

The City's supplemental standards in LDR Section 218-13(LLL) contain 17 separate items, and they are written with a typical large solid waste transfer station in mind. A complete listing of these can be found on Page 4 of this report. The applicant's proposal relating to each one is also listed, and it should be noted that the proposal has demonstrated compliance with the vast majority of these requirements anyway. Because the proposed transfer facility is far less intensive than the typical scenario for which these regulations were written, certain Variances to some of the standards should be deemed reasonable and appropriate. However, just as there are staff recommended "conditions of approval" for the CUP, there also needs to be sufficient conditions of approval for the Variances as well – so that the solid waste transfer station aspect of the site remains a true "accessory use" and the facility does not grow to a point that it would become a nuisance to surrounding properties.

**Staff Recommendation:** Find consistent with the Variance Review Criteria and approve the request, subject to the following conditions:

- (1) Approval shall be granted for supplemental standards # 4, 5, 6, 7, 9, and 12, as proposed by the applicant, and in the name of the applicant only -- for a Solid Waste transfer station in M-2 zoning which is accessory and subordinate to the primary use of the property as a solid waste hauling operation.
- (2) The facility shall handle municipal solid waste or natural vegetation debris only, and maintain compliance with all applicable Georgia EPD permit requirements. The solid waste transfer facility shall be in the form of truck-to-truck transfer only, with only one truck loading dock. There shall be no deposition of municipal solid waste on the property and there shall be no handling of hazardous materials on site.
- (3) In lieu of required buffer yards, the existing tree lines and other vegetation shall be maintained around the perimeter of the property so as to partially obscure visibility of the site.
- (4) Vehicular access and any additional paving on the property shall be at the discretion of the City Engineer.