

NEW HANOVER COUNTY

DEPARTMENT OF PLANNING & LAND USE

230 Government Center Drive, Suite 110

Wilmington, North Carolina 28403

Telephone (910) 798-7165

FAX (910) 798-7053

planningdevelopment.nhcgov.com

SPECIAL USE PERMIT APPLICATION

This application form must be completed as part of a special use permit application submitted through the county's online COAST portal. The main procedural steps in the submittal and review of applications are outlined in the flowchart below. More specific submittal and review requirements, as well as the standards to be applied in reviewing the application, are set out in Section 10.3.5 of the Unified Development Ordinance.



*If the proposed use is classified as intensive industry, the applicant shall conduct a community information meeting in accordance with Section 10.2.3, Community Information Meeting.

1. Applicant and Property Owner Information

Applicant/Agent Name Joe Suleyman, Director Environmental Management	Owner Name (if different from Applicant/Agent)
Company New Hanover County Landfill	Company/Owner Name 2
Address 3002 US Highway 421 North	Address
City, State, Zip Wilmington, NC 28401	City, State, Zip
Phone (910) 798-4403	Phone
Email jsuleyman@nhcgov.com	Email

2. Subject Property Information

Address/Location 5124 US Highway 421 North Wilmington, NC 28401		Parcel Identification Number(s) R02300-001-017-000
Total Parcel(s) Acreage 8 acres	Existing Zoning and Use(s) I-2 Industrial District	Future Land Use Classification Resource Protection Area

3. Proposed Zoning, Use(s), & Narrative

Please list the proposed use(s) of the subject property, and provide the purpose of the special use permit and a project narrative (attach additional pages if necessary).

The County recently purchased an 8-acre parcel between the New Hanover County Secure Landfill (Parcel: R02300-001-017-000) and US Highway 421 North which is to be added to the landfill property.

The possible development of this parcel is for future landfill disposal, infrastructure and operations or other support facilities and/or buildings for the County's Environmental Management Department.

Project Narrative with supportive documentation attached.

4. Proposed Condition(s)

Please note: Within a special use permit proposal, additional conditions and requirements which represent greater restrictions on the development and use of the property than the corresponding zoning district regulations may be added. These conditions may assist in mitigating the impacts the proposed development may have on the surrounding community. Please list any conditions proposed to be included with this special use permit application below. Staff, the Planning Board, and Board of Commissioners may propose additional conditions during the review process that meet or exceed the minimum requirements of the Unified Development Ordinance.

On Lot 2, the County will continue to work with the North Carolina Natural Heritage Program to identify the extent of any significant plant or animal species on the subject parcel and to protect these species when practicable in dedicated natural areas or to provide mitigation areas when species cannot be protected.

The County worked with the North Carolina Plant Conservation Program to identify three (3) habitat restoration areas as shown on Attachment C. Plantings of *Aristida condensata* and longleaf pines have been completed twice by University of North Carolina Wilmington students and faculty. The plantings were established successfully in two of the three habitat restoration areas and the third area remains protected in its natural state.

5. Traffic Impact

Please provide the estimated number of trips generated for the proposed use(s) based off the most recent version of the Institute of Traffic Engineers (ITE) Trip Generation Manual. A Traffic Impact Analysis (TIA) must be completed for all proposed developments that generate more than 100 peak hour trips, and the TIA must be included with this application.

ITE Land Use: See Attachment F for the traffic count worksheet completed by the Transportation Planning Engineer from Wilmington's Planning, Development and Transportation Department

Trip Generation Use and Variable (gross floor area, dwelling units, etc.)

AM Peak Hour Trips:

PM Peak Hour Trips:

6. Criteria Required for Approval of a Special Use Permit

A use designated as a special use in a particular zoning district is a use that may be appropriate in the district, but because of its nature, extent, and external impacts, requires special consideration of its location, design, and methods of operation before it can be deemed appropriate in the district and compatible with its surroundings. The purpose is to establish a uniform mechanism for the review of special uses to ensure they are appropriate for the location and zoning district where they are proposed.

For each of the four required conclusions listed below, include or attach a statement that explains how any existing conditions, proposed development features, or other relevant facts would allow the Board of County Commissioners to reach the required conclusion, and attach any additional documents or materials that provide supporting factual evidence. The considerations listed under each required conclusion are simply those suggested to help the applicant understand what may be considered in determining whether a required conclusion can be met. Any additional considerations potentially raised by the proposed use or development should be addressed.

1. The use will not materially endanger the public health or safety if located where proposed and approved.

Considerations:

- Traffic conditions in the vicinity, including the effect of additional traffic on streets and street intersections, and sight lines at street intersections with curb cuts;
- Provision of services and utilities, including sewer, water, electrical, garbage collections, fire protection;
- Soil erosion and sedimentation;
- Protection of public, community, or private water supplies, including possible adverse effects on surface waters or groundwater; or
- Anticipated air discharges, including possible adverse effects on air quality.

The existing New Hanover County Secure Landfill Facility began operation in November 1981. During the process of permitting the original facility a Special Use Permit was issued by the County for development of that facility. The Landfill has been in operation for over 39 years without causing environmental/health issues. It is located in the industrial corridor of US Highway 421 North in the northwest area of the County. Abutting land uses to the west of the existing landfill were developed after the landfill was established. The current facility operates in accordance with the Department of Environment Quality (DEQ) Solid Waste Permit No. 65-04, as originally issued on August 24, 1981, which has been modified from time-to-time to accommodate disposal unit expansion and other solid waste related uses. Other agency required permits are also in-place. The expansion site will be permitted under the same regulations as the existing facility. The newly acquired 8-acre parcel (Lot 2) is intended to be used for future landfill disposal, infrastructure and operations or other support facilities and/or buildings for the solid waste program. This lot will function as an extension of the existing landfill, so it is the intent that all permits (state and local) required for the expansion will be modifications to existing permits issued to the original landfill site.

