

AGENDA
JACKSON MUNICIPAL REGIONAL PLANNING COMMISSION
CITY HALL – GEORGE A. SMITH MEETING ROOM
FIRST FLOOR – 109 EAST MAIN STREET – SUITE 107
JUNE 2, 2021 – 3:00 P.M.

- I. CALL TO ORDER/DETERMINATION OF QUORUM
- II. APPROVAL OF MINUTES FOR THE MAY 5, 2021 MEETING
- III. STREET ABANDONMENT
 - 1. Consideration of a request to abandon a street stub on Clay Street, submitted by Jason Lenard.
- IV. DESIGN REVIEW
 - 1. Consideration of a design review 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. SECURITY GATE
 - 1. Consideration of a permit for a controlled access gate to be installed at Daybreak Suites.
- 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
MAY 5, 2021—3:00 P.M.

Members Present: Jerry Day, Chair
Pat Ross
Mandy White
Wayne Arnold
Charles Adams
Councilwoman Marda Wallace

Members Absent: Mayor Scott Conger
Chris Edwards
Janna Hellums

Staff Present: Stan Pilant, Director of Planning

Others Present: Brice Meeks
Todd Siroki
Greg Carrico
Patrick Smith

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

The minutes of the April 7, 2021 meeting were presented and a motion to approve the minutes was made by Councilwoman Marda Wallace, seconded by Charles Adams. The motion passed unanimously.

Consideration of a request to rezone property located at the Southwest quadrant of Highway 70 East, Interstate 40 and Ridgecrest Road Extension from A-O (Agriculture/Open Land) District to SC-1 (Planned Unit Commercial Development) District, comprising 68.7 acres, more or less, submitted by Chris Alexander on behalf of JAP Family Ltd Partnership, and a staff recommended larger area. -- 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 the staff recommended larger area. The applicant is requesting to rezone the property to expand their current operations and relocate to build a larger facility.

The Planning Staff recommended approval since it represents a logical extension of the surrounding SC-1 (Planned Unit Commercial Development) District and is compliance with the Comprehensive Civic Master Land Use Plan.

A motion was made by Wayne Arnold, seconded by Pat Ross to recommend approval of the rezoning request, as recommended by the staff. Motion passed unanimously.

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. – Mr. Pilant informed the board that this request was tabled from the last meeting. Displaying a spreadsheet that provided different standards for solar farms in West Tennessee, he explained that the standards vary from county to county. He also presented a document with different standards for large-scale solar energy systems across the United States, compiled by the American Planning Association. Overall, there are no specific standards for solar farms because normally buffers are created to protect properties from impacts that affect the health, safety and welfare of residents. In large-scale solar farm or energy facilities, the only impact is visual.

Todd Siroky, Attorney representing Brice Meeks, was present and questioned the board about the current zoning ordinance and the possibility of having a five hundred foot setback from property lines and not from residential structures.

Mr. Pilant explained that the predominant pattern applied to setbacks for solar facilities with specific requirements are from existing residential structures, not from property lines across west Tennessee and the United States.

Mr. Siroky questioned Mr. Pilant about the proximity of a billboard to residential structures and how it impacts the health, safety and welfare of residents.

Mr. Pilant stated that the question Mr. Siroky asked was not relevant to the current discussion, which was about solar farms.

Mr. Siroki stated that Mr. Pilant's refusal to answer the question is indicative that billboards only impact is visual and not any impacts of the health safety or welfare of the residents.

Wayne Arnold stated that he read billboards are potential health hazards because they are notorious for being bird roosts. As a result, there is a need for setbacks.

Brice Meeks was present and stated that setbacks should not be from residential structures if a resident owns the property. Mr. Meeks wants to look out for future residents who want to build on their property by setting the setback from the property line. He also stated that in West Tennessee, Covington and Dyersburg both have a five hundred foot setback from property lines, which he believes is acceptable.

Mr. Pilant displayed the spreadsheet again that provided different standards for solar farms in West Tennessee and stated that standards vary across different counties.

