



CITY OF COLLEGE PARK

P.O. BOX 87137 • COLLEGE PARK, GA 30337 • 404.767.1537

REG SESSION AGENDA REQUEST

DOC ID: 9118

DATE: October 12, 2021

TO: The Honorable Mayor and Members of City Council

THROUGH: Mercedes Miller, Interim City Manager

FROM: Nikki Washington, City Planner

RE: Public Hearing for Consideration of a Rezoning at 0 Welcome All Road

PURPOSE: Public Hearing for the Deferred Item from the September 20th meeting for consideration of a rezoning of 0 Welcome All Road from BP - Business Park to M1 - Light Industrial Zoning District.

REASON: Public Hearing for the Deferred Item from the September 20th meeting for consideration of a rezoning of 0 Welcome All Road from BP - Business Park to M1 - Light Industrial Zoning District.

RECOMMENDATION: The City Planner recommends approval with conditions as outlined in the attached staff report.

BACKGROUND: The applicant is requesting to rezone the subject property to M-1 - Light Industrial for a battery storage facility. See the attached application and staff report.

COST TO CITY: N/A

BUDGETED ITEM: N/A

REVENUE TO CITY: Application Fee

CITY COUNCIL HEARING DATE: October 18th, 2021

CONSIDERATION BY OTHER GOVERNMENT ENTITIES: N/A

AFFECTED AGENCIES: N/A

RELATIONSHIP TO EXISTING ORDINANCE OR RESOLUTION: Approval of this request would result in a rezoning from BP - Business Park to M1 - Light Industrial.

REQUIRED CHANGES TO WORK PROGRAMS: N/A**STAFF:** Nikki Washington**ATTACHMENTS:**

- NEXTERA REZONING APP (1) (PDF)
- SW Atlanta Layout Rev F (1) (PDF)
- NEER_103316_SW ATL BESS Ad_ 5 (PDF)
- NEER_108791_SW Atlanta battery energy storage fact sheet_V3 (PDF)
- Southwest Atlanta Council Questions (PDF)
- Battery Storage Vibration (PDF)
- 210805_NextEra - BESS_Overview with Bndy_Titleblock (PDF)
- 210830_NextEra - BESS_Overview 01 with Bndy_Titleblock (PDF)
- 210830_NextEra - BESS_Overview 02 with Bndy_Titleblock (PDF)
- 210830_NextEra - BESS_Overview 03 with Bndy_Titleblock (PDF)
- 210830_NextEra - BESS_Overview 04 with Bndy_Dims_Titleblock (PDF)
- Nextera Energy rezoning ordinance College Park (Final) (DOCX)
- Nextera Energy Rezoning Conditions 10.11.21 (DOCX)

Review:

- Nikki Washington Completed 10/12/2021 9:45 AM
- Inspections Pending
- Engineering Pending
- Fire Pending
- Power Pending
- Sonya Harold Completed 10/13/2021 8:42 AM
- City Attorney's Office Pending
- Mercedes Miller Completed 10/13/2021 1:57 PM
- Mayor & City Council Pending 10/18/2021 7:30 PM

REZONING

CITY OF COLLEGE PARK

Planning Commission



www.collegeparkga.com

DATE SUBMITTED _____

APPLICANT INFORMATION

APPLICANT NAME (PLEASE PRINT) NextEra Energy c/o Harold Buckley, Jr., Esq.

ADDRESS 2849 Paces Ferry Road, SE, Suite 700, Atlanta GA 30339

PHONE 404-853-5050 CELL 404-547-4957 FAX 404-853-1812

E-MAIL ADDRESS hbuckley@wbilegal.com

OWNER INFORMATION (If different from Applicant)

PROPERTY OWNER (PLEASE PRINT) Boulevard Associates, LLC

ADDRESS 700 Universe Blvd, North Palm Beach FL, 33408

PHONE: 561-691-7300 CELL: 561-635-6573 FAX N/A

E-MAIL ADDRESS Anthony.Pedroni@nexteraenergy.com

PROPERTY INFORMATION

ADDRESS 0 Welcome All Road (2 parcels) (Shared Parcel ID 09F360201300863)

CURRENT USE Vacant CURRENT ZONING BP

PROPOSED USE Power Storage Facility PROPOSED ZONING M1

SIZE OF PROPERTY 61.86 acres NET DENSITY (RESIDENTIAL) N/A

REQUEST FOR REZONING

REQUIREMENTS

Please complete all attached forms, which must be typed or legibly printed; signatures must be in BLUE INK. The applicant or his agent must submit the ORIGINAL, SIGNED application to the Inspections Department located on the first floor of City Hall, 3667 Main Street, College Park.

PRE-APPLICATION MEETING

A pre-application meeting with the City Planner is required prior to submission on any application. Please contact the City Planner's office at (404) 684-7031 or lblaszyk@tcfatl.com to schedule a pre-application meeting.

FEE

The application fees for rezoning to single-family residential are as follows: 0 - less than 2 acres - \$300; 2- less than 11 acres - \$500, 11-100+ acres - \$500 + \$50 per acre. The fees for rezoning to multi-family residential are: 0 - less than 2 acres - \$300; 2- less than 11 acres - \$500, 11 + acres - \$500 + \$50 per acre. The fees for rezoning to offices/commercial/industrial are: 0- less than 2 acres - \$300; 2- less than 11 acres - \$500; 11+ acres - \$500 + \$50 per acre. These fees shall be paid to the City of College Park. **Checks or Money Order Only.**

FILING DEADLINE

Applications must be received and fees must be paid no later than 30 calendar days prior to the Planning Commission meeting at which the rezoning will be considered.

PLANNING COMMISSION MEETING

The applicant or his agent must attend the Planning Commission meeting to present the application and respond to questions from the Commission. Planning Commission meets the last Monday of each month at 5:30 PM in the Mayor and Council chambers of City Hall, with the exception of December, when the Commission does not meet.

COUNCIL HEARING

Property rezonings must be decided at a public hearing before Mayor and Council. The applicant must attend the public hearing to present the application and respond to questions from the Council. Mayor and Council meet the first and third Monday of each month, with the exception of July and December, when they only meet once a month. Applicants will be notified in writing of the date of the public hearing.

QUESTIONS

For assistance, please contact the Planning Commission Secretary, Ms. Sabrina Walters, at swalters@collegeparkga.com, 404-669-3762 or the City Planner's office at lblaszyk@tcfatl.com, 404-684-7031.

(For Office Use Only)			
Total Amount Paid \$	Check#	Money Order #	Received by: _____
Application checked by: _____		Date: _____	
Pre-application meeting: _____		Date: _____	

CITY OF COLLEGE PARK ZONING APPLICATION CHECKLIST

To be completed when accepting all rezoning applications. Checklist should be attached to the application.

All documents are required prior to acceptance of the application.

Required Items	Copies	Requirements	Check/Initial
Pre-Application Meeting	1	Pre-application meeting with the City Planner is required prior to submitting rezoning application.	✓
Application Form	12	Must include information for applicant and property owner.	✓
Applicant/Owner's Affidavit	12	Must be completed by applicant and property owner. Must be notarized.	✓
Addendum to Application for Rezoning	12	Required for all property owners and applicants. Must be notarized.	✓
Letter of Ownership	12	Letter from the property owner stating that the applicant is the owner of property subject to rezoning, or that owner is aware of and consents to the rezoning request.	
Letter of Intent	12	Must clearly state the proposed use and development intent.	
Site Plans	24x36- 1 11x17- 12 1 jpg on CD	Must meet requirements specified on Site Plan Checklist.	✓
Site Plan Checklist	1	Completed copy of site plan checklist.	✓
Survey Plat	12 (11x17 or 8.5x11)	Survey plat shall be prepared and sealed within the last five years by a professional engineer, landscape architect or land surveyor registered in the State of Georgia. At a minimum, the survey plat shall indicate complete boundaries of the subject property and all buildings and structures existing therein; include a notation as to whether or not any portion of the subject property is within the boundaries of the 100 year floodplain; and include a notation as to the total acreage or square footage of the property.	✓
Architecturals		Renderings or photographs of the proposed building elevations are helpful, but not required unless the proposed zoning is being conditioned to architectural exhibits submitted.	N/A

APPLICANT AFFIDAVIT

Personally appeared before me Harold Buckley, Jr., Esq. who on oath deposes and states that the
(Applicant's Name)

Information contained in this application is true to the best of his/her knowledge and belief:

Jasonia Young
Notary Public

5-27-21
Date



Harold Buckley Jr.
Signature of Applicant

Harold Buckley, Jr.
Print Name

2849 Paces Ferry Road, Suite 700
Address

Atlanta, GA 30339
City, State, Zip

OWNER'S AFFIDAVIT

Personally appeared before me Anthony Pedroni who on oath agrees with
(Property Owner's Name)

the rezoning request and states that the information contained in this application is true to the best of his/her knowledge and belief:

[Signature]
Notary Public

5/27/2021
Date

Signature of City Clerk

Date

Anthony Pedroni
Signature of Owner

Anthony Pedroni
Print Name

700 Universe Blvd, E5E/JB
Address

Juno Beach, FL, 33408
City, State, Zip



ADDENDUM TO APPLICATION FOR REZONING

(As required by Section 36-85-3 of the Official Code of Georgia, Annotated)

36-85 3 (a) When any applicant for rezoning action has made, within two years, immediately preceding the filing of that applicant's application for the re-zoning action, campaign contributions aggregating \$250.00 or more or made gifts having in the aggregate a value of \$250.00 or more to a local government official of the local government which will consider the application, it shall be the duty of the applicant and the attorney representing the applicant to file a disclosure report with the governing authority of the respective local government showing:

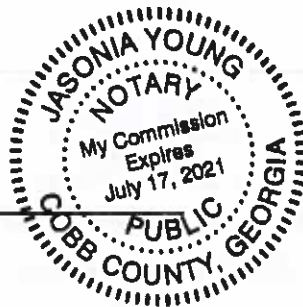
- (1) The name of the local government official to whom the campaign contribution or gift was made.
- (2) The dollar amount of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution and
- (3) An enumeration and description of each gift having a value of \$250.00 or more made by the applicant to the local government official during the two years immediately preceding the filing of the application for the zoning change.

