



City of Greensboro
North Carolina

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Backus	7/25/2011	14158	41-20T

Field Operations Department

May 11, 2011

Mr. Ed Mussler, P.E.
North Carolina Department of Environment and Natural Resources
401 Oberlin Road
Raleigh, North Carolina 27605

Subject: Application for Continued Operation
City of Greensboro Transfer Station
Guilford County
Permit No. 41-20-T

Dear Mr. Mussler:

The City of Greensboro is pleased to submit the enclosed permit amendment application for the continued operation of the Transfer Station. The Transfer Station is currently being operated under North Carolina Department of Environment and Natural Resources Municipal Solid Waste Permit No. 41-20-T. In accordance with 15A NCAC 13B .0201(e), this application requests the renewal of the five-year Permit to Operate.

If you should have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

Gail G. Hay, P.E.
Manager
Technical & Planning Support Division
(336) 373-4188

GGH

Enclosure

Transfer Station Permit Application

MAY 2011

APPROVED

**DIVISION OF WASTE MANAGEMENT
SOLID WASTE SECTION**

Date 07/25/2011 By Patricia M. Backus

Attachment 1 Part II Document 09
Permit 41-20T Permit DIN 14110



CITY OF GREENSBORO
FIELD OPERATIONS DEPARTMENT
401 PATTON AVENUE
GREENSBORO, NORTH CAROLINA 27406

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FIGURE

- 1 Vicinity Map

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- A Property Deed
- B Zoning Approval Letter
- C Waste Screening Form
- D NCDENR Fire Occurrence Notification Form

1.0 INTRODUCTION

1.1 PURPOSE

The purpose of this Operations Plan (Plan) is to provide the City of Greensboro (City) Field Operations Department with a Plan that serves as a guide to safely maintain and operate the City's municipal solid waste (MSW) transfer station. This Plan has been prepared in general accordance with the North Carolina Solid Waste Rules 15A NCAC 13B .0402, Operational Requirements for Transfer Facilities. The Plan also addresses pertinent operational requirements outlined in Rule .0505, Operational Requirements for Sanitary Landfills and will discuss the following issues:

- ❖ Transfer Station Operations
- ❖ Waste Acceptance Criteria
- ❖ Water and Leachate
- ❖ Disease and Vector Control
- ❖ Signage and Safety
- ❖ Access and Security

The City of Greensboro Transfer Station (Transfer Station) is part of the City's current integrated waste management system. The Transfer Station provides a mechanism for transferring and transporting MSW generated within the service area to Uwharrie Environmental Regional Landfill (Permit No. 62-04) located at 500 Landfill Road, Mt. Gilead, Montgomery County North Carolina. The service area includes Alamance, Caswell, Chatham, Davidson, Davie, Forsyth, Guilford, Montgomery, Randolph, Rockingham, and Stokes Counties.

1.2 FACILITY LOCATION

The Transfer Station is located on an approximate 10-acre parcel located on the west side of the City at the corner of Burnt Poplar and Chimney Rock Roads (Figure 1). The physical address for the transfer facility is 6310 Burnt Poplar Road, Greensboro, North Carolina 27409-9710. The deed for the property is included as Appendix A.

Primary access to the site is provided via Burnt Poplar Road. The building site, which includes the tipping floor and administrative building, encompasses approximately 28,000 square feet (0.64 acres) of the site. The property was zoned as Heavy Industrial but was rezoned by the City as "Special Use Permit," which is suitable for the development of public facilities including solid waste transfer stations. Zoning approval is included as Appendix B.

1.3 FACILITY DESCRIPTION

The Transfer Station facility consists of a tipping/administrative building, citizen's drop-off area, scale house, and access roads. The Transfer Station utilizes a bi-level, non-compacted, direct-dump design consisting of a refuse hopper, a tipping area on the upper level, and a "load-out" area on the lower level. At the entrance to the site, a scaling system is used to determine and

record facility throughput. This system consists of inbound and outbound truck scales and a scale house with remote operations equipment.

The operational area (maneuvering area, tipping floor, and operations/control area) is enclosed by a pre-engineered metal, panel-type building. The operational areas are accessed by a roadway system consisting of entrance and exit roads and parking for users of the facility. The access roads are concrete-paved surfaces. Landscaping is provided as required to enhance site aesthetics and reduce noise levels.

The Transfer Station is capable of transferring approximately 900 tons per day of MSW based on an eight-hour operating day. The tipping floor area is sized to accommodate storage of 100 percent of a peak day's refuse.

The City is the owner and operator of the transfer station. The primary contact persons for issues concerning operation of the Transfer Station are:

Mr. Dale Wyrick, P.E.
Field Operations Director
City of Greensboro
401 Patton Avenue
Greensboro, North Carolina 27406
Phone: 336.373.2783

Mr. Jason Jernigan
Interim Solid Waste Disposal Manager
Operations Supervisor
City of Greensboro
Phone: 336.587.3445

Ms. Gail Hay, P.E.
Technical and Planning Support Manager
City of Greensboro
Phone: 336.373.4188

2.0 TRANSFER STATION OPERATIONS

2.1 INTRODUCTION

The Transfer Station is open to the public Monday through Friday from 6:00 a.m. to 6:00 p.m. and Saturdays from 7:00 a.m. to 1:00 p.m. It is closed on Sundays and holidays designated by the City. Operating hours are subject to change to meet the needs of the City. A sign is posted at the entrance identifying the hours of operation. The proper operation of the Transfer Station requires a sufficient number of trained personnel working in cooperation with each other.

Various types of mobile equipment are required to operate the Transfer Station. The vehicles required include refuse transfer vehicles, front-end loaders, and tamping cranes. The City is responsible for providing primary equipment, backup equipment, and equipment maintenance. The transfer vehicles are heavy duty “over the road” tractors with non-compacted type trailers geared for open-top loading. If so equipped, the refuse ejection system is a push-blade type, chain-drag type, or live-bottom type. Should standard trailers be used, a tipper will need to be provided at the permitted MSW receiving landfill. The maintenance requirements and payload capacity are the primary factors utilized in the selection of the transfer trailer.

The Transfer Station, utilizing two load-out hoppers, requires the use of a heavy duty, front-end loader. The loader pushes the refuse ejected onto the tipping floor into the load-out hopper. The loader is a heavy-duty type and has the capability to move a large quantity of refuse. The loader is equipped with a waste-handling package. A wheeled tamping crane is utilized for refuse leveling operations and compacting waste into the trailers.

2.2 TIPPING FLOOR OPERATIONS

City and commercial haulers deliver MSW to the Transfer Station each day during the designated hours. Upon arrival at the scale facility, the scale house clerk determines the load characteristics and acceptability of the waste material being delivered. If the load is determined to be unacceptable, it is rejected and directed to an appropriate disposal point. If required, notification is given to the proper authorities for the handling of illegal or hazardous waste materials.

After the weighing process, the collection vehicles are directed to the tipping area. Waste vehicles are stopped at the entrance of the building by a station spotter and then directed to specific deposition areas on the tipping floor. It is the spotter’s responsibility to queue the vehicles at the building entrance to keep the truck maneuvering area clear and provide a safe ingress and egress. Once the vehicle is in position and the waste has been inspected by the attendant, the load is discharged directly onto the tipping floor. After dumping, the vehicles exit the station. Vehicles not previously tared are directed back to the scale facility to determine the weight of the empty vehicle.

Waste dumped on the tipping floor is pushed with a front-end loader through the hoppers into the trailers in the lower load-out area. The lower level of the transfer station has two drive-through areas for transfer trailer truck access. The open-top transfer trailer trucks pull into the drive-through areas and align themselves beneath the open pits. Once the trailer truck is in position, the operator loads and compacts the waste into the transfer trailer. A mobile crane with a grapple bucket is located behind the hoppers for use in leveling and tamping the loads in the trailers. Load-out scales are used to determine when a trailer has been fully loaded. The loaded trailers are moved to a staging area prior to departure for the disposal facility. The lower drive-through areas have been designed to provide sufficient space for drivers to exit their vehicles and walk to safety in the event of an emergency.

A separate tipping area outside of the transfer building has been included for “citizen” vehicles. This reduces the interaction between citizen vehicles and the city/commercial vehicles during peak operating hours.

The transfer station has been designed with a 28,000-square foot tipping floor and a 13.5-foot high push wall that runs along the west side and a portion of the east side of the tipping floor. There are two open pits (33 feet long by 6 feet wide) located at the south end of the facility approximately 14 feet above the drive-through areas.

The number of trips per day of the transfer trailers is based on the throughput capacity of the Transfer Station and the haul time to the designated disposal site. In order to handle 900 tons per day, approximately 36 to 45 transfer trailer trips per day is required, assuming a transfer trailer payload of 20 to 25 tons. Trailers are dispatched to the receiving landfill at times consistent with the operating hours of the landfill. An appropriate number of tractors and trailers are dedicated to this Transfer Station. Additional tractors and trailers are available for backup purposes. Though the tipping floor area is sized to accommodate storage of 100 percent of a peak day’s refuse, solid waste is not allowed to remain on the tipping floor overnight. Trailers that are loaded but unable to be transported to the disposal facility are stored in a tarped trailer until the next business day.

The tipping floor and drive-through areas are washed down as needed throughout the day, as well as at the end of each operating day. The wash down water is collected by trench drains located on the upper level and driveway drains located in the drive-through areas on the lower level of the Transfer Station. This collection system effectively maintains wash down water separate from stormwater. The wash down water ultimately drains into a sanitary sewer line that connects to the gravity sewer main along Burnt Poplar Road.

2.3 OPERATOR TRAINING

In accordance with General Statute 130A-309.25 and further described by NCDENR Memorandum dated May 20, 2006, a responsible individual certified in transfer station facility operations shall be present at all times during the operating hours of the facility. The individual is certified through a training course approved by NCDENR Division of Waste Management and is maintained through completion of continuing education courses.

2.4 CONTINGENCY PLAN

In the event the Transfer Station or the primary landfill is not able to accept waste, the City may utilize the remaining permitted capacity at the White Street Landfill (Permit No. 41-12). If the Transfer Station is not able to accept waste, signage will be posted at the entrance gate to direct waste to the White Street Landfill.

In the event of an emergency condition at the Transfer Station requiring evacuation and/or environmental clean up, City staff shall evacuate the facility and contact the Greensboro Fire Department. Initial assessment and containment will be performed by the Fire Department

Hazardous Materials unit. If additional containment or clean up is required, an environmental contractor may be employed such as:

- A&D Environmental
Phone: 336.434.7750
- Clean Harbors
Phone: 336.361.6114

2.5 RECORDKEEPING

The following records will be maintained at the facility:

- Inspection records
- Waste determination records
- Incident records (improper disposal, fires, etc.)
- Training records
- Tonnage of waste received including source of generation
- Tonnage of waste shipped including transporter and destination disposal facility
- All other documentation deemed pertinent to the operating record.

3.0 WASTE ACCEPTANCE CRITERIA

3.1 INTRODUCTION

In accordance with Rules .0402(2) and .0505(11)(a), a waste transfer facility shall only accept those wastes which it is permitted to receive. The Transfer Station will accept only MSW (i.e., residential, commercial, and industrial solid waste) generated within the service area. The City receives an annual tonnage rate of approximately 238,500 tons per year of MSW at the Transfer Station (average over fiscal years 2007-2008, 2008-2009, and 2009-2010). The annual tonnage rate yields a daily rate of 765 tons per day based upon 312 operating days per year. The daily tonnage rate is subject to change due to fluctuations in the amount of waste delivered to the facility; however, the Transfer Station was designed to handle a maximum average tonnage rate of 900 tons per day to account for daily surges in waste flow. The residential waste is transported to the transfer facility by City and private hauler vehicles. The residential vehicles consist primarily of pick-up trucks and cars, while the City and private hauler vehicles are of the front, rear, and side loader and roll-off container truck types. Commercial and industrial waste is primarily transported to the facility by private waste haulers.

3.2 RECYCLABLE MATERIAL

The transfer station may provide containers for citizen's drop-off recyclables.

3.3 WASTE SCREENING PROGRAM

In order to assure that prohibited wastes are not entering the Transfer Station, screening programs are implemented. Waste received at both the scale house entrance and waste taken to the tipping floor is inspected by trained personnel. These individuals have been trained to spot indications of suspicious wastes including: hazardous placarding or markings, liquids, powders or dusts, sludges, bright or unusual colors, drums or commercial size containers, and “chemical” odors. Screening programs for visual and olfactory characteristics of prohibited wastes are an ongoing part of the Transfer Station operation.

3.3.1 Waste Receiving and Inspection

All vehicles must stop at the scale house. All refuse transportation vehicles are weighed and the content of the load assessed. Any materials which pose health hazards, could cause a fire, or which may negatively impact the environment are deemed unacceptable. The scale house clerk requests from the driver of the vehicle entering the facility a description of the waste it is carrying to ensure that unacceptable waste is not allowed into the Transfer Station. The clerk then visually checks the vehicle as it crosses the scale. Signs are conspicuously posted informing users of the acceptable and unacceptable types of waste.

