



Katherine E. Ross



Atlanta, GA
Charleston, SC
Charlotte, NC
Columbia, SC
Greenville, SC
Raleigh, NC
Spartanburg, SC
Washington, DC

April 13, 2026

Via Hand Delivery

Alison Simmons, AICP
Director, Planning & Zoning
Berkeley County
1003 Highway 52
Moncks Corner, SC 29461

Re: Sandy Run Solar Request to Lift Moratorium

Dear Alison:

Enclosed please find the Request to Lift the Large-Scale Development Moratorium (RTL) application of Sandy Run Solar, LLC. The submission includes an executed application form, project narrative, and concept plan. Also enclosed is a check in the amount of \$150.00, made payable to Berkeley County, for the application fee.

We understand the RTL is eligible to be heard at the May 11, 2026 meeting of the Berkeley County Land Use Committee (LUC). Please let us know if you have any questions or need additional information in advance of the LUC meeting.

Thank you for your assistance.

Sincerely,

Katherine E. Ross
Katherine E. Ross

Enclosures

Cc: James McCulla (via email)
Megan Stevens (via email)
Sam Moses (via email)



BERKELEY COUNTY SC

PLANNING AND ZONING DEPARTMENT

Alison Simmons, AICP, Director

P.O. Box 6122

1003 Highway 52 • Moncks Corner, SC 29461

843.719.4095

REQUEST TO LIFT THE LARGE-SCALE DEVELOPMENT MORATORIUM

ALL SECTIONS OF THIS APPLICATION ARE REQUIRED TO BE COMPLETED TO BE ACCEPTED

Requests to Lift the Large-Scale Development Moratorium are considered by the Land Use Committee, which is comprised of County Council and typically convenes on the second Monday of every month unless noticed otherwise. To meet the 15-day public notice requirement, applications, supporting documentation, and **\$150 non-refundable application fee** should be submitted at least 4 weeks prior to the Land Use Committee meeting in which the request is intended to be considered, typically the previous month's Land Use Committee meeting date. Cash, Card, and Check Accepted. Checks may be made out to BERKELEY COUNTY.

APPLICANT INFORMATION

PRINTED Name of Applicant:

RWE Solar Development, LLC

Relation to Property Owner (Check One):

☒ I am the Owner ☐ I am the Authorized Agent

Phone #:

Email Address:

Mailing Address: 1401 E 6th St. Suite 400, Austin, TX 78702

PROPERTY OWNER'S CONTACT INFORMATION (IF NOT STATED ABOVE)

Name: Tall Corn Forestry, LLC c/o Sarah Hall

Mailing Address: PO Box 1288, Mobile, AL 36633

Email Address:

PROPERTY INFORMATION

TMS#: See Attached List of TMS numbers

Acreage: ~1500

Current Zoning:

Agricultural District (Flex 1)

Intended Zoning District to Pursue:

Planned Development - OP/IP

Present Use of Property: Timber

Physical Address or Location of Subject Property: East of County Line Rd, north of Highway 311, west of Highway 6.

Summary of Request:

Request to lift moratorium to develop a 198 MW photovoltaic solar facility co-located with an agricultural use and an office and maintenance building.

Intended Number of Dwelling Units: 0

MEETING DATE AND EXPECTATIONS

LAND USE COMMITTEE MEETING DATE APPLIED FOR: May 11, 2026

Acknowledgements:

Applicant's
Initials Here:

I understand that I will be asked to speak on behalf of my request and that I, or a representative will need to be in attendance. If, for some reason I or a representative will not be able to attend the scheduled meeting, I must submit a written request for deferral to another date in accordance with the adopted [Defeat/Deferral Policy](#) or withdraw my application.

DS
JD

I understand that this request will be entertained in a public meeting, and the parcel(s) associated with the request will be posted with public meeting signage at least fifteen (15) days prior to the intended meeting.

