

TITLE XV:

LAND USAGE

Chapter 154

Environmental Review

CHAPTER 154: ENVIRONMENTAL REVIEW

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§ 154.01 PURPOSE

The purpose of this chapter is to make available uniform procedures and guidelines of county-wide applicability pertaining to developments which may adversely affect the environment of Pike County; to promote consistency and uniformity in the data considered in the environmental report; and, to certify by permit approval or denial of said developments.

§ 154.02 ENVIRONMENTAL REVIEW STUDY

Any proposed use, project, development or rezoning which may possibly have an adverse impact on the environment of Pike County, to an extent necessitating special review, shall not be approved for rezoning, construction, or development by the Pike County Board of Commissioners or other approving body unless and until an environmental study has been completed by a licensed professional and submitted to and approved by the Zoning Administrator. The determination of the need of an environmental study shall be made by the Zoning Administrator.

§ 154.03 APPLICABILITY

These regulations shall apply to any project which may have a significant impact upon the environment, including but not limited to:

- (A) Industrial projects which would result in excessive noise, smell, dust or traffic congestion;
- (B) Structures for the confinement of livestock if within 300 feet of a residence (other than that of the applicant for the rezoning, development or project);
- (C) Drive-in theaters, warehouses, storage yards, manufacturing of acids, lime, gypsum or plaster of Paris; manufacturing of ammonia, chlorine, bleaching powder or asphalt; linoleum manufacturing; mining and quarrying;
- (D) Stockyards or animal slaughtering;
- (E) Automobile wrecking or junkyards;
- (F) Any use which would result in discharging extraordinary amounts of water or any use which would result in the creation of hazardous waste, storage of hazardous wastes, offensive wastes and similar uses;
- (G) Any use which might threaten to substantially deplete or pollute the water resources of Pike County.

§ 154.04 REVIEW AND APPROVAL OF ENVIRONMENTAL STUDY

Upon submittal of the environmental study the Zoning Administrator shall review the study and decide if its complete and recommend any conditions to the BOC if a rezoning or special

exception is being proposed. If this is for a development permit the Zoning Administrator shall apply any conditions as outlined in the study to help mitigate any potential environmental issue.

§ 154.05 INSPECTION AND ENFORCEMENT

- (A) The requirements of this chapter and any conditions as set forth in this chapter shall be enforced by the Pike County Zoning Administrator who shall inspect or require adequate inspection of any work hereunder.
- (B) If the Zoning Administrator finds any existing conditions not as stated in the environmental study, he or she shall:
 - (1) Refuse to approve further work;
 - (2) Stop the issuance of any further building permits on the project or development;
 - (3) Revoke the original permit issued hereunder pending proof of compliance; or
 - (4) Institute an injunction or other appropriate action in the Superior Court of Pike County to stop the violation.

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