2. The use meets all required conditions and specifications of the Unified Development Ordinance.

Lot 2 is currently zoned as I-2 Heavy Industrial (see Attachment B). The existing site operates in compliance with current standards for sound, vibration, heat discharge, glare, odor, air quality and water quality, as applicable under federal, state, and local regulations. The new lot will have the same operations as the existing site. The purpose of this Special Use Permit modification is to allow for an expansion of the existing special use which is allowed under the New Hanover County Zoning Ordinance and meets the federal, state, and local regulations. In addition, the adjacent properties are all zoned I-2 Heavy Industrial thus no minimum buffer is required. A 50-foot setback from the US Highway 421 North side for the 8-acre parcel will be accommodated as the site is developed. The regulations through DEQ have setback requirements from the property line including that no waste may be placed within 300 feet of the property line.

3. The use will not substantially injure the value of adjoining or abutting property, or that the use is a public necessity.

Considerations:

- *The relationship of the proposed use and the character of development to surrounding uses and development, including possible conflicts between them and how these conflicts will be resolved (i.e. buffers, hours of operation, etc.).*
- *Whether the proposed development is so necessary to the public health, safety, and general welfare of the community or County as a whole as to justify it regardless of its impact on the value of adjoining property.*

Lot 2 and adjacent properties are all zoned I-2 Heavy industrial (see Attachment B). The existing site operates in compliance with current standards for sound, vibration, heat discharge, glare, odor, air quality and water quality, as applicable under federal, state, and local regulations. The new lot will have the same operations as the existing site; therefore, the proposed expansion should have no additional impacts on the value of adjoining or abutting properties.

4. The location and character of the use if developed according to the plan as submitted and approved will be in harmony with the area in which it is to be located and in general conformity with the New Hanover County Comprehensive Land Use Plan.

Considerations:

- *The relationship of the proposed use and the character of development to surrounding uses and development, including possible conflicts between them and how these conflicts will be resolved (i.e. buffers, hours of operation, etc.).*
- *Consistency with the Comprehensive Plan's goals, objectives for the various planning areas, its definitions of the various land use classifications and activity centers, and its locational standards.*

In 2020, New Hanover County acquired an approximately 8-acre parcel of land (Parcel: R02300-001-017-000) contiguous to the existing New Hanover County Secure Landfill Facility. Attachment C includes a drawing that reflects planning for this area. The drawing also shows how the possible future disposal unit could be constructed on the adjoining South Property and portions of Lot 2.

Staff will use the following checklist to determine the completeness of your application. Please verify all of the listed items are included and confirm by initialing under "Applicant Initial". If an item is not applicable, mark as "N/A". Applications determined to be incomplete must be corrected in order to be processed for further review; Staff will confirm if an application is complete within five business days of submittal.

Application Checklist

Applicant
Initial

- ☒ This application form, completed and signed
- ☒ Application fee:
 - \$500; \$250 if application pertains to a residential use (i.e. mobile home, duplex, family child care home).
- ☒ Traffic Impact Analysis (if applicable)
- ☒ Conceptual Site Plan including the following minimum elements:
 - Tract boundaries and total area, location of adjoining parcels and roads
 - Proposed use of land, structures and other improvements
 - For residential uses, this shall include number, height, and type of units; area to be occupied by each structure; and/or subdivided boundaries.
 - For non-residential uses, this shall include approximate square footage and height of each structure, an outline of the area it will occupy, and the specific purposes for which it will be used.
 - Proposed transportation and parking improvements; including proposed rights-of-way and roadways; proposed access to and from the subject site; arrangement and access provisions for parking areas.
 - All existing and proposed easements, required setbacks, rights-of-way, and buffering.
 - The location of Special Flood Hazard Areas.
 - The approximate location of regulated wetlands.
 - A narrative of the existing vegetation on the subject site including the approximate location, species, and size (DBH) of regulated trees. For site less than 5 acres, the exact location, species, and sized (DBH) of specimen trees must be included.
 - Any additional conditions and requirements that represent greater restrictions on development and use of the tract than the corresponding general use district regulations or additional limitations on land that may be regulated by Federal or State law or local ordinance.
 - Any other information that will facilitate review of the proposed special use permit (Ref. Section 10.3.5, as applicable)
- ☒ Applications for uses in the intensive industry category must also submit:
 - Community meeting written summary
 - A list of any local, state, or federal permits required for use
- ☒ One (1) hard copy of ALL documents and site plan. Additional hard copies may be required by staff depending on the size of the document/site plan.
- ☒ One (1) digital PDF copy of ALL documents AND plans
- ☒ For wireless support structures or substantial modifications, the elements listed on the attached checklist

N/A

N/A

N/A

7. Acknowledgement and Signatures

By my signature below, I understand and accept all of the conditions, limitations, and obligations of the special use permit for which I am applying. I understand that the existing Official Zoning Map is presumed to be correct. I understand that I have the burden of proving that the proposal meets the four required conclusions. I certify that this application is complete and that all information presented in this application is accurate to the best of my knowledge, information, and belief.

If applicable, I also appoint the applicant/agent as listed on this application to represent me and make decisions on my behalf regarding this application during the review process. The applicant/agent is hereby authorized on my behalf to:

1. Submit an application including all required supplemental information and materials;
2. Appear at public hearings to give representation and comments;
3. Act on my behalf without limitations with regard to any and all things directly or indirectly connected with or arising out of this application; and
4. Provide written consent to any and all conditions of approval.



