



STAFF REPORT

MORGAN COUNTY PLANNING COMMISSION

PETITION FOR: CONDITIONAL USE – ANIMAL PROCESSING

Property location:	1311 Apalachee Road
Property tax parcel:	015-023C
Acreage:	122 acres
Applicant:	Robert Glosson, Jr.
Applicant's Agent:	N/A
Property Owner:	Jimmy Sidwell
Existing Use:	Farm
Proposed Use:	Farm with Animal Processing

Summary

Robert Glosson, Jr. has requested conditional use approval to operate an animal processing facility on land owned by Jimmy Sidwell, who has signed the owner's consent form and talked to Staff about his approval of the project. The property is located at the Sidwell Dairy on Sidwell Road and will only use a small portion of the 122 acres. The property is zoned Agricultural (AG).

Mr. Glosson proposes to offer animal processing services for sheep and goats that he raises. He has stated that he will not process animals that he does not raise, as he will not put an animal through his equipment if he is not familiar with the condition of the animal. He intends to allow buyers to pick their sheep or goat and he will process for immediate pick-up. He does not intend to have coolers on site to store meat or sell meat by the piece. The barn he intends to use will also include a small holding pen, but he does not propose to graze animals or hold them indefinitely on the property.

From Article 3 of the Morgan County Zoning Ordinance:

Animal Processing Facility – A facility for the slaughter and processing of animals and the refining of their by-products, and may include the confinement of live animals.

From Article 4 of the Morgan County Zoning Ordinance:

Animal Processing Facility is a Conditional Use in the AG Zoning District, with Note (i), which reads *All State and Federal licenses must be obtained, and a copy of such provided to the Morgan County Planning and Development Office, prior to operation.*



The photo at left shows the barn where the animal processing activities are proposed (red star indicates end to be used). The applicant intends to use only part of the barn and a small holding pen outside. See the applicant's submitted drawings for details. The applicant has an incinerator at his chicken houses on Beaver Dam Road and all waste will be disposed there. The lagoon, previously used by the dairy, will receive water used in cleaning the facility.



These photos show the part of the barn depicted in the applicant’s submitted sketch. The top photo shows the holding pen proposed to be used as part of the animal slaughter facility (red fencing).

The property and surrounding area are within the Rural Living Character Area according to the Comprehensive Plan. Regarding businesses in this area, the Comp Plan states that, “when allowed, should be small scale, local serving businesses that reflect the rural and agricultural heritage of the area” (Pg. 18). The Comp Plan also states, “We will provide the opportunity for agricultural and forestry activities to remain a vital part of the community” (pg. 18).

Criteria for Consideration

Section 21.3.1 Required Findings from Conditional Use Approval from the Morgan County Zoning Ordinance:

1. Adequate provision is made by the applicant to reduce any adverse environmental impacts of the proposed use to an acceptable level;
2. Vehicular traffic and pedestrian movement on adjacent streets will not be substantially hindered or endangered;
3. Off-street parking and loading, and the entrance to and exit from such parking and loading, will be adequate in terms of location, amount and design to service the use;
4. Public facilities and utilities are capable of adequately serving the proposed use;
5. Granting the request would not be an illogical extension of a use which would introduce damaging volumes of (1) agricultural, (2) commercial, (3) industrial, or (4) high density apartment use into a stable neighborhood of well-maintained single family homes, and likely lead to decreasing surrounding property values, neighborhood deterioration, spreading of blight, and additional requests of a similar nature which would expand the problem;
6. Granting the request would not lead to congestion, noise and traffic hazards or overload public facilities, current or planned;
7. Granting the request would conform to the general expectation for the area population growth and distribution according to the Comprehensive Land Use Plan;
8. Granting the request would not lead to a major negative change in existing (1) levels of public service, (2) government employees or (3) fiscal stability;
9. Granting the request would not have a "domino effect," in that it becomes the opening wedge for further rapid growth, urbanization or other land-use change beyond what is indicated in the Comprehensive Land Use Plan.

Staff Comments

The use appears to be supported by the Comprehensive Plan, as the request allows for the adaptive use of a dairy barn and continues the agricultural use of the land. The applicant has run a successful poultry business for several years and is familiar with various state and federal laws related to agricultural operations.

9/10/18

To the Morgan County Planning Commission

Glosson Farms would like to request a conditional use permit that would allow us to help meet the needs of our community. We raise various farm animals, mostly sheep and goats, and occasionally we have people come by the farm that are wanting fresh meat. Currently we are at an economic disadvantage because we can't provide this service. We are requesting permission to be able to humanely process animals from our farm. This service would be by appointment only. Animals that are not from Glosson Farms would not be warranted. Ideally one of our clients would call ahead requesting the opportunity to be able to choose their desired animal from our farm and we would process it immediately for their direct pickup. The live animals would be properly cared for, having access to food, clean water, and adequate shelter until the time of slaughtering. Since we would be selling directly to a consumer who would be present for the entire process, there would be no need for coolers or storage areas of processed carcasses. The waste and byproducts would be incinerated or taken to a rendering facility to ensure conditions are kept sanitary. We are hoping that we could eventually reach the point where we are processing 10-15 head per week. Several families have expressed interest in this project and we feel that we can be very successful in proving a fresh and wholesome product from our farm to their table.

Thanks ,

Robert Glosson Jr

ROBERT GLOSSON JR
(Custom Processor)