Mr. Meeks questioned Mr. Pilant if all the counties listed in west Tennessee have solar zoning ordinances or I-2 setbacks.

Mr. Pilant stated that buffer requirements for solar facilities vary from county to county in West Tennessee. He also stated that the Planning Commission only makes recommendations. The County Commission will decide what standard is appropriate for Madison County.

After the discussion, a motion was made by Mandy White, seconded by Wayne Arnold to recommend approval of the Solar Farm Text Amendment, as recommended by staff. Motion passed unanimously.

Consideration of a construction plat for Wyndstone Section 6-B, comprising 8 lots on 5.86± acres, in a RS-1 (Single Family Residential) District, submitted by Surveying Services, Inc. on behalf of Lee Godfrey. -- 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.

After the administrative review, the planning, engineering, and JEA engineering staffs recommend approval of the construction plat with the following conditions:

- 1) The developer signs the Subdivision Contract.
- 2) The developer signs the City Development Permit.
- 3) The developer pays the \$88.00 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.

After the motion was made, there was further discussion about the concern of having enough entrances and exits for this subdivision. Mr. Pilant explained that the subdivision does have more than two exits and will have a stub to the north that will connect to the adjacent property.

Consideration of a final plat for Bedford Farms Section 2, comprising 13 lots on 4.28± acres, in a R (Residential) District, submitted by Surveying Services, Inc. on behalf of Lee Godfrey. -- Mr. Pilant presented the final 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 final plat.

After the administrative review, the planning, engineering, and JEA engineering staffs recommend approval of the final plat with the following conditions:

- 1) The developer provides to the Jackson Energy Authority a wastewater system development fee in the amount of \$3,900.00.
- 2) The developer provides to the Jackson Energy Authority a water system development fee in the amount of \$2,600.00.
- 3) The developer provides to the City of Jackson a street performance security in the amount of \$9,900.00.
- 4) All inspections and testing will need to be completed prior to recording the final plat.

Mr. Pilant further explained to the board that the stub coming from Bedford Farms would go into other sections developed in the future. There will also be two entrance and exit points for the subdivision with a stub to the adjacent property, which is zoned F-A-R.

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

Consideration of a site plan and design review for Chick-fil-A, proposed to be located at the Southwest Corner of North Highland Avenue and Tinker Hill Road on 1.42± in a SC-1 (Planned Unit Commercial Development) District, submitted by Jackson CFA Series, LLC on behalf of Old Hickory Mall Venture II, LLC. -- Mr. Pilant presented the site plan and design review for Chick-fil-A. Using a location map, he explained the location of the site and the components of the site plan and design review.

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

After a discussion, a motion was made by Pat Ross, seconded by Mandy White to recommend approval of the proposed Chick-fil-A site plan and design review, as recommended by the staff. Motion passed unanimously.

Consideration of a site plan for StayAPT Suites, proposed to be located at 86 Parkstone Place on 2.19± in a SC-1 (Planned Unit Commercial Development) District, submitted by Bowman Consulting on behalf of Reasons Development, LLC. -- Mr. Pilant presented the site plan for StayAPT Suites. Using a location map, he explained the location of the site and the components of the site plan.

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

After a discussion, a motion was made by Mandy White, seconded by Councilwoman Marda Wallace to recommend approval of the proposed StayAPT Suites site plan, as recommended by the staff. Motion passed unanimously.

Consideration of a site plan for Hotel 1, proposed to be located at 2467 Christmasville Cove on 2.14± in a SC-1 (Planned Unit Commercial Development) District, submitted by Pickering Firm, Inc. on behalf of OB Land, LLC. -- Mr. Pilant presented the site plan for Hotel 1. Using a location map, he explained the location of the site and the components of the site plan.

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 Pat Ross to recommend approval of the proposed Hotel 1 site plan, as recommended by the staff. Motion passed unanimously.

After the motion was made, Councilwoman Marda Wallace questioned who the developer was.

Greg Carrico, Pickering Firm, was present and stated that the developer is OB Land, LLC, whose manager is Bruce Patel. Mr. Carrico also clarified the hotels brands are known and will match the plans as submitted.