Signature of Property Owner(s)



Print Name(s)



Signature of Applicant/Agent



Print Name

Note: This form must be signed by the owner(s) of record. If there are multiple property owners, a signature is required for each owner of record.

The land owner or their attorney must be present for the application at the preliminary forum and public hearing.

If an applicant requests delay of consideration from the Planning Board or Board of County Commissioners before notice has been sent to the newspaper, the item will be calendared for the next meeting and no fee will be required. If delay is requested after notice has been sent to the newspaper, the Board will act on the request at the scheduled meeting and are under no obligation to grant the continuance. If the continuance is granted, a fee in accordance with the adopted fee schedule as published on the New Hanover County Planning website will be required.

Telecommunications Requirements Checklist

Requirements for Wireless Support Structures & Substantial Modifications

*Applicant
Initial*

Affidavit certifying the construction and placement of wireless facilities meets the provisions of the Federal Communications Act, 47 U.S.C. § 332, as amended, section 6409 of the Middle Class Tax Relief and Job Creation Act of 2012, 47 U.S.C. § 1455 (a), in accordance with the rules promulgated by the Federal Communications Commission (FCC), and all other applicable federal, state, and local laws.

N/A

Simulated photographic evidence of the proposed appearance of the wireless support structure and wireless facilities from at least four (4) vantage points and a statement as to the potential visual and aesthetic impacts on all adjacent residential zoning district.

N/A

Determination of No Hazard to Air Navigation, or other applicable determination by the Federal Aviation Administration (FAA) upon review of FAA Form 7460.

N/A

For New Wireless Support Structures: Information or materials providing evidence that collocating new antennae and equipment on an existing wireless support structure or structures within the applicant's search ring is not reasonably feasible. Per NCGS 160D-933, collocation on an existing wireless support structure is not reasonably feasible if the collocation is technically or commercially impractical or the owner of the existing wireless support structure is unwilling to enter into a contract for such use at fair market value.

N/A

- **Special Use Permit Modification Narrative**
 - Attachment A – Parcel Deed
 - Attachment B – Property Survey
 - Attachment C – Zoning Map
 - Attachment D – Site Plan Drawing
 - Attachment E – Flood Map
- **Attachment F – Traffic Count Worksheet**
- **Attachment G – Community Meeting Written Summary**
- **Attachment H – Applicable Permit List**

**NARRATIVE
SPECIAL USE PERMIT MODIFICATION FOR
THE NEW HANOVER COUNTY LANDFILL
7/16/2021**

In 2020 New Hanover County (County) acquired an approximately 8-acre parcel of land (Parcel: R02300-001-017-000) contiguous to the existing New Hanover County Secure Landfill Facility property (Parcel: R02300-001-004-000). See Attachment A for the Parcel Deed. The County requests that the existing Special Use Permit be modified to add the new 8-acre parcel.

The newly acquired 8-acre parcel (Lot 2) may be used for future landfill disposal, infrastructure and operations or other support facilities and/or buildings for the County's Environmental Management Department. This lot will function as an extension of the existing landfill property, so it is the intent that all permits (state and local) required for the expansion will be modifications to existing permits issued to the original landfill site. A copy of the survey map of Lot 2 is included in Attachment B, showing the current New Hanover County Landfill Facility and the contiguous Lot 2.

Lot 2 is currently zoned as I-2 Heavy Industrial (see Attachment C). The existing landfill site operates in compliance with current standards for sound, vibration, heat discharge, glare, odor, air quality and water quality, as applicable under federal, state, and local regulations. Lot 2 will have the same operations as the existing site. The purpose of this Special Use Permit modification is to allow for an expansion of the existing special use which is allowed under the New Hanover County Zoning Ordinance and meets the federal, state, and local regulations.

In addition, the properties adjacent to Lot 2 are zoned I-2 Heavy Industrial thus no minimum buffer is required. A 50-foot setback from the US Highway 421 North will be included when the site is developed. The regulations through DEQ have setback requirements from the property line including that no waste may be placed within 300 feet of the property line.

The landfill currently provides for the disposal of New Hanover County's waste. The need for expansion into Lot 2 merely provides for future waste disposal from the same sources that currently send their waste to the landfill. Lot 2 also provides a location for the possible relocation of other landfill buildings, infrastructure and operations that will be displaced by the continued buildout of the previously permitted South Property disposal units. This means that new traffic is not being generated on US Highway 421 North due to expansions. Therefore, the impacts on local traffic will not be significantly different from the current traffic on US Highway 421 North. On-site routing is designed to address access to the disposal area by those vehicles bringing the waste for disposal and for on-site maintenance and operations equipment.

The County has maintained a buffer of at least 50-feet from all property lines except where road access or environmental monitoring systems were needed. The existing vegetation in those areas has been maintained in place as well and acts as a visual buffer. It is the intent that this practice will continue along property lines common to adjacent tracts to the south and west.

The land classification of the site is Natural Heritage Resource Protection Area as identified with the contiguous South Property under the current Special Use Permit. As part of a sand ridge habitat area that encompasses much of the US Highway 421 corridor, the area of development

is not different than other previously developed locations. It is the intent of the permitting process to provide the maximum disposal area to meet the needs of the County citizens while addressing protection and mitigation of the sand ridge natural conditions. The previous special use permit calls for certain areas, within the South Property to be maintained as dedicated natural areas to help with the preservation of the habitat.

