Hanover County, Virginia

Land Use Map

Legend

- Agricultural
- Rural Village
- Suburban Transitional
- Suburban General
- Suburban High
- Multi-Family
- Commercial
- Multi-Use
- Mixed-Use (LC/HR)
- Mixed-Use (HC/LR)
- Business-Industrial
- Industrial
- Limited Industrial
- Planned Business
- Destination Commerce
- Flood Plain

CUP-8-87, Am. 1-15

Ashcake Road Landfill, Inc.

amend the conditions

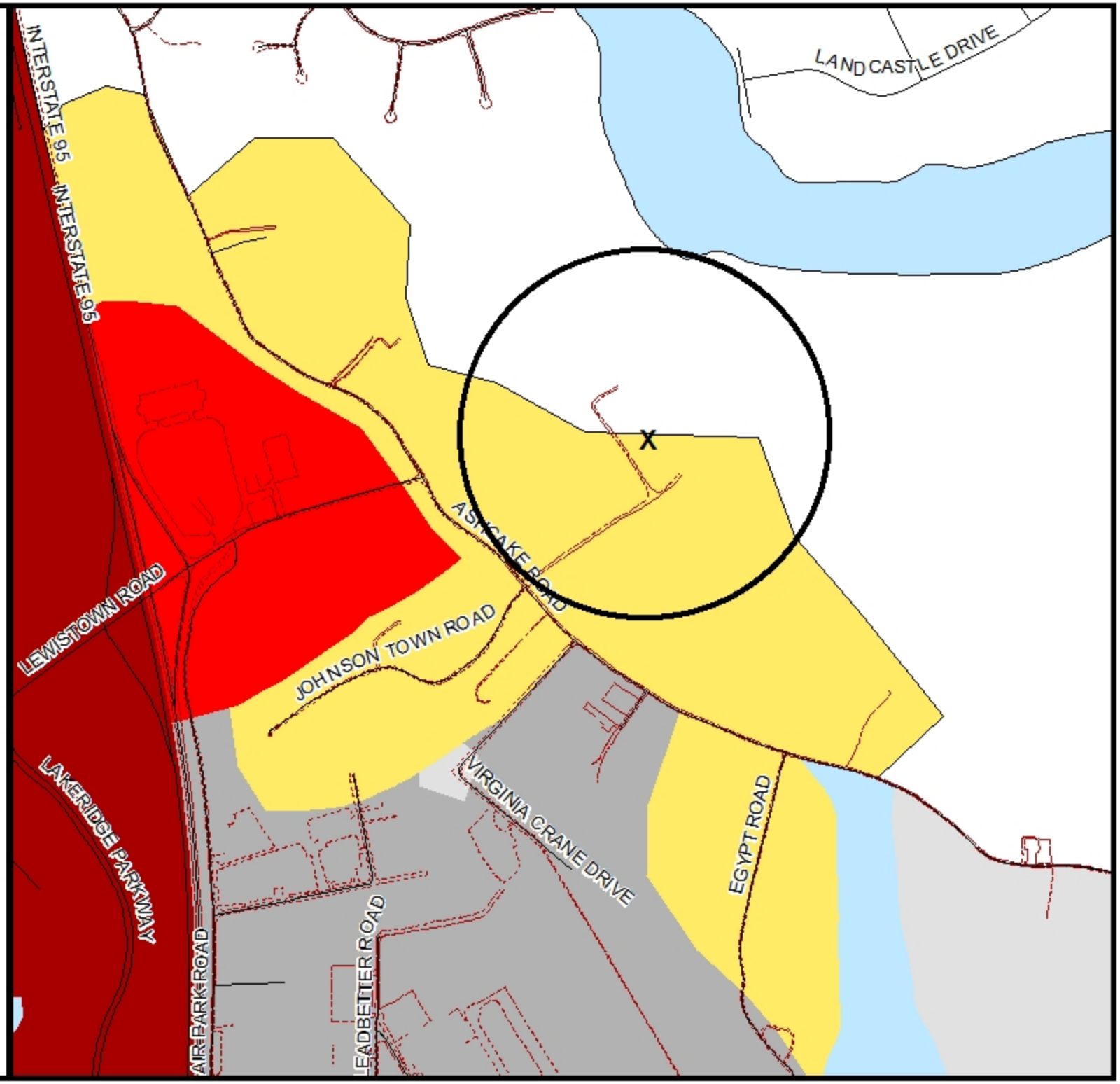
Agricultural & Suburban General Land Use

