

## Neighborhood Meeting Report

### Tumbleweed Holdings C&D Conditional Re-Zoning

**Meeting Date: March 6, 2023 @ 6:30 pm**

**Location: 2111 S. Main Street, Goldston, NC 27252**

In attendance for Applicant: Bobby Branch (Tumbleweed Holdings); Michael Blakley (Drafting and Design Services); Vance Moore, P.E. (Garrett & Moore); Thomas E. Terrell, Jr. (Fox Rothschild). There were 13 neighbors in attendance.

The meeting was opened by Michael Blakley who provided maps and a rough site plan and explained that the proposal was for annexation and original zoning to allow C&D facility. An overview explanation was provided about the location of the disposal area, substantial buffers and setbacks, soil borrow areas, and truck access. It was also explained that the site was still under a mining permit that required reclamation.

#### **Question: Who owns the facility?**

**Response:** Tumbleweed Holdings, LLC.

#### **Question: What about traffic?**

The residents were concerned of trucks taking wrong turns and going down Alton King Road.

**Response:** There will be additional signage requested through NCDOT, as well as private signage, indicating landfill traffic direction.

#### **Question: Will there be Visual Screens?**

**Response:** The existing vegetation would be left in place, in many places several hundreds of feet. As well as this, there are large buffer requirements that the state has in place to make sure the adjacent landowners are screened from the use on the project.

#### **Question: Will pollutants seep into wells?**

**Response:** The proposed landfill is for construction and demolition debris only. Due the less toxic nature of construction and demolition debris compared to MSW, the great majority of construction and demolition debris landfills in North Carolina are unlined. However, this facility is proposed to be only the second lined C&D landfill in the state of North Carolina. Liner systems have proven to be highly effective in the prevention of pollutants into the groundwater.

**Question: How much noise?**

**Response:** The noise from operation will be similar to a construction site/land clearing activities. Equipment backup beepers will be duck quacks. The actual activity on site will be far away from neighboring properties, further decreasing the noise to the neighbors. Existing mature trees will be left in place, assisting in noise dampening. The concrete crusher will be below grade and therefor buffered by the pit.

**Question: Will it create odors?**

**Response:** There will be no odors, as this site takes items from land clearing activities (tree stumps, concrete, etc.) and demolition debris.

**Question: Hours of Operation?**

**Response:** Hours of operation will be from 7:30 AM to 4:30 PM, Monday through Friday, but on occasion it could be open on a Saturday.

**Question: will closure of the landfill be bonded?**

**Response:** Closure and post-closure bonds are required by NCDEQ and based on acreage of the footprint. Must be monitored for 30 years.

**Question: What can be done after closure?**

**Response:** Park use, conservation easements, and similar activities.

**Question: What is the life span?**

**Response:** The permit will be life-of-site, but the capacity studies will be done after the entitlement process.

**Question: Will it have water and sewer and where will it be located?**

**Response:** Yes. Leachate from the facility will go to Sanford for treatment in its wastewater system. The town has 3 sewer pump stations and a larger one will be built at the developer's expense on Murchison Road which has not been sized yet.

**Question: What about impact to property values?**

**Response:** It was explained that many studies have been done on landfills using appraisal methodologies required by the Appraisal Institute and consistent with the Uniform Standards of Professional Appraisal Practice that show purchase

price and time on market are not affected for such facilities. The Speedway MSW landfill in Concord was an example commonly used.

**Question: What about inspections?**

**Response:** Site inspections will occur regularly by NCDEQ.

**Question: Will any materials coming in be burned?**

**Response:** No. Organic material will be ground for recycling.

**Question: Will there be fences?**

**Response:** Yes. Unauthorized access will be prohibited.

**Question: Will it affect hunting on my land because of wildlife displacement?**

**Response:** The footprint size is small for this site and should be minimally intrusive for wildlife. All surrounding woods will remain.

**Question: Will there be lighting?**

**Response:** No because there will be no activity at night.

**Question: How will it be enforced?**

**Response:** Goldston or Chatham County will enforce the zoning regulations and any provisions in a franchise agreement. NCDOT will enforce driveway access and road use. NCDEQ will enforce landfill regulations. After spending several million dollars in construction costs, facility owners are financially incentivized not to lose permits through NOVs.