



## Special Use Permit Application

### Contact Information

#### APPLICANT:

Name: Shawboro East Ridge Solar, LLC  
 Address: 595 Summer Street  
Stamford CT, 06901 4th Floor  
 Telephone: 704-662-0375  
 E-Mail Address: project.development@sunenergy1.com

#### PROPERTY OWNER:

Name: Please see Exhibit A  
 Address: Please see Exhibit A  
Please see Exhibit A  
 Telephone: Please see Exhibit A  
 E-Mail Address: Please see Exhibit A

#### LEGAL RELATIONSHIP OF APPLICANT TO PROPERTY OWNER:

### Property Information

Physical Street Address: 1021 East Ridge Road Shawboro, NC 27973  
 Location: Approximately east of Route 34 and north/south of East Ridge Road in Shawboro, NC 27973  
 Parcel Identification Number(s): Please see Exhibit A  
 Total Parcel(s) Acreage: Please see Exhibit A  
 Existing Land Use of Property: Agriculture

### Request

Project Name: Shawboro East Ridge Solar, LLC  
 Proposed Use of the Property: Solar power generating facility and related transmission interconnection infrastructure  
 Deed Book/Page Number and/or Plat Cabinet/Slide Number: Please see Exhibit A  
 Total square footage of land disturbance activity: \_\_\_\_\_  
 Total lot coverage: N/A Total vehicular use area: N/A  
 Existing gross floor area: N/A Proposed gross floor area: N/A

### Community Meeting

Date Meeting Held: 11/10/2025 Meeting Location: Eagle Creek

Purpose of the Special Use Permit and Project Narrative (please provide on additional paper if needed):  
Please see Exhibit B

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Applicant

*Cheryl Janice*

Date

11/12/25

Property Owner(s)

Date

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Date

Robert A. Bella John M. Bell  
Property Owner(s)

7-29-25

Date

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Applicant

  
Property Owner(s)

Date

6-6-25

Date

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Property Owner(s)

Date

9-29-25

Date

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Date

*For Low Entailment*  
*By: Joe Depina of Attorney*  
Property Owner(s)

*9/29/25*  
Date

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Date

I for E. H. Hedges, melle  
Property Owner(s)

9-29-2025  
Date

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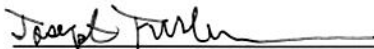
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Applicant

Date

  
Property Owner(s)

JUNE 19<sup>th</sup>, 2025  
Date

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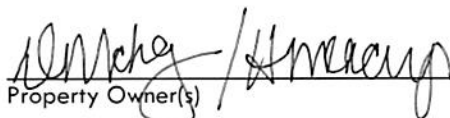
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19 JUN 2025  
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Wilby Simmons, for  
Property Owner(s)

Date

7/6/25  
Date

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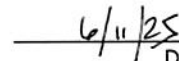
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SEPARATE SIGNATURE PAGE  
TO  
ZONING COMPLIANCE PERMIT

We hereby authorize county officials to enter our property (known as PIN 8967-13-2565) for the purposes of determining zoning compliance. All information submitted and required as part of this process shall become public record.

PROPERTY OWNER(S):

  
REBECCA B. SANDERLIN

  
JOYCE S. DUNCAN

\_\_\_\_\_  
TRACEY S. SPARKMAN

  
HAROLD W. SANDERLIN

\_\_\_\_\_  
RHONDA S. CURLING

  
LAUREN H. WARREN

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\_\_\_\_\_  
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\_\_\_\_\_  
HAROLD W. SANDERLIN

\_\_\_\_\_  
RHONDA S. CURLING

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JOYCE S. DUNCAN

\_\_\_\_\_  
TRACEY S. SPARKMAN

\_\_\_\_\_  
HAROLD W. SANDERLIN

  
\_\_\_\_\_  
RHONDA S. CURLING

\_\_\_\_\_  
LAUREN H. WARREN

## Special Use Permit Conceptual Plan Design Standards Checklist

The table below depicts the design standards of the Special Use Permit application. Please make sure to include all applicable listed items to ensure all appropriate standards are reviewed.