Approximately one (1) percent of trucks hauling commercial and industrial loads of waste are selected for screening at random. Selected vehicles are directed to a separate area where the vehicle will be unloaded. Waste is carefully spread using suitable equipment. An attendant trained to identify wastes that are unacceptable at the Transfer Station inspects the waste discharged at the screening area. The attendant completes a waste screening form documenting the inspection (Appendix C).

Bulk loads of non-acceptable waste are denied access to the facility. Incidental non-acceptable waste such as tires and white good are segregated and stored until transported to the Guilford County Scrap Tire/White Goods Collection Facility at 2138 Bishop Road. Batteries are stored and transported to a battery recycler.

3.3.2 Prohibited and Unacceptable Wastes

In accordance with Rule .0505(10)(e), the Transfer Station will not accept barrels or drums unless they are empty and perforated sufficiently to ensure they contain no liquid or hazardous waste. In accordance with Rule .0505(11)(b), no hazardous or liquid waste shall be accepted at the Transfer Station. In addition, the Transfer Station will not accept regulated medical waste, bulk animal waste, or radioactive waste.

If waste is detected that is suspected to be unauthorized liquid waste (liquids in containers or non-bulk/non-containerized liquids other than household wastes), the attendant performs a paint filter test on a sample of the suspect waste. The paint filter test is performed by placing a 1,000-milligram sample of waste in a conical 400-micron paint filter. If liquid passes through the filter in five minutes, the waste is considered to contain free liquid and is unacceptable.

If unacceptable waste is found, including waste generated from outside the service area, the load is isolated and secured. The Waste Disposal Manager then notifies the North Carolina Department of Natural Resources (NCDENR) official shown below within 24 hours of attempted disposal of any waste the Transfer Station is not permitted to receive in order to determine the proper course of action (it should be noted that the hauler is responsible for removing unacceptable waste from the property):

North Carolina Department of Environment and Natural Resources
Winston-Salem Regional Office
Regional Waste Management Specialist
585 Waughtown Street
Winston-Salem, North Carolina 27107
Phone: 336.771.5000

4.0 WATER AND LEACHATE REQUIREMENTS

4.1 WATER PROTECTION

In accordance with Rule .0505(5)(a), surface water is diverted from the operational areas. Stormwater runoff from the facility is collected in either drop inlets or sheet flow into the on-site permanent stormwater pond. Reinforced concrete pipes divert the water collected in the drop inlets to the on-site permanent stormwater pond. Refer to Drawing C-04, Site Plan, for the location of the stormwater conveyance system. All unpaved areas are vegetated or landscaped to minimize erosion and stormwater runoff.

4.2 LEACHATE CONTROL

In accordance with Rules .0402(3) and .0505(7)(b) and (c), the Transfer Station is operated so as to prevent water from coming in contact with MSW and to contain and properly discharge collected leachate (wash water). The tipping floor of the Transfer Station is sloped away from the load-out hoppers and towards the trench drains located along the northern edge of the upper level concrete floor slab. The trench drains collect any leachate or wash water generated from washing the tipping floor. The drains are connected by underground piping that goes east out of the building, and then south along the face of the building and into drop inlet #22 (DI-22). From DI-22, flow travels through the grease and grit trap and on to the sanitary sewer.

The Transfer Station lower level contains two drive-through areas for transfer trailer vehicles. The lower, truck loading level has a segmental weigh scale under each hopper. Drainage from beneath the northern-most scale travels in a trough along the northern edge of the scale and exits the building on the west side, with a direct connection into DI-24. Drainage from beneath the southern-most scale travels in a trough along the southern edge of the scale and exits the building on the east side, via direct connection into DI-21. DI-21, 22, 23, and 24 are located immediately outside the building wall lane and are intended to take all flows from the loadout lanes into the

sanitary sewer. The combined (upper and lower) flows travel via an 8-inch sewer line to a gravity sewer along Burnt Poplar Road.

The tipping floor and drive-through areas will be emptied and washed down at the end of each operating day. The upper level trench drains and the lower level driveway drains (or paved channels) collect any leachate generated and minimize areas of ponded water within the Transfer Station. Filled and partially filled trailers may be stored at the facility in the trailer staging area. Leaking trailers must have drip pans placed beneath the trailer to contain leaks. Leachate collected in the drip pans will be disposed of in the sanitary sewer system.

5.0 DISEASE AND VECTOR CONTROL

5.1 VECTORS

In accordance with Rules .0402(5) and (6) and .0505(12)(a), the City provides effective disease and vector control measures for the protection of human health and the environment. Disease vectors are defined as any rodent, flies, mosquitoes, or other animals, including insects, capable of transmitting disease to humans.

Control of disease vectors is maintained by implementation of daily cleaning program, which involves removal of waste, leachate (wash water), and any ponded water from the facility operating areas. The removal of waste at the end of each operating day protects against migration of vectors into and from the Transfer Station. The City may also utilize deodorizers, paint, and wash water to keep the tipping floor and drive-through areas clean and free from disease vectors. Stagnant ponded water shall be prevented from occurring to control mosquito breeding. If problems controlling disease vectors persist, the City shall employ a licensed exterminator to control vectors.

5.2 WINDBLOWN MATERIAL

In accordance with Rule .0402(7), the facility must confine material subject to be blown by the wind within the area. Since the Transfer Station is enclosed on all sides, wind blown material is not a major operational concern for the City. All wind blown trash discovered at the end of an operating day is collected and stored in a transfer trailer or an on-site trash bin.

6.0 SIGNAGE AND SAFETY REQUIREMENTS

6.1 SIGN REQUIREMENTS

In accordance with Rule .0505(9), signage is posted at the Transfer Station entrance indicating operational procedures, hours of operation, tipping fee, and permit number. Signs are clearly posted stating that no hazardous or liquid waste will be received. Traffic signs and markers are provided as necessary to promote an orderly traffic pattern to and from the discharge area and to maintain efficient operating conditions.

6.2 OPEN BURNING OF WASTE

In accordance with Rule .0505(10)(a), open burning of waste is prohibited at the Transfer Station.

6.3 FIRE PROTECTION EQUIPMENT

In accordance with Rules .0402(4) and .0505(10)(b), equipment is provided to control accidental fires and arrangements have been made with the local fire protection agency to immediately provide fire-fighting services when needed. As required by building code, the Transfer Station building is equipped with a fire suppression system, the appropriate number of fire extinguishers, and fire hydrants.

6.4 NOTIFICATION OF FIRE

In accordance with Rule .0505(10)(c), fires that occur at the Transfer Station require verbal notice to the NCDENR Division of Waste Management within 24 hours and written notification shall be submitted within 15 days. The Fire Occurrence Notification form is included as Appendix D. Verbal and written notification shall be submitted to the Regional Waste Management Specialist:

North Carolina Department of Environment and Natural Resources
Winston-Salem Regional Office
Regional Waste Management Specialist
585 Waughtown Street
Winston-Salem, North Carolina 27107
Phone: 336.771.5000

7.0 ACCESS AND SECURITY REQUIREMENTS

7.1 TRANSFER STATION ACCESS AND SECURITY

In accordance with Rule .0505(8)(a), the Transfer Station is secured by means of gates and chain link fences to prevent unauthorized entry. All vehicles delivering waste to the Transfer Station enter and exit through the access control gate on Burnt Poplar Road. Unauthorized vehicle access to the Transfer Station is prevented around the remaining portion of the Transfer Station by a chain link fence.

7.2 ATTENDANT

In accordance with Rule .0505(8)(b), the Transfer Station has a full-time scale house clerk located in the scale house during operating hours. A Transfer Station attendant or spotter is near the tipping floor area during operating hours.

7.3 ACCESS ROAD

In accordance with Rule .0505(8)(c), the access roads for the Transfer Station are constructed of an all-weather surface (concrete) and are maintained in good condition. Potholes, ruts, and debris on the roads receive immediate attention in order to avoid damage to the vehicles. Access roads are regraded as necessary to maintain positive slope for adequate drainage.

FIGURE



VICINITY MAP

CITY OF GREENSBORO TRANSFER STATION
 6310 BURNT POPLAR ROAD
 GREENSBORO, NORTH CAROLINA



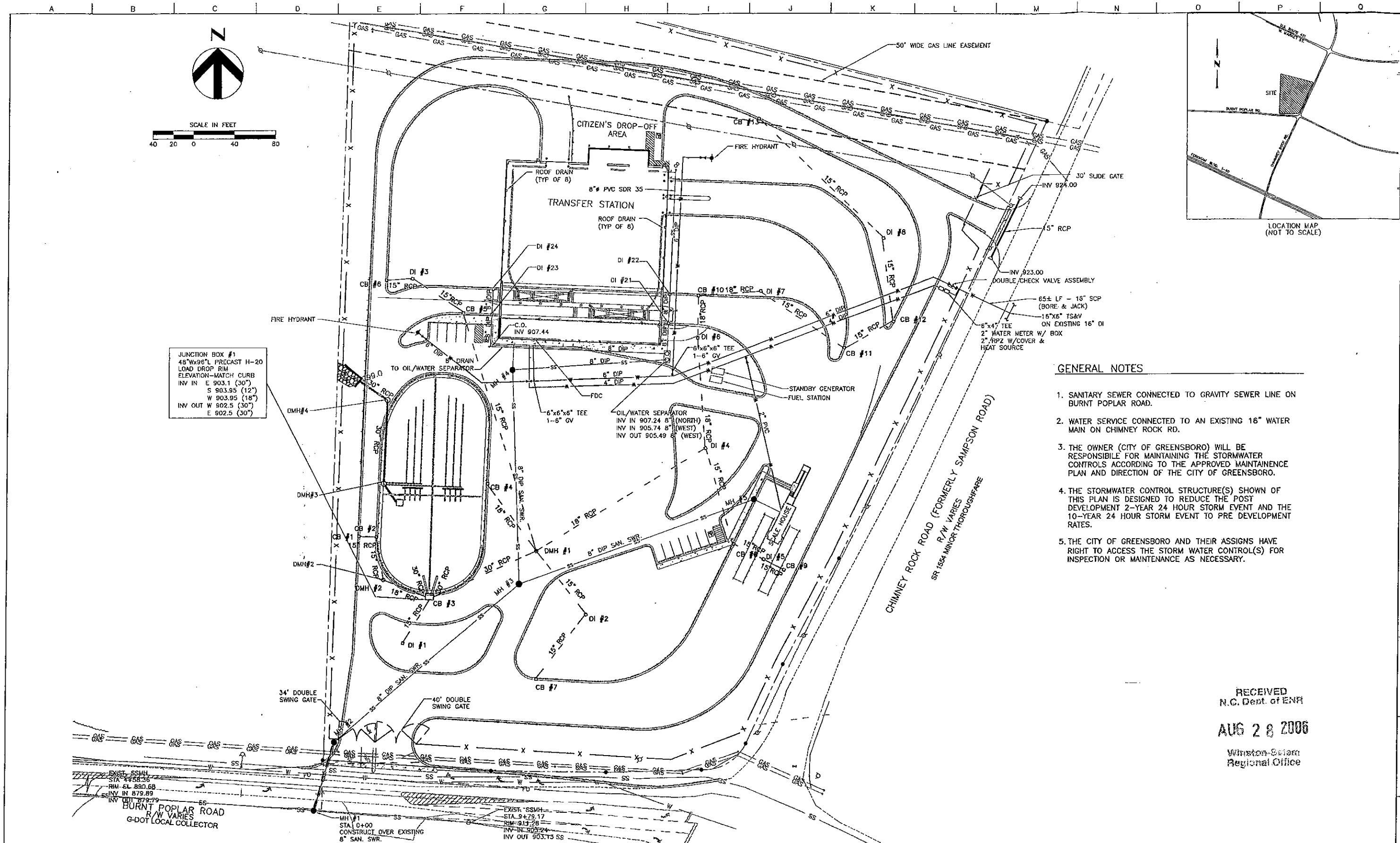
SOURCE: GUILFORD COUNTY GIS
 2010 AERIAL PHOTOGRAPH

SCALE: 1" = 800'

FIGURE 1

FACILITY DRAWINGS

P:\06770001\018\06770110\018\Operation Plan\C-4.DWG_Layout1_8/25/2006 10:26:14 AM_glhuneycutt.dwg



JUNCTION BOX #1
 48" Wx96" L PRECAST H-20
 LOAD DROP RIM
 ELEVATION-MATCH CURB
 INV IN E 903.1 (30")
 S 903.95 (12")
 W 903.95 (18")
 INV OUT W 902.5 (30")
 E 902.5 (30")

- GENERAL NOTES**
1. SANITARY SEWER CONNECTED TO GRAVITY SEWER LINE ON BURNT POPLAR ROAD.
 2. WATER SERVICE CONNECTED TO AN EXISTING 16" WATER MAIN ON CHIMNEY ROCK RD.
 3. THE OWNER (CITY OF GREENSBORO) WILL BE RESPONSIBLE FOR MAINTAINING THE STORMWATER CONTROLS ACCORDING TO THE APPROVED MAINTENANCE PLAN AND DIRECTION OF THE CITY OF GREENSBORO.
 4. THE STORMWATER CONTROL STRUCTURE(S) SHOWN OF THIS PLAN IS DESIGNED TO REDUCE THE POST DEVELOPMENT 2-YEAR 24 HOUR STORM EVENT AND THE 10-YEAR 24 HOUR STORM EVENT TO PRE DEVELOPMENT RATES.
 5. THE CITY OF GREENSBORO AND THEIR ASSIGNS HAVE RIGHT TO ACCESS THE STORM WATER CONTROL(S) FOR INSPECTION OR MAINTENANCE AS NECESSARY.

