
North Prong Industrial LDC Text Amendment

In assisting with the County's efforts to balance industrial activities with nearby residential areas and the importance of appropriate setbacks, we propose a solution that addresses both the County's objectives and the practical use of the site.

Key Points:

- **Existing Conditional Use Allowance:** The current Conditional Use Plans depicts a 25-foot setback from the northern property which is located within the City of Mulberry having PUD zoning. Mining operations must be setback 200-feet from any residential dwelling unit or platted subdivision. Neither of those exists today. We believe a similar approach, with safeguards, can be effective here.
- **Impact of the 200-Foot Setback:** The 200-foot setback affects site usability by covering approximately 12 acres. We propose a 100-foot setback with a 25-foot landscape buffer to provide effective noise and visual mitigation.

Proposed Compromise:

- **Temporary Flexibility:** Given the absence of adjacent residential development, we suggest temporarily reducing or waiving the 200-foot setback, with the commitment to implement the following restrictions if residential development occurs on the adjacent property:
- **Phased Setback Use:**
 - **First 100 Feet:** We propose using this area for passive activities such as, but not limited to:
 - Landscaping
 - Stormwater management
 - Floodplain compensation
 - Open spaces
 - Natural habitat
 - Habitat restoration
 - Environmental conservation and mitigation
 - Buffer zones
 - Utility easements

- **100 to 200 Feet:** We propose this area be used generally for non-passive industrial activities, including but not limited to:
 - Light composting facilities
 - Mining
 - Low-impact agricultural use
 - Solar panel installations
 - Storage facilities
 - Other industrial such as light manufacturing

- **200 Feet:** We propose this area to allow rock crushing and salvage yard activities beyond the 200-foot mark.

This approach balances the County's goals with practical land use, ensuring current functionality while being prepared for future development.