

**SPECIAL USE PERMIT 96-08**  
**CITY OF HIGH POINT, NORTH CAROLINA**

October 4, 1996.  
(Adopted)

February 16, 2015  
(Major Amendment Adopted)

March 23, 2006  
(Major Amendment Adopted)

THE CITY OF HIGH POINT CITY COUNCIL, PURSUANT TO SECTION 9-3-14, SPECIAL USE PERMITS, OF THE CITY OF HIGH POINT DEVELOPMENT ORDINANCE, APPROVED A SPECIAL USE PERMIT AND SITE PLAN FOR THE FOLLOWING USE, SUBJECT TO THE FOLLOWING CONDITION(S):

Use: Nonhazardous solid waste facility (municipal landfill) on an approximately 149.9 acre site in an Agricultural (AG) District.

Conditions:

1. The special use shall be subject to the provisions and requirements of the “Hydrogeology and Preliminary Design Report for the Kersey Valley Landfill – Phase 2, High Point, North Carolina : (prepared by G.N. Richardson & Associates, March 1996), and the “Design Report for the Kersey Valley Landfill – Phase 2, High Point, North Carolina” (also prepared by G.N. Richardson & Associates, March 1996) which constitute the operational plan for the facility. These standards are in accordance with several state criteria RCRA Subtitle D, 40 CFR 258 and North Carolina DEHNR Solid Management Rules 15A NCAC 13B as amended through March 2006.
2. That the landscape plan be amended to depict the western portion of the special use site, and that the plan note a requirement that existing vegetation be preserved and maintained within 50 feet of Jackson Lake Road.
3. That the City Department of Transportation will study the traffic movements on the roadways abutting the special use site to determine the need for turn lane(s) or other transportation improvements, and reports its finding with recommendations back to the City Council.
4. Access: One (1) point of access shall be allowed to E. Kivett Drive east of Kersey Valley Road. Old Kivett Loop shall be closed to public access, subject to the approval of a street closing request.
5. Turn Lanes: A right turn lane shall be installed at the access point on Kivett Drive.

6. Right of way dedication: The property owner shall dedicate a minimum of fifty (50) feet of right-of-way along the Kivett Drive frontage of the zoning site as measured from the existing centerline.
7. The City of High Point Director of Transportation and the North Carolina Department of Transportation (NCDOT) shall approve all construction and improvements.
8. Solid waste disposal shall not be permitted in Area 3 of the facility, until such time as this permit is amended. Area 3 shall be used for non-solid waste accessory activities associated with the operation of the facility.

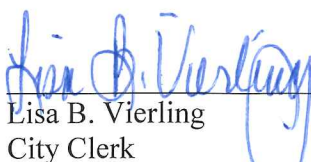
DESCRIPTION OF PROPERTY: The property consists of approximately 149.9 acres located on the east and west sides of Kersey Valley Road, and the east side of Jackson Lake Road, south of Kivett Drive, and is known as Guilford County Tax parcel(s) 0202910, 0202911, 0161052, 0161053, 0161078, 0161100, 0161102, 0161103, 0161105, 0161498, 0161505, 0161526 & 0161527. The property has a municipal address of 3748 East Kivett Drive, High Point, North Carolina.

This Special Use Permit and approved site plan are perpetually binding upon the above-described property, unless subsequently amended as provided in the Development Ordinance or until a use otherwise permitted in the zoning district is established.

This Special Use Permit shall become void after eighteen (18) months from the date of City Council approval unless the Special Use authorized has begun. If the Special Use authorized is discontinued for a period exceeding eighteen (18) months or replaced by a use otherwise permitted in the zoning district, then the Special Use shall be deemed abandoned and this Special Use Permit shall be null and void and of no effect. If for any reason any condition imposed this Special Use Permit is found to be illegal or invalid, then this Special Use Permit shall be null and void and of no effect.

