

NOTE: This Public Participation Form must be presented to the County Clerk prior to the time the agenda item(s) you wish to address are discussed before the Court. ✓

**BROWN COUNTY COMMISSIONERS COURT
PUBLIC PARTICIPATION FORM**

Instructions: Fill out all appropriate blanks. Please print or write legibly.

NAME:

Kenneth Adams DATE: 3-1-21

ADDRESS:

10450 FM 586 Brooksmith, Texas 76827

TELEPHONE:

325 456 8095

Do you represent any particular group or organization? Yes No (Circle One)

If you do represent a group or organization, please state the name, address and telephone number of such group or organization.

Which agenda item(s) do you wish to address?

Brooksmith Solar Farm

I am aware that my comments must be limited to the issues relating to the above referenced agenda item(s), and that I will be limited to five (5) minutes for my comments, subject to the discretion of the Court to allow me more time.

I am aware all speakers are required to adhere to the rules of procedure, conduct and decorum adopted by the Court on August 19, 2019.

(Upon completion of this form, please present it to the County Clerk. Unless this form is presented to the County Clerk, you may not be recognized for comments)

March 1, 2021
(Exhibit # 8)

Signature: Kenneth Adams



Adams



Kirkland Appraisals, LLC

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November 3, 2020

Mr. Charlie Hemmeline
Texas Solar Power Association
PO Box 1485
Austin, Texas 78767

RE: Analysis of Solar Farm Impacts on Adjoining Property Values in Texas

Me. Hemmeline,

At your request, I have considered a sampling of solar farms in Texas to see if the solar farms are having any impact on property values. I have supported that analysis with similar analysis of solar farms that I have researched nationally.

To form an opinion on these issues, I have worked with Sterling D. Fryar, MAI with Paramount Property Analysts out of San Angelo, Texas in compiling data throughout Texas. I have researched and visited existing and proposed solar farms in numerous other states, researched articles through the Appraisal Institute and other studies, and discussed the likely impact with other real estate professionals. I have not been asked to assign any value to any specific property.

My client is Texas Solar Power Association, represented to me by Mr. Charlie Hemmeline. The effective date of this consultation is November 3, 2020.

Conclusion

The matched pair analysis shows no impact in home values due to abutting or adjoining a solar farm as well as no impact to abutting or adjacent vacant residential or agricultural land with visual barriers and distances of at least 105 to 150 feet from the closest panel to the home. I have considered matched pairs of sales of homes adjoining solar farms in Texas as well as other states for supplemental data in this analysis.

Very similar solar farms in very similar areas have been found by hundreds of towns and counties not to have a substantial injury to abutting or adjoining properties, and many of those findings of no impact have been upheld by appellate courts. Similar solar farms have been approved adjoining agricultural uses, schools, churches, and residential developments.

I note that larger solar farms using fixed or tracking panels are a passive use of the land that is in keeping with a rural/residential area. Solar farms are comparable to larger greenhouses. This is not surprising given that a greenhouse is essentially another method for collecting passive solar energy. The greenhouse use is well received in residential/rural areas and has a similar visual impact as a solar farm.