

STATE OF NORTH CAROLINA  
UTILITIES COMMISSION  
RALEIGH, NORTH CAROLINA

**DOCKET NO. EMP 102 Sub 1**

In the Matter of the Amended Application ) PITT SOLAR, LLC'S AMENDED  
Of Pitt Solar, LLC for a Certificate of ) APPLICATION FOR A CERTIFICATE OF  
Public Convenience and Necessity for ) PUBLIC CONVENIENCE AND  
Merchant Plant Pursuant to N.C Gen. Stat. ) NECESSITY FOR MERCHANT PLANT  
62-110.1 and Commission Rule R8-63 )

Pitt Solar, LLC (the "Applicant"), by and through its undersigned counsel, hereby applies to the North Carolina Utilities Commission (the "Commission") pursuant to N.C. Gen. Stat. § 62-101.1, and Commission Rule R8-63, for a Certificate of Public Convenience and Necessity for Merchant Plant authorizing the construction of Phase 1 of Pitt Solar facility, a solar photovoltaic merchant plant facility with a capacity of 80 MW AC to be located in the Town of Bethel and Pitt County, North Carolina. In support of its application, the Applicant provides the Commission with the exhibits attached hereto as required by N.C.U.C. Rule R8-63, and also shows unto the Commission the following:

- 1. **Exhibit 1** attached hereto contains the required information about the Applicant.
- 2. All correspondence, documents and filings regarding this application should be sent to:

Joseph W. Eason  
Nelson Mullins Riley & Scarborough LLP  
GlenLake One, Suite 200  
4140 Parklake Avenue  
Raleigh, North Carolina 27612  
Tel: (919) 329-3800  
joe.eason@nelsonmullins.com  
Attorney for the Applicant

And, with a copy also to the following corporate agent of Applicant:

Pitt Solar, LLC (Phase 1)  
Attn: Kenny Habul  
192 Raceway Drive  
 Mooresville, NC 28117  
704-662-0375  
project.development@sunenergy1.com

The Applicant and its Counsel consent to electronic service of filings related to this application.

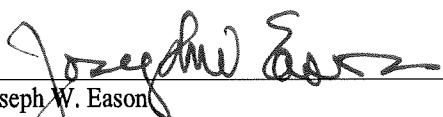
- 3. **Exhibit 2** attached hereto contains the required information about the modifications of the proposed generation facility for purposes of this amended application.
- 4. **Exhibit 3** attached hereto provides a description of the need for the facility in the state and/or region, with

supporting documentation.

5. This Application has been signed and verified by an individual duly authorized to act on behalf of the Applicant for that purpose.
6. This Application is submitted together with the pre-filed direct testimony of Linda Nwadike, Director of Permitting and Community Relations for SunEnergy1, which testimony incorporates and supports this application and is submitted on behalf of the Applicant in accordance with NCUC Rule R8-63 (b)(5).
7. Confidential Information has been designated as such and filed under seal with this Commission contemporaneously with the filing of this Application in accordance with Rule R8-63(c).

WHEREFORE, the Applicant respectfully prays that this Commission consider the foregoing information submitted in support of this amended application and issue the Applicant a Certificate of Public Convenience and Necessity for the construction of the merchant plant described herein in accordance with N.C. Gen. Stat. §62-110.1 and NCUC Rule R8-63.

Respectfully submitted this 28<sup>th</sup> day of September, 2021.

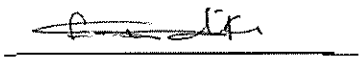
  
\_\_\_\_\_  
Joseph W. Eason  
Nelson Mullins Riley & Scarborough LLP  
Glen Lake One, Suite 200  
4140 Parklake Avenue  
Raleigh, North Carolina 27612

Tel: (919) 329-3800  
joe.eason@nelsonmullins.com

Attorneys for the Applicant

VERIFICATION

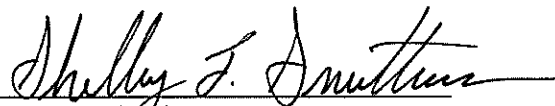
NOW COMES, Linda Nwadike, being first duly sworn, and deposes and says that I am duly authorized to act on behalf of Pitt Solar, LLC as Director of Permitting and Community Relations for SunEnergy1, LLC, parent and affiliate of the Applicant; that I have read the foregoing Pre-Filed Direct Testimony and also Pitt Solar, LLC's Amended Application For A Certificate Of Public Convenience And Necessity For Merchant Plant incorporated therein, and that the statements and information therein is true and accurate to my personal knowledge and belief, except where otherwise indicated, and in those instances, I believe the statements and information to be true. Signed this 28 day of September 2021.



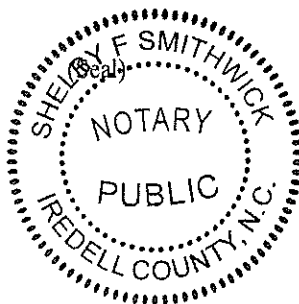
Linda Nwadike  
Director of Permitting & Community Relations  
SunEnergy1, LLC

SIGNED AND SEALED BEFORE ME THIS 28 DAY OF September 2021.

Sworn to and subscribed to before me  
this 28 day of September, 2021.

  
Notary Public (Signature)

Shelby F. Smithwick  
Notary Public (Printed)



My Commission Expires: 3/27/23

Pitt Solar, LLC  
CPCN Application - Merchant Plant NCUC  
EMP-102, Sub 1  
INFORMATION ABOUT THE APPLICANT  
EXHIBIT 1

- i. *The full and correct name, business address, business telephone number and electronic mailing address of the Applicant;*

Pitt Solar, LLC  
192 Raceway Drive  
 Mooresville, NC 28117  
704-662-0375  
[project.development@sunenergy1.com](mailto:project.development@sunenergy1.com)

- ii. *A description of the Applicant, including the identities of its principal participant(s) and officers, and the name and business address of a person authorized to act as corporate agent or to whom correspondence should be directed;*

Pitt Solar, LLC is a North Carolina limited liability company formed on September 25, 2020. Kenny Habul is duly authorized to act as a corporate agent of the Applicant for the purpose of this application. A copy of the Articles of Organization of the Applicant as filed with the North Carolina Secretary of State is attached as **Schedule 1-1**.

- iii. *A copy of the Applicant's most recent annual report to stockholders, which may be attached as an exhibit, or, if the Applicant is not publicly traded, its most recent balance sheet and income statement. If the Applicant is a newly formed entity with little history, this information should be provided for its parent company, equity partner, and/or the other participant(s) in the project;*

Pitt Solar, LLC is an affiliate of SunEnergy1, LLC ("SunEnergy1"); SunEnergy1 is the direct parent of the Applicant.

SunEnergy1 is one of the largest solar developers and engineering, procurement and construction companies in the U.S. SunEnergy1 is not a publicly traded company; therefore, its most recent balance sheet and income statement are filed under seal as confidential information (See **Confidential Schedule 1-2** of the Confidential Documents submitted with this Application).

- iv. *Information about generating facilities in the Southeastern Electric Reliability Council region which the Applicant or an affiliate has any ownership interest in and/or the ability to control through leases, contracts, options, and/or other arrangements and information about certificates that have been granted for any such facilities not yet constructed.*

The Applicant does not have any generating facilities in the Southern Electric Reliability Council region. The Applicant is an individual project company formed to own the solar facility assets for the project that is the subject of this application.

