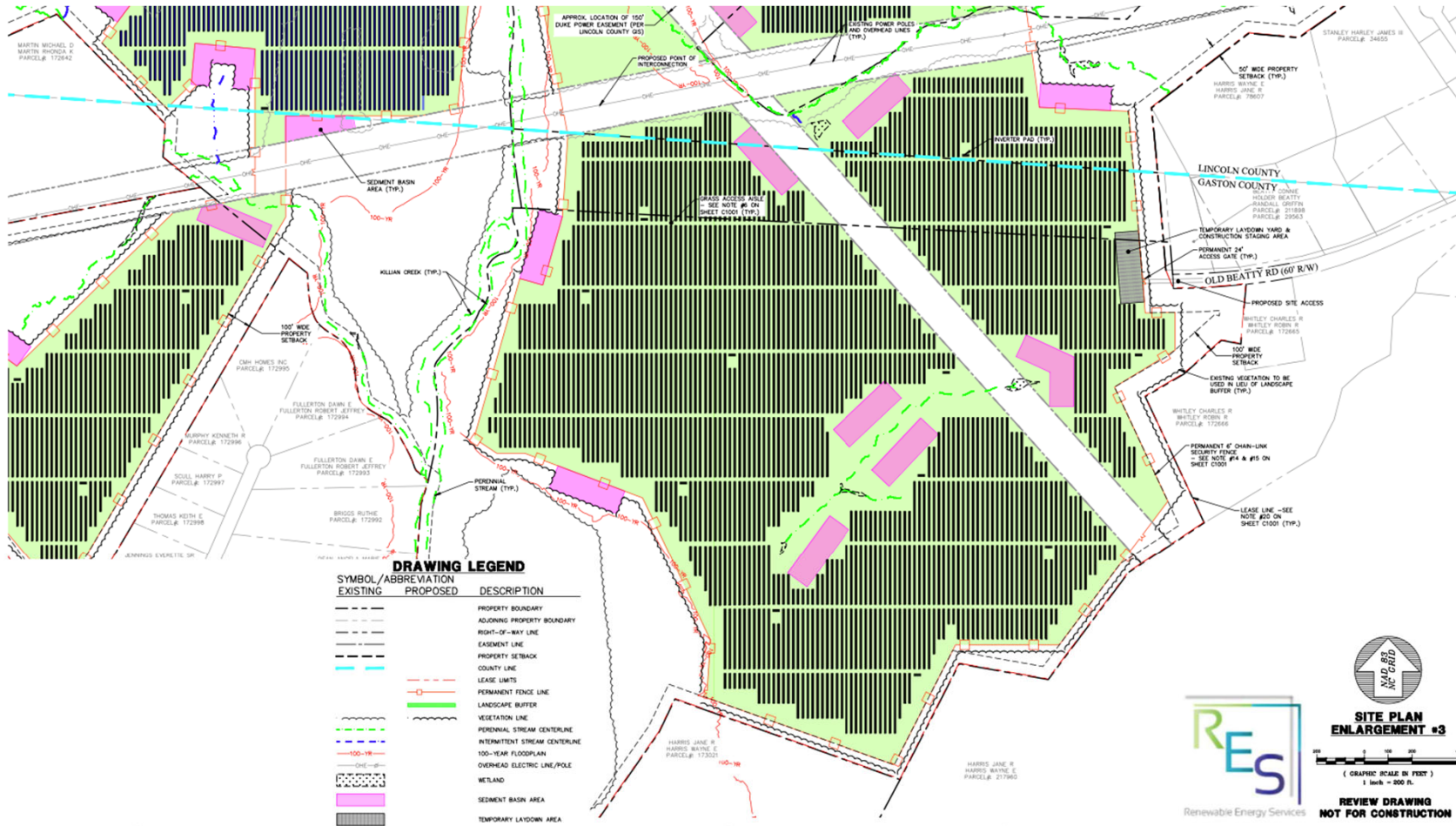
Project Overview

Hornet Solar

- Originated by RES & owned/operated by Capital Power
- 75 MW will power 18,000+ homes
 - 550ac in Gaston County
- 597%+ increase tax base
 - \$1M vs \$153k
- Commitment to repairing Drew Road
- Secluded – minimal road frontage
- Private decommissioning agreement + Parent Guarantee
- 20-year agreement with Duke



