DOCKET #: F1467
(continued from 9/14/2006)

PROPOSED ZONING:
LI-S (LCID Landfill and Borrow Site)

EXISTING ZONING:
RS20

PETITIONER:
Bradley Alan Boyd for property owned by Same

SCALE: 1" represents 800'

STAFF: Roberts

GMA: 5

ACRE(S): 25.7

MAP(S): 618910
October 25, 2006

Bradley Alan Boyd
132 Brockland Drive
Advance, NC 27006

RE: ZONING MAP AMENDMENT F-1467

Dear Mr. Boyd:

The attached report of the Planning Board to the Forsyth County Board of Commissioners is sent to you at the request of the Commissioners.

When the rezoning is scheduled for public hearing, you will be notified by Jane Cole, Clerk to the County Commissioners, of the date on which the Commissioners will hear this petition.

Sincerely,

A. Paul Norby, FAICP
Director of Planning

Attachment

pc: Jane Cole, County Manager's Office
James Davis, 3333 Brookview Hills Blvd, Suite 206, Winston-Salem, NC 27103
Steve Causey, Allied Design, 4720 Kester Mill Road, Winston-Salem, NC 27103
Larry Williams, Mayor of Rural Hall, 7340 Foster Street, Rural Hall, NC 27045
Tom Ray, 405 Edwards Road, Rural Hall, NC 27045
Ricky Rakes, 8165 Broad Street, Rural Hall, NC 27045
John Webster, P. O. Box 1237, Rural Hall, NC 27045
SUBJECT:-

A. Public Hearing on Zoning Map Amendment of Bradley Alan Boyd from RS-20 to LI-S [Landfill, Land Clearing and Inert Debris (LCID); and Borrow Site]: property is located on the northeast corner of Edwards Road and the Norfolk-Southern Railways (Zoning Docket F-1467).

B. Ordinance amending the Forsyth County Zoning Ordinance and Official Zoning Map.

C. Approval of Special Use District Permit

D. Approval of Site Plan

COUNTY MANAGER’S RECOMMENDATION OR COMMENTS:-

SUMMARY OF INFORMATION:-

See attached staff report.

After consideration, the Planning Board recommended denial of the rezoning petition.

ATTACHMENTS:-  X  YES  ___NO

SIGNATURE:  ___________________________ DATE:  ______________

County Manager
COUNTY ORDINANCE - SPECIAL USE

Zoning Petition of Bradley Alan Boyd, Docket F-1467

AN ORDINANCE AMENDING
THE FORSYTH COUNTY
ZONING ORDINANCE AND THE
OFFICIAL ZONING MAP OF
THE COUNTY OF FORSYTH,
NORTH CAROLINA

_________________________________

BE IT ORDAINED by the Board of County Commissioners of the County of Forsyth as follows:

Section 1. The Zoning Ordinance of the *Unified Development Ordinances* of the County of Forsyth, North Carolina, and the Official Zoning Map of the County of Forsyth, North Carolina, are hereby amended by changing from RS-20 to LI-S [Landfill, Land Clearing and Inert Debris (LCID); and Borrow Site] the zoning classification of the following described property:

Tax Block 4956, Tax Lot 004E

Section 2. This Ordinance is adopted after approval of the site plan entitled Bradley Alan Boyd, and identified as Attachment A of the Special Use District Permit issued by the Forsyth County Board of Commissioners the _____ day of ________________, 20____ to Bradley Alan Boyd.

Section 3. The Board of Commissioners hereby directs the issuance of a Special Use District Permit pursuant to the Zoning Ordinance of the *Unified Development Ordinances* for a development to be known as Bradley Alan Boyd. Said Special Use District Permit and site plan with associated documents are attached hereto and incorporated herein.

Section 4. This Ordinance shall be effective from and after its adoption.
The Forsyth County Board of Commissioners issues a Special Use District Permit for the site shown on the site plan map included in this zoning petition of Bradley Alan Boyd (Zoning Docket F-1467). The site shall be developed in accordance with the plan approved by the Board and bearing the inscription: "Attachment A, Special Use District Permit for LI-S [Landfill, Land Clearing and Inert Debris (LCID); and Borrow Site], approved by the Forsyth County Board of Commissioners the _____ day of ________________, 20 ____" and signed, provided the property is developed in accordance with requirements of the LI-S zoning district of the Zoning Ordinance of the Unified Development Ordinances of the County Code, the Erosion Control Ordinance, and other applicable laws, and the following conditions be met:

The following proposed conditions are from interdepartmental review comments and are proposed in order to meet codes or established standards, or to reduce negative off-site impacts.

