

CITY OF HIGH POINT

AGENDA ITEM



Title: Special Use 19-01
(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. Maps
- D. Special Use Permit
- E. Supporting Documentation

PURPOSE:

A request by the City of High Point to allow a Major Landfill on approximately 176 acres in 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.

BACKGROUND:

The staff report is enclosed.

BUDGET IMPACT:

There is no budget impact.

RECOMMENDATION / ACTION REQUESTED:

Staff recommended *approval* of this request as outlined in the attached staff report.

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

**STAFF REPORT
SPECIAL USE 19-01
June 17, 2019**

Request	
Applicant: City of High Point	Owner: City of High Point
Proposal:	A Special Use request to allow a Major Landfill in the Heavy Industrial (HI) 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 Numbers:	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:	Major landfill and a vacant single family dwelling.
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 (<i>Guilford County</i>)	
	AG	Agricultural District (<i>Guilford County</i>)	
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 (<i>Guilford County</i>)	

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 or inconsistent with the goals and objectives of the Community Growth Vision Statement.
Land Use Plan Map Classification:	Most 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 Kersey Valley Landfill was first issued a Solid Waste Management Permit on October 28, 1980 and was annexed into the City's corporate limits on December 29, 1980. Additional approvals were granted in 1996 (SU-96-08) to expand the landfill to the east side of Kersey Valley Road. In 2006 and 2015, amendments to SU-96-08 were granted to expand the facility by adding approximately 31 acres.

Transportation Information				
Adjacent Streets:	Name		Classification	Approx. Frontage
	Kivett Drive		Major Thoroughfare	2,650 feet
	Kersey Valley Road		Local	2,200 feet
	Jackson Lake Road		Minor Thoroughfare	1,720 feet
Vehicular Access:	Via existing driveways from Kivett Drive and Jackson Lake Road.			
Traffic Counts: <i>(Average Daily Trips)</i>	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 special use case.

Details of Proposal

The applicant is requesting a special use permit to expand an existing major landfill (City of High Point Kersey Valley Landfill). A special use is an additional use to those permitted by right in a zoning district. Such a use requires analysis for its potential impact on the proposed site and surrounding properties. The purpose of the special use process is to allow the City Council an opportunity to perform this analysis. The Kersey Valley Landfill was issued permits in 1980 and over the proceeding decades has expanded to its current configuration. This current special use application proposes to expand the facility by adding a 0.48-acre parcel and by designating an additional 19.2 acres to the active waste storage area. Details of this request are as follows:

Expansion Area #1 (0.48-acres)

This expansion consists of a 0.48-acre parcel with a vacant single family dwelling. This parcel fronts along Kivett Drive and is surrounded on three sides by the landfill. Based on its location at the perimeter of the overall facility, active waste storage cannot be conducted on this parcel. It will be incorporated into the facilities perimeter buffer area and may also be used for the construction of related accessory structures (See Exhibit #1).

Expansion Area #2 (19.2 acre waste storage expansion)

The landfill currently has two active waste storage areas, one lying east of Kersey Valley Road and the other lying west of Kersey Valley Road. The Public Service Department is proposing that NCDOT abandon that portion of Kersey Valley Road abutting the landfill and allow rerouting of the road westward to intersect with Jackson Lake Road. With the road abandonment, the two separate waste storage cells can be combined to create an additional 19.2 acres of waste storage and add approximately 20 years to the lifespan of the Kersey Valley Landfill (See Exhibits #1 and 2).

The Kersey Valley facility is currently governed by SU-96-08. This new special use request will carry forward applicable conditions from SU-96-08 and will add a condition to prohibit the merger of the two separate waste storage cells until the Kersey Valley Road right-of-way abandonment and road realignment are completed. Supporting documents consisting of the applicant's response to special use findings, summary pages from the "Impact Study" (Appraisal), "Proposed Facility Plan Information" and Citizens Information Meeting Report are attached to this report. The special use application also included the following additional supporting documents:

- Impact Study (entire report) of Kersey Valley Landfill Expansion prepared by Hylton, Crower & Associates (Certified North Carolina General Appraiser).
- Site Study – City of High Point Kersey Valley MSW Landfill – Area 3. Prepared by Smith-Gardner Inc. Engineering Firm.
- Appendix A to Site Study. Report of Site Investigation and Remedial Engineering (Hazen and Sawyer, PC 1992)

Due to the size of these additional documents (approximately 800 pages) they were not included as an attachment to this report. They can be viewed in the official case file in Accela Citizen Access, under Record ID SU-19-01 using the following weblink:

<https://acceladmz.highpointnc.gov/chpaca/Account/RegisterDisclaimer.aspx>

Findings

Section 2.4.12.C of the Development Ordinance requires that certain findings be made before a special use may be approved. Based on the applicant's submittal and proposed conditions, as they existed on the date of this report, the Planning and Development Department offers the following comments relative to these required findings.

Will not materially endanger the public health or safety if located where proposed.

Compliance	<ul style="list-style-type: none">❖ The regulation of municipal solid waste landfill facilities, including environmental monitoring, is enforced by the State of North Carolina Department of Environmental Quality. The existing landfill and proposed expansion will be designed with a liner and leachate collection system and water quality and landfill gas monitoring systems meeting the requirements of State solid waste rules. The City is required to maintain compliance with environmental permits for the site including both solid waste and air quality permits. Additionally, the facility is routinely inspected by representatives of the NC Department of Environmental Quality.❖ As part of the 19.2 acre expansion of the waste storage area, the portion of Kersey Valley Road that bisects the facility will be abandoned as a public right-of-way and closed to public access. This will remove an existing public safety concern with limited visibility at the intersection of Kivett Drive and Kersey Valley Road.
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Complies with all required standards, conditions, and specifications of the Development Ordinance, including Chapter 4: Uses.

Compliance	Subject to approval of Zoning Map Amendment 19-08, the site will be in a Heavy Industrial (HI) District and will meet all required standards of the Development Ordinance.
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Will not substantially injure the value of the abutting land, or the special use is a public necessity;

Compliance	<ul style="list-style-type: none">❖ As of April 1, 2019 the city's estimated population is 114,183. The ability to provide for effective solid waste disposal, and when possible to expand the lifespan of such facilities, is a public necessity.❖ A major landfill use has been established in this area since 1980, this request is not introducing a new land use to the area. Except for the road right-of-way proposed for abandonment, the 19.2 acre expansion of waste storage area is already part of the Kersey Valley Landfill facility.❖ The applicant hired a land appraisal firm to conduct an analysis of residential property sales in the vicinity of the Kersey Valley Landfill. The study also provided a comparison of sales near similar heavy industrial type uses in North Carolina, such as the Randolph County landfill, recycling facilities, quarries and a nuclear power plant. The summary statements from this study concluded that:<ul style="list-style-type: none">➤ The sales data found and reported no negative impact on the sales price, property value, or marketability of properties located adjoining, abutting or in close proximity to a landfill.➤ The expansion of the Kersey Valley Landfill in accordance with the proposed conditions will not substantially injure the value of abutting properties.
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	➤ The expansion has buffers to minimize to the extent possible the visual impact of the proposed landfill expansion and with the proposed rerouting of Kersey Valley Road, the visual impact could in fact be decreased.
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Will be in harmony with the area in which it is to be located.

Compliance	<p>Except for the addition of the 0.48-acre parcel, the overall perimeter boundary of the landfill property is not changing. Furthermore, the facility has an established perimeter buffer area that provides approximately 300 to 400 feet of separation between active waste storage areas and adjacent parcels. The merger of the two waste storage areas will maintain this current buffer standard.</p> <p>The proposed expansion is consistent with the manner in which property along the south side of Kivett Drive has developed. Directly to the east of this facility is a 155-acre construction and demolition debris landfill. Thus, in conjunction with the Kersey Valley Landfill over 300 acres of land is devoted to waste related services in the area lying south of Kivett Drive, east of Jackson Lake Road and west of Riverdale Road. There are other intensive industrial type land uses in this area. A quarter-mile to the east of the site, at the northeast corner of Kivett Drive and Riverdale Road, is the Martin Marietta Quarry on approximately 277 acres. Also, to the southeast of the site, along Jackson Lake Road, over 80 acres of land is currently used as a trucking distribution facility and as an asphalt plant.</p>
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Is in general conformity with the City's adopted policy guidance.

Compliance	The adopted Land Use map classifies lands south of Kivett Drive as Heavy Industrial and Light Industrial, which includes large waste related services. The proposed expansion is consistent with adjacent industrial related uses and established land use policies in this area.
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Recommendation

Staff recommends approval

The Planning and Development Department recommends approval of the request to permit a Major Landfill in the Heavy Industrial (HI) District and the accompanying Special Use Permit. Based upon the conditions in the attached Special Use Permit and the preliminary findings of facts, staff finds that the request is generally consistent with the surrounding zoning and development in this area, and in compliance with adopted land use policies.