## Special Use Permit

### Conceptual Plan Design Standards Checklist

Date Received: \_\_\_\_\_ TRC Date: \_\_\_\_\_

Project Name: \_\_\_\_\_ Shawboro East Ridge Solar, LLC

Applicant/Property Owner: \_\_\_\_\_ Shawboro East Ridge Solar, LLC

Special Use Permit Conceptual Plan Design Standards Checklist		
1	Property owner name, address, phone number, and e-mail address.	X
2	Site address and parcel identification number.	X
3	North arrow and scale to be 1" = 100' or larger.	X
4	Vicinity map showing property's general location in relation to streets, railroads, and waterways.	X
5	Existing zoning classification and zoning setback lines of the property.	X
6	A scaled drawing showing existing boundary lines, total acreage, adjacent use types, location of streets, rights-of-way, and easements.	X
7	Approximate location of the following existing site features and infrastructure within the property and within 50' of the existing property lines: Pedestrian circulation, vehicular use areas, structures, septic systems, wells, utility lines, water lines, culverts, storm drainage pipes, ditches, canals, streams, wooded areas, ponds, and cemeteries.	X
8	Approximate location of the following proposed site features and infrastructure: Structures and usages, parking and circulation plan (including streets, drives, loading and service areas parking layout and pedestrian circulation features), fences and walls, exterior lighting, drainage patterns and facilities intended to serve the development, landscape buffers and screening, and riparian buffers.	X
9	Approximate Flood Zone line and Base Flood Elevation as delineated on the "Flood Insurance Rate Maps/Study Currituck County."	X
10	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.	X
11	Sight distance triangles.	X
12	Proposed common areas, open space set-asides, and required buffers.	X
13	Architectural drawings and/or sketches illustrating the design and character of the proposed uses.	X

## Special Use Permit 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.

## Special Use Permit Submittal Checklist

Date Received: \_\_\_\_\_

TRC Date: \_\_\_\_\_

Project Name: Shawboro East Ridge Solar, LLCApplicant/Property Owner: Shawboro East Ridge Solar, LLC

Special Use Permit Submittal Checklist		
1	Complete Special Use Permit application	X
2	Community meeting written summary	X
3	Conceptual plan, if applicable	X
4	Architectural elevations, if applicable	
5	Application fee (\$500)	X

## For Staff Only

**Pre-application Conference**

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

\_\_\_\_\_

\_\_\_\_\_

**Comments**

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

## Exhibit A (Original Approval)

### Shawboro East Ridge Solar, LLC

#### Property Owner's Contact Information

Property Owner's Name	Address	Telephone	Email Address	PIN IDs	Acreage	Land Control	Zoning Classification	Deed Book-Page Number
Lucian Family, LLC	PO Box 237 Powells Point, NC 27966	252-202-3450	griffinobx@gmail.com	003300000270000	261.78	GL	AG	831-147
East Ridge Land Holdings (Previously Nancy Ann Ferebee)	595 Summer St, 4th Floor Stamford CT 06901 Attn: Legal Department	203-825-1731	<a href="mailto:legal@sunenergy1.com">legal@sunenergy1.com</a>	004200000250000	90.16	GL	AG	1791-767
East Ridge Land Holdings (Previously Garry L. John & Deborah C. John)	595 Summer St, 4th Floor Stamford CT 06901 Attn: Legal Department	203-825-1731	<a href="mailto:legal@sunenergy1.com">legal@sunenergy1.com</a>	0042000018A0000 0042000018B0000	24.68 41.4	GL	AG	1793-597
East Ridge Land Holdings (Previously Lantz, James Henry)	P.O Box 11 Shawboro, NC 27973	203-825-1731	<a href="mailto:legal@sunenergy1.com">legal@sunenergy1.com</a>	0034000025C0000	89.96	GL	AG	1822-635
East Ridge Land Holdings (Previously James Owen Etheridge, Iela Ann Etheridge, Joseph Doc Etheridge, Jane Etheridge- Small)	595 Summer St, 4th Floor Stamford CT 06901 Attn: Legal Department	203-825-1731	<a href="mailto:legal@sunenergy1.com">legal@sunenergy1.com</a>	0042000024C0000 (Previously 0042000024B0000)	53.22	GL	AG	1800-145



