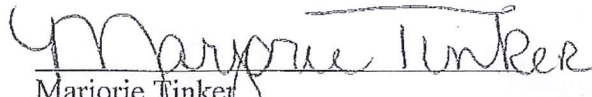




ANDERSON COUNTY GOVERNMENT

Legal Notice of Public Hearing Published in Compliance with TCA § 13-7-105 (b)

The Anderson County Board of Commissioners will hold a Public Hearing on June 15, 2026 at 6:00 PM in Room 312 of the Anderson County Courthouse, 100 N. Main Street, Clinton, Tennessee, to consider amendments to the "Anderson County Zoning Resolution" to include provisions for Battery Energy Storage Systems, Cryptocurrency Mining Facilities and Data Processing Centers. A copy of the proposed amendments is available at the Office of Planning & Development, Room 127 at the Courthouse.


Marjorie Tinker
Anderson County Building Commissioner

WHEREAS, the Anderson County Regional Planning Commission has reviewed and made recommendations regarding the proposed amendments of the "Zoning Resolution of Anderson County, Tennessee," in accordance with Tennessee Code Annotated § 13-7-105 (b).

NOW, THEREFORE, BE IT RESOLVED that the Anderson County Board of Commissioners does hereby amend the Anderson County Zoning Resolution.

This resolution shall take effect immediately after its notification and passage, the public welfare requiring it.

Chair, AC Commission

ATTEST:

Jeff Cole, County Clerk

DATE: _____

Anderson County Board of Commissioners
Anderson County, Tennessee

RESOLUTION NO. 26-06-1257

**A RESOLUTION AMENDING THE “ZONING RESOLUTION
OF ANDERSON COUNTY, TENNESSEE” BY AMENDING THE SPECIAL PROVISIONS
SECTION TO INCLUDE PERFORMANCE STANDARDS FOR BATTERY ENERGY
STORAGE SYSTEMS**

WHEREAS, the Anderson County Commission, in accordance with Section 13-7-105 of the *Tennessee Code Annotated*, may amend the “Zoning Resolution of Anderson County, Tennessee”; and

WHEREAS, the Anderson County Regional Planning Commission has forwarded its recommendation to the Anderson County Commission regarding the amendment of the “Zoning Resolution of Anderson County, Tennessee”.

NOW, THEREFORE, BE IT RESOLVED by the Anderson County Board of Commissioners of Anderson County, Tennessee, meeting in regular session on the 15th day of June, 2026, in Clinton, Tennessee, that:

Section 1. Division 035, Section 035-020C.4, is hereby amended to include Battery Energy Storage Systems as a Special Exception in the I-2, Heavy Industrial District as follows:

C. Special Exceptions:

4. Battery Energy Storage Systems, in accordance with Section 045-200.

Section 2. Division 45, Special Provisions, Section 045-200, Development Standards for Battery Energy Storage Systems is hereby created as follows:

Sec. 045-200. Development Standards for Battery Energy Storage Systems

The following standards shall apply to all proposed Battery Energy Storage Facilities:

- A. The minimum property size for a Battery Energy Storage System is eight (8) acres.
- B. Site Plan Requirement. A site plan, prepared in accordance with Section 045-130., and complying with all Anderson County zoning guidelines for site plans. Included at the time of site plan submittal is an Emergency Response Plan that has been developed and approved by the Anderson County EMA along with a fissure report.
- C. Stamped Engineered plans for the storage units showing compliance with UL9540, UL9540A, and standard 855 of the NFPA are required for any BESS.

- D. BESS facilities shall be permitted as a special exception in the I-2, Heavy Industrial District.
- E. The owner and/or operator shall be responsible for installing an early warning system at the facility.
- F. Setback Requirements: A BESS shall be located two thousand feet from all residential property lines and two hundred and fifty feet from all other property lines.
- G. All structures shall be surrounded and secured by an eight-foot-tall security fence with all flammable/combustible vegetation cleared within twenty-five (25) feet of the enclosure.
- H. The Anderson County Zoning Office and Emergency Management Agency shall be provided with copies of all required federal and state permits.
- I. The facility shall have a public water source with fire hydrants installed on-site with adequate water flow and pressure for fire protection. All water for cooling/fire suppression shall be captured on-site and disposed of in accordance with all applicable requirements and best management practices.
- J. Maximum noise level at all property lines is 60 DB.
- K. An "As Built Survey" of all improvements is required to be submitted to the Anderson County Zoning Office once all improvements are completed.
- L. The Developer/Owner/Operator is to provide training to local emergency personnel before the BESS is commissioned. Specialized equipment may be necessary which can be stored on site for use by First Responders. The cost for training and equipment to be provided by the Developer/Owner/Operator.
- M. The BESS site shall have an E911 address, which shall be shown on the site plan.
- N. Decommission Bond. A bond is required for decommissioning the BESS site. The bond amount is to be determined by the following formula:

Three (3) bids prepared by companies that have experience in decommissioning a

BESS development. The three bids will be reviewed and based upon the bids a monetary value will be determined, and the bond amount will be 1.5 times the determined amount. This bond will be made payable to Anderson County. The bond will be reviewed every five years, and renewal will be subject to an inflation adjustment. If the site sits idle for six (6) months then the owner, operator or developer will be contacted via a letter from the Anderson County Zoning Office by Registered mail to determine if the owner, operator, or developer is planning to decommission or restart operations. A response to the letter will need to be provided back to the Anderson County Zoning Office within thirty (30) days of receipt at which time Anderson County will determine the action that needs to be taken in regard to the Bond. Prior to the 5-year renewal, a notice will be sent alerting the developer, operator or owner of pending renewal. At the time of decommissioning or whenever there is a replacement of existing batteries or equipment, all materials must be removed and disposed of outside of Anderson County, Tennessee in a hazardous landfill.

O. If a change in ownership or operator occurs, then a third party will be utilized to determine the credibility of the new owner or operator in operating the BESS as per the original design. If a new BESS design or expansion occurs, then a new site plan will be required along with a new commissioning process and a new Emergency Response Plan. The new owner, operator, or developer must provide contact names, phone numbers, and addresses to the Anderson County Zoning Office.

Section 3. This resolution shall be effective from and after its passage and publication, as required by Section 13-7-105(b) of the Tennessee Code Annotated, the public welfare requiring it.

ADOPTED this _____ day of _____, _____.

Chair, AC Commission

Terry Frank, County Mayor

Public Hearing Held: _____

Resolved and Approved: _____

ATTEST:

Jeff Cole, County Clerk

Anderson County Board of Commissioners
Anderson County, Tennessee

RESOLUTION NO. 26-06-1258

**A RESOLUTION AMENDING THE “ZONING RESOLUTION
OF ANDERSON COUNTY, TENNESSEE” BY AMENDING THE SPECIAL PROVISIONS
SECTION TO INCLUDE PERFORMANCE STANDARDS FOR CRYPTOCURRENCY MINING
FACILITIES**

WHEREAS, the Anderson County Commission, in accordance with Section 13-7-105 of the *Tennessee Code Annotated*, may amend the zoning “Zoning Resolution of Anderson County, Tennessee”; and

WHEREAS, the Anderson County Regional Planning Commission has forwarded its recommendation to the Anderson County Commission regarding the amendment of the “Zoning Resolution of Anderson County, Tennessee”.

NOW, THEREFORE, BE IT RESOLVED by the Anderson County Board of Commissioners of Anderson County, Tennessee, meeting in regular session on the 15th day of June, 2026, in Clinton, Tennessee, that:

Section 1. Division 035, Section 035-020C.5, is hereby amended to include Cryptocurrency Mining Facilities as a Special Exception in the I-2, Heavy Industrial District as follows:

C. Special Exceptions:

5. Cryptocurrency Mining Facilities, in accordance with Section 045-210.

Section 2. Division 45, Special Provisions, Section 045-210, Development Standards for Cryptocurrency Mining Facilities is hereby created as follows:

Sec. 045-210. Development Standards for Cryptocurrency Mining Facilities

The following standards shall apply to all proposed Cryptocurrency Mining Facilities:

A. Minimum Lot Size. Minimum lot size is eight (8) acres.

B. Written Assurance of Available Power. An official signed letter or similar written document from the power distributor is required in conjunction with the site plan. This letter/document shall assure that there is adequate available power for the Cryptocurrency mining facility.

C. Site Requirements. The site must be accessible by emergency vehicles, and the company is responsible for providing necessary access, water, wastewater, energy and other needed services or facilities for its safe operation.

D. Site Plan Requirement. A site plan is required for any proposed Cryptocurrency Mining Facilities prior to the beginning of construction, in accordance with Section 045-130.

E. Building Setback Requirements. All buildings or facilities housing Cryptocurrency mining and related activities shall be set back from property lines a minimum of one hundred (100) feet.

F. Maximum Sound Level. The sound level may not exceed sixty (60) decibels at the property lines. Excess sound mitigation may be necessary to achieve this requirement. Facilities shall use immersion systems only.

G. Surety for Site Cleanup. A bond or other surety acceptable to the planning commission is required to ensure clean up of the site once operations cease. The amount of the surety shall be based on a legitimate bid or estimate to remove all facilities and equipment from the site. Driveways and similar improvements may remain at the discretion of the planning commission.

H. Disposal of Debris/Equipment/Materials. The disposal of computers, equipment, building materials, and other debris shall go to a landfill or similar operation outside of Anderson County.

Section 3. This resolution shall be effective from and after its passage and publication, as required by Section 13-7-105(b) of the Tennessee Code Annotated, the public welfare requiring it.

ADOPTED this _____ day of _____, _____.

Chair, AC Commission

Terry Frank, County Mayor

Public Hearing Held: _____

Resolved and Approved: _____

ATTEST:

Jeff Cole, County Clerk

Anderson County Board of Commissioners
Anderson County, Tennessee

RESOLUTION NO. 26-06-1259

**A RESOLUTION AMENDING THE “ZONING RESOLUTION
OF ANDERSON COUNTY, TENNESSEE” BY AMENDING THE SPECIAL
PROVISIONS SECTION TO INCLUDE PERFORMANCE STANDARDS FOR DATA
PROCESSING CENTERS**

WHEREAS, the Anderson County Commission, in accordance with Section 13-7-105 of the *Tennessee Code Annotated*, may amend the “Zoning Resolution of Anderson County, Tennessee”; and

WHEREAS, the Anderson County Regional Planning Commission has forwarded its recommendation to the Anderson County Commission regarding the amendment of the “Zoning Resolution of Anderson County, Tennessee”.

NOW, THEREFORE, BE IT RESOLVED by the Anderson County Board of Commissioners of Anderson County, Tennessee, meeting in regular session on the 15th day of June, 2026, in Clinton, Tennessee, that:

Section 1. Division 10, Section 010-020, is hereby amended to include a definition for data processing centers as follows:

DATA PROCESSING CENTERS: A facility used primarily for storage, management, processing, and transmission of digital data, which houses computer or network equipment, systems, servers, appliances, and other associated components related to digital data operations.

Section 2. Division 035, Sections 035-010E.1, 035-020C.6, and 035-030F.1, is hereby amended to include Data Processing Centers as a Special Exception in the I-1, Light Industrial District, I-2, Heavy Industrial District, and the I-3, Environmental Industrial District.

Section 3. Division 45, Special Provisions, Section 045-220, Development Standards for Data Processing Centers is hereby created as follows:

Sec. 045-220. Development Standards for Data Processing Centers

The following standards shall apply to all proposed Data Processing Centers:

A. Minimum Lot Size: Minimum lot size is eight (8) acres.

B. Written Assurance of Adequate Power. An official signed memorandum or similar written document from the power distributor is required in conjunction with the site plan. This letter/document shall assure that adequate power capacity is available on the existing lines and

substation to ensure the energy capacity will be available to adequately serve the needs of the service area and will not reduce the electrical service to existing customers. Confirmation that the electrical infrastructure is sufficiently sized and can safely accommodate the proposed facility. The written assurance will also include the amount of power that is being requested by the center and how the utility plans on delivering power.

C. **Written Assurance of Adequate Utility Services.** An official signed memorandum or similar written document from the utility provider is required in conjunction with the site plan. This letter/document shall assure that adequate capacity is available on the existing lines and system to ensure the water and sewer capacity will be available to adequately serve the needs of the service area and will not reduce the service to existing customers.

D. **Site Requirements.** The site must be accessible by emergency vehicles and the company is responsible for providing necessary access, water, wastewater, energy and other needed services or facilities for its safe operation.

E. **Site Plan Requirement.** A site plan is required for any proposed Data Processing Centers prior to the beginning of construction, in accordance with Section 045-130. In addition to the plan, a narrative description of the nature of the on-site activities and operations shall be provided that includes the market area served by the center, hours of operation, total number of employees on each shift, and the types and storage duration of materials on site.

F. **Building Setback Requirements.** All buildings or facilities housing data processing and related activities shall be set back from property lines a minimum of one hundred (150) feet and two hundred (200) feet from public roads. If adjacent to residential housing, the minimum setback will be five hundred (500) feet.

G. **Maximum Sound Level.** The sound level may not exceed sixty (60) decibels at the property lines. Excess sound mitigation may be necessary to achieve this requirement. Facilities shall use immersion systems only.

H. **Maximum height of structures shall be no more than fifty (50) feet.**

I. **A minimum ten (10) feet wide natural or planted buffer screen is required along the entire length of a public road and property lines adjacent to residential areas. The buffer at the entrance(s). The buffer shall consist of existing trees and other vegetation or planted cedar or other evergreen trees that are a minimum of eight (8) feet in height at the time of planting and grow to a minimum of twenty-five (25) feet in height.**

ADOPTED this _____ day of _____, _____.

Chair, AC Commission

Terry Frank, County Mayor

Public Hearing Held: _____

Resolved and Approved: _____

ATTEST:

Jeff Cole, County Clerk