



CUMBERLAND COUNTY PLANNING COMMISSION
Work Session
Cumberland Middle/High School Cafetorium
16 School Road, Cumberland, VA 23040

Meeting Agenda for:
Monday, January 27, 2025, at 6:30 P.M.

	<u>Action Needed</u>
1. Call to Order: Mr. Steve Rosen, Planning Commission Chairman.....	Bring to Order
2. Roll Call and Establish Quorum	Quorum
3. Approval of Agenda	Motion
4. Conditional Use Permit CUP 24-01 Green Recycling and Disposal Facility (pg. 1-51)	Information
5. Adjourn to the next workshop on February 10, 2025, in the Cumberland Middle/High School Cafetorium.....	Motion

PUBLIC NOTICE

The Cumberland County Planning Commission will hold a workshop on Monday, January 27, 2025, and Monday, February 10, 2025, at 6:30 p.m. in the Cumberland Middle/High School Cafetorium located at 16 School Road, in Cumberland, Virginia. The purpose of the meeting is to discuss the Conditional Use Permit Application CUP 24-01 Green Ridge Recycling and Disposal Facility. No public comment will be received at the joint meeting.

BY ORDER OF THE CUMBERLAND COUNTY PLANNING COMMISSION



Page 1 of 4
 COMMONWEALTH OF VIRGINIA
 COUNTY OF CUMBERLAND

Internal Use Only
 FILE # CUP 24-01
 RECEIVED 9/17/2024
 RECEIPT # 086214

Application for Conditional Use Permit

Last revised 4/19

IMPORTANT NOTE: For some large-scale developments, VA State Code requires that a Traffic Impact Study (TIS) or a Traffic Impact Analysis (TIA) be completed and submitted with a rezoning application **before** the conditional use permit application is deemed complete.

Address/Location: Eastern Cumberland north of Route 60 near Powhatan line
 Election District: 2 Current Zoning: M-2 with a conditional use permit
 Proposed Use: Non-hazardous municipal (sanitary) landfill with accessory uses including a convenience center
 Acreage of Parcel: ±1177.63 Acreage to be covered by CUP: ±1177.63
 Tax Map Parcel(s): See attached list
 Comprehensive Plan Area: Agricultural/Rural Residential

Is this an amendment to an existing conditional use permit? If so, provide CUP number: _____	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
A Preliminary Site Plan is required to be attached to any CUP application. Is a preliminary site plan attached to this application?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Is this a proposal for a shopping center or telecommunication tower? If so, additional information and conditions may apply.	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Is an amendment to the subdivision or zoning ordinance proposed as part of this CUP application? If so, attach the Code Amendment application.	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

Contact Person/Applicant: Green Ridge Recycling and Disposal Facility c/o William H. Shewmake
 Address: 901 East Byrd Street, Suite 1600
 City: Richmond State: VA Zip: 23219
 Phone Number: (c) (804)241-0453 (o) 804-343-5035

Owner(s) of Record (If different than applicant):

Address: _____
 City: _____ State: _____ Zip: _____
 Phone Number: _____

Does the property owner also own or have any ownership interest in any abutting property? If yes, please list those tax map numbers:

45-2-2-C

45-A-2-D

45-2-2-A

45-1-34

45-1-35 45-1-40

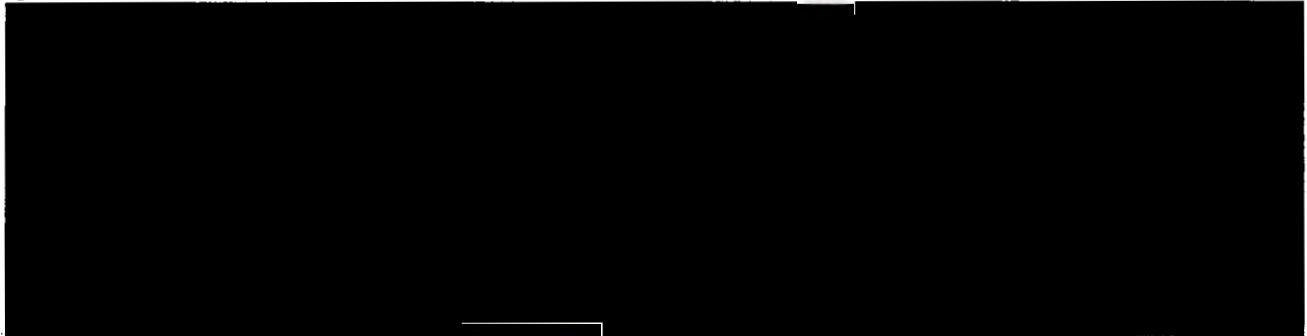
Section 74-702 of the Cumberland County Zoning Ordinance provides guidelines for conditional use permit applications. Please address the following standards which will be reviewed by the staff in analysis of your request. If you need assistance filling out these items, staff is available.

Provide a written statement demonstrating that:

1. The establishment, maintenance or operation of the CUP will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare;
2. The CUP will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;
3. The establishment of the CUP will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;
4. The exterior architectural appeal and functional plan of any proposed structure will not be so at variance with either the exterior architectural appeal and functional plan of the structures already constructed or in the course of construction in the immediate neighborhood or the character of the applicable district as to cause a substantial depreciation in the property values within the neighborhood;
5. Adequate utilities, access roads, drainage, and necessary facilities are provided;
6. Ingress and egress to property and structures on the property with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access of fire or catastrophe are adequately provided for;
7. Off-street parking and loading areas are provided as required;
8. Above economic considerations, noise, glare and odor effects of the special exception are adequately provided for properties generally in the district;
9. Refuse and service areas, with particular reference to the items in #s 1. and 2. above are adequately provided for;
10. Appropriate screening and buffering with reference to type, dimensions and character of the use are adequately provided for;
11. Any signs and exterior lighting are compatible and in harmony with properties in the district with reference to aesthetics, glare, traffic safety and economic effect;
12. Required building setbacks and other open spaces are adequately provided for;

13. The proposed use is compatible with adjacent properties and other property in the zoning district;
14. An adequate supply of light and air to adjacent properties is adequately provided for; and
15. The CUP shall, in all other respects, conform to the applicable regulations of the zoning district in which it is located, except as such regulations may, in each instance, be modified by the Board of Supervisors.

Describe your request in detail and include any relevant information such as the number of persons involved in the use, operating hours, or any unique features of the proposed use.



If any improvements are being proposed, briefly state whether new structures are to be constructed, existing structures are to be used or additions are to be made to existing structures. *If available, provide dimensions of any structures that will be used for this CUP.*

The property is undeveloped so new structures will be constructed consistent with DEQ permits and final site plan approval from the County. These may include without limitation, a scale house, offices, maintenance facility, gas conversion/energy plant, and hydroponic/green house structures. See attached statement.

Attachments Required – provide a copy of each

1. *Recorded plat or boundary survey of the parcel(s) requested for the rezoning.* If there is no recorded plat or boundary survey, please provide legal description of the parcel(s) and the Deed Book and page number.

Note: If you are requesting a rezoning for a portion of a parcel, it must be described or delineated on a copy of the plat or surveyed drawing.

2. *Ownership information* – If ownership of the property is in the name of any type of legal entity or organization including, but not limited to, the name of a corporation, partnership or association, or in the name of a trust, or in a fictitious name, an acceptable document must be submitted certifying that the person signing below has the authority to do so.

If the applicant is a contract purchaser or an agent of the owner, an owner/agent agreement must be attached (ask staff for form if needed).

Certification

I (We) hereby certify that I (we) own the subject property, or have the legal power to act on behalf of the owner in filing this application. I (We) also certify that the information furnished in this application is accurate to the best of my (our) knowledge.

Green Ridge Recycling and Disposal Facility, LLC by William Shewmake, POA

Print Name of Owner/Applicant



Signature of Owner/Applicant

9-12-2024

Date

Print Name of Owner/Applicant

Signature of Owner/Applicant

Date



COMMONWEALTH OF VIRGINIA
COUNTY OF CUMBERLAND
Owner / Agent Agreement

Form must be completed in ink, Pencil will not be accepted.

The undersigned is the owner of record of the property identified by the Cumberland County Tax Map parcel(s):

See attached Tax Map list

Located at (provide address or location of lots):

Eastern portion of Cumberland North of Route 60 (see attached boundary map)

Cumberland County, Virginia. The Undersigned hereby gives consent and approval to:

William H. Shewmake, Esquire

and to act on his/her behalf as his/her agent to proceed with the attached application on the property referenced herein.

Green Ridge Recycling and Deposit Facility by Jerry Cifor, Manager

Print Name of Property Owner 1

Jerry J. Cifor
Signature of Property Owner 1

9/10/2024
Date

Print Name of Property Owner 2

Signature of Property Owner 2

Date

State / Commonwealth of New York

County of Saratoga to Wit:

The foregoing instrument was acknowledged before me this 10 day of Sept 2024 by

Jerry Cifor, as Manager of Green Ridge Recycling and Disposal Facility, LLC

Printed name of property owners

Blake C Wadsworth

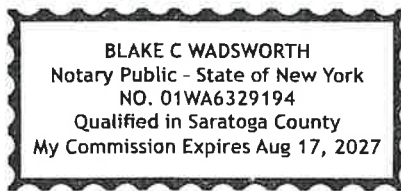
Notary Public printed name

[Signature]
Notary public signature

Note: Signature(s) of property owner(s) must be notarized.

Certification # 01WA6329194

My Commission expires 8/17/27



TAX MAP PARCEL LIST

1. Parcel 1, 45-1-41
2. Parcel 2, 45-2-2-B
3. Parcel 3, 45-2-2-A
4. Parcel 4, 44-A-21
5. Parcel 5, 44-A-36
6. Parcel 6, 44-A-13
7. Parcel 7, 44-A-14
8. Parcel 8, 44-A-22
9. Parcel 9, 44-A-19-A
10. Parcel 10, 44-A-19
11. Parcel 11, 37-A-69
12. Parcel 12, 44-A-20
13. Parcel 13, 45-A-7
14. Parcel 14, 45-A-1
15. Parcel 15, 38-A-7

LEGEND

- BOUNDARY LINE
- GREENS AND STREAMS
- ADJACENT BOUNDARY LINE
- SURVEY TIE LINE
- BOUNDARY LINES TO BE VACATED
- EXISTING WATER
- EXISTING FENCE LINE
- EDGE OF PAVEMENT
- EXISTING TRAIL/DIRT ROAD
- BENT IRON ROD FOUND
- IRON ROD FOUND
- IRON ROD SET
- IRON PIPE FOUND
- IRON STAKE FOUND
- IRON ROD FOUND
- WASTE MANAGEMENT BOUNDARY

- NOTES**
- This figure is a binding component of the Near Vicinity Map, dated August 03, 2023 as prepared by Draper Aden Associates and should be referenced with the Near Vicinity Map.
 - See Figure 2C for Waste Management Boundary bearings and distances. Note the Waste Management Boundary will be surveyed upon final approval by VDEQ of the Part B permit application.
 - See Figure 2D for bearings and distances for the initial disposal unit area. The Part B permit application will include a designed disposal unit area (within the initial disposal unit area on Figure 2D) which will be surveyed upon final approval by VDEQ of the Part B permit.