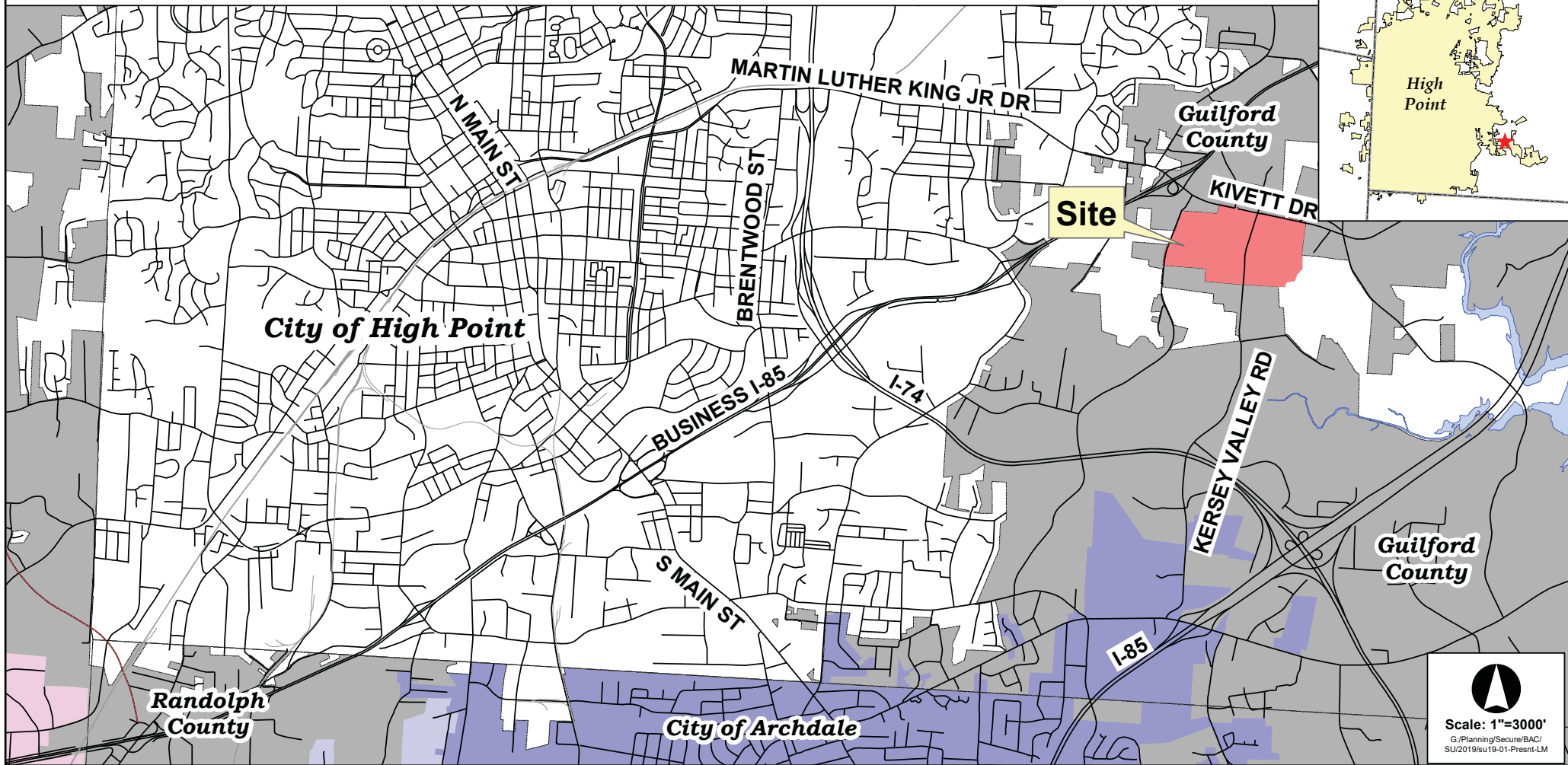
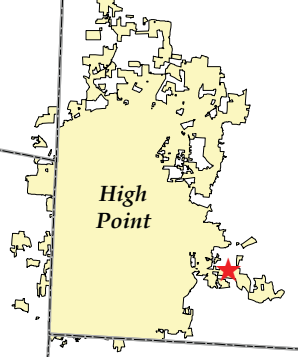
Report Preparation

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

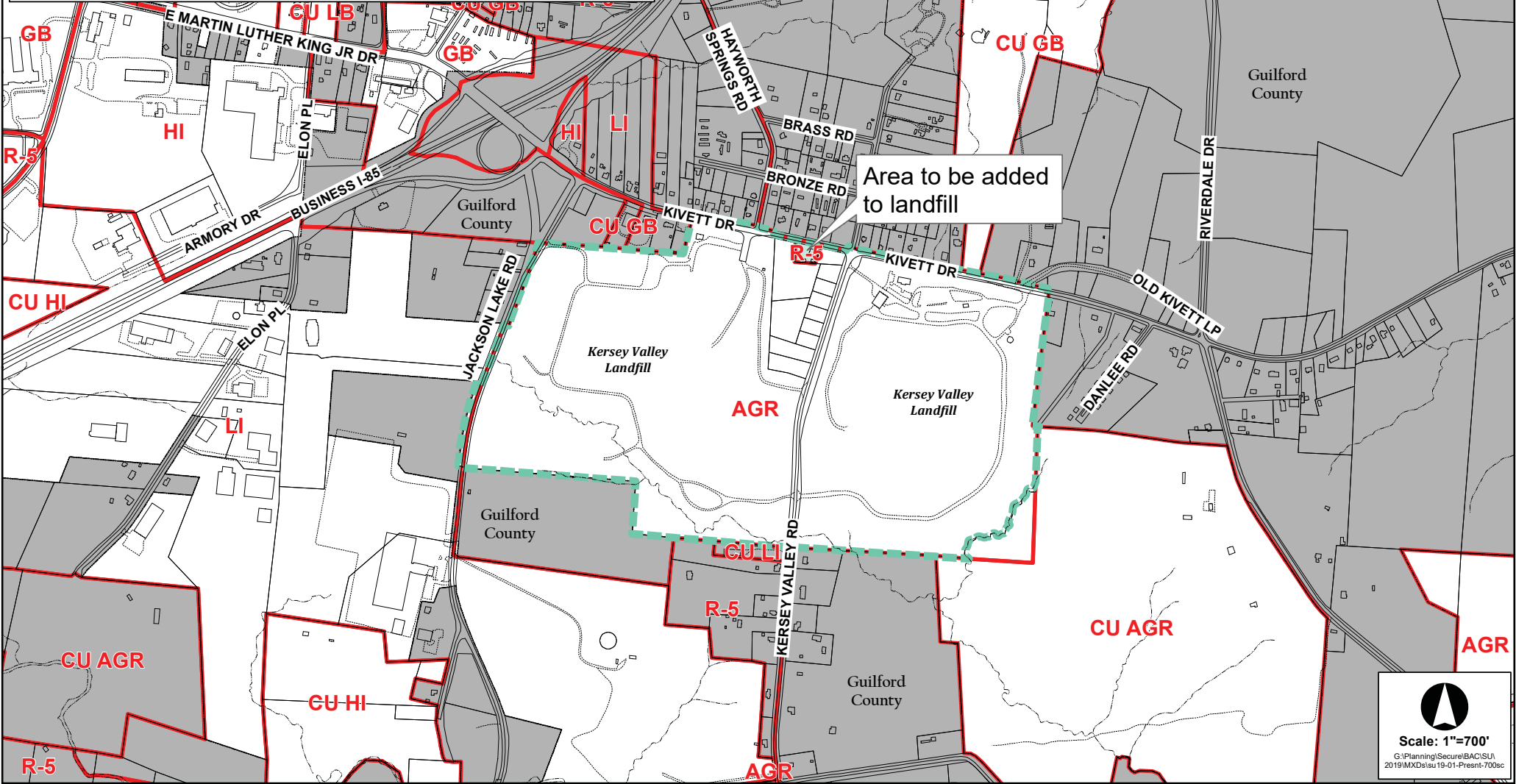
SPECIAL USE PERMIT SU-19-01
Applicant: City of High Point

Vicinity Map




Scale: 1"=3000'
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SPECIAL USE PERMIT: SU-19-01



Map of Kersey Valley Landfill area showing proposed rezoning. The map includes labels for surrounding areas like Guilford County, LI, R-5, CU GB, and CU AGR. A green dashed line outlines the proposed rezoning area. A yellow callout box points to a specific area with the text "Area to be added to landfill". The map also shows roads like BUSINESS I-85, JACKSON LAKE RD, KIVETT DR, BRONZE RD, KERSEY VALLEY RD, and DANLEE RD. A scale bar indicates 1 inch equals 400 feet.


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SPECIAL USE PERMIT: SU-19-01