Consideration of a site plan for Hotel 2, proposed to be located at 2511 Christmasville Cove on 2.39± in a SC-1 (Planned Unit Commercial Development) District, submitted by Pickering Firm, Inc. on behalf of OB Land, LLC. -- Mr. Pilant presented the site plan for Hotel 2. Using a location map, he explained the location of the site and the components of the site plan.

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

After a discussion, a motion was made by Pat Ross, seconded by Wayne Arnold to recommend approval of the proposed Hotel 2 site plan, as recommended by the staff. Motion passed unanimously.

After the motion was made, there was further discussion about the location of the detention pond. Greg Carrico clarified that there is an existing detention pond located behind the strip center and a hydraulic study will be done to determine whether there is enough capacity to handle the two hotels.

Mr. Pilant further explained that, if there is not sufficient capacity, additional detention will need to be provided.

Consideration of a design review 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 stated that the Planning Commission tabled the design review request for Jackson Solar Microgrid at the previous meeting. He stated that the board asked the petitioner to go out and inform the community in the area. The staff also helped by providing a map to the developer that identified residential properties within a distance of five hundred feet.

Patrick Smith, Civil Site Engineer, was present on behalf of David Hunt and addressed the board about what took place since the previous meeting. Mr. Smith stated that Mr. Hunt went to each property owners home and discussed the proposed development, which a majority were in favor. A printout of a Power Point presentation explaining the proposed development was set outside the property owner's door if they were not home. The only concern residents had in the community were if a housing or industrial development will be built.

Chair Jerry Day questioned Mr. Smith if there was any documentation showing who Mr. Hunt talked with in support of the project and if there was a copy of the Power Point on hand.

Mr. Smith stated that he did have a copy of the Power Point on his phone, but not a physical copy on hand.

Pat Ross questioned Mr. Smith about the total number of people Mr. Hunt contacted versus the total number of people not contacted.

Mr. Smith stated that he did not know the total number of people Mr. Hunt spoke with personally as oppose to the number of people he could not speak to.

Mr. Pilant clarified that a list was given to Mr. Hunt and included everyone west of Carver Avenue and Bronzewood Cove, north and south of Roosevelt Parkway and residents on Hackberry Lane and Lockwood further south.

Chair Jerry Day expressed his concern about Mr. Hunt not providing any documentation to prove that he spoke with the residents in the community. He stated that the commission asked for a forum at the previous meeting and if Mr. Hunt went individually to the residents home, that would have been fine. However, Mr. Day expressed that he would have been more satisfied if a forum had taken place, even if there were only three residents present.

Councilwoman Marda Wallace had concerns and questioned if TVA or JEA would be included if the project was approved.

Mr. Pilant explained that the project was discussed with JEA. JEA will not allow any of its facilities to be used in connection with the solar microgrid due to its contract with TVA. However, power will be produced on site and any distribution of that power will be done through their own facilities.

Councilwoman Marda Wallace questioned the location of the transmission and the type of impact it will make in the area to provide companies with green source of energy.

Mr. Smith explained that there would not be any wiring above ground. The transmission will run along the right of way of the railroad's facility, which will be the means of power that will transmit to different facilities.

Mandy White stated that she did not recall the specific wording at the previous meeting, but the motion in the minutes did not require a signature nor a forum.

Chair Jerry Day stated that a forum was requested.

Pat Ross stated that they should have called a meeting with elected officials for the area and presented it to the community, whether one person or one hundred people were present. The meeting was simply to inform and make the people aware of what is going to happen.

Mandy White questioned Mr. Stan if this was as allowable use in the zoning area.

Stan Pilant explained that this project is a design review approval. Any modifications of property in the redevelopment area requires an approval. Solar facilities outside the redevelopment area inside the City of Jackson do not have an approval process.

A motion was made by Chair Jerry Day, seconded by Wayne Arnold to table action on the request until the applicant is able to have a forum to inform the residents in the area that a solar microgrid will be built within sixty yards of their residence. The motion passed on a vote of 4 in favor, 1 opposed (White).