- NOTES:**
- SOURCE OF MERIDIAN VIRGINIA STATE PLANE GRID NORTH NAD 83 SOUTH BASED UPON A BOUNDARY SURVEY PERFORMED BY HIGHMARK ENGINEERING ON APRIL 17, 2019.
 - THIS EXHIBIT DRAWING WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR TITLE REPORT AND ALL EASEMENTS AND ENCUMBRANCES THAT MIGHT BE DISCLOSED IN A TITLE SEARCH MAY NOT BE SHOWN.
 - THE PROPERTY LINES AND PLANNING FEATURES SHOWN HEREON ARE TAKEN FROM A PLAT PREPARED AND PROVIDED BY HIGHMARK ENGINEERING, ENTITLED EXTERIOR BOUNDARY SURVEY OF FIFTEEN PARCELS OF LAND CONTAINING 2177.83 ACRES, DATED APRIL 17, 2019.
 - STATE PLANE COORDINATES ADDED TO MONUMENTS

LINE TABLE

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	100.00	S 00° 00' 00" W	L11	100.00	S 00° 00' 00" W	L21	100.00	S 00° 00' 00" W	L31	100.00	S 00° 00' 00" W
L2	100.00	S 45° 00' 00" W	L12	100.00	S 45° 00' 00" W	L22	100.00	S 45° 00' 00" W	L32	100.00	S 45° 00' 00" W
L3	100.00	S 90° 00' 00" W	L13	100.00	S 90° 00' 00" W	L23	100.00	S 90° 00' 00" W	L33	100.00	S 90° 00' 00" W
L4	100.00	S 135° 00' 00" W	L14	100.00	S 135° 00' 00" W	L24	100.00	S 135° 00' 00" W	L34	100.00	S 135° 00' 00" W
L5	100.00	S 180° 00' 00" W	L15	100.00	S 180° 00' 00" W	L25	100.00	S 180° 00' 00" W	L35	100.00	S 180° 00' 00" W
L6	100.00	S 225° 00' 00" W	L16	100.00	S 225° 00' 00" W	L26	100.00	S 225° 00' 00" W	L36	100.00	S 225° 00' 00" W
L7	100.00	S 270° 00' 00" W	L17	100.00	S 270° 00' 00" W	L27	100.00	S 270° 00' 00" W	L37	100.00	S 270° 00' 00" W
L8	100.00	S 315° 00' 00" W	L18	100.00	S 315° 00' 00" W	L28	100.00	S 315° 00' 00" W	L38	100.00	S 315° 00' 00" W
L9	100.00	S 00° 00' 00" E	L19	100.00	S 00° 00' 00" E	L29	100.00	S 00° 00' 00" E	L39	100.00	S 00° 00' 00" E
L10	100.00	S 45° 00' 00" E	L20	100.00	S 45° 00' 00" E	L30	100.00	S 45° 00' 00" E	L40	100.00	S 45° 00' 00" E

CURVE TABLE

CHORD	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD CURVE	CHORD LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD CURVE
C1	100.00	100.00	90.00	S 00° 00' 00" W	90.00	100.00	100.00	90.00	S 00° 00' 00" W	90.00
C2	141.42	100.00	135.00	S 45° 00' 00" W	135.00	141.42	100.00	135.00	S 45° 00' 00" W	135.00
C3	173.21	100.00	180.00	S 90° 00' 00" W	180.00	173.21	100.00	180.00	S 90° 00' 00" W	180.00
C4	200.00	100.00	225.00	S 135° 00' 00" W	225.00	200.00	100.00	225.00	S 135° 00' 00" W	225.00
C5	223.61	100.00	270.00	S 180° 00' 00" W	270.00	223.61	100.00	270.00	S 180° 00' 00" W	270.00
C6	242.71	100.00	315.00	S 225° 00' 00" W	315.00	242.71	100.00	315.00	S 225° 00' 00" W	315.00
C7	256.61	100.00	360.00	S 270° 00' 00" W	360.00	256.61	100.00	360.00	S 270° 00' 00" W	360.00
C8	265.71	100.00	405.00	S 315° 00' 00" W	405.00	265.71	100.00	405.00	S 315° 00' 00" W	405.00
C9	270.00	100.00	450.00	S 00° 00' 00" E	450.00	270.00	100.00	450.00	S 00° 00' 00" E	450.00
C10	270.00	100.00	495.00	S 45° 00' 00" E	495.00	270.00	100.00	495.00	S 45° 00' 00" E	495.00

Draper Aden Associates
 Engineering • Surveying • Environmental Services
 110 Avon Street
 Charlottesville, VA 22902
 434-984-8700 Fax: 434-985-2405
 www.daa.com

NEAR VICINITY MAP - PROPERTY/FACILITY BOUNDARY SURVEYED METES AND BOUNDS
OVERALL BOUNDARY GREEN RIDGE RECYCLING AND DISPOSAL FACILITY
 HAMILTON DISTRICT - GUMBERLAND COUNTY, VIRGINIA

REVISIONS

NO.	DATE	DESCRIPTION
1	NOVEMBER 6, 2019	OWNER INFORMATION
2	NOVEMBER 16, 2019	CLIENT DESIG RFPD
3	APRIL 21, 2021	PARCEL LABELS UPDATED
4	NOVEMBER 14, 2022	SURVEY TIE LINE

REVISIONS CONT'
 PROJECT NUMBER: 18020117-090102
 PTA ATTACHMENT IX
 FIGURE 2B

The property subject to the Conditional Use Permit is described as Tax Map Numbers 37-A-69, 44-A-20, 45-A-1, 45-A-7, 44-A-19A, 44-A-13, 44-A-14, 44-A-19, 44-A-22, 44-A-36, 45-1-41, 45-2-2A, 45-2-2B, 44-A-21, and 38-A-7. The property is located on the north side of Route 60 at the Cumberland/Powhatan line. The Conditional Use Permit is subject to the following conditions:

CONDITIONS

1. The preliminary site plan for Green Ridge Recycling and Disposal Facility prepared by TRC Engineers, Inc., entitled “Preliminary Site Plan” dated November 7, 2024 is referred to as the “master plan”. The development of a sanitary landfill authorized to accept municipal solid waste, certain industrial wastes, institutional waste, approved special waste, and construction demolition debris as defined pursuant to the Virginia Waste Management ACT (“Act”) (Va. Code §§ 10.1-1400 e.t. seq. and Virginia Solid Waste Management regulations (9VAC20-81) (“Regulations”) and accessory and related uses (“Landfill” or “Facility”) on the site, including without limitation, a convenience center, transfer station, and gas collection and conversion power plant, will be generally consistent with the master plan, but the location and dimensions of identified uses may differ from the master plan as may be required or permitted by the Virginia Department of Environmental Quality (VDEQ), Virginia Department of Transportation (“VDOT”), and other governmental agencies or as reasonably required for the efficient construction, management, and operation of the Landfill and related operations, with the uses generally retaining the same relation to each other as reflected on the master plan subject to the approval of and to the extent permitted by VDEQ, VDOT and other applicable governmental departments and agencies. Provided further, the Convenience Center may include a collection system for oils, antifreeze, and possibly related hazardous materials (collectively “Resident Motor Fluids”) intended for the use of Cumberland County residents free of charge. Any Resident Motor Fluids shall be contained and shall be transported off-site for ultimate disposal in compliance with all state and federal laws and regulations.

2. Final site plans shall be submitted to the County Administrator or his designee, who shall review them for conformance with the County’s zoning ordinance, the terms of this Conditional Use Permit and the master plan approved in connection with this Conditional Use Permit, and with such modifications as may be approved at the time of site plan review. Permittee shall obtain County approval of a site plan for the facility prior to commencing landfill operations at the Facility. Site plan shall provide at a minimum and consistent with the Zoning Ordinance, detailed information regarding:

a. the location and design of planned improvements including, but not limited to roads, staging areas, parking areas, lighting, buildings, and disposal cells;

b. the location of streams, creeks and delineated wetlands, the topography, floodplains, soil and groundwater conditions;

c. the buffers and any structures to be placed within the buffer areas adjoining the operational area (in accordance with the terms of this Conditional Use Permit) and the plans for landscaping and screening augmentation;

d. identification of steps to be taken to protect flood plains and water quality;

- e. stormwater management and erosion control plans; and
- f. transportation phasing plan

3. Permittee shall not commence operation of the Landfill until all applicable state and federal permits are obtained for the operation of the Landfill, and Permittee shall operate the Facility consistent with all applicable federal and state statutes and regulations and the terms and conditions of such permits issued for the Facility.

4. The Facility shall not accept for disposal in the Landfill any of the following (“Unacceptable Wastes”):

a. Any material the disposal of which, at the time of acceptance, would violate any then existing federal or state laws, rules, regulations or permits pertaining to a Landfill;

b. Except for household waste as defined by VDEQ regulations, and the Resident Motor Fluids, any “Hazardous Waste”, which shall be deemed to be: (i) any waste defined as “hazardous waste” by Section C of the Resource Conservation and Recovery Act; (ii) any waste defined as “hazardous material” or identified as hazardous waste and described and regulated by VDEQ’s Hazardous Waste Management Regulations; (iii) solid waste, which because of its quantity, concentration or physical, chemical or infectious characteristics may: (a) cause or significantly contribute to an increase in mortality or an increase in serious irreversible or incapacitating reversible illness; or (b) pose a substantial present or potential hazard to human health, the Landfill, or the environment when treated, stored, transported, disposed of, or otherwise managed; (iv) potentially infectious medical waste; (v) regulated levels of polychlorinated biphenyls as defined by the Toxic Substances Control Act. 15 U.S.C. § 2601-2629, or regulations adopted thereunder; and (vi) radioactive waste or low-level radioactive waste as defined by the Atomic Energy Act. 42 U.S.C. § 2011. et seq. or the Southeast Interstate Lo-Level Radioactive Waste Management Compact, or the implementing regulations of either;

c. Any nonhazardous domestic, irrigation return flows or industrial wastewater sludges not approved for disposal by the VDEQ regulations. or industrial discharges which are point sources subject to permits under § 402 of the Federal Water Pollution Control Act, as amended (86 Stat. 880);

d. Any nuclear or by-product material as defined by the Atomic Energy Act of 1954, as amended (68 Stat. 923);

e. Any material number of animal carcasses disposed of in a single day or, except as authorized by VDEQ, without specific written approval by the County;

f. Wastewater treatment and industrial sludges;

g. Any recycled or processed construction and demolition debris (“Processed C&D”) from a Construction Demolition Debris Recycling Facility that Permittee knows at the time of Permittee’s acceptance of the material did not recycle out sheetrock. Before knowingly accepting material from a Construction Demolition Debris and Recycling Facility. Permittee will

require the Construction Demolition Debris Recycling Facility to certify that it recycles out the sheetrock from its Processed C&D.

h. Any Resident Motor Fluids shall be contained in corrosive-resistant above-ground storage tank(s) and shall be transported off-site and disposed of in compliance with all state and federal laws and regulations.