The Applicant's parent-affiliate, SunEnergy1, has ownership interests in and/or the ability to control through leases or contracts numerous solar generating facilities in the Southeastern Electric Reliability Council ("SERC") region. A list of generating facilities that SunEnergy1

has constructed within the Southern Electric Reliability Council region is attached as **Schedule 1-3**. A list of generating facilities that SunEnergy 1 has under development but that have not been completed sufficient to achieve commercial operation is attached as **Schedule 1-4**.

Schedule 1-1

Articles of Organization

SOSID: 1537553  
Date Filed: 9/25/2020 2:21:00 PM  
Elaine F. Marshall  
North Carolina Secretary of State  
C2020 268 00678

State of North Carolina  
Department of the Secretary of State

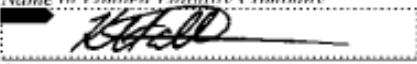
Limited Liability Company  
AMENDMENT OF ARTICLES OF ORGANIZATION

Pursuant to §57D-2-22 of the General Statutes of North Carolina, the undersigned limited liability company hereby submits the following Articles of Amendment for the purpose of amending its Articles of Organization.

- 1. The name of the limited liability company is: Bethel NC 11 Solar, LLC
- 2. The text of each amendment adopted is as follows (attach additional pages if necessary):  
Bethel NC 11 Solar, LLC would hereby like to change the entity name of the limited liability company to "Pitt Solar, LLC".  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- 3. (Check either a or b, whichever is applicable)
  - A.  The amendment(s) was (were) duly adopted by the majority vote of the organizers of the limited liability company prior to the identification of initial members of the limited liability company.
  - B.  The amendment(s) was (were) duly adopted by the unanimous vote of the members of the limited liability company or was (were) adopted as otherwise provided in the limited liability company's Articles of Organization or a written operating agreement.
- 4. These articles will be effective upon filing, unless a date and/or time is specified: \_\_\_\_\_

This the 25 day of September, 2020.

**Bethel NC 11 Solar, LLC**  
*Name of Limited Liability Company*  
  
*Signature*  
**Kenny Habul**, Company Official  
*Type or Print Name and Title*

Schedule 1-2

**CONFIDENTIAL**

**FINANCIAL STATEMENTS**



## Schedule 1-3

### **Applicant's other affiliated generating facilities in the Southeastern Electric Reliability Council Region**

The Applicant's affiliate SunEnergy1 has completed numerous solar generating facilities in the Southeastern Electric Reliability Council (SERC) region as shown in the below table.

**Site developed by SunEnergy1 with potential ownership Interest through lessees or contracts:**

Project	MW	County/State	Completion Date
Bethel	7	Pitts, NC	May 2016
Elizabeth City	28	Pasquotank, NC	April 2015
Everetts	7	Martin, NC	April 2015
Scotland Neck	28	Halifax, NC	March 2014
Battleboro	7	Edgecombe, NC	June 2015
Conetoe II	112	Edgecombe, NC	April 2016
Creswell	19.95	Washington, NC	June 2015
Kelford	30.10	Bertie, NC	February 2016
Sunbury	7	Gates, NC	March 2016
Whitakers	16.8	Whitakers, NC	February 2016
Whitepost I	14.99	Beaufort, NC	February 2013
Whitepost II	6.4	Beaufort, NC	May 2014
Windsor	7	Bertie, NC	April 2014
River Road	7	Hertford, NC	December 2016
Leggett	7	Whitakers, NC	July 2017
Barnhill	4	Pasquotank, NC	December 2016
Aulander Hwy 42	7	Hertford, NC	July 2017
Summit	84	Currituck, NC	February 2017
Shiloh Hwy 1108	7	Camden, NC.	March 2018
Sandy Solar	7	Camden, NC	April 2018
Chowan Jehu	7	Chowan, NC	March 2018
Scotland Neck 3	4	Halifax, NC	January 2015
Elk Park	0.197	Avery, NC	March 2012
SE1-Asheville	0.25	Buncombe, NC	May 2010
Plymouth Solar	6.5	Plymouth, NC	December 2014
Pamlico Solar	6.6	Beaufort, NC	February 2014
Choco Solar	7	Beaufort, NC	March 2015
Sugar Run Solar	6.6	Gates, NC	December 2015

Project	MW	County/State	Completion Date
Albertson Solar	7	Duplin, NC	December 2014
Conetoe Solar	6.6	Edgecombe, NC	January 2016
Williamston Speight	20.84	Martin, NC	December 2016
Ranchland	84	Currituck, NC	January 2018
Mill Pond	7	Martin, NC	September 2019
Jamesville	7	Martin, NC	October 2019
Aulander Holloman	112	Hertford, NC	June 2019

Camden Dam	7	Camden, NC	August 2019
Mechanicsville	28	Hanover, VA	October 2020
Albemarle Beach	80	Washington, NC	December 2020
Gliden Solar	7	Chowan, NC	February 2021
Ryland	7	Chowan, NC	June 2021
Windsor Hwy 17	7	Bertie, NC	June 2021

Schedule 1-4  
Projects in SERC region in development

Project	MW	County/State	Completion Date
Wildcat Road	7	Martin, NC	
Williamston Hwy 125	7	Martin, NC	
Colice Hall	17	Hertford, NC	
Creswell Hwy 64	20	Tyrell & Washington, NC	
Manning	7	Edgecombe, NC	
Cherry Solar	180	Northampton, NC	
Oak Solar	120	Northampton, NC	
Shawboro East Ridge	150	Currituck, NC	
Pitt Solar Phase 2	70	Pitt, NC	

**Pitt Solar, LLC**  
**CPCN Application – Merchant Plant**  
**NCUC EMP- 102 Sub 1**  
**INFORMATION ABOUT THE PROPOSED FACILITY**  
**EXHIBIT 2**

- I. *The nature of the proposed generating facility, including its type, fuel, expected service life, and the gross, net, and nameplate generating capacity of each generating unit and the entire facility, as well as the facility's total projected dependable capacity, in megawatts (alternating current); the anticipated beginning date for construction; the expected commercial operation date; and estimated construction costs;*

The Applicant is proposing to construct a 150 MW solar facility in two phases in Pitt County. The first phase is an 80MW solar facility under docket Emp-102 Sub 1 while the second phase is a 70MW project under docket Emp-102 Sub 2. The gross and net capacity of the resource is equal to its nameplate capacity. The expected service life of the facility is approximately 40 to 50 years.

The Applicant anticipates beginning construction of phase 1 site during 2Q of 2022. The Applicant expects that commercial operation of the facility will be achieved in phases, with the first phase operational by the 4Q of 2022, and the last phase operational by the 4Q of 2023. The estimated construction cost of the facility is filed under seal as confidential information (See **Confidential Schedule 2-1** of the Confidential documents submitted with this Application.)

