



Anand Gangadharan
President

May 4, 2022

Planning Commission, Charlotte County
250 LeGrande Avenue, Suite A (P.O. Box 608)
Charlotte Court House, VA 23923-0608

Subject: Project Density Calculation Clarification

Dear Members of the Planning Commission, Mr. Witt, and Ms. Elder,

The Tall Pines Solar team would like to thank you for considering our project during our Public Hearing on April 26. We appreciated the Planning Commission's thoughtful questions and dialogue, and we hope we were able to clarify any details about the project. During the meeting, there were a few questions on our solar density calculation, and we want to provide detail behind our answers. A breakdown of the density calculation is provided below:

	Density Calculation (prior to adding Reynolds Farm)	Density Calculation (after adding Reynolds Farm)
Number of acres in a 5-mile radius	50,265.48 acres	50,265.48 acres
Solar projects inside 5-mile radius		
Twitty's Creek	75.00 acres	75.00 acres
Courthouse Solar	975.03 acres	975.03 acres
Tall Pines Solar	1,415.08 acres	1,437.48 acres
Total solar density within 5-mile radius	4.9042%	4.9487%

The acreage for each solar project above is totaled according to Charlotte County's Zoning Ordinance, Section 10-23-5 and includes the ordinance-required vegetative buffer zone and the entire fenced-in and project area, including all solar PV modules, racking systems, inverters, transformers, switchyard, substation, internal access roads, and stormwater basins.

The addition of the Reynolds farm did not materially change the density calculation. We hope that the above calculations improve transparency with the very specific numbers, demonstrating the difference in our project's density due to the inclusion of the Reynolds Farm.

We hope this letter is of value to you. The Tall Pines Solar team is excited for the opportunity to work with Charlotte County on this project. Please call me at [REDACTED] if you have any questions.

Sincerely,

Anand Gangadharan