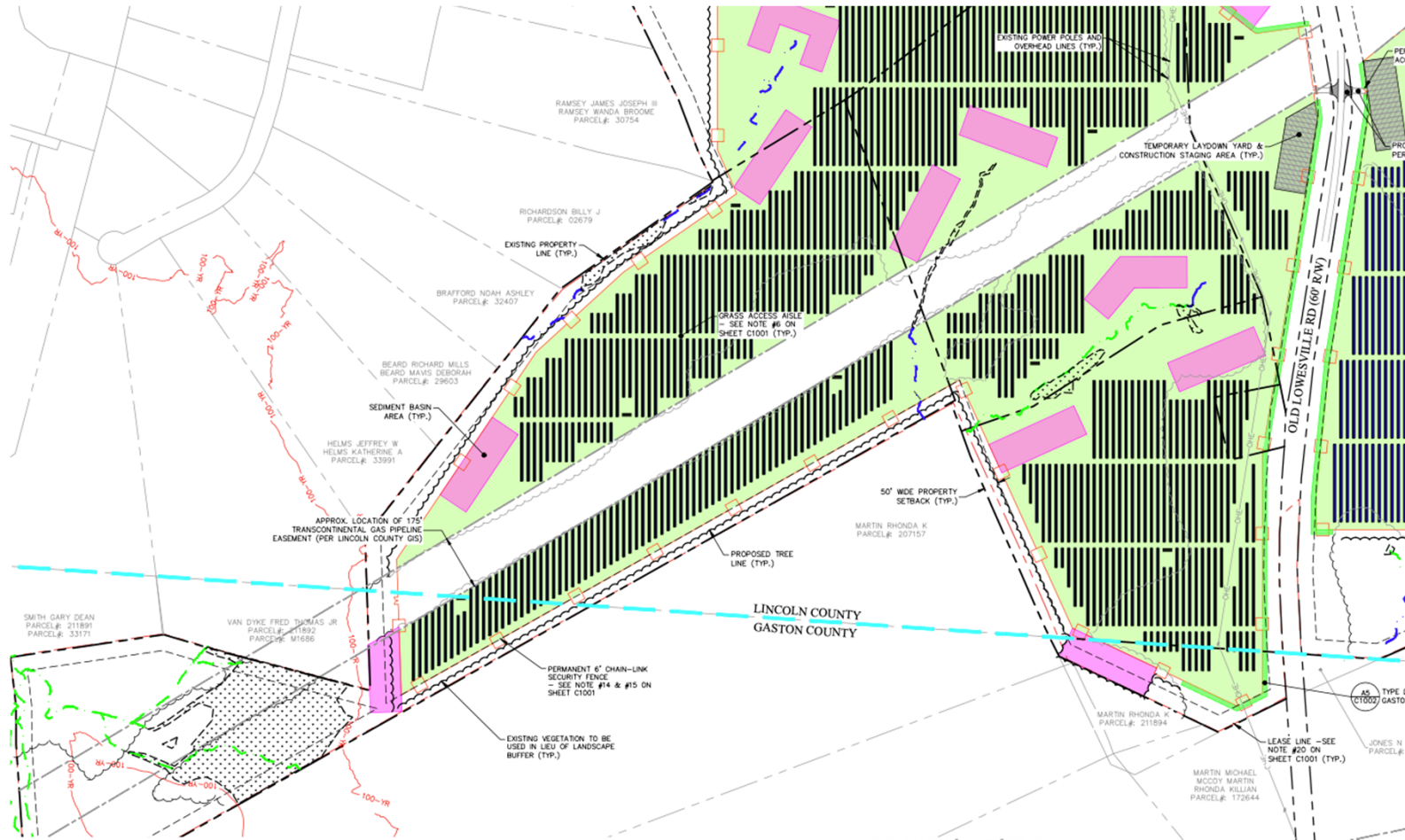
Site Map Part I



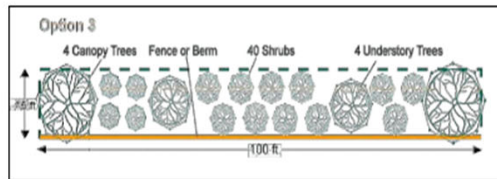
Site Map Part II



Site Map Part III



Site Map Part IV



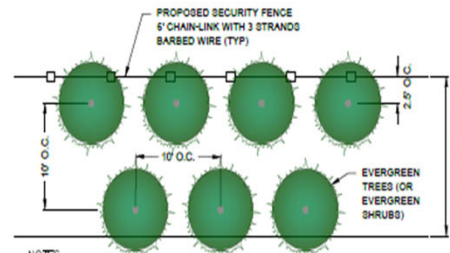
TYPE D BUFFER YARD

OPTION	WIDTH	FENCE OR BERM REQUIRED	MINIMUM # CANOPY TREES PER 100 LINEAR FT.	MINIMUM # UNDERSTORY TREES PER 100 LINEAR FT.	MINIMUM # SHRUBS PER 100 LINEAR FT.
3	15	YES	5	4	40

**TYPE D BUFFER DETAIL
(GASTON COUNTY)**

A5
C1002 SCALE: N.T.S.

5



NOTES

1. A 15' WIDE VEGETATIVE BUFFER SHALL BE REQUIRED AS SHOWN ON THE SITE PLAN.
2. EVERGREEN TREE AND EVERGREEN SHRUBS MUST BE A MINIMUM OF 5' IN HEIGHT AT PLANTING.
3. ALTERNATING TREES CAN BE SELECTED FROM THE LISTED EVERGREEN TREES.