RECEIVED
 N.C. Dept. of ENR
 AUG 28 2006
 Winston-Salem
 Regional Office

0	ISSUED FOR OPERATIONS PLAN	8/06	GRH	CJH	GJH	JCR
Date	Description	Date	Drawn	Checked	Sup. Engr.	Proj. Mgr.

NOT FOR CONSTRUCTION

HDR
 HDR Engineering, Inc.
 of the Carolinas
 Suite 1400
 128 S. Tryon Street
 Charlotte, NC 28202-5009
 FAX: 704.373.1111
 WWW.HDRINC.COM

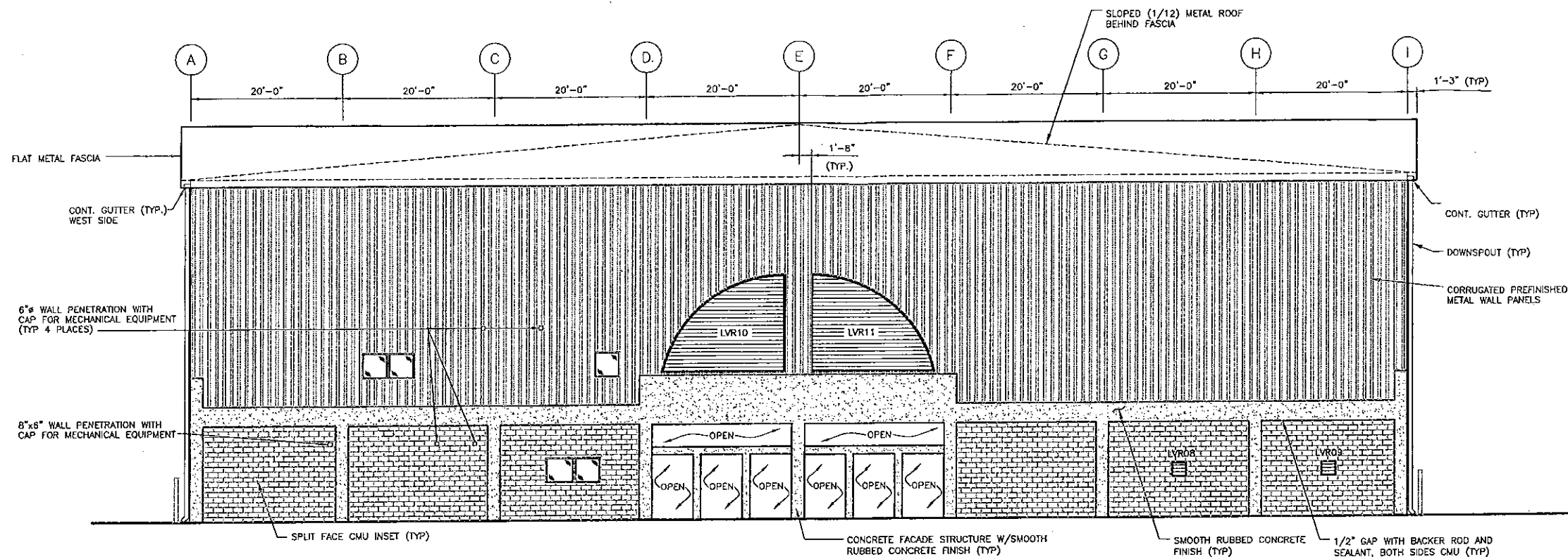
Project Manager
 J. C. Reodling, PE
 Designer
 G. Hetzler, PE
 Designer
 P. Westmoreland, PE
 Checker
 G. Hetzler, PE
 Drawn
 G. Huneycutt

**CITY OF GREENSBORO
 TRANSFER STATION**

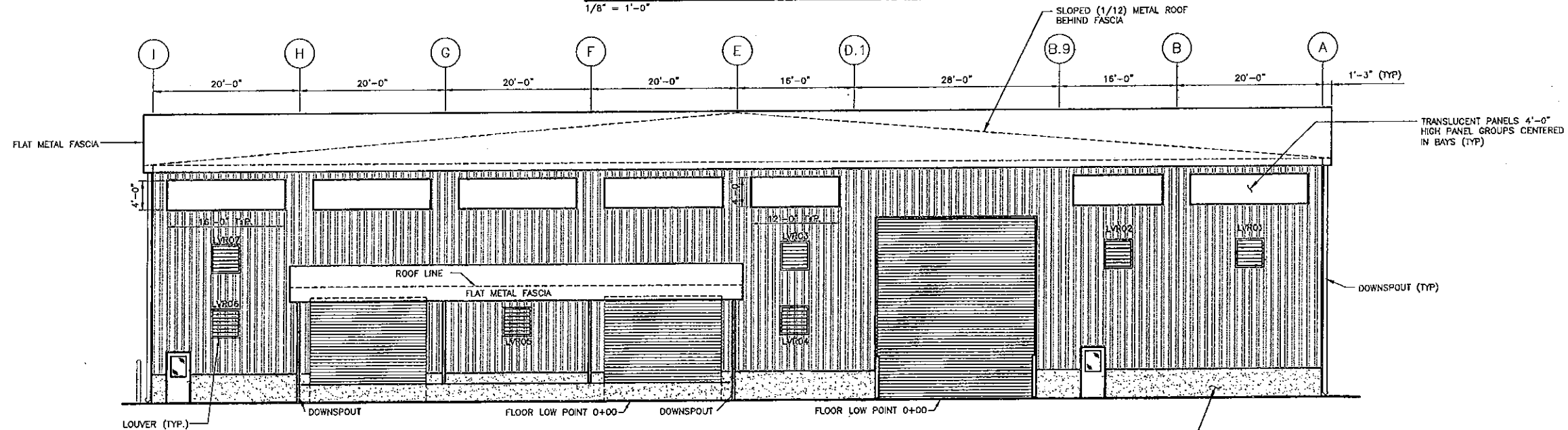
Site Plan

Date	Aug. 2006	Project No.	06770-2707-01B	Drawing No.	C-04	Sheet	0
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SOUTH ELEVATION
1/8" = 1'-0"



NORTH ELEVATION
1/8" = 1'-0"

LEGEND
E COLUMN LINE

NOT FOR CONSTRUCTION					
0	ISSUED FOR OPERATIONS PLAN	8/06	GRH	GJH	JCR
Rev. No.	Description	Date	Drawn	Checked	Proj. Mgr.

HDR
HDR Engineering, Inc.
of the Carolinas
Suite 1400
128 S. Tryon Street
Charlotte, NC 28202-5009
WE BUILD THE WAY.
SOME BUILD THE WAY.
WE'VE BUILT THE WAY.

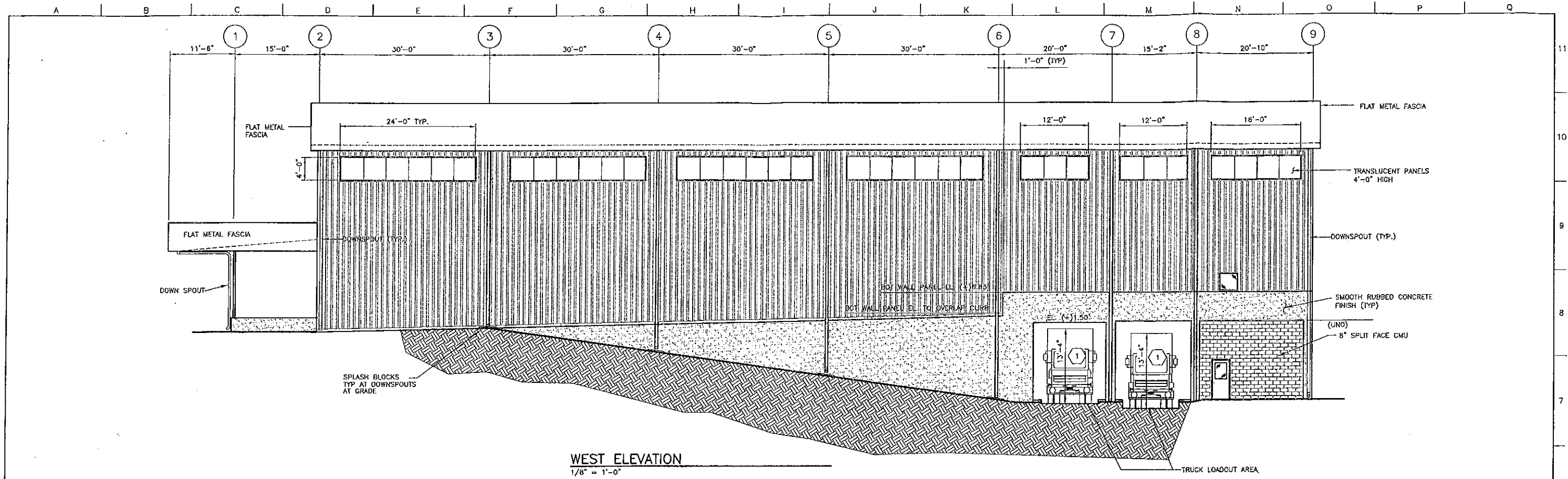
Project Manager
J. C. Reading, PE
Designer
S. Janzen
Checker
D. Patenaude

**CITY OF GREENSBORO
TRANSFER STATION**

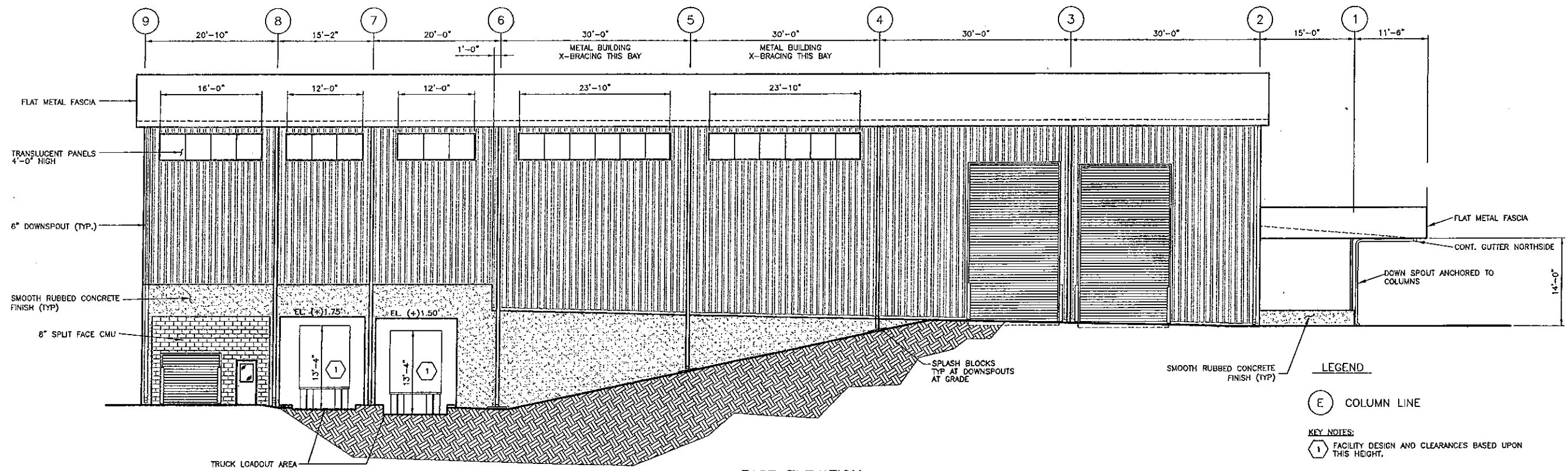
**Transfer Station
Exterior Elevations
Sheet #1**

Date	Aug 2006	Project No.	06770-2707-01B	Drawing No.	A-1
Scale	1/8" = 1'-0"	Title Name	AD01.OWG	Issue	

P:\06720001_018\06770110_018\Operation Plan\A002.dwg_Layout1_8/25/2006 3:39:33 PM_pwestmor



WEST ELEVATION
1/8" = 1'-0"



EAST ELEVATION
1/8" = 1'-0"

LEGEND

(E) COLUMN LINE

KEY NOTES:

1 FACILITY DESIGN AND CLEARANCES BASED UPON THIS HEIGHT.

Rev.	Description	Date	Drawn	Checked	Appr.	Proj. Mgr.
0	ISSUED FOR OPERATIONS PLAN	8/06	GRH	GJH	GJH	JCR