Pursuant to the above, please list all campaign contributions to elected officials of the City of College Park a minimum of two years prior to the filing of this Rezoning Application totaling \$250 or more or gifts to elected officials of the City of College Park with an aggregate value of \$250 a minimum of two years prior to the filing of this Rezoning Application:

<u>City Elected Official</u>	<u>Amount of Gift</u>	<u>\$ Amount of Campaign Contribution</u>
None		

ATTEST:

Jasonia Young
Notary Public



Harold Buckley, Jr.
Rezoning Applicant

Harold Buckley, Jr.

May 27, 2021
Date

NOTE: This certification must be filed in the Office of the City Clerk, College Park, Georgia, within 10 days of the date of filing the application.

WILSON BROCK & IRBY, L.L.C.

ATTORNEYS AT LAW

OVERLOOK I, SUITE 700
2849 PACES FERRY ROAD
ATLANTA, GEORGIA 30339
WWW.WBILEGAL.COM

HAROLD BUCKLEY, JR.

hbuckley@wbilegal.com
DIRECT DIAL: (770) 803-3707

TELEPHONE
(404) 853-5050

FACSIMILE
(404) 853-1812

May 28, 2021

VIA HAND DELIVERY

Honorable Mayor Bianca M. Broom
Members of the City Council
City of College Park
3667 Main Street
College Park, Georgia

Re: Rezoning Application by NextEra Energy to Rezone Two Welcome All Road Land Parcels (Parcel ID 09F360201300863, 09F360101290669, and 09F360101290545) From BP (Business Park) to M-1 (Light Industrial), With an Equivalent Future Land Use Amendment.

Dear Honorable Mayor and Members of City Council:

This firm represents NextEra Energy Resources, which is the world's largest generator of renewable energy from the wind and sun and is among America's largest capital investors in infrastructure. NextEra's business model is dedicated to the generation of sustainable clean energy, primarily through wind and solar power generation. NextEra is also a leader in battery storage projects.

NextEra has identified a site in College Park that it desires to develop with a battery energy storage facility. NextEra's proposed facility will store energy from the Georgia Integrated Transmission System in individual battery cells that are approximately the size of an iPad, which are placed into removable racks in a configuration that is similar to a computer server. The racks are placed in metal containers, which are similar in size to containers that are used on container ships. NextEra's proposed development will help balance and improve the operation of the local power grid by storing energy when it is most available, and then distributing that energy when the electric grid most needs it. The proposed power storage facility will be capable of storing enough energy to power approximately 54,000 homes for 24 hours. This project does not emit any emissions and does not negatively impact local air or water quality.

NextEra's intended site is comprised of two noncontiguous land parcels that share a single parcel identification number. As shown on our site plan, Parcel 1 encompasses approximately 40.87 acres of land at the northeast corner of Welcome All Road and South Fulton Parkway; and Parcel 2 encompasses approximately 20.99 acres at the southeast corner of the same intersection. Both parcels are undeveloped and wooded. They are also bisected by a Georgia Power utility easement and by streams and related floodplain areas, which would make

WILSON BROCK & IRBY, L.L.C.
NEXTERA REZONING LETTER OF INTENT
 May 28, 2021
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it very difficult to improve them with a traditional building-based development.

Because it does not propose to add occupied buildings to the site, NextEra's proposed battery storage facility will be much more protective of environmental areas on the site such as streams and wetlands than a traditional business park development would be. For example, while Parcel 1 encompasses almost 41 acres of land, NextEra only plans to cover approximately 4.27 acres with its equipment. Parcel 2 includes approximately 21 acres of land but NextEra only proposes to cover 2.77 acres with its equipment. Utilizing such small portions of the site allows NextEra to limit potential on-site stream and floodplain area impacts to minor driveway crossings, and to easily avoid encroaching into the on-site Georgia Power easement. It will also allow NextEra to preserve existing trees and vegetation closest to all property lines (except where driveway entrances are required), which will serve as a screen for the battery storage facility of the view from public rights-of-way, as well as nearby and adjacent properties.

The site is presently zoned BP (Business Park), which allows the development of utility substations with the issuance of a conditional use permit. While NextEra's proposed battery storage facility land use is functionally equivalent to a utility substation, we understand the planning staff would prefer to see the site rezoned to M1 (Light Industrial) because of the project's scale.¹ Based solely on that guidance, NextEra respectfully requests the city council to rezone the site from BP to M1. This request meets all of the rezoning application approval standards prescribed by Section 14.11(G) of the zoning ordinance as follows:

1. The Proposed Amendment is Consistent with The City's Comprehensive Plan.

The comprehensive plan sets forth a future land use map for all property within the city, but this plan is much more than just a map. It also includes a Community Agenda, which "sets the course for future development," and an implementation plan that "...serve[s] as a policy guide as the City of College Park seeks to achieve its vision for the future."² The comprehensive plan encourages industrial uses to be located in close proximity to Hartsfield-Jackson airport, Roosevelt Highway, and I-85/I-285.³

The following comprehensive plan policies set forth elements of the city's "vision" for industrial development:

- Aesthetic considerations are primarily focused along the public rights-of-way to create visually pleasing corridors with high quality design elements and top-notch building materials and landscaping.

¹ We also note that M1 zoning limits the height of structures to thirty-five (35) feet and portions of the project's onsite utility substation and transmission lines to connect the project to the Georgia Integrated Transmission System will necessarily be greater than 35 feet in height. Therefore, NextEra proposes that a condition of the rezoning be that the height of the project substation and transmission lines connecting the project to the Georgia Integrated Transmission System are authorized to exceed thirty-five (35) feet, but that no portion of the project substation or such interconnecting transmission lines exceed a height of 130 feet.

² College Park Comprehensive Plan, p. iv.

³ *Id.* at p. 16.

WILSON BROCK & IRBY, L.L.C.
NEXTERA REZONING LETTER OF INTENT
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- Ample buffering along character area transitions from industrial uses to neighboring hospitality, residential and commercial character areas.
- Appropriate screening of outdoor storage and activity areas.

The proposed battery storage facility is consistent with all of these policies because it will be encircled by a substantial, undisturbed tree buffer that will screen it from off-site view.

The comprehensive plan also identifies declining property tax revenues as a significant issue for the city.⁴ In light of this issue, the plan calls for the city to explore opportunities to diversify its economy to reduce its reliance on airport and hospitality related jobs.⁵

NextEra's development proposal is fully consistent with these economic development policies for several reasons. First, NextEra estimates that this development will generate approximately \$2 million in new annual tax revenue, which would represent a significant tax revenue stream for the city from a single development.⁶ The value of this additional tax revenue is further enhanced by the fact that the development would not generate any appreciable demand for government services and infrastructure like police, fire, water and sewer, schools, sanitation. Also, unlike traditional industrial development, this battery storage facility would also not generate any appreciable impacts on the local road network because it will not include inhabitable buildings. Instead, NextEra employees will perform periodic monitoring and maintenance duties on the site, as needed.

The plan also sets forth the following environmental priorities:

- Manage land...to ensure air and water quality.⁷
- Encourage more compact urban development to aid the preservation of open space.⁸

The comprehensive plan's implementation policies include the following:

- Policy 3.4.6 Continue to promote the preservation of the City's natural resources.
- Policy 3.4.7 Limit development within environmentally sensitive areas, including floodplains, groundwater recharge areas, and wildlife habitats.
- Policy 3.8.6 Ensure that new development...is compatible with the use and character of existing development in the surrounding area.
- Policy 3.8.8 Require adequate buffering between different uses as necessary to protect neighborhoods from noise, light and air pollution.
- Policy 3.8.18 Promote clean, environmentally friendly industry within the City.

⁴ Id at p. 37.

⁵ Id at p. 38.

⁶ This figure is a simple average of anticipated tax revenue. Initially, new annual taxes will start out closer to \$4 million and gradually decline due to property depreciation over time.

⁷ Id at p. 40.

⁸ Id.

WILSON BROCK & IRBY, L.L.C.**NEXTERA REZONING LETTER OF INTENT**

May 28, 2021

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As noted above, NextEra's project has an extraordinarily compact development footprint, with its equipment covering approximately 10% of Parcel 1 and 13% of Parcel 2. This footprint will preserve greenspace such as streams, floodplain areas, wetlands and trees not cleared for the project, which will provide more on-site greenspace than virtually any other development type. Furthermore, NextEra has completed a significant amount of environmental due diligence on the project site, including a wetland delineation and associated USACE Approved Jurisdictional Determination, habitat assessments, and species-specific surveys. The project will avoid impacts to jurisdictional wetlands, except where road crossings are necessary and permitted by appropriate regulatory authorities. NextEra has also consulted with the Georgia Department of Natural Resources and United States Fish and Wildlife Service in support of the proposed project. Finally, this compact development will also utilize substantial, pre-existing tree buffers around the perimeter of the site, which will screen it from off-site view.

Finally, the comprehensive plan identifies "finite economic resources" as a significant city issue because it creates "challenges in funding new and expanded community facilities and services to serve the [city's] population and business."⁹ NextEra's development proposal would generate more than \$2 million in new annual tax revenue, and the city could use its portion of those revenues to substantially improve the scope and quality of its community facilities and services.

2. The Proposed Development Will Have No Impact on the Use, Conditions, or Character of the Surrounding Area.

As explained above, the proposed battery storage facility will be completely screened from off-site view by a substantial tree buffer around the perimeter of the site. Furthermore, the development will not generate any appreciable post-development traffic, which maintains the character and performance of the local road network. Therefore, this development will enhance the local power grid without requiring appreciable government infrastructure or services. For these reasons, NextEra's development proposal will not have any impact on the use, conditions, or character of the surrounding area.

3. The Proposed Development Represents the Most Desirable Use of the Site.

As explained above, NextEra's site includes a number of limiting site conditions, such as streams, floodplain areas, as well as utility easements for electricity and sewer lines. These conditions render the site practically unusable for traditional development because development is barred from encroaching on them. Therefore, the proposed battery storage facility represents the site's most desirable use because it is flexible enough to be configured around these difficult areas of the site.

⁹ Id.

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NEXTERA REZONING LETTER OF INTENT
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4. The Proposed Development Will Likely Enhance City Property Values.