EVERGREEN TREES:

OSMANTHUS AMERICANUS (OSMANTHUS)
MAGNOLIA GRANDIFLORA (SOUTHERN MAGNOLIA)
VIBURNUM AWABUKI 'CHINDO' (CHINDO VIBURNUM)
ILEX X NELLIE R. STEVENS (NELLIE STEVENS HOLLY)

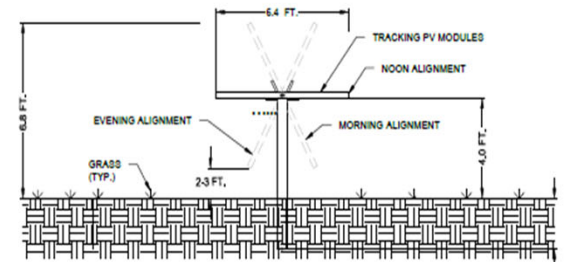
EVERGREEN SHRUBS:

ABELIA X GRADIFLORA (GLOSSY ABELIA)
ILEX VOMITORIA (YAUPOH HOLLY)
CALLICARPA AMERICANA (AMERICAN BEAUTY BERRY)
HIBISCUS SYRIACUS (ROSE OF SHARON)
ILEX CORNUTA (CARISSA HOLLY)

**15' LANDSCAPE BUFFER DETAIL
(LINCOLN COUNTY)**

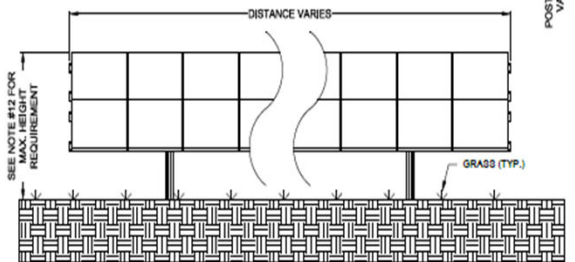
A4
C1002 SCALE: N.T.S.

4



TYPICAL TRACKER RACK SIDE ELEVATION

NOT TO SCALE



TYPICAL RACK FRONT ELEVATION

NOT TO SCALE

TYPICAL RACK ELEVATIONS

A3
C1002 N.T.S.