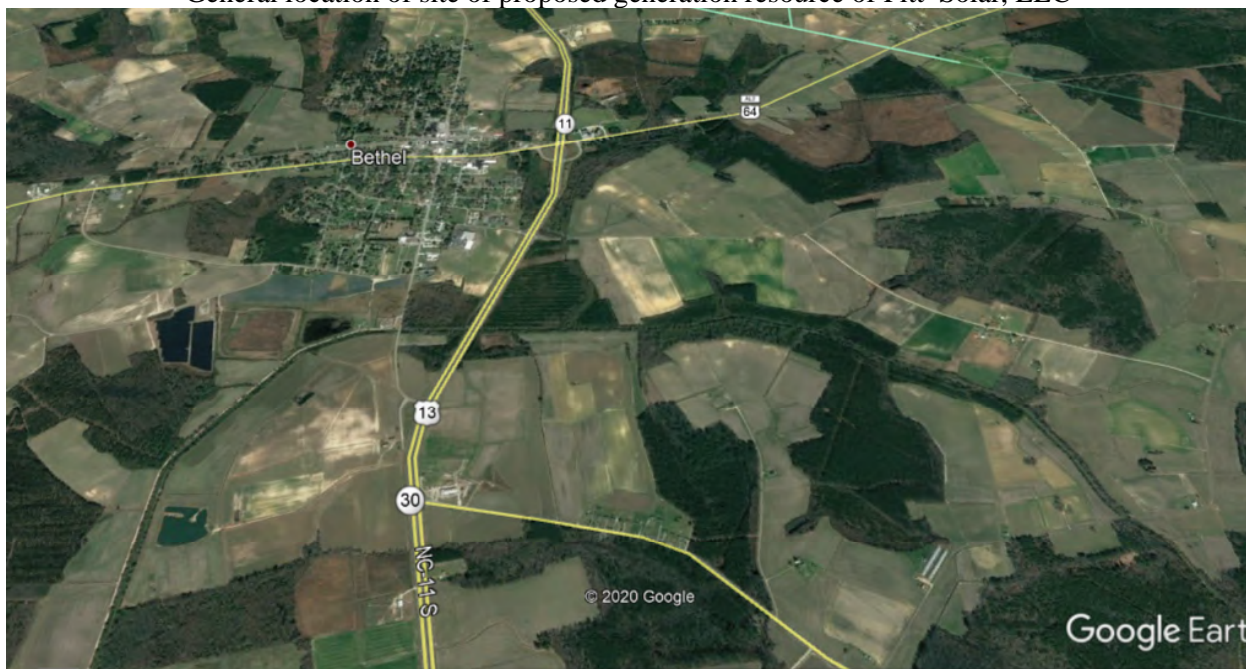
- II. *A color map or aerial photo (a U.S. Geological Survey map or aerial photo map prepared via the State's geographic information system is preferred) showing the proposed site boundary and layout, with all major equipment, including the generator, fuel handling equipment, plant distribution system, startup equipment, planned and existing pipelines, planned and existing roads, planned and existing water supplies, and planned and existing electric facilities;*

A site map of Pitt Solar, LLC showing the equipment layout is attached as **Schedule 2-2**.

An aerial view showing the relationship of the site to nearby highways and state boundaries and county lines in its vicinity is reproduced below as **Image 2-1**.

**IMAGE 2-1**

General location of site of proposed generation resource of Pitt Solar, LLC



- iii. The E911 street address, and county in which the proposed facility would be located, and GPS coordinates of the approximate center of the proposed facility site to the nearest second or one thousandth of a degree is set out below.

E911 address(es) has not been obtained for the proposed facility however the facility is located at GPS coordinates 35.790974, -77.366634.

- iv. *In the case of natural gas-fired facilities, a map showing the proximity of the facility to existing natural gas facilities; a description of dedicated facilities to be constructed to serve the facility; and any filed agreements, service contracts, or tariffs for interstate pipeline capacity;*

The facility is not a natural gas fired facility.

- v. *A list of all needed federal, state and local approvals related to the facility and site, identified by title and the nature of the needed approval is listed in **Schedule 2-3** attached hereto. The same exhibit includes a copy of such approvals as has been obtained, or a report on the current status of the approvals. There will be **no** application related to an application for eligible facility status or exempt wholesale generator status pursuant to Section 32 of the Public Utility Holding Company Act of 1935 (PUHCA), as amended by the Energy Policy Act of 1992, including attachments and subsequent amendments as necessary.*
- vi. *The proposed facility will interconnect with the Dominion Transmission system via a new three breaker ring bus switching station connecting to the Elmont-Greenwood DP 115 KV line #59. This*

new switching station will be adjacent to the Dominion transmission line on land Pitt Solar has acquired for this generating facility. The generator collector substation will be adjacent to the new Dominion switching station.