NOT FOR CONSTRUCTION



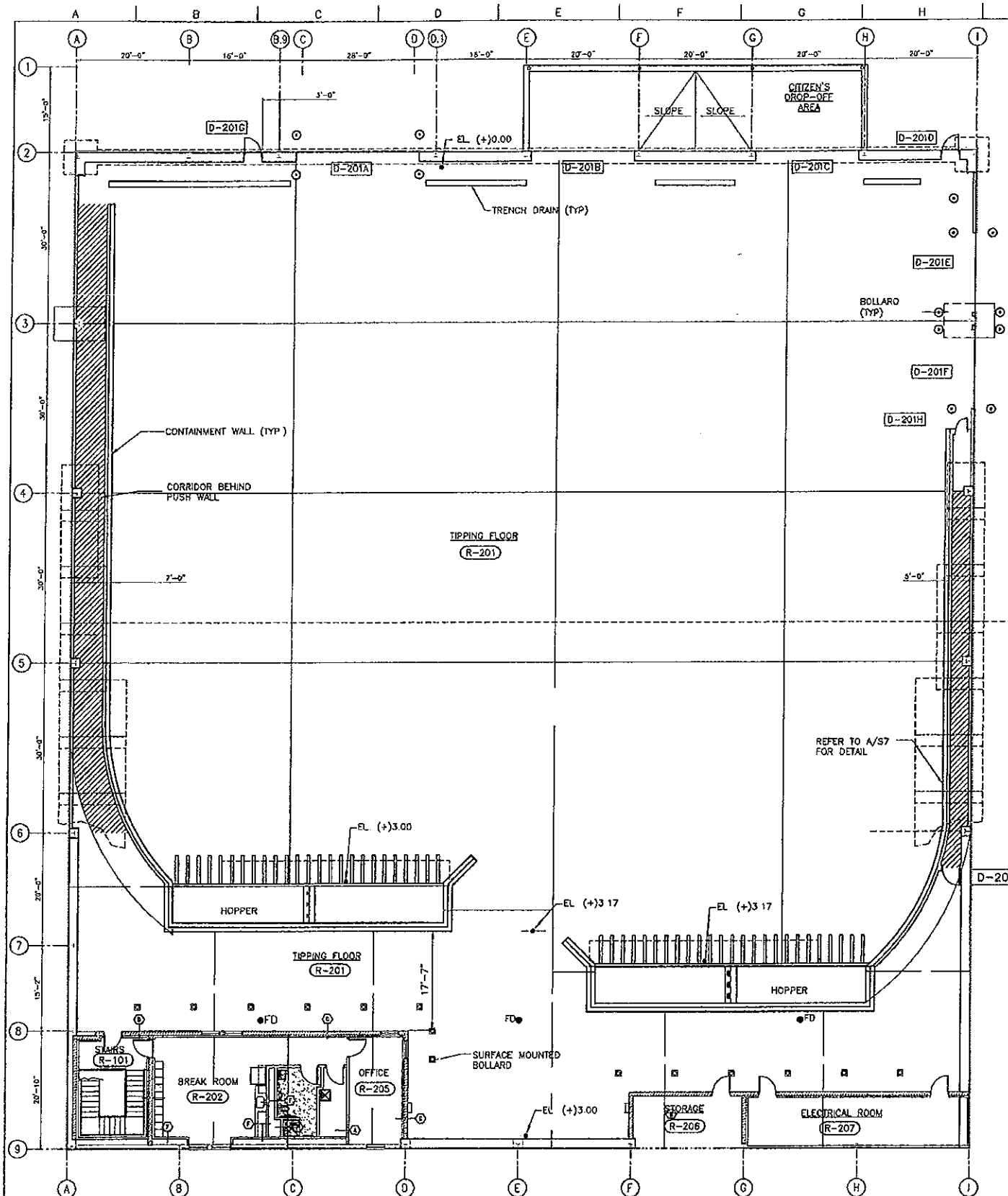
Project Manager
J. C. Reading, PE
Designed
S. Jantzen
Checked
D. Patenaude

CITY OF GREENSBORO
TRANSFER STATION

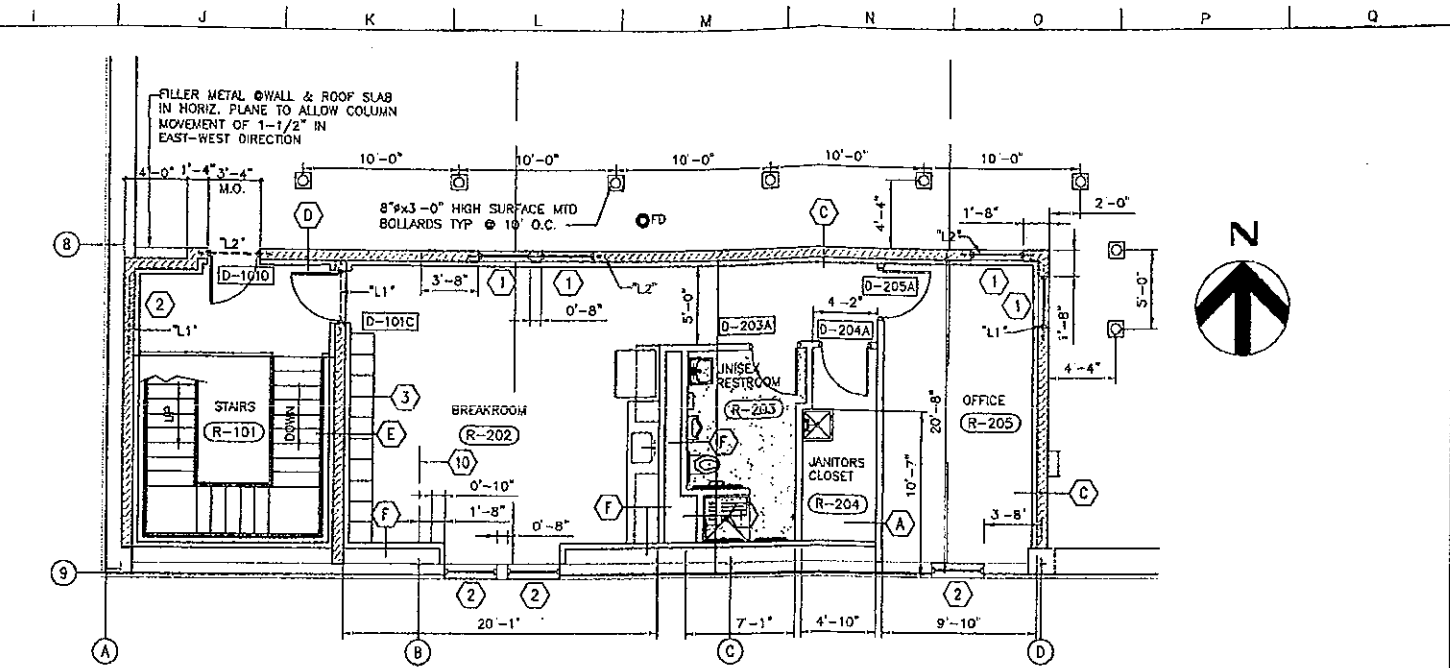
Transfer Station
Exterior Elevations
Sheet #2

Date	Aug 2006	Project No.	06770-2707-018	Drawing No.	
Scale	1/8" = 1'-0"	File Name	A002.DWG	Issue	A-2

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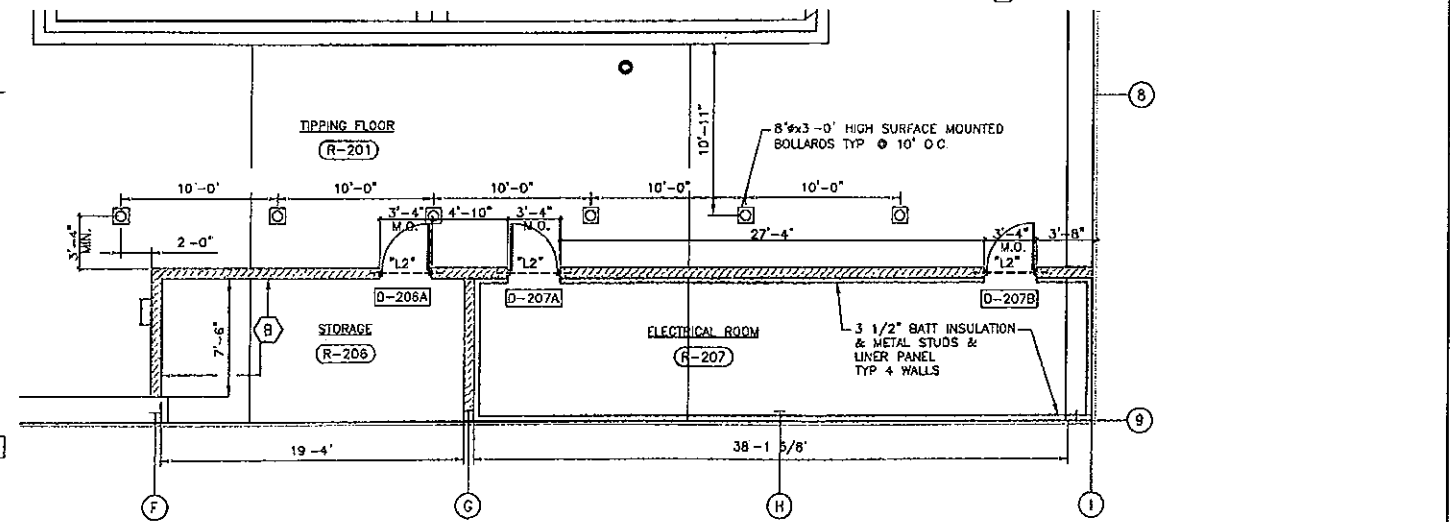


UPPER LEVEL PLAN
SCALE: 3/32" = 1'-0" FLOOR ELEVATIONS AS SHOWN



ENLARGED UPPER LEVEL SOUTHWEST END PLAN
SCALE: 3/16" = 1'-0" FINISH FLOOR EL (+)3.00' (LEVEL)

- ① TYPE 5 GLASS
- ② TYPE 6 GLASS
- ③ METAL LOCKERS



ENLARGED UPPER LEVEL SOUTHEAST END PLAN
SCALE: 3/16" = 1'-0" FINISH FLOOR EL (+)3.00' (LEVEL)

- ① TYPE 5 GLASS
- ② TYPE 6 GLASS
- ⑩ 6\"/>

Rev	Description	Date	Drawn	Checked	Appr.
0	ISSUED FOR OPERATIONS PLAN	4/06	DMP	HMA	SWJ

NOT FOR CONSTRUCTION



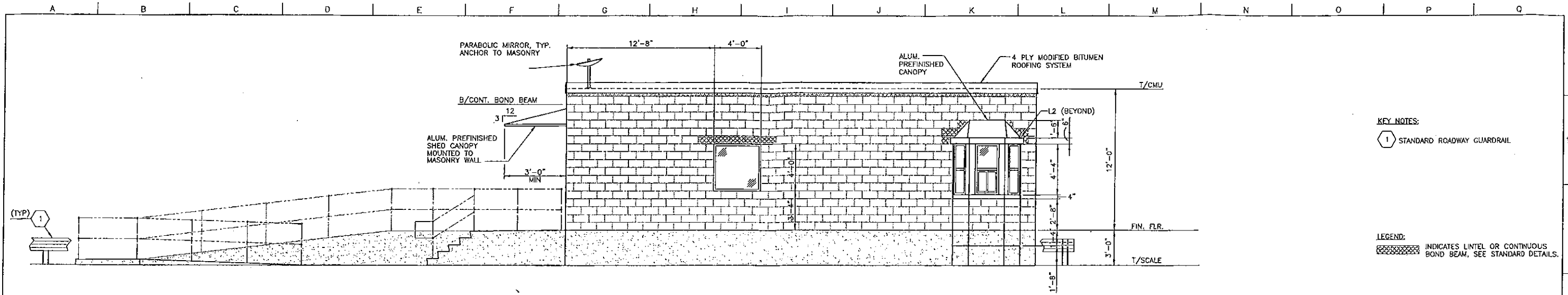
Project Manager
J. C. Reeding, P.E.
Designed
S. Jantzen
Checked
S. Jantzen
Drawn
D. Palenau

**CITY OF GREENSBORO
TRANSFER STATION**

**Transfer Station
Upper Level Floor Plans**

Date	April 2006	Project No.	06770-2707-018	Sheet No.	A-3
Scale	3/32" = 1'-0"	File Name	A003.DWG	Total	0