2

3

1

Property Owners

Owner	Parcel(s)
Paul Steven Abernathy	222964
Jones Family	207155, 211893, 211896, 173466, 173410
Randy & Rocky Beatty	211897, 179020

“This is Paul Abernathy a lifetime resident of Gaston County. I am wanting them to put a solar farm on my land on Old Lowesville Road because solar is clean energy and it will give me some extra income for me in my retirement. Thanks”

- Paul S. Abernathy

Neighborhood Outreach

Two Public Information Meetings

- 3/9/20: approximately 20 attendees
- 7/8/20: approximately 10 attendees

Primary Concerns

- Impact on Drew Road
- Use of herbicide/pesticide



Drew Road Condition

Current Road

- About 1,500' long
- 20' wide
- No maintenance in 35-years

Current Condition

- Potholes
- Cracks



Drew Road Repair



Collaborated with DOT

- Initiated road review
- Identified gating items to inclusion in State maintenance system

Repair Commitment

- Restore and repair at no cost to neighbors or Gaston County
- **Total 6" of new asphalt**
 - Milling to 1.5" to 2.0" depth
 - Base Asphalt at 4"
 - Surface Asphalt at 2"

Economic Benefit

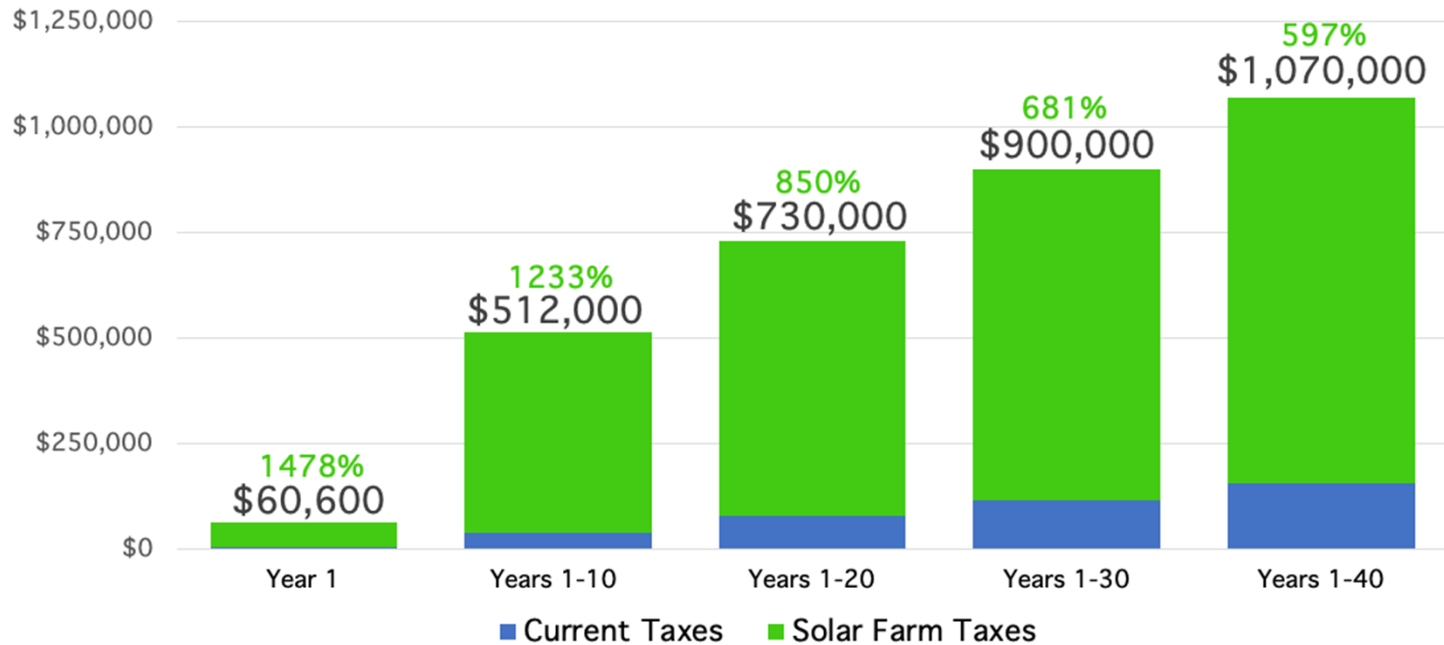
A **Substantial** Benefit to Gaston County