Consideration of a design review for Hall Residence, proposed to be located at 151 Union Avenue on 0.16± acres, in a RG-1 (General Residential) District, submitted by David and Elizabeth Hall.

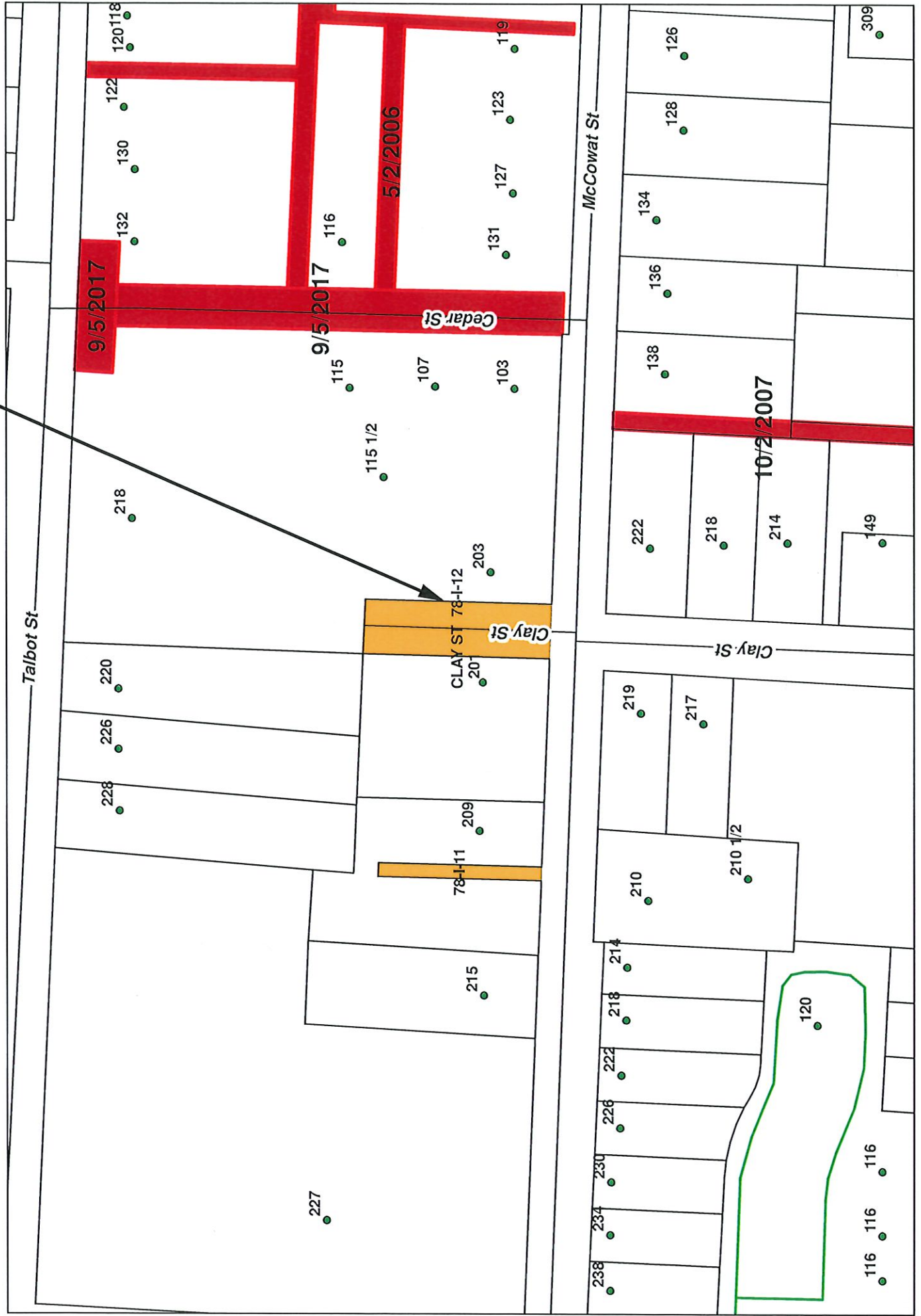
-- Mr. Pilant presented the design review request to the Planning Commission. Using a location map, he explained the location of the site and that the applicants are requesting to construct a single-family home utilizing two lots in the Jackson Walk area.

