



Modification of Special Exception SE-17-03

Madden Solar Center Orsted Onshore North America

October 9, 2020

Pike County Planning & Development
Attn: Bradford Vaughan

Mr. Vaughan,

Orsted Onshore North America dba Madden Solar Center, LLC requests a modification to Special Exception SE-17-03 to update the design of Madden Solar Center, a utility-scale solar energy generating facility with an approved Special Exception granted by the Pike County Board of Commissioners during their regularly-scheduled public hearing the evening of March 8, 2017. Since then, the capacity of the solar facility, as studied by Georgia Power and its parent company Southern Company Services, has increased from 75MWac to 145MWac. As a result, there is a need to increase the footprint of the solar facility.

As revised, the solar facility is contained on +/- 1,050 acres of land, a subset of a 1671-acre tract of land owned by USC Timber Holdings on both sides of GA Hwy 18 approximately three miles south of the town of Concord. The tract includes Pike County parcel ID's 031 003A, 031 004, and 032 012. The revised design represents an expansion of the +/- 600-acre site area located solely on the 1371-acre tract identified as parcel ID 032 012. The quantity of solar modules has increased from +/- 304,000 to +/- 451,600.

The attached site plan (not for construction) depicts the updated design. All relevant utility, state, and federal agencies have been engaged. Conditions imposed by these agencies in addition to the conditions imposed by Pike County will govern the ultimate design of the facility. As part of the final site plan approval process, final documentation will be submitted to confirm accordance with all of Section 166 of the county ordinance as well as the conditions pursuant to the approval of SE-17-03 and any additional conditions that result from the proposed Special Exception modification.

We look forward to working with Pike County as you consider the proposed modification to SE-17-03.

Best regards,

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