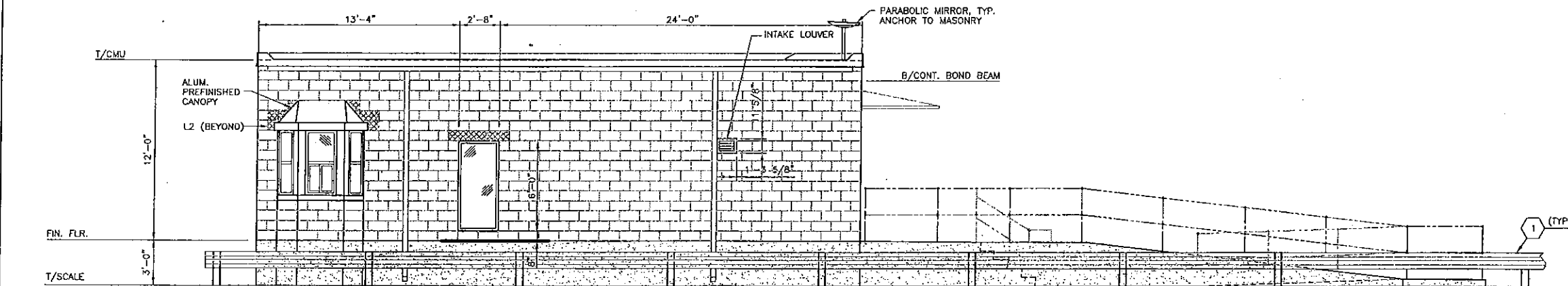
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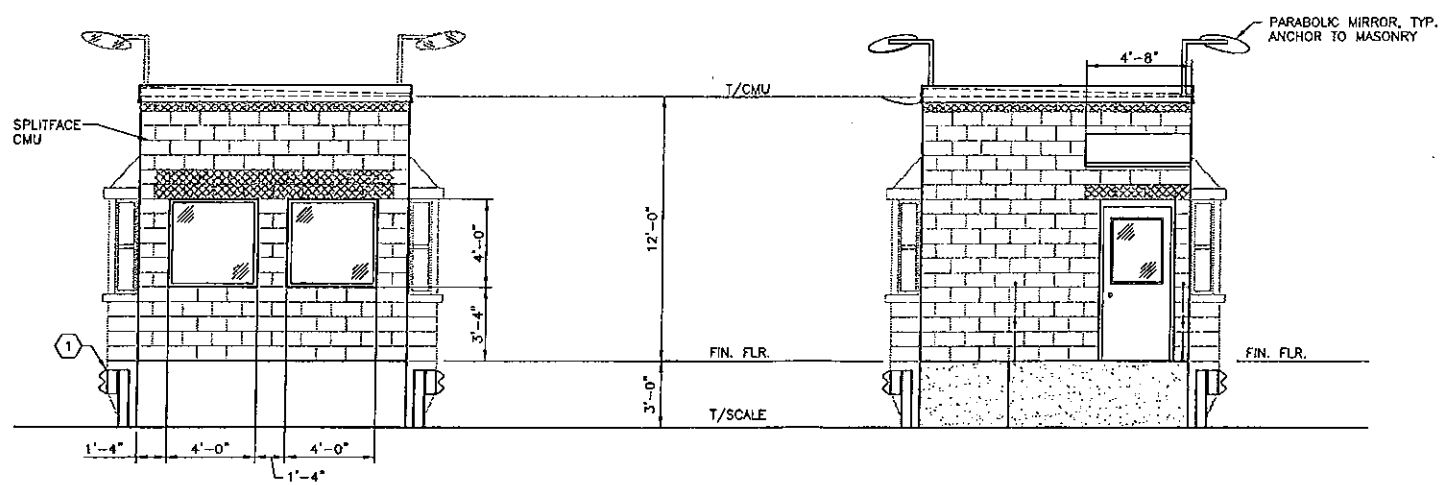
WEST ELEVATION

KEY NOTES:
 1 STANDARD ROADWAY GUARDRAIL

LEGEND:
 [Hatched pattern] INDICATES LINTEL OR CONTINUOUS BOND BEAM, SEE STANDARD DETAILS.



EAST ELEVATION



SOUTH ELEVATION

NORTH ELEVATION

0	ISSUED FOR OPERATIONS PLAN	8/06	GRH	GJH	GJH	JCR
Rev.	Description	Date	Drawn	Check	Eng.	Proj. Mgr.

NOT FOR CONSTRUCTION

HDR
 HDR Engineering, Inc.
 of the Carolinas
 Suite 1400
 128 S. Tryon Street
 Charlotte, NC 28202-5009

SEE US ON OPEN HOUSE DAYS AT THE HQ. ALWAYS SCALE ACCURATELY.

Project Manager
 J. C. Reading, PE

Designed
 S. Jantzen

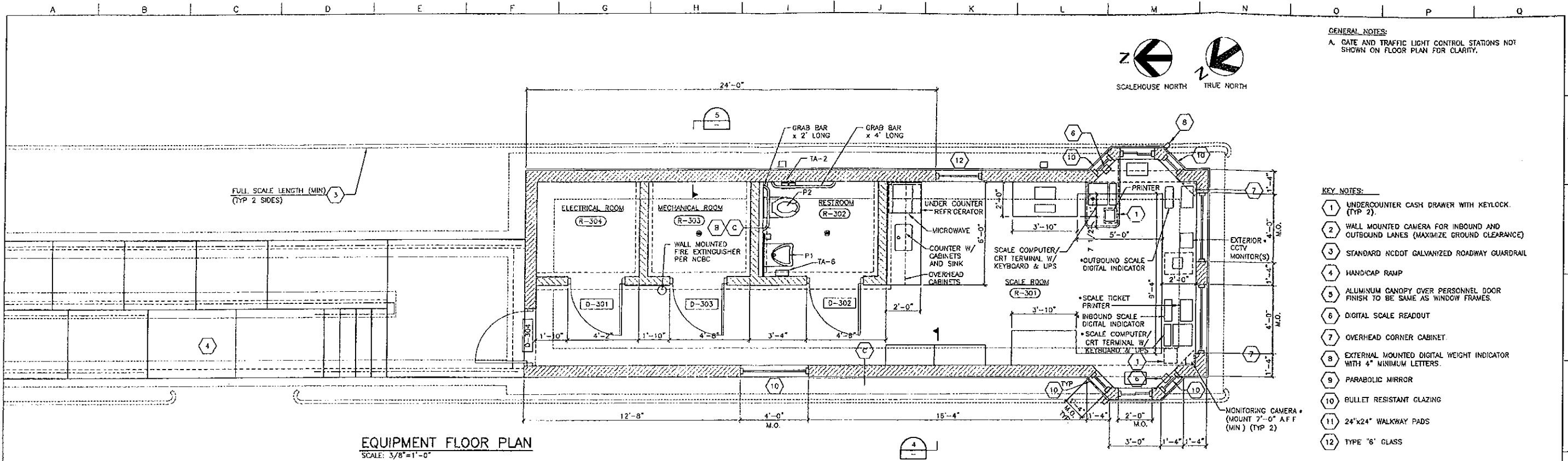
Checked
 M. Henkel

**CITY OF GREENSBORO
 TRANSFER STATION**

**Scalehouse
 Exterior Elevations**

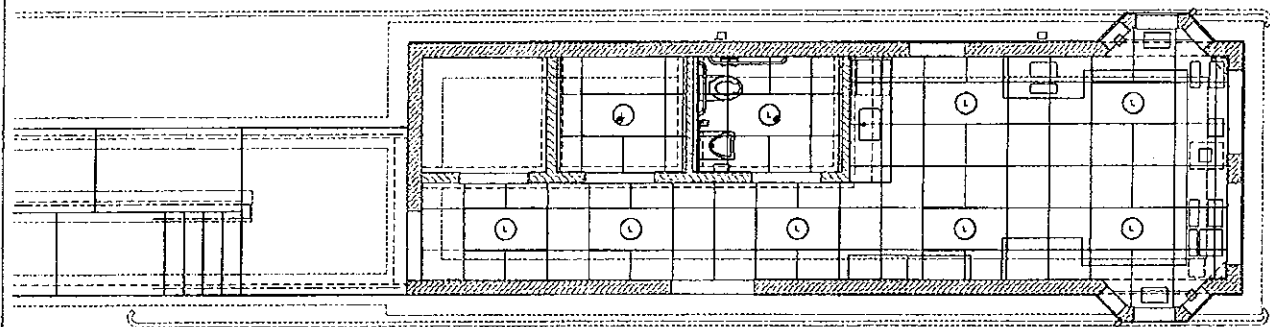
Date	Aug 2006	Project No.	06770-2707-018	Drawing No.	A-31
Scale	1/4"=1'-0"	File Name	A031.DWG	Issue	

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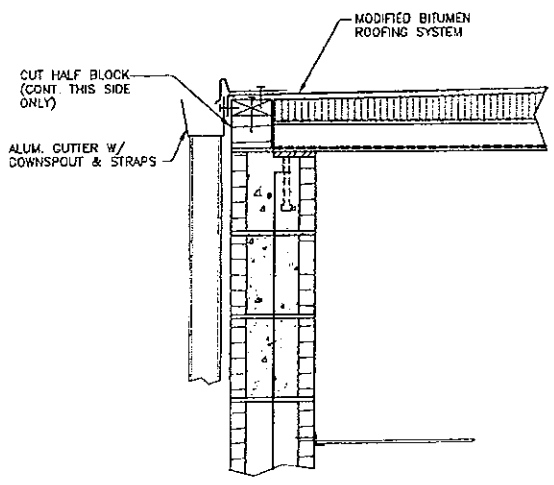
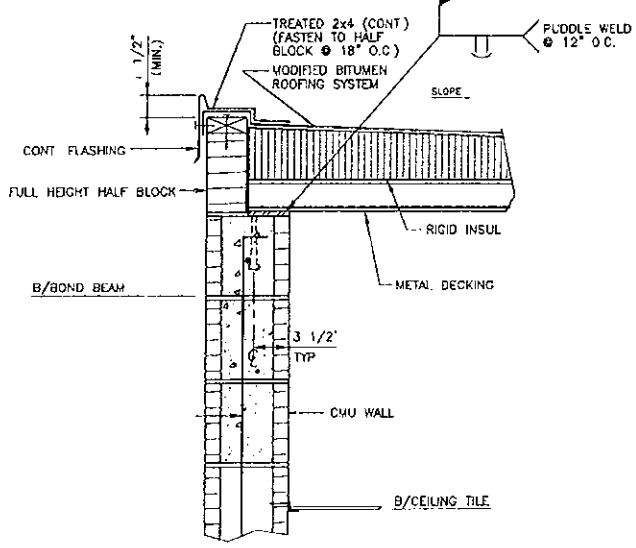
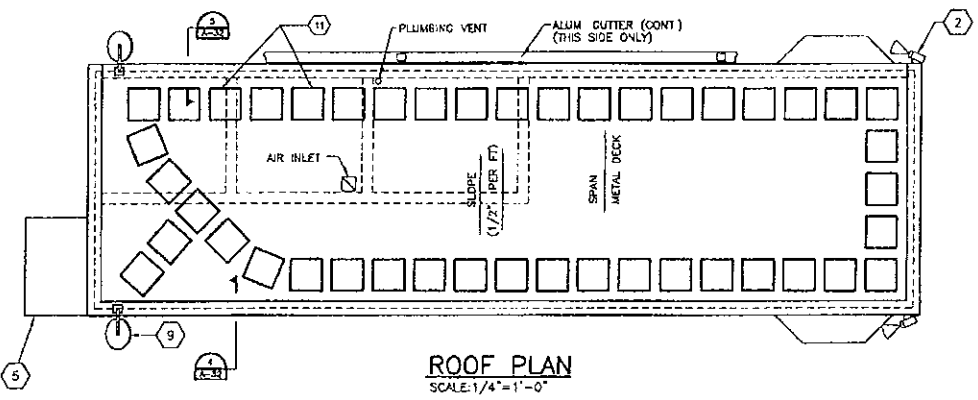


GENERAL NOTES:
A. GATE AND TRAFFIC LIGHT CONTROL STATIONS NOT SHOWN ON FLOOR PLAN FOR CLARITY.

- KEY NOTES:**
- 1 UNDERCOUNTER CASH DRAWER WITH KEYLOCK (TYP 2).
 - 2 WALL MOUNTED CAMERA FOR INBOUND AND OUTBOUND LANES (MAXIMIZE GROUND CLEARANCE)
 - 3 STANDARD NCDOT GALVANIZED ROADWAY GUARDRAIL
 - 4 HANDICAP RAMP
 - 5 ALUMINUM CANOPY OVER PERSONNEL DOOR FINISH TO BE SAME AS WINDOW FRAMES.
 - 6 DIGITAL SCALE READOUT
 - 7 OVERHEAD CORNER CABINET
 - 8 EXTERNAL MOUNTED DIGITAL WEIGHT INDICATOR WITH 4" MINIMUM LETTERS.
 - 9 PARABOLIC MIRROR
 - 10 BULLET RESISTANT GLAZING
 - 11 24"x24" WALKWAY PADS (MIN) (TYP 2)
 - 12 TYPE '6' GLASS



- REFLECTED CEILING LEGEND:**
- INDICATES LIGHT FIXTURE (SEE ELECTRICAL SHEETS)
 - INDICATES RETURN AIR DIFFUSER (SEE MECHANICAL SHEETS)
 - ⊗ INDICATES SUPPLY AIR DIFFUSER (SEE MECHANICAL SHEETS)
 - ▭ INDICATES 2 x 2 SUSPENDED CEILING TILES
- NOTE: SEE MECHANICAL AND ELECTRICAL SHEETS FOR ADDITIONAL INFORMATION.