After review, the Planning Staff recommended approval of the design review request.

A motion was made by Wayne Arnold, seconded by Mandy White to recommend approval of the design review request for Hall Residence, as recommended by the staff. Motion passed unanimously.

There being no further business, the meeting was adjourned.

NOTICE OF PROPOSED STREET ABANDONMENT
CLAY STREET STUB - (I.D. # 78-I-12)



City of JACKSON
Connect Here™
PLANNING DEPARTMENT

PETITION FOR A REQUEST TO CLOSE/ABANDON A STREET/ALLEY

335 N. Highland Ave Tucson TN

NOTE: Each property owner whose property adjoins the requested street/alley to be closed/abandoned will be notified by mail of the date, time and place of the public hearing. Signatures must be legible.



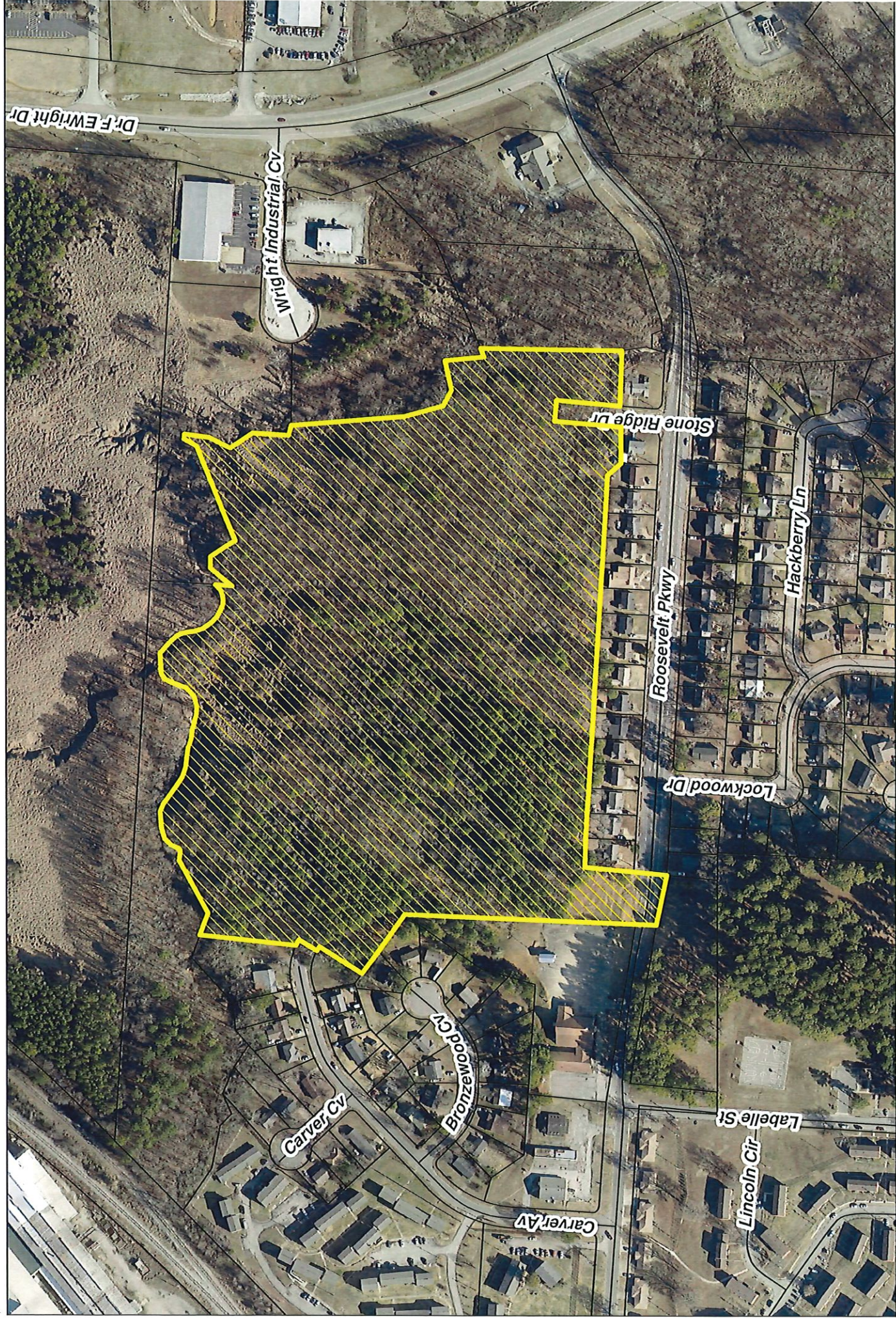
**DESIGN REVIEW STAFF REPORT
JACKSON SOLAR MICROGRID
NORTH OF ROOSEVELT PARKWAY**

