

# Proposed Text Amendments To The Unified Development Ordinance

Solid Waste Transfer Stations  
Minimum Fines for Certain Offenses  
Zoning District Boundaries

August 24, 2021  
Columbus City Council

# Proposed Amendments

There are three proposed text amendments for the Council to consider:

- Solid Waste Transfer Stations
- Fines for the Violation of Soil Erosion or Sedimentation Provisions
- Zoning classification for public property sold to private individuals

**Proposed  
Text  
Amendments  
To The  
Unified  
Development  
Ordinance**

# Solid Waste Transfer Stations

- At the request of Advanced Disposal a meeting was held with the Planning Department on June 9
- The company proposed to move its current facility at 2015 Veterans Parkway
- Current Zoning ordinance does not address solid waste transfer stations
  - Use is defined in the Solid Waste ordinance Sec 13-167.4 (E)

**Proposed  
Text  
Amendments  
To The  
Unified  
Development  
Ordinance**

# Solid Waste Transfer Stations

Sec 13-167.4 (E) requires the following conditions to be met at transfer stations:

- Solid waste are confined to the interior of the facilities
- No sewage and hazardous wastes
- Maintained in a clean and sanitary condition; dust, odors, insects, rodents and similar conditions being controlled at all times
- No noxious odors emanating from such a facility can be smelled at a distance of 100 feet from the property line of the facility

**Proposed  
Text  
Amendments  
To The  
Unified  
Development  
Ordinance**

# Solid Waste Transfer Stations

Sec 13-167.4 (E) requires the following conditions to be met at transfer stations:

- A third conviction for violation of this Code section in any 12-month period, may result is revocation of the business license
- Requires a site plan under the Solid Waste ordinance
- Requires permits issued by the Georgia Environmental Protection Division

**Proposed  
Text  
Amendments  
To The  
Unified  
Development  
Ordinance**

# Solid Waste Transfer Stations

- Text amendment proposed for this use would be allowed in an LMI or HMI zone
- The request was heard by Planning Advisory which recommended the use as a Special Exception
  - Special Exception requires review of traffic, adverse affects, compatibility, etc.
  - Requires public notice to adjoining property owners, sign (s), and legal ad in newspaper