**PRIOR TO THE ISSUANCE OF GRADING AND ZONING PERMITS:**

a. Driveway permit shall be obtained from NCDOT.
b. Submit copy of DENR application for landfill operation and verify there is no jurisdictional stream impact.
c. Obtain a zoning permit prior to any land disturbing permits.

**OTHER REQUIREMENTS**

a. Once the LCID and Borrow Site use cease to be in operation at the subject property, the site shall revert back to RS-20 zoning.
PETITION INFORMATION

<table>
<thead>
<tr>
<th>Docket #</th>
<th>F-1467</th>
</tr>
</thead>
<tbody>
<tr>
<td>Staff</td>
<td>Gary Roberts</td>
</tr>
<tr>
<td>Petitioner(s)</td>
<td>Bradley Alan Boyd</td>
</tr>
<tr>
<td>Owner(s)</td>
<td>Same</td>
</tr>
<tr>
<td>Subject Property</td>
<td>Tax Lot 4E / Tax Block 4956</td>
</tr>
<tr>
<td>Type of Request</td>
<td>Special Use District rezoning to LI-S</td>
</tr>
</tbody>
</table>

Proposal

The subject request was continued from the August 10, 2006 Planning Board meeting to the September 14, 2006 Planning Board meeting in order to submit a revised site plan. Because no revised site plan was received by the resubmittal deadline, the request was continued to the October 12, 2006 Planning Board meeting. A revised site plan has been received which meets the requirements of the UDO.

The petitioner is requesting to amend the Official Zoning Maps for the subject property from RS-20 Residential, Single Family District; 20,000 sf minimum lot size to LI-S Limited Industrial District. The petitioner is requesting the following uses:

- Landfill, Land Clearing and Inert Debris (LCID); and Borrow Site

Zoning District Purpose Statement

The LI District is primarily intended to accommodate limited manufacturing, wholesaling, warehousing, research and development, and related commercial and service activities which, in their normal operations, have little or no adverse effect upon adjoining properties. The district is established to provide locations for industrial development in Growth Management Areas 1, 2, 3, and 4, and activity centers.

Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)

(S)(1) - Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?

While the subject property is located within GMA 5, it is less than ½ mile from GMA 3 and GMA 1 within the town of Rural Hall.

GENERAL SITE INFORMATION

<table>
<thead>
<tr>
<th>Location</th>
<th>Northeast corner of Edwards Road and the Norfolk-Southern Railway</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jurisdiction</td>
<td>Forsyth County</td>
</tr>
<tr>
<td>Site Acreage</td>
<td>Approximately ± 25.7 acres</td>
</tr>
<tr>
<td>Current Land Use</td>
<td>Site is undeveloped</td>
</tr>
<tr>
<td>Surrounding Property Zoning and Use</td>
<td></td>
</tr>
<tr>
<td>Direction</td>
<td>Zoning District</td>
</tr>
<tr>
<td>North</td>
<td>RS-20 and AG</td>
</tr>
<tr>
<td>East</td>
<td>RS-30 and RS-20</td>
</tr>
<tr>
<td>South</td>
<td>RS-20</td>
</tr>
<tr>
<td>Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)</td>
<td>West</td>
</tr>
<tr>
<td>---</td>
<td>---</td>
</tr>
<tr>
<td>(S)(2) - Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?</td>
<td>The proposed use is compatible with the permitted uses within the nearby GI zoned properties.</td>
</tr>
<tr>
<td>Physical Characteristics</td>
<td>The site is currently undeveloped, heavily wooded and has a moderate to steep slope downward from the central portion of the site to the northern, eastern and southern portions of the site. The streams on the site flow north/northeast to Town Fork Creek and ultimately to the Dan and Roanoke Rivers.</td>
</tr>
<tr>
<td>Proximity to Water and Sewer</td>
<td>Public water and sewer are not available to the site.</td>
</tr>
<tr>
<td>Watershed and Overlay Districts</td>
<td>The subject property is not within a water supply watershed.</td>
</tr>
<tr>
<td>Analysis of General Site Information</td>
<td>Due to the site’s relatively remote location and steep topography, the subject property lends itself well to the proposed Land Clearing and Inert Debris Landfill.</td>
</tr>
<tr>
<td>Generalized Recommended Conditions</td>
<td>BRIEF DESCRIPTION OF CONDITION(S):</td>
</tr>
<tr>
<td></td>
<td>• Obtain DENR approval</td>
</tr>
</tbody>
</table>

