

STAFF REPORT**Date: June 15, 2006****NAME**

Alter Scrap Processing

LOCATION101 Hardwood Lane
(East side of Hardwood Lane [private street], 540'± East of
North Craft Highway)**CITY COUNCIL
DISTRICT**

District 2

PRESENT ZONING

I-2, Heavy Industry

AREA OF PROPERTY

47.9± Acres

USEPlanning Approval to allow a scrap metal processing plant
with automobile shredding in an I-2, Heavy Industry
district;**COMMENTS**This application was approved by the Planning
Commission on April 6, 2006, subject to the following conditions:

- 1) depiction of a stormwater detention basin, if required;
- 2) illustration of the location of any dumpster or waste storage area on the site plan;
- 3) compliance with the buffering requirements of the Zoning Ordinance from residential uses, with in-fill plantings if the existing vegetation is not sufficient;
- 4) approval of all applicable federal, state and local agencies prior to the issuance of any permits,
- 5) submission of a disposal plan for the unrecoverable waste associated with the automobile shredding process; and
- 6) limitation of hours of shredding operations to between the hours of 6:00 a.m. and 6:00 p.m., with maintenance activities allowed after 6:00 p.m.

The approval was appealed to the City Council by Mobile Baykeeper (formerly known as Mobile Bay Watch). The applicant and the appellant reached an agreement of seven additional conditions to be attached to the approval. To accomplish this, the City Council formally referred the approval back to the Planning Commission to consider inclusion of the additional conditions, which are as follows:

1. Alter hours of shredding operation shall be limited to 6 a.m. to 6 p.m., Monday through Saturday. Maintenance activities are allowed after 6 p.m.

2. Alter shall perform testing as frequently as necessary to reasonably assure that all supplies (including supplies received from sources outside of Alabama) are de-manufactured (removal of mercury switches and other hazardous materials) before shredding occurs.
3. Alter shall assure that all de-manufacturing performed on-site shall effectively remove mercury switches, PCB's, lead, Freon, oil & gas, and other hazardous materials before shredding occurs.
4. Alter shall develop and enforce a plan to assure that all of its hazardous waste is disposed of in accordance with law so as to assure protection of public health and the environment.
5. Alter shall cooperate with Mobile Baykeeper and others to jointly develop and attempt to obtain passage of statewide legislation requiring removal of mercury switches from automobiles prior to shredding.
6. Alter shall assure that the provisions of its operations manual are complied with and enforced upon the operations of Alter and Alter's suppliers.
7. Alter shall use its best efforts to design, construct, and operate its facilities so as to protect the residential areas from noise disturbance.