



Agenda Abstract

Department: Planning

Authorizing Signature: _____

Submitting Official: Jason Sullivan

Meeting Date:	2-21-11
Subject:	Request for a revision to an existing conditional use permit by McGill Environmental located at 634 Christian Chapel Church Rd., Parcel No. 5596, to add a modular office building to the site.
Action Requested:	See Recommendations
Attachments: (List Individually)	Application Information distributed prior to the 1-18-11 public hearing.

Introduction & Background:	<p><u>(Planning Board comments/discussions are in BOLD)</u></p> <p>A public hearing was held on this revision request on January 18, 2011. Attorney Cindy Perry presented for the applicant. Also present was Steve Cockman and Keith Bradshaw, managers with McGill Environmental. Tom Glendenning, citizen, also spoke in support of the industry and the expansion request.</p> <p>The McGill facility received approval of their conditional use permit in October of 2000 and has been operating since 2002. There have been no other modifications or additional revisions made to the permit since its original approval. In the past there were issues with smells coming from the facility but all issues have been resolved and the Planning Department has not received any complaints on this facility is approximately 2 1/2 - 3 years.</p> <p>This request is for an additional office building to serve as office space, a lunchroom, locker room, and restroom for employees.</p> <p>The Planning Board met at their regularly scheduled meeting on February 1, 2011. Mr. Steve Cockman of McGill and Atty Cindy Perry were present for questions or clarifications.</p>
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	<p>Planning staff presented the application request. There was little discussion as the Board thought everything had been covered in the notes and application materials. The Planning Board recommended approval by vote of 10-0-0 unanimously.</p>
Discussion & Analysis:	<p>When a new conditional use permit application or a request for a revision to an approved conditional use permit is submitted, the five findings as outlined in Section 17 of the zoning ordinance must be met. Each one is addressed below.</p> <p>Finding 1 - "The use requested is among those listed as an eligible conditional use in the district in which the subject property is located or is to be located." This site is located within an conditional use heavy industrial district as approved in 2000 and the amendment request does not change the zoning district. It is planning staff opinion the finding has been met.</p> <p>Finding 2 - "The requested conditional use permit is either essential or desirable for the public convenience or welfare." In October 2000, the county determined there was a need for this type of recycling facility. There was a rise in demand for eco-friendly products to replace some agricultural chemicals. McGill works with many different types of clientale to keep products out of the landfills and to produce their compost product. They are then made available to farms and individual lot owners. 75,000 tons of product is produced annually and employs approximately 21 people. Annual payroll is approximately \$1 million with annual sales of approximately \$3 million.</p> <p>Contributions to the Chatham County tax base is about \$2000 annually in property taxes. It is planning staff opinion the finding has been met.</p> <p>Finding 3 - "The requested permit will not impair the integrity or character of the surrounding or adjoining districts, and will not be detrimental to the health, safety, or welfare of the community." As stated previously, when the plant first opened up, there were issues that arose from the venting system and on a couple of ocassions the receiving of bad poultry product. McGill worked with the county and with the state office of NC Department of Environment and Natural Resources, who holds their licensing, to resolve the issues as</p>



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quickly as they were reported. There has not been a complaint received by the Planning Department in over two years.

Parking and lighting are already in place and no changes are requested for these items. The proposed new office building will be located directly adjacent to current lighting and parking.

With the addition of the new office building, impervious surface will only be increased by 2/10 of a percent (1,568 sq ft) to make the total impervious 28.7% below the allowed 36%. It is planning staff opinion this finding has been met.

Finding 4 - "The requested permit will be consistent with the objectives of the Land Development Plan." This property is located within an area identified as a potential industrial growth area as seen on Page 34. The Plan also encourages the continuation of development within areas currently zoned commercial and industrial. It is planning staff opinion this finding has been met.

Finding 5 - "Adequate utilities, access roads, storm drainage, recreation, open space, and other necessary facilities have been or are being provided consistent with the county's plans, policies, and regulations." The property is currently utilizing a private well. A new septic permit has been approved by the Chatham County Environmental Health Division and has been included in the application materials. The current access road will continue to be used and there are no improvements needed for this additional work space.

No additional storm water protections and erosion control measures will be required. There already exists berms, permanent sediment basins, diversion ditches, and vegetative grass buffers which are in place throughout the project and which have been approved by the state.

Over 2/3rd's of the tract remains in open space. Of the 50 acres, only 14.35 acres are and will be utilized for this operation. It is planning staff opinion this finding has been met.

Budgetary Impact:

None

Recommendation:

It is the opinion of the Planning Board and planning staff that all five



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findings have been met and recommend approval of a resolution amending the existing conditional use permit with the following condition:

- 1) All previously approved conditions as stated shall remain valid and in effect with the approved revision.