DS
JD

I understand that, unless approved by Berkeley County Council, staff is prohibited from considering or expending resources on, any application or request for (a) a development agreement; (b) a zoning amendment for a planned development district, as defined in S.C. Code Ann. Sec. 6-29-720, that includes residential uses, or (c) a zoning amendment that would increase the total allowable residential density on the property where the project is located. This moratorium shall apply only to projects consisting of more than 75 acres of land or combined acres of the project area or (ii) more than 75 residential dwelling units.	
I understand that, should Berkeley County Council authorize me to proceed, I, or my authorized agent, shall coordinate with County staff to apply for, develop, and prepare for formal consideration a rezoning request and necessary supporting documentation, including the text and any accompanying exhibits necessary for the proposed Planned Development and/or Development Agreement, as pursuant to the processes, deadlines and requirements set forth in the Berkeley County Code of Ordinances and relevant County Department(s).	
I understand that, should the proposed development, Planned Development, and/or Development Agreement contemplate substantial deviations in intent, including but not limited to increases in development intensity, from that which was considered by County Council when the initial authorization to proceed was granted, the moratorium shall be reinstituted and the applicant shall reapply to lift the moratorium as pursuant to the requirements and processes stated herein.	
I understand that, should Berkeley County Council authorize my application to proceed, there is no guarantee that the ultimate rezoning, PD, and/or Development Agreement request will be approved as it, too, is subject to County Council's final decision-making authority.	
I understand that, should my request be denied, I may modify the proposal and re-apply in accordance with the same process required for my initial request.	
Council's determination to lift the moratorium will be based upon the development's private resources to address the following. I understand these criteria and have included a project narrative and other supporting documentation demonstrating how I address them. 1. Roads, intersections, and traffic; 2. Public Safety including police, fire, and EMS; 3. Schools; 4. Water and sewer infrastructure; 5. Impacts to surrounding communities including but not limited to buffers and setbacks; 6. Input from surrounding communities including but not limited to a minimum of two (2) publicly noticed community meetings with record of attendance and provision of information intended to ensure a general awareness of proposed development; 7. Consideration of future easements for road and utility expansion and right of way; 8. Connectivity to surrounding communities; 9. Preservation of green space; 10. Traffic calming devices for roads in proposed development; 11. Impact on local business; 12. Other government provided services.	DocuSigned by:  9138BF7643DE4FA...

The following information MUST BE submitted with this application:

1. CONCEPT PLAN	Conceptual land use plans depicting the physical limits of the subject property, existing and proposed buildings, bufferyards, open space, amenities, land setbacks or reservations for public or other facilities or rights of way, internal and off-site roadways serving the proposal, parking lots and access aisles, utilities, and other physical improvements in relation to the request.
2. PROJECT NARRATIVE	Narrative describing the intent of the intended development, a description of uses proposed and their intensities/densities, and demonstration of how the criteria listed herein have been addressed. Please include any additional supporting documentation.

APPLICANT DISCLOSURES AND AUTHORIZATION

1. The applicant may present, at the discretion of the Chairperson, items and/or individuals related to the request.
2. A quorum of Council members must be present before action can be taken on the request, and the concurring majority vote is necessary in order for the request to be approved.
3. Any person who may have a substantial interest in any decision of County Council may appeal said decision to a court of competent jurisdiction in and for the county of Berkeley, filing with the clerk of such court a petition in writing setting forth plainly, fully and distinctly wherein such decision is contrary to the law. Such appeal shall be filed within thirty (30) days after the decision is rendered.

I, the applicant, hereby acknowledge by my signature that this application is complete and accurate to the best of my knowledge, information, and benefit, **have read and understand the terms and expectations associated with this Application**, hereby release, hold harmless, and indemnify forever Berkeley County, its employees, and agents, both individually and jointly, from any and all liability or responsibility for any foreseen or unforeseen damage, including, but not limited to, death, bodily injury, personal injury, and property damage, arising from the home occupation located at the above-referenced property by adjoining landowners, visitors and/or any user of the home, including, but not limited to, the public at large. **I am the owner of the subject property or the authorized representative of the owner**, authorize the subject property to be posted and/or inspected, AND hereby certify that the tract(s) or parcel(s) of land to which this request pertains is not restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity for which approval is sought, as provided in the South Carolina Code of Laws, Section 6-29-1145, and are exempt per Section 59.35 of the Berkeley County Code of Ordinances.