5. Copies of all applications and submittals for permits associated with the Facility, shall be provided to the County Administrator, or designee, upon request.

6. Ingress and egress to and from the Facility shall be by way of an access road(s) connecting the Facility with State Route 60 and/or Route 654 ("Pinegrove Road" or "Route 654"). Provided however, except for any turn lanes or safety improvements required by VDOT, Pinegrove Road shall not be relocated in connection with the Landfill. A maximum of 1,500 tons of waste a day may access the Facility from Pinegrove Road, exclusive of waste collected at the Convenience Center. Provided further, after an access road is constructed from Route 60 to the Facility and used to accept waste for disposal, no access from Pinegrove Road shall be used to accept waste for disposal. Permittee will operate the Facility in such a manner as to avoid unreasonable traffic congestion involving company-controlled waste stream providers on County roads. If VDOT determines a signal and/or other road improvements are necessary at any new intersection with Route 60 and/or an intersection created on Route 685 or Route 654, such improvements shall be provided at Permittee's expense. All VDOT permitting shall be completed by Permittee at its expense. At a minimum, it is anticipated that turn lanes at any new intersection of State Route 60 and the new entrance road into the Facility shall be provided at Permittee's expense prior to commencing operations at the Facility. Further, subject to VDOT approval, streetlights on either side of any entrance on Route 60 shall be installed, with the spacing and design of each street light along Route 60, as well as street lights at the intersection with Route 685 or 654, as determined by VDOT and approved at the time of final site plan review.

7. All areas of the Landfill which are used for the disposal of waste shall at a minimum have buffers in accordance with and as defined by applicable VDEQ Regulations. Additionally, except for the entrance road property, at a minimum, the Landfill property shall have a buffer of not less than 200 feet adjacent to properties with a residence that is not owned by Permittee or its subsidiary or affiliate. Provided, however, the buffer may be intersected by or contain road(s) provided the total aggregated buffer excluding roads between a residential property and the Landfill operations shall total at least 200 feet. The buffers shall generally be located as depicted on the master plan. Provided, however, there will be a minimum 50-foot buffer on the entrance road property from Route 60, as identified on the master plan. The entrance road property may also include a convenience center, scales, scale house, hardware, gate and related uses and structures. There shall also be an aggregate 100-foot buffer (exclusive of roads) along any other portion of the perimeter of the Landfill property. The location of buffers is generally depicted on the master plan except minimum area of the buffers can be cleared for access roads, utility easements, monitoring wells and other environmental structures, and screening berms. Natural vegetation shall be maintained in such buffers and supplemented where necessary with evergreens to insure four season screening of operations. Additionally, the areas of the Landfill's Disposal Unit Boundary as defined by VDEQ shall be sited:

a. not less than 300 feet from the nearest residence, as of the date of the purchase of the site by Permittee (the "Purchase Date");

b. not less than 500 feet from any well or spring being used for drinking water as of the effective date of the Host Agreement with the Cumberland County Board of Supervisors until the well or spring is no longer used for drinking water through no fault of the operation of the Landfill; and

c. not less than 50 feet from any public road.

d. No portion of the Disposal Unit Boundary shall be located West of Pinegrove Road

8. The height of any buildings will not exceed forty (40) feet. The height of any appurtenant structures (such as leachate collection tanks) will not exceed fifty-five (55) feet above existing ground elevation unless otherwise approved by the County at the time of site plan review.

9. The Disposal Unit Boundary (that area of land upon which waste is directly deposited) of the Facility shall not exceed 350 acres.

10. Groundwater shall be monitored in accordance with VDEQ regulations as reflected in the approved Landfill permit. Copies of VDEQ monitoring reports shall be provided to the County Administrator, or designee. Permittee shall allow the County to install additional groundwater monitoring wells on, at or around the Facility under the direction of a "qualified groundwater scientist as defined by VDEQ, at the County's expense of installing and monitoring. (If the additional wells are to be incorporated into the permitted groundwater monitoring system, the well construction and location are subject to the approval by VDEQ and a major modification filed with VDEQ for incorporation.)

11. All fuels stores at the Facility shall be maintained in approved corrosive-resistant, above ground storage tanks. Bulk fuels shall not be stored in buildings on the site. Fuel stores or other holding tanks at the Facility shall be noted on any site plan for approval by the County Administrator, or designee.

12. Pursuant to applicable state regulations, including 9VAC20-82-140, and prior to accepting waste, the Facility shall have an emergency management and contingency plan which delineates procedures for responding to fire and other emergency situations and Permittee shall submit such plan for County approval which shall not be unreasonably withheld.

13. The Facility shall comply with all applicable state and federal laws, and VDEQ Regulations relating to closure of the Facility and post-closure monitoring. As part of the post-closure plans for the Facility, a Final Use Plan shall be prepared at the end of the operating life of the Facility.

14. The Permittee shall employ persons to patrol the Facility and surrounding public property, including those public roads within one-half (1/2) mile of the new intersection of the access road and State Route 60 and at the intersection of Route 685, to collect litter, as well as Pinegrove Road from Route 60 to the Landfill entrance on Pinegrove Road, if there is an entrance on Pinegrove Road.

15. Permittee shall implement and maintain all stormwater management and erosion control measures as required by applicable state regulations and local ordinances.

16. The County Administrator, or designee, shall have the right to inspect the Facility during operating hours.

17. Access Point(s) to the Landfill shall be equipped with a gate which shall be closed and locked during non-operating hours. A scale house attendant shall be present during operating hours to screen incoming waste. The attendant shall screen out unauthorized vehicles and vehicles with unauthorized cargo. Those vehicles not permitted into the Landfill will be turned away at that point. Access after operating hours will be allowed only to employees of Permittee and Landfill personnel. The regular Landfill operating hours to accept waste shall be 6:00 AM to 5:00 PM on weekdays and 6:00 AM to 1:00 PM on Saturday. Waste shall only be accepted during these operational hours. During other times, only trucks and vehicles owned and operated by Permittee shall be admitted to the solid waste management facility. The Landfill personnel will remain onsite as long as necessary following primary disposal hours to complete the daily disposal of waste and to accomplish the necessary daily shut-down tasks.

At a minimum, Permittee shall employ appropriate supervisors, managers and mechanics, as well as equipment operators, laborers and office personnel. Permittee shall have sufficient equipment on site to ensure orderly operation of the Facility.

18. The Facility shall:

Comply with VDEQ regulations pertaining to the placing of intermediate and final cover.

- a. Permittee shall manage all leachate at the Facility in accordance with applicable state regulations.
- b. Comply with VDEQ regulations relating to the monitoring and control of decomposition gases produced at the Facility.

19. Permittee shall have an inspection program of each truck to verify that all incoming waste is acceptable in content and origin. Records relating to waste accepted at the Facility shall be maintained and will be available for review at any time during operating hours by the County Administrator or his/her designee. Permittee shall train personnel employed at the Facility to identify unauthorized wastes, including familiarity with typical containers, markings, labels and placards that aid in recognizing unauthorized wastes.

- a. Non-Approved Waste. Permittee will maintain an active “Unauthorized Waste Screening Program,” and all personnel involved in screening, shall be trained in this program. Signs shall be conspicuously posted informing users of acceptable and non-acceptable types of waste.
- b. Permittee shall implement a surface water monitoring plan for natural streams and other surface water bodies located on or adjacent to the Facility that conforms to applicable state requirements.

20. On-site permanent survey benchmarks for horizontal and vertical control will be established at the Facility. There will be annual topographic surveys of the active landfill which will be delivered to the County administrator or designee, upon request.

21. Roads within the Facility shall be graded as necessary to maintain smooth, well-drained surfaces. During dry periods, dust control shall be maintained. All roads necessary for the operation of the Facility shall be kept in passable condition and maintained after closure. Permanent unpaved roads shall be covered with gravel or other suitable material. Except for the incoming entrance road on Route 60 which shall be at least fifty (50) feet from adjacent property lines, internal roads will have a setback of at least one-hundred (100) feet from adjacent property lines of properties not owned by Permittee or its subsidiary or affiliate, except (i) as necessary to access the Facility; (ii) as contained in the approved VDEQ Part A and Park B permits; and/or (iii) as required by VDOT or as otherwise approved at the time of site plan review.

22. Any entrance road from Route 60 to Route 685 (Miller Lane) shall be paved.

23. The sides of all borrow areas within the Facility shall be graded to prevent sudden changes in slopes. All stockpiles of overburden shall be graded to minimize erosion potential and to prepare the site for future uses in the final plan.

24. This Conditional Use Permit shall not expire or terminate and has no time limitation in connection with the construction and operation of the Landfill.

25. In lieu of the noise standards set forth in Section 74-587(a)(1) of the Zoning Ordinance, the following standard shall apply to the Facility: Any noise resulting from the Facility's operations, defined to include all aspects of Permittee's work once the Facility begins operations, shall not exceed sixty-seven decibels at the property line of the nearest residence currently sited on a residential lot. If the noise level at such line exceeds the permitted limit, the Company, after receiving written notice and a reasonable opportunity to cure, shall take corrective measures to eliminate such noise that exceeds the aforementioned threshold level. This noise restriction shall not apply at the entrance from Route 60 and the intersection with Route 685 (Miller Lane). Except for bird control, operations at the Facility shall not involve the use of any external speakers.

26. In lieu of the glare and lighting standards set forth in Section 74-587(a)(2) of the Zoning Ordinance, the following standard shall apply to the Facility: Once construction of the ancillary facilities located within the Facility are complete, the maximum illumination at the property lines of the Facility shall be limited to .5 foot candles. Permanent exterior lighting fixtures on the Facility property shall not exceed thirty (30) feet in height above grade level. The exterior lighting fixtures shall be "shoebox" or similar type capable of shielding the light source from direct view, except the lighting for the working area of the landfill disposal area. Provided, however, this condition 26 shall not apply to the lighting required for the entrance(s), or the intersections with Routes 685 or 654.