### SITE ACCESS AND TRANSPORTATION INFORMATION

<table>
<thead>
<tr>
<th>Street Name</th>
<th>Classification</th>
<th>Frontage</th>
<th>ADT Count</th>
<th>Capacity/LOS D</th>
</tr>
</thead>
<tbody>
<tr>
<td>Edwards Road</td>
<td>Local road</td>
<td>89’</td>
<td>NA</td>
<td>NA</td>
</tr>
<tr>
<td>Proposed Access Point(s)</td>
<td>Driveway onto Edwards Road</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Trip Generation - Existing/Proposed**

- **Existing Zoning:** RS-20
- 25.7 acres x 43,560 / 20,000 = 55 units x 9.57 (SFR Trip Rate) = 526 Trips per Day
- **Proposed Zoning:** LI-S
- No trip rate is available for the proposed uses.

**Sidewalks**

- No sidewalks are located in the general area.

**Transit**

- None

**Traffic Impact Study (TIS)**

- No TIS is required

**Analysis of Site Access and Transportation Information**

- Access to the site is adequate. NCDOT may require strengthening of Edwards Road and paving the driveway 50’ back from Edwards Road.
<table>
<thead>
<tr>
<th>Generalized Recommended Conditions</th>
<th>BRIEF DESCRIPTION OF CONDITION(S):</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Obtain driveway permit from NCDOT.</td>
<td></td>
</tr>
</tbody>
</table>

### CONFORMITY TO PLANS AND PLANNING ISSUES

<table>
<thead>
<tr>
<th>Legacy GMA</th>
<th>Rural Area (GMA 5)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Relevant Legacy Recommendations</strong></td>
<td>The Rural Area is located outside of the Future Growth Area and beyond the area that can be provided with public sewerage and other services in a cost effective manner. The area includes tracts of land in the Forsyth County Farmland Preservation Program and land along the Yadkin River Corridor. Provisions will be made for the protection of farmland, natural areas and rural character in this area. This area is intended to remain in very low density residential and agricultural uses for the 15-year time horizon of the plan. (p. 34)</td>
</tr>
<tr>
<td><strong>Relevant Area Plan(s)</strong></td>
<td>The site is not within the boundaries of an area plan or development guide.</td>
</tr>
<tr>
<td><strong>Other Applicable Plans and Planning Issues</strong></td>
<td>The subject property is within the Town of Rural Hall’s potential annexation area. At the time of the original Staff Report, Planning staff had not received comments back from the Town. However staff has received a letter (attached) from the Town of Rural Hall recommending the request be denied.</td>
</tr>
<tr>
<td><strong>Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)</strong></td>
<td>(S)(3) - Have changing conditions substantially affected the area in the petition? No</td>
</tr>
<tr>
<td></td>
<td>(S)(4) - Is the requested action in conformance with Legacy? See comments below.</td>
</tr>
<tr>
<td><strong>Analysis of Conformity to Plans and Planning Issues</strong></td>
<td>The subject LI-S rezoning request would allow for a Land Clearing and Inert Debris Landfill to be operated on a 25.7 acre tract. This type of landfill is distinct from a Sanitary Landfill or a Construction and Demolition Landfill in that it is “…limited to receiving land clearing waste, concrete, brick, concrete block, uncontaminated soil, gravel and rock, untreated and unpainted wood, and yard trash.”</td>
</tr>
<tr>
<td></td>
<td>While the subject property is located within GMA 5, it is less than ½ mile from GMA 3 and GMA 1 within the town of Rural Hall. The proposed use will not necessitate the use of public water or sanitary sewer service. The site is bordered by a railroad along the southern edge. In addition, two separate GI General Industrial District zoned sites are located directly southwest and southeast of the subject property across said railroad. A site previously used by the R. J. Reynolds Tobacco Company for depositing its fly-ash is also located directly to the northeast.</td>
</tr>
<tr>
<td></td>
<td>Considering these unique factors, along with the steep terrain of the site, Planning staff is supportive of the subject request. However, staff does recommend a condition that when the landfill ceases to operate as such, the subject property would revert back to RS-20 zoning. This condition</td>
</tr>
</tbody>
</table>
would discourage the potential spread of rezonings from AG and low density residential districts to more intensive districts in this Rural GMA 5 location.