DocuSigned by:
 Signature: Jason Dagger Date: 4/10/2026
 9138BF7643DE4FA...

PROPERTY OWNER AUTHORIZATION (IF DIFFERENT FROM APPLICANT)

I (we) certify that I (we) are the owners of the property involved in this application and further that I (we) designate the person signing as applicant to represent me (us) in this special exception application (Please Use Additional Sheets, as necessary).

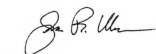
Property Owner(s) Printed Name:

Property Owner(s) Name:

James R. Ulmer

Property Owner(s) Signature:

Property Owner(s) Signature:



Date:

Date:

April 10, 2026

OFFICE USE SECTION

AMOUNT PAID: _____ ☐ CHECK #: _____; ☐ CASH; ☐ ONLINE PAYMENT INTENDED
 DATE RECEIVED: _____; RECEIPT NUMBER: _____
 DATE FILED: _____; MEETING DATE: _____

ZONING OFFICIAL

DATE

Sandy Run Solar Tax Map Numbers for Request to Lift

- 051-00-00-037
- 052-00-00-040
- 064-00-00-002

REQUEST TO LIFT MORATORIUM FOR SANDY RUN SOLAR PROJECT NARRATIVE

RWE Solar Development, LLC ("RWE") is developing the Sandy Run Solar Project, a 198-megawatt (MW) solar photovoltaic energy generation system co-located with agricultural use and an operations and maintenance building (the "Project"), on privately held property in northwest Berkeley County. The Project is located east of County Line Road and north of Highway 311 and is bisected by George Wigfall Road. RWE submits this Project Narrative in support of its Request to Lift the Large-Scale Development Moratorium ("RTL").

The Project is a low intensity use that will provide low cost energy to serve existing residences and businesses and to meet the increasing energy demand from growth in Berkeley County and the region. Sandy Run Solar is proposed to be constructed on approximately 1,500 acres, which includes property on which solar arrays (including racking, panels, and inverters), a project substation, an operations and maintenance building, and a utility switching yard will be built, as well as the property required for access roads, internal service roads, setbacks, buffers, and laydown yards.

RWE has an option to lease the property on which the Project is proposed to be constructed. Once design and permitting of the Project is complete, prior to the start of construction, RWE will exercise its option to lease the property. The operational lease term will be 35 - 45 years.

RWE has engaged in desktop and field studies of the leased property, including wetland delineations, cultural resource survey, threatened and endangered species critical habitat assessment, and geotechnical study. The Project is designed to minimize impacts to environmental and archaeological resources during both construction and operations, including preserving wetlands by designing the Project with no major components located in floodplain areas or wetlands and maintaining buffers around wetlands and streams. Furthermore, the Project design allows for wildlife to roam between different components, encouraging continued use of non-developed land for hunting and other recreational purposes. The panel arrays and substation will be fenced, in accordance with required rules and safety regulations. Any land that is not leased for the Project will remain under the control and responsibility of the landowner. RWE anticipates the land adjacent to the Project will continue to be used for commercial timber and recreation.

The Project will be significantly less intensive to the surrounding community and the environment than other types of large-scale developments. Upon approval of the Request to Lift, Sandy Run Solar will work with County Staff to develop the details of and submit a planned development application pursuant to Ordinance Section 8.3 to rezone the property to a Planned Development - OP/IP district, which will allow for the solar energy generation system, agricultural use, and operations and maintenance building.

Each of the criteria to be considered in lifting of the moratorium are addressed below:

1. Roads, intersections, and traffic. After construction, Sandy Run Solar will generate minimal traffic and will not negatively impact roads. Between four and eight operations and maintenance staff will work on-site daily during operations. Otherwise, service providers will travel to the site to bring supplies, replacement equipment, and perform maintenance periodically. The traffic generated during operations of the Project will be significantly less than traffic generated by a single-family home or most commercial businesses.

Prior to construction, Sandy Run Solar will work with the County and South Carolina Department of Transportation to develop a traffic plan and road use agreement for construction traffic. RWE is committed to documenting the state of roads to be used for the transport of material prior to the start of construction, to maintaining the roads in a safe and usable manner during construction, and to restoring the roads to their condition prior to construction, or better, if needed.

