

AGENDA
JACKSON MUNICIPAL REGIONAL PLANNING COMMISSION
CITY HALL – GEORGE A. SMITH MEETING ROOM
FIRST FLOOR – 109 EAST MAIN STREET – SUITE 107
APRIL 7, 2021 – 3:00 P.M.

- I. CALL TO ORDER/DETERMINATION OF QUORUM
- II. APPROVAL OF MINUTES FOR THE MARCH 3, 2021 MEETING
- III. TEXT AMENDMENT (Inner Region)
 - 1. Consideration of an amendment to the text of the Inner Region Zoning Resolution relative to Article V, Section 13; Uses Permitted on Appeal, adding item 3. Ground Mounted Solar Energy System (GSES) – as regulated by Article III, R.
- IV. DESIGN REVIEW
 - 1. Consideration of a design review application for Jackson Solar Microgrid, proposed to be located at Roosevelt Parkway on 34.27± acres, in a RG-1 (General Residential) District, submitted by Community Development Enterprises on behalf of David Hunt.
- V. SITE PLAN
 - 1. Consideration of a site plan for Jackson Storage, proposed to be located at 151 Campbell Oaks Drive on 2.79± acres in a SC-1 (Planned Unit Commercial Development) District, submitted by Michael Gilbert.
- VI. OTHER BUSINESS
 - 1. Any other business properly presented.
- VII. ADJOURN

MINUTES
JACKSON MUNICIPAL REGIONAL PLANNING COMMISSION
CITY HALL – GEORGE A. SMITH MEETING ROOM
FIRST FLOOR – 109 EAST MAIN STREET – SUITE 107
MARCH 3, 2021—3:00 P.M.

Members Present: Jerry Day, Chair
Wayne Arnold, Vice Chair
Janna Hellums
Mandy White
Charles Adams
Councilwoman Marda Wallace

Members Absent: Mayor Scott Conger
Pat Ross
Chris Edwards

Staff Present: Stan Pilant, Director of Planning

Others Present: Tom Wolf
Brandon Buchanan
Elvis Hollis
Brice Meeks

The meeting was called to order upon Chair Jerry Day determining that a quorum was present.

The minutes of the February 3, 2021 meeting were presented and a motion to approve the minutes was made by Charles Adams, seconded by Councilwoman Marda Wallace. The motion passed unanimously.

Consideration of a request to rezone property located at 10 Seavers Road from FAR/FR (Forestry Agriculture Recreation/Fringe Residential) District to B-3 (Highway Business) District, comprising of 2.77 acres, more or less, submitted by Don Bailey. -- Mr. Pilant presented the rezoning request to the Planning Commission. Using a location map, he explained the location of the site, surrounding uses in the area and that the applicants are requesting a used car lot.

Janna Hellums questioned if the property owners were notified of the rezoning request. Pilant stated that the property owners within 500ft will be notified prior to the public hearing at the Madison County Commission.

The Planning Staff recommended approval of the rezoning request since it is in an area largely devoted to commercial uses and represents a logical extension of an existing B-3 (Highway Business) District area.

A motion was made by Wayne Arnold, seconded by Charles Adams to approve the rezoning request, as recommended by the staff. Motion passed unanimously.

Consideration of a construction plat for Jackson Creek Sections 2-B and 3, comprising 20 lots on 8.9± acres, in a RS-1 (Single Family Residential) District, submitted by Surveying Services, Inc. on behalf of Jerry Winberry. -- Mr. Pilant presented the construction plat to the planning commission. Using a location map, he explained the location of the site, surrounding uses in the area and the components of the construction plat.

Councilwoman Marda Wallace questioned if this was the last phase of the subdivision. Pilant stated that there is a stub to an adjacent property West of Jackson Creek and is a continuation of a schematic that has additional sections within it.

The planning, engineering and JEA engineering staffs recommended approval of the construction plat contingent upon the following conditions:

- 1) The developer signs the Subdivision Contract.
- 2) The developer signs the City Development Permit.
- 3) The developer pays the \$122.50 City Development Permit fee.
- 4) The developer submits a copy of the TDEC Notice of Coverage permit.
- 5) The developer makes all necessary changes based on the subdivision review comments.

A motion was made by Wayne Arnold, seconded by Charles Adams to approve the construction plat, with the contingencies recommended by the staff. Motion passed unanimously.

Consideration of a construction plat for Matthews Crossing Sections 4-A and 5-A, comprising 16 lots on 7.3± acres, in a R-S (Single Family Residential) District, submitted by Surveying Services, Inc. on behalf of Robert Reynolds. -- Mr. Pilant presented the construction plat to the planning commission. Using a location map, he explained the location of the site, surrounding uses in the area and the components of the construction plat.

The planning, engineering and JEA engineering staffs recommended approval of the construction plat contingent upon the following conditions:

- 1) The developer signs the Subdivision Contract.
- 2) The developer signs the City Development Permit.
- 3) The developer pays the \$200.00 City Development Permit fee.
- 4) The developer submits a copy of the TDEC Notice of Coverage permit.
- 5) The developer makes all necessary changes based on the subdivision review comments.

A motion was made by Councilwoman Marda Wallace, seconded by Wayne Arnold to approve the final plat, with the contingencies recommended by the staff. Motion passed unanimously.

