

PineGate Renewables' Development Project Manager, Mikala Newsome, presented the proposed Special Exception Application. She went through the drawings and documents provided with their application. She understood that the recommendation was denial due to the intent to protect AG Land and the rural lifestyle this has to offer. They want to invest in the community by constructing an 80 MegaWatt Solar System under a 40 year term lease. They are only developing two-thirds (2/3) of the leased area. Will be fully responsible for the decommissioning of the site to restore back as close to its natural state with a decommissioning bond with the county. There will be no expansion of the solar farm. Ms. Newsome stated that the farmland in Brooks County has grown by 20% according to the US Census and their Solar Site will take up "negligible amount of farmland". The solar lease will pause the farming pesticides and chemicals to help restore the soil. She states the setbacks and vegetative buffers are in-compliance with the Solar Ordinance. They will be performing monthly maintenance on-site and solar panels.

James Warren asked Ms. Newsome – How will this benefit Brooks County?

Response: Met with Howard Acres (schools system) regarding the Blue Ridge Power Up Program presentation at the school systems. This will be a new source of income to help families that have brought a lot of acres in AG. 940 of 780,000 Acres of AG Land is a "drop in a bucket".

Pat Sharp: Where will the jobs be? Brooks County? Response: Cannot guarantee jobs will be Brooks County.

Pat Sharp: Noise Level at the Transformers? Response: Right at the Inverters – 79 dB; General 50 dB; Mr. Anglin's residence is the closest residence to an inverter (min. 500') – 50 dB. There is only one transformer.

Ms. Newsome discussed the impacts on the environment. They submitted a preliminary Erosion Control Plan, subject to approval by EPD. Will share with Brooks County before construction. Discussed the Gopher Tortoise Burrows and will provide a 25' buffer (15' min. required), silt fence, educational information for workers on-site, and Jim with Terracon's contact if sited. They plan to utilize BMP's including a natural fiber mesh silt fence and fencing that allows smaller animal pass-thru. She commented that there were no jurisdictional wetlands and minimal non-jurisdictional wetlands impacted.