GPIN: 7798-08-2072; et al.

Beaverdam Magisterial District

1 inch = 1,000 feet

April 07, 2015



Hanover County, Virginia

General Parcel Map

Legend

- Roads
- Water
- Trees
- Private Road
- Structures
- Parcels

CUP-8-87, Am. 1-15

Ashcake Road Landfill, Inc.

amend the conditions

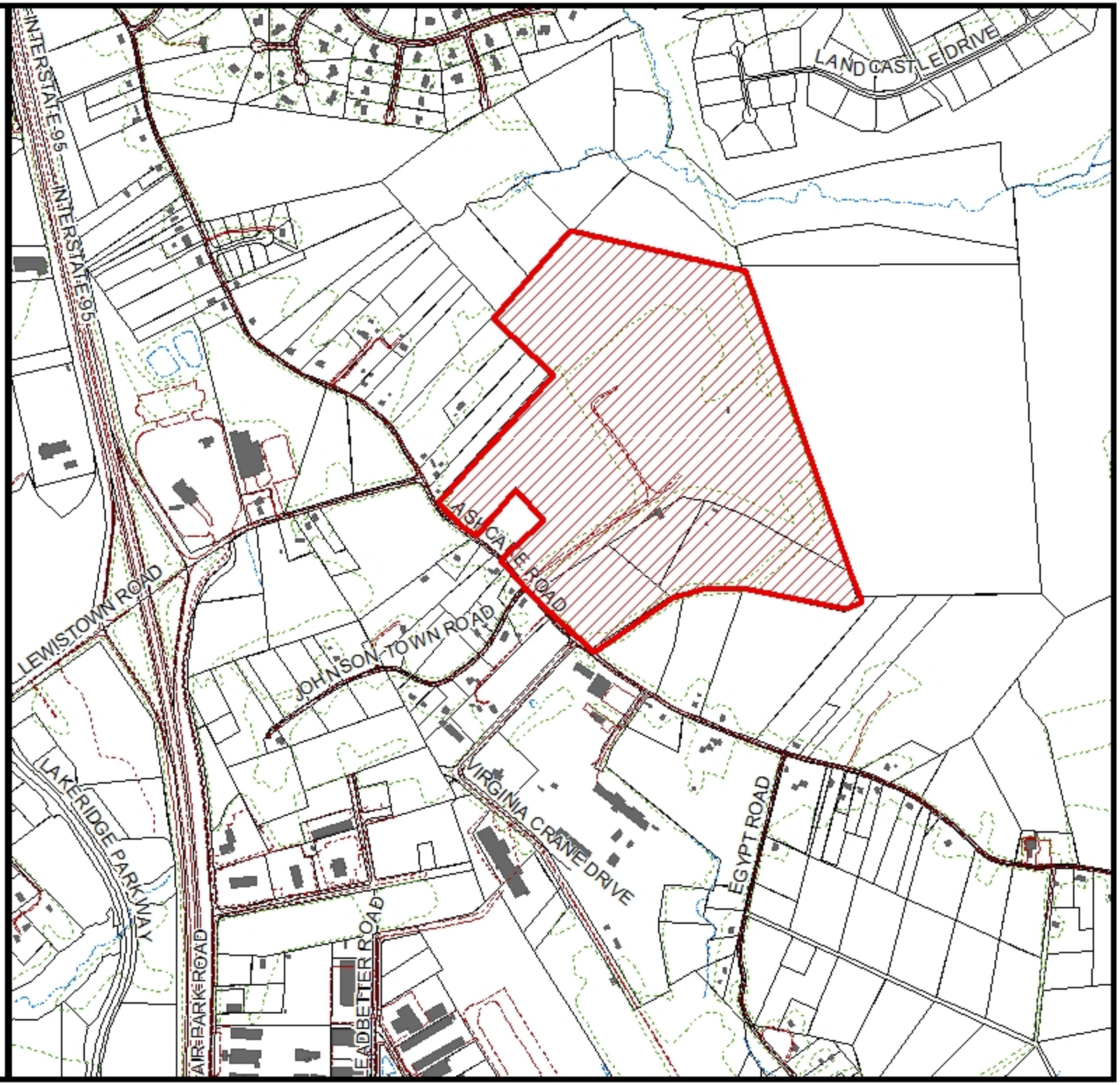
Zoned A-1

GPIN: 7798-08-2072, et al.

Beaverdam Magisterial District

1 inch = 1,000 feet

April 07, 2015



Hanover County, Virginia

Zoning Map

Legend

- Roads
- Water
- Private Road
- Parcels
- CUP
- A-1
- AR-1
- AR-2
- AR-6
- RC
- RS
- R-1
- R-2
- R-3
- R-4
- R-5
- R-6
- RM
- MX
- B-1
- B-2
- B-3
- O-S
- B-O
- M-1
- M-2
- M-3

CUP-8-87, Am. 1-15

Ashcake Road Landfill, Inc.

amend the conditions

Zoned A-1

GPIN: 7798-08-2072; et al.

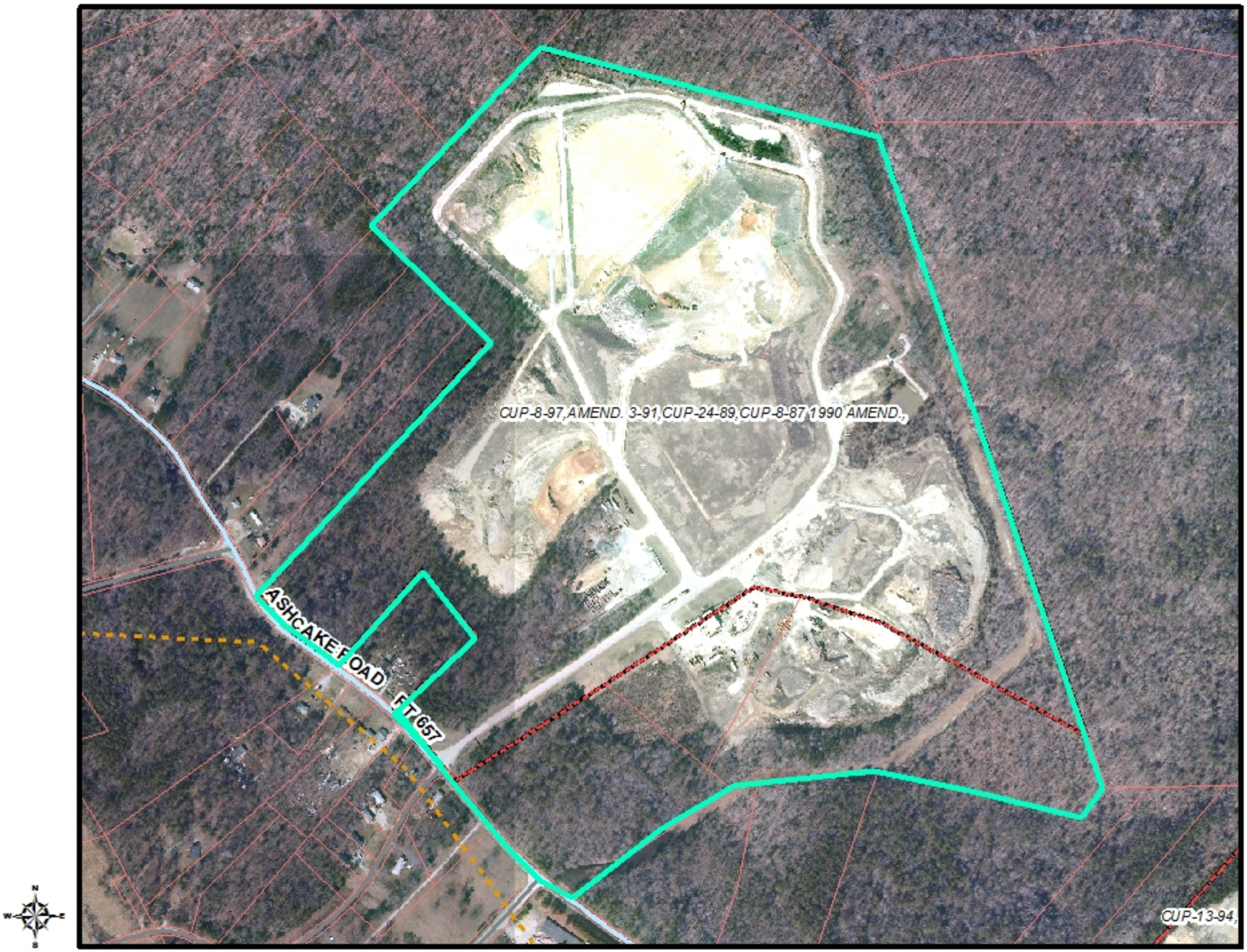
Beaverdam Magisterial District

1 inch = 1,000 feet

April 07, 2015

CUP-8-87, Am. 1-15 Ashcake Road Landfill, Inc.

2013 Aerial



CUP-8-87, AM.1-15, ASHCAKE ROAD LANDFILL, INC.

Conditional Use Permit Amendment Report
Beaverdam Magisterial District
PC Meeting Date: June 18, 2015

Overview

Request	An amendment to an existing Conditional Use Permit to permit an expansion (height increase) of an existing landfill
Zoning	A-1, Agricultural District
Acreage	135.7
Location	On the north line of Ashcake Road (State Route 657) at its intersection with Johnson Town Road (State Route 755)
GPINs	7798-08-2072, 7798-08-7416, 7798-18-4218 and 7798-09-5472
General Land Use Plan	Suburban General (1-4 dwelling units per acre) and Agricultural
Major Thoroughfare Plan	Ashcake Road – Minor Collector (60' right-of-way)
Suburban Service Area	Inside and outside
Case Planner	Gretchen Biernot

Executive Summary

This is a request to amend CUP-8-87 to allow the height of the Ashcake Road Landfill, a construction and demolition debris landfill, to increase from 40' to 80'. The existing site will reach maximum capacity in 2023, and the height increase will allow the facility to operate until 2033. The maximum height of a landfill under the standards of the Zoning Ordinance is 80'; therefore, the facility will close upon reaching this height.

Staff Recommendation

APPROVAL subject to the conditions as outlined in the staff report.

Planning Analysis

The Ashcake Road Landfill is a construction and demolition debris landfill and does not accept household waste, refuse, or similar materials. This type of landfill is not associated with odor or putrescible waste, which is solid waste containing organic matter capable of being decomposed by microorganisms and often attracts birds. Due to the proximity to the Hanover County Airport, the proposed height increase is subject to FAA approval. The applicant must also confirm with the FAA that no putrescible waste will be deposited as birds can be a major hazard to aircraft. Form 7460 must be filed with the FAA prior to site plan approval.

Daily operations will remain the same with the proposed landfill height increase. There will be no change to the footprint of the landfill, noise, hours of operation, or daily traffic to and from the site. Accessory operations that would continue include top soil screening, wood processing, a soil stockpile, and container storage. The existing operations and the proposed expansion meet all applicable standards for landfills as provided in Section 26-294 of the Zoning Ordinance.

Sketch Plan

The sketch plan shows the entire facility and identifies the area of the proposed landfill height increase. Locations of the existing accessory operations are also noted. The plan shows the entrance to Ashcake Road with a lockable gate. A 100' buffer runs along the perimeter of the property. A natural gas transmission line runs through the property and through a portion of the buffer. One of the previous conditions of approval for this CUP requires that areas of the buffer impacted by the gas line be screened with evergreen plantings. During the site plan review process, the applicant must verify that the buffer and screen are in place and determine whether any areas need replanting or supplementation.

Attached to the sketch plan, the applicant has provided sight line profiles of the landfill at the proposed 80' height as observed at five different locations in all directions surrounding the site. These sight lines include observation points located on Ashcake Road to the southwest, the intersection of Ashcake Road and Lewistown Road, a lot in Cheroy Woods to the northwest, a lot in Mount Hermon Farms to the northeast, and the rear of the adjacent 97.75 acre vacant parcel to the east. These profiles demonstrate that the landfill will not be visible from four out of five of these locations, mainly due to the tall trees that surround the site that were surveyed at heights of 70' to 86'. The landfill would be visible from the adjacent vacant parcel to the east, where tree heights of 95' feet would be necessary to screen the facility.

Comprehensive Plan/ Compatibility with Surrounding Area

The property is designated for Suburban General for the front part of the property and Agricultural use towards the rear. While a landfill may not be considered appropriate as a new use in a residential land use designation, the Ashcake Road Landfill has been operating since 1994 without any State or local violations. The heavily wooded buffer along the perimeter of the property has helped to screen and reduce visual and noise impacts from the property, and the applicant has demonstrated through the sight line profiles that existing tall trees will continue to screen the landfill from most of the surrounding properties even with the 40' height increase.

Community Meeting

The applicant held a community meeting at Brown Grove Baptist Church on May 26, 2015. Neighboring residents had many questions and concerns regarding health impacts (particularly for children), monitoring of deposited materials and inspections, and possible traffic and noise level changes. The applicant explained that this landfill only accepts construction and demolition debris, and household waste and refuse cannot be deposited on site. Any materials containing asbestos are not accepted. The Department of Environmental Quality (DEQ) inspects the site a minimum of twice a year, and operations are monitored regularly by DEQ certified staff to ensure proper disposal of waste materials and groundwater quality. No changes to traffic and noise levels are expected with the proposed height increase.

Agency Analysis

The Chief of Public Works Operations that oversees the solid waste division of the Public Works Department has assisted the Planning Department in the review of this application, providing input and ensuring issues of concern are adequately addressed and in compliance with all regulatory agencies.

Agency	Comment Summary
Public Works	Must file FAA form 7460 due to the proximity to the airport; must obtain appropriate DEQ approvals prior to operation
Historical Commission	The Historical Commission reviewed this application at their May 18, 2015, meeting. They have determined that the proposed height increase will be visible from some locations, and therefore, the surrounding historic sites and the Brown Grove community will be negatively impacted.

In accordance with Article 6, Division 3, Section 26-325, the site shall be developed and maintained in substantial conformity with the sketch plan titled, "Ashcake Road Landfill, Inc.," dated April 1, 2015, revised May 26, 2015, and prepared by Resource International Ltd.

A site plan, prepared in accordance with the requirements of Chapter 26, Article 6, Division 2, of the Hanover County Zoning Ordinance, shall be submitted for review and approval prior to commencement of the requested use.

Staff's Recommended Conditions

Staff recommends the following conditions, which incorporate all of the applicable conditions from previous amendments:

1. All efforts shall be made to prevent soil or debris from the site from falling onto Ashcake Road (State Route 657). The applicant shall be responsible for the clean-up of fallen soil or debris from the site.

2. Leachate shall be discharged to the Hanover County Sanitary Sewer System.

3. Ashcake Road Landfill, Inc. shall provide information and direction to all its customers requesting that they schedule truck routes so as to not interfere with normal school bus routing times. Ashcake Road Landfill, Inc. will make every reasonable effort to require all trucks to avoid using State Route 657 west of State Route 812.

4. Hours of operation shall be 7:00 am to 4:00 pm, Monday through Saturday. No recycling or grinding shall be done on Saturdays, Sundays, or State legal holidays.

5. The applicant shall maintain a system in order to provide accurate truck load and traffic data. Truck traffic shall be monitored, and a left turn lane on State Route 657 shall be required when the VDOT warrants are met.

6. The wood processing area shall be limited to the area shown on the sketch plan and shall be provided with earth berms or similar acceptable noise barriers at least eight (8) feet in height but not lower than the height of the recycling equipment to provide a sound barrier. Accessory activities in this area may include size reduction of the fill material for recycling or filling through chipping, grinding, and crushing (but not crushing, treating, washing, or processing of materials resulting from excavation, sorting, and screening.) There shall be no heating or thermal processing of asphalt or petroleum based products. The land area for recycling activities, including accessory sorting and storage, shall not exceed 49% of the site or developed portion of the area. No industrial processing of materials to create products is allowed.

7. When open to the public, the site shall be manned and management controls exercised to ensure that no unapproved materials are deposited. At a minimum, records shall be maintained on solid waste received and processed to fulfill the applicable requirements of the Solid Waste Information and Assessment Program under 9VAC20-81-80 or further amendments and the Control Program for Unauthorized Waste under 9VAC20-81-100E or further amendments. Such records shall include date of receipt, quantity by weight or volume, and origin and shall be made available to the County when requested.

8. Buffering at least 100 feet in width shall be maintained along the boundary of the subject site as shown on the sketch plan, except for that portion of the buffer used for the Virginia Natural Gas transmission line. Areas where the buffer has been reduced to accommodate the gas line shall be screened with evergreen trees in accordance with Section 26-263.

9. The maximum height of the landfill with cover shall not exceed eighty (80) feet from the existing grade.

10. At all times the site is open for operation, a fully trained attendant shall be on duty. All operations must be supervised by a Commonwealth of Virginia Class II Waste Operator.

11. The applicant shall file a Form 7460 to the FAA prior to site plan approval.

12. No putrescible waste shall be deposited on site or temporarily stored on site, except from normal office waste disposal associated with the office on site.

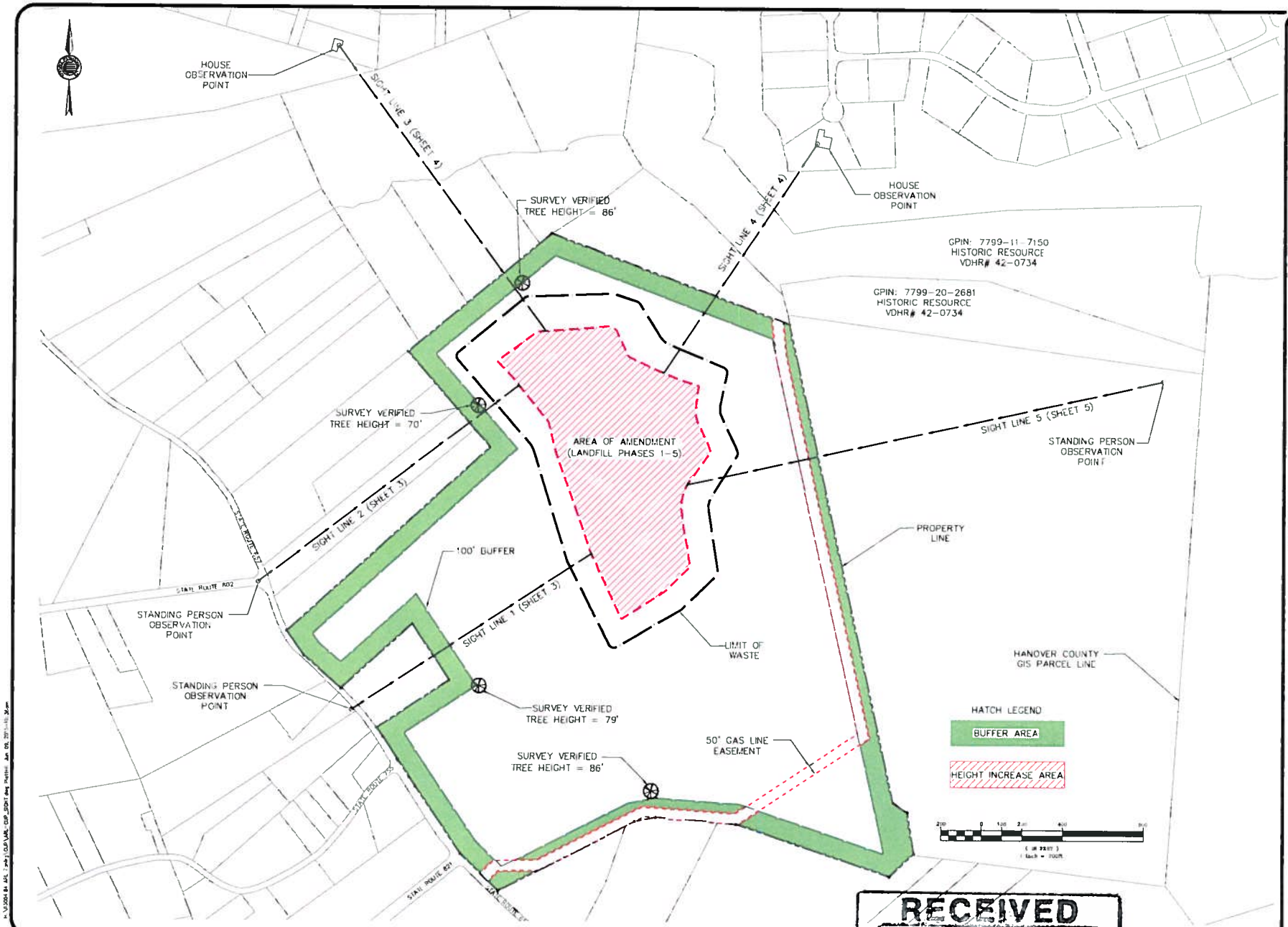
13. If site becomes a wildlife attraction, the applicant shall develop and implement a Wildlife Management Plan in accordance with FAA guidelines.

14. All development and use of the Property shall comply with all federal, state, and local statutes, ordinances, and regulations.

GJWB/sm/HTE

Attachments

- ☑ Maps (land use, vicinity, zoning, aerial)
- ☑ Historical Commission Recommendation
- ☑ Approved Proffers/Elevations/Conceptual Plan
- ☐ County Traffic Study
- ☑ Application Materials
- ☑ Agency Review Comments
- ☐ 527 Traffic Study
- ☐ Citizen Correspondence
- ☐ Photographs
- ☑ Proffers/Conceptual Plan



RESOURCE INTERNATIONAL, LTD.
ENGINEERS SCIENTISTS SURVEYORS PLANNERS
P.O. BOX 6160 • 9450 KINGS CHARTER DRIVE • ASHLAND, VA 23005
(804) 550-9200 FAX (804) 550-9259

REVISIONS

DESIGNED CTW
DRAWN CTW
CHECKED MSE
DATE 4-1-2015

ASHCAKE ROAD LANDFILL, INC.
ASHCAKE ROAD LANDFILL
10022 ASHCAKE ROAD
CONDITIONAL USE PERMIT AMENDMENT

PROJECT NO. 83004.84
SHEET 2

CUP-8-87 (AMEND. 1-15)

RECEIVED
JUN - 9 2015
HANOVER COUNTY
PLANNING OFFICE