2. Public safety including police, fire, and EMS. RWE has engaged Central Berkeley Fire & EMS leaders in several conversations about the Project and emergency response matters and will continue discussions with these critical services during the permitting of Sandy Run Solar. RWE will develop an Emergency Services Response Plan tailored to the site and the protocols of the local first response services in consultation with the County first responders. This plan will be regularly updated and RWE will assist with training and resources prior to and during commercial operations.

3. Schools. The Project will positively impact local schools through increased tax revenue with little demand for services, as well as by providing educational opportunities. Sandy Run Solar will not generate a significant increase in the number of pupils attending Berkeley County schools. Therefore, the Project will provide significant new revenue for schools but will not increase the demand on school services. Furthermore, post-construction there will be minimal traffic to the site that would impact the area schools. RWE is in discussions with Berkeley School leaders regarding renewable energy and wildlife educational opportunities for Cross Elementary School and the greater Berkeley County School District.

4. Water and sewer infrastructure. The Project will not connect to public water or sewer.

5. Impacts to surrounding communities included but not limited to buffers and setbacks. The Project will have minimal impact on the surrounding communities during operations. The Project is located on densely vegetated property and, wherever possible, existing vegetation will be used to screen and buffer the facility from adjacent properties and roadways. In addition to existing vegetation, if there are any places where existing vegetation is insufficient to screen the facility, Sandy Run Solar will install a planted vegetation buffer. The preliminary landscaping plan will be developed in consultation with County Staff during the rezoning and site plan approval, and final plans will be approved with the building permit.

The Concept Plan provided in support of the RTL application reflects a minimum 50 foot setback from all non-participating property lines and public rights of way. Final setbacks will be established in the rezoning, and a majority of the Project area is offset from residential structures by 4,000 feet or more. The solar arrays are designed and engineered to minimize glare overall and to avoid glare on adjacent roadways. The racking system utilized is a tracking system, which enables the solar panels to move throughout the day, tracking the sun, and optimizing electrical generation by the facility. The inverters, which convert the electricity generated into alternating current so that the generation can be injected into the existing grid, will be constructed interior to the site in order to ensure that sound from the equipment is dispersed at the property line. The substation and switchyard are located in a part of the Project adjacent to the existing Santee Cooper 230 kV line. The Project will not emit fumes, odors, or dust.

At the end of the Project's lease or useful operational life, whichever is earlier, the solar panels, racking, laydown yards, and operations and maintenance facility will be fully removed from the

site following a decommissioning plan agreed on in advance between Sandy Run Solar, the landowner, and Berkeley County. To the extent possible, RWE will leverage its established partnerships with solar panel recycling companies to recycle Project solar components, and Project steel and other components will also be resold, recycled, disposed of by Sandy Run Solar. The cost of decommissioning will be the responsibility of Sandy Run Solar. Therefore, once decommissioned, the Project will have no lingering impact on the surrounding communities.

6. Input from surrounding communities. RWE has been engaging in community outreach for over a year, including visiting adjacent neighbors, holding meetings in the community, speaking with Cross community members, and engaging in outreach to general stakeholders and community organizations to solicit additional input from the local community.

RWE hosted two public community meetings in satisfaction of the requirements of the RTL ordinance – one on June 12, 2025 at Cross Elementary School and a second on July 10, 2025 at the Cross Community Center. Flyers announcing the community meetings were mailed to all properties within ½ mile of the proposed site, notices of the June and July meetings were published on June 5 and July 2, 2025, respectively, in the Post and Courier, and flyers were disseminated throughout the community in advance of each meeting.

The information gathered from the community outreach has been used in the design of the Project to ensure the Project integrates into the surrounding area and has little to no impact during operations on adjacent properties and the community.

7. Consideration of future easements for road and utility expansion and right of way. The Project will be on the north and south sides of George Wigfall Road between County Line Road and Ranger Drive. George Wigfall Road will remain open and public. No utility expansion is required for the project.

