

11-4-3 Industrial Projects

(a) Definition:

All land and structures occupied by a manufacturing, processing, fabrication or similar industrial activity which requires a site area of more than two acres and/or which, because of the nature of the activity, emits fumes, smoke, noise, vibration, dust, glare or odor in amounts which are discernable beyond the limits of the site. (Res. 11-12-79)

The provisions of this Section shall be applicable to:

Structures and facilities for the manufacturing, processing, fabrication, and warehousing of goods and materials (except those complying as permitted uses under the I-1 Industrial Zone);

Automobile wrecking and salvage yards;

Areas for the loading, storage, and processing of earth products;

Electric generating plants and ancillary facilities;

Truck terminals;

Major utility transmission facilities; and

Livestock and commodity auctions.

(b) Required Information:

A site plan of the proposed industrial development shall be submitted.

Said plan shall show, where applicable:

(1) A description of the activity(s) to be performed in the project;

(2) The location of existing and proposed structures and their intended use;

(3) The location of all driveways, parking areas, fences, walls and any proposed landscaped areas;

(4) The location of any outside storage areas;

(5) Provisions for culinary water and sewage disposal; and

(6) The location of all natural drainage channels and other significant natural features.

(7) An environmental impact statement which identifies and evaluates the significant impacts upon the social, economic, and natural environment of the County, when required by the County Commission. (Res. 11-12-79)

(8) All buildings used for human occupancy shall be served by a recognized central culinary water supply system and by a sewage disposal system which has been approved in accordance with minimum health standards as established by the State and/or local health authority.

(9) Each project shall have adequate vehicular access to an existing County road. All access ways shall be located and designed to promote safety and convenience (Res 11-12-79).

(10) The County may require the submission of a performance guarantee when in its opinion, such a guarantee is necessary to insure the construction of an essential improvement of the performance of an

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essential activity. The amount of such guarantee shall be as determined by the County Commission and shall be submitted in accordance with the provisions of Article XII. (Res.11-12-79)

(c) Required Findings:

Compliance with all above listed conditions , a ll other requirements specified in this Ordinance and any other conditions placed on the applicant by the approving agency.

(d) Duration:

For so long as the applicant remain s in compliance with the aforesaid conditions and requirements.