EXHIBIT #1

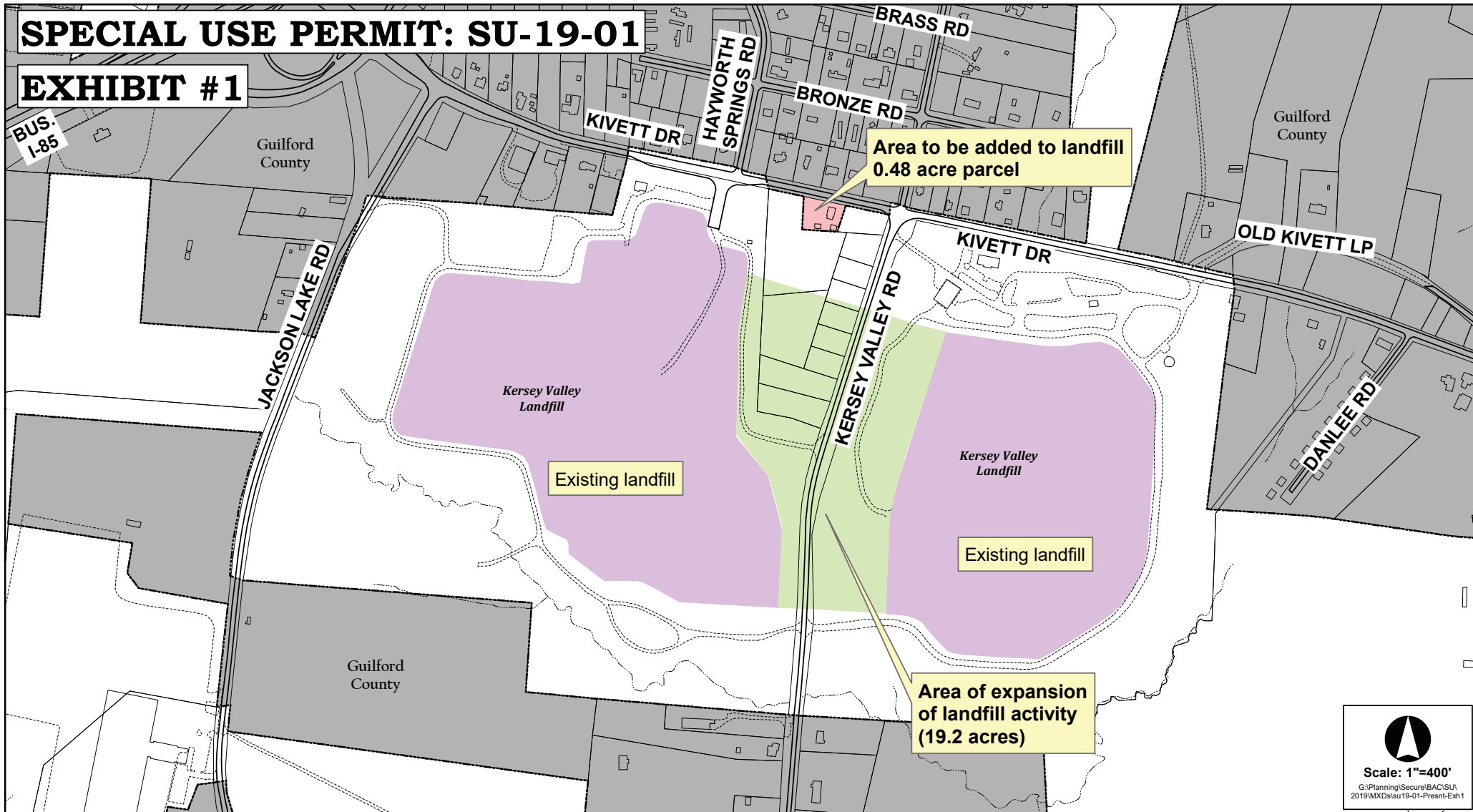
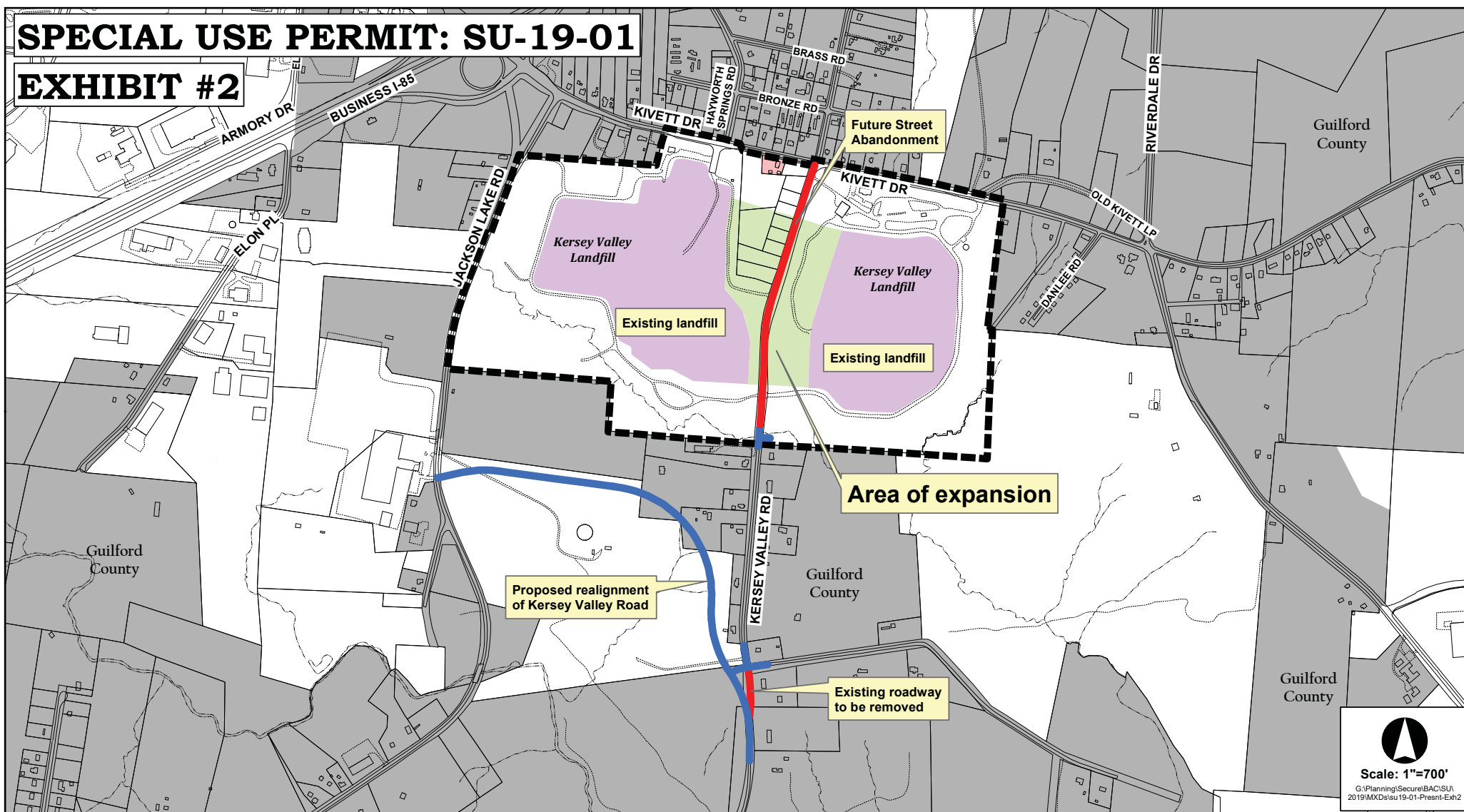
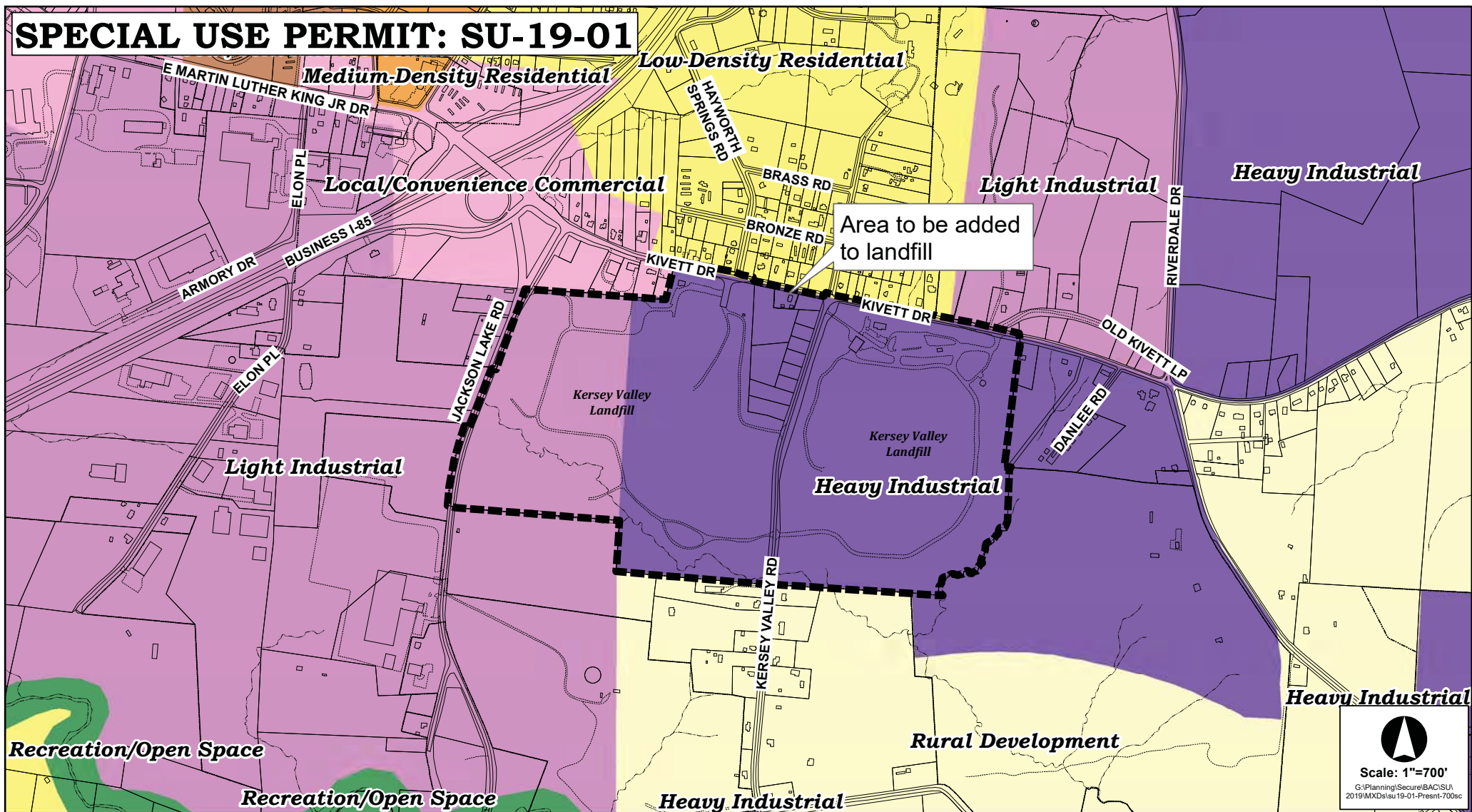