27. In lieu of the odor standards set forth in Section 74-587(a)(9) of the Zoning Ordinance, the following standard shall apply to the Facility: The Facility shall implement as needed a landfill gas management plan with an odor control and corrective measures plan ("OCCMP") component. The OCCMP shall consist of the following elements: 1) Objective, 2) Source Identification, 3) Reporting and Monitoring, 4) Operational Controls, and 5) Landfill Gas System. The plan shall comply with VDEQ regulations.

28. An active gas collection system shall be installed and operational within six (6) years of the commencement of the Landfill's operations.

29. As approved by VDEQ, fly ash may be accepted at the Landfill solely for use as cover, construction material or roadbed material, and shall be managed in compliance with all applicable federal and state laws, regulations and permitted requirements.

30. Permittee shall operate scales at the Landfill as identified in the Landfill Permit and the Facility's Final Site Plan(s) to ensure the proper weighing of vehicles entering the Landfill. Scales will be of a type and quality customarily used in the industry and shall be properly maintained and operated.

31. Any Convenience and Recycling Center will be separated from the landfill disposal area and may be open to the public during posted hours.

32. Landfill Liaison.

a. During the operation of the Landfill, Permittee will reimburse the County up to a maximum of \$100,000.00 per annum, to defray costs and expenses of employing a County Landfill Liaison. which includes benefits and any other related costs, including without limitations, uniforms, vehicle expenses, cellular telephone expense, and tools and equipment. The amount of reimbursement shall be adjusted annually in January of each year, based on the Consumer Price Index for all Urban Consumers (CPI-U), at a minimum of 1% a year but no more than 3% per year based on year-over-year changes in the CPI-U. The Landfill Liaison shall be a County employee or independent contractor and shall not be an employee or contractor of Permittee.

b. The Landfill Liaison's duties shall include monitoring and inspection of waste disposal practices at the Landfill and monitoring all requirements of any Host Agreement and zoning (including the Conditional Use Permit). The Landfill Liaison shall have access to the Landfill at all times during operating hours, and at such other times, upon prior notification to Permittee, as may be reasonable and necessary to perform his duties

c. Subject to compliance with safety requirements prescribed by Permittee, which may include, without limitation, training, use of protective equipment and escort by Permittee's personnel, the Landfill Liaison shall have access to working areas of the Landfill to ensure compliance with the applicable Host Agreement and this Conditional Use Permit and with other applicable laws, regulations and permit requirements.

d. The Landfill Liaison shall have access to Landfill records as necessary to ensure compliance with the Host Agreement, Conditional Use Permit and other applicable laws, regulations and permit requirements but shall not be entitled to review confidential business information.

33. Safety and Security.

Site Access and Traffic Flow. Access to the Landfill shall be limited to a maximum of one public access point from Route 60 and one access from Pinegrove Road, and the access point(s) that result from traversing Route 685. These access points will be equipped with a gate which shall

be closed and locked during non-operating hours. Access will be further controlled by personnel in the scale house. Permittee shall be responsible for initial screening of solid wastes entering the facility to determine the appropriate disposition within the landfill. As appropriate, sensors and video equipment, including radiation detection equipment, shall be used as part of the screening protocol.

All residential deliveries shall be directed to the Convenience Center. Only commercial vehicles and Permittee owned vehicles will be allowed into the working area of the landfill.

34. In connection with any entrance from Route 60, permittee will sweep the entrance road from the scale house to Route 60, and the intersection with Route 685, daily, weather permitting, excluding Sundays and Holidays.

35. To the extent not already addressed by other conditions herein. Permittee shall comply with County Code § 74-583(3)(a-q) and will submit all plans required under § 74-583(3) to the County prior to the commencement of operations at the Landfill and will satisfy and comply with all other requirements of § 74-583(3)(a-q).

36. Landfill Site Closure. Final Plan and Completion.

a. Landfill Closure. The closure of the Landfill shall be in compliance with 9VAC20-81-160. No less than two years prior to the anticipated closure, Permittee shall develop a closure and post closure plan for review by the County. The final closure plan must be approved by VDEQ prior to initiating closure. Permittee shall work with engineers, landscape architects and other professionals at the end of the term of this Agreement regarding the use of the Landfill following closure, including for the possibility of constructing recreational park facilities, athletic fields or other public uses at the site of the Landfill.

b. Post Closure Care. The post closure care for the Landfill shall be in compliance with 9VAC20-81-170.

c. As part of the closure and post closure plan for the final closure of the Landfill, Permittee will provide at least 25 acres of land to the County for public use at the site of the Landfill.

37. Subject to and to the extent permitted by VDEQ, a double liner system shall be installed underneath the waste disposal area of the Landfill.

38. Excluding waste from the Convenience Center and natural disaster waste approved by VDEQ and Cumberland County, the maximum daily waste accepted by the Landfill shall not exceed 3,500 tons per day.

39. The Permittee shall comply with all provisions of the Host Agreement with the County then in effect. The Board of Supervisors reserves the right to terminate this conditional use permit (CUP) upon noncompliance with any one or more provisions of the CUP and Host Agreement after an opportunity to cure the noncompliance in accordance with the applicable cure and tolling provisions of the Host Agreement, and the failure of the Permittee to cure the noncompliance as described and defined in the Host Agreement that is then in effect.

40. This CUP supersedes CUP 18-06 approved by the Cumberland County Board of Supervisors on June 28, 2018.

41. If any condition of this conditional use permit is determined to be invalid or unenforceable or unlawful, it will not affect the other conditions which will remain and continue in full force and effect.

William H. Shewmake

Date: _____

Revised
11/15/24

**Conditional Use Permit Application
Revised Statement**

The following is a statement describing the proposed use and how it addresses issues identified in the Conditional Use Permit (“CUP”) application form:

The primary use will be a non-hazardous municipal (sanitary) landfill with other accessory uses as set forth and described in the proposed conditions accompanying its conditional use permit application. (A conditional use permit for the same use was approved by the Cumberland County Board of Supervisors on June 28, 2018. A copy of those conditions is also attached.) The landfill project includes a convenience center that will accept non-hazardous waste and recyclables from Cumberland County government and residents. The convenience center will also accept, free of charge from county residents, motor fluids for proper disposal. The landfill will also include, without limitation, related uses such as borrow areas, soil stockpiles, scales and scale house, office, maintenance facility, leachate management system, gas management system including beneficial usage, stormwater management system, trailer storage, parking, convenience center and recycling facilities, storage, transfer stations, composting operations, fuel storage, and equipment storage. Additional permitted uses include gas collection, generation, and sales, power plants related to the generation of gas from the Landfill, hydroponics and greenhouses (including for wholesale and retail sale). All other uses not related or accessory to the above uses that are allowed as a matter of right in an M-2 zoning district are excluded with the existing zoning.

The gas conversion energy plant will involve structures and machinery that will convert gas from the landfill into power and electricity. There will be approximately 16 full time employees on the site when the landfill initially becomes operational, and the hours of operation would be Monday through Friday from 6:00 a.m. to 5:00 p.m.; Saturday 6:00 a.m. to 1:00 p.m. and not operated on Sunday. The convenience center would generally be open 8:00 a.m. to 4:00 p.m., Monday through Friday, and 8:00 a.m. to noon on Saturday.

The project will be located on almost 1200 acres with extensive buffers and natural conditions that ensure the project will be harmonious with the surrounding area and will not be injurious to the enjoyment of other surrounding and nearby properties. Nor will it not impair or diminish property values of neighboring properties. Given that the property is approximately 1200 acres with a maximum of only 350 acres devoted to waste disposal, the project has ample room for the extensive buffers, parking, set backs, etc., and will largely not be viewable from adjacent properties. The submitted proposed conditions and preliminary site plan set forth the minimum buffers, which include a 200 foot buffer from adjacent residential properties. Further, the buffers are currently, and will be maintained as, heavily vegetated and include stands of substantial evergreen trees. As noted above, the Board of Supervisors in 2018 approved a conditional use permit (“CUP”) for a non-hazardous municipal landfill that would be much larger and more intensive than what would be allowed under the current application. In approving the 2018 CUP, the

Board determined that the project would not negatively impact adjacent and nearby properties. By reducing the scope and intensity of the project, the proposed CUP further ensures that the project will be compatible with the surrounding properties and will not diminish existing surrounding property values. Green Ridge would also note that the County underwent a countywide real estate reassessment after the 2018 CUP was approved, which demonstrates that no diminution in property hereby values has occurred as a result of the more intensive 2018 CUP.

Construction of the landfill will be phased over time and will largely occur within the interior of the property so the construction of the project will not negatively impact neighboring properties. Because of the extensive buffer requirement under the submitted CUP conditions, as well permit conditions that the Virginia Department of Environment Quality (“DEQ”) will require, the project will be compatible with the mostly agriculture properties in the area as well as residential properties. Further, no buildings on the property will exceed 45 feet in height, and with the extensive buffer requirements, the architectural elements of the project will not negatively impact adjacent properties. In fact, the properties subject to the CUP have been historically and periodically clearcut, the result of which is unsightly for extended periods of time. In contrast, the buffers will provide a permanent, aesthetically pleasing view from adjacent properties. When the landfill is closed, the DEQ will require the disposal area to be capped with vegetation, and per the Host Agreement with the County, Green Ridge will also be donating property to Cumberland for recreational

purposes, demonstrating that the project will have no negative aesthetic impact upon surrounding properties in the future. Moreover, this CUP keeps in place the condition that prohibits materials that are the major cause of possible odor related to a landfill, helping to ensure the project is a good neighbor.

As referenced above, under the proposed CUP, the project will be smaller and less intensive than what was originally approved, further substantially reducing any impact that is currently allowed. Among other things, the proposed area of waste disposal will be reduced from a maximum 650 acres to a maximum of 350 acres, and the maximum daily waste that can be accepted is reduced from 5,000 tons a day to a maximum of 3,500 tons a day. No more than 1,500 tons of waste a day can be delivered via any entrance on Pinegrove Road. Subject to DEQ's approval, the landfill will be constructed with a double composite liner, thereby providing even greater guaranteed environmental protection than contained in the original approved CUP. The new CUP conditions would also prohibit the rerouting Pinegrove Road, which was a concern of some in the community.

The submitted proposed conditions continue to address odor (prohibiting the primary causes of odor from a landfill), as well as noise and lighting, to ensure the landfill will not adversely affect neighboring properties or the surrounding community. Further, the specific design of the project is subject to extensive DEQ review, permitting and associated regulations, which also require extensive screening and will require that the project be designed to minimize the impact on the surrounding area while protecting

the community's health, safety, and welfare. To that end, the CUP conditions require the project to fully comply with all applicable DEQ and other agency permits and regulations. In addition, the project operations are sufficiently removed from adjacent properties so that no detrimental air and light impact on adjacent properties will occur. After extensive analysis, DEQ has determined that the property is suitable for a non-hazardous sanitary landfill. See attached DEQ letter.

