

6605 Orell Road
Being rezoned to C-M

To Whom It May Concern:

I would like to have your opinion on whether this particular use detailed below is permissible in a C-M zoning district and whether any Conditional Use Permit or other permits will be required.

XYZ Company operates several fly ash storage warehouse facilities in the U.S. and would to build a similar facility here in Jefferson County which has an C-M zoning district. A couple of pictures are attached to show you what the finished building will look like.

These other out-of-state facilities serve the purpose of storing fly ash during the winter season when there is low sales demand for ash as a cement supplement. Fly ash has a standing beneficial use determination as a pozzolan for cement replacement in concrete. XYZ has recently acquired an industrial building in a county in another state, which with the county's permission will be used as a second ash storage facility for their energy center unit. The purpose of the storage facility is to store ash generated by this energy center during the winter months when there is no market for it for use in concrete.

Fly ash will be transported to the facility by fully enclosed trucks during the months of November through April and stored. It is not loaded out during the winter months because of the low demand. During the construction season the stored ash will be loaded out and sold. The facility will be completely enclosed including concrete flooring and walls with a steel roof to prevent water penetration. The roads to the facility are paved. Electricity will provide energy for the building. Ash transfers both in and out of the storage warehouse are performed in batch mode. It is estimated that 25 tons of fly ash will require 45 minutes to transfer. Ash is pneumatically transferred into the building with a dust collector in operation which recycles particulates back into the building. Load out of the ash is achieved utilizing a completely enclosed telescoping auger. A similar facility has obtained a Conditional Use Permit from that county to operate a dry, bulk storage warehouse for fly ash. That County has approved the intended use, and will issue a solid waste storage license pending the results of an Air Permit Applicability Analysis.

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