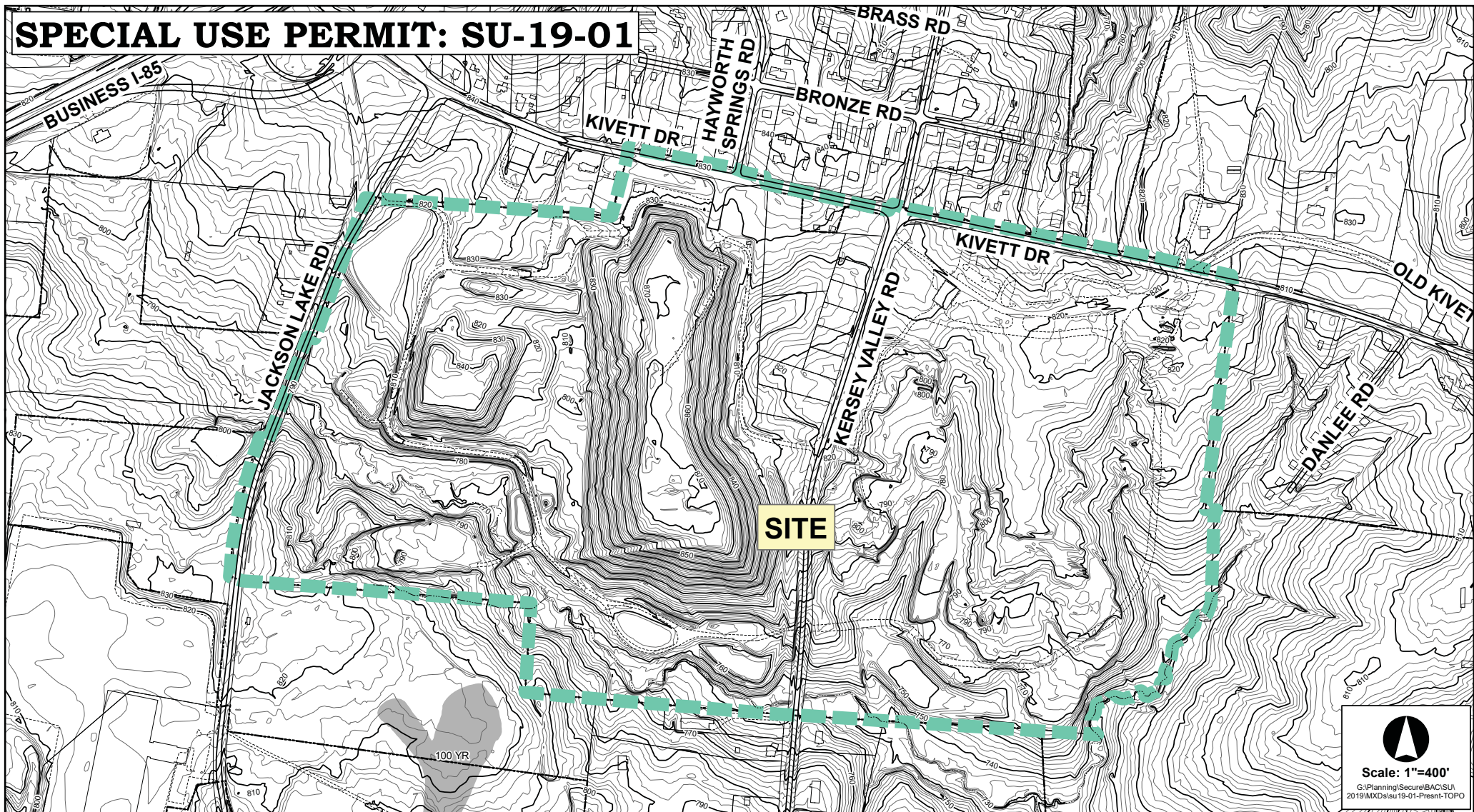
EXHIBIT #2



SPECIAL USE PERMIT: SU-19-01

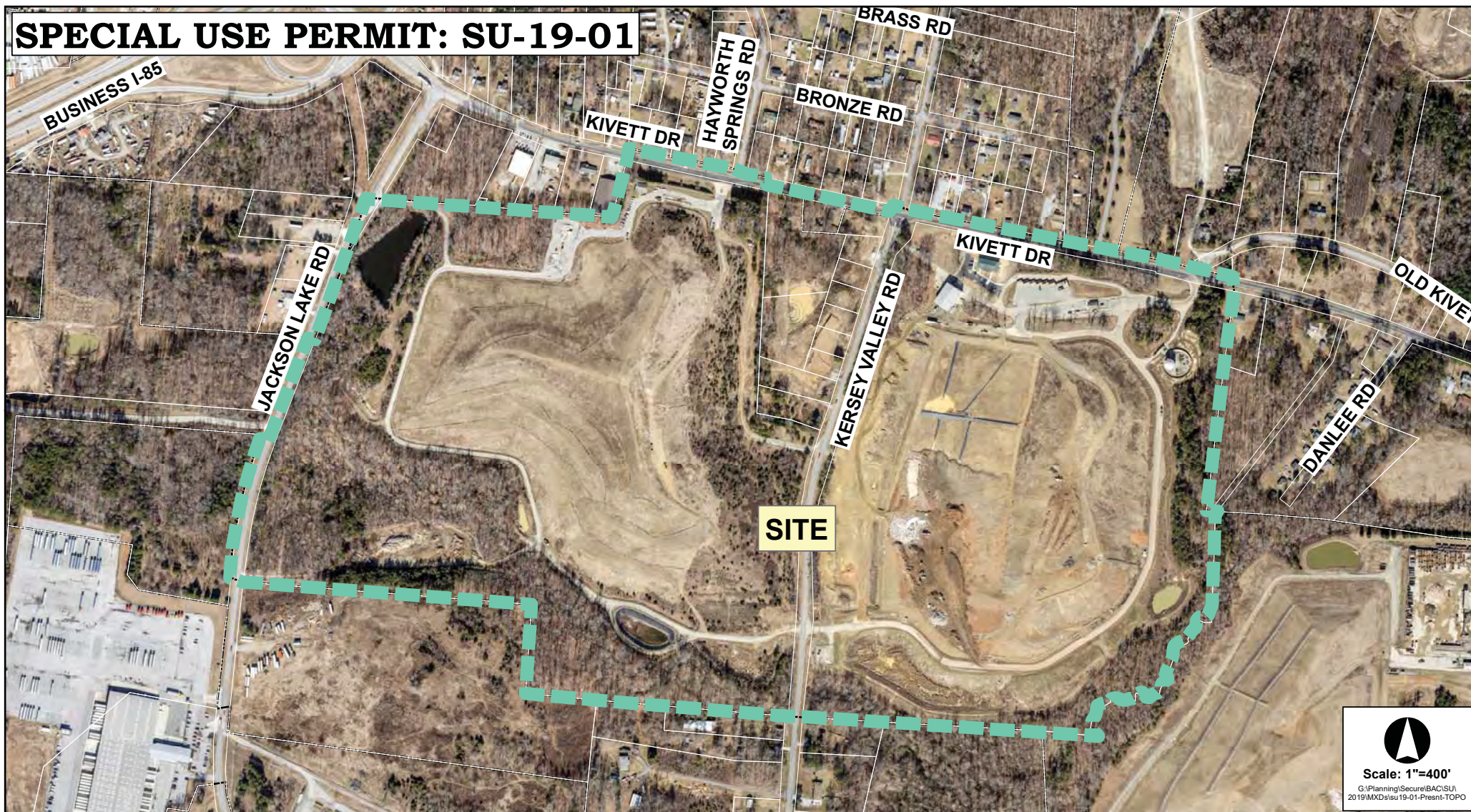


SPECIAL USE PERMIT: SU-19-01




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SPECIAL USE 19-01
CITY OF HIGH POINT, NORTH CAROLINA

SECTION 1

The City of High Point City Council, pursuant to Section 2.4.11, Special Use, of the City of High Point Development Ordinance, approved a Special Use and Site Plan for the following use, subject to the following condition(s):

Part I. USE: Major Minor Landfill

Part II. Conditions:

1. The special use shall be subject to the provisions and requirements of:
 - a) The “Design Report for the Kersey Valley Landfill – Phase 2, High Point, North Carolina” (also prepared by G.N. Richardson & Associates, Inc. (now Smith Gardner, Inc.), as revised through September 1996);
 - b) Permit to Construct Application – City of High Point - Kersey Valley MSW Landfill – Phase 3, High Point, North Carolina (Prepared by G.N. Richardson & Associates, Inc. as revised through November 1999);
 - c) Permit to Construct Application – City of High Point - Kersey Valley MSW Landfill - Phases 3A & 4, High Point, North Carolina (Prepared by Richardson Smith Gardner & Associates, Inc. (now Smith Gardner, Inc.) as revised through January 2009);
 - d) Permit to Construct Application – City of High Point - Kersey Valley MSW Landfill - Phases 5A & 5B, High Point, North Carolina (Prepared by Smith Gardner, Inc. as revised through January 2015);
 - e) Site Study – City of High Point Kersey Valley MSW Landfill – Area 3. Prepared by Smith Gardner Inc.; and
 - f) Future permit application(s) for development of Area 3 as approved by the North Carolina Department of Environmental Quality (NCDEQ).

These documents constitute the operational plan for the facility and are intended to comply with the North Carolina Solid Management Rules (15A NCAC 13B as periodically amended), which are enforced by the NCDEQ.
2. That the landscape plan be amended to depict the western portion of the special use site, and that the plan notes a requirement that existing vegetation be preserved and maintained within 50 feet of Jackson Lake Road.
3. 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.
4. The City of High Point Director of Transportation and the North Carolina Department of Transportation (NCDOT) shall approve all vehicular access construction and improvements.

5. Solid waste disposal shall not be permitted in Area 3 (approximately 19.2 acres between and adjoining existing Area 1 to the west and existing Area 2 to the east) until that portion of Kersey Valley Road abutting the facility is abandoned and the rerouting of Kersey Valley Road to Jackson Lake Road is open to the public. An exception being that incremental construction and use of Area 3 is allowed prior to completion of the rerouting project so long as Kersey Valley Road remains open to the public.

SECTION 2

Description of Property: The property is approximately 176 acres, 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 3

A special use and the associated site plan approval are perpetually binding and run with the land, unless amended. A material change to a special use or to an associated site plan that alters the objectives and purposes of the requirements or conditions of the special use constitute an amendment to the special use.

If development approved as a special use is discontinued for a period exceeding 18 months, or if a special use is replaced by a use otherwise permitted by right in the zoning district, the special use approval is deemed abandoned and the special use approval is null and void.

An action invalidating a special use condition of approval for any reason shall render the special use null and void.

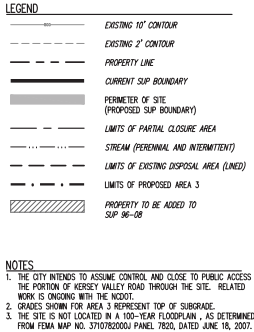
SECTION 4

Special Use 19-01 and the accompanying site plan were approved by the City Council of High Point, North Carolina on the **17th** day of **June, 2019**.