VDOT has determined that the road system and entrance(s) can safely accommodate the traffic associated with the use, which is reduced from the original approved CUP.

Although the project has been reduced in size, the economic benefits that the County will receive from the project will still exceed more than one million dollars annually once the landfill becomes operational with the annual economic benefit accelerating in the future. For example, with the closing of Shoosmith landfill, the cost of waste disposal to the County will continue to escalate without this landfill. The applicant is currently involved in DEQ's Part B process that dictates exactly how the landfill must be constructed to ensure the health, safety and welfare of the environment and surrounding community. There is also a Host Agreement with the County to ensure that the landfill will be operated in such a way to maintain the health, safety and welfare of the community while providing substantial economic benefits to the County. Green Ridge will pay for a full time County employee to be on site to ensure the landfill is operating consistent with the CUP conditions and all applicable regulations.



Commonwealth of Virginia

VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY

PIEDMONT REGIONAL OFFICE
4949-A Cox Road, Glen Allen, Virginia 23060
(804) 527-5020
www.deq.virginia.gov

Travis A. Voyles
Secretary of Natural and Historic Resources

Michael S. Rolband, PE, PWD, PWS Emeritus
Director
(804) 698-4020

Jerome A. Brooks
Regional Director

November 9, 2023

Mr. Jerry Cifor
President
Green Ridge Recycling and Disposal LLC
12230 Deergrove Road
Midlothian, Virginia 23112

**Subject: Green Ridge Recycling and Disposal Facility, LLC
Notice of Intent and Part A Permit Application – Conditional Approval**

Dear Mr. Cifor:

The Virginia Department of Environmental Quality (DEQ) Piedmont Regional Office (PRO) has received a Notice of Intent (NOI) and Part A permit application for the Green Ridge Recycling and Disposal Facility, LLC, dated January 17, 2020 and received on January 22, 2020. Additional information was received by the Department April 16, 2020 and October 28, 2020 regarding Disclosure Statements, January 08, 2021 regarding the Demonstration of Need, and February 16, 2021 regarding Public Water Supplies. The NOI and Part A permit application, and supplemental information, was prepared by Draper Aden Associates, LLC, on behalf of the Green Ridge Recycling and Disposal Facility, LLC.

The NOI and Part A permit application were reviewed for administrative completeness in accordance with § 9 VAC 20-81-450.A, B, and C, § 9 VAC 20-81-460, and § 9 VAC 20-81-120 of the Virginia Solid Waste Management Regulations (VSWMR, 9 VAC 20-81-10, *et seq.*) and found to be **administratively complete** in a Final Completeness Review letter dated December 11, 2020.

The application was subsequently reviewed for technical adequacy and regulatory compliance and found to be **technically inadequate** in the Department's first technical review, dated April 08, 2021. The facility submitted a "Response to Technical Review 1," with 16 Attachments, dated October 01, 2021, and submitted a "Supplement to Response TR-1," with 7 Attachments, dated April 13, 2022, prepared by Draper Aden Associates and Schnabel Engineering, P.C. The application was subsequently reviewed for technical adequacy and regulatory compliance and found to be **technically inadequate** in the Department's second technical review, dated June 16, 2022, and in the Department's addendum to the second technical review, dated October 25, 2022.

The facility submitted a draft response to the Department's second technical review, and based upon the Department's review comments, submitted a revised and updated full NOI and Part A permit application, dated August 3, 2023, and prepared by TRC Companies, LLC (formerly Draper Aden Associates), which incorporates responses to all of the Department's review comments. The revised NOI and Part A permit application propose a facility boundary, waste management boundary, and initial disposal unit boundary for the Green Ridge Recycling & Disposal Facility.

In accordance with § 9VAC20-81-450.A, B, and C, § 9VAC20-81-460, and § 9VAC20-81-120 of the Virginia Solid Waste Management Regulations (VSWMR, 9 VAC 20-81-10 *et seq.*), the NOI and Part A application have been reviewed for **administrative completeness, technical adequacy and regulatory compliance**.

Pursuant to § 9 VAC 20-81-450.C.3 of the VSWMR, DEQ is providing conditional approval of the Part A application. The following information is needed to complete the site suitability determination for the proposed waste management boundary as required by 9VAC20-81-450.C.:

- A. Prior to any development of disposal areas or leachate collection and storage systems beyond the defined initial disposal unit boundary **and** within the proposed Waste Management Boundary, the facility must demonstrate the layout and locations are in compliance with the site suitability provisions of 9 VAC 20-81-120.C.1.b. (perennial streams), 9 VAC 20-81-120.E. (wetlands), and 9 VAC 20-81-120.F.1.c. (springs, seeps, groundwater intrusion). This may require the facility to submit a new JPA, and obtain any necessary wetland permits.
- B. Prior to development of disposal areas or leachate collection and storage systems beyond the initial disposal area, the facility shall coordinate with the Virginia Department of Historic Resources regarding any proposed impacts to the two sites identified as 44CM0145 and 44CM0139, and perform a Phase II investigation and mitigation, as necessary.

While this letter provides a conditional Part A approval, the applicant may submit the Part B application provided the following parameters are adhered to in the submission:

- 1. The facility boundary (1,177.63 acres), waste management boundary (approximately 428.0 acres), and the initial disposal unit boundary (approximately 104 acres) are limited to those areas identified as the **"Property Boundary / Facility Boundary," "Waste Management Boundary," and "Initial Disposal Unit Area,"** respectively, on the maps entitled "Near Vicinity Map," Part A Attachment IX, Figures 2A, 2B, 2C, and 2D, stamped, signed and dated August 3, 2023.
- 2. An approved copy of this NOI and Part A permit application for the Green Ridge Recycling and Disposal Facility, Permit No. 626, must be maintained at the site office. This Part A conditional approval letter and attached Near Vicinity Maps dated August 3, 2023, shall be included with the Part B permit application as Attachment 1 to the Design Report. The Part

B permit application must discuss how the parameters described in this Part A conditional approval letter have been met.

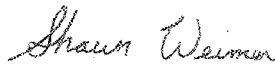
3. During the Part B design, the disposal cells layout and location must be within the waste management boundary that has been delineated as "***Initial Disposal Unit Area***" in the Near Vicinity Map (Figures 2A, 2B, 2C, and 2D) of the Part A application. The total disposal capacity of the facility considering the maximum build-out, must be equal to or less than 54,000,000 cubic yards.
4. The daily maximum disposal limit is 1,500 tons per day. This figure is subject to change (decreasing tonnage only) during the Part B permit application process depending on the planning and permitting for the equipment and other design or operational needs of the facility. Future increases in the daily disposal limit will be handled as a Part B major permit modification and will require submission of a new VDOT approval and adequacy report. Revision of the daily disposal limit may potentially require a revision to the local solid waste management plan (SWMP).
5. The recommendations in the VDOT approval letter dated June 7, 2023, shall be followed in the Part B design of the landfill. This includes installation of a westbound right turn taper on Route 60 at the intersection of Route 654 and widening Route 654 to twenty-two feet (22') between the site entrance and Route 60. Any proposed changes to the entrance of the landfill or other design changes that impact Virginia primary and/or secondary highways will require separate VDOT review and approval.
6. Disposal units that are within 500 feet from the nearest edge of the right-of-way of any highway or street shall be screened by natural objects, plantings, fences, or other means so as to minimize the visibility from the main traveled way of the highway or street.
7. The maximum height/elevation of the landfill final cover system shall not exceed 690 ft above mean sea level (AMSL). The lowest elevation of the base grade is 287.47 ft AMSL.
8. All containment structures, including liners, leachate collection systems, and surface water control systems, shall be designed to resist the maximum horizontal ground acceleration, with a 10% or greater probability of occurring in 250 years, for this site. The value was estimated to be 0.223g in the seismic analysis submitted with the Part A application. The Part B design analysis must be performed using the maximum horizontal acceleration of 0.223g or greater.
9. Prior to construction, any piezometers or monitoring wells located within proposed disposal areas shall be completely removed or over-drilled, followed by grouting to the ground surface.
10. The final NOI and Part A permit application indicate that no wetlands or perennial streams will be impacted by development of the initial disposal unit area. The applicant received concurrence from the ACOE on June 13, 2023, for the supplemental Preliminary Jurisdictional Determination (PJD) of wetlands at the site. The applicant has withdrawn the

Joint Permit Application (JPA) submitted to the USACOE and the DEQ-VWP, by letter dated July 12, 2023.

11. The applicant has completed a Phase I historic resources investigation for the entire site. Based upon the findings of the Phase I investigation, the applicant completed a Phase II investigation of the two sites within the initial disposal area (sites 44CM0138 and 44CM0136). Except as described in condition B above, historic sites within the facility property boundary that are located beyond the initial disposal area shall be marked, protected, and left undisturbed during the development of the facility.

Please contact Mr. Dean E. Starook at (804) 712-9102 or by e-mail at dean.starook@deq.virginia.gov if there are any questions regarding the Part A Notice of Intent and permit application review and approval.

Sincerely,



Shawn Weimer
Regional Land Protection Manager

Attachment: Near Vicinity Map, Figures 2A, 2B, 2C, 2D, dated August 3, 2023

c: Derek Stamey, Cumberland County Administrator
Michael D. Lawless, P.G., C.P.G., TRC Companies, Inc.
Geoff Christe, DEQ-PRO
JengHwa Lyang, DEQ-VRO
Dean Starook, DEQ-PRO



County of Cumberland Virginia

1 Courthouse Circle | P.O. Box 110
Cumberland, Virginia 23040
Telephone 804 492 3800
Facsimile 804 492 9224
info@cumberlandcounty.virginia.gov
www.cumberlandcounty.virginia.gov

Bryan Hamlett
District 1

John Newman
District 2

Eurika Tyree
District 3

Paul Stimpson
District 4

Robert Saunders
District 5

December 2, 2024
Green Ridge Recycling and Disposal Facility
C/O William Shewmake, of Counsel
901 East Byrd Street, Suite 1600
Richmond, Virginia 23219

Stephany S. Johnson, CZA
Planning Director | Zoning Administrator
Cumberland Planning Department
Direct Dial 804/492-3520
sjohnson@cumberlandcounty.virginia.gov

SENT VIA EMAIL TO WILLIAM.SHEWMAKE@WOODSROGERS.COM AND VIA USPS

RE: **Conditional Use Permit Application 24-01**
Revised Conditional Use Permit Application Review
Green Ridge Recycling and Disposal Facility
Tax Map # 45-1-41, 45-2-2B, 45-2-2A, 44-A-21, 44-A-36, 44-A-13, 44-A-14, 44-A-22,
44-A-19A, 44-A-19, 37-A-69, 44-A-20, 45-A-7, 45-A-1, and 38-A-7

Dear Mr. Shewmake,

I received the revised Conditional Use Permit (CUP) application documents submitted by you, on behalf of Green Ridge Recycling and Disposal Facility, LLC (Green Ridge), on Friday, November 15, 2024. The revised documents include a revised application statement and a revised preliminary site plan.

In reviewing the revised application packet documents for completeness and compliance with the County Ordinances, I have found that the Conditional Use Permit application packet is now deemed complete with the addition of the revised documents submitted on November 15, 2024.

The review and consideration of the application by the Planning Commission can now begin. I hope you find this information helpful. Should you have any questions, or if I can be of assistance, please feel free to reach out to me at 804-492-3520 or via email at sjohnson@cumberlandcounty.virginia.gov.

Sincerely,

Stephany S. Johnson

Stephany S. Johnson, CZA, CPC

Planning Director | Zoning Administrator

804-492-3520

sjohnson@cumberlandcounty.virginia.gov



GREEN RIDGE

RECYCLING AND DISPOSAL FACILITY

Planning Commission Workshop

NEW CONDITIONAL USE PERMIT (CUP)

- The CUP for a much larger landfill was approved in 2018 by the Cumberland County Board of Supervisors.
- Our recently filed CUP is significantly less intensive than the originally approved CUP and is an improvement based on site studies and design improvements that significantly reduces the scope of the project.
 - Size
 - Hours
 - Truck Traffic
 - Volumes of Waste
 - Other Impacts

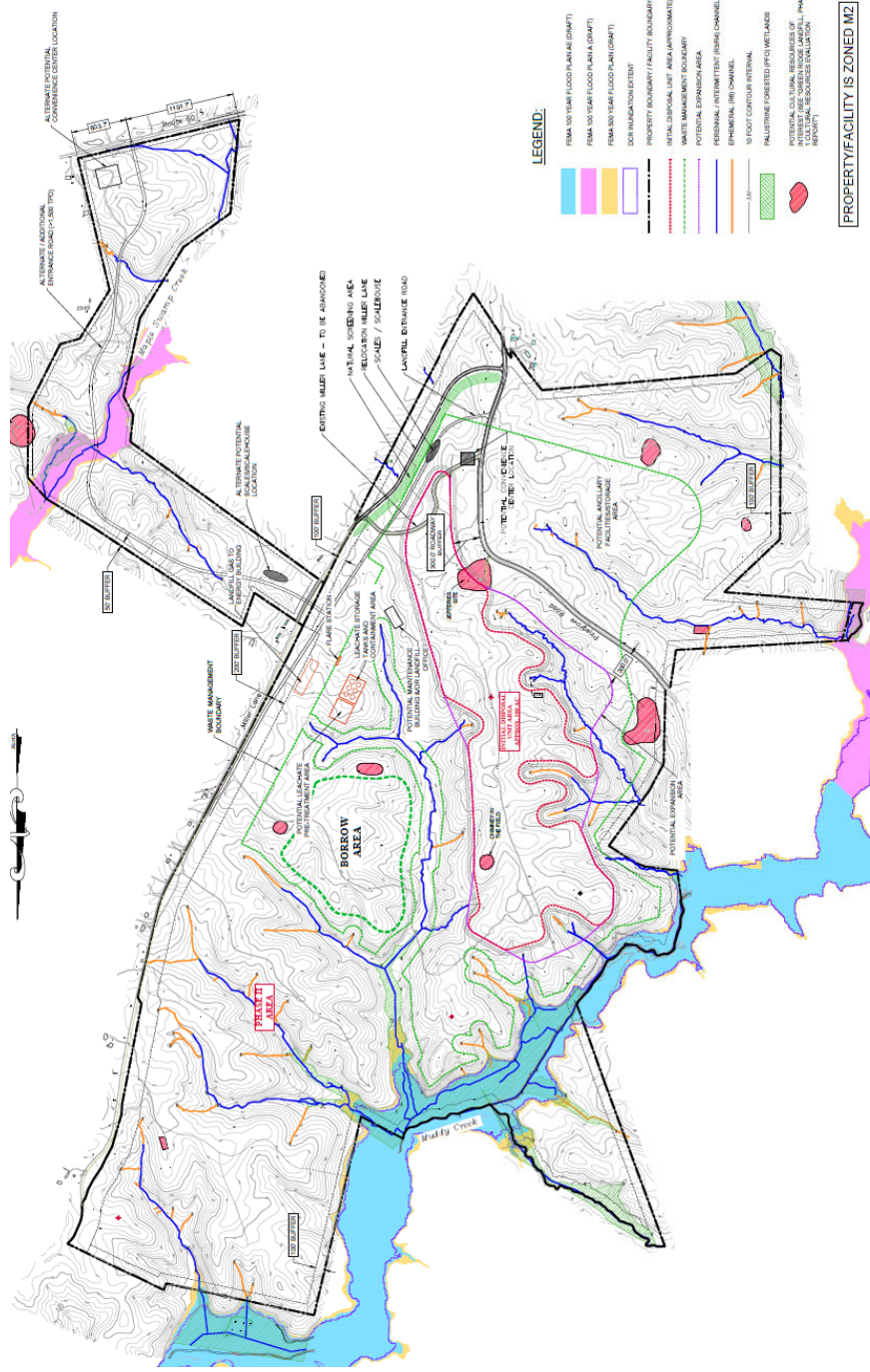


WHAT IS GREEN RIDGE NOW?

- **Type:** Non-hazardous sanitary landfill to be permitted by DEQ and operated by GFL.
- **Permit Acreage:** Approximately 104 acres available for disposal under current DEQ permit request (with a maximum of 350 acres with additional permitting); 200 acres for operations; 850 acres for buffer, roads, non-landfill related activities.
- Green Ridge will have **200'** wide perimeter buffers, at a minimum, with adjacent residential properties to the facility, with a 50-foot buffer from any future entrance road off Route 60.
- **Operations:** 1,500 tons per day; 6am-4pm Monday-Friday; 6am-12pm Saturday; no operations on Sunday.
- **Convenience Center:** 8am-4pm Monday-Friday; 7am-12pm Saturday, no operations on Sunday.
- **Service Area:** Virginia. (primarily Central and Southwest Virginia)
- **Controlled Waste Materials:** No sludge, no fly ash, no processed construction debris.



SITE PLAN



LEGEND:

- FEMA 50 YEAR FLOOD PLAIN (DRAFT)
- FEMA 100 YEAR FLOOD PLAIN (DRAFT)
- FEMA 500 YEAR FLOOD PLAIN (DRAFT)
- DCR INUNDATION EXTENT
- PROPERTY BOUNDARY / FACILITY BOUNDARY
- INTERNAL SCREENING AREA (APPROXIMATE)
- WASTE MANAGEMENT BOUNDARY
- POTENTIAL EXPANSION AREA
- FUTURE WASTE MANAGEMENT FACILITY EXPANSION AREA
- EPHEMERAL / INTERMITTENT (ES/IMA) CHANNEL
- 10 FOOT CONTOUR INTERNAL
- PAULSTINE FORESTED (PFO) WETLANDS
- WETLANDS
- POTENTIAL FILL AREA (BASED ON LOCAL PHASE 1 GEOTECHNICAL RESOURCE EVALUATION REPORT)

PROPERTY/FACILITY IS ZONED M2

WHY GREEN RIDGE?

Waste disposal costs are skyrocketing with diminishing capacity and competition.

- Mid-Atlantic region has approximately 9 years of disposal capacity remaining.
 - Other Virginia landfills receive most of the out-of-state waste because of trucking lanes and rail lines.
 - Shoosmith Landfill stopped accepting waste at the end of 2023 and has started the final closing process.
- Waste disposal costs for Cumberland County exceeded the budget by \$174,587 in 2023. (2023 waste disposal budget \$962,253)
 - In Virginia, 97% of the private landfill capacity is held by two companies.
- Green Ridge allows a competitive environment to exist for customers in Virginia and Cumberland County.



WHY CUMBERLAND COUNTY?

Determination of location

- Criteria: (1) serve Central and SW Virginia;
(2) ideal transportation network.

Determination of site

- Evaluated 4 sites in Cumberland.
- Green Ridge site chosen – approved by Board of Supervisors.
- Board wanted a site on the eastern side of the County.



FACILITY OPERATIONS

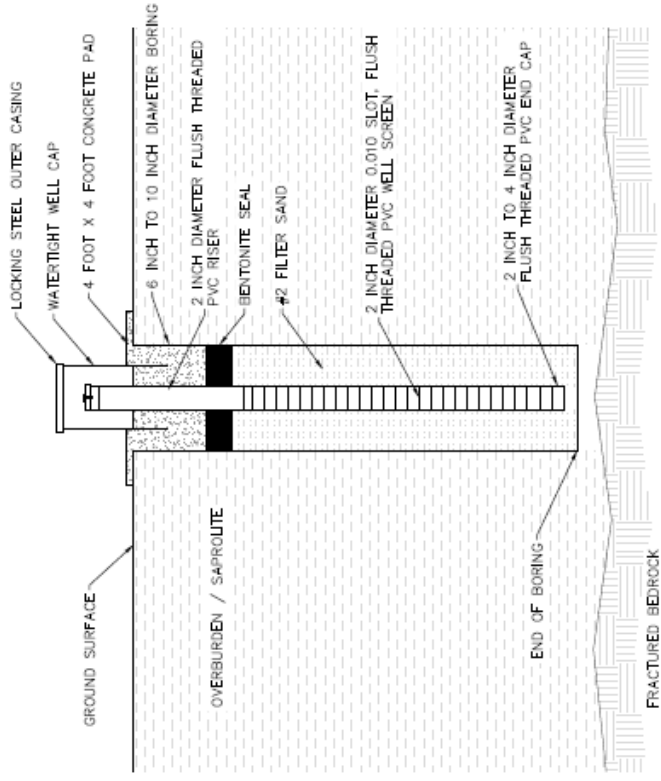
- Ground Water Monitoring
- Dual Liner System
- Landfill Gas Monitoring and Odor Management
- County Oversight
- Leachate management system