According to the flood map provided by FEMA, the area where Lot 2 is located was identified as an area of minimal flood hazard (see Attachment E). Since landfills require development of large base footprints for the disposal units, the existing scrub oaks and pines will be removed and the site graded to allow the landfill to properly operate in accordance with the DEQ permits. Trees will be maintained along areas adjacent to other parcels as a buffer zone as described above.

Upon issuance of the Special Use Permit the County will proceed with the process to gain the required permits from NCDEQ agencies.

Other items attached herein include:

Attachment A – Parcel Deed

Attachment B – Property Survey

Attachment C – Zoning Map

Attachment D – Site Plan Drawing

Attachment E – County Flood Map

ATTACHMENT A
PARCEL DEED

BK: RB 6321

PG: 2596-2600

RECORDED:

06-16-2020

02:53:56 PM

BY: STEPHANIE PEREZ

DEPUTY



2020022138

NEW HANOVER COUNTY, NC

TAMMY THEUSCH BEASLEY

REGISTER OF DEEDS

NC FEE \$26.00

STATE OF NC

REAL ESTATE

EXTX \$1560.00

SPECIAL WARRANTY DEED

Parcel: R02300-001-017-000

Revenue Stamps: \$1,560.00 ~~18~~

☐ If checked, the property includes the primary residence of at least one of the parties depicted as party of the first part. (N.C. Gen. Stat. § 105-317.2)

STATE OF NORTH CAROLINA

COUNTY OF NEW HANOVER

THIS SPECIAL WARRANTY DEED, made and entered into this the 11 day of June, 2020 by and between TIDEWATER TRANSIT CO., INC., a North Carolina corporation, party of the first part (the address of the party of the first part is: Post Office Box 189, Kinston, NC 28502); and NEW HANOVER COUNTY, party of the second part (the address of the party of the second part is: 230 Government Center Dr. Ste 125 Wilm NC 28403)

WITNESSETH:

That the party of the first part in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable considerations paid to the party of the first part by

Prepared by Ward and Smith, P.A., 127 Racine Drive, University Corporate Center (28403), Post Office Box 7068, Wilmington, NC 28406-7068

Please return to Ward and Smith, P.A., 127 Racine Drive, University Corporate Center (28403), Post Office Box 7068, Wilmington, NC 28406-7068

Attention: Justin M. Lewis

No opinion on title is rendered by Ward and Smith, P.A., without a separate written opinion on title from Ward and Smith, P.A.

This instrument prepared by Justin M. Lewis, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

RETURN TO NHC LEGAL

the party of the second part, the receipt and sufficiency of which hereby are acknowledged, has granted, bargained, sold and conveyed and by these presents does grant, bargain, sell and convey unto the party of the second part, said party's successors and assigns, the following described property to wit:

All that certain tract or parcel of land lying and being situate in New Hanover County, North Carolina, and being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

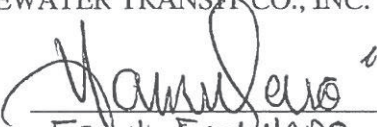
This conveyance is made subject to easements of record or on the ground, restrictive covenants of record and ad valorem taxes for the current year, which taxes the party of the second part, by acceptance of this deed, does agree to pay.

TO HAVE AND TO HOLD said property and all privileges and appurtenances thereunto belonging to the party of the second part, said party's successors and assigns, forever.

And the party of the first part covenants that said party has done nothing to affect such title to the aforesaid property as was received by said party and, subject to the matters set forth above, agrees to warrant and defend the title to said property against the lawful claims of all persons claiming by, through or under said party, but no further.

IN TESTIMONY WHEREOF, the party of the first part has caused this instrument to be executed under seal in such form as to be binding, this the day and year first above written.

TIDEWATER TRANSIT CO., INC. (SEAL)

By: 
Name: FRANK FAMULARO
Title: President

STATE OF North Carolina
COUNTY OF Lenoir

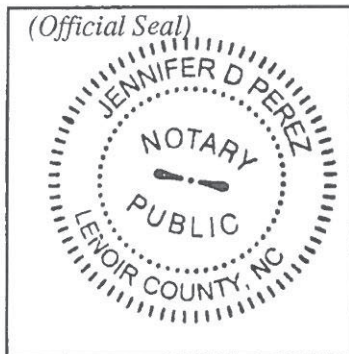
I certify that the following person personally appeared before me this day, acknowledging to me that he/she signed the foregoing document for the purpose(s) stated therein, in the capacity indicated therein: President - Frank Fankhauser

Date: 06-11-2020

Jennifer D. Perez
Signature of Notary Public

Jennifer D. Perez
Notary's printed or typed name

My commission expires: 03-29-2021



Notary seal or stamp must appear within this box.

060137-00002

ND: 4818-6731-4620, v. 1

EXHIBIT A

All that certain tract or parcel of land lying and being situate in New Hanover County, North Carolina, and being more particularly described as follows:

BEING all of Lot 2, containing 7.992 acres, more or less, as shown on the plat of the Remaining Lands of 421 Partners prepared by GeoInnovation Survey Solutions, PLLC dated April 21, 2006 and recorded in Map Book 49 at Page 288, New Hanover County Registry, to which map reference is made for a more particular description.

SUBJECT TO a 10-foot utility easement along and within the western property line of said tract adjacent to US Highway 421 as shown on said map.

This being the same property described in the deed recorded in Book 5047, Page 1662 in the office of the Register of Deeds of New Hanover County.

TAMMY THEUSCH
BEASLEY
Register of Deeds

New Hanover County

Register of Deeds

320 CHESTNUT ST SUITE 102 • WILMINGTON, NORTH CAROLINA 28401
Telephone 910-798-4530 • Fax 910-798-7716



State of North Carolina, County of NEW HANOVER
Filed For Registration: 06/16/2020 02:53:56 PM
Book: RB 6321 Page: 2596-2600
5 PGS \$1,586.00
Real Property \$26.00
Excise Tax \$1,560.00
Recorder: STEPHANIE PEREZ
Document No: 2020022138

DO NOT REMOVE!