8. Connectivity to surrounding communities. Sandy Run Solar is designed to blend into the existing landscape and have little to no active impact on the surrounding community. The Project will provide significant positive passive impacts to the surrounding communities by generating a significant amount of energy that is injected into the Santee Cooper grid without producing emissions and through increased tax revenue to the County, including schools, without placing a burden on services and infrastructure.

9. Preservation of green space. RWE has designed Sandy Run Solar to avoid impacts to wetlands and preserve natural open space for wildlife movement and to provide for maintenance and growth of wildlife habitat. The Project will incorporate native vegetation and pollinator habitat in its ground coverings and buffers to promote wildlife habitat. The Project will also be co-located with an agricultural use and open space will be used for agriculture, to the extent practicable.

Solar allows for the conservation and preservation of land for any future use, unlike most other developments. As discussed above (in Section 5), at the end of operations and termination of the lease, the solar panels, racking, and other project components will be removed. Given the passive use of the land during operations, the land will have been preserved, regenerated, and restored, and will be suitable for agriculture use or development, as desired by the landowner and allowed by current zoning regulations.

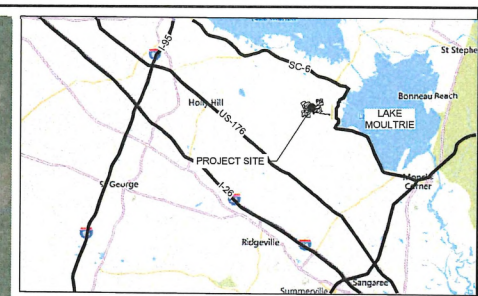
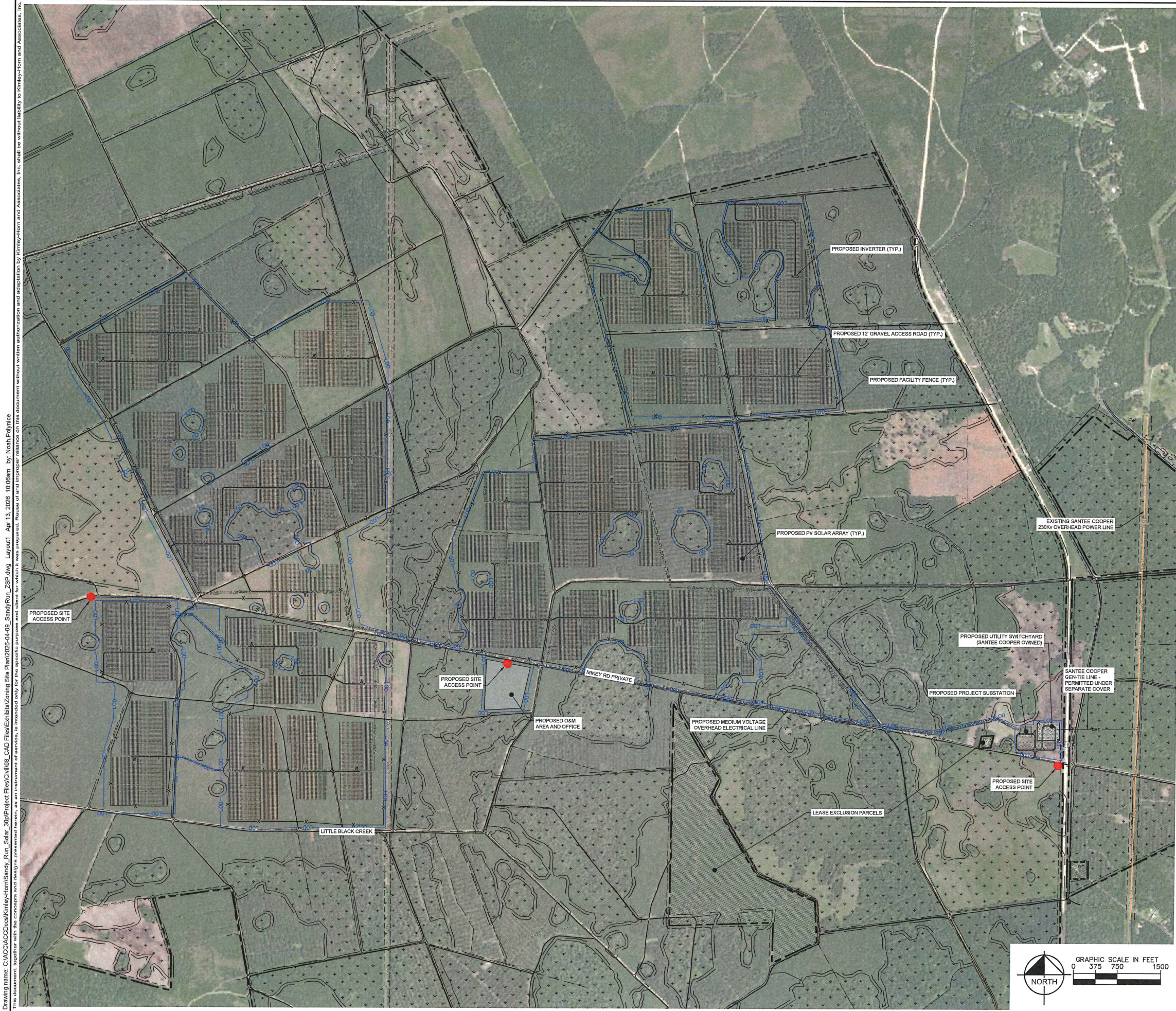
10. Traffic calming devices for roads in proposed development. Given the minimal traffic anticipated on roads adjacent to and running through the Project during operations, calming devices should not be warranted. As discussed above, prior to construction, RWE will develop a traffic plan for construction traffic. The traffic plan will include any necessary safety measures, as well as measures to ensure minimal disruption to the surrounding community.