Special Use 19-01 Findings of Fact and Conclusion of Law were approved by the City Council of High Point, North Carolina on the **15th** day of **July, 2019**.

Lisa B. Vierling
City Clerk

Date



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

PREPARED FOR:

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

PREPARED BY: _____ NC LIC. NO. F-1370 (ENGINEERING)
SC COA. NO. 001488

**SMITH+
GARDNER**
ENGINEERS
14 N. Boylan Avenue, Raleigh NC 27603 | 919.828.0577
1526 Richland St., Columbia SC 29201


 NORTH CAROLINA
 PROFESSIONAL SURVEYOR
 JETER K. SCHEER
 12/15/2019

SEAL

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PROJECT TITLE:

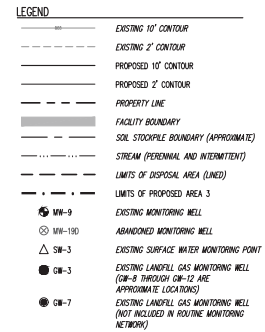
**CITY OF HIGH POINT
KERSEY VALLEY MSW LANDFILL
AREA 3
SPECIAL USE PERMIT**

DRAWING TITLE:

SITE PLAN

PROJECT NO:	P.K.S.	PROJECT NAME:	HPOINT 18-2
DRAWN:	C.T.J.	SCALE:	AS SHOWN
APPROVED:		DATE:	APRIL 2019
FILE NAME:	HP-00557		

SHEET NUMBER: DRAWING NUMBER: **FIG. 1**



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.

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.



PERMIT ISSUE
NOT FOR CONSTRUCTION

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14 N. Boylan Avenue, Raleigh NC 27603 | 919.828.0577
1526 Richland St., Columbia SC 29201

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PROJECT TITLE:

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

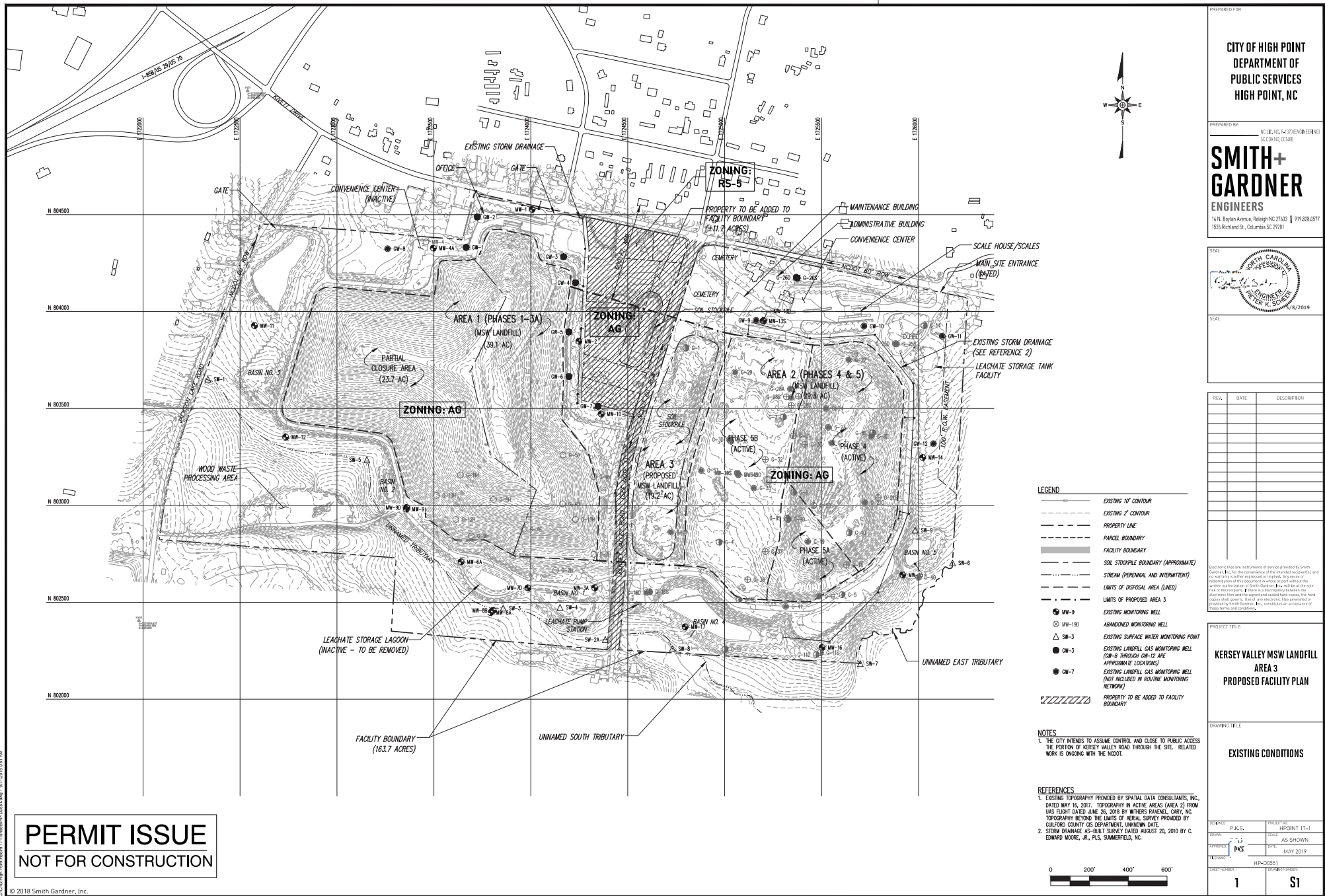
SITE DEVELOPMENT PLAN

FINAL COVER GRADES

DESIGNED	P.K.S.	PROJECT NO.	HPOINT 17-1
DRAWN	C.T.J.	SCALE	AS SHOWN
APPROVED		DATE	MAY 2019
TITLE NAME	HP-D0540		
SHEET NUMBER	DRAWING NUMBER		

3

S3



Supporting Documentation

SU-19-01

Attachment to Special Use Permit Worksheet

II. CONDITIONS:

Ingress/Egress

All points of access to the facility will be gated. Waste hauling vehicles and the public will access the facility from E. Kivett Drive through the existing main entrance located at the northeast end of the facility. A right turn lane is in-place at this entrance. Egress for waste hauling vehicles will be through the main entrance or, for vehicles not having to cross the outbound scale, may be through the existing gates located to the north of Area 1 (E. Kivett Drive) or at the northwest end of the facility (Jackson Lake Road).

In addition to the above access points, three additional points of ingress and egress will include entrances at the north and south ends of Kersey Valley Road and the southwest end of the facility nearby the wood waste processing area. These three locations will be primarily used for site vehicles. The City is in the process of assuming control of the portion of Kersey Valley Road through the site from the NC DOT and it will be closed to public access.

Refer to the **attached** Site Plan.

III REQUIRED FINDINGS:

- a. That the use will not materially endanger the public health or safety if located where proposed.*

The following aspects of the facility address public health and safety:

- The existing landfill and future Area 3 expansion is/will be designed with a liner and leachate collection system and water quality and landfill gas (LFG) monitoring systems meeting the requirements of State solid waste rules. The City is required to maintain compliance with environmental permits for the site including both solid waste and air quality permits. Additionally, the facility is routinely inspected by representatives of the NC Department of Environmental Quality.
- Once the landfill reaches its capacity, a final cover system is required. This final cover system prevents contact with the waste mass and, in conjunction with LFG collection components also aids the control of LFG and odors. Approximately 23.7 acres of the existing Area 1 landfill unit currently has a final cover system in-place.
- The use of a singular main entrance to the facility for waste hauling vehicles and the public. This entrance has a right turn lane in place which eases traffic congestion and facilitates turning movements.

- As part of the development of Area 3, the portion of Kersey Valley Road through the facility will be closed to public access. Thus, the safety of the intersection of Kivett Drive and Kersey Valley Road will be improved.
- b. *That the use meets all required standards, conditions and specifications of the Development Ordinance, and any additional restrictions imposed pursuant to Section 9-3-14(d) Greater Restrictions.*

The proposed amendment to SUP 96-08 meets or exceeds all ordinance requirements.

Except for the modified conditions stated herein, all existing conditions of the current SUP will be maintained.

- c. *That the use will not substantially injure the value of adjoining or abutting property, or that it is a public necessity.*

Refer to the **attached** report (Impact Study of Kersey Valley Landfill Expansion) prepared by Hylton Crowder & Associates and dated February 2019 which documents that the proposed landfill expansion will not substantially injure the value of adjoining or abutting property.

The provision of the safe disposal of solid waste is a public necessity. The planned expansion of the landfill will allow for a more efficient use of the property and maximize the lifespan of this public resource.

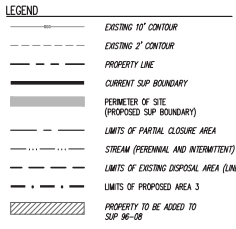
- d. *That the location and character of the use shall be in harmony with the area in which it is located and in general conformity with the plan of development of the city and its environs.*

Refer to the **attached** report (Impact Study of Kersey Valley Landfill Expansion) prepared by Hylton Crowder & Associates and dated February 2019 which documents that the proposed landfill expansion is in harmony with the area in which it is located.

The site has a Heavy Industrial land use map designation. Within the purpose and intent description of this land use category it notes that the Heavy Industrial designation is for activities such as wastewater treatment plants, landfills, and quarries. Thus the request is consistent with the land use plan.

The planned expansion of the landfill is in keeping with Goal #4 of the City of High Point's Land Use Plan to *"Ensure that all required public services and facilities are sequenced to meet demands of development."*

The planned expansion of the landfill is in keeping with Goal #5 of the City of High Point's Land Use Plan to *"Promote an urban growth pattern that occurs in an orderly fashion and conserves the land resources....."*



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, 2003.

