

**Offered Conditions**  
**Tumbleweed Holdings, LLC**  
**CD-IH Zoning District**

Conditional rezoning applicant, Tumbleweed Holdings, LLC, offers the following zoning conditions:

1. Use Restrictions: The property identified in this **Conditional Zoning** application may only be developed for the following uses allowed in the IH zoning district (w/Special Use Permit or Conditional Zoning): Construction and Demolition Debris (C&D) Landfill and customary appurtenant and accessory uses; Land Clearing and Inert Debris (LCID) Landfill and customary appurtenant and accessory uses; agriculture; timber; and necessary utilities.
2. Hours of Operation: The facility may only be open between the hours of 7:00 a.m. to 6:00 p.m. Monday through Friday and 7:30 a.m. and 1:00 p.m. Saturdays. Hours of truck access for disposal shall be limited to 7:30 a.m. to 4:30 p.m. Monday through Friday, and 8:00 a.m. to noon on Saturdays.
3. Lighting: The facility may use cut-off style lighting at the entrance to Murchison Road, at the scale house and any office buildings, but the disposal areas shall be unlit.
4. Franchise requirements: The applicant shall be bound by any additional requirements imposed by a Franchise Agreement with the Town of Goldston, including, but not limited to, per tonnage disposal fees.
5. Access for Inspection: Local and state inspectors shall have site access without restrictions.
6. Pump station: The applicant, at its expense, shall construct a sewer pump station on site for pumping leachate to the City of Sanford and for any other use deemed reasonable and necessary by the Town of Goldston.
7. Concrete grinding equipment: All concrete grinding equipment shall be placed and operated below grade for sound buffering.
8. 200 Feet Undisturbed Buffer: All existing vegetation around the perimeter of the conditionally zoned area shall remain with the exception of site access road and utilities.
9. 50 Feet Riparian Buffers on Streams: A 50 Feet wide riparian buffer shall be maintained from top of bank on each side of blue line streams.

10. Flood Plain Encroachments: No Landfill or soil Borrow Areas will encroach within the 100-yr Flood Plain.

11. Site Access: The site main entrance is to Murchison Road. All Construction and Demolition Debris (C&D) Landfill, and Land Clearing and Inert Debris (LCID) trucks will enter and exit at the main entrance.