Schedule 2-1

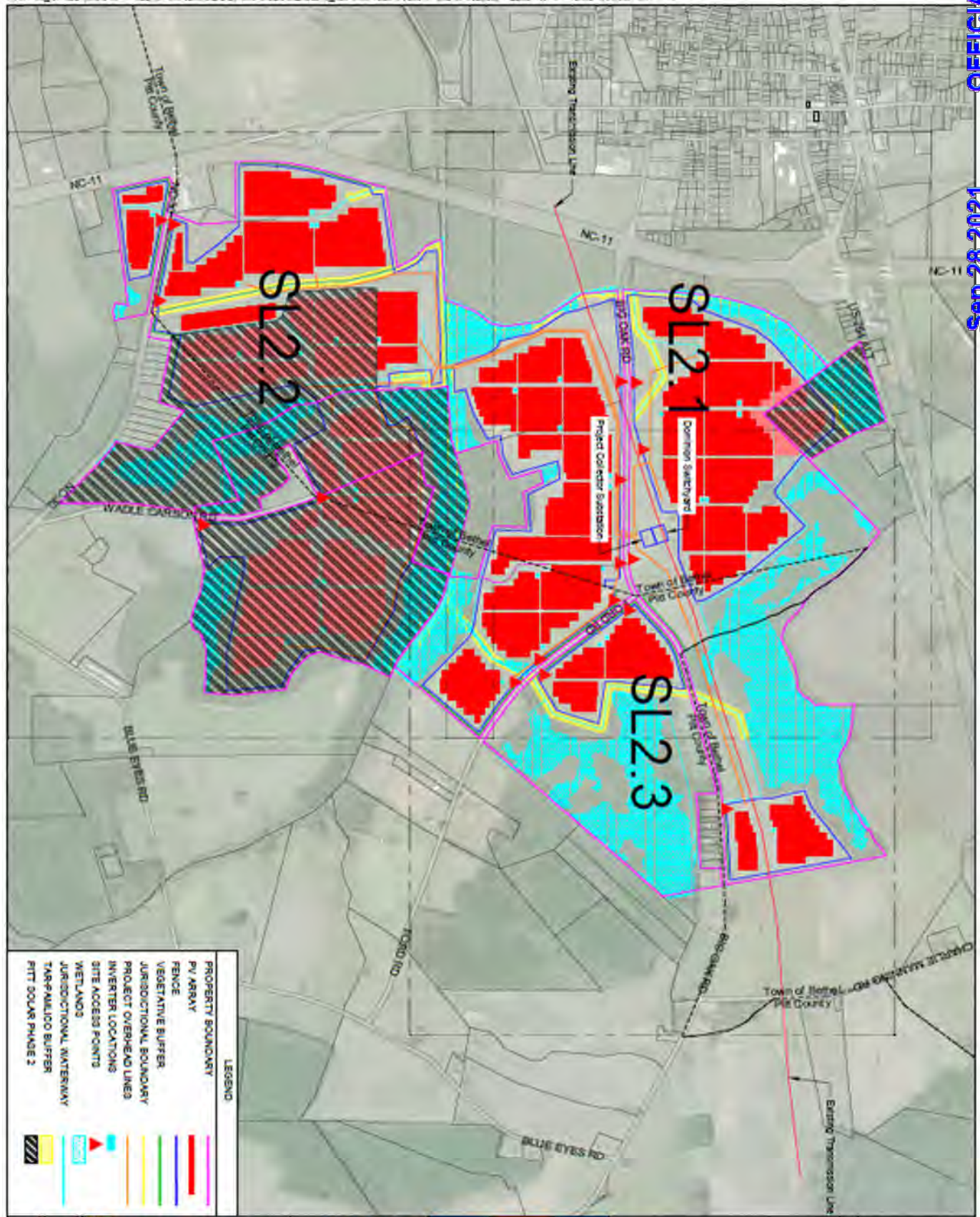
CONFIDENTIAL

ESTIMATED CONSTRUCTION COSTS



# Schedule 2-2

## Pitt Solar Phase 1 Site Plan



**LEGEND**

- PROPERTY BOUNDARY
- PV ARRAY
- FENCE
- VEGETATIVE BUFFER
- JURISDICTIONAL BOUNDARY
- PROJECT OVERHEAD LINES
- INVERTER LOCATIONS
- SITE ACCESS POINTS
- WETLANDS
- JURISDICTIONAL WATERWAY
- TAMPALILLO BUFFER
- PITT SOLAR PHASE 2

<b>PITT SOLAR, LLC PHASE 1 PV POWER PLANT IN BETHEL, NC</b>	
AC-189	LN
24 SEP 2021	CJM

**DRAWING LOG**

NO.	DATE	DESCRIPTION
1		ISSUED FOR PERMIT
2		REVISED FOR PERMIT
3		REVISED FOR PERMIT
4		REVISED FOR PERMIT
5		REVISED FOR PERMIT
6		REVISED FOR PERMIT
7		REVISED FOR PERMIT
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30		REVISED FOR PERMIT

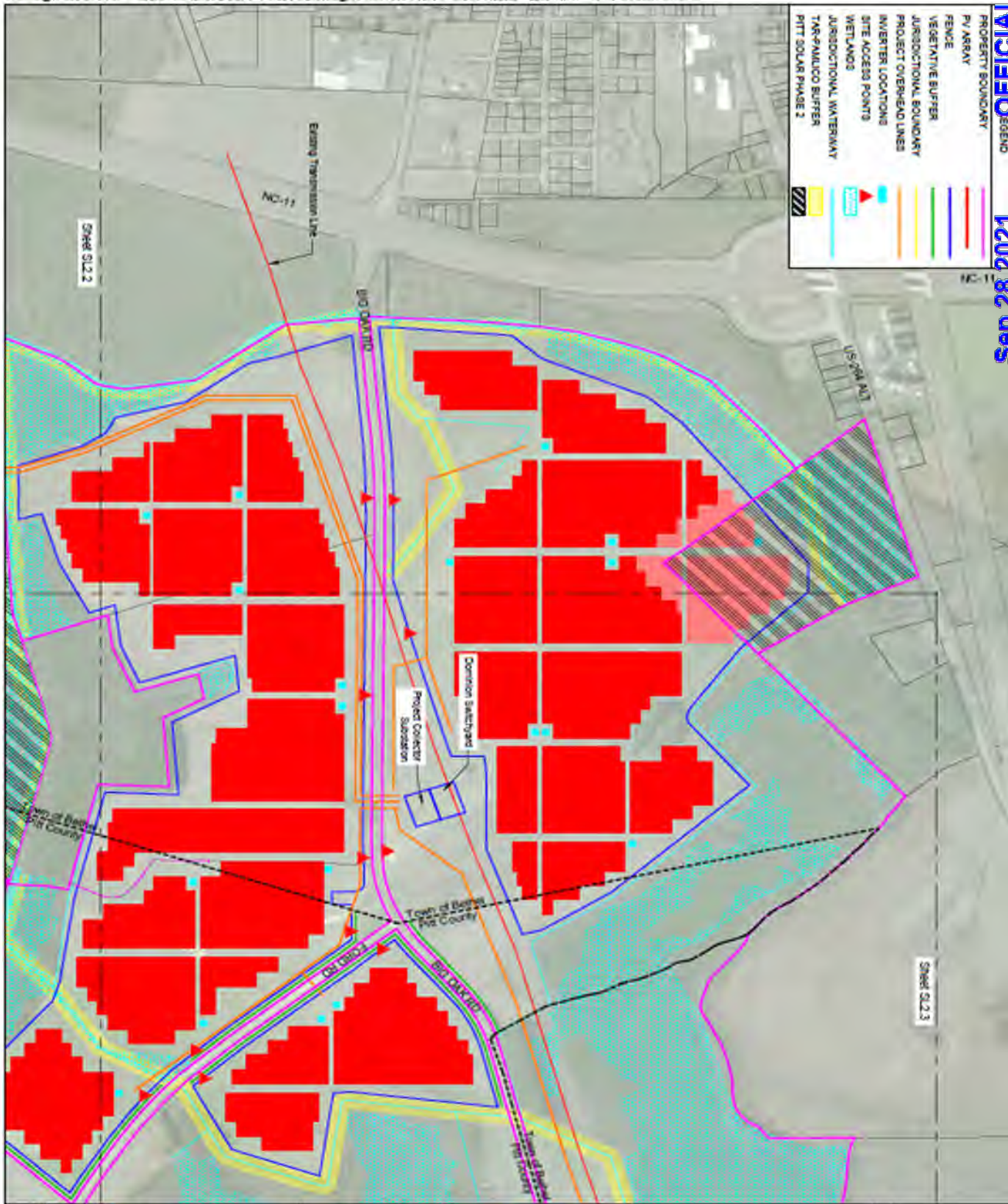
192 Raceway Dr.  
Mooresville, NC 28117  
(704) 662-0375  
(704) 662-0362

**KEY PLAN**

Scale: 1" = 100'

