

ZBOA members:

The applicant in this case is requesting both a Conditional Use Permit (CUP) for the “use of the property” as well as Variance from certain standards of the LDR. Both of these requests are summarized below. The Variances will of course be reviewed and acted upon by you, and the CUP will be reviewed and acted upon by the City Council. Staff is recommending approval of both of these requests – with conditions.

Staff will have a “full report and recommendation for you” later this week....

On the attached pages is a copy of the CUP staff report and other information which fairly well explains the request – along with a listing of the LDR requirements from which the applicant is seeking a Variance (see Page 5)

### **CU-2018-02 Conditional Use Permit request by Deep South Sanitation LLC**

The applicant is requesting a CUP for a solid waste hauling operating with an accessory waste transfer station in M-2 zoning. The subject property is located at 205 Tucker Road, and is the southerly half of property being proposed for M-2 zoning in file # VA-2018-03 (see above). The property contains an old warehouse building that was previously used by a concrete pipe manufacturing business. The applicant is proposing to use the property as a base of operations for their solid waste hauling business which currently consists of a fleet of 5 garbage trucks. The applicant is also proposing to maintain an accessory solid waste transfer facility (already permitted by Georgia EPD) in the form of an in-ground concrete truck loading bay whereby waste is transferred from the garbage collection trucks to a larger truck/trailer for transportation to a solid waste landfill. This transfer facility would be used only by the applicant and there would be no solid waste deposited or maintained on the premises. As part of their operation, the applicant is also proposing to have a small temporary outdoor stockpile of natural vegetation yard debris, that would be periodically collected and removed from the site by another business for conversion to mulch. **(Tax Map 0163A, Parcel 010)**

### **APP-2018-02 Variance request by Deep South Sanitation LLC**

The applicant is requesting several Variances to LDR Section 218-13(LLL) as it pertains to a solid waste hauling business with an accessory solid waste transfer station. (see file # CU-2018-02 above) The subject property is located at 205 Tucker Road, and is the southerly half of property being proposed for M-2 zoning in file # VA-2018-03 (see above). The property contains an old warehouse building that was previously used by a concrete pipe manufacturing business. The proposed Variances pertain to the use of outdoor facilities, fencing/buffering requirements, and distance from a residential zoning district. **(Tax Map 0163A, Parcel 010)**