**Proposed  
Text  
Amendments  
To The  
Unified  
Development  
Ordinance**

# Solid Waste Transfer Stations

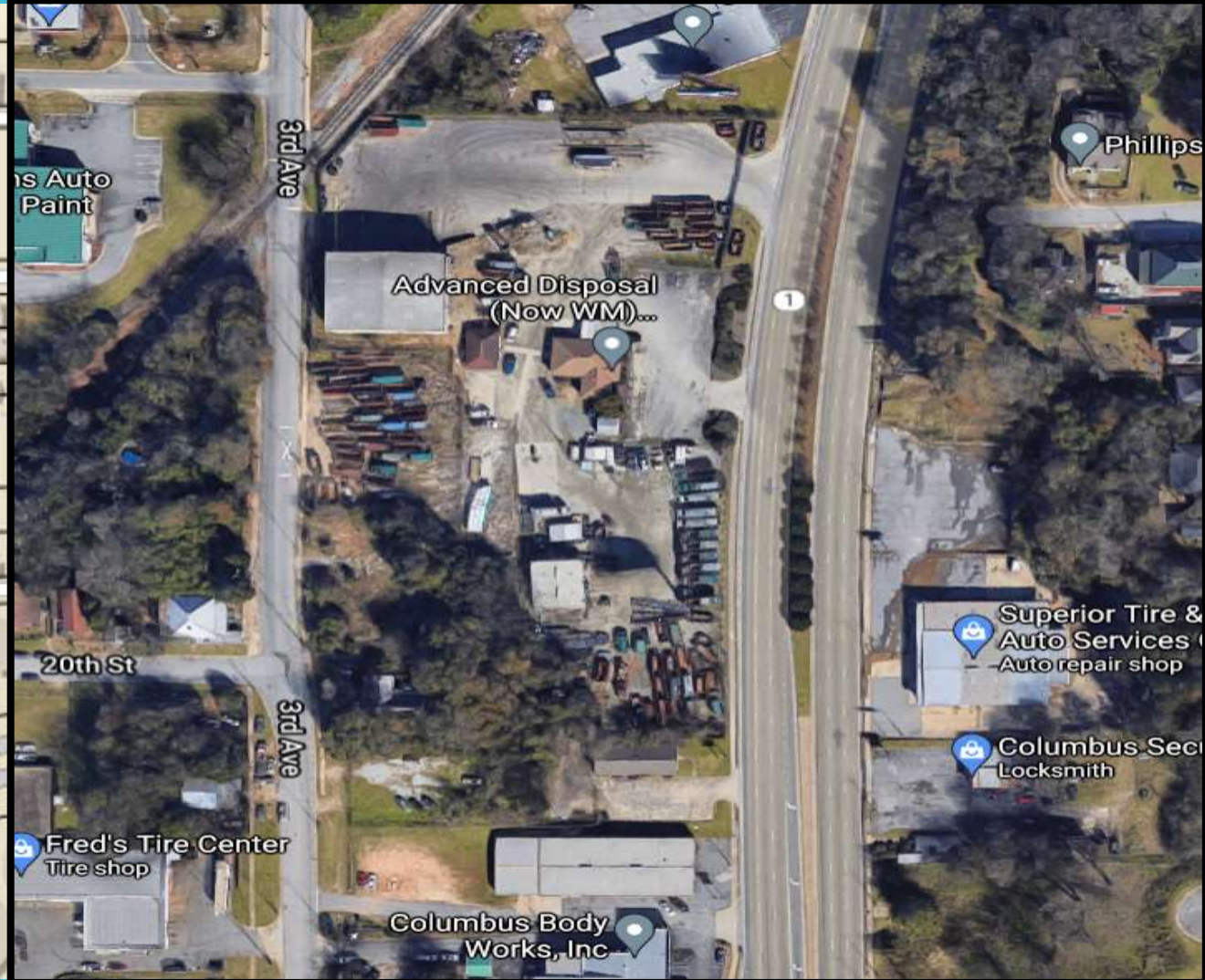
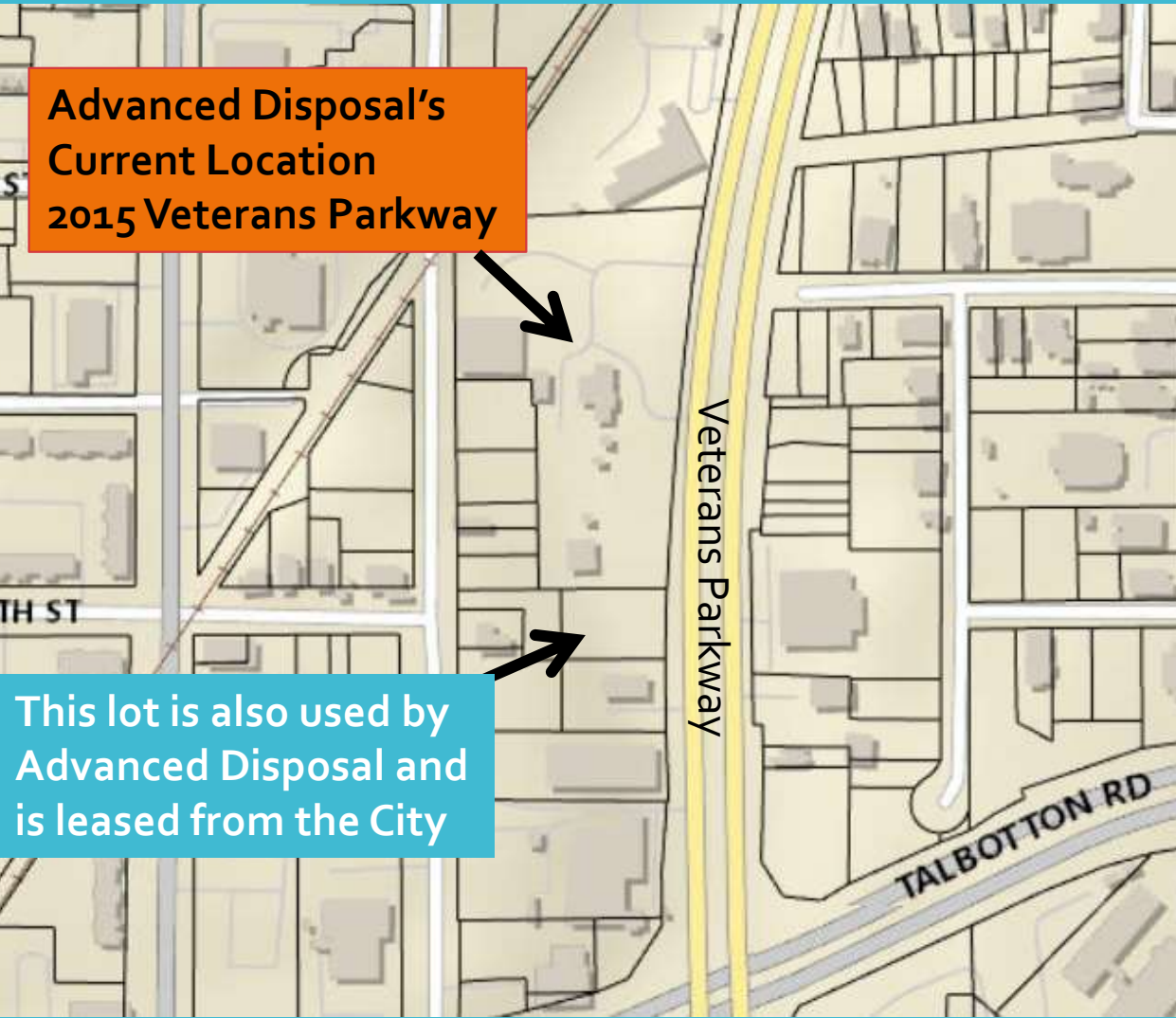
- This request is **ONLY** for a text amendment for this type of use
  - This request is **NOT** for a specific site
- Advanced Disposal has identified a new potential site for their operation at 2800 Smith Road
  - Currently they are located on 2015 Veteran Parkway