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.

SITE LOCATION MAP
DESIGN REVIEW - JACKSON SOLAR MICROGRID - ROOSEVELT PARKWAY



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:

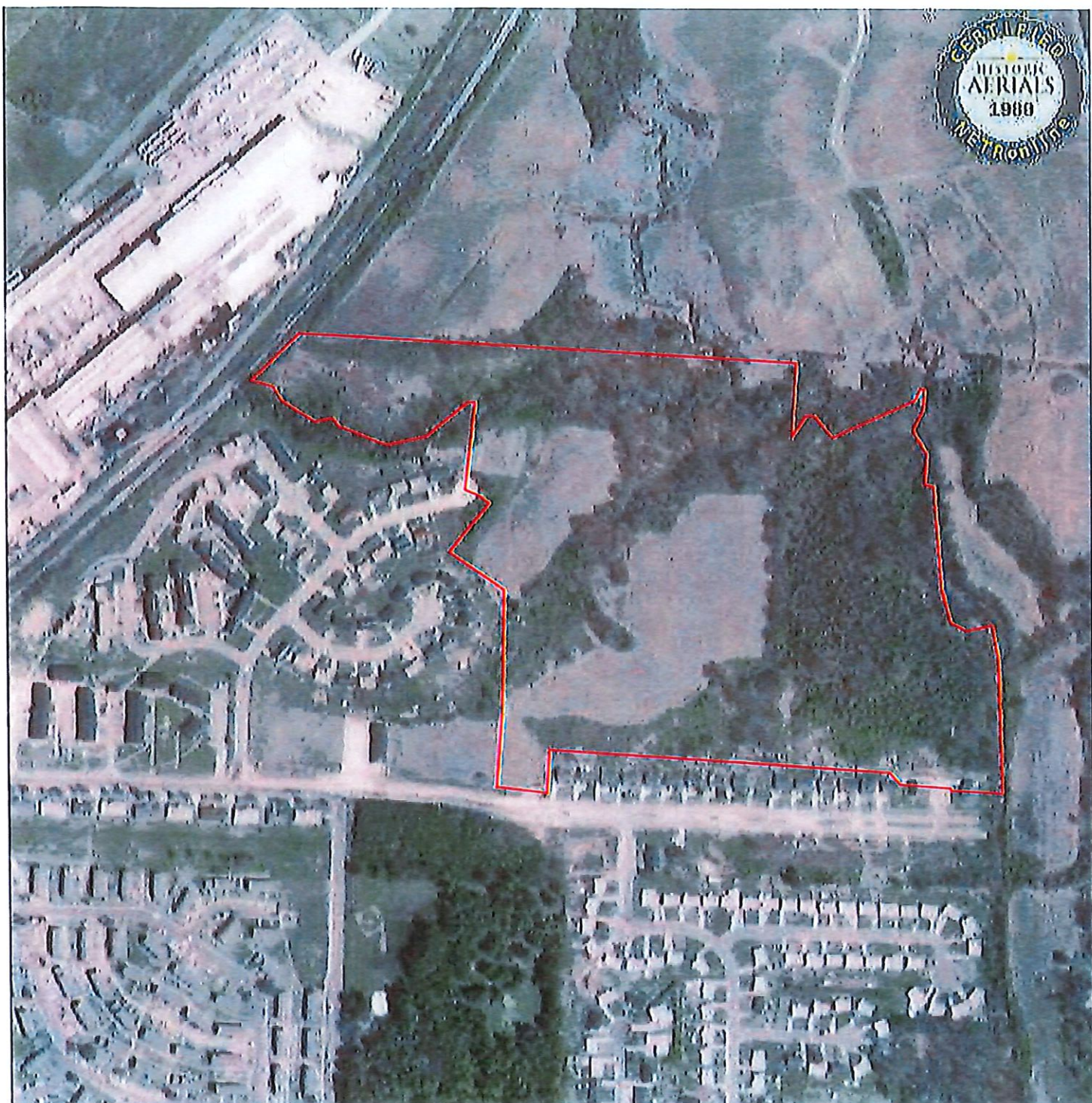
1. The proposed replacement would be evergreen shrubs or short evergreen trees placed in front of a chain link fence with mesh. This will provide an effective visual screen and secure the site. Some canopy trees will be placed along Roosevelt and near the battery storage buildings.

