

traffic and negative impacts on surrounding properties. In this case, the applicant's proposal is nowhere near this scale or level of impact, and its approval seems to be very appropriate for the subject property. However, there needs to be sufficient conditions of approval to ensure that the proposed uses of the site (particularly the solid waste transfer station) do not grow to a point that they would become a nuisance to surrounding properties.

**Staff Recommendation:** Find consistent with the Comprehensive Plan and the Conditional Use Review Criteria, and recommend approval to the City Council subject to the following conditions:

- (1) Approval shall be granted in the name of the applicant only for a Solid Waste hauling operation with an accessory Solid Waste transfer station in M-2 zoning, in accordance with the submitted site plan. The hauling operation aspect of the business shall remain the primary use of the property.
- (2) The operation and facility shall handle municipal solid waste or natural vegetation debris only, and maintain compliance with appropriate Georgia EPD permit requirements. There shall be no handling of hazardous materials on site. The accessory transfer facility shall be subject to all applicable LDR supplemental use standards for such facilities, except as may be otherwise approved (as Variances) by the ZBOA.
- (3) The solid waste transfer facility shall be in the form of truck-to-truck transfer only, with only one truck loading dock that is outdoors or remains under a permitted structure. There shall be no deposition of municipal solid waste on the property.
- (4) The business shall utilize no more than 10 garbage collection trucks, and these shall be parked overnight inside the existing building.
- (5) 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.
- (6) Conditional Use approval shall expire after 6 months from the date of approval if the applicant has not obtained a City Business License and all applicable permits and other necessary approvals by that date.