11. Impact on local business. During construction, the Project will have a positive impact on local businesses as it will generate significant purchasing activity, and thus sales and use tax. RWE anticipates the Project will generate over 100 construction jobs, with a goal to utilize local employees to the greatest extent possible, and approximately \$5 million in local and states sales tax during construction.

Post-construction, RWE anticipates there will be four to eight permanent operations and maintenance technician and supervisory positions at Sandy Run Solar, which will generate additional positive impact in the County. RWE is committed to being a good corporate citizen and active community member for the life of Sandy Run Solar and looks forward to discussing ways to engage with and support the Cross community and Berkeley County.

12. Other government provided services. The Project will have minimal impact or need for government services. As noted above, there will be no use of water or sewer infrastructure and minimal use of roads, schools, and social services. The Operations and Maintenance building will have electric service and a septic sewer system. Sandy Run Solar will prepare emergency service response plans in consultation with the County and will provide (and pay for) any first responder training determined to be necessary or reasonably desired. Sandy Run Solar will benefit Berkeley County by generating tax revenue to support essential public services and infrastructure improvements while creating minimal to no impact on Berkeley County's resources.

Sandy Run Solar will interconnect with the existing Santee Cooper Cross to Jefferies 230 kV transmission line, which runs north to south just east of the Project site. In its latest Integrated Resource Plan (IRP), Santee Cooper showed that it will be at a supply shortfall by 2029. Santee Cooper assessed several pathways through which it could meet its demand requirements, and the majority of these scenarios call for over 2,200 MW of new solar capacity by 2029. The IRP further calls for substantial additional amounts of new solar capacity in the 2030s. Sandy Run Solar's 198 MW AC nameplate capacity would represent approximately 9% of Santee Cooper's desired 2029 new solar capacity and is well positioned to be part of the generation mix that meets the energy demand of Santee Cooper customers while bringing significant investment to Berkeley County with minimal impact to the surrounding community.



