

## **TIME SENSITIVE CONDITIONS OF 201211SU**

### **CHITTER CHATTER PALLET COMPANY**

BUSINESS OWNER: Janelle Bruce

PROPERTY OWNER: Melissa Stathas

The Marion County Board of County Commissioners approved Special Use Permit (SUP) #201211SU to allow for the recycling and reconstruction of pallets in RC-1 zoning on January 19, 2020. This SUP request was necessitated due to non-compliance of SUP #190506SU which resulted in the activation of Code Enforcement Citation #826311. Non-compliance with previous SUP requirements, resulting in activation of other Code Enforcement citations, had also occurred with this applicant and this business.

The Marion County Board of County Commissioners have granted the current SUP, but additional requirements in the form of specific dates for targeted improvements have been added. The applicant must meet these dates for all milestones for the SUP to remain active. The target dates and requisite milestones are as follows:

- **5/18/2021** - *All activities related to disassembling or reassembling pallets must occur under a temporary structure. Buffers must be fully installed and maintained. **(Milestone has been met)***
- **9/21/2021** – *Permanent structure must be permitted for construction.*
- **1/17/2023** – *Permanent structure must be fully operational*

## **TIMELINE JULY 2016 TO**

### **CHITTER CHATTER PALLET COMPANY**

- **7/29/16:** 1<sup>st</sup> Code Enforcement Citation #733877– Operating a business without obtaining a new CO and reconditioning pallets without a Special Use Permit
- **1/17/17:** Approval of 170106SU (Established Special Use conditions and negated Code Enforcement Citation #733877)
  1. The site shall be operated consistent with the submitted conceptual plan and conditions as provided with this approval. Any expansion of the storage or process areas will require an application for modification to this special use permit. Modifications to impervious areas to better facilitate parking or truck movement for the existing operation are allowed through the County's Development Review Process.
  2. Pallets may not be stored more than 20ft high at any time.
  3. Hours of operation may be dawn to dusk.
  4. *All activities related to disassembling or reassembling pallets must occur in the fully enclosed portion of the building.*
  5. *Buffers are required for the project area, as follows: Along the western boundary, a type C buffer, which consists of a 15 ft wide vegetated strip containing at least two shade trees per 100'. Shrubs and groundcovers shall comprise at least 50% of the buffer and achieve a height of at least three feet within one year. Along the eastern boundary, a Type D Buffer which consists of a 15foot wide landscape strip with buffer wall, containing at least two*

*shade trees and three ornamental trees for every 100 lineal feet. Where required, an opaque fence may be used in lieu of a buffer wall.*

6. The Special Use Permit shall expire on January 17/2020. The applicant may submit a new Special Use Permit application for consideration to renew and extend this permit in the future.
- **7/29/17:** Fire destroyed the operations structure.
  - **9/25/17:** Code Enforcement Citation #756958 – Violation of Special Use Permit Conditions #4 & #5 (*See italicized above*)
  - **5/21/19:** Approval of 190506SU (Re-established Special Use conditions and negated Code Enforcement Citation #756958)
    1. *The site shall be operated consistent with the submitted conceptual plan and conditions as provided with this approval. Any additional expansion of the storage or process areas will require an additional application for modification to this special use permit. Modifications to impervious areas to better facilitate parking or truck movement for the existing operation are allowed through the County's Development Review Process.*
    2. Pallets may not be stored more than 20ft high at any time.
    3. Hours of operation may be dawn to dusk.
    4. *In the immediate future, all activities related to disassembling or reassembling pallets must occur under a temporary structure that is visually buffered from US 441. Temporary fencing with an attached opaque barrier is acceptable as a buffer. Stacked pallet rows are not acceptable as a buffer to meet this condition.*
    5. *A permanently enclosed structure, with electricity and water, for all pallet modifications must be in place and operational within seven months of the Special Use Permit approval.*
    6. *Buffers are required for the project area, as follows: Along the western boundary, a type C buffer, which consists of a 15-foot wide vegetated strip containing at least two shade trees per 100'. Shrubs and groundcovers shall comprise at least 50% of the buffer and achieve a height of at least three feet within one year. Along the eastern boundary, a Type D Buffer which consists of a 15-foot wide landscape strip with buffer wall, containing at least two shade trees and three ornamental trees for every 100 lineal feet. Where required, an opaque fence may be used in lieu of a buffer wall.*
    7. The Special Use Permit shall expire on 5/21/2022. The applicant may submit a new Special Use Permit application for consideration to renew and extend this permit in the future.
    8. Special Use Permit #170106SU / Resolution #17-R-014 is hereby repealed and replaced by this Special Use Permit.
  - **8/18/20:** Code Enforcement Citation #826311 – Violation of Special Use Permit Conditions #1, #4, #5 & #6 (*See italicized above*)
  - **9/15/2020:** Revocation hearing for Special Use 190506SU.
    - Applicant given time to correct violations through formulation of a business plan to finance and construct a permanent structure to conduct business from.
  - **11/17/2020:** Proof of full financing of permanent structure not provided.
    - Only proof of partial financing was provided.
    - Applicant given sixty days to provide proof of total financing, and a schedule to rebuild permanent structure.
  - **12/19/2021:** Approval of Special Use Permit #201211