Consideration of a construction plat for Walnut Trace North Section 18-B, comprising 10 lots on 3.1± acres, in a RS-1 (Single Family Residential) District, submitted by Surveying Services, Inc. on behalf of Walnut Trace Partners. -- Mr. Pilant presented the construction plat to the planning commission. Using a location map, he explained the location of the site, surrounding uses in the area and the components of the construction plat.

Charles Adams questioned if there would be increased traffic in the area and if so, how would it be addressed. Pilant stated that the traffic from the intersections of this residential area will continue to be monitored and evaluated. He also stated that the future development of Kingston Creek off Cooper Anderson will connect to this subdivision, which will allow more alternatives for residents to come and go.

The planning, engineering and JEA engineering staffs recommended approval of the construction plat contingent upon the following conditions:

- 1) The developer signs the Subdivision Contract.
- 2) The developer signs the City Development Permit.
- 3) The developer pays the \$75.00 City Development Permit fee.
- 4) The developer submits a copy of the TDEC Notice of Coverage permit.
- 5) The developer makes all necessary changes based on the subdivision review comments.

A motion was made by Mandy White, seconded by Wayne Arnold to approve the construction plat, with the contingencies recommended by the staff. Motion passed unanimously.

Consideration of a construction plat for Walnut Trace North Sections 19 and 20, comprising 44 lots on 14.1± acres, in a RS- 1 (Single Family Residential) District, submitted by Surveying Services, Inc. on behalf of Walnut Trace Partners. -- Mr. Pilant presented the construction plat to the planning commission. Using a location map, he explained the location of the site, surrounding uses in the area and the components of the construction plat. In relationship to traffic, Pilant also stated that once a subdivision reaches 100 lots, a traffic study is required.

The planning, engineering and JEA engineering staffs recommended approval of the construction plat contingent upon the following conditions:

- 1) The developer signs the Subdivision Contract.
- 2) The developer signs the City Development Permit.
- 3) The developer pays the \$345.00 City Development Permit fee.

4) The developer submits a copy of the TDEC Notice of Coverage permit.

5) The developer makes all necessary changes based on the subdivision review comments.

A motion was made by Charles Adams, seconded by Wayne Arnold to approve the construction plat, with the contingencies recommended by the staff. Motion passed unanimously.

Consideration of a revised master plan for Columns III, proposed to be located at Vann Drive and Rushmeade Road on 105± acres, in a SC-1/RG-3 (Planned Unit Commercial Development/General Residential) District, submitted by Gary Taylor. -- Mr. Pilant presented the revised master plan for Columns III. Using a location map, he explained the location of the site and the components of the revised master plan. Pilant also stated that there will be improvements to traffic as the development grows over time.

Chair Jerry Day questioned how many apartments will be constructed. Pilant stated that there will be two phases of roughly 120 in each.

Councilwoman Marda Wallace questioned how long the process will take for the overall project. Pilant stated that it all depends on how the economy comes back from Covid-19 and how people will invest into the commercial developments. Pilant also stated that they will follow the recommendations of the traffic study's benchmarks which will allow improvements to be made once a benchmark is met.

The staff recommended approval of the revised master plan as submitted.

After a discussion, a motion was made by Councilwoman Marda Wallace, seconded by Wayne Arnold to recommend approval of the proposed Columns III revised master plan, as recommended by the staff. Motion passed unanimously.

Consideration of a site plan for Wendy's, proposed to be located at 2575 Christmasville Cove on 0.97± acres, and a revised master plan for Park Place West, in a SC-1 (Planned Unit Commercial Development) District, submitted by Gary Taylor. -- Mr. Pilant presented the site plan for Wendy's and the revised master plan for Park Place West. Using a location map, he explained the location of the site and the components of the site plan and revised master plan.

The staff recommended approval of this site plan, contingent upon submitting a revised site plan that shows green space to meet landscaping requirements, and the revised master plan. (See Site Plan Staff Report.)

After a discussion, a motion was made by Wayne Arnold, seconded by Mandy White to recommend approval of the proposed Wendy's site plan, contingent upon submitting a revised site plan that shows green space to meet landscaping requirements, and the revised master plan, as recommended by the staff. Motion passed unanimously.

Consideration of a site plan for BRG, proposed to be located at 6 Channing Way on 0.95± acres, in a SC-1 (Planned Unit Commercial Development) District, submitted by Buchanan Realty Group. -- Mr. Pilant presented the site plan for BRG. Using a location map, he explained the location of the site and the components of the site plan.

Brandon Buchanan was present and stated that the building will undergo demolition and hopes that the restaurant will be opened by August. He also stated that they have worked with TDEC to get approval to remove the gas tanks.

Jana Hellums questioned the design of the handicap parking and was concerned that it may be too tight for parking. Pilant clarified that the design of the handicap space is very typical for many restaurants.

The staff recommended approval of this site plan as submitted. (See Site Plan Staff Report.)

After a discussion, a motion was made by Wayne Arnold, seconded by Charles Adams to recommend approval of the proposed BRG site plan, as recommended by the staff. Motion passed unanimously.

Consideration of a design review application for Jackson Solar Microgrid, proposed to be located at Roosevelt Parkway on 34.27± acres, in a RG-1 (General Residential) District, submitted by Community Development Enterprises on behalf of David Hunt. -- Mr. Pilant informed the board that there was some questions concerning this site and answers that were necessary for this development. After some discussion with the applicant, the applicant asked to be pulled from the agenda and will resubmit the design review for a later agenda.

Chair Jerry Day questioned if the community will be contacted in the area. Pilant stated that he is scheduled to have a conversation with their Engineer and will discuss this matter during that time.