East Ridge Land Holdings (Previously Etheridge, Doc Horace JR)	595 Summer St, 4th Floor Stamford CT 06901 Attn: Legal Department	203-825-1731	<a href="mailto:legal@sunenergy1.com">legal@sunenergy1.com</a>	0042000024A0000	24.64	GL	AG	1219-590
East Ridge Land Holdings (Previously Nancy A. Ferebee & James H. Ferebee, Jr.)	595 Summer St, 4th Floor Stamford CT 06901 Attn: Legal Department	203-825-1731	<a href="mailto:legal@sunenergy1.com">legal@sunenergy1.com</a>	0034000024P0000 (Previously 0034000024L0000 (portion))	199.88	GL	AG	1791-767
East Ridge Land Holdings (Previously Indian Ridge Properties, LLC)	595 Summer St, 4th Floor Stamford CT 06901 Attn: Legal Department	203-825-1731	<a href="mailto:legal@sunenergy1.com">legal@sunenergy1.com</a>	004300000210000	91.59	GL	AG	1791-767
East Ridge Land Holdings (Previously Stanley H. Meiggs & Jeanne E. Meiggs)	595 Summer St, 4th Floor Stamford CT 06901 Attn: Legal Department	203-825-1731	<a href="mailto:legal@sunenergy1.com">legal@sunenergy1.com</a>	0043000010D0000 (Previously 00430000010B0000	151.58	GL	AG	
Owen Etheridge Lela Ann Etheridge Joe Doc Etheridge Jane Etheridge-Small	882 Shawboro RD Shawboro, NC 27973	757-880-0121 252-455-0586 615-297-2620 804-625-2294	mapleknollfarms@gmail.com currituckcommish@gmail.com laetheridge@hotmail.com jane_etheridge1@yahoo.com	0042000024A0000	24.64	OTL	AG	1219-590
Owen Etheridge Lela Ann Etheridge Joe Doc Etheridge Jane Etheridge-Small	882 Shawboro RD SHAWBORO, NC 27973	757-880-0121 252-455-0586 615-297-2620 804-625-2294	mapleknollfarms@gmail.com currituckcommish@gmail.com laetheridge@hotmail.com jane_etheridge1@yahoo.com	0042000024D0000	25.43	OTL	AG	1799-614



## Exhibit B (Additional Land)

### Shawboro East Ridge Solar, LLC

#### Property Owner's Contact Information

Property Owner's Name	Address	Telephone	Email Address	PIN IDs	Acreage	Land Control	Zoning Classification	Deed Book-Page Number
Robert F Bell, Jr Ann M Bell Margaret Radintz	PO BOX 144 Shawboro, NC 27973	252-455-7618	N/A	004200000270000	40	OTP	AG	1305-285
Owen Etheridge Lela Ann Etheridge Joe Doc Etheridge Jane Etheridge-Small	882 Shawboro RD SHAWBORO, NC 27973	757-880-0121 252-455-0586 615-297-2620 804-625-2294	mapleknollfarms@gmail.com currituckcommish@gmail.com laetheridge@hotmail.com jane_etheridge1@yahoo.com	004200000280000	23.01	OTL	AG	227-360
Owen Etheridge Lela Ann Etheridge Joe Doc Etheridge Jane Etheridge-Small	882 Shawboro RD Shawboro, NC 27973	757-880-0121 252-455-0586 615-297-2620 804-625-2294	mapleknollfarms@gmail.com currituckcommish@gmail.com laetheridge@hotmail.com jane_etheridge1@yahoo.com	004200000390000	206 (Only Using 6 acres)	OTL	AG	227-360
Sandra C Roberts	650 Snowden Road Moyock, NC 27958	252-232-3459	N/A	004200000170000	48.7	OTL	AG	108-514
Joyce and James Duncan Rebecca Sanderlin Harold Sanderlin Tracey Sparkman Rhonda Curling Lauren Bumann	1296 Shortcut Rd Shawboro, NC 27973	(252) 336-4886, (252) 336-4363, (252) 232-3303, (817) 706-1492, (757) 270-6069, (252) 339-7484	hssanderlin@yahoo.com; tbottello@hotmail.com; r.curling9@gmail.com; lauren.bumann@gmail.com	004300000220000	125 (Only using 30 acres)	OTP	AG	313-589
East Ridge Land Holdings	595 Summer St, 4th Floor Stamford CT 06901	203-825-1731	<a href="mailto:legal@sunenergy1.com">legal@sunenergy1.com</a>	00340000025C0000	45.39	GL	AG	1791-767