This certification sheet is a vital part of your recorded document. Please retain with original document and submit when re-recording.

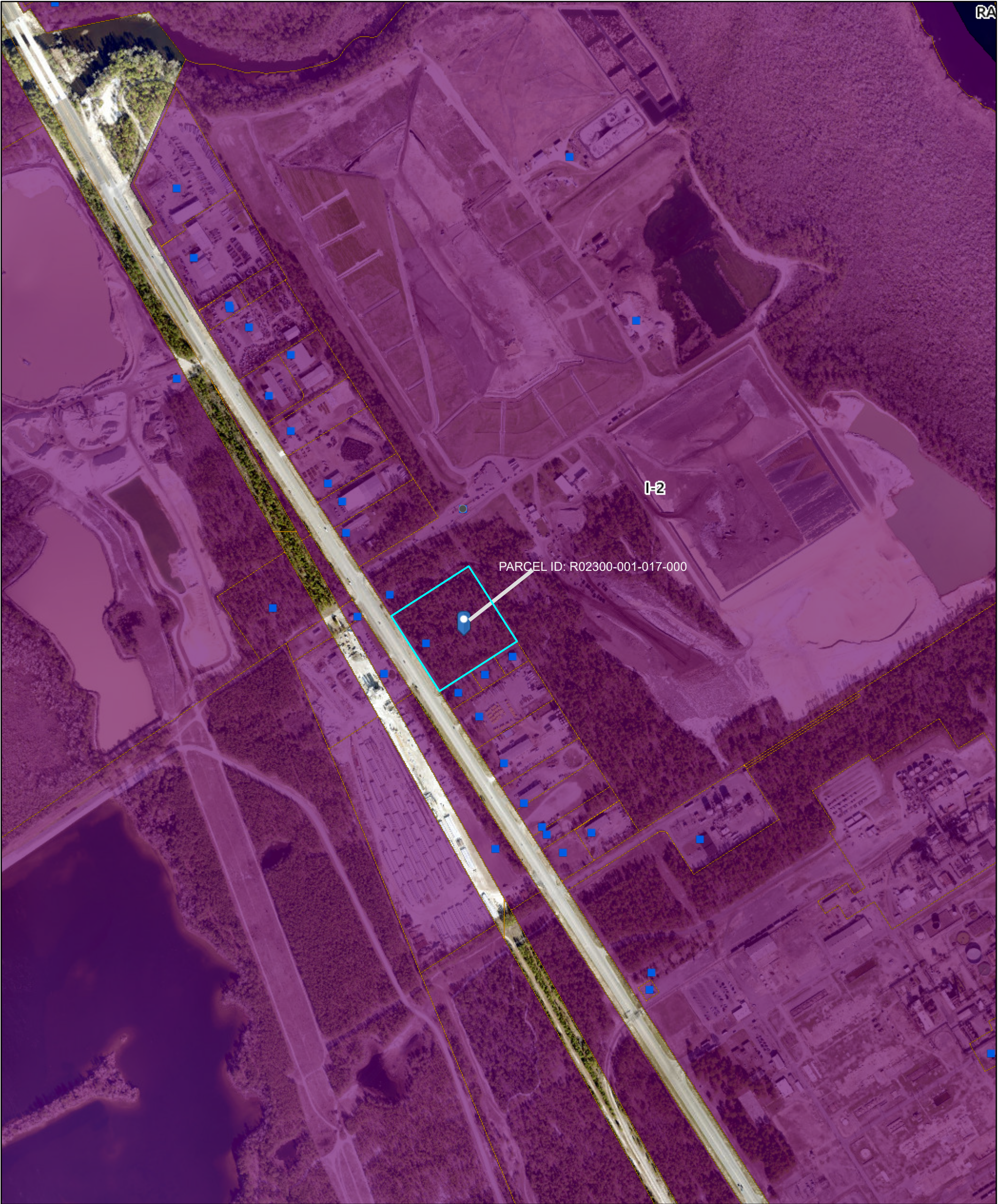
ATTACHMENT B
PROPERTY SURVEY

NEW HANOVER COUNTY LANDFILL SURVEY

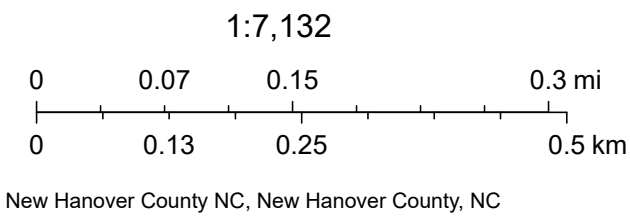
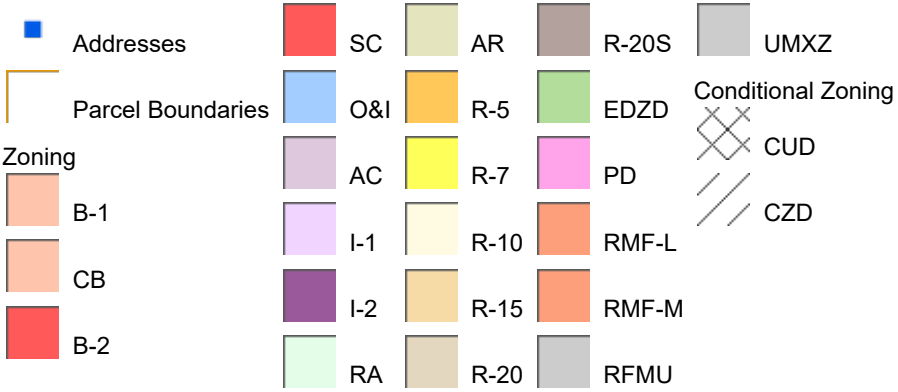


ATTACHMENT C
ZONING MAP

Zoning Districts



5/26/2021, 3:39:16 PM



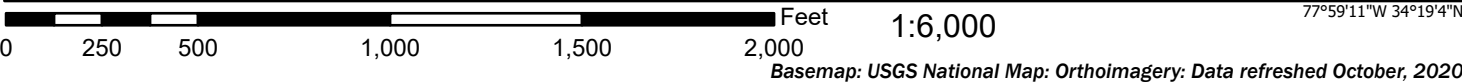
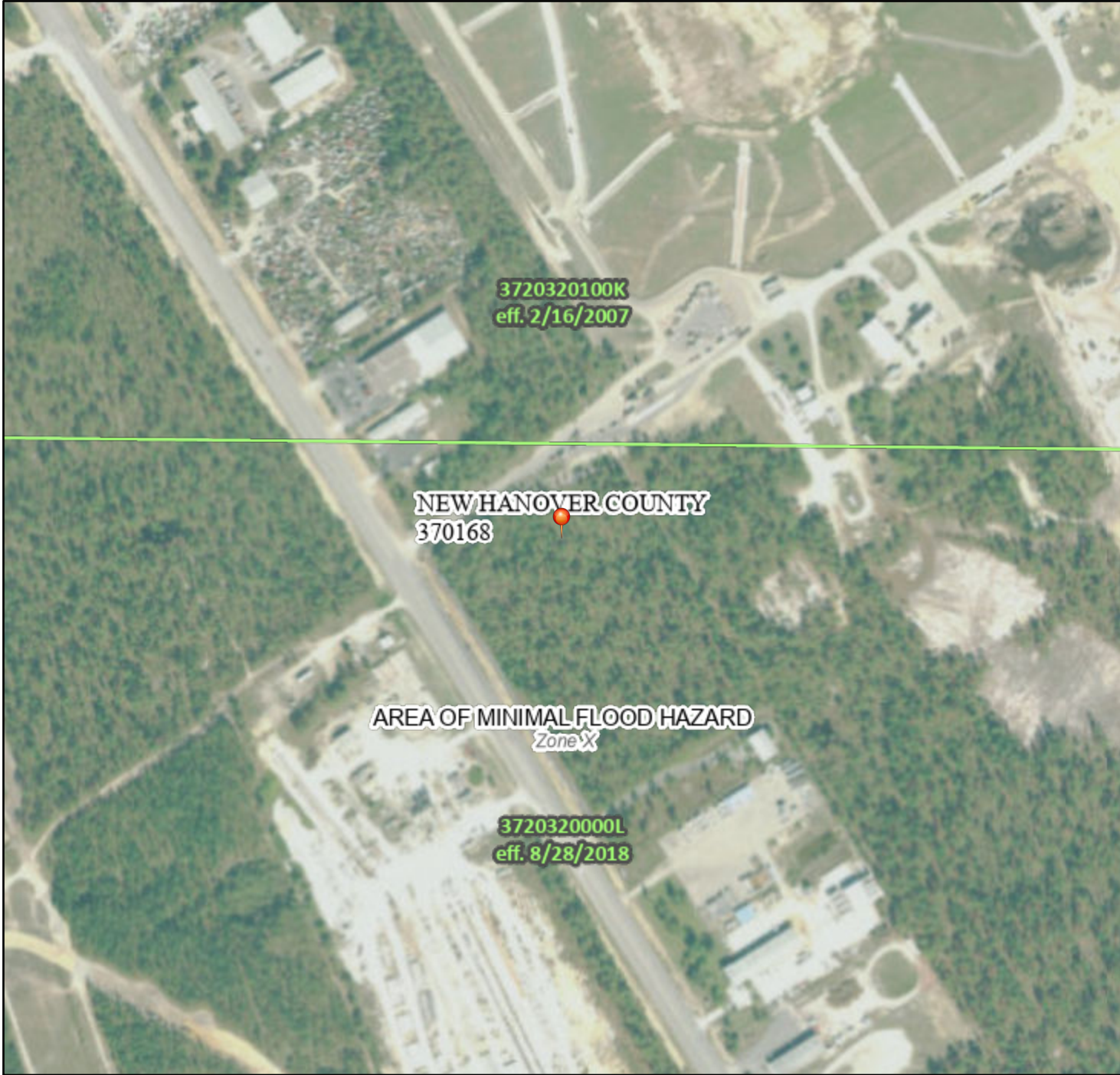
ATTACHMENT D
SITE PLAN DRAWING

ATTACHMENT E
FLOOD MAP

National Flood Hazard Layer FIRMette



77°59'48"W 34°19'34"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
OTHER FEATURES		Levee, Dike, or Floodwall
		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
OTHER FEATURES		17.5 Coastal Transect
		Base Flood Elevation Line (BFE)
OTHER FEATURES		Limit of Study
		Jurisdiction Boundary
OTHER FEATURES		Coastal Transect Baseline
		Profile Baseline
OTHER FEATURES		Hydrographic Feature
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 6/11/2021 at 2:39 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Attachment F

Traffic Count Worksheet

Traffic Impact Worksheet

Prior to submission of nonresidential site plan, this worksheet must be prepared. A Traffic Impact Analysis will be required for all projects generating 100 peak hour trips or more. The scope of the TIA shall be determined by concurrence of the Planning Director, the MPO coordinator and NCDOT traffic engineer. Any mitigation measures required must be included in the final site plan submitted for review.

