

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
11 April 2023**

I. CALL TO ORDER

- A. The Dandridge Regional Planning Commission met in regular session on Tuesday, April 11, 2023 at 5:00 p.m.
- B. Chairman MARK CHAMBERS called the meeting to order and called for roll.

II. ROLL CALL

- A. A roll call of the Planning Commission was conducted with the following members responding:
 - Chairman MARK CHAMBERS
 - Mayor GEORGE GANTTE
 - Alderman MIKE NELSON
 - Commissioner STEPHANIE CHURCHWELL
 - Commissioner CECIL FRANKLIN
 - Commissioner LAUREN HURDLE
 - Commissioner BRYANT OPEIL
 - Commissioner KAY SCHOLLER
 - Commissioner LOU WILLOUGHBY

- B. A quorum being present, the following business was conducted and entered on the record:

III. PUBLIC PRESENTATIONS FOR NON-AGENDA ITEMS

- Marian Knight (440 W. Main St.) – BESS – Presented suggestions/additions to Jefferson County Resolution regarding BESS. Prefers that BESS not be in Jefferson County.
 - Require a concrete fence instead of a chain link fence around facility or provide security guards to protect the grid.
 - Notify nearby residents via certified mail before a proposal is heard.
 - On site water
 - Require a siren system to notify neighbors in hazardous situation.
 - How is this project considered an agricultural use.
- Fernando De Samaniego Steta, Market Lead-Development & Ben Weisel, Plus Power – BESS – Presented a handout about the Dumplin Valley Energy Storage and what is a BESS, explaining community benefits and why it is here.
 - A Battery Energy Storage System (BESS), is a system of lithium-ion batteries that collect, store, and distribute energy derived from the existing electrical grid. A BESS allows for the temporary storage of electricity during periods of over-supply, once charged they can discharge that electricity back onto the existing grid when it's needed most, during periods of peak demand, keeping costs down and electricity flowing. The lifecycle of a BESS is approximately 20 years, depending on use.
 - Project is needed due to TVA's retirement of three major coal power plants in TN (Cumberland, Kingston, & Bull Run). TVA will be required to procure around 5,000 megawatts of power. The BESS system will help with this procurement.
 - 3 main benefits:
 - Increase reliability of eastern TN electric grid by interconnecting to TVA's transmission grid and kicking in when TVA has outages. This project will be 250 MW (200 enclosures – 25'x 5'), holding 4 hours of energy (a safeguard against extreme weather events as the one we just experienced in December 2022 with rolling blackouts).
 - Creating high-paying local construction jobs.
 - Expands the tax base for Jefferson County
 - Plus Power will comply with all comprehensive conditions of Jefferson County Planning Commission per Resolution that are logical, sensible, and protects the community.

- BESS complies with National Fire Protection Codes and Standards (NFPA) and UL testing certifications including the exhaustive UL 9540A large-scale fire test.
 - Proposing to use Tesla Megapack 2 batteries, with one way roof vents in steel enclosures and a battery management system (that controls the voltage and temperature). Built in compliance with the NFPA regulations, which has passed large scale fire testing in a worse case scenario. Upon failure testing, 27 gas/metal compositions were measured outside the enclosure and no toxic/hazardous chemicals were found in the gas samples from the batteries, but not with plastics/materials housing the batteries. Third party testing results (NFPA & UL 9540A – the toughest certification to pass) will be provided to Jefferson County with the site plan. Envision no impact whatsoever, even in a worse case scenario, to adjoining homes/property. (NFPA requires 10’ setback from adjoining property, Jefferson County is requiring 100’ setback, closest home currently is 1,000’) The Tesla batteries are the best quality on the market and selected for Jefferson County for long term consistent operation.
 - Dumplin Valley Energy Storage will employ active and passive safety features that include an Energy Management System, a Battery Management, a Thermal Management System, Deflagration Vents, 24/7 365 remote monitoring from two separate Network Operating Centers (NOCs).
 - The project will be situated to a TVA and an AEC substation, with no cultural or wildlife impact, and is in an optimal location for new energy infrastructure.
 - The systems are monitored by two operation centers.
 - The local fire departments will be trained on how to respond in an emergency situation if needed as part of the emergency response plan.
 - The Jefferson County zoning regulations regarding BESS is the most stringent regulations they have had to deal with.
- Phillip Carlyle, Carlyle Construction – Creekside Special Called Meeting Request – subdivision is approximately 95% complete, working on last curbing, asphalt and stabilization. Bond will be in hand on last few items required. Asking for a Special Called Meeting for Final Plat Approval.

IV. READING OF THE MINUTES

It came on a motion by Mayor GANTTE, seconded by Commissioner OPEIL, that the Regular Meeting Minutes of March 14, 2023 be approved as presented.

On a voice vote, the motion passed unanimously, and was so ordered.

V. BUSINESS PRESENTED BY THE MAYOR

None presented.

VI. OLD BUSINESS

None presented.

VII. NEW BUSINESS

- 4 Peaks Hospitality Group (Randy Corlew P.E.), Sharon Drive (Lot 4), Map 58, Parcel 32.12), Concept Site Plan Review

Mr. Corlew was not present (came in near end of meeting). This item was rolled to the next scheduled BZA & Planning Commission meeting.

- Holrob-Dandridge LLC (Site Design, Inc/Ethan Olliff), Hwy 92S, Map 65, Parcel 5.01, Site Plan Review

Site plan was not ready for presentation. This item was rolled to the next scheduled meeting.

- Jefferson County Resolution Amending the “Zoning Resolution of Jefferson County, TN” by Regulating Battery Energy Storage Systems in Jefferson County, TN

Jefferson City Regional Planning Commission has approved the resolution.

Note: Plus Power comments are included in the above comments under Public Presentations.

It came on a motion by Commissioner FRANKLIN, seconded by Commissioner WILLOUGHBY, to approve the Resolution Amending the “Zoning Resolution of Jefferson County, TN” by Regulating Battery Energy Storage Systems in Jefferson County, TN.

On a voice vote, the motion passed unanimously, and was so ordered.

VIII. MISCELLANEOUS

- Phillip Carlyle, Carlyle Construction – Creekside Special Called Meeting Request

It was consensus to hold a Special Called Meeting on Tuesday, April 25, 2023 at 5:00 p.m. regarding the above.

IX. ADJOURNMENT

It came on a motion by Commissioner WILLOUGHBY, seconded by Commissioner FRANKLIN, to adjourn the April 11, 2023 meeting of the Dandridge Regional Planning Commission.

Mark Chambers, Chairman

ATTEST: _____
Cathy Dixon, Town Recorder

MINUTES-PLANNING COMMISSION-041123