Respectfully,



Larry Smith, PE



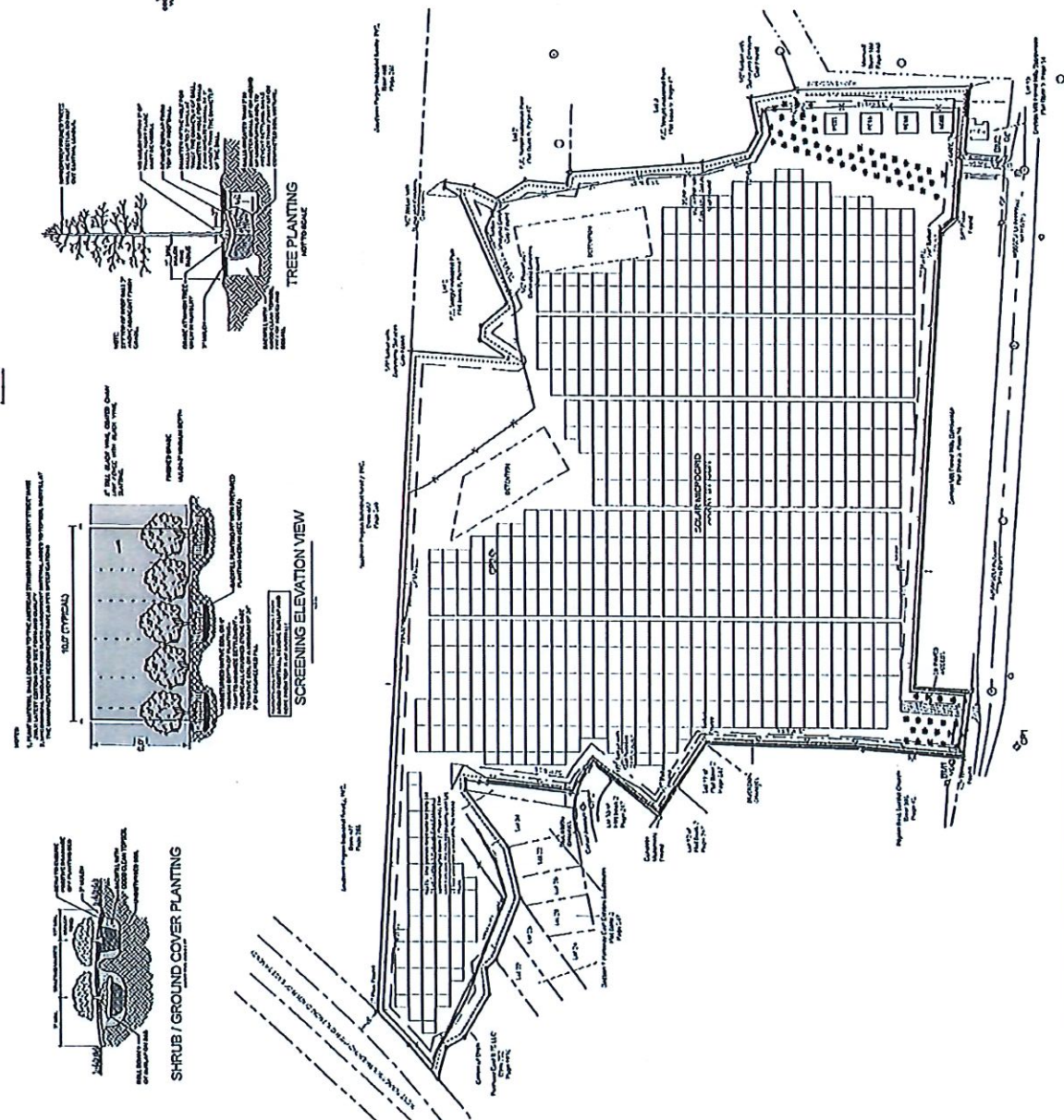


CONTROL				
ID	SYSTEMS	STATUS	IP ADDRESS	DESCRIPTION
001	ANALYST	ONLINE	10.10.10.1	ANALYST
002	ANALYST	ONLINE	10.10.10.2	ANALYST
003	ANALYST	ONLINE	10.10.10.3	ANALYST
004	ANALYST	ONLINE	10.10.10.4	ANALYST
005	ANALYST	ONLINE	10.10.10.5	ANALYST
006	ANALYST	ONLINE	10.10.10.6	ANALYST
007	ANALYST	ONLINE	10.10.10.7	ANALYST
008	ANALYST	ONLINE	10.10.10.8	ANALYST
009	ANALYST	ONLINE	10.10.10.9	ANALYST
010	ANALYST	ONLINE	10.10.10.10	ANALYST

VERTICAL BATTAL - BATT 200

[illegible][illegible]

1	1. What is the purpose of the study?	1. To determine the effect of the study on the population.
2	2. What is the research question?	2. To determine the effect of the study on the population.
3	3. What is the hypothesis?	3. To determine the effect of the study on the population.
4	4. What is the study design?	4. To determine the effect of the study on the population.
5	5. What is the study population?	5. To determine the effect of the study on the population.
6	6. What is the study area?	6. To determine the effect of the study on the population.
7	7. What is the study period?	7. To determine the effect of the study on the population.
8	8. What is the study sample?	8. To determine the effect of the study on the population.
9	9. What is the study outcome?	9. To determine the effect of the study on the population.
10	10. What is the study conclusion?	10. To determine the effect of the study on the population.





Monday March 22nd, 2021

Attn: Community Development Enterprises
1104 Whitehall Street, Jackson, NT 80301