NO.	DESCRIPTION	DATE	BY	CHKD.	APP.
0	ISSUED FOR OPERATIONS PLAN	4/06	DMP	HMA	SWJ

NOT FOR CONSTRUCTION



Project Manager: J. C. Reading, P.E.
 Designer: S. Jantzen
 Checker: S. Jantzen
 Drawn: M. Henkel

**CITY OF GREENSBORO
TRANSFER STATION**

**Scalehouse
Floor Plan**

Date: April 2006	Project No: 05770-2707-018	Sheet No: A-32	Scale: 0
Scale: As Noted	File Name: A032.DWG		

APPENDIX A

1 DEEDS 742149 \$12.00
2 DEEDS ADDN PGS \$6.00
1 PROBATE FEE \$2.00

RECORDED - 742149
KATHERINE LEE PAYNE
REGISTER OF DEEDS
GUILFORD COUNTY, NC
BOOK: 5892
PAGE(S): 0902 TO 0905
08/01/2003 10:02:15

GUILFORD COUNTY 8/ 1/2003
NC REAL ESTATE EXT \$1736.00

GENERAL WARRANTY DEED

Address of Grantee: Real Estate Division P.O. Box 3136, Greensboro 27402
Excise Tax: \$1,736.00
Parcel ID No.: _____
Prepared by: Donald G. Sparrow; Sparrow, Wolf & Sparrow, PA

DW Richardson

THIS DEED made this 31st day of July, 2003, by and between

PIEDMONT CORPORATE PARK LLC,
a North Carolina limited liability company,
hereinafter called GRANTOR,
and
CITY OF GREENSBORO,
hereinafter called GRANTEE.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH:

That the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land located in the City of Greensboro, Morehead Township, Guilford County, North Carolina, which is described as follows:

BEING ALL of **Lot 1 of the Property of Joseph F. Freeman** as per plat thereof recorded in Plat Book 83, Page 117, in the Office of the Register of Deeds of Guilford County, North Carolina; as further described in Exhibit 'A' attached hereto and incorporated herein by this reference.

SAVE AND EXCEPT any portion of said property that is located within the rights of way of Burnt Poplar Road and/or Chimney Rock Road.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

RECEIVED SEP 08 2006

1-120
R
000902

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions stated herein.

This conveyance is subject to easements, restrictions, and rights of way of record, if any, and ad valorem taxes for the year 2003 and subsequent years.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed the day and year first above written.

PIEDMONT CORPORATE PARK LLC,
a North Carolina limited liability company

By: *Norman G. Samet*
Norman G. Samet, Manager

000903

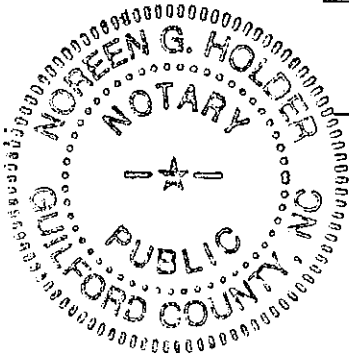
NORTH CAROLINA
GUILFORD COUNTY

I, NOREEN G. HOLDER, a Notary Public of the County and State aforesaid, certify that Norman G. Samet personally appeared before me this day and acknowledged that he is Manager of **PIEDMONT CORPORATE PART LLC**, a North Carolina limited liability company and that he, as Manager, by authority duly given, executed the foregoing instrument on behalf of the company.

Witness my hand and notarial seal this 31 day of July, 2003.

[SEAL]

My commission expires: 10/02/07



NoREEN G. Holder
Notary Public

Exhibit A

ACL 94-7029-960-02

Beginning at an existing iron pipe at the northeastern corner of Grantor (now or formerly Piedmont Corporate Park, LLC, as described and recorded in Deed Book 5199, Page 291, and Deed Book 4286, Page 661, and being Lot 1 as shown on a map entitled "Joseph F. Freeman, Jr." and recorded in Plat Book 83, Page 117, in the Office of the Register of Deeds of Guilford County, N.C.), said existing iron pipe also being in the southern line of APAC-Carolina, Inc., as described and recorded in Deed Book 5427, Page 926, in said Guilford County Registry, said existing iron pipe also being in the western margin of Chimney Rock Road as shown in said Plat Book 83, Page 117; thence, along Grantor's eastern line, said recorded western margin of Chimney Rock Road, the following three (3) courses and distances: 1) South 24°58'29" West 475.07 feet to an existing iron pipe; thence, 2) South 27°19'35" West 117.89 feet to an existing iron pipe; thence, 3) South 24°52'06" West 86.48 feet to an existing iron pipe at a southeastern corner of Grantor; thence, along the southeastern line of Grantor, also being the northwestern intersection of said Chimney Rock Road and Burnt Poplar Road, as recorded in said Deed Book 4286, Page 661, along a curve to the right having a radius of 45.00 feet and an arc length of 53.31 feet, with a chord bearing and distance of South 58°54'03" West 50.25 feet to an existing iron pipe at a southeastern corner of Grantor, said existing iron pipe also being in the northern margin of Burnt Poplar Road as recorded in said Deed Book 4286, Page 661; thence, along the southern line of Grantor, said northern margin of Burnt Poplar Road, the following four (4) courses and distances: 1) South 88°25'07" West 94.21 feet to an existing iron pipe; thence, 2) North 89°20'40" West 112.70 feet to a point; thence, 3) North 86°11'53" West 165.56 feet to a point, thence, 4) South 64°52'13" West 0.61 feet to a point at the recorded southwestern corner of Grantor, said point also being in the eastern line of Transmontaigne Product Services, Inc., as described and recorded in Deed Book 3976, Page 1762, and Deed Book 4955, Page 372 in said Guilford County Registry; thence, along the western line of Grantor, said eastern line of Transmontaigne Product Services, Inc., North 01°39'30" East 803.17 feet to an existing iron pipe at the northwestern corner of Grantor, said existing iron pipe also being at an eastern corner of said Transmontaigne Product Services, Inc., said existing iron pipe also being at the southwestern corner of said APAC—Carolina, Inc.; thence, along Grantor's northern line, the southern line of said APAC—Carolina, Inc., South 75°48'30" East 704.41 feet to the point of beginning, containing 408,809 square feet (9.385 acres).

For further reference see Drawing G-875 on file with the City of Greensboro, Engineering and Inspections Department.

406000

APPENDIX B



City of Greensboro

Date: January 17, 2003
To: Whom It May Concern *WFRJ*
From: William F. Ruska, Jr., Zoning Administrator
Subject: Public Hearing of the Greensboro City Council Concerning a Special Use Permit for Property Located at the Northwest Intersection of Burnt Poplar Road and Chimney Rock Road

On January 13, 2003, the Greensboro Zoning Commission voted 5 to 2 with one abstention to approve the Special Use Permit for a Refuse and Raw Material Transfer Point at the above noted property. Since a majority but less than six members of the Zoning Commission voted in favor of this request, it will be heard by the Greensboro City Council on Tuesday, February 4, 2003 at 6:00 p.m. in the City Council Chamber, Melvin Municipal Office Building, 300 West Washington Street.

At City Council hearings involving Special Use Permit applications, proponents and opponents are provided a total of 20 minutes each to be heard, notwithstanding the number of persons desiring to speak. Proponents are heard first followed by comments from opponents. Each side may speak for a total of 5 minutes in rebuttal. Individuals have the right to ask witnesses with an opposing viewpoint questions during the rebuttal period.

A Special Use Permit request requires a public hearing where all evidence is presented under oath. Due to the quasi-judicial nature of the hearing, no *ex parte* communication on the conditions is allowed – only evidence in the record at the hearing itself may be considered on these issues. Therefore, the City Council members cannot discuss, or receive, information, either orally or in writing, pertaining to the conditions outside of the public hearing.

Only adjoining property owners and people who spoke at the Zoning Commission meeting are receiving this letter; therefore, you may want to discuss it with other residents who may have an interest in this item. For further information, call the Department of Planning at (336) 373-2144

RECEIVED JAN 21 2003

Agenda

Greensboro City Council

REGULAR MEETING
TUESDAY
4 FEBRUARY 2003
6:00 P.M.

1. Moment of Silence
2. Pledge of Allegiance to the Flag
3. Recognition of Courier
4. Council Procedure for Conduct of the Meeting

At hearings involving rezoning applications, proponents and opponents shall be provided a total of twenty (20) minutes notwithstanding the number of persons desiring to be heard. Proponents shall be heard first followed by comments from opponents. Each side may speak a total of five (5) minutes rebuttal.

PUBLIC HEARING ITEMS:

5. Ordinance concerning addition of properties to the Fisher Park Historic Overlay District for the properties located at 904, 906, 908, 910, 912, 905-907 and 915 Olive Street; 200, 210 and 212 East Bessemer Avenue; and 1002 and 1004 Magnolia Street. (roll call vote) (Attachment #5 (PL(Z)03-06) to Council members)
6. Ordinance annexing territory to the corporate limits for property located north of new I-85 and east of and including Rehobeth Church Road—32.45 acres. (roll call vote) (Attachment #6 (PL(P)02-44) to Council members)
7. Ordinance establishing original zoning from County Zoning RS-30 Residential Single Family to City Zoning RS-7 Residential Single Family for property located west of the terminus of Blazingwood Drive north of new Interstate 85. (roll call vote) (Attachment #7 (PL(Z)03-07)
8. Ordinance establishing original zoning from County Zoning RS-30 Residential Single Family to City Zoning RM-8 Residential Multifamily for property located on the east side of Rehobeth Church Road north of new Interstate 85. (roll call vote) (Attachment #8 (PL(Z)03-08 to Council members)

MEMBERS OF COUNCIL

KEITH A HOLLIDAY, Mayor
YVONNE J JOHNSON, Mayor Pro Tem
DONALD R. VAUGHAN, At Large
TOM PHILLIPS, At Large

BELVIN J. JESSUP, District One
CLAUDETTE BURROUGHS-WHITE, District Two
ROBBIE PERKINS, District Three
FLORENCE F. GATTEN, District Four
SANDY CARMANY, District Five

Public Hearing Items Continue:

9. Ordinance rezoning property for Special Use Permit for a Refuse and Raw Material Transfer Point for municipal solid waste to be operated in accordance with North Carolina Solid Waste Rules governing in design and operation of the waste facility for property located at the northwest intersection of Burnt Poplar Road and Chimney Rock Road. (roll call vote) (Attachment #9 (PL(Z)03-09) to Council members)
10. Ordinance rezoning property from General Office Moderate Intensity to Conditional Use-Highway Business for all uses in the HB District except: (1) restaurants with drive-thru services, (2) convenience stores with fuel pumps, (3) service stations, and (4) billboards; with various conditions for property located on the west side of Battleground Avenue south of Horse Pen Creek Road and east of Four Farms Road. (roll call vote) (Attachment #10 (PL(Z)03-10) to Council members)
11. Ordinance Amending Chapter 30 of the Greensboro Code of Ordinances with respect to Zoning, Planning and Development, with various amendments to Table 30-4-5-1 pertaining to stadiums. (roll call vote) (Attachment #11 to Council members)
12. Resolution supporting the nomination of James B. Dudley High School and Gymnasium to the National Register of Historic Places (roll call vote) (Attachment #12 to Council members)

CONSENT AGENDA ITEMS

(one vote)

13. Resolution authorizing in the amount of \$109,978 Change Order for Contract No. 2002-01 with MPACO, Inc. for the resurfacing of streets. (Attachment #13 to Council members)
14. Resolution authorizing in the amount of \$250,000 Change Order for Contract No. 2000-08A with Kenneth R. Greene, Utility Contractor, Inc. for Sanitary Sewer Rehabilitation Project "E". (Attachment #14 to Council members)
15. Ordinance amending in the amount of \$10,570 State, Federal and Other Grants Fund Budget for participation in the North Carolina Joint Terrorism Task Force (Attachment #15 to Council members)
16. Resolution approving bid in the amount of \$1,228,975 and authorizing Contract No. 2002-56 with ASI RCC, Inc. for the Lake Brandt Dam Renovations. (Attachment #16 to Council members)

BUSINESS ITEMS:

17. Resolution supporting and encouraging the Guilford County Board of Elections to put in place one voting machine in each precinct that is accessible to citizens with disabilities. (roll call vote) (Attachment #17 to Council members)



Date: January 24, 2003
To: Ed Kitchen, City Manager
From: C. Thomas Martin, Planning Director
Subject: Zoning Commission Recommendation for a Special Use Permit on a Portion of Property Located at the Northwest Intersection of Burnt Poplar Road and Chimney Rock Road, for Public Hearing Before the City Council Tuesday, February 4, 2003

In the Zoning Commission meeting held on Monday, January 13, 2003, the Commission members present voted 5 to 2 with one abstention to recommend approval of a Special Use Permit for a Refuse and Raw Material Transfer Point on the above noted property. (Ayes: Collins, Haith, Haynes, Higgins, Wright; Noes: McDonnell, Schneider, Abstain: Wolf)

At the January 13, 2003 Zoning Commission meeting, Mr. Ruska stated this request is to obtain a Special Use Permit for a Refuse and Raw Material Transfer Point. The property is zoned Heavy Industrial and this zoning classification permits a Refuse and Raw Material Transfer Point with approval of a Special Use Permit.

SPECIAL USE CONDITIONS FOR THE REQUESTED SPECIAL USE PERMIT

- 1) Uses: The subject property is to be developed and utilized as a municipal solid waste transfer facility as defined by the North Carolina Solid Waste Management Rules [15A NCAC 13B, Section .0101(29)]; "a permanent structure with mechanical equipment used for the collection or compaction of solid waste prior to the transportation of solid waste for final disposal."
- 2) The facility shall be operated in accordance with the North Carolina Solid Waste Rules governing the design and operation of the waste facility [15A NCAC 13B, Sections .0401 and .0402].
- 3) As a minimum, the facility shall: (a) only operate in accordance with regulatory approved plan; (b) only accept waste for which it is approved; (c) manage water that comes into contact with the solid waste on-site or properly treat prior to permitted discharge; (d) maintain equipment for fire control; (e) apply effective vector control measures to control flies, rodents, and other insects or vermin; (f) provide equipment to maintain the facility in a sanitary condition; and (g) utilize appropriate methods to confine materials subject to be blown by wind within the area.