GROUNDWATER MONITORING

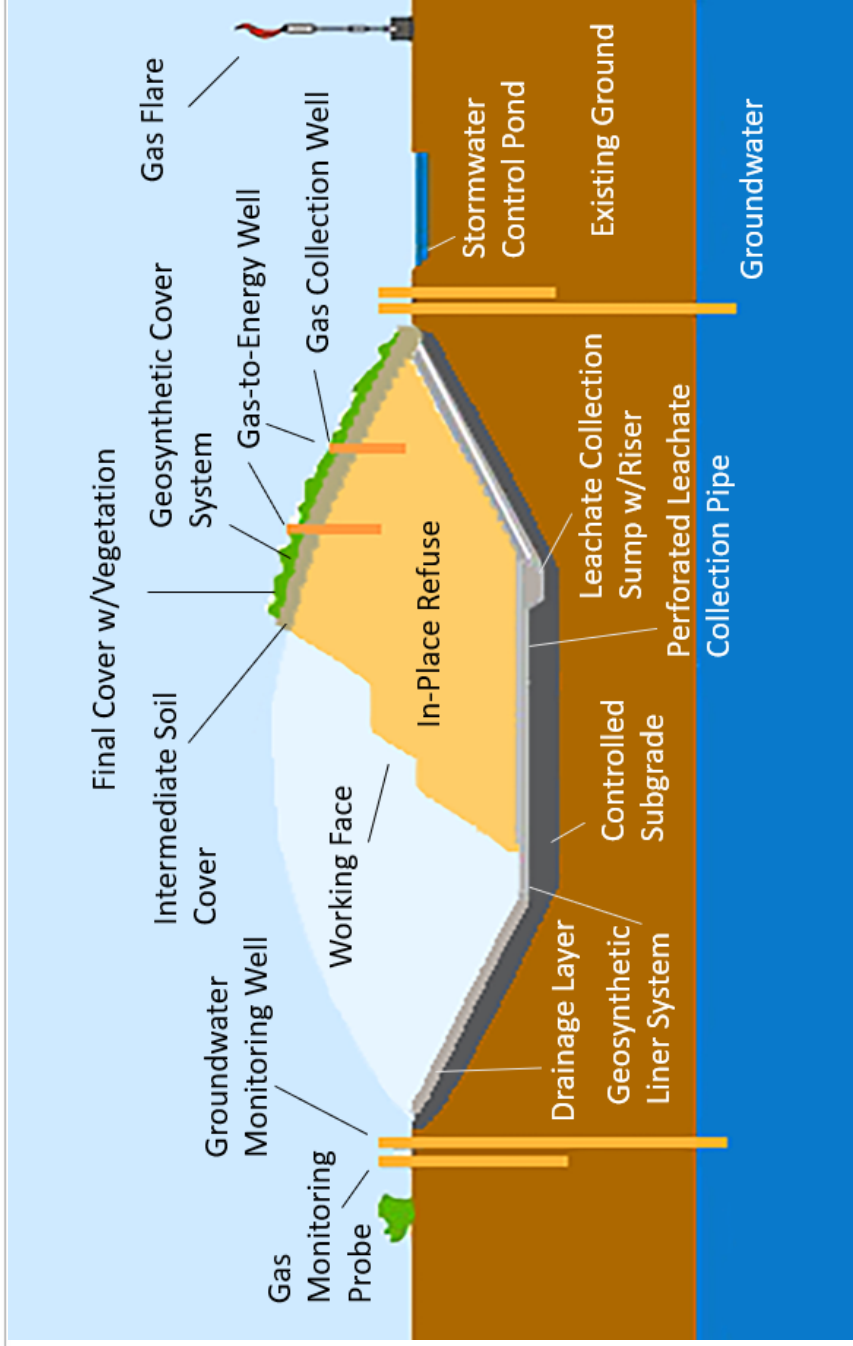
- Green Ridge's landfill groundwater monitoring plan encompasses a system of wells that will be routinely sampled to monitor the quality of groundwater near the facility. Groundwater will be monitored in accordance with DEQ regulations.

TYPICAL B



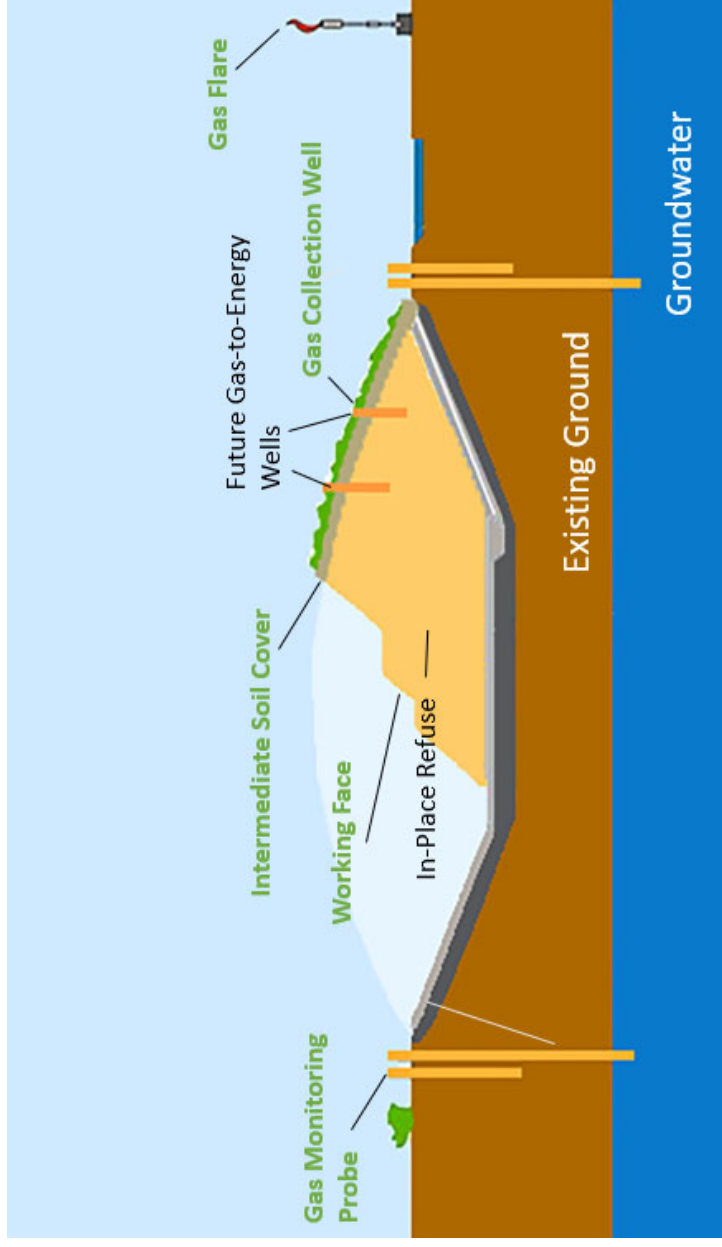
TYPICAL MSW LANDFILL

- Under a new condition in the proposed CUP, Green Ridge will use a state-of-the-art double composite liner system.



ODOR MANAGEMENT

- Green Ridge **WILL NOT** accept any hazardous waste, wastewater sludge or processed sheet rock which cause odors.
- Green Ridge will have a comprehensive gas monitoring plan.
- Odor control includes: maintaining small working face; daily cover placement; apply intermediate cover when reach grade; collect and destroy. (flare)
- Once sufficient waste is in place, Green Ridge will utilize a methane gas collection system that will generate significant income for the county.



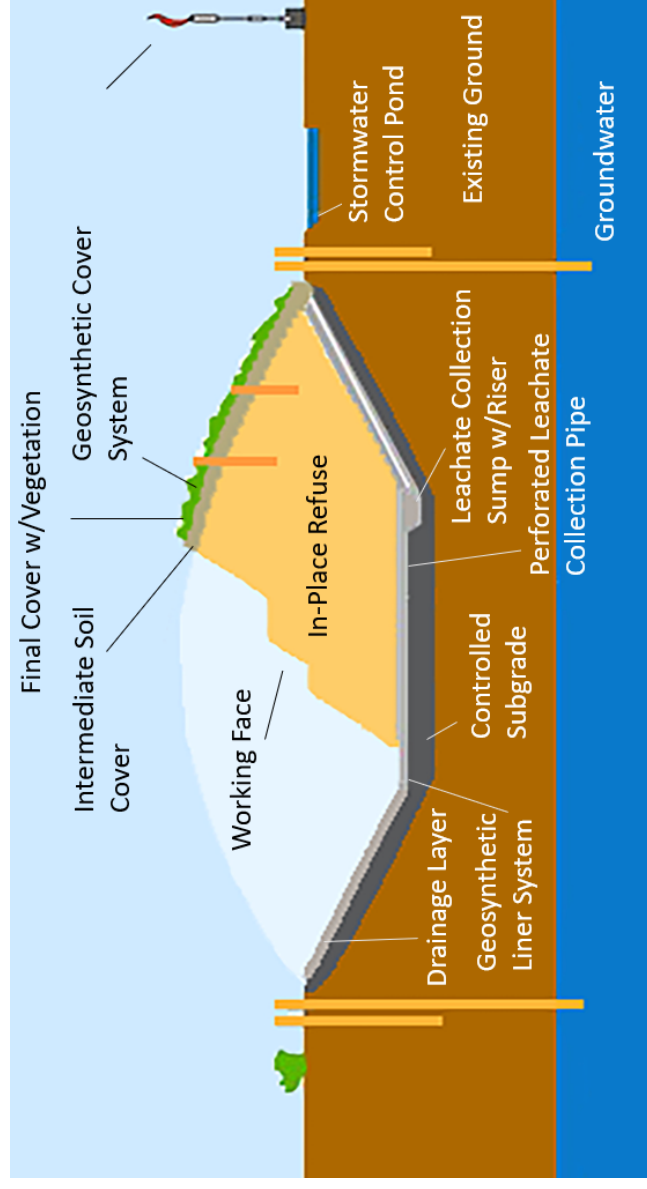
COUNTY OVERSIGHT

- Green Ridge will reimburse the County for a full-time, County employee who will serve as a Landfill Monitor. The County will have the ability to inspect the facility at any time during operating hours.
- Green Ridge will have an inspection program to verify that incoming waste is acceptable in content and origin.



LEACHATE MANAGEMENT SYSTEM

- Green Ridge will have a leachate collection system that collects the leachate at the bottom of the landfill.
- Leachate is pumped from the landfill to on-site tanks for temporary storage, then is trucked off-site for disposal.
- Green Ridge will have a leak detection layer (double-liner system) beneath the base liner that will be monitored for leaks through the primary liner. This layer will also serve as an additional liner separating the waste from the surrounding soil and groundwater.