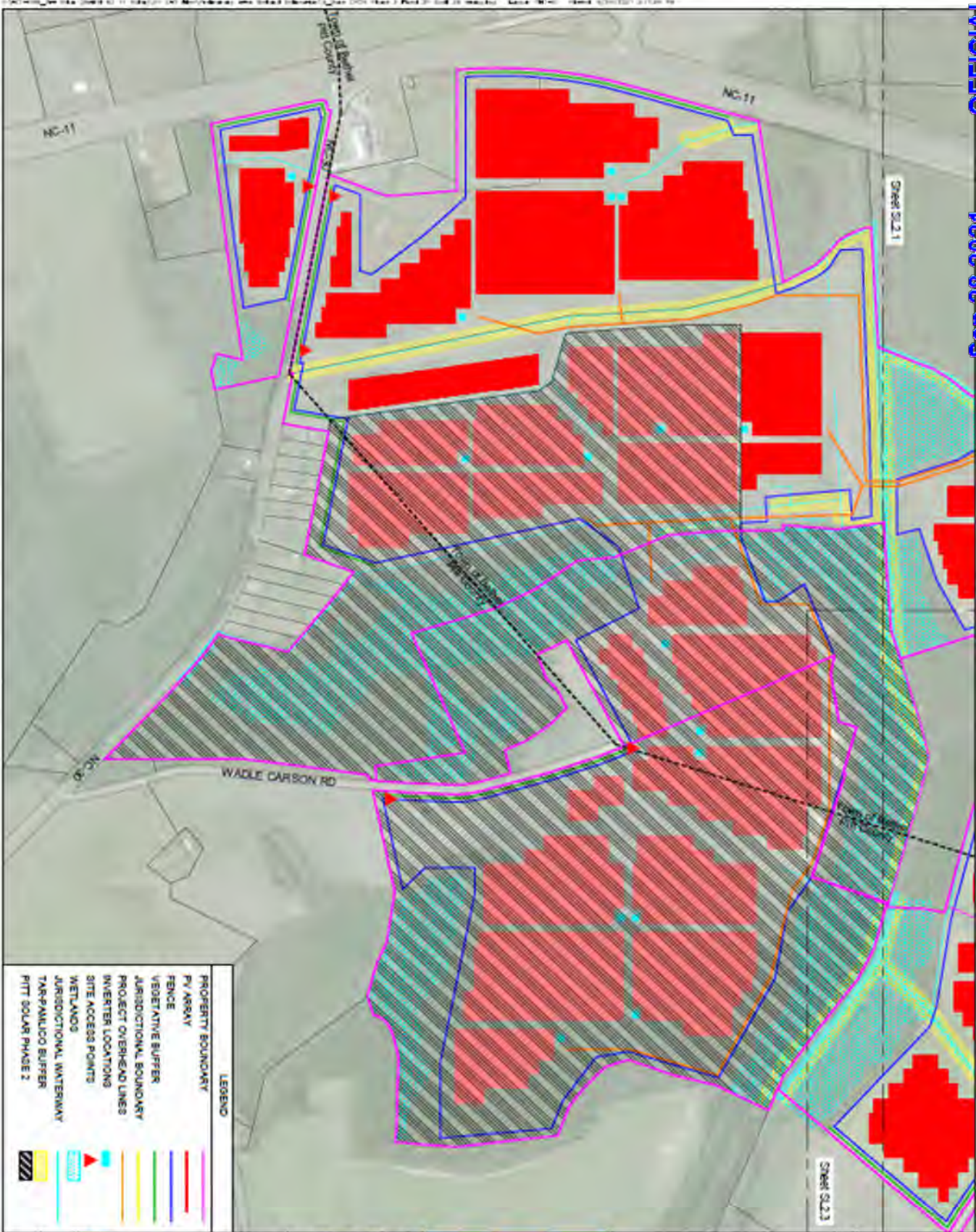
PHASE 1 PERMIT LAYOUT OVERVIEW SL2.0
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PHASE 1 PRELIMINARY LAYOUT 01.1	<b>PITT SOLAR, LLC PHASE 1          PV POWER PLANT          IN BETHEL, NC</b>		<b>DRAWING LOG</b> NO. DATE BY 1 09/28/21 LN 2 09/28/21 LN 3 09/28/21 LN 4 09/28/21 LN 5 09/28/21 LN 6 09/28/21 LN 7 09/28/21 LN 8 09/28/21 LN 9 09/28/21 LN 10 09/28/21 LN 11 09/28/21 LN 12 09/28/21 LN 13 09/28/21 LN 14 09/28/21 LN 15 09/28/21 LN 16 09/28/21 LN 17 09/28/21 LN 18 09/28/21 LN 19 09/28/21 LN 20 09/28/21 LN 21 09/28/21 LN 22 09/28/21 LN 23 09/28/21 LN 24 09/28/21 LN 25 09/28/21 LN 26 09/28/21 LN 27 09/28/21 LN 28 09/28/21 LN 29 09/28/21 LN 30 09/28/21 LN 31 09/28/21 LN 32 09/28/21 LN 33 09/28/21 LN 34 09/28/21 LN 35 09/28/21 LN 36 09/28/21 LN 37 09/28/21 LN 38 09/28/21 LN 39 09/28/21 LN 40 09/28/21 LN 41 09/28/21 LN 42 09/28/21 LN 43 09/28/21 LN 44 09/28/21 LN 45 09/28/21 LN 46 09/28/21 LN 47 09/28/21 LN 48 09/28/21 LN 49 09/28/21 LN 50 09/28/21 LN 51 09/28/21 LN 52 09/28/21 LN 53 09/28/21 LN 54 09/28/21 LN 55 09/28/21 LN 56 09/28/21 LN 57 09/28/21 LN 58 09/28/21 LN 59 09/28/21 LN 60 09/28/21 LN 61 09/28/21 LN 62 09/28/21 LN 63 09/28/21 LN 64 09/28/21 LN 65 09/28/21 LN 66 09/28/21 LN 67 09/28/21 LN 68 09/28/21 LN 69 09/28/21 LN 70 09/28/21 LN 71 09/28/21 LN 72 09/28/21 LN 73 09/28/21 LN 74 09/28/21 LN 75 09/28/21 LN 76 09/28/21 LN 77 09/28/21 LN 78 09/28/21 LN 79 09/28/21 LN 80 09/28/21 LN 81 09/28/21 LN 82 09/28/21 LN 83 09/28/21 LN 84 09/28/21 LN 85 09/28/21 LN 86 09/28/21 LN 87 09/28/21 LN 88 09/28/21 LN 89 09/28/21 LN 90 09/28/21 LN 91 09/28/21 LN 92 09/28/21 LN 93 09/28/21 LN 94 09/28/21 LN 95 09/28/21 LN 96 09/28/21 LN 97 09/28/21 LN 98 09/28/21 LN 99 09/28/21 LN 100 09/28/21 LN		192 Raceway Dr. Mooresville, NC 28117 (7) 704-662-0075 (F) 704-662-6992	 KEY PLAN
	AC-189	LN				
	24 SEP 2021	CJM				





LEGEND	
[Purple line]	PROPERTY BOUNDARY
[Red line]	FENCE
[Green line]	VEGETATIVE BUFFER
[Blue line]	JURISDICTIONAL BOUNDARY
[Yellow line]	PROJECT OVERHEAD LINES
[Cyan triangle]	INVERTER LOCATIONS
[Cyan triangle]	SITE ACCESS POINTS
[Blue hatched area]	WETLANDS
[Green hatched area]	JURISDICTIONAL WATERWAY
[Yellow hatched area]	TAR-PALMICO BUFFER
[Black hatched area]	PITT SOLAR PHASE 2