- 4) At the conclusion of each day of operation, all windblown material resulting from the operation shall be collected and returned to the area by the owner or operator.
- 5) In addition, the facility shall be secured (e.g. enclosed by fence, security lighting, security surveillance system).

DESCRIPTION OF THE PROPERTY, SURROUNDING LAND USE AND ZONING

This property consists of approximately 9.5 acres and is located at the northwest intersection of Burnt Poplar Road and Chimney Rock Road

	<u>Zoning</u>	<u>Land Use</u>
Subject Property	HI	Vacant land
North	HI	Tank farm
East	HI	Tank farm
South	HI	Milan Express
West	HI	Vacant land

Acting Chairman Higgins asked if there was anyone who wished to speak in favor of this item.

Jeryl Covington, Director of Environmental Services Departments for the City of Greensboro, stated the Environment Services Department was presenting information to support the issuance of this Special Use Permit for the property located at 6310 Burnt Poplar Road to serve the City of Greensboro. In 2001, the Greensboro City Council adopted a motion to actively pursue an alternative operation for the utilization of the White Street Landfill. Staff has followed this directive and has worked with Council and various neighborhoods to develop a plan that could be adopted and address the management of the community's generated solid waste. Staff evaluated opportunities to introduce new technologies for Solid Waste Management, considered relocation and siting of a new landfill, continued to work with the Guilford County officials in the identification of a regional solution and coordinated a site visit to a neighboring community who had found a solution by transferring waste from their community to a regional landfill. The property for which they had come before the Commission to request the issuance of a permit is proposed to be developed as Solid Waste Transfer Station to manage a portion of the waste that is currently managed by the White Street Landfill. This type of Waste Management operation is currently regulated by the NC Department of Environment and Natural Resources, Waste Management Division. On our development of this facility, the City of Greensboro will submit an application of our design and managing operating plan to the regulatory agency. They will, in turn, review the application and, if appropriate, issue a permit for operation.

In considering the location for the Solid Waste Transfer Station within our community, the Department considered some primary factors, which she enumerated. In addition to the primary factors identified, the Department considered compliance with current City of Greensboro standards for traffic impacts, water quality protection, and environmental concerns.

As reported the White Street Landfill receives an average of 11,289 vehicles per month for the entire operating facility. The flow average is approximately 470 vehicles per day. Their consultant dissected the traffic volumes by waste types to consider the highest volumes. From this evaluation the municipal solid waste portion of the traffic into the landfill accounted for approximately 40 percent of this volume.

Based upon the Transportation Department's evaluation of the traffic flow, it was determined that the proposed transfer station developed at the Burnt Poplar Road site would not be required to complete a traffic impact study. She showed where roadway improvements would be made in order to move the materials in and out of the facility without using low capacity roadways to transport these commodities.

The NC Division of Water Quality advised that the site is not subject to the Randleman Lake Water Supply Regulations including the protection and maintenance of the riparian areas and stormwater requirements. However, these exemptions do not exclude the site from complying with the City of Greensboro Development Ordinance in regard to water quality.

The City of Greensboro proposes to develop the property at 6310 Burnt Poplar Road as a Municipal Solid Waste Transfer Facility as defined by the NC Solid Waste Management Rules. The primary purpose of the operation is to transfer solid waste from our collection vehicles into tractor-trailers to dispose and transport outside of Guilford County.

The facility shall maintain fire control equipment and apply effective vector control measures to control flies, rodents, and other insects and vermin in order to maintain the sanitary conditions of the site. The facility will utilize appropriate methods to confine materials subject to wind blown and the site will be developed as a secured facility. The solid waste operations will be conducted within the confines of the structure with the possible exception of a customer convenience, which will only allow small vehicles and volumes of waste to be deposited within containers located on the site. This disallows the co-mingling of large and small vehicles and large and small volumes of waste to be managed at the facility.

As a visual portion of her presentation, Ms. Covington showed illustrations of Solid Waste Transfer Facilities. She explained some of the illustrations.

Based upon the NC Department of Environment and Natural Resources Data Base of August 28, 2002, the State has currently permitted 82 transfer station sites with an operation in North Carolina. The Environmental Services Department respectfully

requests your full support of the Special Use Permit for the property located at 6310 Burnt Poplar Road in order to secure a final operating location for the management of waste for the City of Greensboro.

Acting Chairman Higgins asked if there was anyone who wished to speak in opposition to this item.

Gary Beaver, Esq., 10 Silver Oak Court, stated he was an attorney with Adams Kleemeier. He said he was present on behalf of his clients Joe McKinney and John Lamberth. Joe McKinney and John Lamberth own the property right across the street from the proposed Transfer Site. Milan Trucking is their tenant at that property. The lease expires with Milan Trucking in the year 2004. He was not sure the year the proposed Transfer Station is supposed to come on line, but as you can imagine, it may be very difficult to rent their property to other tenants after a Transfer Facility is across the street with the heavy traffic and the smell, the hours of operations, some of those things going on.

Attorney Beaver said he was here today to not really ask the Commission to vote against it, but rather to postpone the decision for 30 days so they can get more information. His clients only recently learned of this proposed plan and would like to find out more about the impact on them, what their alternatives are, and make sure that the Commission is fully informed as well about what impact will occur on the neighboring properties. Certainly these facilities do not enhance the value of neighboring properties, and he felt the Commission would want full information about the impact on the folks that are surrounding that property. It does not look like there would be much on the tank farm, but certainly somebody who is running a business across the street should expect that they are going to have some problems, if there is heavy truck traffic and the odor of garbage. Therefore, they would request the Commission to give them 30 more days in which to gather that information and make sure they get the information the Commission should have before it makes its decision. They feel they need more information, especially as to traffic, before they could see the full impact of the Solid Waste Transfer Station on neighboring property. He said a facility of this type would attract birds and would be near the airport. He did not know if anyone had taken this into consideration.

Having just learned about this, they do not know how a Transfer Station operates and whether there would be other hazards that might occur as well with respect to the tank farm. He said he knew a landfill has methane, but he was not sure what the fire hazards are at a transfer station, but he did see that one of the conditions was to make sure that they had fire equipment. Therefore, he suspected they anticipate some fire hazard. Those are the kinds of questions that they would ask the Commission to allow them to examine and come back to the Commission with some information about the potential adverse impact on the neighbors, particularly them.

Mr Martin said even though this was not a rezoning, the zoning, staff follows the same procedure.

Mr. Ruska said staff notified everybody who owned property within 600 feet of the boundary of the proposed Special Use Permit.

Mr. Martin said the letters were mailed on December 31st, which was the normal 13 days prior to the Zoning Commission hearing and is the normal process, even though this site has had a lot of publicity. It has been in the news for quite awhile as to the site that was selected and under option by the City.

Ms. McDonnell asked when opponents come up and talk about changing the use or potentially changing the use of specific property, one of the things she was particularly interest in is, has there been any inquiry on the part of the applicant to see what the impact would be on the neighbors. In this particular situation, has there been any attempt on the part of the City to inquire about what the impact would be on the neighbors?

Mr. Martin said he thought Ms. McDonnell should ask the applicant that. But he did know that he had been involved in a lot of discussions on it and clearly if we thought it was going to impact the area, they would not have selected the site as one to do it. Heavy Industrial is the highest intensity land uses that you have. If there is going to be a site for a transfer station in Greensboro, you probably could not pick a better location than this particular one, especially with their traffic, road improvements, and with the nature of the land uses around it. Ms. Covington, when she comes back for rebuttal, can address that question further.

Mr. Martin stated this is a request for a Special Use Permit. We have dozens of uses that are permitted, but only with the Special Use Permit that has special conditions and those are the conditions spelled out, can a solid waste transfer station be permitted.

Acting Chairman Higgins asked Ms. Covington if she would like to speak in rebuttal.

Ms. Covington said the leading factor of impacts in the neighborhood is actually traffic and that is why they did a consideration of the traffic study. They introduced this to our Traffic Department. Primarily the Transfer Station is a Waste Transportation Center. Basically, the waste is taken from the small residential collector trucks and transferred into tractor-trailers. Waste is not contained on site or maintained on site overnight. The waste that is brought at the beginning of the day is actually deposited into a transfer station and it is removed from the site and taken to a final disposal location, so the site is actually cleaned at the end of the day and washed down so it is just an empty building. It is much like what you see in those photographs. There is no waste that is remaining in the facility.

There was a question about fire. The reason they have fire protection is because when they pick up waste from residential communities, oftentimes people will throw away items that are not completely extinguished of fire burning material. Oftentimes they will have some smoldering charcoal, will have some cigarettes, and those are the reasons why we have fire protection on the solid waste collection vehicles because oftentimes they will have a fire in the back of the hopper that they will have to contain. In order to make

sure we have a safe environment for our transfer station, if those materials got into a transfer station, we need to be able to extinguish those fires very quickly because basically a majority of the waste that comes in is of an ignitable content and so that would be able to be maintained. That is why they require those fire protection measures on site.

Another thing brought up was the generation of methane. This is not a landfill. This is actually a transfer station. There will be no breaking down of waste at the facility because the waste is actually going to be transferred from a collection vehicle to a tractor-trailer. In order for methane to be generated, there has to be a decomposition process. The reason we are in the solid waste business is for the health of the community. This is based upon the generation lifespan of a fly so you need to make sure you manage the waste so that it does not have a life span that a fly can reproduce in a number of days. Therefore, this is not a holding facility, but for transfer only and would be cleaned each day.

Ms. Covington said the City has been talking about going to a transfer station since 2001. They actually identified two locations in the City, one being located across the street from where her operations are located on Patton Avenue, and that was denied by City Council many months ago. They always identify the western corridor. On July 23, 2002 they did another presentation to Council. This was a public meeting, the media was there, and she presented information on making a recommendation for going to a transfer station. They presented the site and identified it on December 11, 2002 and this was at a work session with Council. It has received a lot of publicity and advertisement in the media. She said they do believe there has been enough time in advertising this that the community was aware of the transition from the White Street Landfill. She would propose that a final determination be made on the Special Use Permit instead of determining that we need to have another 30 days of study on this Permit Request.

Attorney Beaver, in rebuttal, said he would like to respond to the last part about the notice issue. He knew Mr. Martin had been working hard on this and he appreciated the difficulties the City is having in trying to find a Transfer Station and they have been working on these things since about 2001. The point they are making is, regardless of what they have been doing, they have not been talking to his clients. His clients' first notice was getting something in the mail last week. It is not hard to see who is across the street. It is not difficult to walk across the street to say hello, who owns this piece of property or check the records to see who owns the property, contact them, and tell them that this is what the City is thinking about doing. That was not done, the first notice was what they received last week. He said his clients were asking for a little more time to examine this, see what the impact will be on them, so they can inform the Commission about that impact. This certainly is something that is going to adversely affect the property across the street. Before the Commission makes a decision, they should make sure they understand what the potential consequences of that area.

Mr. Martin said that the Planning Department recommends that this Special Use Permit be approved. This property is surrounded by Heavy Industrial zoning and, for the most part, is surrounded by petroleum tanks. The site has good road access, featuring good

sight distance and convenient access to the proposed Urban Loop. The solid waste transfer facility will be operated in accordance with North Carolina Solid Waste Rules governing the design and operation of the facility and must operate in accordance with a regulatory approved plan. Conditions in the application address issues relating to the maintenance of sanitary conditions, confinement and collection of materials, and security of the facility. He added that this property would actually be cleaner than the other heavy industrial sites around it just simply because of what regulations are placed upon these type facilities.

In response to a question, Mr. Martin said these trucks would be permitted to drive on the Scenic Corridor since they are regular refuse trucks. This will not be a maintenance facility. The trucks will go back to Patton Avenue.

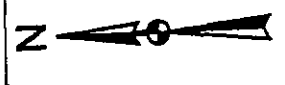
Ms Covington said the City Council had prohibited their looking in the eastern portion of the City for a Transfer Station and directed them to look in the western portion.

Mr. Martin said the plan may be to see how this works, and it may be that one Transfer Station can serve the whole City, just like all the trucks currently go to one location on the east. If not, then down the road the City would look to site one somewhere else.

