

REQUEST FOR BOARD ACTION

HENDERSON COUNTY PLANNING BOARD

Meeting Date: February 18, 2010

Subject: Text Amendment (TX-2010-01) County Owned/Operated Solid Waste Facility

Staff Contact: Autumn Radcliff, Senior Planner

Attachments: 1. Draft Text Amendment
2. Site Plan

SUMMARY OF REQUEST:

The County's Solid Waste Plan proposes to consolidate and relocate the current uses within the boundaries of the landfill site to provide better customer service and to address public safety and traffic concerns. To move forward with the implementation of the Solid Waste Plan, it is both necessary and beneficial to add a new use to the LDC to specifically regulate County Owned and Operated Solid Waste Facilities and to separate privately owned solid waste facilities from County owned facilities (See Attachment 1 and Attachment 2).

The proposed text amendment (TX-2010-01) would provide a definition and SR standards specifically for a County Owned/Operated Solid Waste Facility. The intent of the LDC is not to limit the County's solid waste functions nor is it meant to exclude the County from minimum requirements. The solid waste operations at the site represent a critical piece of public infrastructure that improves public health and safety.

Suggested Motion:

I move that the Planning Board recommend approval to the Board of Commissioners regarding the proposed text amendment to the Land Development Code as presented.

Text Amendment (TX-2010-01) County Owned/Operated Solid Waste Facility

Summary:

Henderson County currently has one county owned and operated solid waste facility located at Stoney Mountain Road near the intersection of Stoney Mountain Road and Mountain Road. This site has historically been the location of the county C&D (construction and demolition) and municipal waste landfills, which has been closed out and is no longer in use. The County currently transfers non-recyclable household and non-residential garbage (municipal waste) to an active landfill outside of the County. This site also serves as the location of the County's solid waste transfer facility, recycling center, animal shelter, bus maintenance garage, inert debris storage and disposal, and the office for the Solid Waste Division of the Engineering Department.

The County's Solid Waste Plan proposes to consolidate and relocate the current uses within the boundaries of the landfill site to provide better customer service and to address public safety and traffic concerns. Due to the number of services located at this one site, the LDC does not have a specific and defined use for this type of operation.

To move forward with the implementation of the Solid Waste Plan, it is both necessary and beneficial to add a new use to the LDC to specifically regulate County Owned and Operated Solid Waste Facilities and to separate privately owned solid waste facilities from County owned facilities. The intent of the LDC is not to limit the County's solid waste functions nor is it meant to exclude the County from minimum requirements. The solid waste operations at the site represent a critical piece of public infrastructure that improves public health and safety. A definition and SR standards specifically for a County Owned/Operated Solid Waste Facility are provided below.

New Definition:

Solid Waste Facility, County Owned/Operated. A facility that is owned and operated by Henderson County Government for the purpose of disposing of and/or transferring solid waste. This establishment is primarily engaged in one or more of the following: (1) collecting and/or hauling waste and/or recyclable materials; (2) operating waste transfer stations; (3) disposal of solid waste on land in a sanitary manner; (4) storing solid waste resulting solely from land-clearing activities; (5) receiving recyclable materials via drop-off or by commercial waste haulers; and/or (6) separating and sorting recyclable material from non-hazardous waste streams (excluding sewage and human waste) and where co-mingled recyclable materials are sorted into distinct categories. Accessory uses and structures such as scale houses, loading docks, office buildings associated with the solid waste facility, and any related accessory use or structure are allowed under this definition.

New Use Added to Permitted Use Table:

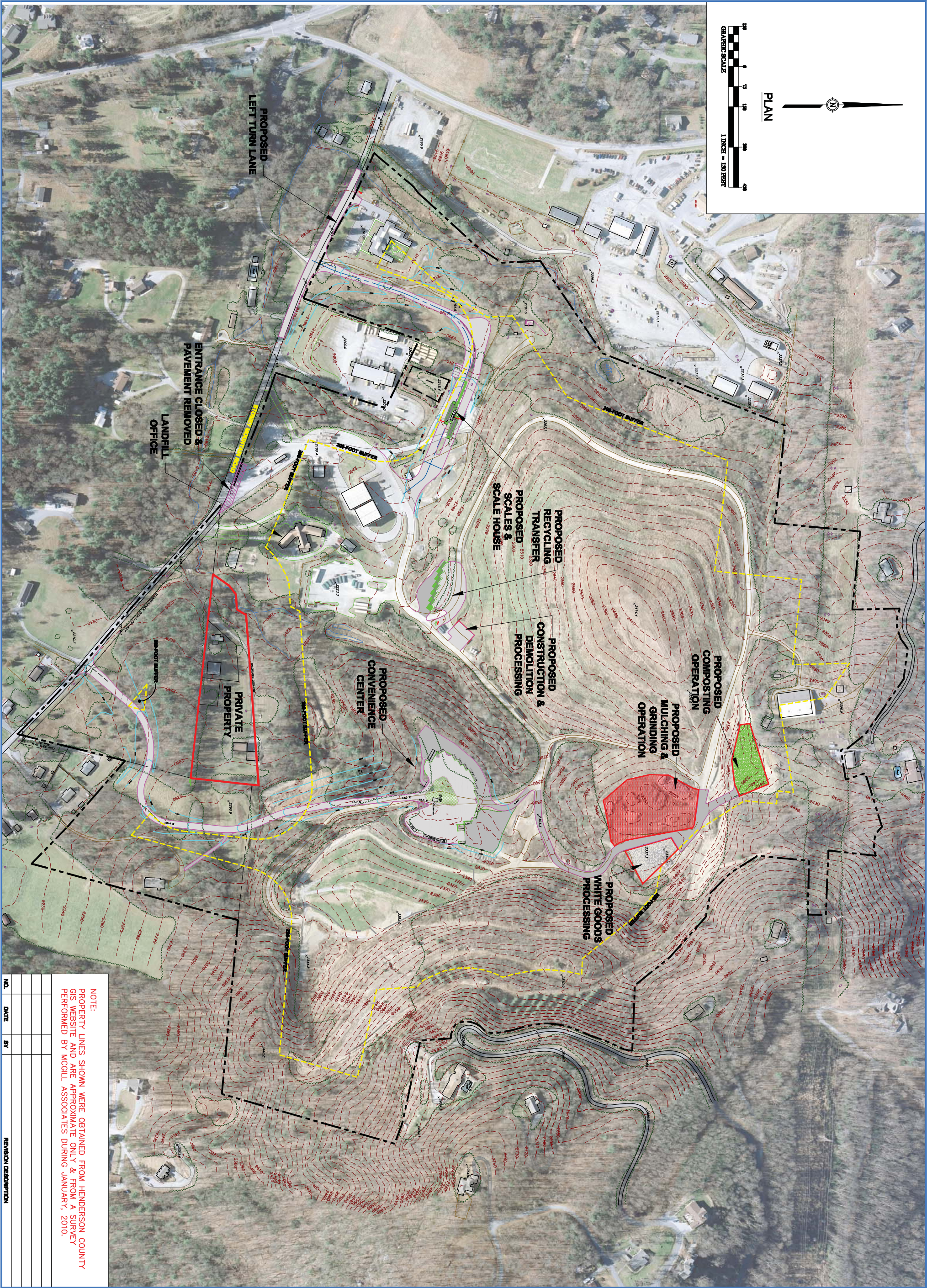
§200A-62. Table of Permitted and Special Uses

USE TYPE	GENERAL USE DISTRICT P=Permitted; S=Special Use Permit											
	R1	R2	R2R	R3	R4	OI	MU	LC	CC	RC	I	SR
9. TRANSPORTATION, WAREHOUSING AND UTILITIES												
<i>Solid Waste Facility, County Owned/Operated</i>	P	P	P	P	P	P	P	P	P	P	P	9.10

New Supplemental Requirement Standards:

SR 9.10. Solid Waste Facility, County Owned/Operated

- (1) Site Plan. Major *Site Plan* required in accordance with §200A-299 (Major Site Plan Review).
- (2) Lighting. *Adequate lighting* shall be placed in areas used for vehicular/pedestrian access including, but not limited to: stairs, sidewalks, crosswalks, intersections, or changes in grade. *Lighting mitigation* required.
- (3) Dust Reduction. Unpaved *roads, travelways* and/or parking areas shall be treated to prevent dust from adverse affects to adjacent properties.
- (4) Security. The operations of a waste collection and transfer facility shall be totally enclosed by:
 - (1) a security fence at least eight (8) feet in height; (2) a wall at least eight (8) feet in height; or
 - (3) a fireproof *building*. Entrances and exits should be secured and locked during non-operating hours.
- (5) Perimeter Setback. One hundred and fifty (150) feet from a *residential zoning district*. Necessary ingress and egress to the proposed use (s) may be located within the perimeter setback.
- (6) Perimeter Buffer. A B2 buffer as described in Article V (Landscape Design Standards), Subpart A (Buffer Requirements) is required around the perimeter boundary of the site, the operational area(s), or any combination thereof. Preserved existing trees may be credited toward the required buffer.
- (7) Sedimentation Control. Permanent control measures are required to retain all non-compacted soils on site.
- (8) Operations. Where feasible, debris reduction methods such as chipping and mulching (using portable equipment) shall be utilized to reduce the amount of debris permanently withheld on site.
- (9) Traffic Safety. Left and right turn lanes are required at public and commercial entrances. Such turn lanes shall be a minimum of one hundred (100) feet.



NOTE: PROPERTY LINES SHOWN WERE OBTAINED FROM HENDERSON COUNTY GIS WEBSITE AND ARE APPROXIMATE ONLY & FROM A SURVEY PERFORMED BY MCGILL ASSOCIATES DURING JANUARY, 2010.			
NO.	DATE	BY	REVISION DESCRIPTION