

Workshop Meeting



To: Town Council
From: Travis Morgan
Date: 7/27/2020
Re: **Building Center Outdoor Saw Expansion** (*Informational Item*)

BACKGROUND:

The Building Center located on Industrial Drive and zoned General Industrial (G-I). That zoning use is considered “Building material and Lumber Storage and Sales”. That use is conditionally approved only in that zoning district. The property and use exist as grandfathered or legal non-conforming. Property needs conditional plan approval before they can expand the buildings or outdoor equipment. The request did not come to zoning but came to our attention when permits were needed for the saw. Existing shelter does not match plans. Plan calls for 24’ wide by 55’ long and to have 10 feet of building separation. Current structure addition is framed 65’ long all the way to the existing building.

PROPOSAL:

Coy Coley on behalf of the Building Center requests to add an outdoor saw at the corner of the Northwest corner of the existing building to custom cut lumber to order. The saw is within a lean-to type shelter addition to the existing building in line with the main driveway entrance (see plans). The shelter will be open on the North side facing away from entry. There will be a wall facing the front entry drive (South) and short (West) side will have a Fan vent opening. Fan vent opening required as per the GAR engineering letter but will not be for dust collection just for safe ventilation of the space. Walls do not extent to the ground.

Applicant has supplied noise levels from the Holtec manufacturer. Staff recommends applicant explain noise reading. Some instances further away readings are louder. Saw off reading is assumed to mean the saw is not off but running and not cutting lumber. Saw on is assumed to mean while cutting lumber.

DEVELOPMENT SUMMARY:

Location:	10201 & 10049 Industrial Drive
Lot Size:	11.75 & 4.9 acres
Zoning:	Existing: G-I Proposed: G-I(CD)
Building Size:	Existing: existing campus not shown Proposed Addition: 1,320 sqft
Parking Provided:	Not provided
Ordinance Parking:	Warehouse and office space not provided for calculations
Landscape and Overlay:	Not provided

STAFF SUMMARY:

Last year the property inquired about the saw. Staff advised that there would need to be further review and council approval. As of now: The county alerted us that permits were requested for the saw that planning had not seen. Staff is concerned that the existing shed has been built that does not match plans. Staff has concern over noise,

dust and lack of improvements to bring the property more into zoning compliance. Ordinance would require street trees, evergreen plants to screen the parking lot, street lights, sidewalk. Staff notes there appears to be a parking and loading shortage. Property has widened Industrial drive in front of their building to allow on street loading. This doesn't provide much space for ordinance improvements near the front entry.

STAFF RECOMENDATION:

Staff does not support the proposal as shown. Applicants need to explain noise readings and set maximum noise level for the property. Staff recommends moving the saw inside and/or having fan coupled with dust collection system. Staff notes in the future, the machine could be replaced and noise and dust levels could change. Staff would provide provisions to limit negative effects to the area. Staff would also like to see the property improved to same standards IPEX, Lance, and similar projects. Curb and gutter would be the biggest improvement, with landscape/fencing and sidewalks second. Staff also recommends any other foreseeable expansion to be included by the applicants to avoid future plan amendments.

PROCEDURE:

The request is for conditional zoning approval. This is a workshop for Council to discuss plan requests and detail with the applicant and staff. This follows standard legislative approval process. Applicant follow-up or clarification and next meeting dates are to be determined.