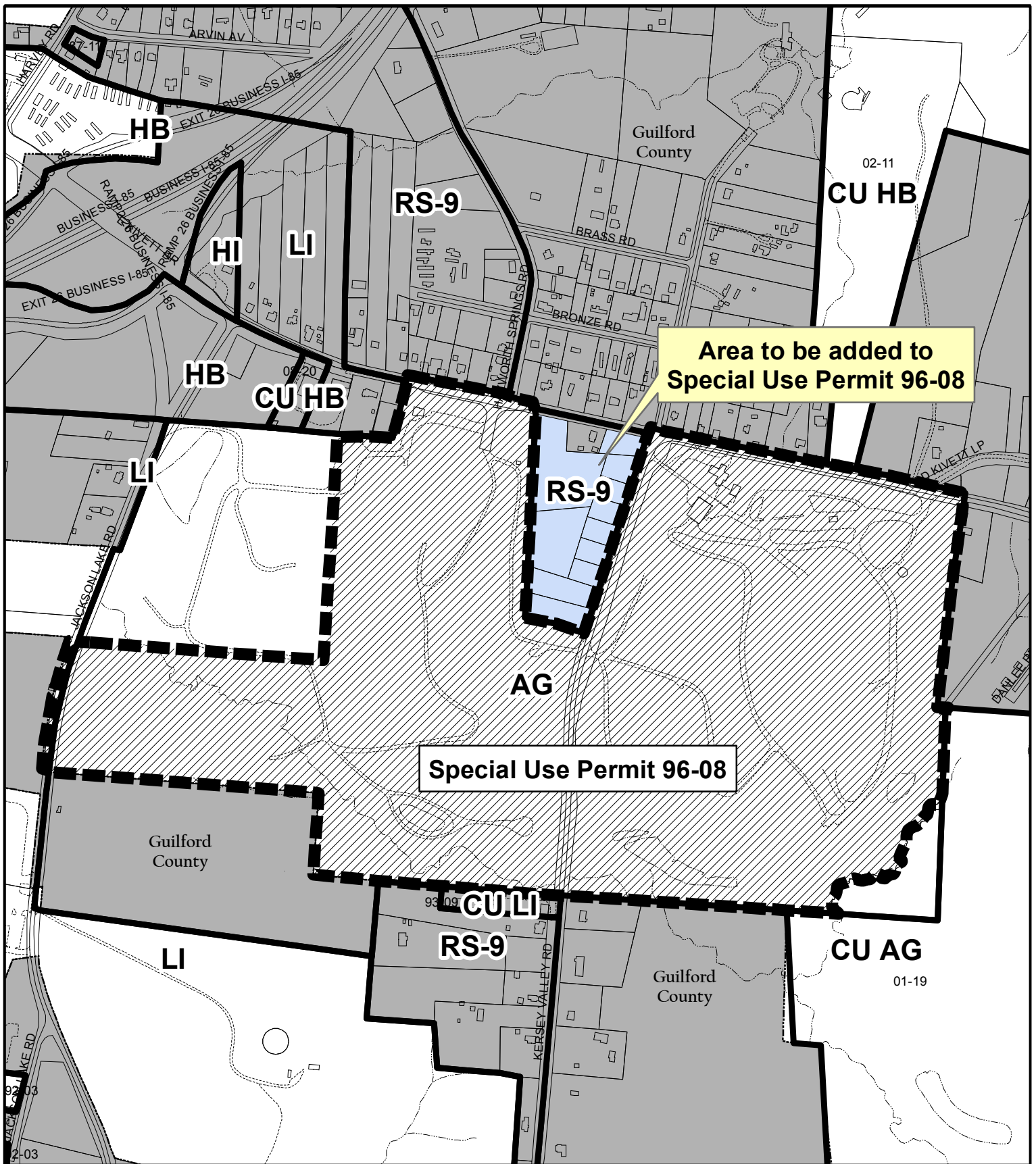
The issuance of this Special Use Permit authorizes the filing of an application for a building permit, site plan, subdivision or other development approval as required by the Development Ordinance.

SPECIAL USE PERMIT 96-08 AND THE ACCOMPANYING SITE PLAN WERE APPROVED BY THE CITY COUNCIL OF HIGH POINT, NORTH CAROLINA ON THE 16<sup>TH</sup> DAY OF FEBRUARY, 2015.