1. EXISTING TOPOGRAPHY PROVIDED BY SPATIAL DATA CONSULTANTS, 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.

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**

**SMITH+
GARDNER**
ENGINEERS
14 N. Boylan Avenue, Raleigh NC 27603 | 919.851.1111
1526 Richland St., Columbia SC 29201

[illegible]

PROJECT TITLE: _____

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

SITE PLAN

DESIGNED:	P.K.S.	PROJECT NO:	HPOINT 10
DRAWN:	C.T.I.	SCALE:	AS SHOWN
APPROVED:	P.K.S.	DATE:	APRIL 2011
BY NAME:			

SHEET NUMBER:	DRAWING NUMBER:
---------------	-----------------

FIG.1

IMPACT STUDY
Of
Kersey Valley Landfill Expansion



3940 Kivett Drive
Jamestown, Guilford County
NC, 27282

As of
February 14, 2019

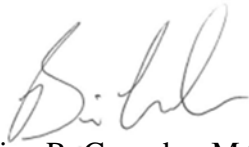
Prepared For
City of High Point
211 S. Hamilton Street
High Point, NC 27260

Prepared by
HYLTON CROWDER & ASSOCIATES
Brian R. Crowder, MAI, SRA, NC-A7529
Molly M. Chisholm, NC-A4075


Summary of Important Facts and Conclusions

GENERAL

1. Property Identification – Kersey Valley Landfill, High Point, Guilford County, North Carolina 27282
2. Property Type – Waste Landfill
3. Date of Inspection – February 14, 2019
4. Conclusions:
 - The Kersey Valley Landfill expansion, if completed as proposed, will not substantially injure the value of abutting land.
 - The Kersey Valley Landfill, if completed as proposed, from an appraiser's prospective is in harmony with the area in which it is to be located.


Brian R. Crowder, MAI, SRA
Staff Appraiser
NC-A7529
Expiration Date – June 30, 2019




Molly M. Chisholm
Staff Appraiser
NC-A4075
Expiration Date – June 30, 2019



G. Summary Of Sales Comparison Analysis

The Sales Comparison Analysis in this report illustrates the acceptance of the residential use and, in one case, industrial use of properties abutting or in close proximity to landfills. The comparable sales used in this report which are located in proximity to other external obsolescence factors (rock quarries, nuclear power plants) are considered to present similar potential market objections, to in some cases more, than a waste landfill. After making physical inspections of existing landfills, rock quarries, and nuclear plants and surrounding properties, we have concluded that commercial, industrial, and residential uses are compatible and harmonious in functional utility and their values are not adversely impacted by the existence of a landfill. The expansion of the Kersey Valley Landfill has no associated stigma that is reflected in market based data. Based on the evidence herein which was obtained and analyzed using all acceptable industry standards, we conclude that the proposed expansion of the Kersey Valley Landfill located at 3940 Kivett Drive in Jamestown, NC will not injure the value of adjoining or abutting properties in any measurable way, and certainly would not injure the value of adjoining or abutting properties in a substantial way. Because agricultural land, industrial properties, and commercial properties are less sensitive to external obsolescences than residential properties, a finding of no impact to residential properties would apply to all other surrounding land uses.

In addition, we conclude that the proposed Kersey Valley Landfill expansion will be in harmony with the area. The development of the area includes the already existing Kersey Valley Landfill, the Waste Industries High Point Construction and Demolition Landfill, the Martin Marietta Rock Quarry, uses that are similar to the proposed expansion. Expanding the Kersey Valley Landfill would not change the dynamic of the area. In fact, with the current Kersey Valley Landfill already in operation, the use of the land will not change providing further proof that the expansion will be in harmony with the area.

H. Conclusions

Conclusion of No Injury

Based on the data in this analysis, we conclude that the expansion of the Kersey Valley Landfill in accordance with the proposed conditions will not substantially injure the value of adjoining or abutting properties. In addition, this data and our experience not only demonstrate that there will be no “substantial” injury or depreciation to adjoining, abutting, or nearby properties, it indicates that there will be no injury or depreciation.

In addition, we conclude that the proposed Kersey Valley Landfill expansion will be in harmony with the area. The development of the area includes the already existing Kersey Valley Landfill, the Waste Industries High Point Construction and Demolition Landfill, the Martin Marietta Rock Quarry, uses that are similar to the proposed expansion. Expanding the Kersey Valley Landfill would not change the dynamic of the area. In fact, with the current Kersey Valley Landfill already in operation, the use of the land will not change providing further proof that the expansion will be in harmony with the area.

Based on our analyses shown earlier in this report, it is our opinion that the proposed Kersey Valley Landfill expansion will not substantially injure the value of adjoining, abutting, or nearby properties. We recognize that the aesthetics of the area contribute to the overall appeal. The expansion has buffers to minimize to the extent possible the visual impact of the proposed landfill expansion, and the visual impact of the expansion will not change the current visual impact of the existing landfill. In fact, with the rerouting of Kersey Valley Road, the visual impact could in fact decrease.

There are no hypothetical conditions in this impact study. There is one extraordinary assumption. (1) Appraisers assume that the proposed Kersey Valley Landfill will be constructed as detailed in the report. If this extraordinary assumption is not true, the assignment results are subject to change.

We have not provided any professional services on the subject property within 3 years of acceptance of this assignment.

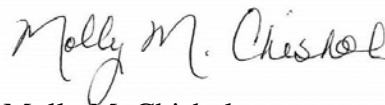
We hereby certify that we have made an inspection of this property and found it to be as stated in this report. To our best knowledge and belief, all statements and information in this report are true and correct with no important facts withheld. Neither our employment nor compensation are contingent upon the findings in the impact analysis which we have reported. No one other than the undersigned prepared the analysis, conclusions, and opinions concerning the real estate that are set forth in the written report. We are professionally competent to complete this impact analysis.

Thank you for this opportunity to serve you. If you have any questions or if we can be of further assistance, please do not hesitate to contact our office.

Respectfully submitted,
Hylton Crowder & Associates



Brian R. Crowder, MAI, SRA
Staff Appraiser
NC-A7529
Expiration Date – June 30, 2019



Molly M. Chisholm
Staff Appraiser
NC-A4075
Expiration Date – June 30, 2019



Proposed Facility Plan Information

City of High Point - Kersey Valley MSW Landfill - Area 3 High Point, North Carolina

Prepared for:

**City of High Point Department of Public Services
High Point, North Carolina**



June 2019

Prepared by:

NC LIC. NO. F-1370 (ENGINEERING)

SMITH+GARDNER

14 N. Boylan Avenue, Raleigh NC 27603 | 919.828.0577



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6/5/2019

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City of High Point - Kersey Valley MSW Landfill - Area 3

Proposed Facility Plan Information

1.0 INTRODUCTION

The Kersey Valley Landfill facility is located off of Kivett Drive in High Point, North Carolina and is owned and operated by the City of High Point (City) under NC Solid Waste Permit 41-04. The landfill facility includes an active Subtitle D municipal solid waste (MSW) landfill (Areas 1 and Area 2), a wood waste processing area, scales and scale house, office, maintenance building, and a citizen's convenience center. The main access point for the facility is and will continue to be off of Kivett Drive. Refer to attached **Drawing S1** (Existing Conditions) which shows the existing conditions and **Section 2.1**, which describes facility services.

Based on current projections, Area 2 is expected to reach capacity around 2024. As Area 2 approaches its capacity, the City will need to expand laterally into the Area 3 landfill unit. Development of Area 3 will require the addition of approximately 11.7 acres of property to the facility. This additional property includes properties already owned by the City and the right-of-way (ROW) of the portion of Kersey Valley Road to be closed.

The proposed Area 3 Subtitle D landfill unit will occupy approximately 19.2 acres (lined) and will connect the existing Area 1 unit on the west and Area 2 unit on the east. At a disposal rate of 120,000 tons per year, Area 3, which has a gross capacity of approximately 4.6M cubic yards (CY), is expected to have a life expectancy of approximately 20.1 years.

Note that development of Area 3 will require the closure of the portion of Kersey Valley Road which runs through the site. The City has been working with the NC Department of Transportation to accomplish the road closure and to develop a plan for diversion of traffic.

2.0 FACILITY SERVICES AND WASTE STREAM

2.1 Facility Services

Currently, the following activities or services are provided at the Kersey Valley Landfill facility as shown on **Drawing S1**:

- Scales and scale house
- Administrative offices
- Maintenance building
- Subtitle D MSW landfill (Areas 1 and 2)
- Wood waste processing area
- Citizen's convenience center.

2.2 Types of Waste

The Kersey Valley Landfill facility accepts municipal solid waste (MSW) originating from residential, commercial, and industrial sources and wood waste. The facility may also accept construction and demolition debris (C&D) waste although C&D waste is currently typically routed to other local facilities. These wastes are segregated and directed to on-site facilities for disposal or processing/handling.

2.3 Disposal Rates and Estimated Variances

Based on Solid Waste Management Annual Reports for the facility, the City disposed of an average of 113,038 tons per year (average of approximately 447 tons per day based on 253 days of operation per year) of waste over the past five reporting years (FY 2013-14 through FY 2017-18). Minimum and maximum disposal quantities were 106,695 tons (FY 2015-16) and 120,547 tons (FY 2013-14), respectively. As documented during the prior local government approval process, the City has set a maximum disposal rate of 200,000 tons per year for the landfill (average of 16,667 tons/month or 791 tons/day based on 253 operating days per year).

2.4 Service Area

The landfill facility currently serves Counties of Guilford, Randolph, Davidson, and Forsyth in the State of North Carolina.

3.0 LANDFILL CAPACITY

Attached **Drawing S2** (Site Development Plan - Base Grades) and **Drawing S3** (Site Development Plan - Final Cover Grades), show conceptual subgrade and final cover grades for the development of Area 3, respectively. The final cover side slopes will be at a 3.5H to 1V slope, then transition at flatter slopes (5 to 8%) to the peak elevation (approximately 960 feet).

The estimated gross and net operating capacities, life expectancies, and areas of existing and proposed MSW landfill units are shown in **Table 1**. The net capacity for waste and corresponding life expectancy of each landfill unit accounts for daily and intermediate cover and/or final cover. Life expectancies were calculated based on a disposal rate of 120,000 tons per year.