PHASE 1 PRELIMINARY LAYOUT	DATE 24 SEP 2021	BY CJM
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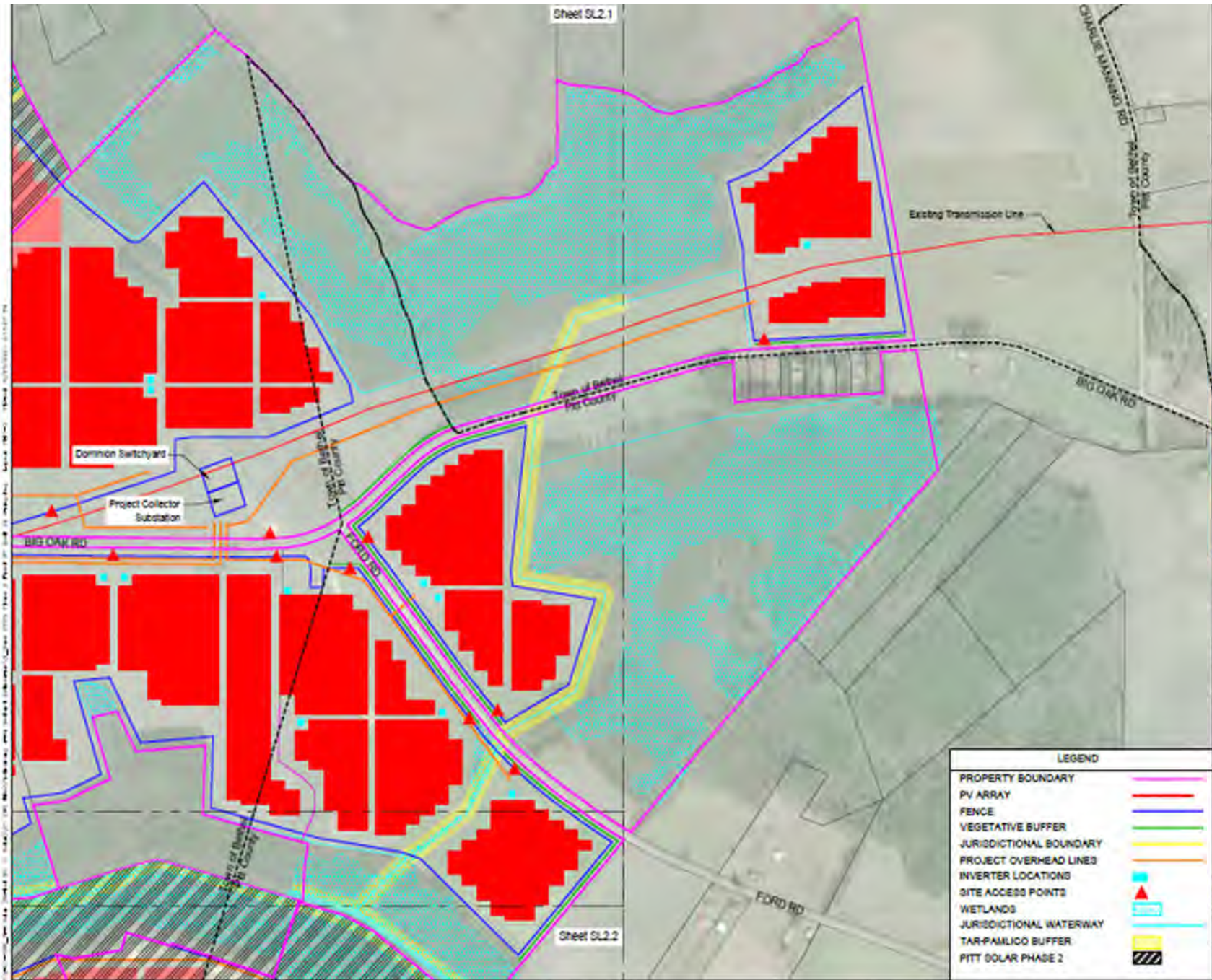
DRAWING LOG	
NO.	DESCRIPTION
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9	ISSUED FOR PERMITTING
10	ISSUED FOR PERMITTING

192 Raceway Dr.  
Mooresville, NC 28117  
(7) 704-662-6375  
(7) 704-662-6362

SCALE: 1" = 200'

NEW PLAN





Sheet SL2.1

Sheet SL2.2

LEGEND	
PROPERTY BOUNDARY	
PV ARRAY	
FENCE	
VEGETATIVE BUFFER	
JURISDICTIONAL BOUNDARY	
PROJECT OVERHEAD LINES	
INVERTER LOCATIONS	
SITE ACCESS POINTS	
WETLANDS	
JURISDICTIONAL WATERWAY	
TAR-PAMLICO BUFFER	
PITT SOLAR PHASE 2	



KEY PLAN

**LINE ENERGY**  
 102 Parkway Dr  
 Mooresville, NC 28117  
 (770) 764-4000  
 (770) 764-4000

DRAWING LOG

NO.	DATE	DESCRIPTION
1	24 SEP 2021	PHASE 1 PRELIMINARY LAYOUT

PITT SOLAR, LLC PHASE 1 PV POWER PLANT IN BETHEL, NC		LN	CLM
AC-159	24 SEP 2021		
PHASE 1 PRELIMINARY LAYOUT			
SL2.3			

OFFICIAL COPY  
 Sep 28 2021

## Schedule 2-3

### Required List of Permits or Certificates

	Title	Status	Copy
<b>Federal</b>			
USACOE	Wetland Delineation	In Process	
FERC	Market Base Rate Authorization	Forthcoming	
FERC	EQR	Forthcoming	
<b>State</b>			
CPCN	Generation CPCN-NCUC	Application	
NC-DOT	Driveway Permits	Forthcoming	
NCDEQ	Erosion and Sedimentation Control Pern	In Process	
<b>Local</b>			
	Zoning Compliance	Obtained	Y
	Conditional Use Permit	Obtained	Y
	Building/Electrical Permit	Forthcoming	





**PITT COUNTY DEVELOPMENT SERVICES**  
 PITT COUNTY PERMITTING CENTER (252) 902-3150  
 1717 WEST FIFTH STREET, GREENVILLE NC 27834  
 ZONING PERMIT

Permit Number: ZPT2020-110621

Project Number: PRJ2020-125900

Date: 09/21/2020

**Owner Information:**

PATSY G WHITE  
 GURGANUS CARRIE LIN  
 GURGANUS JOHN L  
 831 TETTERTON RD  
 STOKES, NC 27884

**Applicant Information:**

BETHEL NC II SOLAR, LLC  
 LINDA NWADIKE  
 192 RACEWAY DRIVE  
 MOORESVILLE, NC 28117  
 (704) 662-0375

**Project Info:** SUNENERGY I (BETHEL NC II SOLAR, LLC) CONDITIONAL USE PERMIT FOR SOLAR FARM

(1 OF 5) ALSO ON PARCEL NUMBERS 24611, 01783, 01798, AND 03106.

E-911 Address: 6726 NC 30 BETHEL, NC 27812

Parcel #: 09330

Park or Subdivision Name:

Lot Number:

Zoning District: RA

Structure Type: COMM

Overlay District:

Change in Use?: Y

Floodplain:

Size:

**Service Providers:**

Electric: Duke-Energy Progress

Natural Gas: N/A

Sewer/Septic: N/A

Water: N/A

**Development Standards:**

	Required	Proposed		Required
Lot Size:			Front Setback:	50ft
Lot Width:			Side Setback:	50ft
Building Height:			Side On Corner Setback:	
			Rear Setback:	50ft

Other Development Standards as Required by Zoning Ordinance Section 8:

**Signage:**

Required Proposed

Sign Area:

Sign Height:

Sign Type:

Additional Sign Info:

**Parking:**

Required Proposed

Spaces

Angle

Note: All land disturbing activities of one acre or more are required to submit a Soil Erosion and Sedimentation Control Plan to the Pitt County Planning Department prior to any land disturbing activities.

The undersigned hereby agrees to conform to all county regulations, applicable state laws and the conditions of this permit. The undersigned further states that all information given herein is true and authorize county staff to enter onto the property to ensure all applicable rules and regulations are being met.

