

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.