



Major Site Plan Application

Contact Information

APPLICANT:

Name: Shawboro East Ridge Solar, LLC
Address: 200 Liberty Street, 14th Floor
New York, NY 10281
Telephone: 717-917-8483
E-Mail Address: john.mcvaigh@brookfieldrenewable.com

PROPERTY OWNER:

Name: East Ridge Land Holdings, LLC
Address: 594 Summer Street, 4th Floor
Stamford, CT 06901
Telephone: 252.825.1731
E-Mail Address: project.development@sunenergy1.com

LEGAL RELATIONSHIP OF APPLICANT TO PROPERTY OWNER: see attached list of owners leasing to Applicant

Property Information

Physical Street Address: 1021 East Ridge Road
Location: South side of East Ridge Road
Parcel Identification Number(s): 0034000024P0000, 0043000010D0000, 004300000210000, 004200000280000, 004200000270000, 004200000170000 portion of 00340000025C0000, 004300000220000, 004200000170000
Total Parcel(s) Acreage: 629.474
Existing Land Use of Property: Agricultural and Woods

Request

Project Name: Shawboro East Ridge Solar - Phases 1A, 1B and 2
Proposed Use of the Property: Solar Farm
Deed Book/Page Number and/or Plat Cabinet/Slide Number: 1791/767, 1800/141, 1800/145, 1822/635, 1793/597, 313/589, 227/360, 1305/285, 108/514, 831/147
Total square footage of land disturbance activity: 24,708,103sf
Total lot coverage: 652,018 Total vehicular use area: 652,018
Existing gross floor area: 0 Proposed gross floor area: 0

I hereby authorize county officials to enter my property for the purpose of determining zoning compliance. All information submitted and required as part of this process shall become public record.

John McVaigh
Applicant  Date 2/9/26
Property Owner(s) _____ Date _____

*NOTE: Form must be signed by the owner(s) of record, contract purchaser(s), or other person(s) having a recognized property interest. If there are multiple property owners/applicants a signature is required for each.

Major Site Plan Design Standards Checklist

The table below depicts the design standards of the major site plan application. Please make sure to include all applicable listed items to ensure all appropriate standards are reviewed.

Major Site Plan Design Standards Checklist

Date Received: _____

TRC Date: _____

Project Name: _____

Applicant/Property Owner: _____

Site Plan Design Standards Checklist		
General		
1	Property owner name, address, phone number, and e-mail address.	
2	Site address and parcel identification number.	
3	North arrow and scale to be 1" = 100' or larger.	
4	Vicinity map showing property's general location in relation to streets, railroads, and waterways.	
5	Existing zoning classification and zoning setback lines of the property.	
6	<p>Scaled drawing showing existing and proposed site features: Property lines, acreage, adjacent use types, streets (right-of-ways), easements, buildings and accessory structures (including square feet and use), parking layout, vehicular use areas, driveways (including opposing driveways), loading spaces, refuse collection facilities (dumpsters), outdoor storage areas, ground based utility equipment, fences and walls, and sidewalks and pedestrian circulation.</p> <p>And location and size of existing and proposed infrastructure: Water mains (including and water taps), water meter details, backflow prevention details, wells, sewer mains or on-site septic systems (including repair area), electrical service, fire hydrants, detail of fire apparatus access to buildings, and any other public utility within all adjacent public right-of-ways and easements.</p>	
7	Approximate location of all designated Areas of Environmental Concern or other such areas which are environmentally sensitive on the property, such as Maritime Forest, CAMA, 404, or 401 wetlands as defined by the appropriate agency.	
8	Sight distance triangles.	
9	Proposed common areas, open space set-asides, and required buffers.	
Landscape Plan		
10	All existing and proposed planting areas and vegetation that will be used to comply with the landscaping requirements, including the species, caliper, and spacing of all vegetation.	
11	Existing and proposed physical barriers to be used to comply with the bufferyard and screening requirements.	
12	Heritage tree inventory and proposed tree protection zones.	
13	Adjoining property lines, zoning, and names and address of adjoining property owners.	
Exterior Lighting Plan		
14	Location, height, and type of all proposed exterior lighting including but not limited to site, street, building, and security lighting.	
15	Footcandle measurements of the entire site including lot lines, or light fixture documentation when minimal lighting is proposed.	N/A
Major Stormwater Management Plan		
16	Major Stormwater Plan and Form SW-002	