PROJECT NAME _____

PROJECT ADDRESS _____

DEVELOPER/OWNER _____

EXISTING ZONING _____

GROSS FLOOR AREA _____ sq. ft.

NEAREST INTERSECTION _____

*No new structures are immediately planned. At a future point the existing structures may be relocated to provide for expanded landfill operation.

*See Attachment D - New Hanover County Landfill - Ultimate Buildout for site plan figure.

BEFORE PROPOSED PROJECT

Average Daily Traffic (Date) _____

LEVEL OF SERVICE (LOS) _____

ITE MANUAL TRAFFIC GENERATION ESTIMATE:

*ITE Manual available at Planning Department

USE AND VARIABLES: _____

(Example: Racquet Club; 8 courts; Saturday peaks)

AM PEAK HOUR TRIPS _____ PM PEAK HOUR TRIPS _____

(Traffic generation of 100 peak hour trips will require Traffic Impact Analysis Scoping meeting with Planning Department)

Person Providing Estimate

Andres Velosa
Signature

Peak Hour estimate confirmed by Planning & Zoning on _____
(Date)

By _____

Attachment G

Community Meeting Written Summary

**New Hanover County
Environmental Management Department
3002 US Highway 421 North
Wilmington, North Carolina 28401**

Community Meeting Written Summary



Date: September 27, 2021

Re: Community Meeting for Special Use Permitting for 8-acre Parcel

New Hanover County Environmental Management Department held a community meeting on Monday, September 27, 2021 from 4:00 pm to 5:00 pm at:

New Hanover County
Department of Environmental Management
3002 US Highway 421 North, Wilmington, NC 28401

Attendees are presented on the attached sign-in sheet (see **Appendix A**).

The attached presentation was used during the community meeting (see **Appendix B**).

The following written summary is provided in accordance with the UDO requirements.

Summary of Issues Discussed:

- Attendee asked if waste could be at the property boundary. Applicant discussed that there are state and local buffer/setback requirements from property boundaries and right-of-ways as well as water supply wells. Based on these regulatory requirements, waste will not be disposal of up to the property boundary.
- Attendee asked when the 8-acre parcel may be developed. Applicant stated that due to site development plans, parcel development may not occur for years and specific development plans have yet to be completed. If the 8-acre parcel is developed into a waste disposal area, it is more than likely that it would not be developed for a number of decades.
- Attendee discussed odor concerns. Applicant stated that the County is incorporating landfill closures (encapsulating waste in plastic synthetic liner per state regulations) and has started to actively capture and destroy landfill generated gases per state regulations.

Descriptions of Adjustments based on Comments:

- None. Applicant discussed keeping attendee posted on any development plans.

Appendix A

Community Information Meeting Sign-in Sheet



**NEW HANOVER COUNTY
ENVIRONMENTAL MANAGEMENT DEPARTMENT**

**COMMUNITY INFORMATION MEETING
SIGN-IN SHEET**

**SEPTEMBER 27, 2021
4:00 PM TO 5:00 PM**

SIGN-IN SHEET

	NAME	COMPANY	PHONE NO.
<input checked="" type="checkbox"/>	Joe Suleyman <i>JS</i>	New Hanover County	910-798-4406
<input checked="" type="checkbox"/>	Sam Hawes <i>SH</i>	New Hanover County	910-798-4454
<input type="checkbox"/>	Kim Roane	New Hanover County	910-798-4402
<input type="checkbox"/>	Andy Mulvey	New Hanover County	910-798-4405
<input type="checkbox"/>	Kevin Woodward	New Hanover County	910-798-4458
<input checked="" type="checkbox"/>	Kenton Yang <i>KY</i>	SCS Engineers	919-662-3015
<input checked="" type="checkbox"/>	Ian Spurlock <i>IS</i>	SCS Engineers	919-662-3015
	Michael Tuczynski	Southeastern Pet Cremation	910-443-6864
	Nicole Smith	NHC	910-798-7164