4.0 CONTAINMENT AND ENVIRONMENTAL CONTROL SYSTEMS

Containment and environmental controls for the Area 3 MSW landfill unit include the following elements. Detailed design of these elements will be prepared and submitted later as part of required permitting activities (15A NCAC 13B .1600 et. seq.).

4.1 Liner and Leachate Collection Systems

The lined area for Area 3 is approximately 19.2 acres and is shown on attached **Drawing S2**. The components of the liner and leachate collection systems will consist of the following components (top-down) as allowed under State rules:

Standard Liner System:

- leachate collection system (LCS) and protective cover (24-inch total thickness);
- a 60-mil thick HDPE geomembrane liner; and
- a 24-inch thick soil liner with a hydraulic conductivity of no more than 1×10^{-7} cm/sec ("compacted clay liner").

OR

Alternative Liner System:

- LCS and protective cover (same as for the standard liner system);
- a 60-mil HDPE geomembrane;
- a geosynthetic clay liner (GCL); and
- an 18-inch thick soil liner with a hydraulic conductivity of no more than 1×10^{-5} cm/sec ("compacted soil liner").

Note that, for the purposes of the calculations of volumes, the above listed alternative liner has been assumed.

4.2 Final Cover System

The final cover system for Area 3 will consist of the following components (top-down):

- a 24-inch thick vegetative soil layer;
- a drainage geocomposite (with drainage breaks);
- a 40-mil textured LLDPE geomembrane; and
- a 12-inch thick intermediate cover layer.

This system is consistent with the previously approved system for the facility.

4.3 Erosion and Sedimentation Control

Erosion and sedimentation control devices/measures will be designed and maintained to manage the run-off generated by the 25-year 24-hour storm event and conform to the requirements of the North Carolina Sedimentation Pollution Control Law (15A, NCAC, 4).

4.4 Water Quality and Landfill Gas Monitoring

The facility has existing water quality and landfill gas (LFG) monitoring systems in place (Existing wells and sampling locations are shown on attached **Drawing S1.**). These systems will be modified as necessary for the development of the Area 3 landfill unit.

4.5 Leachate Management

The general leachate management system includes the collection, storage, treatment (if required), and disposal of the leachate generated. Leachate generated from Area 3 will be collected in one or more sumps and then will be pumped to the existing leachate pump station or to the existing storage tank facility. From the pump station, the leachate is pumped via force main to a sewer main which runs to the City's Eastside Wastewater Treatment Plant (WWTP). If the leachate tank is utilized, leachate will be pumped into tanker trucks and hauled on a regular basis to the Eastside WWTP or other local WWTP for disposal. Pretreatment, if required, will be employed to meet the standards for disposal into the WWTP.

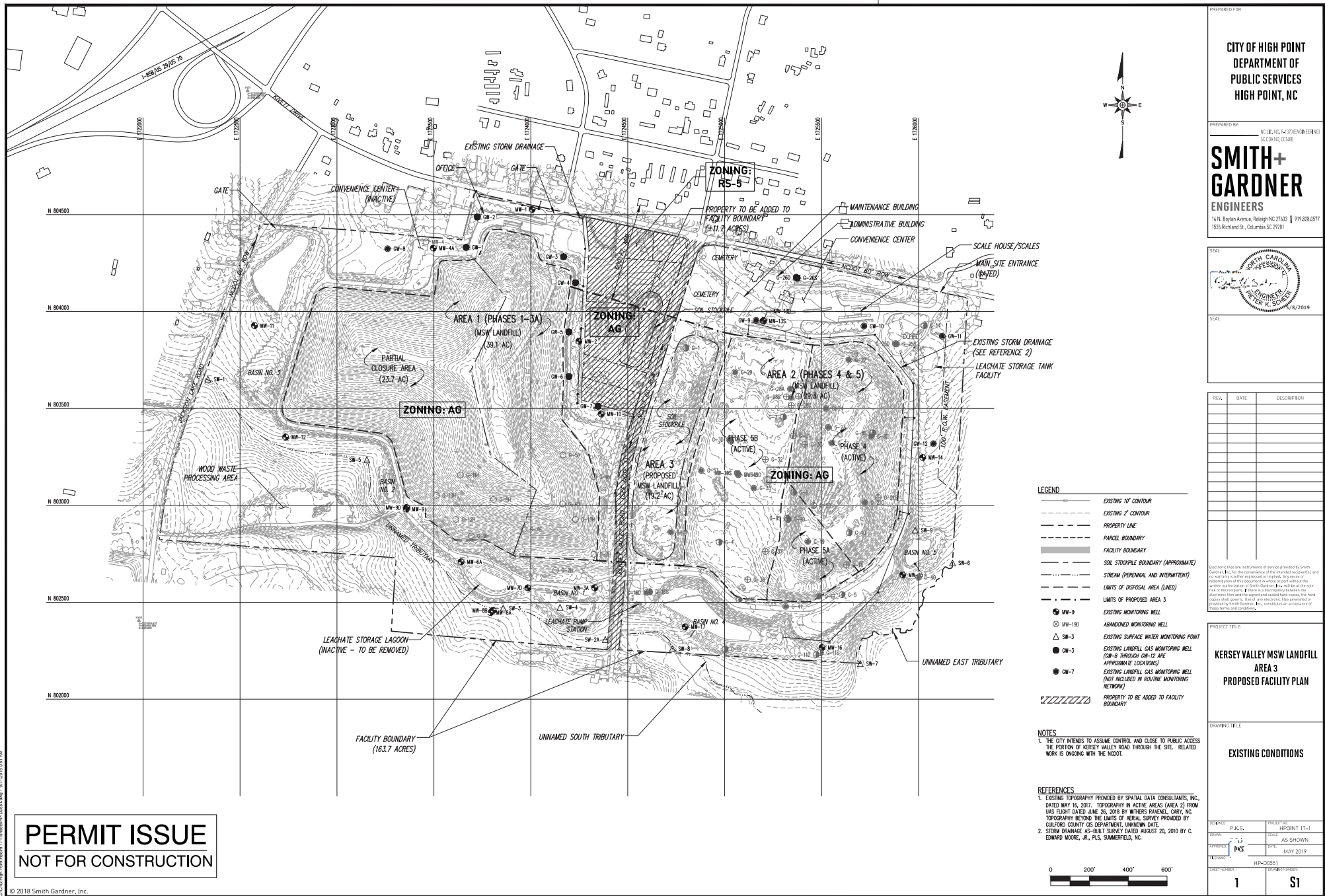
Table 1 Total Operating Capacity and Life Expectancy

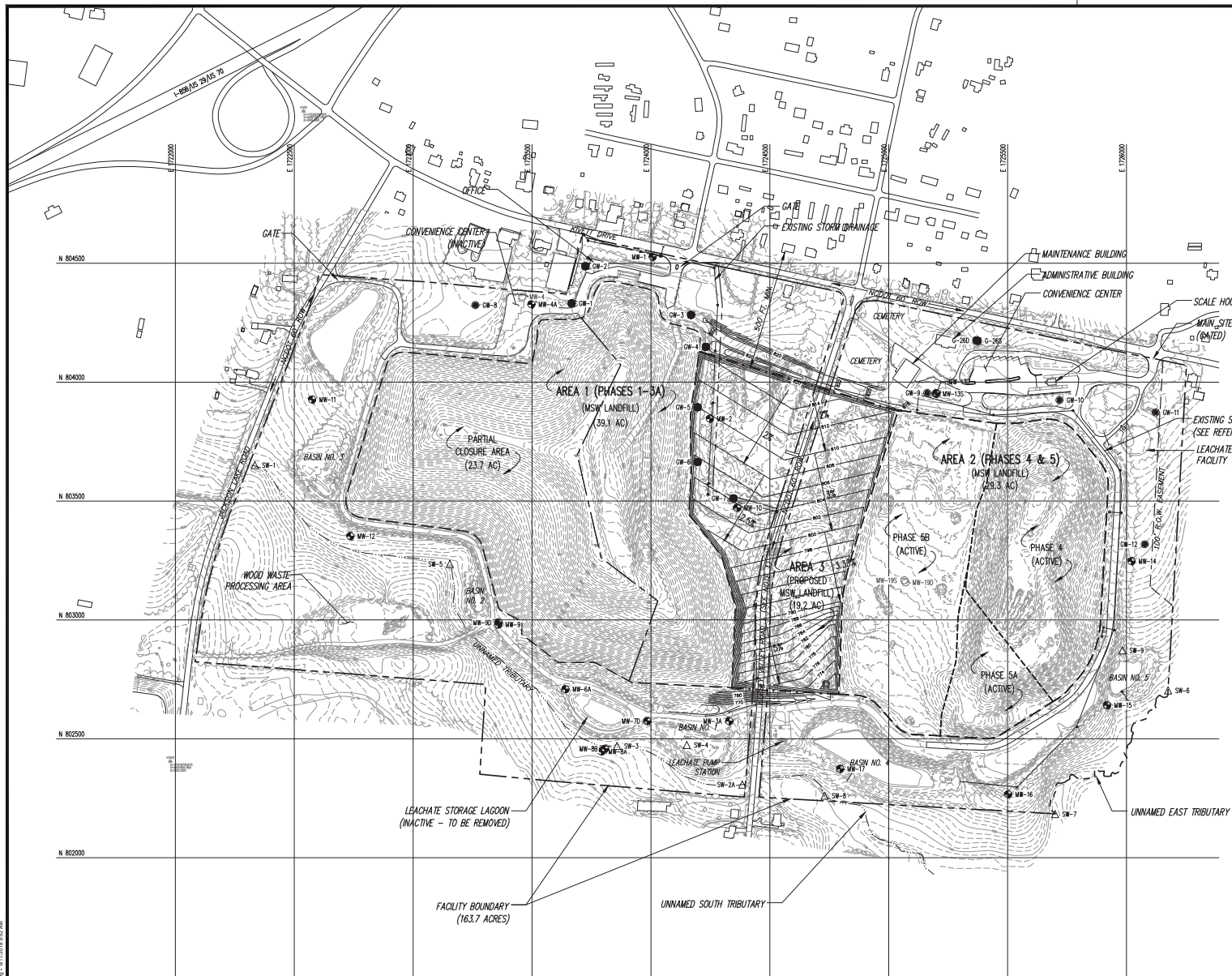
Landfill Unit	Area (Acres)	Capacity (See Note 1)		Life Expectancy (Years) (See Note 2)
		Gross (CY)	Net (Tons)	
Area 1 (Existing): Phases 1-3A (Used) Phases 1-3A (Remaining)	39.1	3,293,043 50,635	2,034,414 27,849	----- 0.2
Area 2 (Existing): Phases 4-5B (Used) Phases 4-5B (Remaining)	29.3	1,326,172 1,248,104	699,654 686,457	----- 5.7
Area 3 (Proposed):	19.2	4,611,076	2,422,868	20.1
Total (Lined):	87.6	10,529,030	5,871,242	26.0

Notes:

1. Gross capacity values are based on top of protective cover grades (subgrade plus 3.5 feet for Area 3) to top of final cover grades. Net capacity values reflect an assumed airspace (capacity) utilization factor of 0.55 tons/cy after accounting for the quantity of final cover remaining to be placed over Areas 1-3.
2. Life expectancy for the active Area 2 unit is from 6/26/2018. Life expectancies are based on a disposal rate of 120,000 tons/year.