There being no further business, the meeting was adjourned.

Applicant's Text Amendment

(Staff comments in red)

Solar Farm (changed name to clarify types of solar facilities, added definitions)

This section applies to: (i) all Solar Farms installed and constructed after February 1, 2021; (ii) any Solar Farm in existence prior to February 1, 2021 where more than eighty percent (80%) of the solar panels on the Solar Farm are replaced during a (12) month period; and (iii) any expansion of an existing photovoltaic (PV) energy generation system to bring it within the definition of a Solar Farm. (removed, not legal to make new standards retroactive, board would regulate expansions)

Solar Farms shall be subject to the following standards:

- I. Solar Farms shall be enclosed by perimeter fencing to restrict unauthorized access at a height of eight (8) feet.
- II. A Solar Farm shall have a visual buffer of natural vegetation, plantings, earth berms, and/or fencing that minimizes impacts of the solar energy system on the visual character of the community. A visual buffer shall be a minimum of eight (8) feet tall. This can be achieved by either the required perimeter fencing being constructed as a board-to-board privacy fence, the construction of an earth berm, the existence of natural vegetation, or by vegetative plantings being placed beyond the perimeter fence to grow to a density and height of (8) feet within two (2) years of completion of construction of the Solar Farm. All visual buffers shall be in place prior to the commencement of solar energy generation at the Solar Farm. A vegetative buffer, whether planted or naturally-existing shall be a minimum of eight (8) feet in depth. (took out 2 year growth provision, 8 foot height required at planting, added that a combination of buffer types can be utilized, increased buffer depth to 10 feet, added evergreen statement for continuous visual buffer)
- III. Solar Farms shall adhere to the setback, height, and coverage requirements of the district. (included variance statement)
- IV. Solar panel structures containing PV cells shall be setback a minimum of five-hundred (500) feet from residentially zoned properties. (changed to board established 300 feet and added 100 feet from public right-of-ways, changed residentially zoned properties to existing residential uses)

- V. Solar Farms must be located on lots of no less than 100 acres in size. (removed to allow smaller facilities)
- VI. Solar Farms must not create increased noise levels that are discernible to nearby residential uses. Inverts located on the Solar Farm shall either be placed within enclosures or turned off at dusk.
- VII. Solar Farms shall be positioned in such way that glint or glare does not affect adjacent properties or roadways.
- VIII. All electrical interconnection and distribution lines within the Solar Farm shall be underground.
- IX. A Solar Farm shall be maintained in good condition and free of all hazards, including but not limited to, faulty wiring, loose fastenings, being in an unsafe condition or detrimental to public health, safety or general welfare. In the event of a violation of any of the foregoing provisions, the Madison County Code Enforcement shall give written notice specifying the violation to the owner or operator to conform. Maintenance shall include, but not limited to, painting, structural repairs, maintenance of landscaping and grasses, and integrity of security measures. Solar Farm site access shall be maintained to a level acceptable to the Madison County Fire Chief. The owner or operator shall be responsible for the cost of maintaining the Solar Farm and any access road(s), unless accepted as a public way.
- X. Solar Farms which become inactive for a period exceeding one (1) year shall be removed at the owner's or operators' expense and the site shall be returned to its natural state. This includes the obligation to dismantle and remove from the Solar Farm site all electrical generation equipment, cables, panels, foundations, buildings and ancillary equipment. The owner and/or operator shall restore and reclaim the site to its pre-project topography and topsoil quality. And agreement between the operator and the landowner for removal to a lesser extent than what is required in this section shall require prior approval by the board. The restoration activities must be complete within eighteen (18) months from the date the Solar Farm ceases to produce electricity. The owner and operator shall be jointly and severally liable for the obligations and expenses under this section. Madison County shall be entitled to a lien on the real property on which the Solar Farm is constructed in order to ensure performance of the owner and/or operators' duties and obligations hereunder.

- XI. The applicant shall submit to the board a detailed decommissioning plan describing manner in which the applicant anticipated decommissioning the Solar Farm following discontinuation of operation, including the recycling and/or disposal of solar panels in an environmentally safe and responsible manner. The plan shall include a detailed description of the manner in which the applicant proposes to ensure financial ability to fulfill the decommissioning and restoration required hereunder. The board may from time to time request the owner and/or operator to submit a report describing any updates to the decommissioning plan, including a financial analysis of the owner/operators; ability to fulfill its financial obligations hereunder. The board may, in its sole discretion, require reasonable financial assurances from the owner/operator. This may include, but not be limited to: posting a decommissioning bond or other reasonable methods of guaranteeing performance to cover the decommissioning expense, such as establishing an escrow account with the Madison County Trustee into which the owner/operator will deposit sufficient funds on a monthly, bi-annual, or annual basis during the operation of the Solar Farm for the purpose of offsetting the expense of decommissioning the Solar Farm in the event of default. The owner and operator shall be jointly and severally liable for the obligations and expenses under this section. Madison County shall be entitled to a lien on the real property on which the Solar Farm is constructed in order to ensure performance of the owner and/or operators' duties and obligations hereunder. (cleaned up this section to make it clearer and to align it with the established approval process)

Staff Recommended Text Amendment

R. Solar Energy System (SES)

1. Definitions

Solar Energy System (SES) means a device or structural design feature that provides for the collection of solar energy for electricity generation, consumption, or transmission, or for thermal applications. For purposes of the section, SES refers only to (1) photovoltaic SESs that convert solar energy directly into electricity through a semiconductor device or (2) solar thermal systems that use collectors to convert the sun's rays into useful forms of energy for water heating, space heating, or space cooling.