**Generalized Recommended Conditions**

**BRIEF DESCRIPTION OF CONDITION(S):**
- Reversion clause from LI-S back to RS-20

### RELEVANT ZONING HISTORIES

<table>
<thead>
<tr>
<th>Case</th>
<th>Request</th>
<th>Decision &amp; Date</th>
<th>Direction from Site</th>
<th>Acreage</th>
<th>Recommendation</th>
</tr>
</thead>
<tbody>
<tr>
<td>F-1109</td>
<td>PB to GB</td>
<td>Approved 5-22-95</td>
<td>3,000’ west</td>
<td>1.34</td>
<td>Denial</td>
</tr>
<tr>
<td>F-705</td>
<td>I-3 (GI) to R-6 (RS-20)</td>
<td>Approved 8-27-84</td>
<td>Directly south across railroad</td>
<td>24.48</td>
<td>Approval</td>
</tr>
</tbody>
</table>

### SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS

<table>
<thead>
<tr>
<th>Building Square Footage</th>
<th>Square Footage</th>
<th>Placement on Site</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parking</td>
<td>Required</td>
<td>Proposed</td>
</tr>
<tr>
<td></td>
<td>192 sf Guard House</td>
<td>Close to entrance</td>
</tr>
<tr>
<td>Building Height</td>
<td>Maximum</td>
<td>Proposed</td>
</tr>
<tr>
<td></td>
<td>70’</td>
<td>One story</td>
</tr>
<tr>
<td>Impervious Coverage</td>
<td>Maximum</td>
<td>Proposed</td>
</tr>
<tr>
<td></td>
<td>90%</td>
<td>2.37%</td>
</tr>
</tbody>
</table>

**UDO Sections Relevant to Subject Request**
- Chapter B, Article II Section 2-1.4 (A) Limited Industrial District
- Chapter B, Article II Section 2-5.11 Borrow Site Use Conditions
- Chapter B, Article II Section 2-5.41 Landfill, Land Clearing and Inert Debris Use Conditions

**Complies with Chapter B, Article VII, Section 7-5.3**
- (A) Legacy policies: See comments above
- (B) Environmental Ord. NA
- (C) Subdivision Regulations NA

**Analysis of Site Plan Compliance with UDO Requirements**
The revised site plan meets the requirements of the UDO.

### CONCLUSIONS TO ASSIST WITH RECOMMENDATION

<table>
<thead>
<tr>
<th>Positive Aspects of Proposal</th>
<th>Negative Aspects of Proposal</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposed reversion condition would minimize the possible spread of industrial zoning in this GMA 5 location.</td>
<td>Request would establish LI zoning in the Rural GMA 5.</td>
</tr>
</tbody>
</table>
The following proposed conditions are from interdepartmental review comments and are proposed in order to meet codes or established standards, or to reduce negative off-site impacts.

PRIOR TO THE ISSUANCE OF GRADING AND ZONING PERMITS:
   a. Driveway permit shall be obtained from NCDOT.
   b. Submit copy of DENR application for landfill operation and verify there is no jurisdictional stream impact.
   c. Obtain a zoning permit prior to any land disturbing permits.

OTHER REQUIREMENTS
   a. Once the LCID and Borrow Site use cease to be in operation at the subject property, the site shall revert back to RS-20 zoning.

STAFF RECOMMENDATION: APPROVAL

NOTE: These are staff comments only; final recommendations on projects are made by the City-County Planning Board, with final decisions being made by the appropriate Elected Body, who may approve, deny, table or request modification for any project. THE APPLICANT OR REPRESENTATIVE IS STRONGLY ENCOURAGED TO ATTEND THE PUBLIC HEARINGS WHERE THE CASE WILL BE CONSIDERED BY THE PLANNING BOARD AND THE ELECTED BODY.

PUBLIC HEARING - August 10, 2006

FOR: None

AGAINST: None

WORK SESSION

MOTION: Clarence Lambe moved continuance of the zoning map amendment to September 14, 2006.
SECOND: Jerry Clark
VOTE:
   FOR: Jerry Clark, Wesley Curtis, Carol Eickmeyer, Arnold King, Arthur King, Clarence Lambe, Lynne Mitchell, Paul Mullican, Brenda Smith
   AGAINST: None
   EXCUSED: None

PUBLIC HEARING - September 14, 2006

FOR: None

AGAINST: None
MOTION: Clarence Lambe moved continuance of the zoning map amendment to October 12, 2006.
SECOND: Jerry Clark
VOTE:
  FOR: Jerry Clark, Wesley Curtis, Carol Eickmeyer, Arnold King, Arthur King, Clarence Lambe, Lynne Mitchell, Paul Mullican, Brenda Smith
  AGAINST: None
  EXCUSED: None

PUBLIC HEARING - October 12, 2006

Gary Roberts presented the staff report.

FOR:

James Davis, 3333 Brookview Hills Blvd, Suite 206, Winston-Salem, NC 27103
  • I represent Mr. Boyd.
  • The site plan is consistent with the surrounding properties’ uses which have been semi-industrial.
  • There is also a power line that transfers to this area, so the character of the property is quasi-industrial as it is now and there are some industrial sites adjacent to it.
  • There is a continuing, growing need in our community for this type of landfill.
  • We have made every effort to communicate with the neighbors. We sent 27 letters to tax record holders of the adjacent properties about having a community meeting. That was held September 26th. Approximately 13-14 landholders or their representatives attended that meeting.
  • Throughout the meeting we tried to explain the purpose of the landfill, the type of materials that would go in the landfill, and the existing use of the landfill and all of the other regulations that we would have to meet through the permitting, erosion control, and all those things that would be necessary to have this function as a legitimate legal site.
  • Mr. Boyd has no opposition to reverting the land back to RS-20 and rehabilitating the land for that purpose.
  • In talking with the neighbors, we asked them for constructive comments on how we could better facilitate their concerns. We received no constructive response. The only response we had was we don't want it in our back yard.
  • Unfortunately, land use changes with the needs of our communities. As to this use, it seems to be a proper use and there is a proper need for additional use of this type.
  • The City of Rural Hall raised the issue of traffic. That traffic has existed for a long time through the use of the RJR ash landfill. Although use of that facility has decreased substantially, the highways are built to sustain that type of traffic flow.
  • One comment made after the meeting was that none of the truck drivers will know how to negotiate the traffic pattern to get to this site. I think that's an oversimplification. There will be some truck drivers that may not be familiar with the site, but we would think that some would be. In terms of traffic patterns, we don't see an increased use in terms that
it's going to overburden the highways. We anticipate five loads a day. That means ten trips in and out per day versus residential use which would probably be around 200 trips per day.

- In the final analysis, the community is going to be served by the conversion of this property for this purpose. If you look at this illustration we have presented, the green portion reflect some of the residential housing. If you look at the southern portion of this map, the primary residential use is south of the railroad tracks. There is a dividing line already. There is one adjacent property holder about an eighth of a mile from the site. We feel the impact on them will be minimal.

Steve Causey, Allied Design, 4720 Kester Mill Road, Winston-Salem, NC 27103

- We held a neighborhood meeting and the two primary issues I took from that meeting I hope we can address here today.
- I know we have some opposition.
- Primarily, the traffic situation at the intersection of Broad Street and Edwards Road, Impacts to folks in the downtown area and folks along the highways and then potentially the trash debris that may fall from trucks in transit.
- I appreciate your continuance for two months. We thought this was pretty straightforward initially because of the adjoining land uses. Then we realized we had opposition so we worked some more on the plans.
- The Reynolds property borders about half the perimeter. I believe their use of the site for ash waste has primarily ceased. The railroad adjoins a good portion of the property. Edwards Road and the cemetery define a couple other boundaries. One property owner, Mr. Hawks, borders this for several hundred feet.
- To address the traffic concerns, during the staff report and during discussion with staff, we didn't see any concerns come back from NCDOT other than possibly a slight reconfiguration of our driveway connection at Edwards Road. As you are aware, we have a long way to go to get an approved driveway permit with NCDOT. They certainly will regulate that and make sure we comply with their requirements.
- There was mentioning of possibly strengthening of Edwards Road. I assume they're talking about an overlay, strengthening Edwards Road in particular for the volume of this type of traffic.
- One clarification, the staff report states that residential use could generate upwards of 500 trips per day.
- An anticipated volume based on experience we've got with several others we've got in the county and/or city is 5-10 trucks per day although it seems more sporadic depending on location, proximity of development projects in the area. If this is a convenient place to dump, folks will come here and if not, they won't.
- LCID Landfill requires a 100' buffer yard, both by the UDO and by the State.
- Our maximum fill height is to an elevation of 1,010 feet.
- The site consists of two cells, averaging about five acres each. We will probably be limited to working in one cell at a time.
- We have to stipulate the end uses. Usually the sites become agricultural, horticultural, livestock, nursery or even residential home sites outside the fill area.
- Referred to regulatory requirements.
- Our permit is valid five years. There may be a way to tie the reversion back to the State permit.
• In response to a question from a Planning Board member, Mr. Causey stated that he could easily say 20-30 years, but there are several sites in the county which recycle all their product and don't bury anything. At this time our client doesn't plan to do that. It's feasible to think 20-30 years depending on how recycling may or may not be incorporated and how often it's used.
• We don't show recycling measures on the site plan, so I think we would have to come back before you if we decided to add that. Mr. Grubbs confirmed that.
• Operation would not be 24 hours a day. The station has to be manned and it will definitely not be 24 hours a day.
• David Reed stated that time restrictions only apply in residential districts, but Mr. Causey said they would be glad to accept a condition limiting the hours of operation to between 7 AM to 7 PM. That would apply seven days a week.
• If a permit is not valid, a LCID landfill cannot accept any waste. It will take some time to grade slopes, stabilize slopes, close out erosion control measures, get the final coverage on, etc. but the waste stream should stop immediately upon expiration of the State permit.

