

REPORT TO THE PLANNING COMMISSION

MEETING DATE: September 3, 2026

SUBJECT: Case #261907 – Progress Business Park Phase 1 (Standard Construction) – Request approval of a Conditional Use Permit (CUP) to allow for a Hot Mix Asphalt Facility

INTRODUCTION:

- McCarty Granberry Engineering (Josh Hankins), representing the property owner (Standard Construction Company Inc.), requests a recommendation of a Conditional Use Permit (CUP) for a hot mix asphalt facility on 35.154 acres located southeast of the intersection of Progress Road and Keough Road, just north of State Route 385 (see Exhibits 1 and 3).
- The subject property is currently vacant and is zoned GI: General Industrial.
- The subject property is surrounded by RI: Restricted Industrial zoning to the north and west, while the properties to the south and east are zoned GI.
- The use “paving materials manufacturing” requires an approved CUP before they can be allowed to operate within GI zoning districts.

BACKGROUND:

- A separate Final Site Plan will need to be reviewed and approved prior to construction. If the property is to be subdivided, a Final Plat must be approved by the Town and recorded before a building permit can be issued.
- A neighborhood meeting was held on August 18, 2026, to address concerns and questions from neighboring properties (see Exhibit 7).

KEY POINTS:

1. The proposed development consists of a drum hot mix asphalt facility and related private operational infrastructure necessary to support the production of asphalt materials at this location (see Exhibits 3 and 6).

- The facility is anticipated to have a maximum production of approximately 350,000 to 400,000 tons of asphalt annually. It will supplement the production capacity of the existing Standard Construction facility located on Frank Road.
- The facility will employ about seven (7) to ten (10) employees and is expected to operate between the hours of 6:00 a.m. and 6:00 p.m. 5-6 days a week from April to November, with limited seasonal nighttime operations to support paving activities and time-sensitive construction projects.
- The applicant submitted a non-binding conceptual drawing showing the associated improvements including a laboratory, a maintenance and storage building, truck circulation areas, silos up to 95 feet tall, office facilities and aggregate stockpile areas up to 45 feet. The lot layout, building footprints, driveways and parking areas, public road network, and any other infrastructure shown is conceptual in nature and is intended to show how the property owner’s intent to develop the property. Detailed drawings will be provided for review and approval with the Final Site Plan submittal.
- The outparcels, zoned RI, also owned by Standard Construction along Keough and Progress Road will be sold in the future and are not part of this CUP request.

2. The proposed development will generate approximately 264 vehicle trips per day, most of

which (approximately 246 vehicles) will be trucks (see Exhibit 3).

- The site will have two (2) access points onto Progress Road, with a dedicated inbound driveway at the southern access point and a dedicated outbound driveway at the northern access point.
- The surrounding roadway network has capacity to accommodate the projected trips generated by the proposed development.
- Truck traffic from this plant should not use Quinn Road. The Town is going to restrict its use as a truck route and traffic signs will be installed by the Town later this year.

3. The water and sewer system at this location has sufficient capacity to accommodate this use and Public Utilities has no further concerns.

- Unlike traditional asphalt plants, this new site will not perform "aggregate washing", which reduces water demand.
- If the production capacity is expanded, additional information will be required for a water and sewer capacity study.

4. The northern portion of the property is reserved for on-site stormwater detention. This will be further evaluated during the Final Site Plan process.

5. Staff has analyzed the 6-Prong CUP Test (see Exhibit 5) to determine if there are adverse impacts and has added conditions (see Exhibit 2) to minimize any negative impact to surrounding properties.

- The conditions of approval will limit the expansion to other asphalt manufacturing activities, such as asphalt shingle and roofing materials, related to the use and will limit the ability of the use to expand onto adjacent properties.
- Conditions of approval will also require perimeter vegetative buffers and tree preservation areas to screen the facility from view and mitigate dust.

STAFF RECOMMENDATION: Approval of the Conditional Use Permit (CUP) is recommended with the example conditions of approval (Exhibit 2), as the request is consistent with the Grounds for Issuance of a CUP (Exhibit 5) in § 151.0214, and the proposed use and site design is compatible with surrounding development and minimizes any adverse impacts to adjacent properties.

ATTACHMENTS:

[Exhibit 1 - Vicinity Map and Contact Information 8-27-26.pdf](#)

[Exhibit 2 - Example PC Conditions of Approval 8-28-26.pdf](#)

[Exhibit 3 - Applicant Cover Letter 7-27-26.pdf](#)

[Exhibit 4 - Applicant Trip Generation Letter 7-28-26.pdf](#)

[Exhibit 5 - Staff's Six-Prong CUP Test 8-28-26.pdf](#)

[Exhibit 6 - Non-binding Conceptual Lot Layout 7-27-26.pdf](#)

[Exhibit 7 - Neighborhood Meeting Summary and Sign-in Sheet 8-18-26.pdf](#)

[Exhibit 8 - Public Comments 8-27-26.pdf](#)

PROPOSED MOTION: To recommend approval of a Conditional Use Permit (CUP) to allow a hot mix asphalt facility on a 35.154-acre tract located southeast of the intersection of Progress Road and Keough Road, subject to the conditions in Exhibit 2.