NextEra believes that the technology and size of this battery storage facility will be of global significance, which will place College Park on the international climate change/innovative energy solutions map. This presents College Park with an opportunity to replace its high crime image¹⁰ with a new image as a progressive leader in the area of climate change and innovative energy generation with this first-of-its-kind battery storage project. Such a rebranding could very likely unlock substantial new economic development opportunities both within the United States and abroad, which could enhance local property values.

5. Approving the Proposed Development Would Facilitate Responsible Growth and Development.

The proposed battery storage facility will be dedicated solely to the storage and provision of environmentally sustainable power, which will enhance the state's power grid and service reliability. In addition, the proposed development plan is much more sensitive to difficult site conditions and environmentally sensitive areas than a traditional residential or commercial development. The proposed development will also have no appreciable impact on the character of the surrounding area, or local infrastructure and government services, while generating approximately 2 million in new tax revenues. Therefore, NextEra's proposed battery storage facility represents the most responsible approach to developing its site.

6. Constitutional Objections and Conclusion.

Georgia courts have long held that a zoning applicant must present any potential constitutional objections to the local government during the zoning review process. Applicants who fail to do so substantially deprive themselves of a legal basis to appeal adverse zoning decisions.¹¹ Therefore, NextEra respectfully advises the City of College Park of its constitutional objections to comply with requirements of Georgia law.

NextEra has shown that its rezoning request is fully consistent with the city's land use policies, and that it satisfies the city's prescribed approval standards for rezoning requests. Therefore, any action taken on this application other than the approval of NextEra's rezoning as requested would violate the constitutional rights guaranteed to NextEra by Article I, Section I, Paragraph I; Article I, Section I, Paragraph II and Article I, Section III, Paragraph I of the Georgia Constitution and the 5th and 14th Amendments to the United States Constitution.

¹⁰ *Id* ("There is a perception of crime in the City.").

¹¹ *DeKalb County v. Bembry*, 252 Ga. 510, 314 S.E.2d 900 (1984) (Held that the trial court erred in failing to grant summary judgment to DeKalb County because the constitutional attacks on the subject property's zoning were not first raised before the County Commission).

WILSON BROCK & IRBY, L.L.C.
NEXTERA REZONING LETTER OF INTENT
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For all of the foregoing reasons, NextEra Energy Resources respectfully requests the approval of its application for a rezoning of the Site from BP (Business Park) to M1 (Light Industrial). Please let me know if I may provide you with any additional information or clarify anything in this letter.

Sincerely,

WILSON BROCK & IRBY, L.L.C.

A handwritten signature in blue ink that reads "Harold Buckley, Jr." with a stylized flourish at the end.

By: Harold Buckley, Jr., AICP
Attorneys for NextEra Energy Resources

cc: Griffin Leone, Lead Project Manager (via email)

WILSON BROCK & IRBY, L.L.C.**ATTORNEYS AT LAW**

OVERLOOK I, SUITE 700
2849 PACES FERRY ROAD
ATLANTA, GEORGIA 30339

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May 28, 2021

VIA HAND DELIVERY

Honorable Mayor Bianca M. Broom
Members of the City Council
City of College Park
3667 Main Street
College Park, Georgia

Re: Letter of Ownership for Rezoning Application by NextEra Energy Resources to Rezone Two Welcome All Road Land Parcels (Parcel ID 09F360201300863, 09F360101290669, and 09F360101290545) From BP (Business Park) to M-1 (Light Industrial), With an Equivalent Future Land Use Amendment.

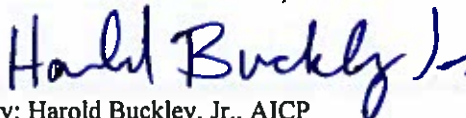
Dear Honorable Mayor and Members of City Council:

This firm represents NextEra Energy Resources, which pursuing a rezoning of the subject site, which NextEra desires to develop with a battery energy storage facility. As NextEra's legal counsel, I certify that NextEra owns the subject site through a wholly owned subsidiary known as Boulevard Associates.

Please let me know if I may provide you with any additional information or clarify anything in this letter.

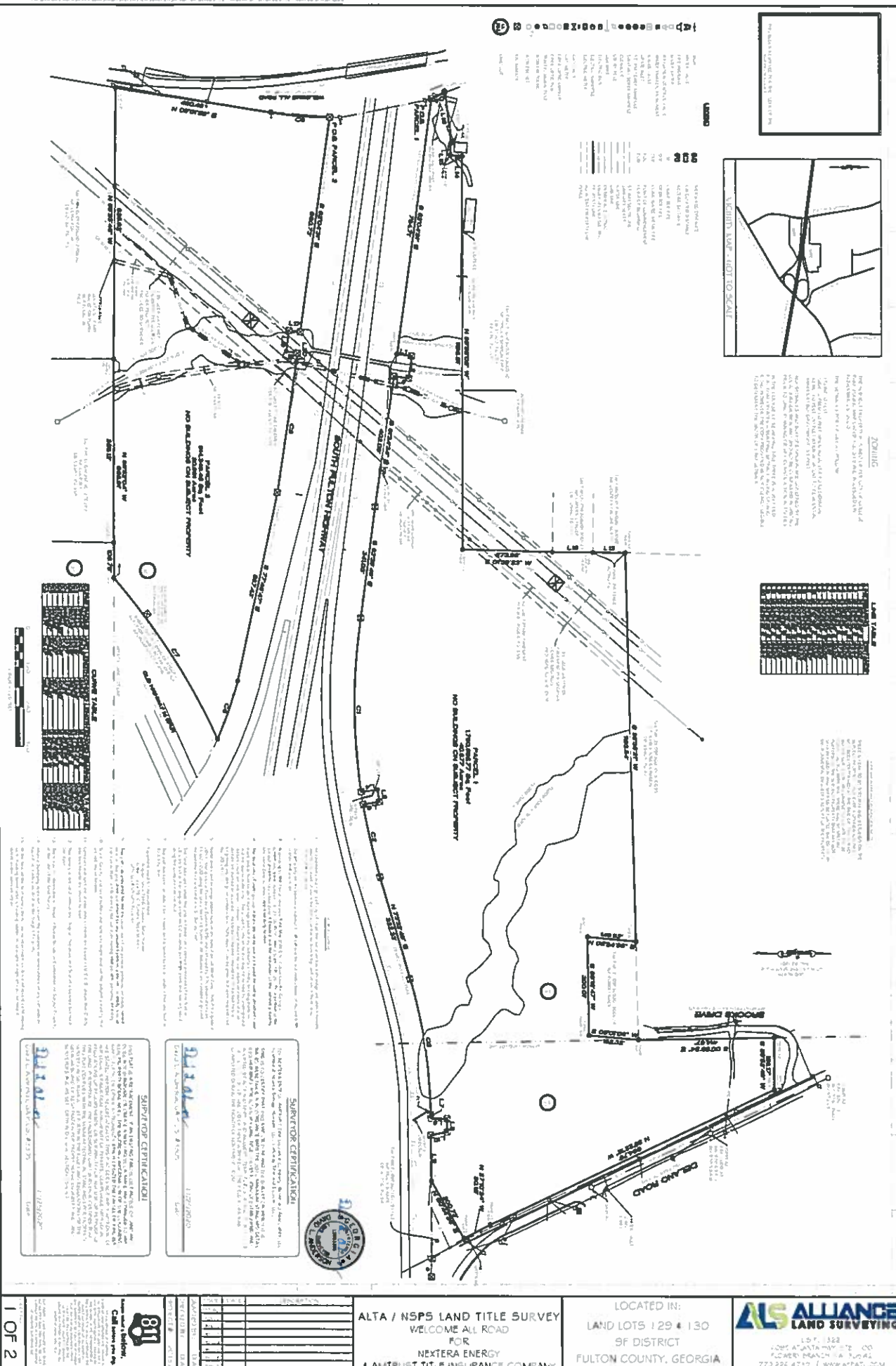
Sincerely,

WILSON BROCK & IRBY, L.L.C.

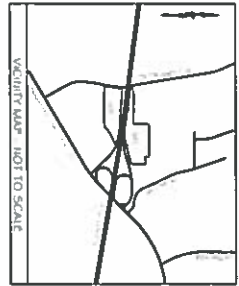


By: Harold Buckley, Jr., AICP
Attorneys for NextEra Energy Resources

cc: Griffin Leone, Lead Project Manager (via email)