Architectural Elevations		
17	Architectural drawings and/or sketches illustrating the design, character, height, and materials of the proposed buildings.	N/A
Flood Damage Prevention, if Applicable		
18	Proposed elevation of all structures and utilities.	
19	Location, dimensions, and use of: Development and disturbance, existing and proposed structures and utility systems grading and pavement areas, fill materials, storage areas, drainage facilities, and other development.	
20	Boundary of Special Flood Hazard Area (SFHA), floodway, Coastal Barrier Resource System (CBRS) Area, water course relocation, or a statement that the entire lot is within a specific SFHA.	N/A
21	Flood zone designation as determined on the County's Flood Insurance Rate Maps (FIRM).	
22	Design Flood Elevation (Base Flood Elevation plus two-foot freeboard).	N/A
23	Plans and/or details for the protection of public facilities and utilities (sewer, gas, electrical, and water systems) from inundation of flood waters up to Design Flood Elevation.	N/A
24	Water course alteration or relocation: Description of alteration or relocation, report on effects of proposed project on the flood carrying capacity of the water course, and effects to properties located up and downstream.	N/A
25	Fill – plans for non-structural fill (if being utilized in VE zone).	N/A

Major Site Plan Submittal Checklist

Staff will use the following checklist to determine the completeness of your application within ten business days of submittal. Please make sure all of the listed items are included. Staff shall not process an application for further review until it is determined to be complete.

Major Site Plan Submittal Checklist

Date Received: _____

TRC Date: _____

Project Name: _____

Applicant/Property Owner: _____

Major Site Plan Submittal Checklist		
1	Complete Major Site Plan application	
2	Site plan	
3	Landscape plan	
4	Exterior Lighting plan	N/A
5	Stormwater Review Fee Deposit (see fee schedule) and Major Stormwater Management plan and Form SW-002	
6	Architectural elevations, if applicable	N/A
7	ARHS site evaluation(s) OR if connecting to existing wastewater system, a letter of commitment from owner of centralized sewer provider and letter from DWQ indicating the existing plant has sufficient capacity to serve the development at the time of site plan approval.	N/A
8	NCDEQ stormwater permit application (if 10,000 sf or more of built upon area).	
9	NCDEQ Erosion and Sedimentation Control permit application (if one acre or more of land disturbance).	*
10	NCDOT Street and Driveway Access Permit Application and Encroachment Agreement	
11	Application fee (\$.15 per square foot of gross floor area or \$500 minimum)	

* Please note that E&S applications are 100% digital now and not paper applications are developed.

For Staff Only

Pre-application Conference

Pre-application Conference was held on _____ and the following people were present:

Comments



Major Site Plan Application

Contact Information

APPLICANT:

Name: Shawboro East Ridge Solar, LLC

Address: _____

Telephone: _____

E-Mail Address: legal@sunenergy1.com

PROPERTY OWNER:

Name: Tracey Sparkman

Address: 1296 Shortcut Road

Shawboro, NC 27973

Telephone: 252.202.9657 contact John Duncan

E-Mail Address: jduncan4730@gmail.com

LEGAL RELATIONSHIP OF APPLICANT TO PROPERTY OWNER: Lessee

Property Information

Physical Street Address: _____

Location: _____

Parcel Identification Number(s): 004300000220000

Total Parcel(s) Acreage: _____

Existing Land Use of Property: _____

Request

Project Name: Shawboro East Ridge Solar - Phases 1A, 1B & 2

Proposed Use of the Property: Solar Farm

Deed Book/Page Number and/or Plat Cabinet/Slide Number: _____

Total square footage of land disturbance activity: _____

Total lot coverage: _____ Total vehicular use area: _____

Existing gross floor area: _____ Proposed gross floor area: _____

I hereby authorize county officials to enter my property for the purpose of determining zoning compliance. All information submitted and required as part of this process shall become public record.

Applicant
Tracey S. Sparkman
Property Owner(s)

Date
6-14-2025
Date

***NOTE: Form must be signed by the owner(s) of record, contract purchaser(s), or other person(s) having a recognized property interest. If there are multiple property owners/applicants a signature is required for each.**



Major Site Plan Application

Contact Information

APPLICANT:

Name: Shawboro East Ridge Solar, LLC

Address: _____

Telephone: _____

E-Mail Address: legal@sunenergy1.com

PROPERTY OWNER:

Name: Rhonda Curling

Address: 1296 Shortcut Rd.
Shawboro, NC 27973

Telephone: 252.202.9657 contact John Duncan

E-Mail Address: jduncan4730@gmail.com

LEGAL RELATIONSHIP OF APPLICANT TO PROPERTY OWNER: Lessee

Property Information

Physical Street Address: _____

Location: _____

Parcel Identification Number(s): 004300000220000

Total Parcel(s) Acreage: _____

Existing Land Use of Property: _____

Request

Project Name: Shawboro East Ridge Solar - Phases 1A, 1B & 2

Proposed Use of the Property: Solar Farm

Deed Book/Page Number and/or Plat Cabinet/Slide Number: _____

Total square footage of land disturbance activity: _____

Total lot coverage: _____ Total vehicular use area: _____

Existing gross floor area: _____ Proposed gross floor area: _____

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Applicant _____

Property Owner(s) Rhonda J. Curling

Date _____

Date 6-17-2025

***NOTE:** Form must be signed by the owner(s) of record, contract purchaser(s), or other person(s) having a recognized property interest. If there are multiple property owners/applicants a signature is required for each.



Major Site Plan Application

Contact Information

APPLICANT:

Name: Shawboro East Ridge Solar, LLC

Address: _____

Telephone: _____

E-Mail Address: legal@sunenergy1.com

PROPERTY OWNER:

Name: Robert Griffin

Address: 436 Poplar Branch Rd

Telephone: 252-202-3450

E-Mail Address: rlgriffin316@gmail.com

LEGAL RELATIONSHIP OF APPLICANT TO PROPERTY OWNER: Tenant

Property Information

Physical Street Address: _____

Location: _____

Parcel Identification Number(s): 8958-93-3349 aka 003300000270000

Total Parcel(s) Acreage: _____

Existing Land Use of Property: _____

Request

Project Name: Shawboro East Ridge Solar - Phases 1A, 1B & 2

Proposed Use of the Property: Solar Farm

Deed Book/Page Number and/or Plat Cabinet/Slide Number: _____

Total square footage of land disturbance activity: _____

Total lot coverage: _____ Total vehicular use area: _____

Existing gross floor area: _____ Proposed gross floor area: _____

I hereby authorize county officials to enter my property for the purpose of determining zoning compliance. All information submitted and required as part of this process shall become public record.

Applicant _____

Property Owner(s) _____

Date _____

09/25/2025

Date _____

*NOTE: Form must be signed by the owner(s) of record, contract purchaser(s), or other person(s) having a recognized property interest. If there are multiple property owners/applicants a signature is required for each.



Major Site Plan Application

Contact Information

APPLICANT:

Name: Shawboro East Ridge Solar, LLC

Address: _____

Telephone: _____

E-Mail Address: lega@sunenergy1.com

PROPERTY OWNER:

Name: James Owen Etheridge

Address: 189 Evergreen Dr.

Moyock NC 27958

Telephone: _____

E-Mail Address: _____

LEGAL RELATIONSHIP OF APPLICANT TO PROPERTY OWNER: Lessee

Property Information

Physical Street Address: _____

Location: _____

Parcel Identification Number(s): _____

Total Parcel(s) Acreage: _____

Existing Land Use of Property: _____

Request

Project Name: Shawboro East Ridge Solar - Phases 1A, 1B & 2

Proposed Use of the Property: Solar Farm

Deed Book/Page Number and/or Plat Cabinet/Slide Number: _____

Total square footage of land disturbance activity: _____

Total lot coverage: _____ Total vehicular use area: _____

Existing gross floor area: _____ Proposed gross floor area: _____

I hereby authorize county officials to enter my property for the purpose of determining zoning compliance. All information submitted and required as part of this process shall become public record.

Applicant _____

Property Owner(s) _____

Date _____

9/29/25

Date _____

***NOTE:** Form must be signed by the owner(s) of record, contract purchaser(s), or other person(s) having a recognized property interest. If there are multiple property owners/applicant's a signature is required for each.



Major Site Plan Application

Contact Information

APPLICANT:

Name:

Shawboro East Ridge Solar, LLC

Address:

Telephone:

E-Mail Address:

legal@sunenergy1.com

PROPERTY OWNER:

Name:

Lela Ann Etheridge

Address:

882 Shawboro Road
Shawboro, NC 27973

Telephone:

757.880.0121 contact Joesph Etheridge

E-Mail Address:

currituckcommish@gmail.com

LEGAL RELATIONSHIP OF APPLICANT TO PROPERTY OWNER: Lessee

Property Information

Physical Street Address: _____

Location: _____

Parcel Identification Number(s): _____

Total Parcel(s) Acreage: _____

Existing Land Use of Property: _____

Request

Project Name: Shawboro East Ridge Solar - Phases 1A, 1B & 2

Proposed Use of the Property: Solar Farm

Deed Book/Page Number and/or Plat Cabinet/Slide Number: _____

Total square footage of land disturbance activity: _____

Total lot coverage: _____

Total vehicular use area: _____

Existing gross floor area: _____

Proposed gross floor area: _____

I hereby authorize county officials to enter my property for the purpose of determining zoning compliance. All information submitted and required as part of this process shall become public record.

Applicant Lela Ann Etheridge
By: Joe Doe
Property Owner(s) Power of Attorney

Date

9/29/25

Date

*NOTE: Form must be signed by the owner(s) of record, contract purchaser(s), or other person(s) having a recognized property interest. If there are multiple property owners/applicants a signature is required for each.



Major Site Plan Application

Contact Information

APPLICANT:

Name: Shawboro East Ridge Solar, LLC

Address: _____

Telephone: _____

E-Mail Address: legal@sunenergy1.com

PROPERTY OWNER:

Name: J. JANE ETHERIDGE-SMALL

Address: 882 Shawboro Road

Shawboro, NC 27973

Telephone: 757.880.0121 contact Joseph Etheridge

E-Mail Address: currituckcommish@gmail.com

LEGAL RELATIONSHIP OF APPLICANT TO PROPERTY OWNER: Lessee

Property Information

Physical Street Address: _____

Location: _____

Parcel Identification Number(s): _____

Total Parcel(s) Acreage: _____

Existing Land Use of Property: _____

Request

Project Name: Shawboro East Ridge Solar - Phases 1A, 1B & 2

Proposed Use of the Property: Solar Farm

Deed Book/Page Number and/or Plat Cabinet/Slide Number: _____

Total square footage of land disturbance activity: _____

Total lot coverage: _____ Total vehicular use area: _____

Existing gross floor area: _____ Proposed gross floor area: _____

I hereby authorize county officials to enter my property for the purpose of determining zoning compliance. All information submitted and required as part of this process shall become public record.

Applicant
J. Jane Etheridge-Small
Property Owner(s)

9/29/25
Date

***NOTE: Form must be signed by the owner(s) of record, contract purchaser(s), or other person(s) having a recognized property interest. If there are multiple property owners/applicants a signature is required for each.**



Major Site Plan Application

Contact Information

APPLICANT: Shawboro East Ridge Solar, LLC PROPERTY OWNER: Joseph Doc Etheridge
Name: _____ Name: _____
Address: _____ Address: 882 Shawboro Road

Shawboro, NC 27973
Telephone: _____ Telephone: 757.880.0121
E-Mail Address: legal@sunenergy1.com E-Mail Address: currituckcommish@gmail.com

LEGAL RELATIONSHIP OF APPLICANT TO PROPERTY OWNER: Lessee

Property Information

Physical Street Address: _____
Location: _____
Parcel Identification Number(s): _____
Total Parcel(s) Acreage: _____
Existing Land Use of Property: _____

Request

Project Name: Shawboro East Ridge Solar - Phases 1A, 1B & 2
Proposed Use of the Property: Solar Farm
Deed Book/Page Number and/or Plat Cabinet/Slide Number: _____
Total square footage of land disturbance activity: _____
Total lot coverage: _____ Total vehicular use area: _____
Existing gross floor area: _____ Proposed gross floor area: _____

I hereby authorize county officials to enter my property for the purpose of determining zoning compliance. All information submitted and required as part of this process shall become public record.