### Exhibit C (Adjacent Land)

#### Shawboro East Ridge Solar, LLC

#### Property Owner's Contact Information

Property Owner's Name	Address	Telephone	Email Address	PIN IDs	Acreage	Land Control	Zoning Classification	Deed Book-Page Number
Meiggs, Stanley & Jeanne	1693 Tullis Creek Rd Moyock, NC 27958	252-256-2394	N/A	0043000010E0000	N/A	N/A	AG	24/E/001189
Ferebee, James and Joel	134 Waters Drive Moyock, NC 27958	252-202-1392	Nancy.ferebee@gmail.com	0034000024K0000	N/A	N/A	AG	1150/186
Ferebee, Nancy and Jim	134 Waters Drive Moyock, NC 27958	252-202-1392	Nancy.ferebee@gmail.com	0034000024N0000	N/A	N/A	AG	16/E/160
Forbes, Joseph	PO BOX 3 SHAWBORO, NC 27973	252-331-9002	N/A	0034000025D0000	N/A	N/A	AG	20/E/153
McCroskey, Ronald and Kathryn	600 EAST RIDGE RD SHAWBORO, NC 27973	360-731-0901 253-347-5577	kattcloses757@gmail.com	0042000015P0000	N/A	N/A	AG	1656/302
McKay, Derek and Heather	113 AMY LANDING RD SHAWBORO, NC 27973	619-994-8024	derekmcKay@y7mail.com	0042000022N0000	N/A	N/A	AG	1561/126
New Providence Baptist Church	876 EAST RIDGE RD SHAWBORO, NC 27973	252-232-3250	N/A	004200000260000	N/A	N/A	AG	625/210
Soriano, Rex and Marygrace	4104 MARBLEHEAD DR VIRGINIA BEACH, VA 23453	757-509-1333	Rex.R.Soriano@gmail.com	0042000015N0000	N/A	N/A	AG	1709/158
Lucian Family, LLC	PO Box 237 Powells Point, NC 27966	252-202-3450	griffinobx@gmail.com	003300000270000	N/A	GL	AG	831-147

**Exhibit D (Removed Land)**

**Shawboro East Ridge Solar, LLC**

**Property Owner's Contact Information**

Property Owner's Name	Address	Telephone	Email Address	PIN IDs	Acreage	Land Control	Zoning Classification	Deed Book-Page Number
Stanley H. Meiggs & Jeanne E. Meiggs	1693 Tulls Creek Road Moyock, NC 27958	252-256-2394	N/A	0043000010E0000 (Previously 0043000010B0000) (portion)	101.58	N/A	AG	24/E/001189
Lucian Family, LLC	PO Box 237 Powells Point, NC 27966	252-202-3450	griffmobx@gmail.com	003300000270000 (portion)	<b>191.78</b>	N/A	AG	831-147





**EXHIBIT B**  
**USE PERMIT APPLICATION**  
**SHAWBORO EAST RIDGE SOLAR, LLC PHASE 1**

**CUP PB22-24 AMENDMENT (CHANGES IN RED)**

**Purpose of the Use Permit and Project Narrative:**

Shawboro East Ridge Solar, LLC (the "Applicant") is proposing to build a solar energy generating facility (the "Project") with a maximum generation capacity of 150 MW (AC) to be located East of Route 34 and North & South of East Ridge Road in Shawboro, North Carolina Currituck County, GPS point 36.414558, & -76.074657. The Facility will be constructed in two phases. This application is for the first phase of the project. The original approved site acreage area is 997.21 acres.

**The amended acreage is 897.06 acres.**

The Project will be a ground-mounted solar photovoltaic facility utilizing fixed tracking system. There will be a 6-foot security fence that will enclose the solar facility and 40-foot-wide security access gate(s) to allow access to the site. The panels will be mounted on a racking system secured by piles driven into the ground. Geotechnical evaluations will determine the depth of the piles and all work will be in accordance with North Carolina Codes and certified by North Carolina engineers.

**A. The use will not endanger the public health or safety:**

The proposed solar facility will not endanger the public health or safety as solar technology is a well-established technology that has been widely used all over the world since the 1950s to provide various form of electricity to components and homes. This technology has been used to power items such as personal watches, heaters, calculators, homes, etc. Additionally Currituck County already has various solar facilities located throughout the county including Wildwood solar (a.k.a ranchland and summit project) previously constructed by the Applicant's affiliate SunEnergy1.

Additionally, the solar panels do not generate any noise, odor, emissions, or light pollution of any kind and are remotely monitored on a 24-hours basis. The Applicant will comply with all local building codes, North Carolina Utilities Commission rules & regulations, stormwater and erosion control standards, and Federal Energy Regulatory Commission regulations to ensure a safe and viable development for Currituck County and its residents.

