



**ATTACHMENT**

Section 1:

- **HIGHLIGHT DENOTES PROPOSED ADDITION**
- **~~STRIKETHROUGH DENOTES OMISSION~~**

**Article II, Section 2.020 Definitions**

**Mining Activities** - Includes facilities to quarry, crush, classify, separate, or otherwise treat stone, rock, ore, or minerals extracted from the ground.

**ATTACHMENT****Section 2:**

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**Article V, Section 5.046 M-2, Intermediate-Impact Industrial District****A. District Description**

The M-2, Intermediate-Impact Industrial District is intended to provide areas in which the principal use of land is for manufacturing of a more objectionable nature. Heightened levels of human noise, odor, airborne pollutants, effluent, storage volume, and human-traffic as byproducts of an industry would prompt this classification. No processing of radioactive materials or the incorporation of radioactive materials into any manufacturing process will be permitted in the M-2 Industrial District. Local, State and Federal laws will regulate all other hazardous materials.

**C. Uses Permitted as Special Exceptions**

In the M-2, Intermediate-Impact Industrial Districts, the following uses and their accessory uses may be permitted as special exceptions after review and approval in accordance with Article VIII, Section 8.060.

1. Daycare centers of any type, regardless of whether it is free standing or contained within the edifice of industrial development.
2. Correction and Detention Institutions.
3. Religious Facilities, including chapels, churches, convents, monasteries, sanctuaries, synagogues and temples. **(Added by Ord. 65-2012-01, February 27, 2012.)**
4. Telecommunication Facilities (see Article IV, Section 4.170. Standards for Telecommunication Antennas and Towers) **(Added by Ordinance 101-2014-8, April 28, 2014.)**
5. **Mining Activities and Related Services** (See Article IV, Section 4.120 Development Standards for Mining Activities and Related Services)

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Section 3:

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**4.120 DEVELOPMENT STANDARDS FOR MINING ACTIVITIES AND RELATED SERVICES**

Mining activities and related activities shall meet the following conditions:

A. Location

The location of such an activity shall be in an area sparsely developed during the length of time the mining and quarrying activity is anticipated.

1. The location of such activities shall be in the M-2 zone districts.
2. The location of these activities shall not be permitted within the urban services district.

B. Lot Size

The minimum lot area for mining activities and related services shall be one hundred acres.

C. Access Standard

1. The site of the mining operation shall have direct access onto a nonresidential collector street.
2. A traffic study may be required by the Planning Commission to demonstrate the impact of the facility on the street function
3. Any road which the mining operation accesses may be required to be improved to necessary industrial capacity as a condition of approval.

D. Accessory Uses

The Board of Zoning Appeals may approve accessory uses to the mineral extraction activity including, but not limited to, quarrying, rock crushing, mineral screening, and any combination of uses necessary to extract and process minerals. Such accessory activities shall be located within the buffer and setbacks of operation. Concrete batching, and asphalt/cement mixing plants may be accessory uses in the M-2 zone district only.

E. Separation

A ten-mile separation shall be required between any two mining or quarrying sites, as measured from the closest points of the property lines.

F. Hours of operation standard

Except in cases of emergency involving safety on the site, drilling, blasting, and crushing may not occur on Sundays and may not occur earlier than 7:00 a.m. or later than 6:00 p.m. on any other day.

G. Spillage

The loading of trucks shall be accomplished in such a way as to prevent spillage on roads. Loads must be covered and secured so that contents are not susceptible to spillage.

H. Maintenance

During any period that operations are discontinued temporarily, the site, along with all structures, machinery, and fencing, shall be maintained in a safe and orderly condition.

I. Fencing

A security fence of at least six feet in height and screening and landscaping depending on adjacent use. ~~However, no fencing shall be required where such fencing would be impracticable, by reason of the location of such property in a floodplain or steep slope.~~

J. Development Standards

The proposed site shall be subject to the following conditions:

1. Definitions

The term "operations" as used throughout Section 4.120(J), Development Standards, shall mean the actual extraction or mining of materials within the pit walls.

2. Operations shall be conducted so as not to create a nuisance or cause undue noise, vibration, dust, odor, or candescence to adjacent properties. The premises shall be kept in a neat and clean condition at all times. No loose paper or debris shall be allowed on the site, except on areas where active filling operations are taking place.

3. Landscape Buffer

No part of the operations, other than ingress and egress to the property, shall be conducted within one hundred (100) feet of any boundary of the property. This area shall be known as the Landscape Buffer. The Landscape Buffer shall be undisturbed open area where natural vegetation is preserved and enhance with other natural and artificial screening materials to buffer the use of the property. This area may also be used for agricultural purposes in the A-1 zone district. The landscape buffer shall comply with section 3.090 of this resolution.

4. Setback

- a. The perimeter of operation shall comply with the following setback standards:

<b><u>Zoning District</u></b>	<b><u>From Any Property Line</u></b>	<b><u>From Any Specified Off-Site Structure*</u></b>
M-2	250 feet	500 feet

\*Special setbacks are required from any structure used for the following: residential, community assembly, community education, religious facility, or health care facility.

- b. An otherwise-permissible mining or quarrying activity is not rendered nonconforming due to the issuance of a building permit for the construction or use of any residential structure, if (1) such issuance occurs after the building inspector has determined that the proposed perimeter of the mining or quarrying activity complies with the above minimum setbacks from a residential or specified off-site structure, and (2) if placement or conversion of the residential structure will be within the minimum setback of two hundred and fifty or five hundred feet.
5. Side slopes of excavation and fills in earth, sand or gravel shall not exceed the ratio of one (1) foot vertical to three (3) feet horizontal and shall be blended into undisturbed existing surfaces.
6. Provisions shall be made for the disposal of surface water, falling on or crossing the site at all times, during and after completion of the operations. The operations shall not obstruct the normal flow of any public drain, or abrogate the riparian rights of any other party to a stream or drain.

K. Performance Standards

The operation shall have minimum disturbances and adverse impacts on surrounding lands using best available current technology. The application shall demonstrate the methodology necessary to ensure that the operation complies with all applicable federal, state, and local laws.

L. Reclamation

The application shall include plans for the final contours of the site after the operation is terminated to render the land suitable for a use consistent with the general plan for Hartsville Trousdale County specifying the fill material which shall be nontoxic, nonflammable, and noncombustible. Water may serve as fill material. The applicant shall execute a performance bond in an amount necessary for restoration of the property to assure the stability, drainage, and configuration necessary for the intended reuse of the site, including the removal of all structures and machinery.

M. Site Clean-up

Buildings and equipment must be removed within one (1) year upon discontinuance of operations.

N. Materials

All nonregulated waste piles, overburden, and other materials shall be graded so that the material assumes its natural angle of repose. These materials shall be planted with vegetation so as to prevent erosion.

O. Walls

Any quarry walls shall be cleared of loose materials.

P. Water collection and drainage

Any excavation shall be graded as to provide for natural drainage, if the collection of water in an excavation is unavoidable, the area(s) shall be fenced.

Such fenced area shall have adequate signage provided as to danger of entry and maintained continuously while there is a danger presented upon entry.