  
Lisa B. Vierling  
City Clerk



2-16-2015  
Date



# AMENDMENT TO SUP96-08

(January 2015)

**Request:** To amend Special Use Permit 96-08 by adding approximately 8.2 acres.

**Existing Zoning Boundary**

**Subject Property Boundary**



**Planning & Development  
Department**

**City of High Point**

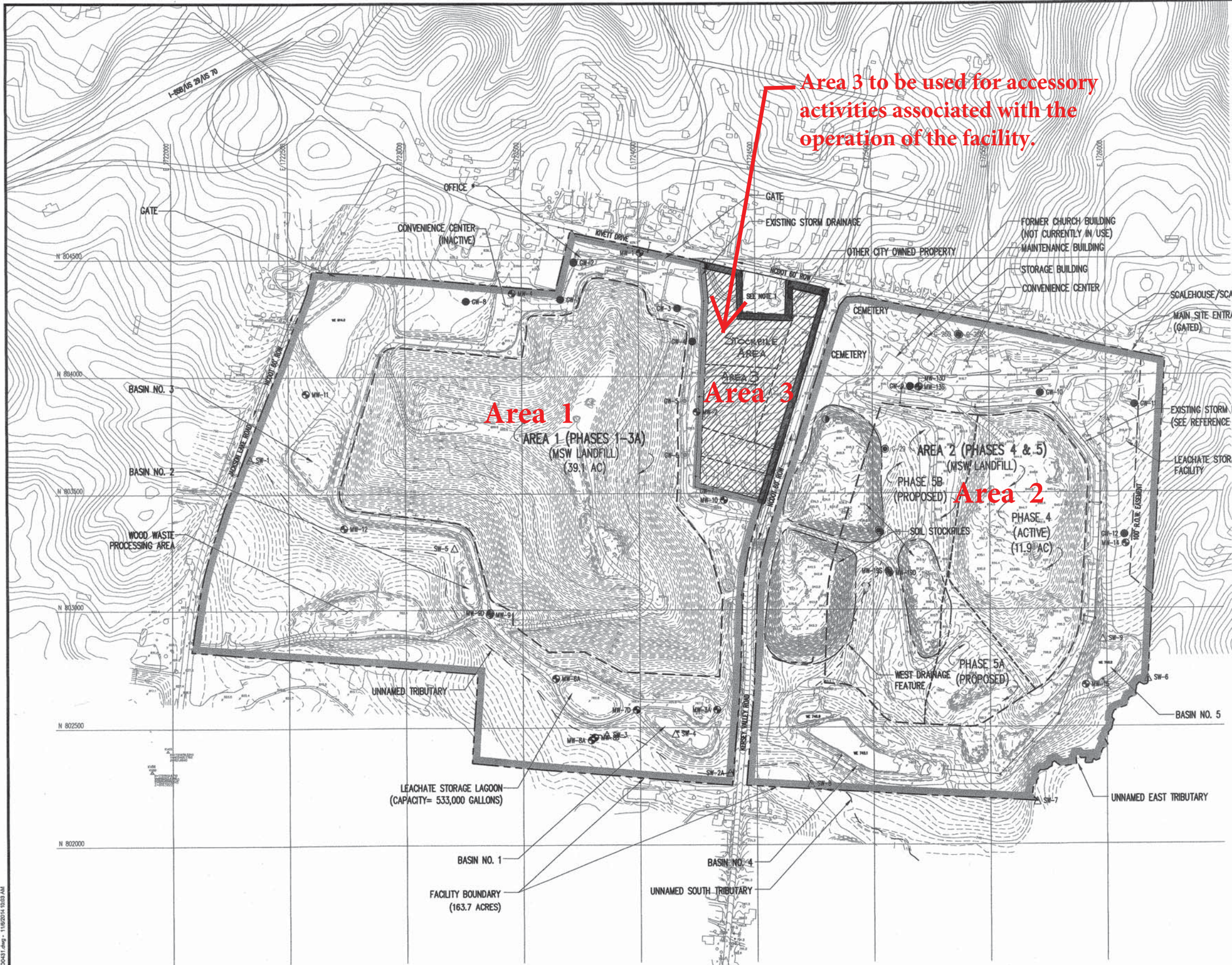
**Date: January 9, 2015**



**Scale: 1"=600'**

G:/Planning/Secure/ba-pz/  
2015/pz/Asup96-08.mxd





Area 3 to be used for accessory activities associated with the operation of the facility.



- LEGEND**
- EXISTING 10' CONTOUR
  - EXISTING 2' CONTOUR
  - PROPERTY LINE
  - FACILITY BOUNDARY
  - SOIL STOCKPILE BOUNDARY (APPROXIMATE)
  - STREAM (PERENNIAL AND INTERMITTENT)
  - LIMITS OF DISPOSAL AREA (LINED)
  - EXISTING MONITORING WELL
  - EXISTING SURFACE WATER MONITORING POINT
  - EXISTING LANDFILL GAS MONITORING WELL (GW-8 THROUGH GW-12 ARE APPROXIMATE)
  - EXISTING LANDFILL GAS MONITORING WELL (NOT INCLUDED IN ROUTINE MONITORING NETWORK)
  - OTHER PROPERTY OWNED BY THE CITY OF HIGH POINT

- REFERENCES**
- EXISTING TOPOGRAPHY PROVIDED BY SPATIAL DATA CONSULTANTS, INC., DATED JUNE 2, 2014. TOPOGRAPHY BEYOND THE LIMITS OF AERIAL SURVEY PROVIDED BY GUILFORD COUNTY GIS DEPARTMENT, UNKNOWN DATE.
  - STORM DRAINAGE AS-BUILT SURVEY DATED AUGUST 20, 2010 BY C. EDWARD MOORE, JR., PLS, SUMMERFIELD, NC.

**SAFETY NOTE:**  
Contractor shall be solely responsible for initiating, maintaining and supervising all safety precautions and programs in connection with the Work. Contractor shall comply with all applicable Laws and Regulations relating to the safety of persons or property, or to the protection of persons or property from damage, injury, or loss; and shall erect and maintain all necessary safeguards for such safety and protection.

**FOR BIDDING**  
**NOT FOR CONSTRUCTION**



PREPARED FOR:  
**CITY OF HIGH POINT**  
DEPARTMENT OF  
PUBLIC SERVICES  
HIGH POINT, NC

PREPARED BY:  
NC LIC. NO. C-8028 (ENGINEERING)  
**SMITH+  
GARDNER**  
ENGINEERS  
14 N. Boylan Avenue, Raleigh NC 27603 | 919.828.0577