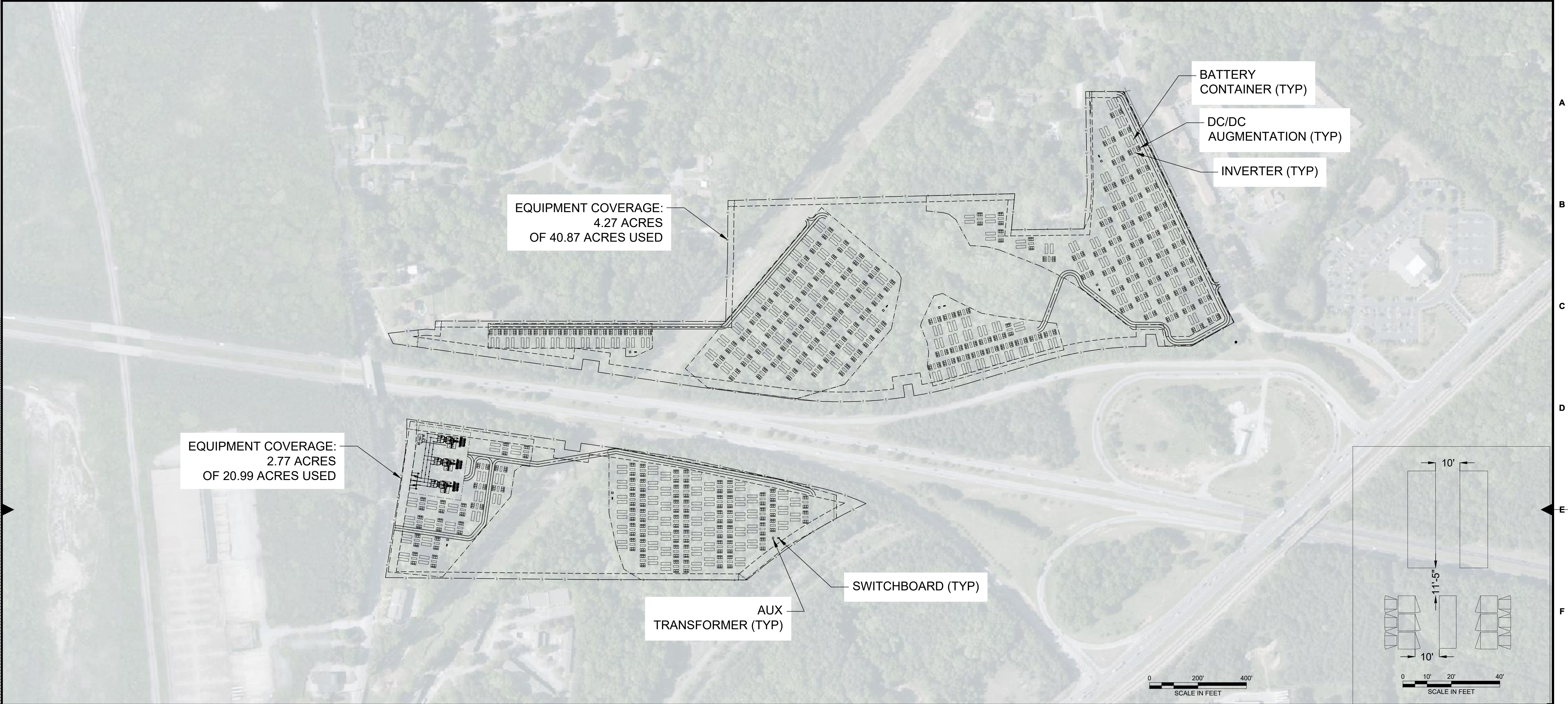
biochem. biophys. Res. Commun. 197: 111-115, 1994. © 1994 Wiley-Liss, Inc.

[illegible][illegible]

ALTA / NSPS LAND TITLE SURVEY
WELCOME ALL ROAD
FOR
NEXTERA ENERGY
4 AMTRUST TITLE INSURANCE COMPANY

LOCATED IN:
LAND LOTS 129 & 130
9F DISTRICT
FULTON COUNTY, GEORGIA





ENERGY STORAGE SYSTEM DESCRIPTION

NAMEPLATE @ .95 POI	600 MW / 2400MWh
INVERTER QUANTITY	190

AREA	ACREAGE (SQ FT)
PARCEL	1,861,256
BUILDABLE (EQUIPMENT, SUBSTATION, AND SWITCHYARD)	499,335
LOT COVERAGE RATIO (BUILDABLE/PARCEL)	24%

PLAN VIEW

LEGEND:

— x — x —

PROPERTY LINE

— x — x —

FENCE

- - - - -

SETBACK

- - - - -

ROAD

GATE

ABBREVIATION LIST:

POI - POINT OF INTERCONNECTION

BESS - BATTERY ENERGY STORAGE SYSTEM

NOTES:

1. FINAL LAYOUT SUBJECT TO CHANGE BASED ON FINAL ENVIRONMENTAL AND CIVIL SETBACK DISTANCES

2. ORIENTATION, FENCE DIMENSIONS, AND GRADING LIMITS OF DISTURBANCE FOR THE GEORGIA POWER SWITCHYARD AND NEER SUBSTATION ARE SUBJECT TO CHANGE AND COULD VARY SIGNIFICANTLY IN FINAL DESIGN. GEORGIA POWER WILL BE REQUIRED TO REVIEW AND APPROVE PROPOSED STATION ORIENTATION, ACCESS, AND TRANSMISSION DESIGN.

3. EQUIPMENT INCLUDES SUBSTATION, BATTERY ENCLOSURES, AND SWITCHBOARDS.

NORTH

PRELIMINARY - NOT FOR CONSTRUCTION

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Packet Pg. 319

Office hours for the Southwest Atlanta Battery Storage System

An affiliate of NextEra Energy Resources is developing a battery energy storage system facility in College Park.

Residents are invited to stop in, meet our staff and discuss the proposed project with us. For additional information visit:
www.NextEraEnergyResources.com

To make an appointment or to speak with our team call 605-237-2294 or email Brittany.Bruce@NEE.com

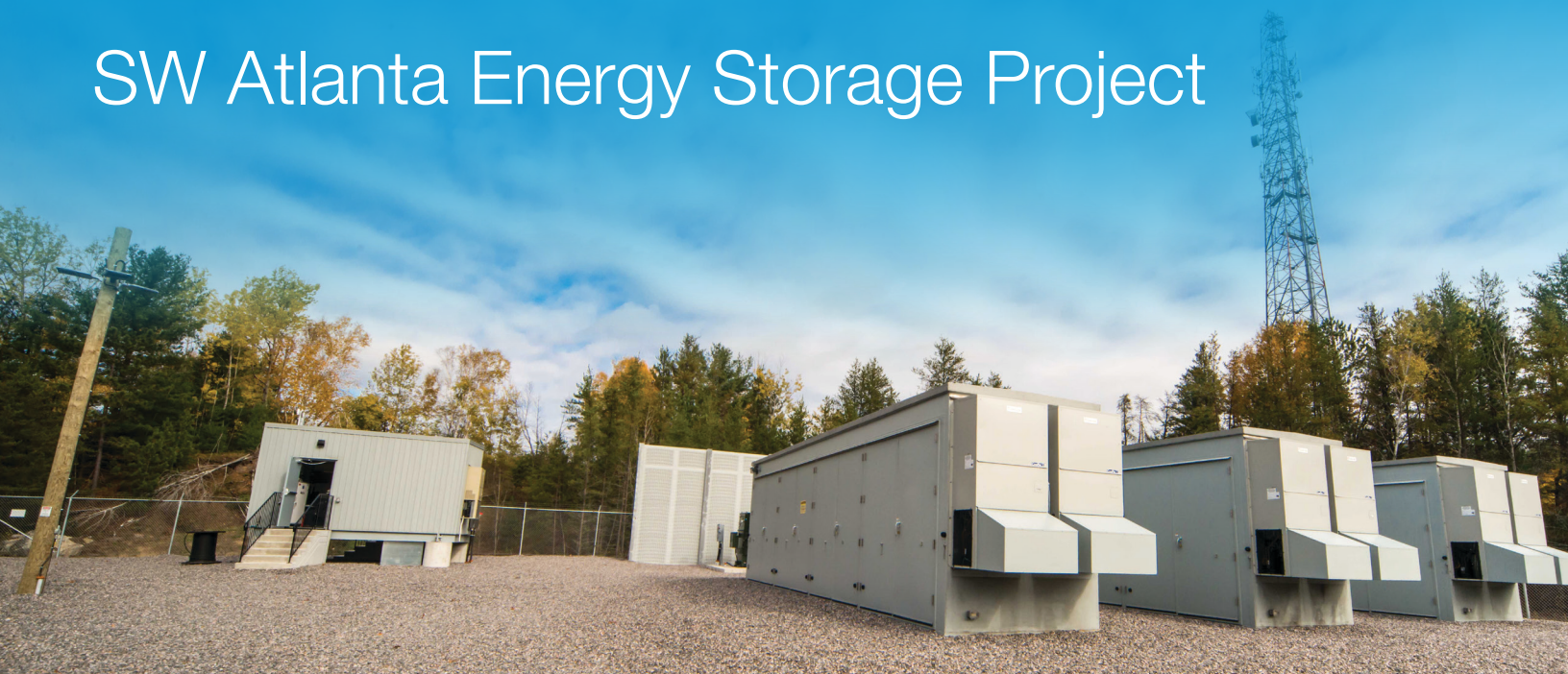
Thursday, July 8 from 9 a.m. to 7 p.m.

Location:
Embassy Suites by Hilton Atlanta Airport
4700 Southport Road
Atlanta, GA 30337

NEXTERA
ENERGY

Packet Pg. 320

SW Atlanta Energy Storage Project



Overview and Benefits

- » A proposed battery energy storage system located in College Park, Ga.
- » Energy storage helps provide for more efficient, stable and reliable operations of the local power grid and delivery of electricity to customers.
- » The proposed battery storage system will be capable of storing enough energy to power approximately 54,000 homes for 24 hours.
- » Over the 30-year life of this project, College Park is expected to receive approximately \$60 million in additional tax revenue (even with local tax incentives) – funds that can be used to benefit the community.

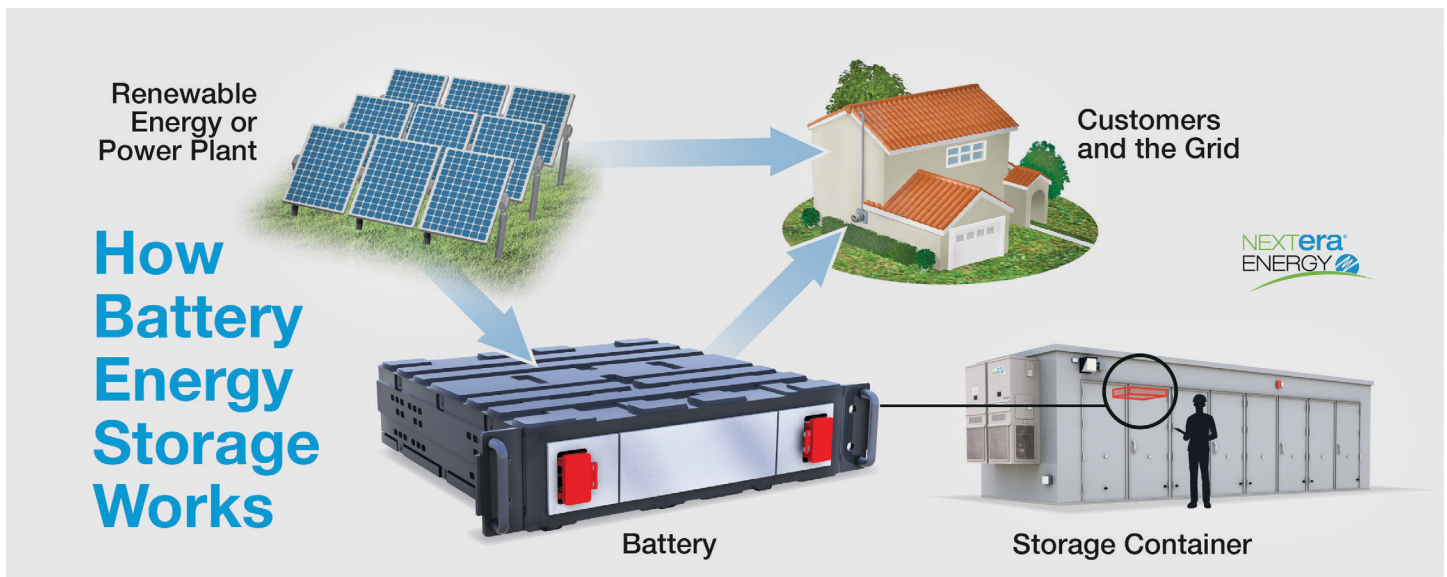
About NextEra Energy Resources

- » A leading clean energy provider operating wind, natural gas, solar and nuclear power plants
- » A portfolio of power generating facilities across the United States and in Canada
- » The world's largest generator of wind and solar energy
- » A subsidiary of NextEra Energy, Inc., with headquarters in Juno Beach, Florida
- » Approximately 99% of the electricity we generate comes from clean or renewable sources