Attachments: Drawings S1, S2, and S3





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PREPARED FOR:

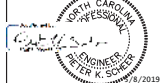
CITY OF HIGH POINT
DEPARTMENT OF
PUBLIC SERVICES
HIGH POINT, NC

PREPARED BY: _____ NC LIC. NO. F-1370 (ENGINEERING)
SC CGA NO. CD1488

SMITH+
GARDNER
ENGINEERS

14 N. Boylan Avenue, Raleigh NC 27603 | 919.828.0577
1526 Richland St., Columbia SC 29201

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PROJECT TITLE:

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

DRAWING TITLE:

SITE DEVELOPMENT PLAN BASE GRADES

LEGEND

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

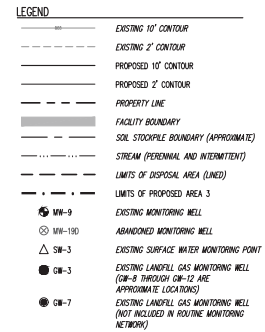
NOTES

- 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.

REFERENCES

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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.

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.



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HIGH POINT, NC**

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14 N. Boylan Avenue, Raleigh NC 27603 | 919.828.0577
1526 Richland St., Columbia SC 29201

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PROJECT TITLE:

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

SITE DEVELOPMENT PLAN

FINAL COVER GRADES

DESIGNED	P.K.S.	PROJECT NO.	HPOINT 17-1
DRAWN	C.T.J.	SCALE	AS SHOWN
APPROVED		DATE	MAY 2019
TITLE NAME	HP-D0540		
SHEET NUMBER	DRAWING NUMBER		

3

S3

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.

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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

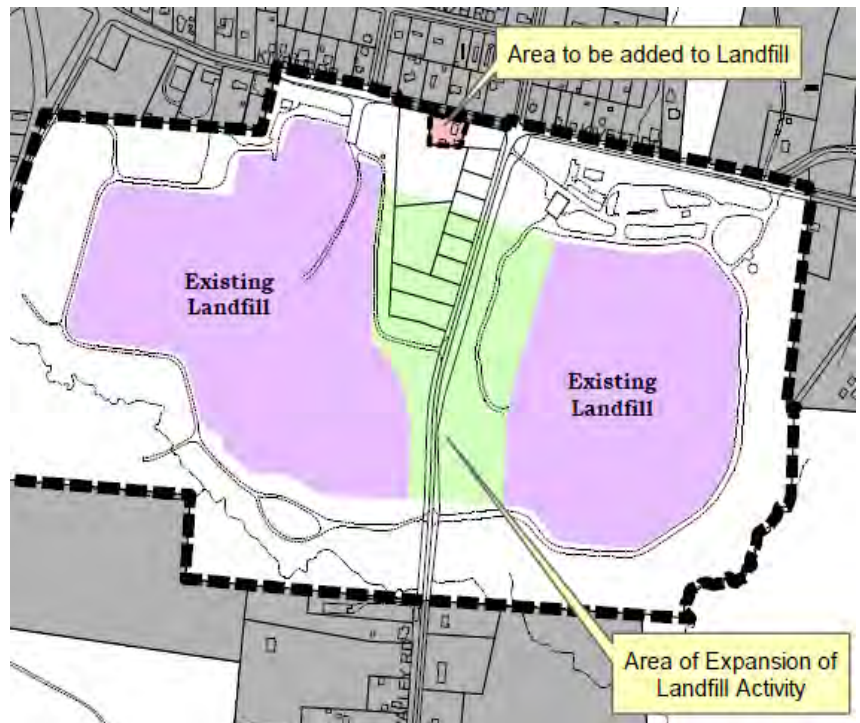
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CITIZEN'S INFORMATION MEETING NOTICE

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

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Attachment B

List of Recipients

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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

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**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 & 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

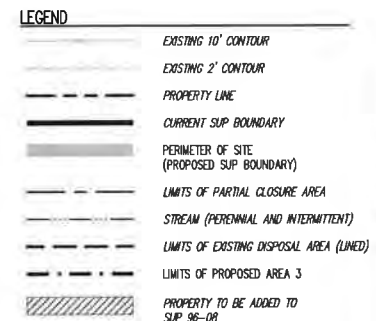
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Attachment D

Information Available at Meeting

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

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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. 371078200WJ PANEL 7820, DATED JUNE 18, 2007.

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

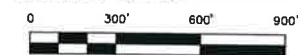
2. STORM DRAINAGE AS-BUILT SURVEY DATED AUGUST 20, 2010 BY C. EDWARD MOORE, JR., PLS, SUMMERFIELD, NC.

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



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

FIG.1





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

PREPARED BY: _____ NC LIC NO F-1370 (ENGINEERING)
SC CDA NO C01488

**SMITH+
GARDNER**
ENGINEERS

14 N. Boylan Avenue, Raleigh NC 27603 | 919.828.0577
1526 Richland St., Columbia SC 29201

SEAL

Designated
Peter K. Scheer
DIRECTOR GENERAL

NORTH CAROLINA
PROFESSIONAL
SEAL
024585
ENGINEER
PIETER K. SCHEER

2/8/2019

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PROJECT TITLE

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

DRAWING TITLE:

EXISTING CONDITIONS

DESIGNED P.K.S.	PROJECT NO. HPDINT 17-1
CHECKED C.J.	SCALE AS SHOWN
APPROVED P.K.S.	DATE MAY 2019
FILE NAME: HP-D0551	
SHEET NUMBER 1	DRAWING NUMBER S1

LEGEND

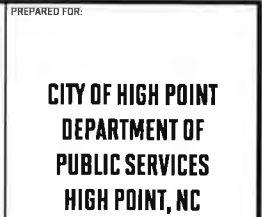
-
- | | |
|--------|--|
| | EXISTING 10' CONTOUR |
| | EXISTING 2' CONTOUR |
| | PROPERTY LINE |
| | PARCEL BOUNDARY |
| | FACILITY BOUNDARY |
| | SOIL STOCKPILE BOUNDARY (APPROXIMATE) |
| | STREAM (PERENNIAL AND INTERMITTENT) |
| | LIMITS OF DISPOSAL AREA (LINED) |
| | LIMITS OF PROPOSED AREA 3 |
| MW-9 | EXISTING MONITORING WELL |
| MW-19D | ABANDONED MONITORING WELL |
| SW-3 | EXISTING SURFACE WATER MONITORING POINT |
| GW-3 | EXISTING LANDFILL GAS MONITORING WELL
(GW-8 THROUGH GW-12 ARE
APPROXIMATE LOCATIONS) |
| GW-7 | EXISTING LANDFILL GAS MONITORING WELL
(NOT INCLUDED IN ROUTINE MONITORING
NETWORK) |
| | PROPERTY TO BE ADDED TO FACILITY
BOUNDARY |

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, CARY, NC. TOPOGRAPHY BEYOND THE LIMITS OF AERIAL SURVEY PROVIDED BY GULFORD COUNTY GIS DEPARTMENT, UNKNOWN DATE.
2. STORM DRAINAGE AS-BUILT SURVEY DATED AUGUST 20, 2010 BY C. EDWARD MOORE, JR., PLS. SUMMERFIELD, NC



**SMITH+
GARDNER**
ENGINEERS

SEAL

North Carolina
Professional
Engineer
SEAL
021556
PIETER K. SCHER

8/2019

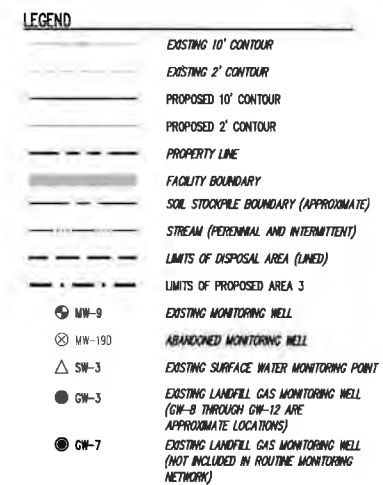
PROJECT TITLE:

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

DRAWING TITLE

**SITE DEVELOPMENT PLAN
BASE GRADES**

DESIGN ID	P K S	PROJECT NO	HPDINT17-1
DRAWN	C T J	SCALE	AS SHOWN
AFFIXED	DATE	DATE	MAY 2019
FILE NAME	HP-D0540		
SHEET NUMBER	DRAWING TOWER		
2	S2		



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.

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.

EXAMINER	P.K.S.	PROB. SET NO.	HPOINT 17-1
DRAWN	C.T.J.	SCALE	AS SHOWN
APPROVED	P.K.S.	DATE	MAY 2019
FILE NAME	HP-D0540		
SHEET NUMBER	SHEET NUMBER		
3	S3		

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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