**B. The use will not injure the value of adjoining or abutting lands and will be in harmony with the area in which it is located:**



## CUP PB22-24 AMENDMENT (CHANGES IN RED)

The proposed solar facility will not injure the value of adjoining or abutting properties and will be in harmony with the area in which it is located. This can be seen from the constructed Wildwood Solar facility located approximately at 1374 Caratoke Highway, Moyock North Carolina in Currituck County. The Wildwood Solar facility was constructed and energized in two phases in the fourth quarter of 2016 and 2017. As can be seen from properties from Zillow.com Exhibit B (1), the price of a 3bedroom/2bathroom with a two-car garage sold at price of \$345,000 in September 2015 prior to the construction of the solar site and sold in December 2017 for \$355,000, and **most recently sold in April 2025 for \$565,000, thereby attaining \$210,000 more in revenue.**

Also, a 4bedroom/2bathroom home was sold in June 2013 at a price of \$250,000 prior to the construction of the solar facility and was sold again in July 2018 for \$276,500 after the construction of the solar facility, thereby attaining \$26,500 more in revenue. **In October of 2025 the property is now estimated at \$451,500.**

Additionally a North Carolina certified general real estate appraiser will provide an evaluation and will contest during the public hearings that the construction of a solar facility does not impact the property values of nearby homes.

Additionally, the Applicant will adhere to Currituck County solar ordinance requirements regarding setbacks, buffering and screening which states that all solar panels, equipment, and associated security fencing shall be setback 300 feet from a major arterial street right-of-way and 150 feet from all other NCDOT street rights-of-way and property lines. Also, a type D opaque buffer or an earthen berm as tall as the tallest panel at maximum height shall be installed, which will make the facility in harmony with the area in which it is to be located.

In addition, at the end of the solar facility's useful life, the land can be easily returned to its current agricultural state.

Therefore, construction of the proposed solar facility will not injure the value of adjoining or abutting properties and will be in harmony with the area in which it is located. The Project will not have an adverse impact to any properties around the proposed construction site.

### **C. The use will be in conformity with the Land Use Plan or other officially adopted plan:**

The proposed solar facility will be in conformance with the County Land Use Plan or other officially adopted plan as can be seen in Currituck County Unified Development Ordinance Text Amendments PB 17-14 Institutional Use Classification; Solar Energy Facility is a permitted via a Special Use permit on agricultural zoned districts.





Additionally, Solar Energy Facility is part of Currituck County Unified Development Ordinance as can be seen in the Unified Development Ordinance Text Amendments PB19-04 and various solar facilities have been constructed in the County.

- D. The use will not exceed the county's ability to provide adequate public facilities, including but not limited to, schools, fire and rescue, law enforcement, and other county facilities. Applicable state standards and guidelines shall be followed for determining when public facilities are adequate:**

The proposed site will not exceed the county's ability to provide an adequate public facility. The Project is a passive electric generating facility that will significantly increase Currituck County's tax base but will not require any additional county investment nor add any burden to Currituck County infrastructure including the roadway system, water service, sewer service, schools, fire/police, or other county facilities.

## UP PB22-24 AMENDMENT (CHANGES IN RED)

The below property was initially sold in September 2015 for \$345,000, prior to the construction of the Wildwood Solar project. It was subsequently sold in December 2017 for \$355,000, and most recently sold in April 2025 for \$565,000.



## 276 Summit Farms Trl Moyock, NC 27958

3 beds · 2 baths · 1,985 sqft

*Note: This property is not currently for sale or for rent. The description below may be from a previous listing.*

Horses Welcome! Beautiful Home Situated Over 10 Acres. Approx 6 Miles From No/Va Border. Frog Lrg Laundry Room / Mud Room. Above Ground Pool And Deck. Hot Tub

SOLD: \$355,000

Sold on 12/20/17

Zestimate®: \$383,223

EST. MORTGAGE

\$1,376/mo

[Get pre-qualified](#)

[Back to search](#)

**Zillow**



Sold for \$565,000 on 04/18/23

**\$565,000**

276 Summit Farms Trail, Moyock, NC 27958

Est. refi payment: \$3,162/mo [Refinance your loan](#)

Single Family Residence

Built in 2005

10.01 Acres Lot

\$618,400 Zestimate®

\$284/sqft

\$2,820 Estimated rent



**3**  
beds

**2**  
baths

**1,992**  
sqft



## UP PB22-24 AMENDMENT (CHANGES IN RED)

The below property was sold on June 2013 prior to the construction of the Wildwood Solar project for \$250,000 and was sold again in July 2018 for \$276,500. In October of 2025 the property is now estimated at \$451,500.