NextEraEnergyResources.com

Design and Operations

- » The project will maintain an undisturbed vegetative buffer around the site which will shield the view from neighboring residents and resemble the land as it stands today
- » Battery storage projects operate at low sound levels and the project will comply with the College Park Noise Ordinance.
- » Once operational, traffic to the site is extremely limited and will be limited to two to three site technicians making weekly visits to the site to ensure proper operations and conduct maintenance or repairs on the site.
- » The development has significantly less impacts than a traditional industrial development and will be able to avoid any sensitive environmental features on site.



How battery energy storage works

- » A battery energy storage system can help balance the load on the power grid and deliver electricity to customers when it is most needed.
- » The battery system includes individual battery cells, collected into modules and housed in a specially-designed, climate-controlled storage container.
- » A computerized monitoring system provides information, including up-to-date weather forecasts, power prices, historical electrical use, the amount of charge remaining in the batteries and when to use the energy storage system.
- » When demand for energy is low, such as the middle of the day when people are at work or school or overnight when they're sleeping, the battery charges from the power grid and stores electricity.
- » The battery discharges to the power grid when customer demand for energy is high, such as in the morning when people are getting ready for work or school, or in the early evening, when they're returning home, cooking dinner and watching TV.

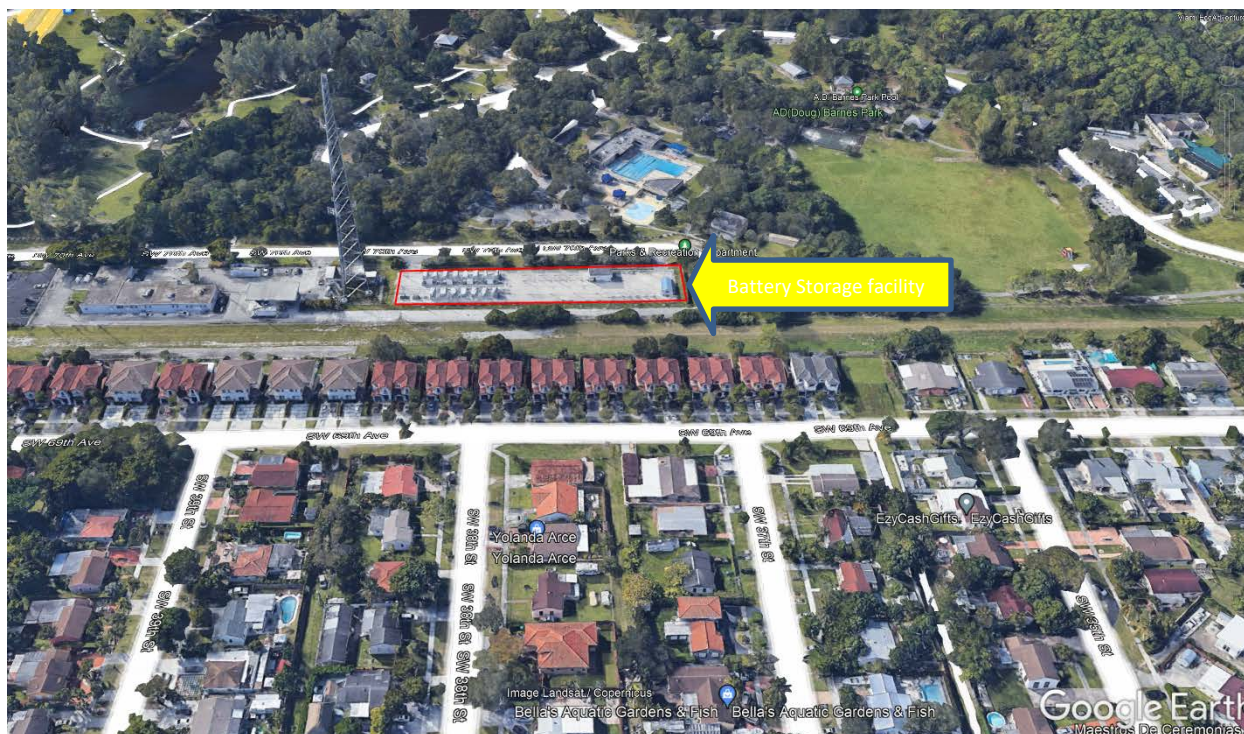


Mayor

Mayor Broom: Do you have locations that are not in rural areas? Where are they located? Do you have facilities larger than (1) acre not far from residents? Locations?

NextEra: Yes, we have facilities in non-rural areas. We have a 10 MW battery storage facility in the Wynwood neighborhood in Miami, a 5 MW facility in Montauk, NY, another 5 MW facility in East Hampton, NY, and a substation collocated facility in Miami. The projects in Wynwood and NY have smaller acreage because they were space constrained. The substation project is 0.6 acres and is located close to residential neighborhoods as shown in the image below.

The Southwest Atlanta Battery Storage project is a larger version of the many facilities we currently have in operation or under construction, including a 40 MW/2 hour energy storage project in Southern Georgia. Our experience operating smaller versions of this facility for nearly a decade informs our expectations and ability to operate a facility of this size. We are looking at several facilities like this in different jurisdictions throughout the country. This is the direction the industry is transitioning and there is a need for urban battery storage facilities in many locations throughout the country.



Councilman Clay

Councilman Clay: What is the new standard of vibration, how will that standard be enforced? Are the containers on shock mounts? Are the shock mounts in battery? Is it adequate for vibration? What is blasting quarry standards?

NextEra: Please see attached document regarding vibration standards that was compiled by Paul Hayes with American Fire Technologies

Councilman Clay: Where is the "Noise Wall" at the boundaries related to your map of the properties?

NextEra: We do not currently have a “noise wall” proposed for this project as based on current design, we can currently meet the required noise levels per the College Park Noise Ordinance. If it is determined a noise wall is needed to comply with the College Park Noise Ordinance, one would be installed.

Councilman Clay: What is the closest distance between your property line and the residential properties?

NextEra: There are residential properties adjacent to our property line in several areas. However, we have agreed to a condition that states we will not place any battery storage structures within 115 feet of residential structures.

Councilman Clay: Please provide a map that shows a larger area with the correct arrow. Please identify where logistic buildings, rock quarry is located in context to the area? Please provide google map with proper orientation of property

NextEra: Please see attached revised maps to address the above questions.

Councilman Allen:

Councilman Allen: How does Chief Meadows (Police Chief for SF) feel about the project?

NextEra: While we don’t precisely understand what questions or concerns the Police Chief for South Fulton might have with this project, we plan to reach out to him in connection with emergency response plan preparation with the Fire Departments.

Councilman Allen: We need to make sure the training for CP & SF is sufficient & includes recurring training

NextEra: As a special condition, we have committed to developing an emergency response plan that also includes initial and recurring annual training for both College Park and South Fulton Fire Departments.

Councilman Allen: The dead end street bothers me some: one way in / one way out

NextEra: We are committed to ensuring this project operates as safely as possible and to address this concern, we would like to propose the option of constructing a wall along the eastern boundary of the project along Delano Rd to address the dead end street concern. Below is the proposed language to address this concern:

“The developer shall, at its discretion, provide either a 50-foot wide undisturbed buffer along Delano Road or a fire-rated physical barrier along the full length of the subject property’s Delano Road frontage, with the only break in the barrier being only wide enough to accommodate vehicular access to the site from Delano Road.”

Councilman Allen: Believe NextEra should work with the SF citizens to make sure they are satisfied with a backup plan

NextEra: We are committed to keeping the community informed on the progress of the project and the project manager, Griffin Leone, will act as the community liaison for the project. Griffin plans to send periodic updates to the surrounding neighbors upon achieving project milestones. Additionally, we would be happy to provide Griffin’s contact information to both College Park and South Fulton officials to provide to citizens who inquire about the project.

Councilman Allen: I am somewhat concerned that there are a much large number of battery containers than anticipated

NextEra: While we have prepared supplemental drawings that are more legible than our initial site layout plan, we have not changed our plan since we started the zoning review process. It sounds like council member Allen's concern could be related to a similar concern previously voiced by council member Clay regarding our proposed lot coverage. Based on his visual review of our site plan, council member Clay observed that it looked like our development would actually cover much more of the site than our stated lot coverage. We explained to him that we were not constructing any buildings or parking fields, so the zoning ordinance excluded much of the space between our containers from what it defined as impervious lot coverage. Therefore, while our lot coverage calculations included a minor miscalculation, which council member Clay's comment very deftly helped us discover, what the zoning ordinance considers to be "lot coverage" is not consistent with what the eye registers when viewing our site plan. We believe this is why our development, as depicted on our site plan, may not have matched council member Allen's expectations.