AGAINST:

Larry Williams, Mayor of Rural Hall, 7340 Foster Street, Rural Hall, NC 27045
• Some of the comments you have already heard, so please bear with me.
• The Town of Rural Hall is opposed to the requested rezoning based on safety, congestion, and appearance concerns.
• This site is located on Edwards Road just outside Rural Hall town limits. However, except for Stokes County, access to Edwards Road to the site is from Broad Street in Rural Hall's historical downtown district. The site is approximately 1/2 mile from Broad Street. Edwards Road intersects Broad Street at an acute skewed angle, forming a "Y" intersection. The railroad track parallels Edwards Road and crosses Broad Street at the intersection. A sidewalk is located on the east side of Broad Street. NCDOT's 2005 annual average daily maps indicate that Broad Street carries 13,000 vehicles a day in the vicinity of Edwards Road.
• Because of the extremely skewed "Y" intersection, it's virtually impossible for northbound trucks on Broad Street to make a right turn onto Edwards Road. This poses a problem for vehicular traffic, pedestrians, and is a possible cause for debris spillage.
• The Town Council has adopted a sidewalk plan for Rural Hall in an attempt to make Rural Hall a walkable community. We encourage our citizens to walk when possible. The reason for the sidewalk in that general area is that the post office, bank, restaurant and some shops are located just north of Edwards Road which pedestrians do have to cross.
• About two-three years ago, unfortunately, an elderly lady was struck and killed by an NCDOT dump truck while she was crossing Broad Street at an intersection just south of Edwards Road at NC 65. This intersection carries a total entering volume of 19,000 vehicles per day. We are concerned that the landfill will create additional heavy truck traffic through this already overburdened intersection.
• My observation of major land clearing operations is that they generally require a fleet of trucks hauling rather than a single truck at a time. This will generate several trucks at a time during such an operation.
• Further tree removal operations involve haulers who are removing and hauling trees and stumps rather than professional truckers thus increasing our concerns for the safety and the appearance.
• We're concerned that this type of traffic will result in dust, dirt, mud, and debris along the streets in our downtown district.
• The Town of Rural Hall has a downtown revitalization plan and we feel this type of traffic would certainly be detrimental to that plan.
• In view of the poor intersection design at Broad Street and Edwards Road, the additional heavy truck traffic that will be generated through our downtown district, and especially the increase in conflicts with pedestrians at both Edwards Road and NC 65 which is Bethania-Rural Hall Road/Germanton Road and the expected debris that will affect the appearance, the Town of Rural Hall is opposed to the landfill rezoning request.
• In regards to the fly ash landfill that Reynolds had, that's somewhat different in that R J Reynolds contracted their haulers and controlled them and they knew exactly how to get into that site. This situation would not be the same case. It would be independent haulers operating on their own with much less control than Reynolds had.
• Thank you. We respectfully request that you deny this request.

