

CITY OF HIGH POINT

AGENDA ITEM



Title: Zoning Map Amendment 19-08
(City of High Point)

From: Lee Burnette, Planning & Development
Director

Meeting Date: June 17, 2019

Public Hearing: Yes

Advertising Date: June 5, 2019 and June 12, 2019

Advertised By: Planning & Development

Attachments: A. Planning and Zoning Commission Recommendation
B. Staff Report
C. Zoning Ordinance

PURPOSE:

A request by the City of High Point to rezone approximate 176 acres from the Residential Single Family-5 (R-5) District and the Agricultural/Rural (AGR) District to the Heavy Industrial (HI) District. The site consists of multiple parcels lying along both sides of Kersey Valley Road, south of Kivett Drive, east of Jackson Lake Road and approximately 360 feet west of Danlee Road. Approval of this rezoning request is contingent upon City Council approval of a voluntary annexation request.

BACKGROUND:

The staff report and the Planning & Zoning Commission's recommendation are enclosed.

BUDGET IMPACT:

There is no budget impact.

RECOMMENDATION / ACTION REQUESTED:

- A. Staff recommended *approval* of this request as outlined in the attached staff report.
- B. On May 28, 2019, a public hearing was held before the Planning and Zoning Commission regarding Zoning Map Amendment 19-08. The Planning & Zoning Commission recommended *approval* of this request, as outlined in the staff report and recommended by staff, by a vote of 7-0.

PLANNING AND ZONING COMMISSION RECOMMENDATION

City of High Point

Zoning Map Amendment 19-08

At its May 28, 2019 public hearing, the Planning and Zoning Commission reviewed a request to rezone approximate 176 acres to the Heavy Industrial (HI) District. All members of the Commission were present except for Mr. Ray Wheatley and Mr. John McKenzie. Mr. Herbert Shannon, Senior Planner, presented the case and recommended approval of the request as outlined in the staff report.

Also speaking was Mr. Robbie Stone, City of High Point Public Services Assistant Director. Mr. Stone provide additional details on the long range plans to expand and upgrade the Kersey Valley Landfill. These upgrades include the future abandonment of that portion of Kersey Valley Road abutting the landfill and rerouting this road westward to Jackson Lake Road, and a Special Use request (SU-19-01) to add approximately 19.2 acres to the active solid waste storage area of the landfill.

Speakers

No one spoke in favor, nor in opposition to this request.

Planning & Zoning Commission Action

Zoning Map Amendment

The Commission recommended *approval* of Zoning Map Amendment 19-08, as recommended by staff, by a vote of 7-0.

Consistency & Reasonableness Statements

The Commission vote 7-0 to approve the following statement: That the Zoning Map Amendment is consistent because the site is designated Heavy Industrial, which includes large waste related services. Furthermore, the request is reasonable because the proposed HI District more accurately reflects the use, manner and intensity of the 176-acre landfill site.

**CITY OF HIGH POINT
PLANNING AND DEVELOPMENT DEPARTMENT**

**STAFF REPORT
ZONING MAP AMENDMENT ZA-19-08
May 28, 2019**

Request	
Applicant: City of High Point	Owner: City of High Point
Zoning Proposal: To rezone approximately 176 acres.	From: AGR Agricultural/Rural District R-5 Residential Single Family-5 District (High Point ETJ Area)
	To: HI Heavy Industrial District

Site Information	
Location:	The site consists of multiple parcels lying along both sides of Kersey Valley Road, south of Kivett Drive, east of Jackson Lake Road and approximately 360 feet west of Danlee Road.
Tax Parcel Number:	Guilford County Tax Parcels 161052, 161053, 161078, 161079, 161100, 161102, 161103, 161105, 161498, 161505, 161526, 161527, 202910 and 202911
Site Acreage:	Approximately 176 acres
Current Land Use:	Municipal landfill and undeveloped parcels
Physical Characteristics:	The site has a moderate to severely sloping terrain.
Water and Sewer Proximity:	A 12-inch and 16-inch City water line lie adjacent to the site along Kivett Drive and along Jackson Lake Road.
General Drainage and Watershed:	The site has a moderate to severely sloping terrain and drains in a general southeasterly direction. Development is subject to the Randleman Lake General Watershed Area (GWA) requirements. Engineered stormwater measures are required for non-residential development with an impervious surface area that exceeds 12% or more of the site.
Overlay District:	Randleman Lake General Watershed Area

Adjacent Property Zoning and Current Land Use			
North:	LI	Light Industrial District	Vacant industrial building, automotive repair facility, single family dwellings and undeveloped parcels
	GB	General Business District	
	CU-GB	Conditional Use General Business District	
	RS-40	Residential Single Family-40 District (Guilford County)	
	AG	Agricultural District (Guilford County)	
South:	AGR	Agricultural/Rural District	Single family detached dwellings and undeveloped parcels
	R-5	Residential Single Family – 5 District	
	CU-LI	Conditional Use Light Industrial District	
	CU-AGR	Conditional Use Agricultural/Rural District	
	RS-40	Residential Single Family-40 District (Guilford County)	

East:	RS-40 Residential Single Family-40 District (<i>Guilford County</i>) CU-AGR Conditional Use Agricultural/Rural District	Single family detached dwelling, undeveloped parcel and a construction and demolition debris landfill
West:	LI Light Industrial District	Single family detached dwellings and undeveloped parcels

Relevant Land Use Policies and Related Zoning History	
Community Growth Vision Statement:	This request is neither consistent nor inconsistent with the goals and objectives of the Community Growth Vision Statement.
Land Use Plan Map Classification:	The majority of the site has a Heavy Industrial land use designation. This classification includes the whole range of assembling, fabricating, and heavy manufacturing activities, some of which have significant environmental impacts or nuisance effects, as well as certain intense and large-scale, open land uses like wastewater treatment plants, landfills and quarries. The western portion of the site has a Light Industrial classification, which includes uses such as general manufacturing, wholesaling, warehousing, and research and development uses.
Land Use Plan Goals, Objectives & Policies:	The following goals of the Land Use Plan are relevant to this request: Goal #4: Ensure that all required public services and facilities are sequenced to meet demands of development. Goal #5: Promote an urban growth pattern that occurs in an orderly fashion and conserves the land resources of the city and its planning area.
Relevant Area Plan:	<u>Business I-85 Corridor Plan</u> : This 1997 plan, which only covers a small portion of the site, examined issues primarily related to the appearance of this gateway corridor into High Point.
Zoning History:	The land area associated with the Kersey Valley Landfill was annexed into the City in 1980. During the succeeding 39 years, there have been three major annexations and rezonings, totaling approximately 54 acres to expand the landfill and its capacity.

Transportation Information			
Adjacent Streets:	Name		Approx. Frontage
	Kivett Drive		Major Thoroughfare
	Kersey Valley Road		Local
	Jackson Lake Road		Minor Thoroughfare
Vehicular Access:	Via existing driveways from Kivett Drive and Jackson Lake Road.		
Traffic Counts: (Average Daily Trips)	Kivett Drive		3,800 ADT (NCDOT 2017 traffic count)
	Kersey Valley Road		1,500 ADT (NCDOT 2017 traffic count)
	Jackson Lake Road		None available
Estimated Trip Generation:	Not applicable		
Traffic Impact Analysis (TIA):	Required		TIA Comments
	<u>Yes</u>	<u>No</u> X	Not applicable

School District Comment

Not applicable to this zoning case.

Details of Proposal

Since the late 1990s, the City of High Point Public Services Department has been purchasing property adjacent to the City's municipal landfill. These purchases served two purposes. First it removed incompatible residential dwellings on small parcels abutting the landfill; and secondly, land was being banked to facilitate future expansions of the landfill.

The City recently purchased a 0.48-acre parcel, with a single family dwelling, along the south side of Kivett Drive that is surrounded on three sides by the landfill. Applications to annex this parcel, establish City zoning and obtain a Special Use Permit to expand the landfill have been submitted. With the new Development Ordinance going into effect in 2017, the Planning and Development Department suggested to the Public Services Department that this would be an appropriate time to update the zoning of the entire landfill.

This zoning map amendment proposes to rezone approximately 176 acres to facilitate expansion of the City of High Point municipal landfill. There will be no change in use of the property, except on the 0.48-acre residentially zoned parcel that is proposed to be added to the landfill.

Staff Analysis

The landfill use type is permitted in both the AGR and the HI zoning districts. The AGR District was primarily established to accommodate agricultural and agricultural-related uses, as well as very low density residential development on large lots, that are not served by public water or sewer. The district is intended to preserve land for agricultural or forest uses, to provide for the orderly transition to urban use, and protect environmentally-sensitive lands.

Whereas the HI District is established to accommodate heavy manufacturing, assembly, fabrication, processing, distribution, storage, research and development, and other industrial uses that may be large-scale or otherwise have extensive exterior movement of vehicles, materials, and goods, and have a greater potential for adverse environmental and visual impacts.

The adopted Land Use map classifies lands south of Kivett Drive as Heavy Industrial and Light Industrial. With the City's municipal landfill and a private construction and demolition debris landfill being the largest and most predominate land uses in this area, the proposed HI District more accurately reflects the use of this property.

Section 2.4.19.(C) of the Development Ordinance states that the advisability of a zoning map amendment is a matter committed to the legislative discretion of the City Council and is not controlled by any one factor. The Planning and Development Department offers the following comments relative to this request.

Consistency with Adopted Policy Guidance

Whether and the extent to which the proposed conditional zoning district is appropriate for its proposed location, and is consistent with the City's adopted policy guidance.

The site is designated Heavy Industrial, which includes large waste related services.

Reasonableness/Public Interest:

Why a decision to approve, or to deny, the proposed conditional zoning would be reasonable and in the public interest.

The proposed HI District more accurately reflects the use, manner and intensity of the 176-acre landfill site.

Recommendation

Staff Recommends Approval:

The Planning & Development Department recommends approval of the request to rezone 176 acres to the HI District. The requested HI District will be compatible with the surrounding area and in conformance with adopted plans.

Required Action

Planning and Zoning Commission:

The NC General Statutes require that the Planning and Zoning Commission place in the official record a statement of consistency with the City's adopted plans when making its recommendation. This may be accomplished by adopting the statements in the Staff Analysis section of this report or by adopting its own statement.

City Council:

The NC General Statutes require that the City Council also place in the official record a statement of consistency with the City's adopted plans, and explain why the action taken is considered to be reasonable and in the public interest when rendering its decision in this case. This may be accomplished by adopting the statements in the Staff Analysis section of this report or by adopting its own statement.

Report Preparation

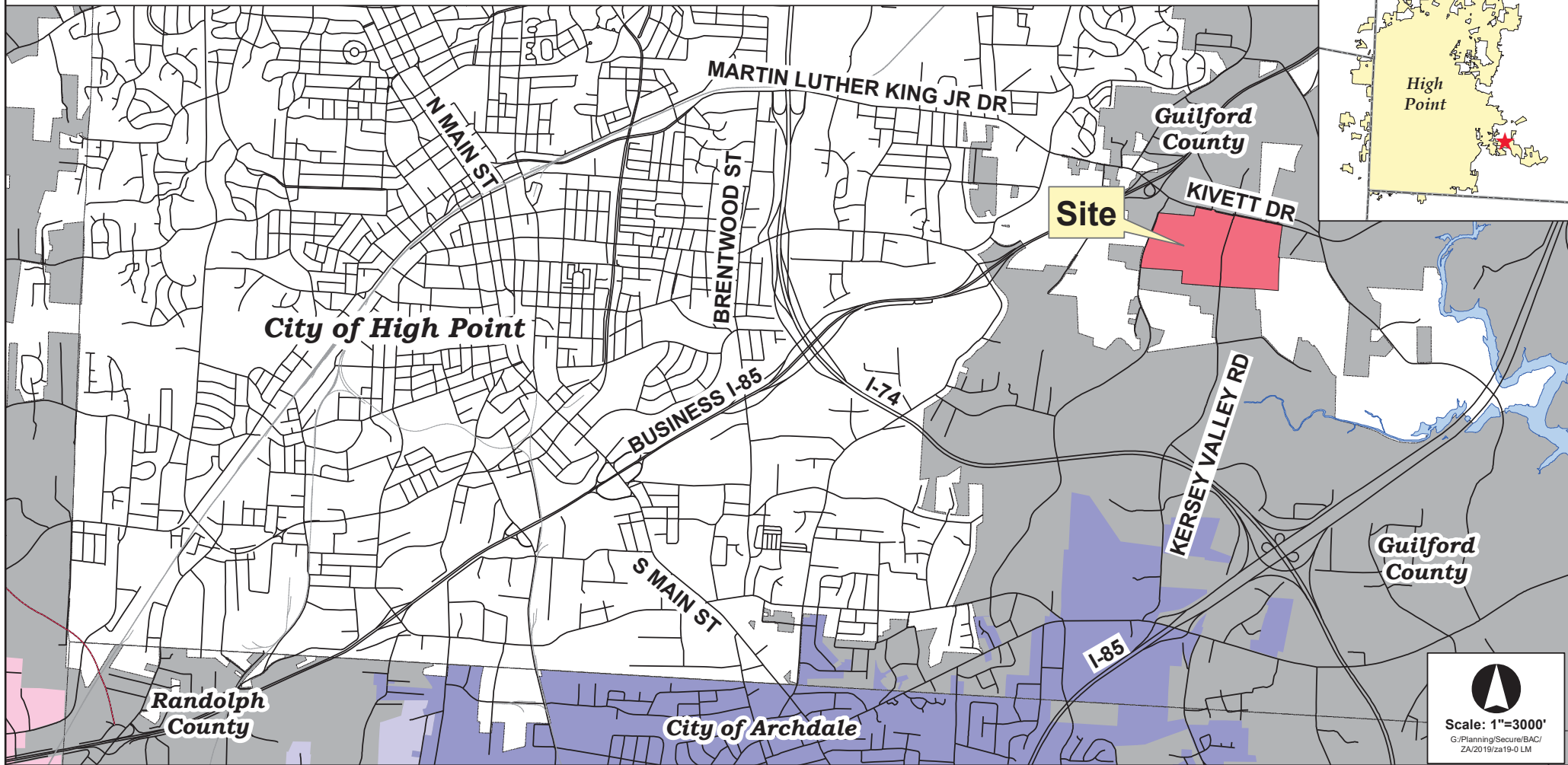
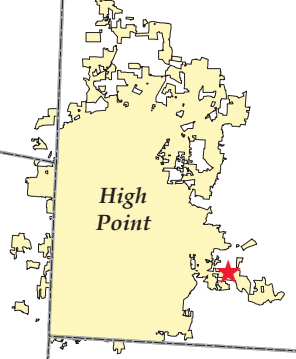
This report was prepared by Planning and Development Department staff member Herbert Shannon Jr. AICP, Senior Planner, and reviewed by Robert Robbins AICP, Development Services Administrator and G. Lee Burnette AICP, Director.

LOCATION MAP

ZONING MAP AMENDMENT ZA-19-08

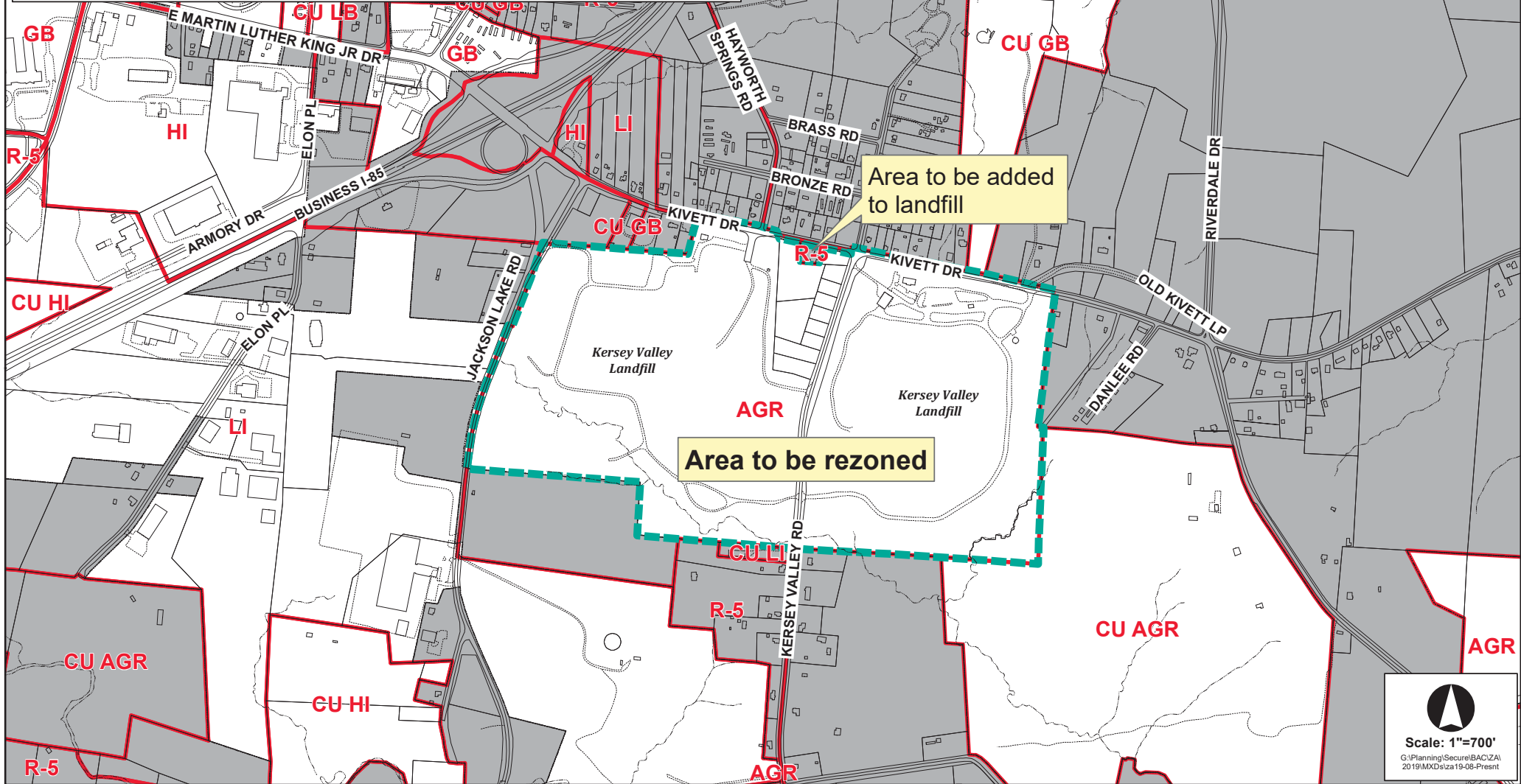
Applicant: City of High Point

Vicinity Map

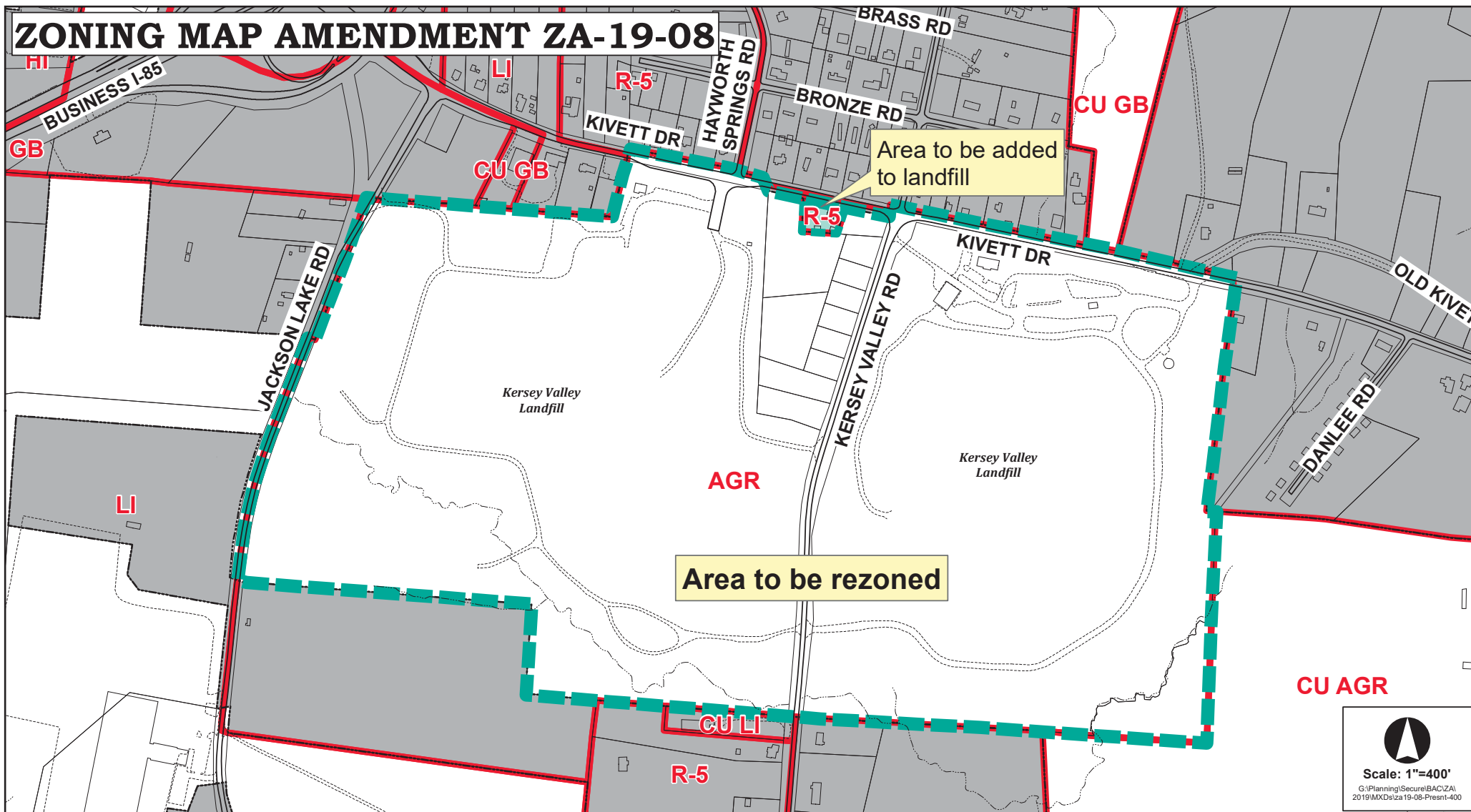



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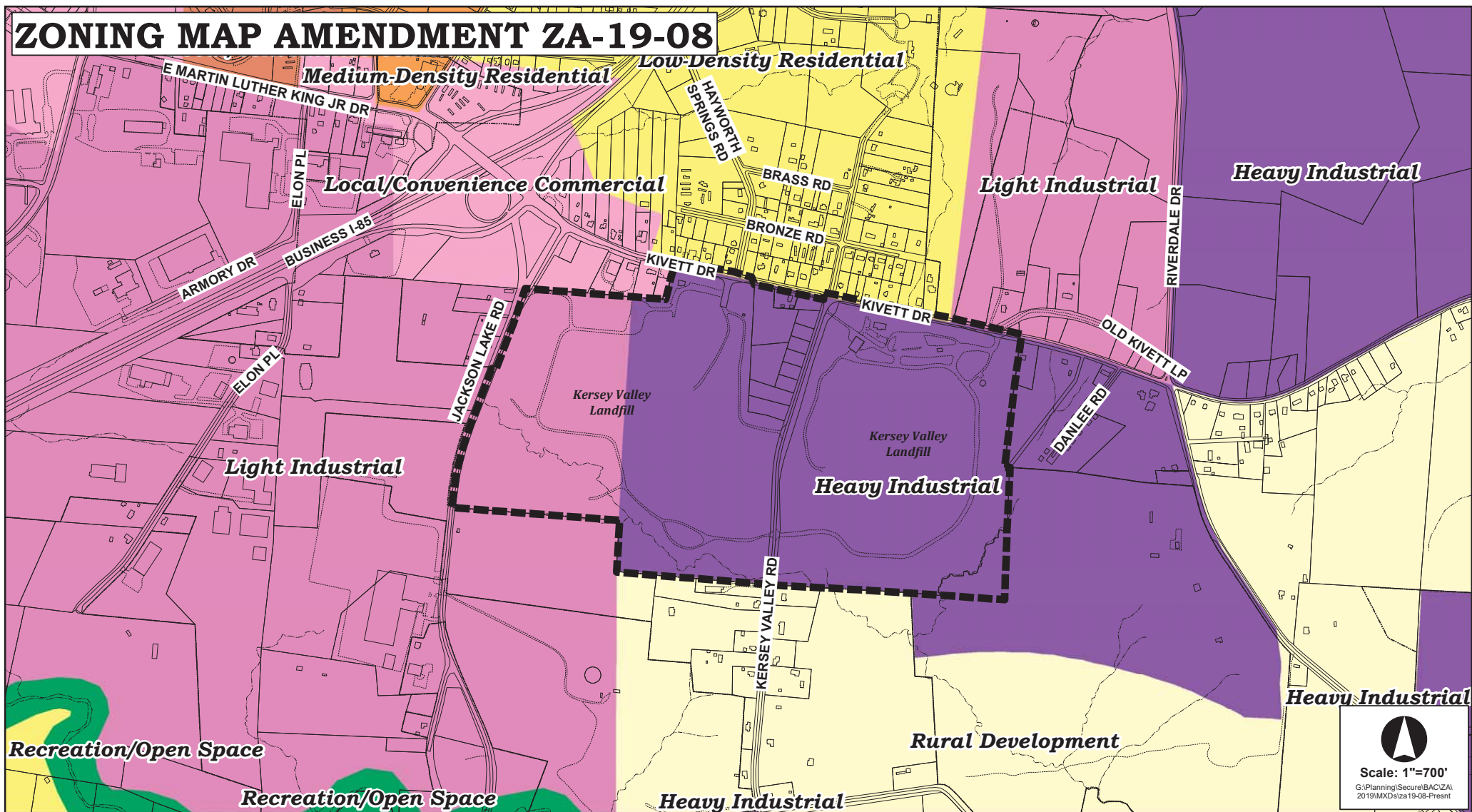
ZONING MAP AMENDMENT ZA-19-08



ZONING MAP AMENDMENT ZA-19-08



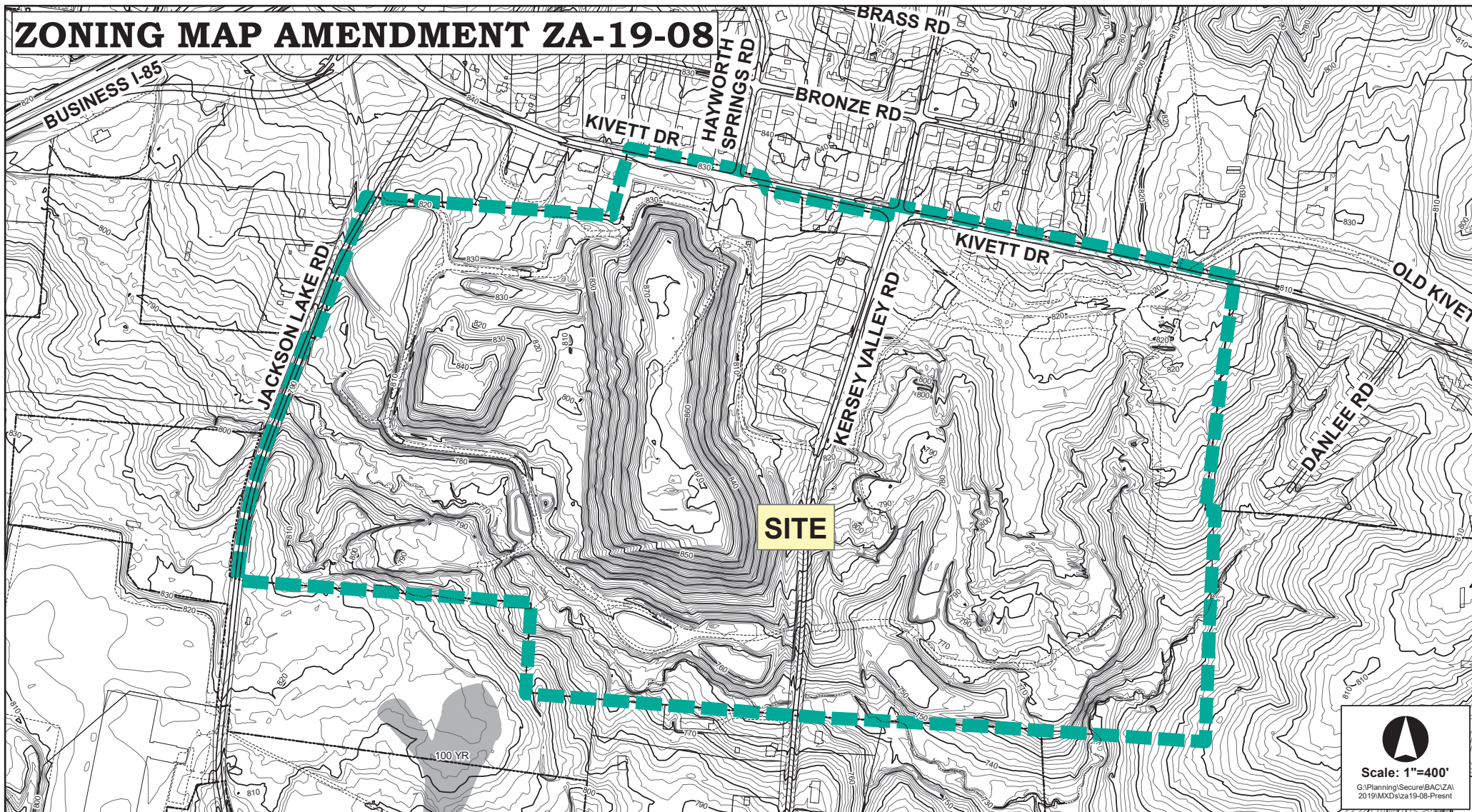
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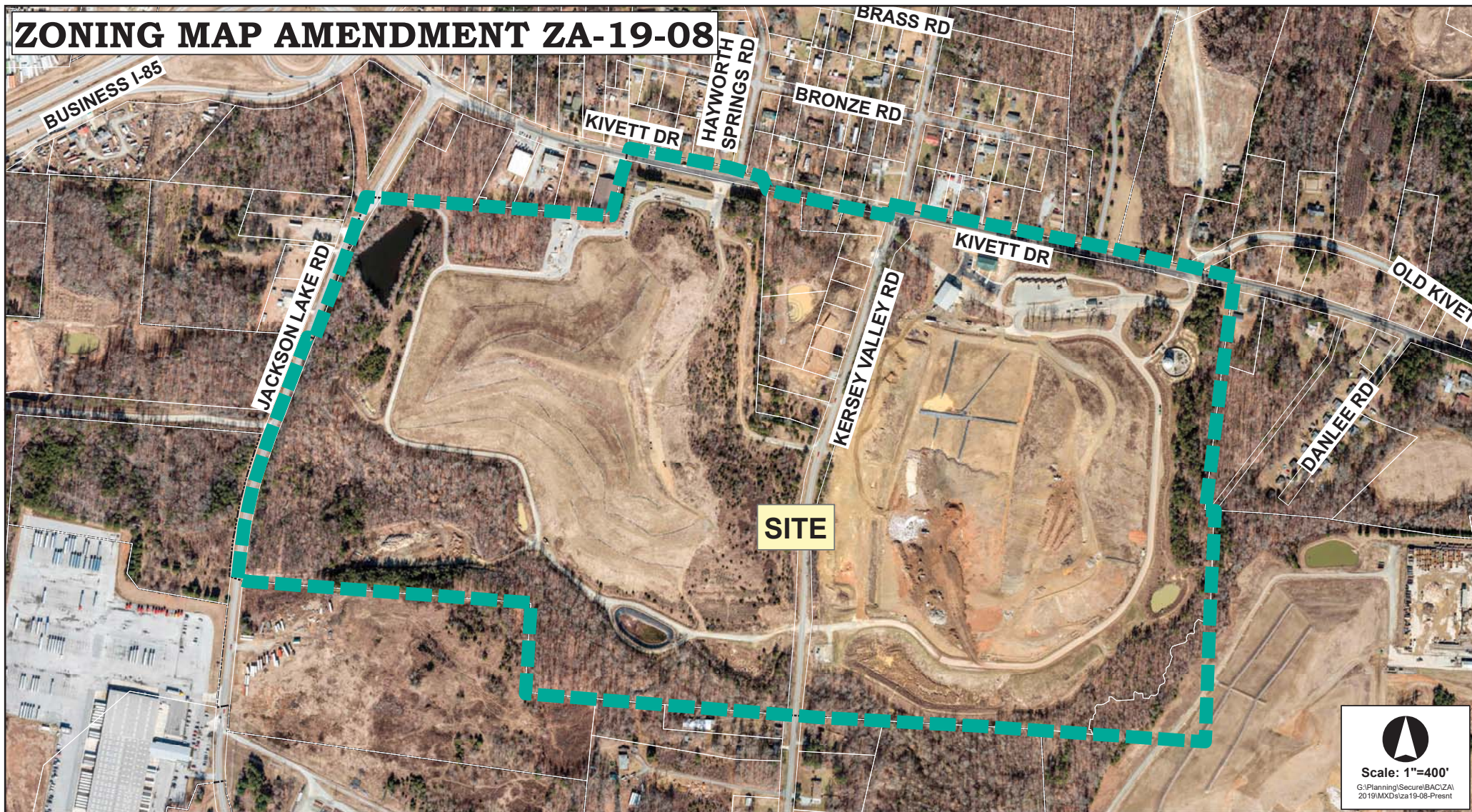
ZONING MAP AMENDMENT ZA-19-08



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ZONING MAP AMENDMENT ZA-19-08



AN ORDINANCE AMENDING “THE CITY OF HIGH POINT, NORTH CAROLINA DEVELOPMENT ORDINANCE,” PURSUANT TO SECTION 2.4.19, ZONING MAP AMENDMENT, OF THE DEVELOPMENT ORDINANCE.

WHEREAS, the City Council of the City of High Point adopted “The City of High Point Development Ordinance” on May 16, 2016 with an effective date of January 1, 2017, and subsequently amended;

WHEREAS, public hearings were held before the Planning and Zoning Commission of the City of High Point on May 28, 2019 and before the City Council of the City of High Point on June 17, 2019 regarding **Zoning Map Amendment Case 19-08 (ZA-19-08)** a proposed amendment to the Official Zoning Map of the “City of High Point Development Ordinance”;

WHEREAS, notice of the public hearings were published in the High Point Enterprise on May 19, 2019, for the Planning and Zoning Commission public hearing and on May 22, 2019 and May 29, 2019, for the City Council public hearing pursuant to Chapter 160A-364 of the General Statutes of North Carolina; and

WHEREAS, the proposed amendment was adopted by the City Council of the City of High Point on **May 17, 2019**.

THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HIGH POINT:

SECTION 1

That the Official Zoning Map of the City of High Point be amended to establish the following described area as a: **Heavy Industrial (HI) District**. The property is approximately 176 acres consisting of multiple parcels lying along both sides of Kersey Valley Road, south of Kivett Drive, east of Jackson Lake Road and approximately 360 feet west of Danlee Road. The property is also known as Guilford County Tax Parcels 161052, 161053, 161078, 161079, 161100, 161102, 161103, 161105, 161498, 161505, 161526, 161527, 202910 and 202911.

SECTION 2

Should any section or provision of this ordinance be declared invalid, such decision shall not affect the validity of the remaining portions of this ordinance.

SECTION 3

That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 4.

This ordinance shall become effective upon the date of adoption.
17th day of June, 2019.

Lisa B. Vierling, City Clerk

Citizen's Information Meeting Report
City of High Point - Kersey Valley Landfill Expansion

Annexation Case 19-02
Zoning Case 19-08
Special Use Permit 19-01

Submitted By:
Pieter K. Scheer, P.E., Smith Gardner, Inc.

Citizen's Information Meeting Report

City of High Point - Kersey Valley Landfill Expansion

1.0 Letter of Invitation

A letter of invitation to a Citizen's information meeting (see **Attachment A**) was mailed to all property owners within 300 feet of the Kersey Valley Landfill facility (see list of recipients in **Attachment B**). This letter included contact information for any person to use if they had questions.

2.0 Description of Meeting

The citizen's information meeting was held on May 8, 2019 from 4:00 p.m. to 7:00 p.m. at the Kersey Valley Landfill administration building. Several signs were provided outside the building directing attendees to the meeting.

2.1 Attendees

City Representatives: Robby Stone, P.E., Assistant Director of Public Services Mike Spencer, Landfill Superintendent; and Pieter Scheer, P.E., Smith Gardner, Inc.

Public Attendees: Refer to Sign In Sheet in **Attachment C**.

2.2 Information Available

There were five drawings provided at the meeting which displayed existing and proposed site features and boundaries and the areas surrounding the landfill facility. These drawings included the site plan for the Special Use Permit, a drawing showing an aerial photograph, and drawings from the Proposed Facility Plan for the landfill expansion (Existing Conditions, Base Grades, and Final Cover Grades). Additionally, copies of the City's Citizen Information Meetings statement were available. Copies of information available at the meeting is provided in **Attachment D**.

2.3 Citizen Input

Below is a list of meeting attendees and a description of their general areas of concern and comments:

John Range (336-870-2599) – Mr. Range is the General Manager of Castle McCulloch located to the north of the facility on Kivett Drive. Mr. Range was mainly concerned about changes in traffic patterns and the timing of the project. He seemed satisfied with the proposed realignment of Kersey Valley Road to Jackson Lake Road. Mr. Range also spoke positively about the plan to connect the existing landfill units with the expansion.

Janie and Johnny Sechrist (336-339-1358/336-339-3843) – The Sechrists live in Davidson County but own property to the north of the facility on Kivett Drive. The Sechrists had general concerns with the project but were not outwardly objectionable. They did mention that one or more residential water supply wells in their vicinity exhibited some odors and water levels had declined in recent years. City representatives present noted to the Sechrists that the City has in place groundwater wells around the facility which are routinely monitored and that nothing to date would appear to indicate the landfill would be the source of any of the Sechrist's reported issues.

Thomas and Debra Stevens (336-883-0695) – The Stevens, who live north of the facility on Bronze Road, were obviously upset about the project and complained about frequent odors from the landfill. They also asked why the landfill is located next to a residential area and suggested that the City consider development of another more remote property for the landfill. The Stevens also noted general concerns with residential water supply wells in their vicinity.

John Floyd (336-402-1502) – Mr. Floyd, who lives on Jackson Lake Road near the intersection with Kivett Drive, is a long-time resident and stated his prior opposition to past expansions of the landfill. Mr. Floyd did not appear outwardly objectionable to the proposed expansion and his main concern was the additional traffic along Jackson Lake Road due to the planned realignment of Kersey Valley Road. Mr. Floyd asked if further expansion of the landfill toward Jackson Lake Road was planned. City representatives noted that the west side of the landfill will not be expanded and that a final cover system has already been planned on a significant portion of the west side of the landfill.

Attachment A

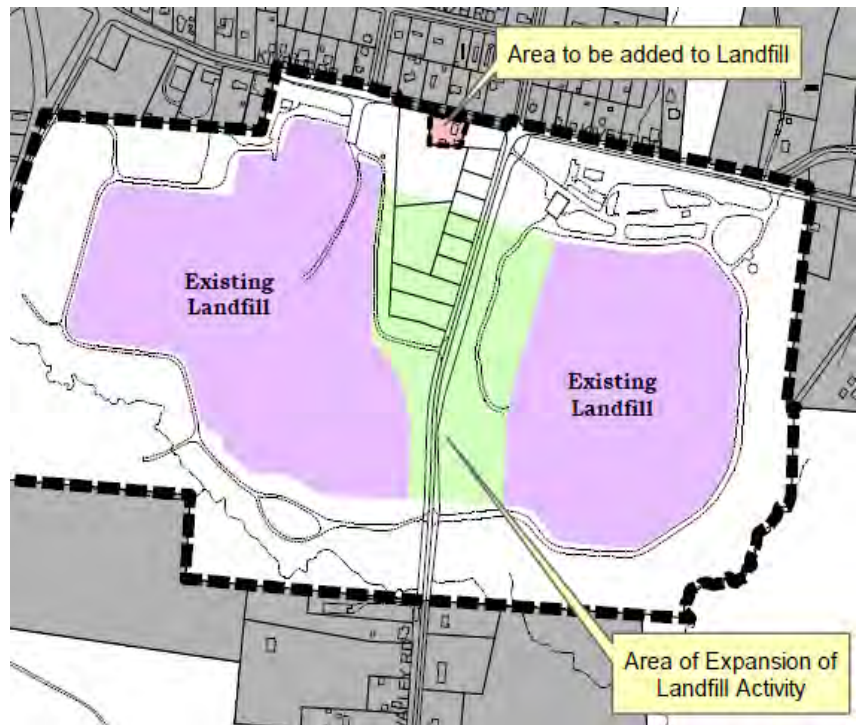
Letter of Invitation

CITIZEN'S INFORMATION MEETING NOTICE

The City of High Point is currently considering a future expansion of the Kersey Valley Landfill in your area and is presenting information about the proposed expansion and associated review and permitting process. An open-house meeting has been scheduled for **May 8, 2019** to discuss the proposed expansion, the timeframe for completion of the project and to answer any questions you may have.

The meeting will cover the following:

1. Future landfill expansion.
2. Discuss the purpose and goals of the project and the limits of construction.
3. Learn about timing of the next steps including design, permitting and construction.
4. Speak directly to City project managers and the design team.



You are invited!

May 8, 2019

Time: 4 – 7 p.m.

**Location: Kersey Valley Landfill
Administration Building
3940 Kivett Drive, NC 27262**

The meeting is an open-house format, so please arrive any time for the meeting between 4 – 7p.m. to discuss this project and address any questions or concerns you may have.

For more information, contact the Project Manager, Robby Stone, PE
336.883.3217 or robby.stone@highpointnc.gov

or Smith Gardner, Inc. (Engineer) Project Manager, Pieter Scheer, PE
919.828.0577 or pieter@smithgardnerinc.com

Attachment B

List of Recipients

BETTY C FORBIS TRUST;FORBIS, DENNIS W
TRUSTEE;FORBIS, GARY M TRUSTEE
204 THORNWOOD RD
JAMESTOWN NC 27282

BOSKOVIC PROPERTIES LLC
1703 RIVER KNOLL CT
GREENSBORO NC 27409

BREWER, DONALD RAY;BREWER, LINDA P
6515 BRONZE RD
JAMESTOWN NC 27282

CITY OF HIGH POINT
PO BOX 230
HIGH POINT NC 27261

COATS, NANCY C
6609 BRONZE RD
JAMESTOWN NC 27282

CONGREGATION OF THE SISTERS OF CHARITY
OF ST. VINCENT DE PAUL
1225 ELON PL
ARCHDALE NC 27263

DOUTHIT, CLYDE G;DOUTHIT, SANDRA M
1210 JACKSON LAKE RD
HIGH POINT NC 27263

EARNHARDT, ROBERT WAYNE;EARNHARDT,
PATRICIA ANN
3718 KIVETT DR
HIGH POINT NC 27260

EAST, WILLIAM A;BOBBY RAY, VICKI C;LARUE,
SANDY K
3720 KIVETT DR
HIGH POINT NC 27263

ELLIS, CHARLES A
1576 MADISON RD
MADISON NC 27025

FIELDS, TIMOTHY SHERRILL;FIELDS, SUE P
6802 HAYWORTH SPRINGS RD
JAMESTOWN NC 27282

FLOYD, HOBERT W HEIRS
1220 JACKSON LAKE RD
HIGH POINT NC 27263

FLOYD, JOHN F
1214 JACKSON LAKE RD
HIGH POINT NC 27263

FORTUNE, LESTER A;FORTUNE, PAMELA D
6505 BRONZE RD
JAMESTOWN NC 27282

GRIFFIN SR, D H
2022 SHIMER DRIVE
JAMESTOWN NC 27282

GRIFFIN SR, D H
4716 HILLTOP RD
GREENSBORO NC 27407

HAIRE, KATHY J
6511 BRONZE RD
JAMESTOWN NC 27282

HALL, TOMMY E;HALL, SHIRLEY C
3907 KIVETT DR
JAMESTOWN NC 27282

HAND, CAROLYN
6200 KERSEY VALLEY RD
JAMESTOWN NC 27282

HARRIS, RICHARD A;MCIRVIN, PATRICIA LOUISE
3925 KIVETT DR.
JAMESTOWN NC 27282

HISTORIC CASTLE MCCULLOCH LLC
3925 KIVETT DR.
JAMESTOWN NC 27282

HOLTON, GEORGE THOMAS;HOLTON, WANDA R
5911 CHIPMUNK DR
GREENSBORO NC 27407

HUGHES, JOSEPH K;HUGHES, SALLY B
PO BOX 1027
JAMESTOWN NC 27282

HUGHES, RANDY E
6510 HAYWORTH SPRINGS RD
JAMESTOWN NC 27282

HUTCHENS, KEITH A
5 CUB DR
THOMASVILLE NC 27360

JOHNSON, GEORGE L;JOHNSON, JENNY N
3721 KIVETT DR
JAMESTOWN NC 27282

JOHNSON, GLENN ALBERT
3921 KIVETT DR
JAMESTOWN NC 27282

KIMSEY, JAMES R;KIMSEY, PEGGY G
183 RICHVIEW CIR
HIGH POINT NC 27265

KISER, JERRY W;KISER, LYNDIA H
6509 BRONZE RD
JAMESTOWN NC 27282

MARTIN MARIETTA MATERIALS INC
PO BOX 30013
RALEIGH NC 27622

MASHBURN, BERYL
4004 KIVETT DR
JAMESTOWN NC 27282

NALL, TIMOTHY R
4948 MILLER MILL RD
TRINITY NC 27370

OFS BRANDS HOLDINGS INC
P O BOX 100
HUNTINGBURG IN 47542

OWENBY, ARNOLD RICHARD;OWENBY, MARIE
MORGAN
3813 KIVETT DR
JAMESTOWN NC 27282

OXFORD PROPERTY HOLDINGS LLC
822 N ELM ST SUITE 200
GREENSBORO NC 27401

PANDO, MANUEL ALBERTO
3723 KIVETT DRIVE
JAMESTOWN NC 27282

REID, ANNETTE C
6607 BRONZE RD
JAMESTOWN NC 27282

REYNOSO, FABIAN URIOSTEGUI
609 HABERSHAM ROAD
HIGH POINT NC 27260

RODGERS, KRISTIE LEIGH
1307 KERSEY VALLEY RD
ARCHDALE NC 27263

RODRIGUEZ-SALDANA, RAFAEL RAMON
731 BAKER RD
HIGH POINT NC 27263

RODRIGUEZ-SALDANA, RAFAEL RAMON
731 BAKER RD
HIGH POINT NC 27263

ROSE RED LLC
1211 YORKSHIRE DRIVE
HIGH POINT NC 27262

ROSE-RED LLC
1211 YORKSHIRE DR
HIGH POINT NC 27262

SECHRIST, JANE E;SECHRIST, JOHN K
PO BOX 193
THOMASVILLE NC 27361

SECHRIST, JANE E;SECHRIST, JOHN K
PO BOX 193
THOMASVILLE NC 27361

STEVENS, THOMAS W
6513 BRONZE RD
JAMESTOWN NC 27282

WATKINS, SHEILA A
6713 BRONZE RD
JAMESTOWN NC 27282

WHITT, AUBREY;WHITT, ANNE B
4401 OAKVIEW DR
TRINITY NC 27370

WI HIGH POINT LANDFILL LLC
3301 BENSON DR SUITE 601
RALEIGH NC 27909

XAYAVONG, SOUANELAY
2003 SHEREE CT
GREENSBORO NC 27406

YARBOROUGH, STANTON
EDWARD;YARBOROUGH, RACHEL M
1304 KERSEY VALLEY RD
HIGH POINT NC 27263

YARBOROUGH, TONY E;YARBOROUGH, STANTON
E;YARBOROUGH, RACHEL M
1303 KERSEY VALLEY RD
HIGH POINT NC 27263

YOUNG, JEWELL STAMEY L/T;STAMEY, KENNETH
EDWARD
3731 KIVETT DR
JAMESTOWN NC 27282

YOUNG, JEWELL STAMEY;STAMEY, KENNETH E
6800 KEN-CAY RD
JAMESTOWN NC 27282

Attachment C

Sign In Sheet

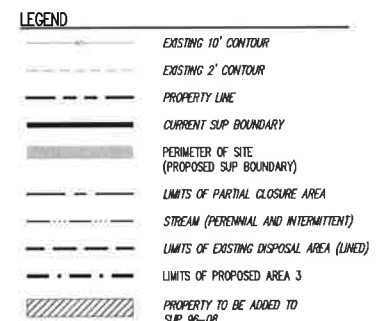
**CITIZEN INFORMATION MEETING
ATTENDEES**

NAME	ADDRESS	PHONE	EMAIL
John Range	3925 Kivett Drive Jamestown NC 27202	336-870-2599	JRange@RangeInvestments.com
Janie & Johnny Perkins	3905 Kivett Drive Jamestown	336-339-1358 336-339-3843	sechristjanie@yahoo.com
Thomas L Debra Stevens	6513 Bronze Rd Jamestown, NC	336-833-0695	
John Floyd	1214 Jackson Lake Rd High Point NC 27263	336-402-1502	john.floyd@univar.com

Attachment D

Information Available at Meeting

**City of High Point – Kersey Valley Landfill Expansion
Citizen's Information Meeting Report**



- NOTES**
1. THE CITY INTENDS TO ASSUME CONTROL AND CLOSE TO PUBLIC ACCESS THE PORTION OF KERSEY VALLEY ROAD THROUGH THE SITE. RELATED WORK IS ONGOING WITH THE NCDOT.
 2. GRADES SHOWN FOR AREA 3 REPRESENT TOP OF SUBGRADE.
 3. THE SITE IS NOT LOCATED IN A 100-YEAR FLOODPLAIN, AS DETERMINED FROM FEMA MAP NO. 3710782000J PANEL 7820, DATED JUNE 18, 2007.

REFERENCES

1. EXISTING TOPOGRAPHY PROVIDED BY SPATIAL DATA CONSULTANTS, INC., DATED MAY 16, 2017. TOPOGRAPHY IN ACTIVE AREAS (AREA 2) FROM UAS FLIGHT DATED JUNE 26, 2018 BY WITHERS RAVENEL, CARY, NC.
2. STORM DRAINAGE AS-BUILT SURVEY DATED AUGUST 20, 2010 BY C. EDWARD MOORE, JR., PLS. SUMMERFIELD, NC.

OWNER

CITY OF HIGH POINT - PUBLIC SERVICES DEPT.
211 SOUTH HAMILTON STREET
HIGH POINT, NC 27260
PHONE: (336) 883-3215
CONTACT: ROBBY STONE, P.E.
ASSISTANT DIRECTOR

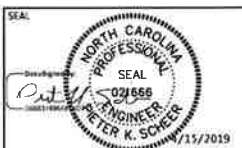


**CITY OF HIGH POINT
DEPARTMENT OF
PUBLIC SERVICES
HIGH POINT, NC**

PREPARED BY: NC LIC. NO. F-1370 (ENGINEERING)
SC COA NO. C01486

**SMITH+
GARDNER**
ENGINEERS

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1526 Richland St., Columbia SC 29201

[illegible]

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PROJECT TITLE:

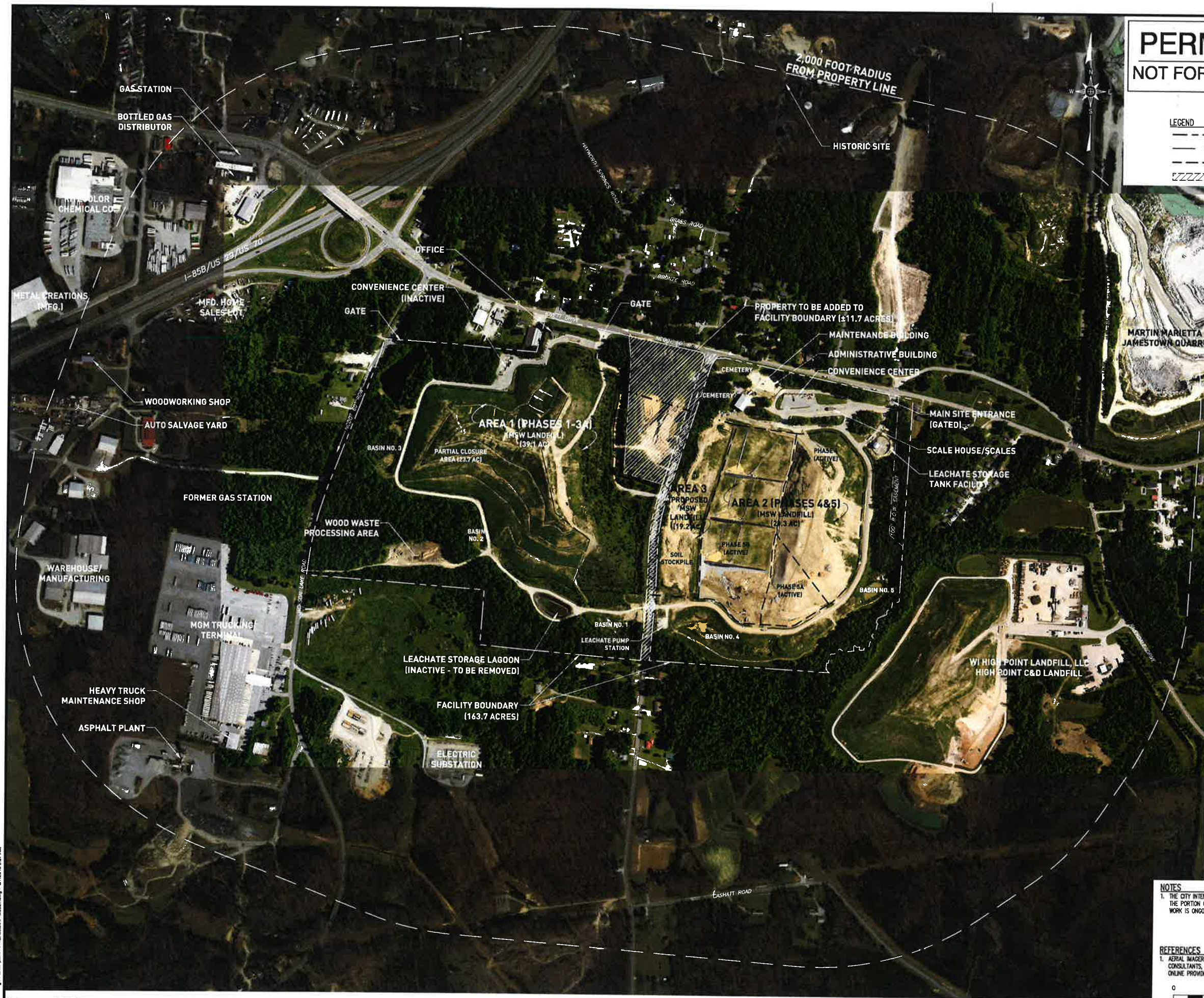
**CITY OF HIGH POINT
KERSEY VALLEY MSW LANDFILL
AREA 3
SPECIAL USE PERMIT**

DRAWING TITLE:

SITE PLAN

DESIGNED	P.K.S.	PROJECT NO.	HPD/INT 18-2
DRAWN	C.T.J.	SCALE	AS SHOWN
APPROVED	PKS	DATE	APRIL 2019
FILE NAME	HP-D0557		

FIG.1



DESIGNER:	P.K.S.	PROJECT NO:	HPOINT 17-1
DRAWN:	C.T.J.	SCALE:	AS SHOWN
APPROVED:	P.K.S.	DATE:	MAY 2019
FILE NAME:	HP-D0537		
SHEET NUMBER:	DRAWING NUMBER		
FIG.4			



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ENGINEERS

SEAL

Designated
Peter K. Scheer
SEAL
021688
ENGINEER
PETER K. SCHEER
5/8/2019

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**KERSEY VALLEY MSW LANDFILL
AREA 3
PROPOSED FACILITY PLAN**

EXISTING CONDITIONS

DESIGNED P.K.S.	PROJECT NO. HPOINT 17-1
SCALE AS SHOWN	DATE MAY 2019
APPROVED PKS	
HP-00551	
SHEET NUMBER 1	DRAWING NUMBER S1

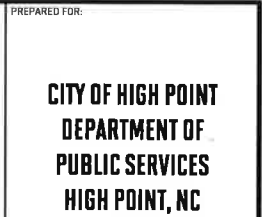
- NOTES**
1. THE CITY INTENDS TO ASSUME CONTROL AND CLOSE TO PUBLIC ACCESS THE PORTION OF KERSEY VALLEY ROAD THROUGH THE SITE. RELATED WORK IS ONGOING WITH THE NCDOT.

- ## REFERENCES
1. EXISTING TOPOGRAPHY PROVIDED BY SPATIAL DATA CONSULTANTS, INC., DATED MAY 16, 2017. TOPOGRAPHY IN ACTIVE AREAS (AREA 2) FROM UAS FLIGHT DATED JUNE 26, 2018 BY WITHERS RAVENEL, CARLY, INC. 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.





0 200' 400' 600'



**SMITH+
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ENGINEERS

SEAL

State of North Carolina
Professional Engineer
Seal No. 021556
PIETER K. SCHEER
7/8/2019

PROJECT TITLE:

**KERSEY VALLEY MSW LANDFILL
AREA 3
PROPOSED FACILITY PLAN**

**SITE DEVELOPMENT PLAN
BASE GRADES**

DESIGNED	P.K.S.	PROJECT NO.	HPOINT 17-1
DRAWN	C.T.J.	SERIAL	AS SHOWN
APPROVED	DIR	DATE	MAY 2019
FILE NAME	HP-D0540		
SHEET NUMBER	DRAWING NUMBER		
2	S2		

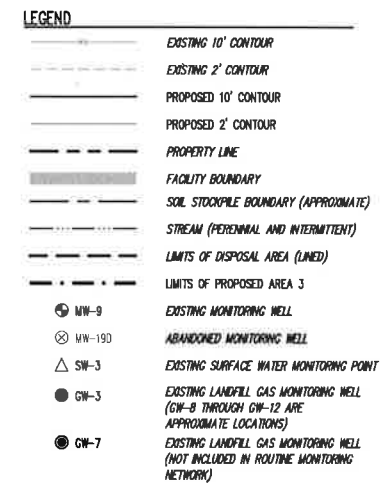
EXISTING 10' CONTOUR
 EXISTING 2' CONTOUR
 PROPERTY LINE
 FACILITY BOUNDARY
 SOIL STOCKPILE BOUNDARY (APPROXIMATE)
 STREAM (PERENNIAL AND INTERMITTENT)
 LIMITS OF DISPOSAL AREA (LINED)
 LIMITS OF PROPOSED AREA 3
 MONITORING WELL
 ABANDONED MONITORING WELL
 EXISTING SURFACE WATER MONITORING POINT
 EXISTING LANDFILL GAS MONITORING WELL
 (GW-8 THROUGH GW-12 ARE APPROXIMATE LOCATIONS)
 EXISTING LANDFILL GAS MONITORING WELL
 (NOT INCLUDED IN ROUTINE MONITORING NETWORK)

NOTES

1. THE CITY INTENDS TO ASSUME CONTROL AND CLOSE TO PUBLIC ACCESS THE PORTION OF KERSEY VALLEY ROAD THROUGH THE SITE. RELATED WORK IS ONGOING WITH THE NCDOT.
2. GRADES SHOWN FOR AREA 3 REPRESENT TOP OF SUBGRADE.

1. EXISTING TOPOGRAPHY PROVIDED BY SPATIAL DATA CONSULTANTS, INC., DATED MAY 18, 2017. TOPOGRAPHY IN ACTIVE AREAS (AREA 2) FROM UAS FLIGHT DATED JUNE 26, 2018 BY WITHERS RAVENEL, CARY, NC.

2. STORM DRAINAGE AS-BUILT SURVEY DATED AUGUST 20, 2010 BY C. EDWARD MOORE, JR., PLS, SUMMERFIELD, NC.



NOTES

1. THE CITY INTENDS TO ASSUME CONTROL AND CLOSE TO PUBLIC ACCESS THE PORTION OF KERSEY VALLEY ROAD THROUGH THE SITE. RELATED WORK IS ONGOING WITH THE NCDOT.
2. GRADES SHOWN REPRESENT TOP OF FINAL COVER.

1. EXISTING TOPOGRAPHY PROVIDED BY SPATIAL DATA CONSULTANTS, INC., DATED MAY 16, 2017. TOPOGRAPHY IN ACTIVE AREAS (AREA 2) FROM UAS FLIGHT DATED JUNE 26, 2018 BY WITHERS RAVENEL, CARY, NC.

2. STORM DRAINAGE AS-BUILT SURVEY DATED AUGUST 20, 2010 BY C. EDWARD MOORE, JR., PLS. SUMMERFIELD, NC.



DESIGNED	P.K.S.	PROJECT NO.	HPOINT 17-1
DRAWN	C.T.J.	SCALE	AS SHOWN
APPROVED	PKS	DATE	MAY 2019
FILE NAME	HP-DD540		
SHEET NUMBER	DRAWING NUMBER		

City of High Point

Citizen Information Meetings



Persons filing certain development applications with the City of High Point are required to hold a citizen information meeting. This requirement applies to applications for a Conditional Zoning District, Planned Development District, Special Use and a Zoning Map Amendment that proposes to establish a more intense zoning district.

The City of High Point finds that quality development is better achieved through an informed and cooperative process than an adversarial one. The purpose of the citizen information meeting is to allow the person filing an application, otherwise known as the applicant, the opportunity to inform citizens about their development proposal and to provide citizens the opportunity to ask questions and find out more about the proposal prior to any official public hearings.

The applicant's development proposal is officially presented to the Planning & Zoning Commission and City Council at their respective public hearings. At the public hearings, the Commission and Council hear comments and concerns from citizens regarding the proposal prior to making decisions. The public hearings are not the preferred setting for citizens to learn about a development proposal for the first time. It is difficult to gain understanding of a proposal and offer well thought out comments during the relatively short time of a public hearing. The citizen information meeting is important in that it can provide basic information and allow communication with the applicant before the public hearings, so that citizens may informatively develop their comments and any concerns, and later present them at the public hearings for consideration.

Applicants may vary the form and number of citizen information meetings they conduct; however, they are required to contact or otherwise notify owners of property located within 300 feet of the proposed site. Whatever form the meeting takes, those citizens participating are provided with this written statement from the City of High Point, which describes the purpose of the citizen information meeting, the application process and where additional information may be obtained from the City. In addition, the applicant must provide a description of the development proposal and are encouraged to share any other available information that would help citizens to better understand it.

After the application is filed with the City's Planning & Development Department, the applicant submits to the City a written summary of the citizen information meeting(s). At a minimum, this report records:

- The date, time, and location of the meeting;
- The method and date of notification about the meeting;
- A list of landowners notified about the meeting;
- A list of meeting attendees;
- If the meeting was conducted as a series of telephone calls;
- The description of the development proposal presented to the attendees; and
- A summary of attendee comments, ideas, and suggestions from citizens to be incorporated into the development proposal.

Before the public hearings are held, the City's Planning & Development Department mails notices to all owners of property located within 300-feet of the site. This notice provides a brief summary of the application; the time, date and place of the Planning & Zoning Commission public hearing; and contact information. A second notice is mailed prior to the City Council's public hearing with similar information. Also, signs are placed on the site giving notice of the request and the City's public hearings.

After hearing public comments and considering the development proposal, the Planning & Zoning Commission makes a recommendation to the City Council who, after holding their public hearing, decides what action should be taken on the proposal. Changes to the applicant's proposal can occur during this process in order to insure consistency with City policy and development regulations, and to minimize expected impacts that can be generated by the development or use of the site.

Development conditions can be adopted by the City Council for a Conditional Zoning District, Planned Development District, or Special Use. However, no condition can be included that:

- Specifies the ownership status, race, religion, or other characteristics of the development's occupants;
- Establishes a minimum size of a dwelling unit;
- Establishes a minimum value of buildings or improvements;
- Excludes residents based upon race, religion, or income; or
- Obligates the City to perform in any manner relative to the approval of or development of the land.

Citizens are strongly encouraged to contact the City's Planning & Development Department and visit the website below for additional information on the City's zoning process, and for information about specific development proposals.

Contact:

Planning & Development Department 336-883-3328

www.buildhighpoint.com