UL 9540 Energy Storage Systems and Equipment

Prepared for:
Name
Street Address
City, State, Zipcode

Rev. 0
Issued: 25 August 2021



Issued by:
Paul Hayes, FPE

American Fire Technologies
2120 Capital Drive
Wilmington, NC 28405



Vibration issues and how it is addressed

What is the new standard of vibration, how will that standard be enforced? Are the containers on shock mounts? Are the shock mounts in battery? Is it adequate for vibration? What is blasting quarry standards?

Summary

Vibration evaluation will be provided per the below requirements and will be incorporated into the Hazard Mitigation Analysis (HMA); This is a code requirement to provide under both the International Fire Code (IFC) and NFPA 855- Standard for the Installation of Stationary Energy Storage Systems. The outcome of the evaluation will be implemented.

UL 9540 Energy Storage Systems and Equipment

Here is what the 2nd edition of UL9540 states

37 Special Environment Installations

37.1 General

37.1.1 Energy storage systems intended for installation in special environments shall be evaluated for their ability to operate safely in those environments. These environmental conditions can include exposure to salt fog for marine environments, testing for seismic ratings, high altitudes, etc. The requirements of 37.2, 37.3 and 37.4 shall apply depending upon the particular exposure. The installation instructions and nameplate labels on the ESS shall identify the special environmental conditions in accordance with 41.3, 41.11, and Section 42.

Exception: Testing need not be conducted on systems or parts of the system if already covered as part of the specific technology safety standard."

Effectively, it is a risk that must be evaluated.

The ESS equipment will be listed to the UL 9540 Standard.

UL 1973-ANSI/CAN/UL Standard for Batteries for Use in Stationary, Vehicle Auxiliary Power and Light Electric Rail (LER) Applications

Extracted from UL 1973

Regarding 1973, requirement, there is a vibration and mechanical shock tests (typically assigned to rail applications). But would be applicable to other vibrational issues Section 25 & 26 of 1973 (2nd ed.) states

MECHANICAL TESTS



25 Vibration Test (LER Motive Applications)

25.1 The purpose of this test is to determine the battery system's resistance to anticipated vibration in LER motive installations and applies only to those systems intended for installation in that application.

25.2 The sample shall be secured to the testing machine by means of a rigid mount, which supports all mounting surfaces of the sample.



Exception: The sample may be mounted within a mounting fixture representative of the intended end use application.

25.3 The fully charged sample (MOSOC per 8.1) shall be subjected to a vibration test in accordance with the Simulated Long Life Testing at Increased Random Vibration Levels Tests of IEC 61373, for the appropriate Category and Class of equipment as determined by the intended rail installation. (Category and Class of equipment is defined in IEC 61373.)

25.4 The DUT shall be subjected to vibration in 3 mutually perpendicular directions. During the test the OCV of the DUT and temperatures on the center cell/module shall be monitored for information purposes.

25.5 During the test, one of the detection methods outlined in Section 9 shall be used to detect the presence of combustible vapor concentrations. If required based upon system design or installation, venting of toxic releases shall be continuously monitored during the testing per Section 13.

25.6 If the DUT is operational after the test it shall be subjected to a discharge and charging cycle in accordance with the manufacturer's specifications. See 12.2 for details regarding user resettable devices. An observation period per 8.5 is then conducted.

25.7 At the conclusion of the observation period, the DUT shall be subjected to an "as received" dielectric voltage withstand test in accordance with Section 20. The DUT shall be examined for signs of rupture and evidence of leakage.

25.8 As a result of the vibration test, the following in (a) – (h) are considered non-compliant results. For additional information on non-complying results refer to Table 12.1.

- a) E – Explosion;
- b) F – Fire;
- c) C – Combustible vapor concentrations;
- d) V – Toxic vapor release;
- e) S – Electric shock hazard (dielectric breakdown);
- f) L – Leakage (external to enclosure of DUT);
- g) R – Rupture (of DUT enclosure exposing hazardous parts as determined by 7.3.3);
- h) P – Loss of protection controls.



26 Shock Test (LER Motive Applications)

26.1 The purpose of this test is to determine the battery system's resistance to anticipated shock in LER motive installations and applies only to those systems intended for installation in that application.

26.2 The sample shall be secured to the testing machine by means of a rigid mount, which supports all mounting surfaces of the sample. During the test, temperatures on the center module are monitored for information purposes.

Exception: This sample may be mounted within a mounting fixture representative of the intended end-use rail application.

26.3 A fully charged sample (MOSOC per 8.1) shall be subjected to a shock test in accordance with IEC

61373 for the appropriate Category and Class of equipment as determined by the intended rail installation.

(Category and Class of equipment is defined in IEC 61373.)

Exception: This test may be conducted at the module level if it can be shown that testing shall be representative of the battery system.

26.4 Both positive and negative direction shocks shall be applied in each of 3 mutually perpendicular directions for a total of 18 shocks.

26.5 During the test, one of the detection methods outlined in Section 9 shall be used to detect the presence of combustible vapor concentrations. If required based upon system design or installation, venting of toxic releases shall be continuously monitored during the testing per Section 13.

26.6 If the DUT is operational after the test it shall be subjected to a discharge and charging cycle in accordance with the manufacturer's specifications. An observation period per 8.5 is then conducted.

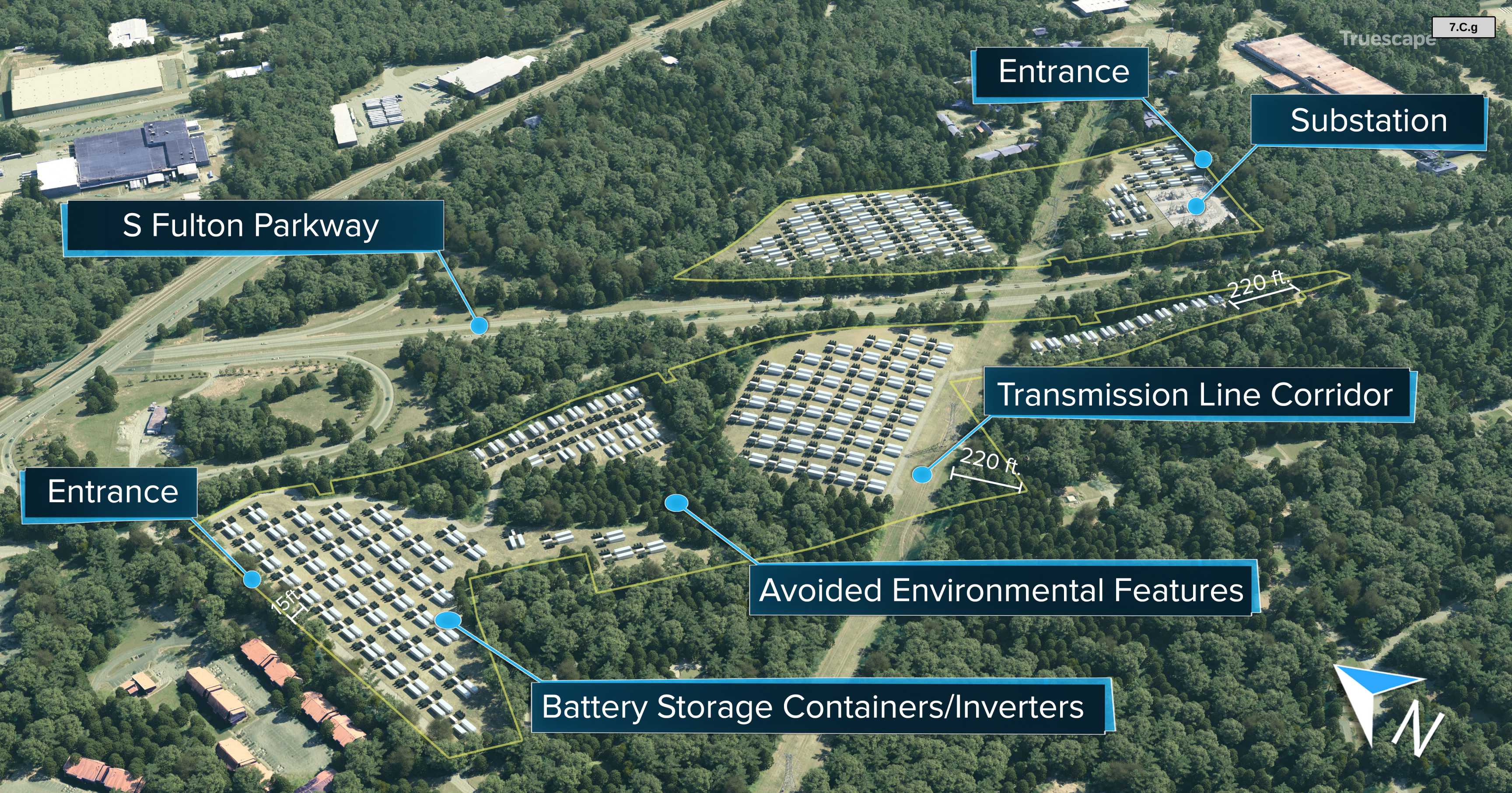
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- a) E – Explosion;
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- e) S – Electric shock hazard (dielectric breakdown);
- f) L – Leakage (external to enclosure of DUT);
- g) R – Rupture (of DUT enclosure exposing hazardous parts as determined by 7.3.3);
- h) P – Loss of protection controls"

**Summary**

Vibration will be provided per the above requirements and will be incorporated into the Hazard Mitigation Analysis (HMA); This is a code requirement to provide under both the International Fire Code (IFC) and NFPA 855- Standard for the Installation of Stationary Energy Storage Systems.