Owner/Applicant: 

Zoning Official: 





**PITT COUNTY DEVELOPMENT SERVICES**  
 PITT COUNTY PERMITTING CENTER (252) 902-3150  
 1717 WEST FIFTH STREET, GREENVILLE NC 27834  
 ZONING PERMIT

Permit Number: ZPT2020-110622

Project Number: PRJ2020-125900

Date: 09/21/2020

**Owner Information:**

WALLACE L JAMES  
 JAMES JEFFREY T  
 2706 FLAT SWAMP RD  
 ROBERSONVILLE, NC 27871

**Applicant Information:**

BETHEL NC II SOLAR, LLC  
 LINDA NWADIKE  
 192 RACEWAY DRIVE  
 MOORESVILLE, NC 28117  
 (704) 662-0375

**Project Info:** SUNENERGY1 (BETHEL NC II SOLAR, LLC) CONDITIONAL USE PERMIT FOR SOLAR FARM  
 (2 OF 5) ALSO ON PARCEL NUMBERS 09330, 01783, 01798, AND 03106.

E-911 Address:

Parcel #: 24611

Park or Subdivision Name:

Lot Number:

Zoning District: RA

Structure Type: COMM

Overlay District:

Change in Use?: Y

Floodplain:

Size:

**Service Providers:**

Electric: Dominion NC Power

Natural Gas: N/A

Sewer/Septic: N/A

Water: N/A

**Development Standards:**

	Required	Proposed		Required
Lot Size:			Front Setback:	50ft
Lot Width:			Side Setback:	50ft
Building Height:			SideOnCorner Setback:	
			Rear Setback:	50ft

Other Development Standards as Required by Zoning Ordinance Section 8:

**Signage:**

Required Proposed

**Parking:**

Required Proposed

Sign Area:

Spaces

Sign Height:

Angle

Sign Type:

Additional Sign Info:

Note: All land disturbing activities of one acre or more are required to submit a Soil Erosion and Sedimentation Control Plan to the Pitt County Planning Department prior to any land disturbing activities.

The undersigned hereby agrees to conform to all county regulations, applicable state laws and the conditions of this permit. The undersigned further states that all information given herein is true and authorize county staff to enter onto the property to ensure all applicable rules and regulations are being met.

Owner/Applicant:

*[Signature]*

Zoning Official:

*[Signature]*



**PITT COUNTY DEVELOPMENT SERVICES**  
**PITT COUNTY PERMITTING CENTER (252) 902-3150**  
**1717 WEST FIFTH STREET, GREENVILLE NC 27834**  
**ZONING PERMIT**

Permit Number: ZPT2020-110623

Project Number: PRJ2020-125900

Date: 09/21/2020

**Owner Information:**  
 COUNTRY FARMS LLC  
 CASEY CANNON, MGR  
 PO BOX 7146  
 GREENVILLE, NC 27835  
 (252) 916-5366

**Applicant Information:**  
 BETHEL NC 11 SOLAR, LLC  
 LINDA NWADIKE  
 192 RACEWAY DRIVE  
 MOORESVILLE, NC 28117  
 (704) 662-0375

**Project Info:** SUNENERGY1 (BETHEL NC 11 SOLAR, LLC) CONDITIONAL USE PERMIT FOR SOLAR FARM  
 (3 OF 5). ALSO ON PARCEL NUMBERS 09330, 24611, 01798, AND 03106.  
 E-911 Address: 522 BIG OAK RD BETHEL, NC 27812 Parcel #: 01783

Park or Subdivision Name:  
 Zoning District: RA  
 Overlay District:  
 Floodplain:

Lot Number:  
 Structure Type: COMM  
 Change in Use?: Y  
 Size:

**Service Providers:**  
 Electric: Dominion NC Power  
 Sewer/Septic: N/A

Natural Gas: N/A  
 Water: N/A

**Development Standards:**

	Required	Proposed		Required
Lot Size:			Front Setback:	50ft
Lot Width:			Side Setback:	50ft
Building Height:			SideOnCorner Setback:	
			Rear Setback:	50ft

Other Development Standards as Required by Zoning Ordinance Section 8:

<u>Signage:</u>	Required	Proposed	<u>Parking:</u>	Required	Proposed
Sign Area:			Spaces		
Sign Height:			Angle		
Sign Type:					
Additional Sign Info:					

Note: All land disturbing activities of one acre or more are required to submit a Soil Erosion and Sedimentation Control Plan to the Pitt County Planning Department prior to any land disturbing activities.

The undersigned hereby agrees to conform to all county regulations, applicable state laws and the conditions of this permit. The undersigned further states that all information given herein is true and authorize county staff to enter onto the property to ensure all applicable rules and regulations are being met.

Owner/Applicant: 

Zoning Official: 



**PITT COUNTY DEVELOPMENT SERVICES**  
 PITT COUNTY PERMITTING CENTER (252) 902-3150  
 1717 WEST FIFTH STREET, GREENVILLE NC 27834  
 ZONING PERMIT

Permit Number: ZPT2020-110624      Project Number: PRJ2020-125900  
 Date: 09/21/2020

**Owner Information:**  
 CHARLIE L MANNING  
 MANNING ELIZABETH H  
 PO BOX 515  
 BETHEL, NC 27812

**Applicant Information:**  
 BETHEL NC 11 SOLAR, LLC  
 LINDA NWADIKE  
 192 RACEWAY DRIVE  
 MOORESVILLE, NC 28117  
 (704) 662-0375

**Project Info:** SUNENERGY I (BETHEL NC 11 SOLAR, LLC) CONDITIONAL USE PERMIT FOR SOLAR FARM  
 (4 OF 5) ALSO ON PARCEL NUMBERS 09330, 24611, 01783, AND 03106.  
 E-911 Address:      Parcel #: 01798

**Park or Subdivision Name:**      **Lot Number:**  
**Zoning District:** RA      **Structure Type:** COMM  
**Overlay District:**      **Change in Use?:** Y  
**Floodplain:**      **Size:**

**Service Providers:**  
**Electric:** Duke-Energy Progress      **Natural Gas:** N/A  
**Sewer/Septic:** N/A      **Water:** N/A

**Development Standards:**

	Required	Proposed		Required
Lot Size:			Front Setback:	50ft
Lot Width:			Side Setback:	50ft
Building Height:			Side On Corner Setback:	
			Rear Setback:	50ft

Other Development Standards as Required by Zoning Ordinance Section 8:

<u>Signage:</u>	Required	Proposed	<u>Parking:</u>	Required	Proposed
Sign Area:			Spaces		
Sign Height:			Angle		
Sign Type:					
Additional Sign Info:					

Note: All land disturbing activities of one acre or more are required to submit a Soil Erosion and Sedimentation Control Plan to the Pitt County Planning Department prior to any land disturbing activities.

The undersigned hereby agrees to conform to all county regulations, applicable state laws and the conditions of this permit. The undersigned further states that all information given herein is true and authorize county staff to enter onto the property to ensure all applicable rules and regulations are being met.

Owner/Applicant: *Charlie Manning*      Zoning Official: *Leon Payne*





**PITT COUNTY DEVELOPMENT SERVICES**  
 PITT COUNTY PERMITTING CENTER (252) 902-3150  
 1717 WEST FIFTH STREET, GREENVILLE NC 27834  
 ZONING PERMIT

Permit Number: ZPT2020-110625

Project Number: PRJ2020-125900

Date: 09/21/2020

**Owner Information:**

BUNTING FARMS INC THE  
 815-4 MARLOWE RD  
 RALEIGH, NC 27609

**Applicant Information:**

BETHEL NC 11 SOLAR, LLC  
 LINDA NWADIKE  
 192 RACEWAY DRIVE  
 MOORESVILLE, NC 28117  
 (704) 662-0375

**Project Info:** SUNENERGY (BETHEL NC 11 SOLAR, LLC) CONDITIONAL USE PERMIT FOR SOLAR FARM

(5 OF 5) ALSO ON PARCEL NUMBERS 09330, 24611, 01783, AND 01798.