Appendix B

Community Information Meeting Presentation

New Hanover County Environmental Management Department

Community Information Meeting

Monday, September 27, 2021
4:00 pm to 5:00 pm



SCS ENGINEERS

Development Proposal

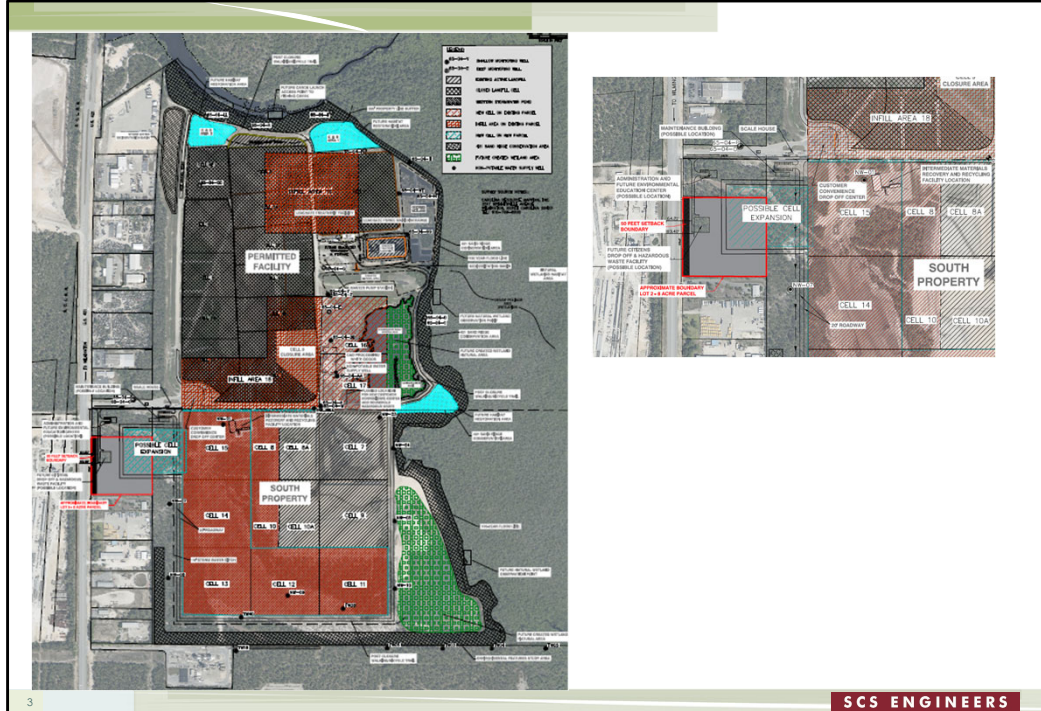
- Purchase of 8-acre parcel of land (Parcel: R02300-001-017-000)
- Modify SUP to include new parcel
- Possible future landfill disposal, infrastructure, operations or other support facilities
- I-2
- No development plans

2

SCS ENGINEERS

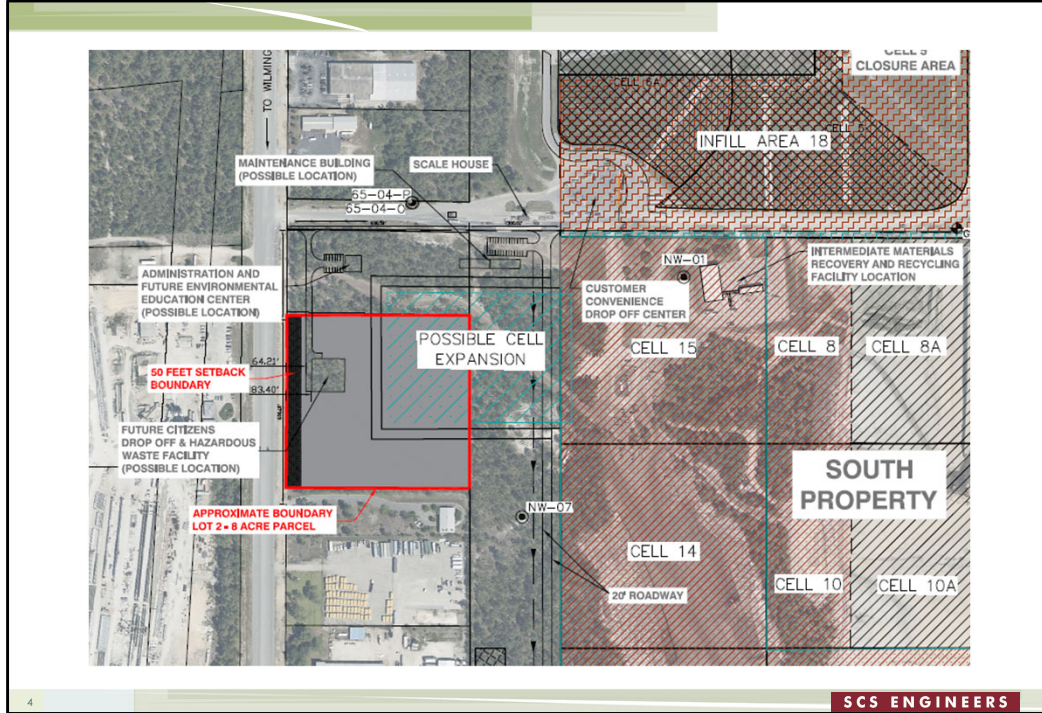
In 2020, New Hanover County (County) acquired an approximately 8-acre parcel of land (Parcel: R02300-001-017-000) contiguous to the existing New Hanover County Secure Landfill Facility. The County requests that the existing Special Use Permit be modified to add the 8-acre parcel under the current Special Use Permit.

The newly acquired 8-acre parcel (Lot 2) is intended to be used for possible future landfill disposal, infrastructure, operations or other support facilities for the solid waste program. This parcel will function as an extension of the existing landfill, so it is the intent that all permits (state and local) required for the expansion will be modifications to existing permits issued to the original landfill site. The existing zoning for the parcel is I-2 Heavy Industrial as are the other parcels abutting the 8-acre parcel. Currently, there are not any development plans for the parcel.



The existing New Hanover County Secure Landfill Facility began operation in November 1981. During the process of permitting the original facility a Special Use Permit was issued by the County for development of that facility. Since then the County has acquired and added a 273-acre parcel of land (South Property) and a 3.85-acre parcel of land (Lot 3).

Lot 2 is the subject parcel



Zoomed in

Application Process



*If the proposed use is classified as intensive industry, the applicant shall conduct a community information meeting in accordance with Section 10.2.3, Community Information Meeting.

Scheduled to submit permit on Oct 11th

Questions



Thank you for attending

Attachment H

Applicable Permit List

List of local, state, or federal permits required for use:

- North Carolina Department of Environmental Quality, Division of Waste Management, Solid Waste Section – New Hanover County MSW Landfill (Facility Permit No. 65-04) dated July 21, 2020
- North Carolina Department of Environmental Quality, Division of Energy, Mineral and Land Resources – New Hanover County Landfill (Stormwater Permit No. SW8 940414) dated September 10, 2021