Integrated Solar Energy System means a SES where solar materials are incorporated into building materials, such that the two are reasonably indistinguishable, or where solar materials are used in place of traditional building components, such that the SES is structurally an integral part of a house, building, or other structure. An Integrated SES may be incorporated into, among other things, a building facade, skylight, shingles, canopy, light, or parking meter.

Rooftop Solar Energy System means a SES that is structurally mounted to the roof of a house, building, or other structure and does not qualify as an Integrated SES.

Ground Mounted Solar Energy System (GSES) means a SES that is structurally mounted to the ground and does not qualify as an Integrated SES. For purposes of the section, any solar canopy that does not qualify as an Integrated SES shall be considered a Ground Mounted SES, regardless of where it is mounted. ***For the purposes of this section, only Ground Mounted Solar Energy Systems are regulated as a Use Permitted on Appeal.***

2. Standards

- a. A GSES facility shall be enclosed by perimeter fencing to restrict unauthorized access at a height of eight (8) feet.
- b. A GSES facility shall have a visual buffer of natural vegetation, plantings, earth berms, and/or fencing that minimizes impacts of the solar energy system on the visual character of the community. A visual buffer shall be a minimum of eight (8) feet tall. This can be achieved by either the required perimeter fencing being constructed as a board-to-board privacy fence, the construction of an earth berm, the existence of natural vegetation, vegetative plantings being placed beyond the perimeter fence at a density and height of (8) feet, or combination thereof. All visual buffers shall be in place prior to the commencement of solar energy generation at the GSES facility. A vegetative buffer, whether planted or naturally-existing shall be a minimum of ten (10) feet in depth. The vegetative buffer must provide a continuous visual buffer throughout the year through the use of evergreen varieties of a sufficient size, type, number, and spacing.
- c. A GSES facility shall adhere to the setback, height, and coverage requirements of the district. The board; however, at its sole discretion, can allow a variance from these

requirements if it is demonstrated by the applicant that certain physical characteristics of the property, such as topography, flood hazard areas, wetlands, utility easements, etc. create an undue hardship on the proposed GSES facility.

- d. Within a GSES facility, structures containing PV cells shall be setback a minimum of three-hundred (300) feet from existing residential uses and one hundred (100) feet from public right-of-ways.
- e. A GSES facility must not create increased noise levels that are discernible to nearby residential uses. Inverts located on the Solar Farm shall either be placed within enclosures or turned off at dusk.
- f. A GSES facility shall be positioned in such way that glint or glare does not affect adjacent properties or roadways.
- g. All electrical interconnection and distribution lines within the GSES facility shall be underground.
- h. A GSES facility shall be maintained in good condition and free of all hazards, including but not limited to, faulty wiring, loose fastenings, being in an unsafe condition or detrimental to public health, safety or general welfare. In the event of a violation of any of the foregoing provisions, the Madison County Code Enforcement shall give written notice specifying the violation to the owner or operator to conform. Maintenance shall include, but not limited to, painting, structural repairs, maintenance of landscaping and grasses, and integrity of security measures. GSES facility site access shall be maintained to a level acceptable to the Madison County Fire Chief. The owner or operator shall be responsible for the cost of maintaining the GSES facility and any access road(s), unless accepted as a public way.
- i. A GSES facility which becomes inactive for a period exceeding one (1) year shall be removed at the owner's or operators' expense and the site shall be returned to its natural state. This includes the obligation to dismantle and remove from the GSES site all electrical generation equipment, cables, panels, foundations, buildings and ancillary equipment. The owner and/or operator shall restore and reclaim the site to its pre-project topography and topsoil quality. An agreement between the operator and the landowner for removal to a lesser extent than what is required in this section shall require prior approval by the board. The restoration activities must be complete within eighteen (18) months from the date the GSES facility ceases to produce electricity. The owner and operator shall be jointly and severally liable for the obligations and expenses under this section. Madison County shall be entitled to a lien on the real property on which the GSES facility is constructed in order to ensure performance of the owner and/or operators' duties and obligations hereunder.
- j. The applicant shall submit to the board a detailed decommissioning plan describing the applicant anticipated decommissioning of the GSES facility following discontinuation of operation, including the recycling and/or disposal of solar panels in an environmentally safe and responsible manner. The plan shall include a detailed description of the manner in which the applicant proposes to ensure financial ability to fulfill the decommissioning and restoration required hereunder. The board may from time to time request the owner and/or operator to submit a report describing any updates to the decommissioning plan, including a financial analysis of the owner/operator's ability to fulfill the financial obligations

hereunder. The board shall require reasonable financial assurances from the owner/operator to insure that the decommissioning plan is performed to the satisfaction of Madison County. The Planning Staff shall review and approve the methodology for determining the amount of the reclamation guaranty. The Planning Staff shall review and approve the type of reclamation guaranty proposed to cover the decommissioning expense in the event of default. Once approved, the reclamation guaranty shall be provided prior to the issuance of a permit for construction of the GSES facility. If the owner/operator fails to provide the Planning Staff the methodology and/or acceptable reclamation guaranty, the Madison County Building Commissioner shall not issue a permit for construction of the GSES facility until this requirement is fulfilled to the satisfaction of the Planning Staff. The owner and operator shall be jointly and severally liable for the obligations and expenses under this section. Madison County shall be entitled to a lien on the real property on which the GSES facility is constructed in order to ensure performance of the owner and/or operators' duties and obligations hereunder.



