

# REQUEST FOR BOARD ACTION

## HENDERSON COUNTY PLANNING BOARD

**MEETING DATE:** February 16, 2023

**SUBJECT:** LDC Text Amendment – TX-2023-01, Clarification to SR 9.11, County Owned/Operated Solid Waste Collection Facility

**PRESENTER:** Autumn Radcliff, Planning Director

**ATTACHMENTS:** 1. Draft Amendment – Clarification to SR 9.11

### SUMMARY OF REQUEST:

The supplemental requirements for SR 9.11, county owned or operated solid waste facility, need to be amended to provide clarification to the gross floor area restrictions. Due to the nature and type of the use, there are several permitted accessory structures and uses that are allowed. The proposed amendment would clarify that the gross floor area requirements in the base zoning district do not apply to this specific type of use under SR 9.11.

### BOARD ACTION:

The Planning Board is requested to make a recommendation on the proposed amendment before forwarding to the Board of Commissioners. The Board of Commissioners must hold a public hearing prior to adopting any amendments to the Land Development Code.

**Suggested Motion:** I move that the Planning Board send forward a favorable recommendation on the proposed text amendment TX-2023-01, clarification to SR 9.11, county owned/operated solid waste collection facilities, and find that these changes are consistent with the County Comprehensive Plan.

## LDC Text Amendment (TX-2023-01)

Recommended changes are highlighted.

### Clarification to SR 9.11

**Summary:** The supplemental requirements for SR 9.11, county owned or operated solid waste facility, need to be amended to provide clarification to the gross floor area restrictions. Due to the nature and type of the use, there are several permitted accessory structures and uses that are allowed. The proposed amendment would clarify that the gross floor area requirements in the base zoning district do not apply to this specific type of use under SR 9.11.

#### Amend SR 9.11:

##### **SR 9.11. Solid Waste Facility, County Owned/Operated**

- (1) Site Plan. Major *Site Plan* required in accordance with §42-330 (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 adversely 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) **Gross Floor Area. Current and future County Owned/Operated Solid Waste Facilities are exempt from the underlying zoning district *gross floor area* maximums.**