E-911 Address: 459 BIG OAK RD BETHEL, NC 27812

Parcel #: 03106

Park or Subdivision Name:

Lot Number:

Zoning District: RA

Structure Type: COMM

Overlay District:

Change in Use?: Y

Floodplain:

Size:

**Service Providers:**

Electric: Dominion NC Power

Natural Gas: N/A

Sewer/Septic: N/A

Water: Municipal

**Development Standards:**

	Required	Proposed		Required
Lot Size:			Front Setback:	50ft
Lot Width:			Side Setback:	50ft
Building Height:			SideOnCorner Setback:	
			Rear Setback:	50ft

Other Development Standards as Required by Zoning Ordinance Section 8:

**Signage:**

Required Proposed

Sign Area:

Sign Height:

Sign Type:

Additional Sign Info:

**Parking:**

Required Proposed

Spaces

Angle

Note: All land disturbing activities of one acre or more are required to submit a Soil Erosion and Sedimentation Control Plan to the Pitt County Planning Department prior to any land disturbing activities.

The undersigned hereby agrees to conform to all county regulations, applicable state laws and the conditions of this permit. The undersigned further states that all information given herein is true and authorize county staff to enter onto the property to ensure all applicable rules and regulations are being met.

Owner/Applicant: *[Signature]*

Zoning Official: *[Signature]*

TOWN OF BETHEL  
CERTIFICATE OF COMPLIANCE WITH  
MUNICIPAL ZONING AND LAND DEVELOPMENT REGULATIONS

This Zoning Compliance is being sought for the purpose of: Construction of Bethel NC 11, Solar facility.

Date: 2/3/20 Time: 12:00pm Application #: \_\_\_\_\_ Parcel #: Please see the attached document  
 Location: Please see the attached document  
 Subdivision: N/A Lot: N/A Block #: N/A  
 City Limits: Inside of: \_\_\_\_\_ Outside of: \_\_\_\_\_ Zoning designation: Please see the attached document  
 Owner/agent: Bethel NC 11 Solar, LLC Address: 192 Raceway Drive Mooresville, NC 28117  
 Builder: SunEnergy1, LLC Address: 192 Raceway Drive Mooresville, NC 28117  
 Contractor Lic. #: 71359 Telephone: 704-662-0375  
 Utility Suppliers: Water: N/A Gas: N/A  
 Sewer: N/A Electricity: N/A  
 Health Dept. Permit No.: N/A

Is the property located in a Flood Plain? no If yes, a map or an elevation certificate, signed and sealed by a Professional Engineer or Land Surveyor, showing the proposed finished floor elevation about the 100 year flood level, must accompany this application.

Fire District: Bethel Rural Fire Rescue District: \_\_\_\_\_

Are there municipal easements affecting the property? No If yes, describe them: \_\_\_\_\_

Setbacks from the property line: \_\_\_\_\_ 100 FT setback from all adjoining residential properties  
 Front: 50 ft Rear: 50 ft Side: 50 ft Other: \_\_\_\_\_

*NOTE: If no setbacks are specified, the Pit County Inspection Ordinance shall govern.*

Are there other municipal regulations governing the use of this property? yes If yes, describe them: Some portions of the parcels are in Pit County Jurisdiction. Please see the attached documents

A copy of the plans for the structure (plan and elevation view) are submitted: (REQUIRED) Please see the attached documents

A plot plan showing the lot perimeter, existing structures, and the proposed structure along with setbacks is hereby submitted: (REQUIRED) Please see the attached documents

Based on the information presented, a building permit: \_\_\_\_\_ IS REQUIRED, a plumbing permit \_\_\_\_\_ IS REQUIRED, a electrical permit X IS REQUIRED

I hereby attest that I have been provided with a copy of Bethel's Zoning Ordinance, I further attest that I have read this and that I know of no feature of the proposed construction that will conflict with its content. I have been informed that if this certification is made based on omission or distortion of fact regarding the nature of the proposed construction, that this certificate shall be deemed void and all permits resulting from it shall be revoked or considered null and void.

Signature: [Signature] Date: 2/3/20

Witness: [Signature] Date: 2/3/20

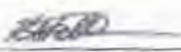


The undersigned hereby acknowledges by his signature below that the undersigned has been informed of the following:

- (1) That any building or structure built within the Town of Bethel or within its one mile extraterritorial jurisdiction must be located upon the property and constructed in compliance with the Zoning Ordinance of the Town of Bethel, in addition to any requirements or regulations of the County Inspection Department; and
- (2) That no foundation for any building or structure shall be poured, dug or otherwise prepared until the location of the proposed foundation has been marked on the ground, inspected and approved by the Zoning Enforcement Officer of the Town of Bethel for compliance with the Bethel Zoning Ordinance, and the undersigned has received a certificate of zoning compliance for foundation construction signed by the zoning enforcement officer or his designated agent; and
- (3) That no construction of any building or structure shall commence until the completed foundation for the same shall have been inspected and approved by the Zoning Enforcement Officer of the Town of Bethel for the compliance with the Bethel Zoning Ordinance and the undersigned has received a certificate of zoning compliance for completed foundation from the Zoning Enforcement Officer or his designated agent; and
- (4) It shall be the responsibility of the undersigned or his contractor to contact the Zoning Enforcement Officer, show the Officer the correct location of the owner's property lines on the ground which are consistent with the description of said property as set forth in owner's deed or other title instrument, and request inspection and zoning approval by the Zoning Enforcement Officer of the proposed foundation marked upon the ground and also the subsequent completed foundation prior to commencing the construction of any building or structure upon said property. The accuracy of the location of the aforesaid property lines, foundation, and building or structure shall be the sole responsibility of the owner.

I, the undersigned, do hereby acknowledge that I have read, understand, and will fully comply with the aforesaid requirements.

Dated this 3 day of February, 2020

  
\_\_\_\_\_  
Signature

Pitt Solar, LLC  
CPCN Application – Merchant Plant  
NCUC EMP-102 Sub 1

DESCRIPTION OF THE NEED FOR THE FACILITY  
Exhibit 3

Forecasts of the quantities of renewable power to be purchased within the PJM market over the next several years, and elsewhere in the southeastern United States, reflect a strong public need for additional utility-scale solar power production. The proposed facility will interconnect with Dominion's transmission grid, providing direct access to all load-serving suppliers participating in PJM.

Additionally, Summer peak load growth for the Dominion zone, which serves parts of Eastern North Carolina where the Facility is located is expected to grow by 0.5.% per year over the next ten to fifteen years. While winter peak load growth in the Dominion zone is expected to grow by 0.9% per year over the next ten to fifteen years (PJM Load Forecast Report (Jan. 2021), available at. <https://www.pjm.com/-/media/library/reports-notice/load-forecast/2021-load-report.ashx>). Finally, the annual net energy in Dominion zone is expected to grow by 0.6% per year over the next ten to fifteen years. Therefore, the Applicant believes that there are strong market conditions and needs for renewable energy projects such as this facility.