- 597%+ increase in 40-year tax base
 - \$1.08M vs \$153k
- Construction
 - Approximately 150 people required
 - 9-month construction period
- Applicant to pay 3-year roll back taxes
- Minimal demand on tax-funded / County services
- Will work with Gaston County EDC

Tax Base Comparison

Hornet Solar Tax Comparison

Gaston County - Cumulative Property Taxes (Estimates)

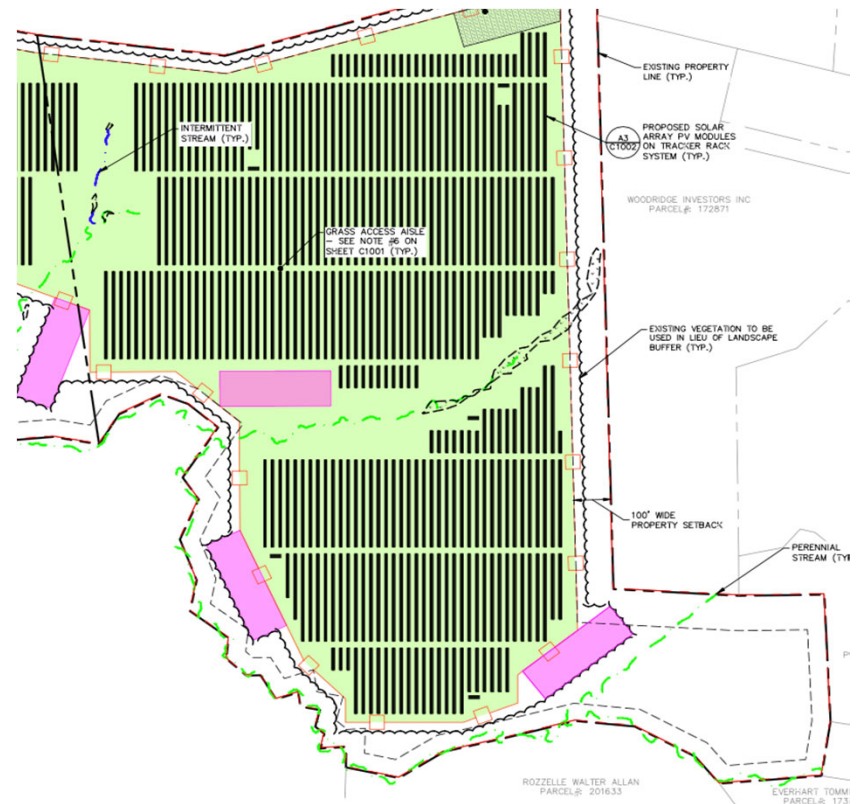


Solar farm tax estimates are based on current millage rates and estimated construction cost

Environmental + Permitting

Permitting Handled by Gaston County

- Stormwater – no adverse impact
- Two Parcels in Catawba IV watershed
 - 98% pervious surface
- No modules or racking in floodplain or wetlands
 - Utility easement
- No emissions, odor or light pollution
- Minimal traffic and virtually no noise
- Certificate of Public Convenience and Necessity received from NC Utilities Commission



Operation & Maintenance

Consistent and Professional Monitoring

- Capital Power has significant experience operating energy assets of all kinds
- Daily – 24/7 remote monitoring
- Monthly – primarily vegetative maintenance
- Annually – Inspections of equipment, electrical connections, etc.

Equipment & Decommissioning

Materials

- Will use Bloomberg Tier 1 Modules
- State of the art inverters and racking
- All materials will be UL certified

Multi-faceted Decommissioning Plan

- Private decommissioning agreement in place
 - Expected useful life: 35-40 years
 - Periodic cost reassessments
- Parent Guarantee from Capital Power
 - Publicly traded, investment-grade credit rating



Thank you very much!

GASTON COUNTY