NextEra Energy - South West Atlanta BESS

Fulton County, Georgia

Artist impression, design subject to change





Artist impression, design subject to change

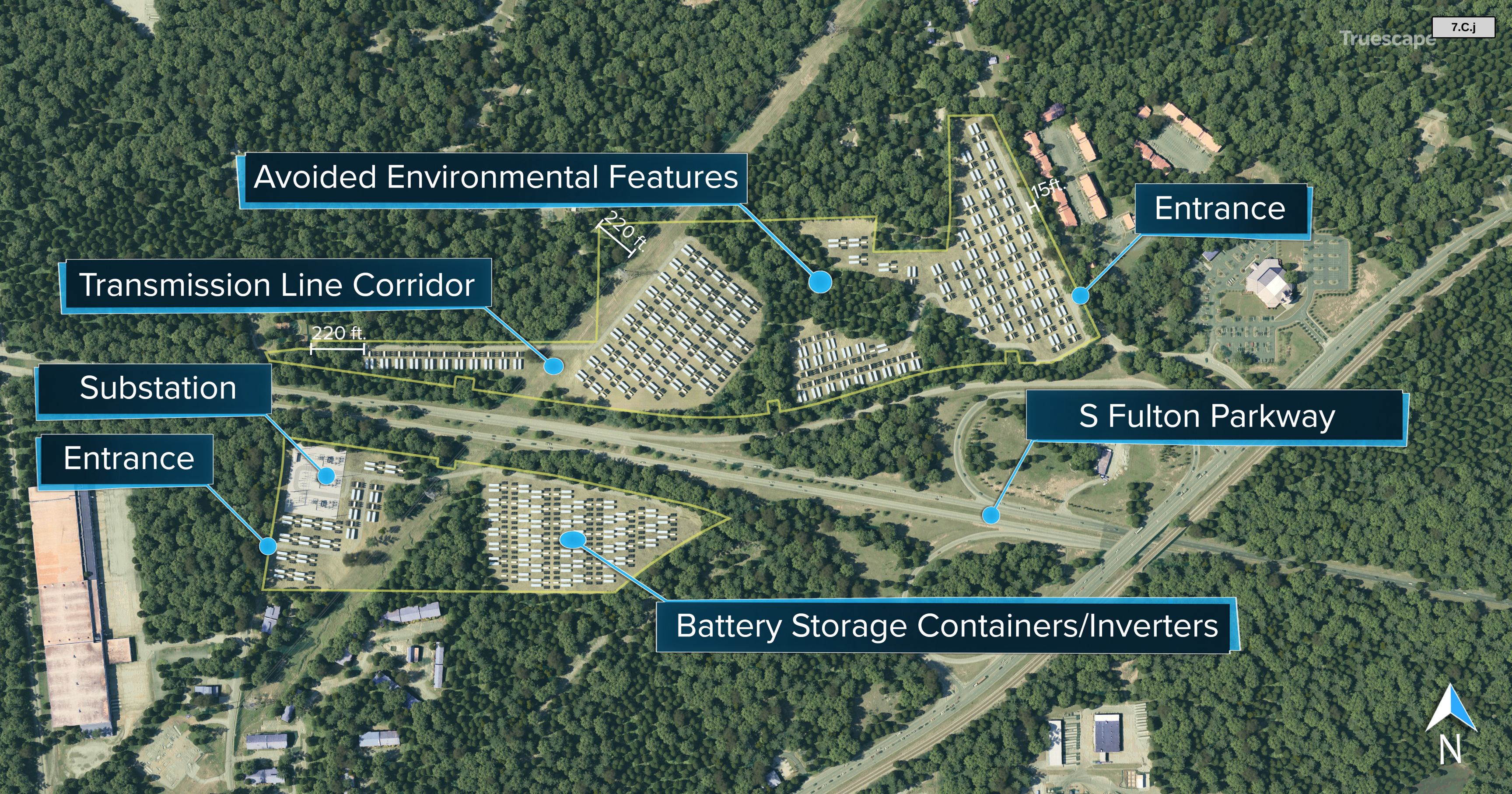


NextEra Energy - South West Atlanta BESS

Fulton County, Georgia

Artist impression, design subject to change





NextEra Energy - South West Atlanta BESS

Fulton County, Georgia

Artist impression, design subject to change





NextEra Energy - South West Atlanta BESS

Fulton County, Georgia

Artist impression, design subject to change



1 **STATE OF GEORGIA**

2 **CITY OF COLLEGE PARK**

3 **ORDINANCE 2021-____**

4 AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP, CITY OF COLLEGE PARK,
5 GEORGIA BY REZONING THAT CERTAIN PARCEL OF REAL PROPERTY LOCATED AT
6 0 WELCOME ALL ROAD; TO PROVIDE SEVERABILITY; TO PROVIDE A PENALTY; TO
7 PROVIDE FOR REPEAL OF CONFLICTING ORDINANCES AND RESOLUTIONS; TO
8 PROVIDE AN ADOPTION AND EFFECTIVE DATE; AND TO PROVIDE FOR OTHER
9 LAWFUL PURPOSES.

10 **WHEREAS**, the governing body of the City of College Park, Georgia (the “City”) is the
11 Mayor and Council thereof; and

12 **WHEREAS**, the governing body is authorized by its Charter to regulate zoning within the
13 limits of the City; and

14 **WHEREAS**, the subject parcel of real property consists of approximately 61.86 acres
15 located at 0 Welcome All Road, according to the present system of numbering property in College
16 Park, Fulton County, Georgia (Fulton County Tax Parcel Identification Numbers:
17 09F36020130086; 09F360101290669; 09F360101290545) (the “Property”); and

18 **WHEREAS**, the Property is currently zoned as BP – Business Park; and

19 **WHEREAS**, the owners (“Applicant”) of the Property filed an application requesting the
20 governing body to rezone the Property to M1 – Industrial, for construction of a facility for battery
21 storage; and

22 **WHEREAS**, the City Planner and Planning Commission recommend approval of the
23 application subject to certain conditions included in the City Staff Report and said report is hereby
24 incorporated by reference herein; and

25 **WHEREAS**, the governing body of the City has considered the criteria of a rezoning
26 request, provided in Section 14.11 (Zoning Amendment Process (ZA)) of Article 14 (Processes,
27 Permits, and Fees) in Appendix A (Zoning) of the Code of Ordinances, City of College Park,
28 Georgia; and

29 **WHEREAS**, the governing authority of the City desires to rezone the Property to M1 –
30 Industrial, subject to certain conditions to ensure consistency with the City’s comprehensive plan
31 and future land use plan; and

32 **WHEREAS**, the City has complied with the notice and hearing requirements pursuant to
33 O.C.G.A. § 36-66-1 *et seq.*; and

34 **WHEREAS**, the health, safety, and welfare of the citizens of the City will be positively
35 impacted by the adoption of this Ordinance.

36 **BE IT AND IT IS HEREBY ORDAINED BY THE MAYOR AND COUNCIL OF**
37 **THE CITY OF COLLEGE PARK, GEORGIA**, and by the authority thereof:

38 **Section 1.** That certain parcel of real property consisting of approximately 61.86 acres
39 located at 0 Welcome All Road, according to the present system of numbering property in College
40 Park, Fulton County, Georgia (Fulton County Tax Parcel Identification Numbers:
41 09F36020130086; 09F360101290669; 09F360101290545) is hereby rezoned from BP – Business
42 Park to M1 – Industrial. Such rezoning is to be noted on the official City of College Park Zoning
43 Map approved by the Mayor and Council as soon as reasonably possible following adoption of
44 this Ordinance along with an editorial note on the official City of College Park Zoning Map

specifying the parcel affected by this Ordinance and the date of adoption of this Ordinance. Until this rezoning is indicated on the official City of College Park Zoning Map, this Ordinance and Exhibit A shall govern over the official City of College Park Zoning Map to the extent of any discrepancy between this Ordinance and the official City of College Park Zoning Map. This rezoning is subject to the conditions listed on Exhibit B attached hereto, which shall be incorporated as if fully stated herein.

Section 2. The preamble of this Ordinance shall be considered to be and is hereby incorporated by reference as if fully set out herein.

Section 3. (a) It is hereby declared to be the intention of the Mayor and Council that all sections, paragraphs, sentences, clauses, and phrases of this Ordinance are or were, upon their enactment, believed by the Mayor and Council to be fully valid, enforceable, and constitutional.

(b) It is hereby declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, each and every section, paragraph, sentence, clause, or phrase of this Ordinance is severable from every other section, paragraph, sentence, clause, or phrase of this Ordinance. It is hereby further declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, no section, paragraph, sentence, clause, or phrase of this Ordinance is mutually dependent upon any other section, paragraph, sentence, clause, or phrase of this Ordinance.

(c) In the event that any phrase, clause, sentence, paragraph, or section of this Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional, or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the Mayor and Council that such invalidity, unconstitutionality, or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional, or otherwise unenforceable

any of the remaining phrases, clauses, sentences, paragraphs, or sections of the Ordinance and that, to the greatest extent allowed by law, all remaining phrases, clauses, sentences, paragraphs, and sections of the Ordinance shall remain valid, constitutional, enforceable, and of full force and effect.

Section 4. All ordinances and parts of ordinances in conflict herewith are hereby expressly repealed to the extent they conflict with this Ordinance.

Section 5. Penalties in effect for violations of the Zoning Ordinance of the City of College Park, Georgia at the time of the effective date of this Ordinance shall be and are hereby made applicable to this Ordinance and shall remain in full force and effect.

Section 6. The effective date of this Ordinance shall be the date of adoption unless otherwise specified herein.

ORDAINED, this _____ day of _____, 2021.

CITY OF COLLEGE PARK, GEORGIA

BIANCA MOTLEY BROOM, Mayor

ATTEST:

SHAVALA MOORE, City Clerk

APPROVED AS TO FORM:

City Attorney

EXHIBIT A

[Map Attached]

EXHIBIT B

[Zoning Conditions Attached]

Exhibit B: Conditions of Approval

1. Site and Use.

- a. Industrial uses on the site shall be limited to storage of electric energy in batteries and a utility substation. Under no circumstances shall the use include freight trucks or similar other heavy equipment operations, except for material delivery during the construction phase or future equipment replacement. All uses listed under BP are allowed.
- b. The minimum distance from any storage containers, structure, or battery energy storage system to a residential structure shall be at least 115 feet.
- c. The site shall maintain a wooded buffer around the entire periphery to provide a visual screen year around.
- d. Submit FAA form 7460-1 to the FAA. (Note that the FAA's review period can take more than 45 days.) The FAA's response to Form 7460-1 shall be submitted to the Building Official. Any FAA concerns need to be addressed, and FAA related concerns must be resolved. FAA approval documentation must be submitted to the Building Official prior to the issuance of permit.
- e. All battery energy storage systems, all Dedicated Use Buildings, and all other buildings or structures that (1) contain or are otherwise associated with a battery energy storage system and (2) shall be designed, erected, and installed in accordance with NFPA 855 and all other applicable State and Federal Laws, and all applicable provisions of the codes, regulations, and industry standards of the State of Georgia and the City of College Park Code.
- f. Noise at a residential property line shall meet College Park noise requirements regardless of whether the residential property is located in College Park.
- g. The site must be secured by a fence, gated at each entrance, and monitored by 24-hour surveillance in order to prevent unauthorized access. Signage indicating a restricted area and emergency information postings must be clearly posted at each entrance.