## 308 Green View Rd Moyock, NC 27958

4 beds · 2 baths · 2,662 sqft

*Note: This property is not currently for sale or for rent. The description below may be from a previous listing.*

Located in the desirable Eagle Creek Golf Community just minutes from the VA state line. This is the perfect home for a growing family, all rooms are HUGE! This home features the following new or newer items; roof, wood flooring, remodeled baths, kitchen cabinets, hot water heater, custom paint inside and out, & trex decking. Private backyard with plenty of room to entertain a large crowd. If you enjoy gardening, you'll love the established garden and

**SOLD: \$276,500**

Sold on 07/02/18

Zestimate®: \$295,539

EST. REFI PAYMENT

\$1,077/mo

[See current rates](#)

[Back to search](#)

**Zillow**



**Zestimate®**

**\$451,500**

308 Green View Rd, Moyock, NC 27958

Est. refi payment: \$2,555/mo [Refinance your loan](#)

Single Family

Built in 2003

0.42 Acres Lot

\$451,500 Zestimate®

\$170/sqft

\$3,013 Estimated rent

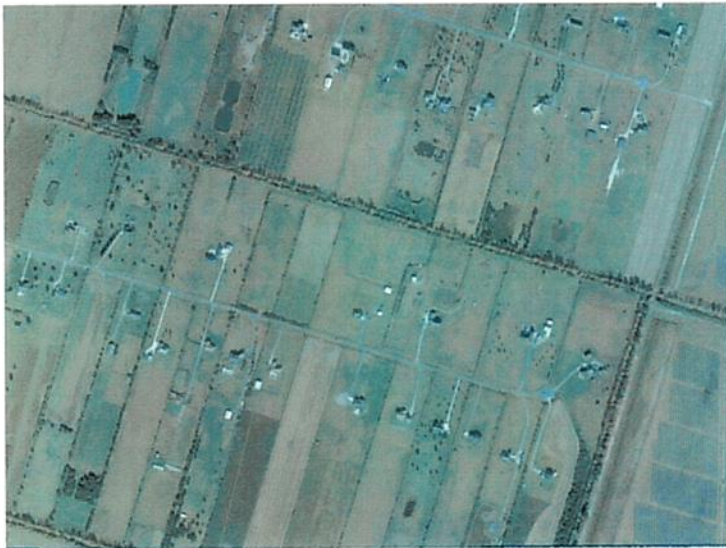
**4**  
beds

**3**  
baths

**2,662**  
sqft

## UP PB22-24 AMENDMENT (CHANGES IN RED)

The below property was sold on November 2014 prior to the construction of the Wildwood Solar project for \$413,000 and was sold again in May 2020 for \$458,000. In October of 2025 the property has an estimated value of \$575,200.



Edit

-- bd -- ba 100 sqft

355 Summit Farms Trl, Moyock, NC 27958

Sold: \$458,000 Sold on 05/04/20 Zestimate

[Back to search](#)


Zestimate®

**\$575,200**

355 Summit Farms Trl, Moyock, NC 27958

**0**  
beds

**0**  
baths


**100**  
sqft


 Est. refi payment: \$3,189/mo [Refinance your loan](#)






UP PB22-24 AMENDMENT (CHANGES IN RED)

The below property land was sold on April 2007 prior to the construction of the Wildwood Solar project for \$170,000 and was sold again in September 2019 for \$478,000. In October 2025 the property has an estimated value of \$748,700.









3 bd 3 ba 2,726 sqft

358 Oxford Rd, Moyock, NC 27958


Sold: \$478,000 Sold on 09/16/19 Zestimate®: \$666,200



Est. refi payment: \$2,594/mo  Refinance your loan


 Back to search



Off market







 Zestimate®  
**\$748,700**  
358 Oxford Rd, Moyock, NC 27958


3 beds3 baths2,208 sqft


Est. refi payment: \$4,151/mo  Refinance your loan

 Single Family

 Built in 2008

 10.03 Acres Lot

 \$748,700 Zestimate®

 \$339/sqft

 \$2,981 Estimated rent