Tom Ray, 405 Edwards Road, Rural Hall, NC  27045
• Many of our residents could not be here today because the newspaper article said this hearing was to be at 7 PM instead of 2 PM. (NOTE: The legal advertisement had the correct time, but a newspaper article about the meeting apparently stated it would be at 7 PM.)
• Asked those in the audience opposed to this request to indicate it.
• All of us that are going to be speaking today are very concerned about this proposed waste dump. Some will speak about the impact of the dump traffic on the greater community and the safety of Rural Hall, the impact on the business district, the impact on the historic area and the elementary school which is near this site, the impact on the Edwards Road neighborhood and impact on the towns and the community's youth recreation opportunities. I share all these concerns.
• Specifically I'll address the immediate neighborhood on Edwards Road.
• Edwards Road is a small, narrow country road and is ill suited to frequent heavy truck traffic.
• We are disturbed by the dust, roadside trash and noise that will be a consequence of the increased traffic.
• Our understanding is that the waste from this dump will be recycled which is commendable, but if that waste is recycled, there will be double the amount of traffic because trucks will remove the recycled debris.
• Directly at the entrance to this proposed dump is the Oak Grove United Methodist Church Cemetery.
• It's the cemetery of a church which was burned by vandals a few years ago and the church is now moved into other quarters in Rural Hall. However, the cemetery is still in use. If you can image the funeral of a loved one with tractor trailer loads of waste being hauled in and out just a few feet from the ceremony.
• The most serious consequence of this dump may be on our underground water. My neighbors and I are outside the corporate limits of Rural Hall and we rely on wells for safe drinking water for our families. We fear there will be contamination of the wells in
spite of the best efforts of the waste dump operators. Once that contamination has occurred, it cannot be remediated in our life time or in our children's lifetime.
Another major concern is the affect on our property values from having a waste dump in our neighborhood. We all chose to live in this area because of its rustic nature and we're all here for the long haul. We're looking at a diminution in value of the largest of our individual assets.

What are the positive and negative impacts of this dump? Summarized impacts as all negative.

There must be a need for a waste site, but this is the wrong site.

Ricky Rakes, 8165 Broad Street, Rural Hall, NC 27045
- I'm speaking for the business merchants around the area.
- I've been a merchant here for six years. During this time, Rural Hall has tried to create a sense of community among the residents and businesses by the beautification of homes and the addition of sidewalks which provide access to many businesses and add to the character of the town.
- Every year I've seen more and more adults and children walking, jogging and bicycling on these sidewalks.
- The trucks would present a danger and also take away from the pleasure for the residents trying to enjoy the town and all it has to offer.
- One of the sidewalks actually crosses the "Y" intersection which trucks would have to traverse in order to get to the landfill.
- Many of the businesses in the area have minimum parking and rely heavily on pedestrian traffic.
- The trucks would add noise and air pollution making it a much less pleasant place to do business.

John Webster, P. O. Box 1237, Rural Hall, NC 27045
- I represent the North Forsyth Little League Organization in regards to building playing fields on adjacent property to the proposed dump site.
- We are concerned about the negative impact a dump site would have on our youth in our community.
- Air and noise pollution would be unfavorable for the health and well-being of local residents as well as our small children and Little League players.
- A dump site on Edwards Road would neither preserve nor enhance our Garden Spot of the World image of Rural Hall.
- We urgently request your help to keep our community safe from environmental hazards and economic decline associated with the proposed Edwards Road dump.

**WORK SESSION**

During discussion by the Planning Board, the following points were made:

1. In response to questions from the Board, Mr. Causey stated that the leachate has to be measured.
2. Brenda Smith stated that even though it is an inert debris landfill, there still has to be separation from the water table and examination for any paths, such as cracks, to that table.
3. Carol Eickmeyer noted that this area is immediately adjacent to Rural Hall and she believes it would be arrogant to approve something that the officials and residents are so strongly against.

4. Clarence Lambe noted the desire that there be a process by which jurisdictions could express their opinions on zoning issues.

MOTION: Carol Eickmeyer moved denial of the zoning map amendment, certified that the site plan meets all code requirements and recommends staff conditions.
SECOND: Lynne Mitchell

VOTE:

FOR: Jerry Clark, Wesley Curtis, Carol Eickmeyer, Arnold King, Clarence Lambe, Lynne Mitchell, Paul Mullican, Brenda Smith
AGAINST: None
EXCUSED: None

According to information furnished by the Office of the Tax Assessor on June 16, 2006, the subject property was in the name of Bradley Alan Boyd.

_______________________
A. Paul Norby, FAICP
Director of Planning