Applicant _____ Date _____
Joseph Doc Etheridge
Property Owner(s) _____ Date _____

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Major Site Plan Application

Contact Information

APPLICANT:

Name:

Shawboro East Ridge Solar, LLC

Address:

Telephone:

E-Mail Address:

legal@sunenergy1.com

PROPERTY OWNER:

Name:

Robert and Ann Bell

Address:

1120 Shawboro rd.

Currituck, NC 27973

Telephone:

252-455-7618

E-Mail Address:

LEGAL RELATIONSHIP OF APPLICANT TO PROPERTY OWNER: Lessee

Property Information

Physical Street Address: _____

Location:

East Ridge Road

Parcel Identification Number(s):

0042-000-0027-0000

Total Parcel(s) Acreage:

40

Existing Land Use of Property: _____

Request

Project Name: Shawboro East Ridge Solar - Phases 1A, 1B & 2

Proposed Use of the Property: Solar Farm

Deed Book/Page Number and/or Plat Cabinet/Slide Number: _____

Total square footage of land disturbance activity: _____

Total lot coverage: _____

Total vehicular use area: _____

Existing gross floor area: _____

Proposed gross floor area: _____

I hereby authorize county officials to enter my property for the purpose of determining zoning compliance. All information submitted and required as part of this process shall become public record.

Applicant

Property Owner(s)

Robert L. Bell & Ann M. Bell

Date

7-29-25

Date

*NOTE: Form must be signed by the owner(s) of record, contract purchaser(s), or other person(s) having a recognized property interest. If there are multiple property owners/applicants a signature is required for each.



Major Site Plan Application

Contact Information

APPLICANT:

Name: Shawboro East Ridge Solar, LLC

Address: _____

Telephone: _____

E-Mail Address: legal@sunenergy1.com

PROPERTY OWNER:

Name: Sandra C. Roberts

Address: 650 Snowden Road

Moyock, NC 27958

Telephone: 252.232.3459

E-Mail Address: wbrumsey4@brumseylaw.com

LEGAL RELATIONSHIP OF APPLICANT TO PROPERTY OWNER: Lessee

Property Information

Physical Street Address: _____

Location: _____

Parcel Identification Number(s): _____

Total Parcel(s) Acreage: _____

Existing Land Use of Property: _____

Request

Project Name: Shawboro East Ridge Solar - Phases 1A, 1B & 2

Proposed Use of the Property: Solar Farm

Deed Book/Page Number and/or Plat Cabinet/Slide Number: _____

Total square footage of land disturbance activity: _____

Total lot coverage: _____ Total vehicular use area: _____

Existing gross floor area: _____ Proposed gross floor area: _____

I hereby authorize county officials to enter my property for the purpose of determining zoning compliance. All information submitted and required as part of this process shall become public record.

Applicant
Sandra C. Roberts
Property Owner(s)

6-6-25
Date

***NOTE:** Form must be signed by the owner(s) of record, contract purchaser(s), or other person(s) having a recognized property interest. If there are multiple property owners/applicants a signature is required for each.



Major Site Plan Application

OFFICIAL USE ONLY:

Case Number: _____
Date Filed: _____
Gate Keeper: _____
Amount Paid: _____

Contact Information

APPLICANT:

Name: Shawboro East Ridge Solar, LLC

Address: _____

Telephone: _____

E-Mail Address: _____

PROPERTY OWNER:

Name: East Ridge Land Holdings, LLC

Address: 595 Summer Street, 4th Floor

Stamford, CT 06901

Telephone: 252.825.1731

E-Mail Address: project.development@sunenergy1.c

LEGAL RELATIONSHIP OF APPLICANT TO PROPERTY OWNER: Lessee

Property Information

Physical Street Address: _____

Location: _____

Parcel Identification Number(s): _____

Total Parcel(s) Acreage: _____

Existing Land Use of Property: agricultural

Request

Project Name: Shawboro East Ridge Solar - Phases 1A, 1B & 2

Proposed Use of the Property: Solar Farm

Deed Book/Page Number and/or Plat Cabinet/Slide Number: _____

Total square footage of land disturbance activity: _____

Total lot coverage: _____ Total vehicular use area: _____

Existing gross floor area: _____ Proposed gross floor area: _____

I hereby authorize county officials to enter my property for the purpose of determining zoning compliance. All information submitted and required as part of this process shall become public record.

Applicant _____

X [Signature]

Property Owner(s) _____

_____ Date

10-1-25

_____ Date

***NOTE:** Form must be signed by the owner(s) of record, contract purchaser(s), or other person(s) having a recognized property interest. If there are multiple property owners/applicants a signature is required for each.