**Proposed  
Text  
Amendments  
To The  
Unified  
Development  
Ordinance**

# Solid Waste Transfer Stations

Advanced Disposal's  
Current Location  
2015 Veterans Parkway

This lot is also used by  
Advanced Disposal and  
is leased from the City





# Solid Waste Transfer Stations



# Solid Waste Transfer Stations

LMI & HMI Zoned Properties

**Legend**

- Heavy Manufacturing/Industrial
- Light Manufacturing/Industrial
- Streets - City of Columbus

**Proposed  
Text  
Amendments  
To The  
Unified  
Development  
Ordinance**

# Solid Waste Transfer Stations

- Recommendation
  - Allow the text amendment for solid waste transfer stations as a Special Exception in LMI & HMI zones
- Should Council deny the request the existing station would remain as a nonconforming use
- Questions?

**Proposed  
Text  
Amendments  
To The  
Unified  
Development  
Ordinance**

# Fines for the Violation of Soil Erosion or Sedimentation Provisions

- Current ordinance does not provide for a minimum fine for violations
- Judges usually impose only lenient or no fines
- Amendment would provide for a minimum fine of \$500.00 for the 1st violation and \$1,000.00 for the 2nd

**Proposed  
Text  
Amendments  
To The  
Unified  
Development  
Ordinance**

Citation Issued:

06/09/2021

General Charges:

- Discharge of Raw Sewage

Scheduled Court Date:

07/07/2021 –

- Case Continued to 08/18/2021 & then again to 10/20/2021 to allow the defendant more time



## Recent Court Cases



# Recent Court Cases

Citation Issued:

06/30/2021

General Charges:

- Discharge of Raw Sewage

Scheduled Court Date:

07/21/2021 –

- Case Continued to 08/18/2021
- Defendant fined \$275.00



# Zoning District Boundaries

- Property that is owned by public agency or government carries no zoning classification
- Amendment would designate the sale of such property to a private entity as Single Family 2 (SFR2)
- This would also cover any lot that does not show a classification

**Proposed  
Text  
Amendments  
To The  
Unified  
Development  
Ordinance**