Dear Danny,

As per request:

1. Glare Analysis : No glare will be reflected to nearby homes since the solar panels are a five-degree tilt.
2. EMI/BMI -- There is no EMI or BMI 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.

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SECURITY GATE STAFF REPORT DAYBREAK SUITES

The Tennessee State Legislature passed a state law (Tennessee Code Annotated (TCA) 13-8-101 et seq.) that requires Planning Commission review and approval for new security gates proposed for subdivisions and industrial facilities. The review is intended to ensure the opening mechanism is a radio operated controller device equipped with a radio receiver capable of receiving signals from the police, sheriff, fire, utility, and emergency medical services radio transceivers which will allow rapid, reliable and mutual aid emergency service access to the facility or subdivision.

A security gate request has been submitted for Planning Commission review and approval for Daybreak Suites located at 1849 Hwy 45 Bypass Frontage Road (See attached site location map).

After the administrative review, the planning and building staffs, and the City Fire Marshall recommend approval of the gate installation. The request appears to meet all provisions contained within TCA 13-8-101 et seq. The security gate opening mechanism utilizes a "Click to Enter" system, along with a Knox padlock and chain disconnect back-up opening mechanism in the event of a power loss during an emergency.

SITE LOCATION MAP
GATE DESIGN - DAYBREAK SUITES
1849 HIGHWAY 45 BY-PASS