VICINITY MAP	
N.T.S	
SITE DATA TABLE	
PROJECT AREA	1503 +/- ACRES
PARCEL ID #	051-00-00-037, 052-00-00-040, 054-00-00-002
PROPERTY OWNER	TALL CORN FORESTRY, LLC.
ZONING JURISDICTION	BERKELEY COUNTY
CURRENT ZONING	AGRICULTURAL (FLEX1)
CURRENT LAND USE	FOREST / SILVICULTURE
PROPOSED LAND USE	SOLAR ENERGY / OFFICE / AGRICULTURAL
RIPARIAN BUFFERS	MINIMUM 45' FROM ALL JURISDICTIONAL FEATURES

CONCEPT PLAN LEGEND	
	PROPERTY LINE
	INTERNAL PROPERTY LINE
	50' PROPERTY SETBACK
	EASEMENT
	EXISTING OVERHEAD POWER LINE
	LIMITS OF DISTURBANCE
	PROPOSED ACCESS ROAD
	JURISDICTIONAL STREAM CENTERLINE
	NON-JURISDICTIONAL DITCH CENTERLINE
	100-YEAR FEMA FLOODPLAIN ZONE A
	45' WETLAND BUFFER
	JURISDICTIONAL WETLAND

NOTES	
1. ALL EXISTING TOPOGRAPHICAL AND BOUNDARY INFORMATION BASED ON THE PRELIMINARY ALTA SURVEY PROVIDED BY WESTWOOD DATED 12/20/2024.	
2. ALL EXISTING DELINEATED STREAMS AND WETLANDS BASED ON FIELD DELINEATION PROVIDED BY TETRA TECH DATED 09/26/2025.	
3. NO FLOOD ZONES WITHIN THE SITE AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 45015020026 DATED 12/07/2018. PROJECT PROPOSES NO DEVELOPMENT WITHIN THE FLOODPLAIN.	
4. THE LOCATION OF PROPOSED EQUIPMENT INCLUDING BUT NOT LIMITED TO: FENCING, SOLAR ARRAY RACKING, ELECTRICAL EQUIPMENT, AND OVERHEAD POLES & LINE, ETC. SHOWN ARE APPROXIMATE AND MAY BE SUBJECT TO MODIFICATIONS DUE TO SITE CONDITIONS, ADDITIONAL PERMITTING REQUIREMENTS, DETAILED DESIGN, EQUIPMENT AND/OR OTHER CONSTRAINTS.	
5. THIS PLAN IS PRELIMINARY AND WILL NOT BE RELEASED FOR CONSTRUCTION.	
6. THE POINT OF INTERCONNECTION IS APPROXIMATE AND WILL INCLUDE AN ELECTRICAL SUBSTATION AND UTILITY SWITCHYARD.	
7. THE PROJECT SITE WILL BE ENCLOSED BY A MINIMUM 6' HIGH SECURITY FENCE COMPLIANT WITH THE NATIONAL ELECTRIC CODE.	
8. ACCESS POINTS ARE APPROXIMATE AND SUBJECT TO CHANGE BASED ON SURVEYED TOPOGRAPHY, UTILITIES, PERMITTING, OR ENVIRONMENTAL FEATURES. ACCESS TO SITE IS PROVIDED THROUGH EXISTING PRIVATE ROADS.	
9. THIS SITE WILL CONTAIN A DUAL AGRICULTURAL USE. THE ANTICIPATED AGRICULTURAL IS BLUEBERRY FARMING. BLUEBERRY SHRUBS MAY BE LOCATED UNDER ARRAYS OR IN CLUSTERED AREAS OF OPEN SPACE WITHIN THE PROJECT FENCE. FINAL AGRIVOLTAIC PLANS TO BE DEVELOPED AS A PART OF ADDITIONAL DETAILED DESIGN.	

CONTACT INFORMATION	
ADDRESS	1401 E 6TH ST, SUITE 400, AUSTIN TX, 78702
PHONE	(872) 378-1469
COMPANY	RWE CLEAN ENERGY DEVELOPMENT, LLC.

No.	ISSUANCE AND REVISION DESCRIPTION	DATE	BY

© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
WWW.KIMLEY-HORN.COM
PHONE 919-677-2000 FAX 919-677-2050
421 FAYETTEVILLE STREET, SUITE 600, RALEIGH, NC 27601

PRELIMINARY
NOT FOR CONSTRUCTION

KHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY	JOB
249789000	04/13/2026	AS SHOWN	NSP	CAY		

CONCEPTUAL
PLAN FOR
MORATORIUM LIFT

SANDY RUN SOLAR

BERKELEY COUNTY

SHEET NUMBER

EX-1