**DESIGN REVIEW STAFF REPORT
JACKSON SOLAR MICROGRID
NORTH OF ROOSEVELT PARKWAY**

Community Development Enterprises is requesting design review for a solar microgrid facility to be located on Roosevelt Parkway.

After review, the Planning Staff recommends approval of the design review application with following conditions:

- 1) A decommissioning plan, along with a reclamation guaranty, be submitted and approved by Planning Staff prior to permitting; and
- 2) The slatted fence, buffer landscaping, and replacement trees must be maintained, and replaced when necessary, for the full life of the project.

An aerial photograph of an industrial and commercial area. A large, irregularly shaped site is highlighted with a yellow hatched pattern. The site is bounded by Dr. F. E. Wright Dr. to the north, Wright Industrial Cv to the east, and a railroad track to the south. To the west of the site is a large, undeveloped area with some vegetation. Surrounding the site are various industrial buildings, parking lots, and roads. Labeled roads include Dr. F. E. Wright Dr., Wright Industrial Cv, Carver Cv, Carver Av, Bronzwood Cv, Alpine Cv, Wildleaf Cv, Hackberry Ln, Lockwood Dr, Labelle St, Roosevelt Pkwy, and Lincoln Cir. Numerous lot numbers are visible throughout the map, such as 1736, 1682, 1670, 1644, 1063, 1049, 1000, 1028, 1009, 1118, 1137, 1145, 1151, 1152, 1153, 1154, 1155, 1156, 1157, 1158, 1159, 1160, 1161, 1162, 1163, 1164, 1165, 1166, 1167, 1168, 1169, 1170, 1171, 1172, 1173, 1174, 1175, 1176, 1177, 1178, 1179, 1180, 1181, 1182, 1183, 1184, 1185, 1186, 1187, 1188, 1189, 1190, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198, 1199, 1200, 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211, 1212, 1213, 1214, 1215, 1216, 1217, 1218, 1219, 1220, 1221, 1222, 1223, 1224, 1225, 1226, 1227, 1228, 1229, 1230, 1231, 1232, 1233, 1234, 1235, 1236, 1237, 1238, 1239, 1240, 1241, 1242, 1243, 1244, 1245, 1246, 1247, 1248, 1249, 1250, 1251, 1252, 1253, 1254, 1255, 1256, 1257, 1258, 1259, 1260, 1261, 1262, 1263, 1264, 1265, 1266, 1267, 1268, 1269, 1270, 1271, 1272, 1273, 1274, 1275, 1276, 1277, 1278, 1279, 1280, 1281, 1282, 1283, 1284, 1285, 1286, 1287, 1288, 1289, 1290, 1291, 1292, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 1300, 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310, 1311, 1312, 1313, 1314, 1315, 1316, 1317, 1318, 1319, 1320, 1321, 1322, 1323, 1324, 1325, 1326, 1327, 1328, 1329, 1330, 1331, 1332, 1333, 1334, 1335, 1336, 1337, 1338, 1339, 1340, 1341, 1342, 1343, 1344, 1345, 1346, 1347, 1348, 1349, 1350, 1351, 1352, 1353, 1354, 1355, 1356, 1357, 1358, 1359, 1360, 1361, 1362, 1363, 1364, 1365, 1366, 1367, 1368, 1369, 1370, 1371, 1372, 1373, 1374, 1375, 1376, 1377, 1378, 1379, 1380, 1381, 1382, 1383, 1384, 1385, 1386, 1387, 1388, 1389, 1390, 1391, 1392, 1393, 1394, 1395, 1396, 1397, 1398, 1399, 1400, 1401, 1402, 1403, 1404, 1405, 1406, 1407, 1408, 1409, 1410, 1411, 1412, 1413, 1414, 1415, 1416, 1417, 1418, 1419, 1420, 1421, 1422, 1423, 1424, 1425, 1426, 1427, 1428, 1429, 1430, 1431, 1432, 1433, 1434, 1435, 1436, 1437, 1438, 1439, 1440, 1441, 1442, 1443, 1444, 1445, 1446, 1447, 1448, 1449, 1450, 1451, 1452, 1453, 1454, 1455, 1456, 1457, 1458, 1459, 1460, 1461, 1462, 1463, 1464, 1465, 1466, 1467, 1468, 1469, 1470, 1471, 1472, 1473, 1474, 1475, 1476, 1477, 1478, 1479, 1480, 1481, 1482, 1483, 1484, 1485, 1486, 1487, 1488, 1489, 1490, 1491, 1492, 1493, 1494, 1495, 1496, 1497, 1498, 1499, 1500, 1501, 1502, 1503, 1504, 1505, 1506, 1507, 1508, 1509, 1510, 1511, 1512, 1513, 1514, 1515, 1516, 1517, 1518, 1519, 1520, 1521, 1522, 1523, 1524, 1525, 1526, 1527, 1528, 1529, 1530, 1531, 1532, 1533, 1534, 1535, 1536, 1537, 1538, 1539, 1540, 1541, 1542, 1543, 1544, 1545, 1546, 1547, 1548, 1549, 1550, 1551, 1552, 1553, 1554, 1555, 1556, 1557, 1558, 1559, 1560, 1561, 1562, 1563, 1564, 1565, 1566, 1567, 1568, 1569, 1570, 1571, 1572, 1573, 1574, 1575, 1576, 1577, 1578, 1579, 1580, 1581, 1582, 1583, 1584, 1585, 1586, 1587, 1588, 1589, 1590, 1591, 1592, 1593, 1594, 1595, 1596, 1597, 1598, 1599, 1600, 1601, 1602, 1603, 1604, 1605, 1606, 1607, 1608, 1609, 1610, 1611, 1612, 1613, 1614, 1615, 1616, 1617, 1618, 1619, 1620, 1621, 1622, 1623, 1624, 1625, 1626, 1627, 1628, 1629, 1630, 1631, 1632, 1633, 1634, 1635, 1636, 1637, 1638, 1639, 1640, 1641, 1642, 1643, 1644, 1645, 1646, 1647, 1648, 1649, 1650, 1651, 1652, 1653, 1654, 1655, 1656, 1657, 1658, 1659, 1660, 1661, 1662, 1663, 1664, 1665, 1666, 1667, 1668, 1669, 1670, 1671, 1672, 1673, 1674, 1675, 1676, 1677, 1678, 1679, 1680, 1681, 1682, 1683, 1684, 1685, 1686, 1687, 1688, 1689, 1690, 1691, 1692, 1693, 1694, 1695, 1696, 1697, 1698, 1699, 1700, 1701, 1702, 1703, 1704, 1705, 1706, 1707, 1708, 1709, 1710, 1711, 1712, 1713, 1714, 1715, 1716, 1717, 1718, 1719, 1720, 1721, 1722, 1723, 1724, 1725, 1726, 1727, 1728, 1729, 1730, 1731, 1732, 1733, 1734, 1735, 1736, 1737, 1738, 1739, 1740, 1741, 1742, 1743, 1744, 1745, 1746, 1747, 1748, 1749, 1750, 1751, 1752, 1753, 1754, 1755, 1756, 1757, 1758, 1759, 1760, 1761, 1762, 1763, 1764, 1765, 1766, 1767, 1768, 1769, 1770, 1771, 1772, 1773, 1774, 1775, 1776, 1777, 1778, 1779, 1780, 1781, 1782, 1783, 1784, 1785, 1786, 1787, 1788, 1789, 1790, 179



**ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED
DATE 09-08-2017 BY [REDACTED]**



Jackson Solar Microgrid

January 26, 2021

Landscaping Requirements for

Hunt-Jackson Site

A. Existing Conditions of the 34-acre site:

1. Existing soils - This site had three major soils types, Collins silt, Feliciana silt, and Lexington silt loam.

a. Collins silt series consists of very deep, moderately well drained, moderately permeable soils. They formed in silty alluvium on flood plains of streams in the Southern Mississippi Valley Silty Uplands Major Land Resources Area. Slopes range from 0 – 2 percent.

b. Feliciana silt loam consists of very deep, well drained, moderately permeable soil in the Southern Mississippi Valley Loess Major Land Resources Area (MLRA 134). They formed in Peoria loess deposits more than 48 inches in thickness that overly terraces and uplands of the Southern Coastal Plain. Slopes range from 0 to 40 percent.

c. Lexington silt loam consists of very deep, well drained soils on level to moderately steep uplands. The soil formed in a mantle of loess about 2 to 3 feet thick and in the underlying loamy and sandy marine sediments. Slopes ranges from 0 to 30 percent.

2. Existing vegetation:

a. Existing trees are not ancient in nature. The existing vegetation is recent growth since the land has been cleared and farmed. A 1947 aerial photo shows the majority of the tract in cultivation. As recent as 1980, the heart of the property was still being cultivated. Within the last 10 years, a forest fire consumed the property from the middle over to the eastern boundary.

b. This Site does not show any evidence of past logging. New growth has been established through natural reseeding.

c. Ground cover that has taken over in the open area recently is the invasive weed, kudzu. The rest of the area is native ground cover of briars, ivy and other natural to the area.

3. Significant trees:

a. The accompanying map shows an estimate of the prevalent trees in each area.

b. Trees withing 50 feet of the property line that met the criteria of significant were located and shown on the map.

B. Site Utilization:

1. This Site will be used as a Solar Microgrid. The intended use for this site is to be full utilization of the entire property. The site will be graded to a gentle rolling grade with slopes that do not entice erosion.
2. The project Site will be covered with stone or rock over a membrane to allow for infiltration. No vegetative or tree planting will be undertaken on the site to establish new growth.
3. There is a proposed expansion of the facility to the tract to the north.

C. Vegetative Impact:

1. Solar Panels cannot be blocked by shadows caused by obstructions such as trees. Trees that are currently within 50 feet of the property line can reach heights of 70 to 100 feet. The most critical areas would be to the south and along the western and eastern boundaries. Due to the use and the fixtures on the site, vegetation and weedy plants would be a hindrance to the utilization.

- a. All existing vegetation and tree will be removed from this site.

D. Proposed Replacement:

1. The proposed replacement would be evergreen shrubs or short evergreen trees placed in front of a chain link fence with mesh. This will provide an effective visual screen and secure the site. Some canopy trees will be placed along Roosevelt and near the battery storage buildings.