SEAL  
  
SEAL

REV.	DATE	DESCRIPTION

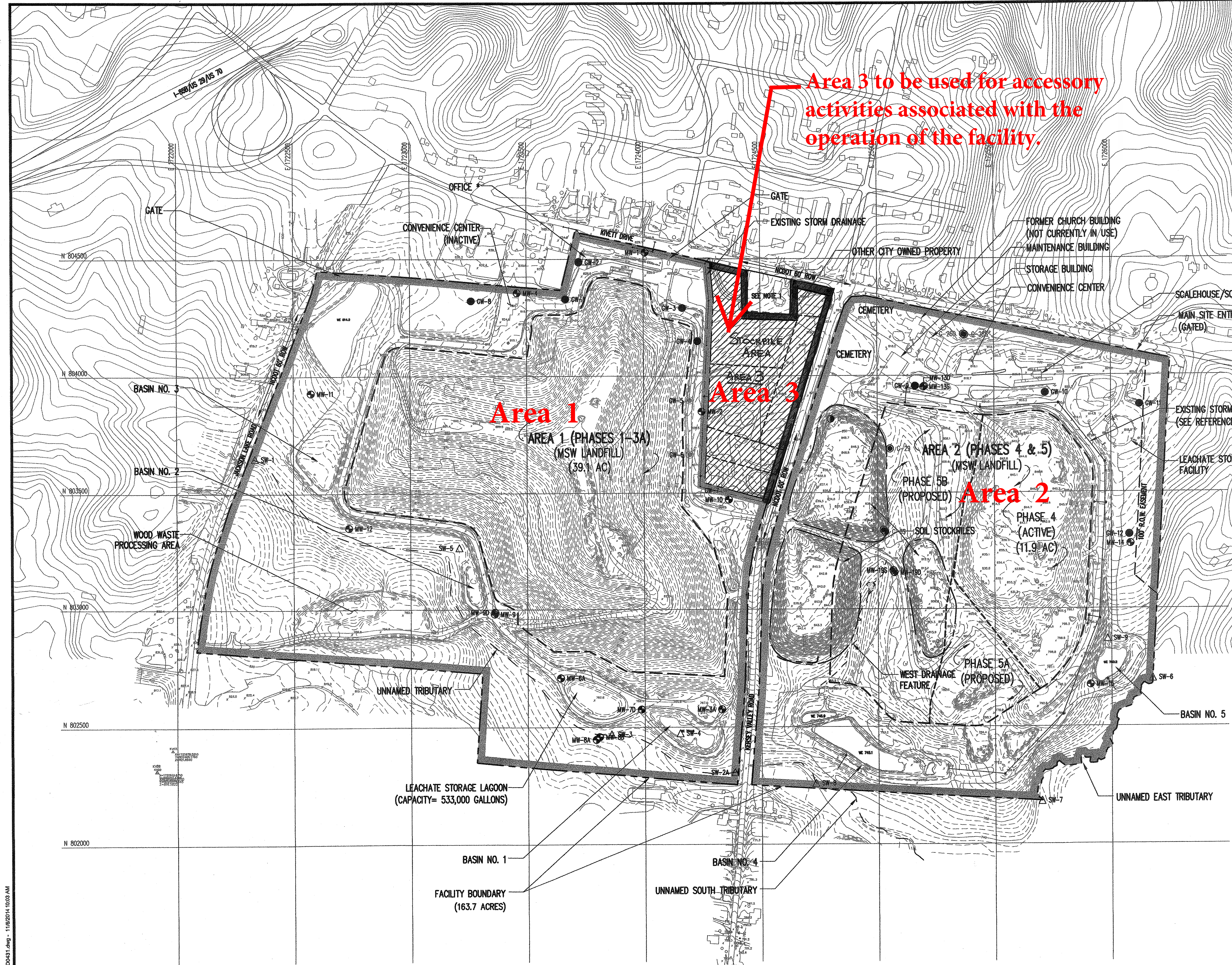
Electronic files are instruments of service provided by Smith Gardner, Inc. for the convenience of the intended recipient(s), and no warranty is either expressed or implied. Any reuse or redistribution of this document in whole or part without the written authorization of Smith Gardner, Inc. will be at the sole risk of the recipient. If there is a discrepancy between the electronic files and the signed and sealed hard copies, the hard copies shall govern. Use of any electronic files generated or provided by Smith Gardner, Inc. constitutes an acceptance of these terms and conditions.

PROJECT TITLE:  
**KERSEY VALLEY MSW LANDFILL  
PHASES 5A & 5B  
AREA 1 PARTIAL CLOSURE  
CONSTRUCTION DRAWINGS**

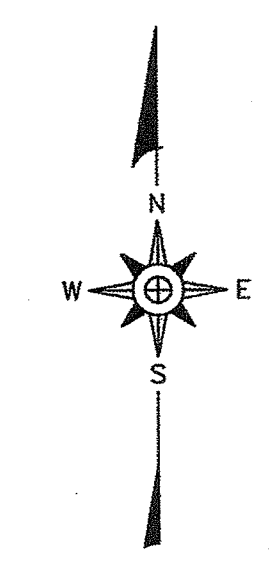
DRAWING TITLE:  
**EXISTING  
CONDITIONS**

DESIGNED:	PROJECT NO.:
P.K.S.	HP-POINT-13-5
DRAWN:	SCALE:
K.C.B.	AS SHOWN
APPROVED:	DATE:
PKS	NOV 2014
FILENAME:	DRAWING NUMBER:
HP-D0431	
SHEET NUMBER:	DRAWING NUMBER:
2	S1





Area 3 to be used for accessory activities associated with the operation of the facility.



PREPARED FOR:

CITY OF HIGH POINT  
DEPARTMENT OF  
PUBLIC SERVICES  
HIGH POINT, NC

PREPARED BY:

NC LIC. NO. C-0828 (ENGINEERING)  
**SMITH+  
GARDNER**  
ENGINEERS  
14 N. Boylan Avenue, Raleigh NC 27603 | 919.828.0577

SEAL

PETER K. SCHAEFER  
ENGINEER  
11/14

SEAL

REV.	DATE	DESCRIPTION

Electronic files are instruments of service provided by Smith Gardner, Inc. for the convenience of the intended recipient, and no warranty is either expressed or implied. Any reuse or redistribution of this document in whole or part without the written authorization of Smith Gardner, Inc., will be at the sole risk of the recipient. If there is a discrepancy between the electronic files and the signed and sealed hard copies, the hard copies shall govern. Use of any electronic files generated or provided by Smith Gardner, Inc., constitutes an acceptance of these terms and conditions.

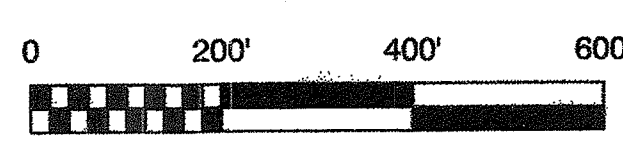
PROJECT TITLE:  
**KERSEY VALLEY MSW LANDFILL  
PHASES 5A & 5B  
AREA 1 PARTIAL CLOSURE  
CONSTRUCTION DRAWINGS**

DRAWING TITLE:  
**EXISTING  
CONDITIONS**

DESIGNED:	PROJECT NO:
P.K.S.	HP-POINT-13-5
DRAWN:	SCALE:
K.C.B.	AS SHOWN
APPROVED:	DATE:
P.K.S.	NOV 2014
FILENAME:	HP-D0431
SHEET NUMBER:	DRAWING NUMBER:
2	S1

- LEGEND
- EXISTING 10' CONTOUR
- EXISTING 2' CONTOUR
- PROPERTY LINE
- FACILITY BOUNDARY
- SOIL STOCKPILE BOUNDARY (APPROXIMATE)
- STREAM (PERENNIAL AND INTERMITTENT)
- LIMITS OF DISPOSAL AREA (LINED)
- EXISTING MONITORING WELL
- EXISTING SURFACE WATER MONITORING POINT
- EXISTING LANDFILL GAS MONITORING WELL (GW-8 THROUGH GW-12 ARE APPROXIMATE)
- EXISTING LANDFILL GAS MONITORING WELL (NOT INCLUDED IN ROUTINE MONITORING NETWORK)
- OTHER PROPERTY OWNED BY THE CITY OF HIGH POINT

- REFERENCES
1. EXISTING TOPOGRAPHY PROVIDED BY SPATIAL DATA CONSULTANTS, INC., DATED JUNE 2, 2014. TOPOGRAPHY BEYOND THE LIMITS OF AERIAL SURVEY PROVIDED BY GUILFORD COUNTY GIS DEPARTMENT, UNKNOWN DATE.
2. STORM DRAINAGE AS-BUILT SURVEY DATED AUGUST 20, 2010 BY C. EDWARD MOORE, JR., PLS, SUMMERFIELD, NC.



**SAFETY NOTE:**  
Contractor shall be solely responsible for initiating, maintaining and supervising all safety precautions and programs in connection with the Work. Contractor shall comply with all applicable Laws and Regulations relating to the safety of persons or property, or to the protection of persons or property from damage, injury, or loss; and shall erect and maintain all necessary safeguards for such safety and protection.

**FOR BIDDING  
NOT FOR CONSTRUCTION**