

Marion County Comprehensive Plan Updates

April 21st, 2025

Marion County Growth Services | Kimley-Horn and Associates, Inc.



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Agenda

1. Bring Back Items:
 - a. Solid Waste
 - b. Economic
 - c. Sanitary Sewer LOS
2. TDR process
3. Next Workshop



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Bring Back Items

Solid Waste Redlines



Policy 2.1.9: Landfills

The County shall allow landfills under the following conditions:

1. **New Landfills:** As of January 1, 2002, no new landfills, except for Construction and Demolition (C&D) landfills, ~~and Class III landfills,~~ shall be permitted in the County.
2. **Existing Landfills and Expansion:** As of January 1, 2007, no existing landfill, except for C&D landfills, ~~Class III landfills, and Marion County's Baseline Landfill,~~ shall be allowed to expand in the County.
3. **Requirements:** All new landfills shall require a Comprehensive Plan Amendment and Special Use Permit (SUP) and comply with the ~~location~~-criteria ~~identified-defined~~ in Policy 1.2.5 ~~and 1.2.7~~ of the Solid Waste Element.

Solid Waste Redlines



Policy 1.2.5: ~~Identifying areas for future New private~~ solid waste management facilities shall be accomplished using a comprehensive technical approach in accordance with the Comprehensive Plan and LDC. ~~In addition, the to ensure that the proposed areas are environmentally and economically viable request shall demonstrate:~~

- a. ~~The effect on the public's health, safety, or welfare;~~
- b. ~~The impact on the financial viability of the County's solid waste management system (unless considered de minimis by the County); and~~
- c. ~~The new or expansion request shall provide past performance of other waste handling facilities owned or operated by the applicant to demonstrate compliance with Federal, State, and local regulations.~~

Solid Waste Redlines



Policy 1.2.7: Site criteria for ~~new or expansion of private~~ solid waste management facilities shall be specified in the ~~applicable State regulations~~~~land development regulations~~ and the LDC and shall include, at a minimum, the following:

- a. Provisions to ensure compatibility of a subject solid waste management facility with the given area.
- b. Provisions for ~~each~~ access to a subject solid waste management facility by collection vehicles, automobiles, and, where applicable, transfer vehicles.
- c. Provisions for safeguards against water and ground pollution originating from the disposal of wastes.
- d. Provisions for security, such as fencing, gated entrances, lighting, and/or manned facilities, ~~and~~;
- e. Provisions for buffering from all adjacent uses except other solid waste management facilities

In accordance with the Future Land Use Element (FLUE) requirement for a Special Use Permit (SUP), the applicant for a solid waste management facility shall provide an analysis of the subject site to ensure that the ~~above~~ mentioned criteria are satisfied.

Economic Element



Full redlines in agenda attachment.



Sanitary Sewer Element



Utility Director confirmed the existing LOS is accurate:

- 110 gallons per person per day for residential demand.
- approximately 2,000 gallons per acre per day for commercial and industrial demand.

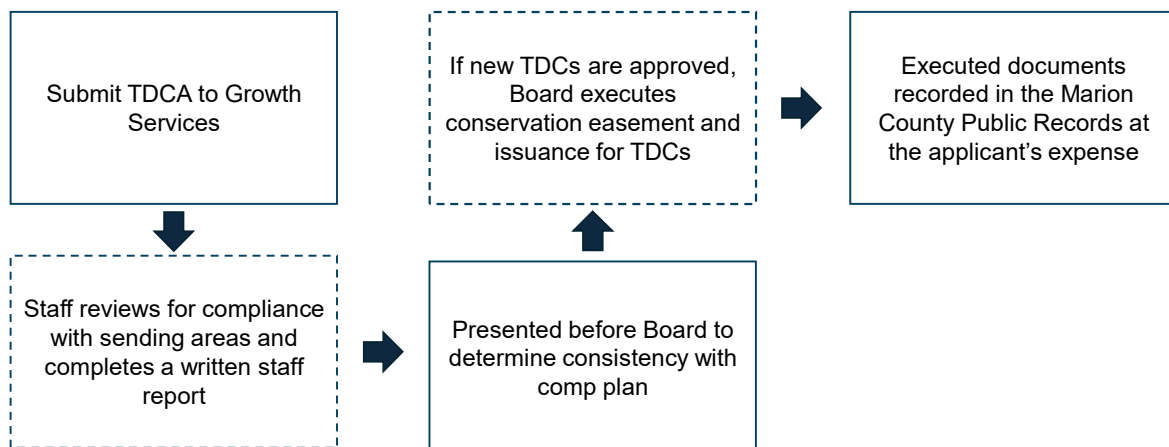


TDR Process

Current TDR Process – Step 1: Issuing the Credits



Transfer of Development Credits Application (TDCA)



All issuance, transfer, and use/redemption of TDCs require approval by the Board consistent with the provisions of their respective program.



Current TDR Process – Step 2: Transfer Credits

Seller and Buyer each submit documentation directing the transfer of credits between parties and/or from sending area to acceptance of credit to the receiving area



BOCC review and approve the transfer; executed transfer documents are then recorded at the applicant's expense

All issuance, transfer, and use/redemption of TDCs require approval by the Board consistent with the provisions of their respective program.



Current TDR Process – Step 3: Utilizing the Credits

Planned Unit Development (PUD) for transfer, use/redemption

Pre-app meeting & Submit PUD Rezoning App with final TDC redemption documents and concept plan to Growth Services for review



DRC reviews and makes recommendation to P&Z and BOCC



Final development plan required and considered by DRC



Public hearing before each body required for approval; executed redemption documents are then recorded at the applicant's expense



No additional steps needed unless recommended to Board for final approval or if the Board requires changes



Staff will submit the Land Use Amendment to increase the density/intensity on the parcel

All issuance, transfer, and use/redemption of TDCs require approval by the Board consistent with the provisions of their respective program.

TDR Qualifications

Current TDR Sending Areas



Sending Area	Minimum Size
Inside FPA	30 acres
Outside of FPA/UGB <u>and</u> Rural Land <u>and</u> Policy 1.1.2 *	30 acres

*Per Conservation Element Policy 1.1.2 - Locally significant natural resources due special protection to minimize adverse impacts to these resources:

- Surface waters of the State;
- Native vegetative communities
- Commercially valuable mineral resources
- Soils, particularly prime & locally important farmland
- Good quality air, focusing on dust/debris & noxious odors;
- Good quality and sufficient quantities of groundwater, particularly addressing potable, agricultural, recreational, and other economically beneficial uses;
- Wellhead and wellfields serving centralized potable water systems for municipal and local governments or private systems
- Fisheries, wildlife, and wildlife habitat;
- Migratory wildlife routes and ecological corridors; and County-owned and/or managed regional and/or resource-based parks.



Current TDR Receiving Areas and Levels

TDR Levels	Receiving Area	Maximum Density	Water & Wastewater
Level I	Other FLU in UGB	2 du/ac above maximum residential land use of site	Central
Level II	Rural Land in UGB	3 du/ac	Central
Level III	Former Urban Reserve designated lands outside UGB	1 du/ac	Applicable code at time of development approval

Levels correspond between Comp Plan and LDC



TDR Board questions/discussion

How can we ensure efficiency and more predictable outcomes in application process?

For Sending Areas:

- Full Farmland Preservation Area (FPA)
- Rural Land outside of the UGB
 - no locally significant natural resource requirement
- Remove the requirement of the transfer to go to BOCC



TDR Board questions/discussion



How can we make the credits more appealing to buyers?

Advertisement

- Flyers in the County buildings
- Share on County website

Maximum Density

- Allow the max density within the land use if they use TDCs

Remove the requirement of the transfer to go to BOCC

- Only record the transfer once the PUD is approved

Remove the requirement for the Open Space to go to BOCC (Admin approval)

- Also allow 1 credit for 1 acre-instead 0.05

TDR Board questions/discussion



How can we make the credits more appealing to buyers?

Remove the PUD requirement if the correct zoning and land use is in place

For example:

- A property already has Land Use High Density Residential and R3 Zoning- allow them to use the credits to go 2 du/ac above maximum density without Board approval



TDR Board questions/discussion



How can we make credit inventory more readily available and the process of buying more efficient?

Remove the requirement of the transfer to go to BOCC

Maintain a list on the Growth Services website including:

- The number of credits available
- Contact info (credit holder's responsibility to update GS)

Next Workshop:



Date

- Thursday, May 1st, 2025
- 2:30pm - 4:30pm

Topics

- Park LOS
- Open Space / Active Recreation
- Recreation & Open Space Element
- Conservation Element





Question and / or comments?

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