TRAFFIC IMPACT

- The Revised plan significantly reduces the amount of vehicle traffic to the landfill.
- Approximately 75 waste hauling trucks per day.
- Approximately 80% coming from the east on Route 60.
- The Traffic Impact Analysis found that Route 60 has a capacity of 15,000 vehicles per day. Current projections show approximately 5,800 vehicles per day at build-out of the proposed facility. (only 39% of the roadway capacity)



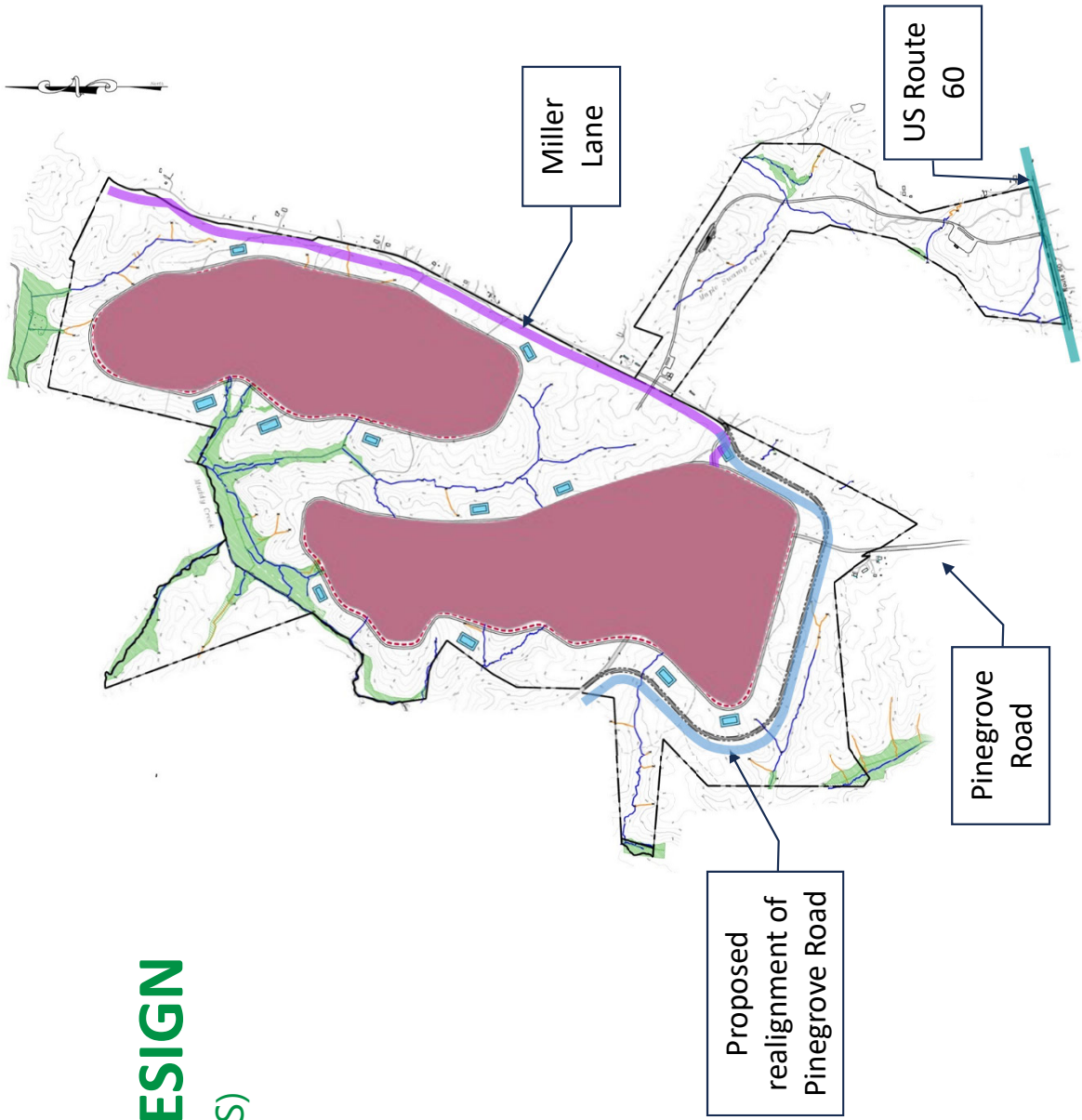
HOW HAS GREEN RIDGE CHANGED SINCE PREVIOUSLY APPROVED?

	Original Design	Current Design
Size	~500 acres for disposal	104 acres for disposal
Maximum Height above ground level	330 feet	100 feet
Operations	Up to 5,000 tons per day	Up to 1,500 tons per day
Number of homes within a ½ mile of the disposal area	58	37
Primary Wetlands Impact	1.5-2 acres	0 acres
Stream Impact	Approx. 25,000 feet	0 feet



ORIGINAL DESIGN

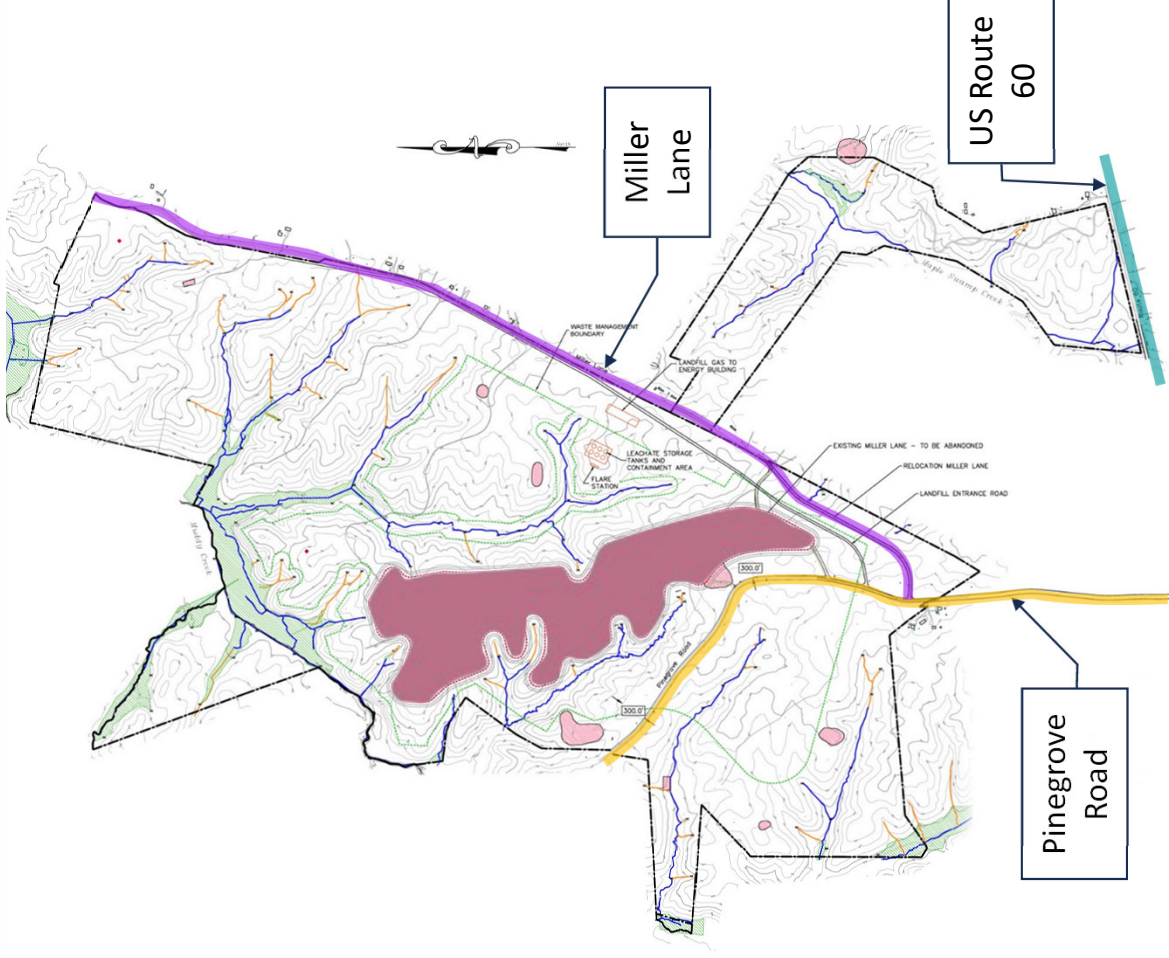
(as approved by BOS)





CURRENT DESIGN

(No Wetland or Stream Impacts)



CUP NEW CONDITIONS INCLUDE

- No relocation of Pinegrove Road.
- No waste disposed of west of Pinegrove Road.
- Maximum disposal area cut from 650 acres to 350 acres.
- Maximum daily tonnage cut from 5,000 tons a day to 3,500 tons a day. (Under current DEQ permit, maximum 1,500 tons a day)
- No more than 1,500 tons a day may come from Pinegrove Road. (75 trucks)
- Use of a Double Composite Liner approved by DEQ.
- Reduced hours of operation from 24 hours a day to 10-hour weekdays, 6 hours on Saturday and closed on Sunday.
- Disposal of community's antifreeze and motor oils into holding tanks. (transported to an approved disposal site outside of Cumberland County)



COMMUNITY PROTECTIONS

- Groundwater monitoring
- Private well sampling program – to be implemented
- Property value protection program implemented



BEING A GOOD NEIGHBOR

- **\$200,000** to eliminate the gap in the final settlement between Republic Services and Cumberland County.
- **\$4,271** to the Cumberland County Public Schools for band uniforms.
- **\$500,000** \$100,000 to reimburse Cumberland County for costs related to rezoning process, and \$400,000 as prepaid Host Community Fees.
- **\$60,000** for a scholarship fund for Cumberland County Public Schools.
- **\$250,000** to Cumberland County for the development of new parks.
- **\$100,000** to Cumberland County for public safety.
- **\$8,391** to Cumberland Minors Youth Baseball Team.
- Approximately **\$29,000 per year** in increased real estate taxes from the rezoning of the properties.
- **\$25,393** for three-year retroactive real estate taxes due to the rezoning of properties.



SUMMARY OF ACTIVITIES COMPLETED TO DATE

- Conducted several public meetings to inform the community about the project.
- Completed Third Party studies for Hydrology, Jurisdictional Waters, Seismology, Cultural Resources, Traffic, and Threatened and Endangered Species.
- Prepared Part A Permit Application for DEQ review.
- Addressed completeness review and multiple rounds of technical review comments from DEQ and the public.
- Submitted Final Part A Permit Application to DEQ.
- Received conditional approval from DEQ granting permission to begin Part B Permit Application process.
- Currently preparing Air Permit Application, Road Improvement Preliminary Design, and Landfill Detailed Design.



NEXT STEP: DEQ PART B PERMIT

Detailed landfill design, including:

- Liner systems (bottom and cover systems)
- Access roads/personnel facilities/barriers & fences/screens/noise attenuation/communications/survey benchmarks
- Final landfill contours (show structural capacity of liner and leachate system, foundation and slope stability)
- Surface water runoff control systems

- **NOI (update from Part A)**
- **VDOT Adequacy Report/Approval Letter (from Part A)**
- **Closure & Post-Closure Plans**
- **CQA Plan and Technical Specifications**
- **Leachate Management Plan**
- **Landfill Gas Management Plan**
- **Groundwater Monitoring Plan & Corrective Action Plan**
- **Financial Assurance Demonstration**



PINEGROVE ROAD VIEWSHED



Top Elevation.
Balloon would be
here (approx.)





GREEN RIDGE
RECYCLING AND DISPOSAL FACILITY