Respectfully,



Larry Smith, PE







Monday March 22nd, 2021

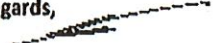
Att: Community Development Enterprises
1104 Whitehall Street, Jackson, NT 38301

Dear Denny,

As per request:

1. Glare Analysis ; No glare will be reflected to nearby homes since the solar panels are a five-degree tilt.
2. EMF/EMI – There is no EMF or EMI of any significance, particularly that the services are quite far away from any public or residential location
3. Hazardous Materials -- There are no materials which produce fumes coming off the panels, inverters, or transformers.
4. Decommission Plan -- Together with NRI, each of our respective components would be able to be removed at the end of the lifespan of the facility. They would then be taken to recycling facilities. This would apply for solar panels, inverters, transformers, batteries, etc., each done by the respective provider, as part of a definitive contract.

Best regards,


Sass Peress
Chief Innovation and Experience Officer
iSun, Inc.

iSun Energy
400 Avenue D, Suite 10, Williston, Vermont, 05495
1-866-666-iSun (4786)
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Sass Peress
Chief Innovation and Experience Officer
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SITE PLAN STAFF REPORT

Jackson Storage

A preliminary site plan has been submitted for Jackson Storage, which will be located at 151 Campbell Oaks Drive. The property is zoned SC-1 (Planned Unit Commercial Development) District, which allows climate controlled storage, subject to site plan approval by the Planning Commission.

The site plan shows that there will be one (1) two-story building with a 20,000 sq. ft. footprint and a 40,000 sq. ft. interior space located on a 2.79-acre lot. There will be a total of two hundred sixty two (262) units. The buildings will comply with yard, lot coverage, and height requirements.

The preliminary site plan shows that proposed greenspace will meet the requirement of 20%. The plant schedule also meets the minimum requirements according to the Landscaping Ordinance for the City of Jackson.

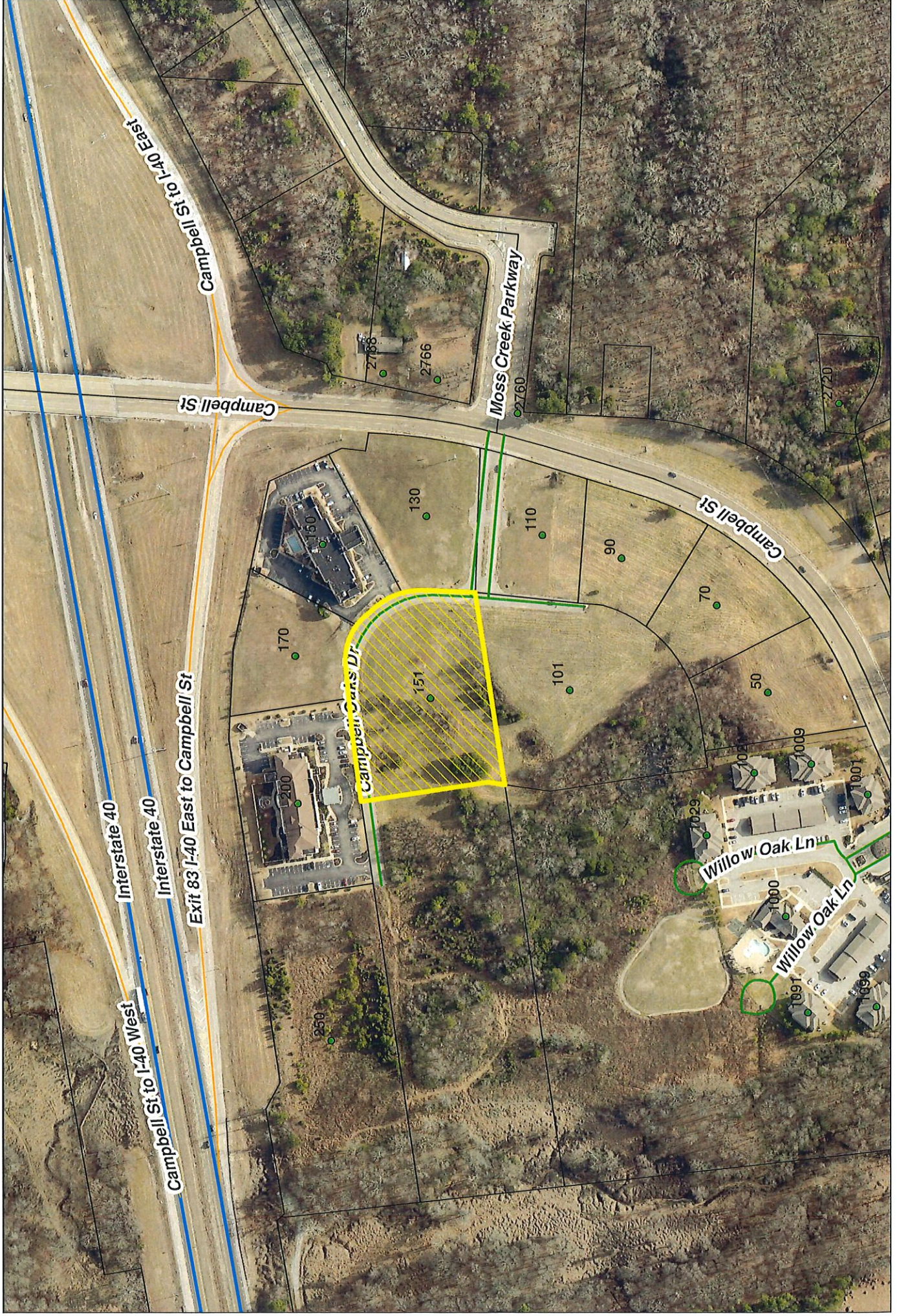
The site plan shows that there will be 7 parking spaces. All parking spaces and aisle widths will comply with the Zoning Ordinance parking requirements.