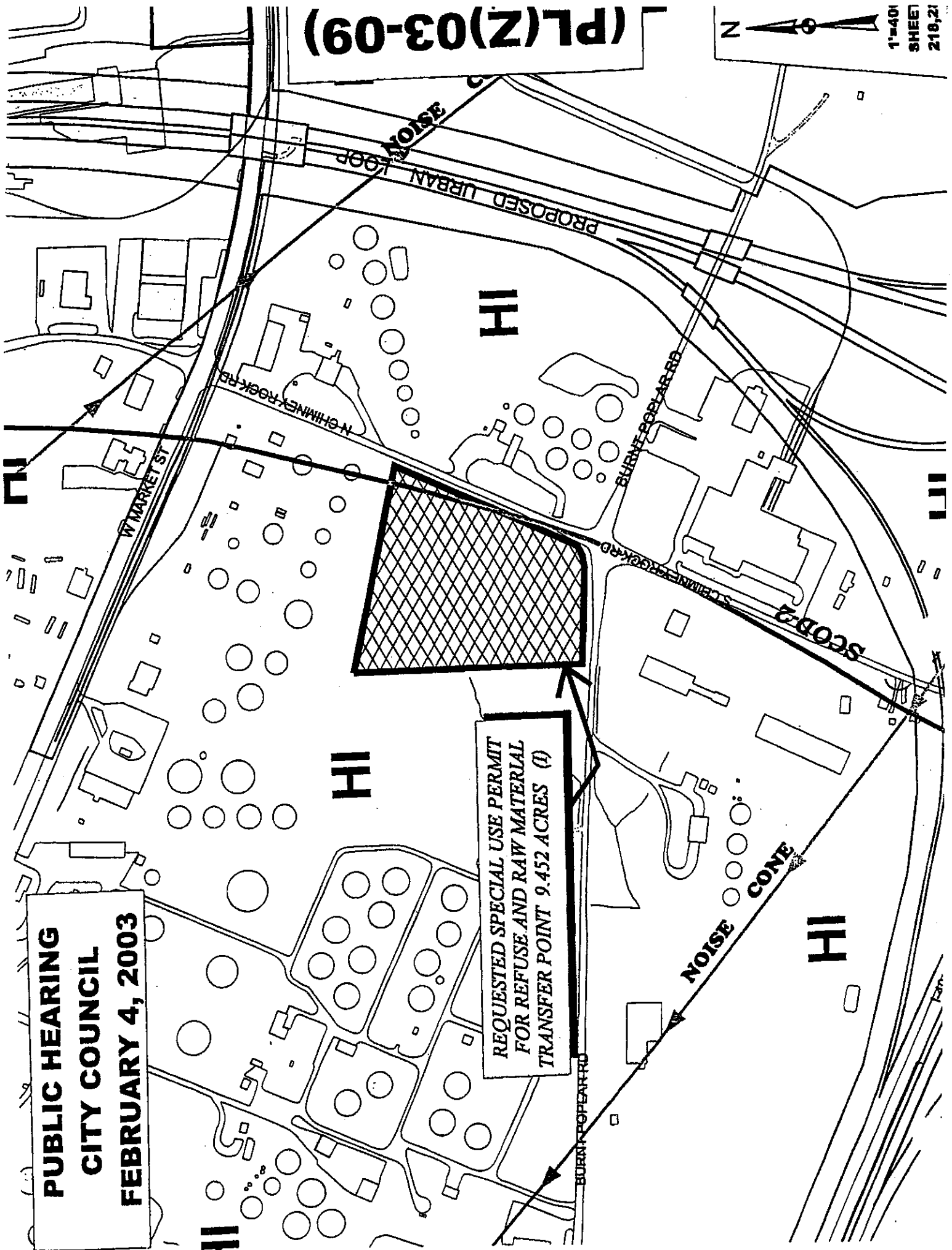
Mr. Haynes moved that the ordinance granting a Special Use Permit for use of this property for a Refuse and Raw Material Transfer Point be approved based on the following findings of fact: The use will not materially endanger the public health or safety if located where proposed because there are no health or safety concerns inherent in the proposed use of the property for a Refuse and Raw Material Transfer Point on a tract that is surrounded by heavy industrial land uses; That the use will meet the restriction(s) imposed by the applicant which state that the facility will be operated in accordance with North Carolina Solid Waste Management rules and shall operate only in accordance with the regulatory approved plan; The use will not substantially injure the value of adjoining or abutting property because all surrounding property is presently zoned Heavy Industrial; The location and character of the use will be in harmony with the area in which it is to be located and in general conformity with the plan of development of the City and its environs because the use of the property as a transfer station is compatible with adjacent and surrounding tank farm land uses; seconded by Mr. Collins. The Commission voted 5-2-1 in favor of the motion. (Ayes: Higgins, Wright, Collins, Haith, Haynes. Nays: Schneider, McDonnell; Abstain: Wolf.)

A map (PL(Z) 03-09) of the requested Special Use Permit is attached.

attachment



(PL(Z)03-09)



REQUESTED SPECIAL USE PERMIT
FOR REFUSE AND RAW MATERIAL
TRANSFER POINT 9.452 ACRES (1)

PUBLIC HEARING
CITY COUNCIL
FEBRUARY 4, 2003

9
03-30

**AMENDING OFFICIAL ZONING MAP AND
AUTHORIZING ISSUANCE OF SPECIAL USE PERMIT**

**NORTHWEST INTERSECTION OF BURNT POPLAR ROAD AND CHIMNEY ROCK
ROAD**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

Section 1. The Official Zoning Map is hereby amended by the issuance of a Special Use Permit authorizing use of the property described below for a Refuse and Raw Material Transfer Point in a Heavy Industrial District (subject to those conditions and limitations as set forth in Section 2, 3, and 4 of this ordinance):

BEGINNING at a point in the western right-of-way line of Chimney Rock Road, said point being the southeast corner of APAC Carolina, Inc. (ACL 94-7029-929W-07); thence along said western right-of-way line S24°56'50"W 710.63 feet to point; thence along a curve to the right a chord course and distance S59°22'30"W 22.61 feet to a point in the northern right-of-way line of Burnt Poplar Road; thence along said northern right-of-way line N86°12'W 387.83 feet to a point, said point being the southeast corner of Louis Dreyfus Energy Corporation (ACL 94-7029-960-06); thence along the line of Louis Dreyfus Energy Corporation N01°39'30"E 861.90 feet to a point, said point being the southwest corner of said APAC Carolina, Inc.; thence along the line of said APAC Carolina, Inc. S75°48'30"E 704.41 feet to the point and place of BEGINNING, containing 9.38 acres more or less.

Section 2. That the issuance of a Special Use Permit is hereby authorized subject to the following conditions:

- 1) Uses: The subject property is to be developed and utilized as a municipal solid waste transfer facility as defined by the North Carolina Solid Waste Management Rules [15A NCAC 13B, Section .0101(29)]; "a permanent structure with mechanical equipment used for the collection or compaction of solid waste prior to the transportation of solid waste for final disposal."
- 2) The facility shall be operated in accordance with the North Carolina Solid Waste Rules governing the design and operation of the waste facility [15A NCAC 13B, Sections .0401 and .0402]
- 3) As a minimum, the facility shall: (a) only operate in accordance with regulatory approved plan; (b) only accept waste for which it is approved; (c) manage water that comes into contact with the solid waste on-site or properly treat prior to permitted discharge; (d) maintain equipment for fire control; (e) apply effective vector control measures to control flies, rodents, and other insects or vermin; (f) provide equipment to maintain the facility in a sanitary condition; and (g) utilize appropriate methods to confine materials subject to be blown by wind within the area.
- 4) At the conclusion of each day of operation, all windblown material resulting from the operation shall be collected and returned to the area by the owner or operator.
- 5) In addition, the facility shall be secured (e.g. enclosed by fence, security lighting, security surveillance system).

Section 3 For use as a Refuse and Raw Material Transfer Point, this property will be perpetually bound and subject to the conditions imposed in Section 2, unless subsequently changed or amended, or until such time as this Special Use Permit shall expire or the permitted activity shall be discontinued, as provided for in Chapter 30 of the Greensboro Code of Ordinances. Final plans for any development to be made pursuant to this Special Use Permit shall be submitted to the Technical Review Committee for approval.

Section 4. Any violations of, or failure to accept, any conditions and limitations imposed herein shall be subject to the remedies provided in Chapter 30 of the Greensboro Code of Ordinances.

The foregoing ordinance was adopted by the City Council of the City of Greensboro on the 4 day of Feb, 2003 and will become effective immediately upon its publication. This the 13 day of Feb, 2003

Juanita F Cooper
City Clerk

COUNCIL SUMMARY FOR FEBRUARY 4, 2003

- All agenda items were adopted except Items #10 and 11

--Item #10 was continued to the February 18, 2003 meeting of Council

--Item #11 was defeated. Council discussed with the City Attorney the legal requirements and process involved with placing this item on the 2003 ballot for consideration by Greensboro citizens.

- The Council adopted motions to reconsider at the March 18, 2003 City Council meeting the *Resolution authorizing City Attorney to institute proceedings to condemn portion of property of Carriage Crossing in connection with the Wagon Wheel Commons Project*, which was adopted by Council at the January 7, 2003 meeting of Council. (see concerns)
- In keeping with his desire to recognize special City employees, the City Manager recognized retired Greensboro Police dog, Bear, and his former partner and current owner, Police Officer Brett Davis. Mr. Kitchen noted Bear had recently received the 2002 Award for Canine Excellence in Law Enforcement (ACE) from The American Kennel Club; he reviewed Bear's extraordinary and unique accomplishments while serving as a member of the Police Department's Canine Unit and presented Bear with special gifts from the City.
- Individual members of Council and the Manager commended staff in the following departments for their professionalism and for their efforts to provide assistance in addressing various needs, issues and concerns in the community: Engineering & Inspections, Environmental Services, Legal, Planning, Police, Legal and Transportation,
- Council discussed with Assistant City Manager Mitch Johnson the status of Barber Park improvements and whether plans for the Park could be adjusted at this stage of the process to expand the building to provide additional space for tennis courts.
- In response to a letter Councilmember Perkins had received from County Commissioner Linda Shaw, Council agreed they were not interested in building a complex on a site at Eugene and Lee Streets and leasing/selling the Municipal Building to the County.
- Council received an update with regard to the Aycock Neighborhood Master Plan from David Horton, representing that Neighborhood's Association
- Ben Holder, expressed concern with ongoing problems in the Randleman Road area. (Staff has provided Council with a report with regard to areas of concern.) He offered his personal opinion as to how the City should address various illegal activities in the area. After some members of Council discussed with the City Attorney the feasibility of the District Attorney invoking the nuisance provision to address problems with some area businesses, Councilmember Vaughan spoke to the combined law enforcement efforts involved with this process and noted the DA's office was already at work in this area

- Council took action with respect to boards and commissions.
- Members of Council discussed individual events and issues of interest to the community
- The Guilford County Legislative Delegation will hold a public meeting to receive input from the community on Thursday, February 27, 2003, beginning at 6:00 p.m. in the Council Chambers

CONCERNS:

Please provide a copy of your report/findings to Juanita Cooper

Luftie Graham, 204 Bernich Street, noted problems in this block with regard to solid waste pickup, parking and speeding traffic. The Manager advised that because the concerns involved multiple City departments, Assistant City Manager Johnson would coordinate efforts to investigate and address Ms. Graham's concerns.

Council directed staff to work with the developer and Carriage Crossing residents to try to address concerns and develop additional alternatives for consideration prior to the reconsideration of this matter at the March 18 Council meeting.

APPENDIX C

Waste Screening

City of Greensboro - Waste Disposal Facility

Date: _____ Time: _____ Inspected By: _____

Are there any visible labels of hazardous waste found?	No _____	Yes _____
Are there any strong or irritating odors detected?	No _____	Yes _____
Are there any visible or noisy reactions detected?	No _____	Yes _____
Are there any liquids in containers or liquid saturated waste detected?	No _____	Yes _____
Are there any grindings, shavings, or fine particles detected?	No _____	Yes _____
Are there any sludges or bulk liquids detected?	No _____	Yes _____

Excluded Waste Found

	No	Yes	If yes, how was the waste handled/disposed
Hazardous Waste			
Liquid Waste			
PCB Waste			
Tires			
White Goods			
Yard Waste			
used Motor Oil			
Anti-Freeze			
Batteries			
Aluminum Cans (Bulk)			
Other (Specify)			

Waste Found Requiring Special Attention

	No	Yes	If yes, how was the waste handled/disposed
Asbestos			
Sludges			
Medical Waste			
Other (Specify)			

Hauler: _____ Vehicle No. _____ Driver ID _____
 Source: _____ Waste Type: _____
 Net Tonnage of Load _____ Ticket No. _____

APPENDIX D

**SOLID WASTE MANAGEMENT FACILITY
 FIRE OCCURRENCE NOTIFICATION
 NC DENR Division of Waste Management
 Solid Waste Section**



Notify the Section verbally within 24 hours and submit written notification within 15 days of the occurrence.
(If additional space is needed, use back of this form.)

NAME OF FACILITY: _____ PERMIT # _____

DATE AND TIME OF FIRE: _____ @ _____

HOW WAS THE FIRE REPORTED AND BY WHOM:

LIST ACTIONS TAKEN:

WHAT WAS THE CAUSE OF THE FIRE:

DESCRIBE AREA, TYPE, AND AMOUNT OF WASTE INVOLVED:

WHAT COULD HAVE BEEN DONE TO PREVENT THIS FIRE:

DESCRIBE PLAN OF ACTIONS TO PREVENT FUTURE INCIDENTS:

NAME: _____ TITLE: _____ DATE: _____

 THIS SECTION TO BE COMPLETED BY SOLID WASTE SECTION REGIONAL STAFF
 DATE RECEIVED _____
 List any factors not listed that might have contributed to the fire or that might prevent occurrence of future fires:

FOLLOW-UP REQUIRED:

NO PHONE CALL SUBMITTAL MEETING RETURN VISIT BY: _____ (DATE)

ACTIONS TAKEN OR REQUIRED: