

T.P. Ordinance No. 22-96

AN ORDINANCE AMENDING AND ENACTING CHAPTER 36 PLANNING AND DEVELOPMENT, ARTICLE VIII DEVELOPMENTS WITH SPECIAL PROVISIONS, SECTION 36-224 RENEWABLE ENERGY POWER PLANTS (SOLAR ENERGY), (C) GENERAL REGULATIONS, (6) APPLICATION REQUIREMENTS

BE IT ORDAINED by the Tangipahoa Parish Council-President Government, State of Louisiana, acting as the Governing Authority thereof revises and amends the Tangipahoa Parish Code of Ordinance as follows:

CHAPTER 36 PLANNING AND DEVELOPMENT

ARTICLE VIII – DEVELOPMENTS WITH SPECIAL PROVISIONS

Sec. 36-224. Renewable Energy Power Plants (Solar Energy)

(c) General regulations.

- (1) All solar power plants must comply with the minimum regulations and design standards set forth in this section.
- (2) Local, state and federal permits. A solar power plant must be required to obtain all necessary permits from the state department of environmental quality, including the state division of air quality and the state division of water quality; the state department of natural resources; and any applicable permits required by the parish, and applicable federal permits.
- (3) This section shall be supplemental to and shall not abridge any other applicable local, state, or federal rules, regulations, or laws, including without limitation any more restrictive provision set forth in this chapter. Should any state or federal legislation go into effect, the owner/developer must comply with any such rules which may apply.
- (4) A valid special provision application, building permit, electrical permit and ongoing compliance to this section is mandatory for all solar power plants.
- (5) The owner/developer shall provide a maintenance guarantee in the amount of \$80.00 per linear foot of road right-of-way pending review of the economic index at the time of issuance of the guarantee. The cost per linear foot may vary at the time of inspection. The maintenance guarantee shall become effective upon the notice to proceed and will remain in effect until 90 days after the completion of the project. An approved traffic plan shall be submitted prior to the issuance of the maintenance guarantee. The contractor shall provide both pre and post construction to verify damages caused by the construction. In the event that roads within the traffic plan sustain damages due to construction activities, all repairs shall be completed within 90 days from the completion of the development and in accordance with parish standards. Substandard road conditions, as a result of construction activities, shall be repaired to the satisfaction of the department of public works within ten calendar days from the written notification thereof. If the road repairs have not been completed in the allotted time frame the maintenance guarantee will be called in to make the necessary repairs.
- (6) Application requirements. All applications and plans for solar power production must include all the following:
 - a. Name of the project, names and addresses of the business owners, names of the property owners and the engineers and surveyors.
 - b. If the site is leased, a lease memorandum executed by all parties to the lease.
 - c. Date, scale and accurate north arrow of the site plan showing all property to be included in the project.
 - d. Boundaries and actual dimensions and shape of parcel, including total acreage, with bearings and distances.
 - e. Site plan showing streets, circulations, driveways, service buildings, easements, arrangement and number of solar panels, and streets; also fencing, gates and vegetative buffer.
 - f. Horizontal and vertical (elevation) to scale drawing with dimensions that show the location of the solar panels and system on the property.
 - g. Vicinity map showing the location and surrounding land use.
 - h. Names and addresses of adjoining property owners.
 - i. Elevation certificate and preliminary drainage plan.
 - j. Land contours.
 - k. Plan illustrating the intended layout and green space.
 - l. Traffic plan during construction phase.
 - m. Other features and designs as deemed reasonably necessary from time to time by the parish council.
 - n. A decommission plan in compliance with this section.
 - o. Economic impact report.

- p. Any parcels that are part of the project that is interrupted by a road or other parcels not part of the project must be identified on the site plan labeled as individual areas (example: a, b, c).
- q. An application fee of \$750.00.
- r. **Public Notice Requirements:** TRC will verify that all public notice requirements have been met prior to the Parish Council public meeting. The developer must give a 30 day public notice by certified letters and posting of signage in accordance with the following requirements:
1. The developer must give written public notice of the new proposed development 30 days prior to the Parish Council public meeting to all adjacent property owners by certified mail and must include the following information:
 - i. State the name and type of development and a narrative description of the proposed development
 - ii. Developers name and phone number
 - iii. Date and Time of the Parish Council meeting date
 - iv. Meeting location address and time
 2. The developer must post a sign on behind every public right-of-way adjacent to the development and must meet the following requirements:
 - i. Sign must be four feet by eight feet in size (4'x8')
 - ii. Sign must stated the name and type of development
 - iii. Developers name and phone number
 - iv. Date and Time of the Parish Council meeting date
 - v. Meeting location address and time

BE IT FURTHER ORDAINED that this ordinance shall become effective immediately upon signature of the Parish President and all previous ordinances in conflict with said ordinance are hereby repealed.

The above and foregoing ordinance having been duly submitted to the Tangipahoa Parish Council in writing; introduced at a public meeting of the Tangipahoa Parish Council; discussed at the said public hearing; after motion and second was submitted to the official vote of the Tangipahoa Parish Council.

On motion by Mr. Ingraffia and seconded by Mr. Vial, the foregoing ordinance was hereby declared adopted on this 27th day of December, 2022 by the following roll-call vote:

YEAS: Ingraffia, Bruno, Ridgel, Mayeaux, Wells, Vial, Hyde, Coates


NAYS: None

ABSENT: Forrest, Joseph

NOT VOTING: None

ATTEST:


Jill DeSouge
Clerk of Council
Tangipahoa Parish Council


Brigitte Hyde
Chairwoman
Tangipahoa Parish Council

INTRODUCED: December 12, 2022

PUBLISHED: December 22, 2022 OFFICIAL JOURNAL Hammond Daily Star

ADOPTED BY TPC: December 27, 2022

DELIVERED TO PRESIDENT: 28th day of December, 2022 at 10:00am

APPROVED BY PRESIDENT: 
Robby Miller 1/3/2023
Date

VETOED BY PRESIDENT: _____
Robby Miller January 2023 Date

RECEIVED FROM PRESIDENT: 3rd day of December, 2022 at 3:00pm