2. **Safety Standards.** The latest safety standards applicable to a Battery Energy Storage System (BESS) will be used in the facility's design and construction to ensure that battery modules adhere to the above requirements and that system faults cannot induce concurrent multiple battery module failures due to energy charge/discharge/storage mismanagement or battery module environmental mismanagement, including but not limited to temperature management.

3. **Design and Construction.** Notwithstanding any other requirements, the design and construction of the BESS shall ensure that thermal runaway will always be contained within the cells grouped within a battery module. Furthermore, the energy storage capacity of a battery module will be limited, such that the volume of any flammable gasses emitted during thermal runaway will not be sufficient to cause a fire or explosion, and the volume of any toxic gasses emitted during thermal runaway will not be sufficient to pose a health hazard to an unprotected individual within five feet of the container building housing the battery modules. BESS faults which violate either or both of the preceding requirements will constitute prima facie evidence of a deficient BESS that requires immediate shutdown of the entire facility until the cause of this zoning violation is determined and demonstrated to have been corrected in all BESS containers at the facility.

4. **Fire and Explosion Prevention.**

- a. *Building and Construction Plan approval.* All building and construction plans must be approved by the State Fire Marshal and the College Park Fire Marshal prior to operations.
- b. *Fire detection.* An approved automatic smoke detection system or radiant energy-sensing fire detection system shall be installed in rooms, indoor areas, and walk-in energy storage system units containing electrochemical energy storage systems. An approved radiant energy-sensing fire detection system shall be installed to protect open parking garage and rooftop installations. Alarm signals from detection systems shall be monitored by an approved supervising station in accordance with NFPA 72.
- c. *Fire suppression systems.* Rooms and areas within buildings and walk-in energy storage system units containing electrochemical energy storage systems shall be protected by an automatic fire suppression system.
- d. *Fire Propagation Prevention.* To prevent fire propagation, individual internal BESS racks or listed units shall be separated from each other and from other equipment and structures by a distance determined through large-scale fire testing (e.g., UL 9540A) and modeling. Such distance must be approved by the AHJ or the fire protection engineer of record, as required.
- e. *Enclosures.* Enclosures of energy storage systems shall be of noncombustible construction.
- f. *Vegetation and tree-cutting.* Areas within [10] feet on each side of any Battery Energy Storage Systems (BESS) shall be cleared of combustible vegetation and other

combustible growth. Single specimens of trees, shrubbery, or cultivated ground cover such as green grass, ivy, succulents, or similar plants used as ground covers shall be permitted to be exempt provided that they do not form a means of readily transmitting fire. Removal of trees should be minimized to the extent possible.

5. **Thermal Management.** The Facility shall have an appropriately designed thermal management system to support maintenance of the BESS in optimal environmental conditions. The thermal management system shall include the following:

- a. The BESS enclosure(s) shall include a thermal management system that shall maintain the temperature of all battery modules within manufacturer's specifications.
- b. Thermal management systems shall be designed to handle the most aggressive cycling case(s), fast or repeated charging and discharging at full rated power and maximum C-rate during the hottest day of the year, whichever is more aggressive. Thermal management design shall take into consideration the following, but shall not be limited to:
 - i. An oversizing factor and a justification for the selection of the oversizing factor that accounts for total system size and subsequent augmentation, as well as the impacts of degradation over time.
 - ii. Data pertaining to the heat generation of the battery cells (typically in watts of heat generated as a function of cell C-rate or current).
 - iii. The number of cells in the system and therefore the total heat load at maximum C-rate.
 - iv. An analysis of the BESS duty cycle (power over time) translated to C-rate over time for the battery cells.
 - v. An estimation of the maximum duration of time that the cells shall be at maximum C-rate.
 - vi. The thermal mass of the battery cells and constituent components shall be considered in the heat and mass balance calculation.
 - vii. The rejection rate of heat from the BESS walls and ceiling.

6. **Physical Hazards.**

- a. Energy storage systems that have the potential to release odors, toxic, and highly toxic gas during charging, discharging and normal use conditions shall be provided with a hazardous exhaust system to provide treatment before released into the air in accordance with the Mechanical Code of the State of Georgia.
- b. If necessary, the Tier I Emergency and Hazardous Chemical Inventory Form from Section 312 of the Emergency Planning and Community Right-to-Know Act (EPCRA) must be completed. This form includes the submittal of an emergency and hazardous

chemical inventory form by March 1 of each calendar year to the State Emergency Response Commission (SERC), the Local Emergency Planning Committee (LEPC), and the City of College Park Fire Department.

7. **Traffic.**

- a. Access to the southern portion of site shall be restricted to Welcome All Road and access to the northern portion shall be restricted to one entrance on Delano Road.
- b. Provide a traffic routing plan showing where roads will be closed, and how traffic will be routed, in case of an emergency situation. This can be submitted as a part of the Emergency Operations Plan.

8. **Cyber Security.** Prior to receiving City approval to operate, the applicant shall provide the following information to the City of College Park Information Technology Director:

- a. All information on NFPA-75/76 for Mitigating Risk for Technology Equipment
- b. A NIST-800-53-CP-2 Contingency Plan
- c. A method to track “User Actions”
- d. All monitoring software information
- e. All fortification effort for network protection
- f. All network equipment information (Edge switches, firewall etc.)

9. **Training.** Prior to operations, owner of the BESS shall provide training to public safety personnel for emergency response. Training shall occur annually and be at least 4-hours. Training shall be provided to both City of South Fulton and City of College Park personnel.

10. **Emergency Operations Plan.** Applicant shall prepare and provide a copy of an Emergency Operations Plan to the College Park fire department and local fire code officials annually. A permanent copy shall also be accessible to facility personnel, fire code officials, and emergency responders. The emergency operations plan shall include the following information:

- a. Procedures for safe shutdown, de-energizing, or isolation of equipment and systems under emergency conditions to reduce the risk of fire, electric shock, and personal injuries, and for safe start-up following cessation of emergency conditions.
- b. Procedures for inspection and testing of associated alarms, interlocks, and controls.
- c. Procedures to be followed in response to notifications from the Battery Energy Storage Management System, when provided, that could signify potentially dangerous conditions, including shutting down equipment, summoning service and repair

personnel, and providing agreed upon notification to fire department personnel for potentially hazardous conditions in the event of a system failure.

- d. Emergency procedures to be followed in case of fire, explosion, release of liquids or vapors, damage to critical moving parts, or other potentially dangerous conditions. Procedures may include sounding the alarm, notifying the fire department, evacuating personnel, de-energizing equipment, and controlling and extinguishing the fire.
- e. Procedures for dealing with battery energy storage system equipment damaged in a fire or other emergency event, including maintaining contact information for personnel qualified to safely remove damaged battery energy storage system equipment from the facility.
- f. Procedures and schedules for conducting drills of these procedures and for training local first responders on the contents of the plan and appropriate response procedures.
- g. Monitoring and shutdown capability of the system is provided on site at a safe distance from the BESS units that will have all monitoring and control communication paths completely self-contained on-site, independent of outside communication links.

11. **Signage.**

- a. The signage shall be in compliance with ANSI Z535 and shall include the type of technology associated with the battery energy storage systems, any special hazards associated, the type of suppression system installed in the area of battery energy storage systems, and 24-hour emergency contact information, including reach-back phone number.
- b. A disconnect and other emergency shutoff information shall be clearly displayed on a light reflective surface. A clearly visible warning sign concerning voltage shall be placed at the base of all pad-mounted transformers and substations.

12. **Lighting.** Lighting of the battery energy storage systems shall be limited to that minimally required for safety and operational purposes and shall be reasonably shielded and downcast from abutting properties.

13. **Noise.**

- a. All applicable standards from the City of College Park Code of Ordinances regarding noise, including but not limited to Sections 8-26, 8-37, and 8-38, must be properly implemented. This includes the requirement that the combined sound level at the residential property boundary from all the sound sources (including fans, air conditioning compressors, inverters, etc.) should not exceed 60 dBA during the day (7:00 AM to 10:00 PM), and 50 dBA at night (10:00 PM to 7:00AM).

- b. Noise walls or other noise protection measures may be required on the property to meet the above standards.

14. **Decommissioning.**

- a. *Decommissioning Plan.* The applicant shall submit a decommissioning plan, developed in accordance with the Uniform Code, to be implemented upon abandonment and/or in conjunction with removal from the facility. The decommissioning plan shall include:
 - i. A narrative description of the activities to be accomplished, including who will perform that activity and at what point in time, for complete physical removal of all battery energy storage system components, structures, equipment, security barriers, and transmission lines from the site;
 - ii. Disposal of all solid and hazardous waste in accordance with local, state, and federal waste disposal regulations;
 - iii. The anticipated life of the battery energy storage system;
 - iv. The estimated decommissioning costs and how said estimate was determined;
 - v. The method of ensuring that funds will be available for decommissioning and restoration;
 - vi. The method by which the decommissioning cost will be kept current;
 - vii. The manner in which the site will be restored, including a description of how any changes to the surrounding areas and other systems adjacent to the battery energy storage system, such as, but not limited to, structural elements, building penetrations, means of egress, and required fire detection suppression systems, will be protected during decommissioning and confirmed as being acceptable after the system is removed; and
 - viii. A listing of any contingencies for removing an intact operational energy storage system from service, and for removing an energy storage system from service that has been damaged by a fire or other event.
- b. *Decommissioning Fund.* The owner and/or operator of the energy storage system, shall continuously maintain a fund or bond payable to the City of College Park, in a form approved by the City of College Park for the removal of the battery energy storage system, in an amount to be determined by the City of College Park, for the period of the life of the facility. This fund may consist of a letter of credit from a State of Georgia licensed-financial institution. All costs of the financial security shall be borne by the applicant.