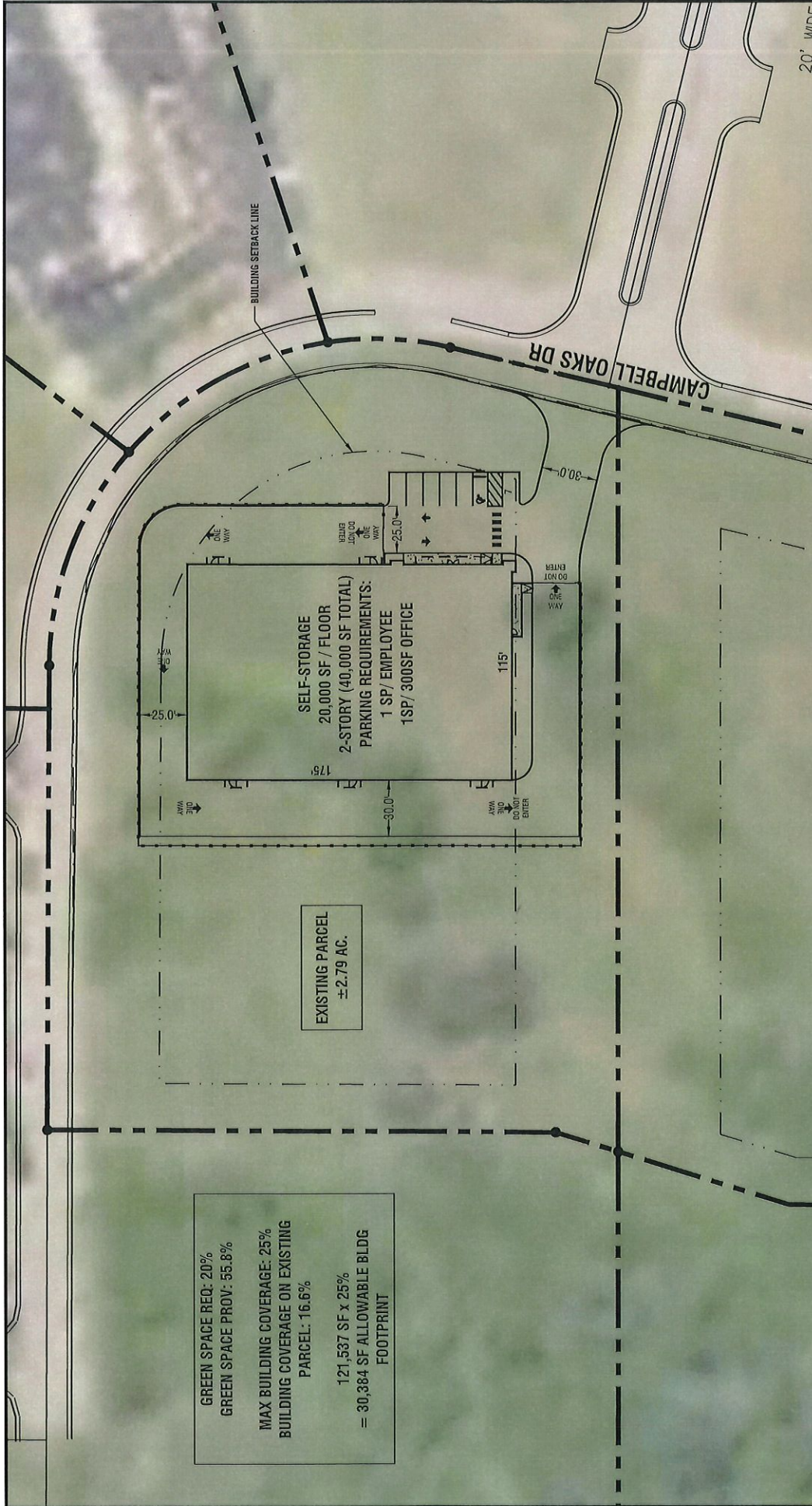
The Engineering department will need a Stormwater Detention Analysis report for a 2, 5, and 10 year storm showing no-net increase in stormwater runoff for the site. The capacity of the area detention pond should be shown to control the volume of stormwater runoff from a 2-year, 5-year and a 10-year frequency 24-hour duration storm. Please include summary of findings in front section of the report and if pond capacity does or does not exceed a 100-year storm.

It is the Staff's opinion that there are no other issues that need to be addressed by the Planning Commission for a preliminary review.

The staff recommends that the Planning Commission approve the site plan for Jackson Storage.

SITE LOCATION MAP
SITE PLAN - JACKSON STORAGE
151 CAMPBELL OAKS DRIVE





SCALE:	1"=50'		
	DATE:	02-21-20	
	REV:	04-01-21	
	DMG Project No:	18114	

PRELIMINARY SITE PLAN		
SP-01		

Prepared For	PROPOSED JACKSON STORAGE CAMPBELL OAKS DRIVE JACKSON, TENNESSEE	
	PGM Properties, LLC 9019 OVERLOOK BLVD, SUITE C-2 BRENTWOOD, TN 37027 615-370-8381	

Prepared By	DMG DEVELOPMENT MANAGEMENT GROUP, LLC	
	4209 GALLATIN PIKE NASHVILLE, TN 37216 TELE: (615) 227-5863 www.dmgtnashville.com	