

Region 2000 Services Authority Regional Landfill
Livestock Road Facility
Rezoning and SUP Application for Lateral Expansion
October 7, 2024

This action before the Campbell County Planning Commission and Board of Supervisors (the County) is a request for Rezoning and a Special Use Permit for property located southeast of the Livestock Road Landfill, identified as Tax Parcel TM 33-(A)-50 (a.k.a. the Bennett Property). This narrative addresses the “First Steps” of the Campbell County review process.

The current landfill was developed in 2008 after the County’s property containing the original Permit No. 285, issued by the Virginia Department of Environmental Quality (VDEQ), was divided and a new Permit No. 610, issued for a lined disposal unit on 97.758 acres (TM 33-(A)-15B), was assigned to the Region 2000 Service Authority (the Authority). Within that site, shown in **Attachment 1**, Phases III – V of the landfill are operational and have a projected remaining service life of 5 years (the landfill will be full in early 2029).

The subject property (TM 33-(A)-50) is owned by the Authority, which intends to subdivide the property into two parcels, “A” and “B,” shown conceptually in **Attachment 2**. Zoning for the entire 347.325-acre tract is Agricultural (A-1). The Authority is requesting a zoning change to Industrial – Heavy (I-H) and a Special Use Permit for the 213.415-acre Parcel “B.” Zoning for the 133.910-acre Parcel “A” will remain as A-1, with no plans for development at this time.

The Authority plans to develop a contiguous lateral expansion with sequential phases (Phases VI – X), which adds approximately 60.2 acres to the current 55-acre lined footprint. The expansion will overlap the existing side slopes (i.e., a “piggy-back” expansion). Peak elevations will remain at or below the currently permitted final grades at El. 1,046. The expansion will be designed in accordance with Virginia Solid Waste Management Regulations (9VAC20-81). The proposed expansion and appurtenances are shown in **Attachment 3**.

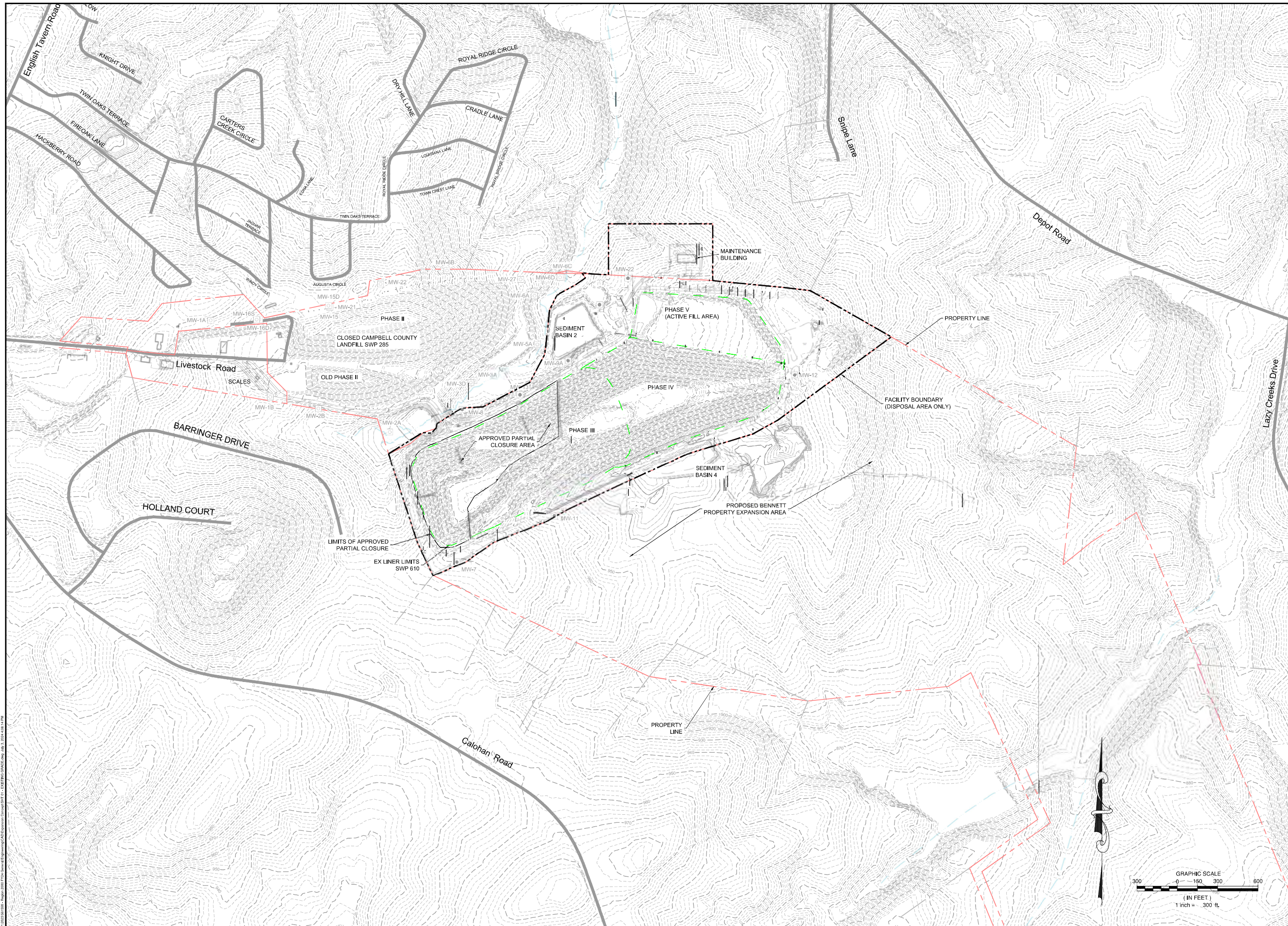
Surrounding properties include a mix of agricultural and residential uses. The expansion will not impact traffic patterns or offsite activities within the surrounding community. The Authority has implemented programs to mitigate noise and fugitive emissions. No changes are proposed to road access, buildings, or utilities serving the site. Onsite there will be new leachate and landfill gas management facilities that will require electrical power, along with upgrades to the current erosion and sedimentation control and air quality permits. These items will be addressed in future permitting efforts.

The Authority is proffering 500-foot-wide, forested property line buffers for the expansion area, more restrictive than the County’s requirements for Industrial zoning and Virginia’s solid waste buffer requirements. Regulatory buffer requirements will be observed on

adjacent water bodies – no streams or wetlands have been identified within the expansion footprint. Cross sections through the site plan, shown in **Attachment 4**, provide several line-of-sight perspectives that indicate the expansion will not be highly visible to the major roads or residences in the vicinity.

The landfill expansion will provide an estimated 24 years of future disposal capacity. The schedule for development is shown in **Attachment 5**. The schedule includes a two-step local government approval process: 1) Rezoning and Special Use Permit (the current action), 2) Local government certification of zoning and special use approval to be applied in a Notice of Intent for VDEQ review. These tasks are to be completed in late 2024 or early 2025 as the first of a three-part permitting process.

After the Notice of Intent approval, permitting activities will include Part A) hydrogeologic investigation with test borings submitted for review by VDEQ, and Part B) final survey and platting of the property and facility design submitted for review. These tasks are followed by public hearings, bidding, construction, and certification of the first partial phase (VI-A). The work will commence in late 2024 and end in 2028, with an anticipated commencement of waste placement in early 2029.

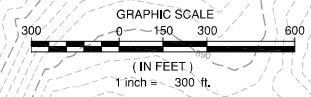


629 Phoenix Drive, Suite 100
 Virginia Beach, VA 23462
 757.500.2606
 www.trccompanies.com

- Hampton Roads, VA
- Raleigh, NC
- Fayetteville, NC
- Charlottesville, VA
- Northern Virginia
- Richmond, VA
- Blacksburg, VA
- Charlottesville, VA

EXISTING CONDITIONS
CONCEPTUAL LANDFILL EXPANSION
REGION 2000 REGIONAL LANDFILL
 LIVESTOCK ROAD FACILITY, CAMPBELL COUNTY, VIRGINIA

REVISIONS	
DESIGNED BY:	AST
DRAWN BY:	FJR
CHECKED BY:	AST
SCALE:	1" = 300'
DATE:	JUNE 2024
PROJECT NUMBER:	561599



©2024 TRC Companies, Inc. All Rights Reserved. This drawing is the property of TRC Companies, Inc. and is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of TRC Companies, Inc.

POPLAR RIDGE SUBDIVISION

LINE	BEARING	DISTANCE
L1	S66°33'36"W	198.00'
L2	N75°02'39"E	263.55'
L3	N62°49'15"E	260.07'
L4	N68°29'04"E	189.54'
L5	N68°39'04"E	213.18'
L6	N58°50'27"E	270.00'
L7	N64°15'25"E	400.00'
L8	N78°32'43"W	29.00'
L9	S85°06'36"W	360.47'
L10	S77°53'15"W	25.09'
L11	N82°17'07"W	22.24'
L12	N54°07'42"W	37.74'
L13	N84°48'10"W	24.65'
L14	S31°51'03"W	48.10'
L15	S20°25'10"W	55.47'
L16	S57°09'11"W	37.01'
L17	S38°28'42"W	52.42'
L18	S19°21'44"W	49.84'
L19	S49°57'17"W	61.48'
L20	S35°30'05"W	91.98'
L21	S22°58'37"W	36.39'
L22	S52°50'50"W	41.22'
L23	S50°01'20"W	94.15'
L24	S11°50'37"W	40.30'
L25	S41°14'59"W	92.98'
L26	N77°03'37"W	14.97'
L27	S05°30'33"W	19.85'
L28	S37°21'47"W	83.80'
L29	S39°00'54"W	47.55'
L30	S50°19'14"W	50.47'
L31	S36°32'50"W	90.90'
L32	S21°07'04"W	28.71'
L33	S49°08'02"W	74.75'
L34	S18°53'30"W	46.20'
L35	S40°10'53"W	34.93'
L36	S52°28'24"W	27.41'
L37	S04°42'29"W	28.92'
L38	S41°41'49"W	28.95'
L39	S73°27'32"W	35.06'
L40	N86°37'16"W	81.36'
L41	N84°52'38"W	47.82'
L42	N57°33'36"W	47.98'
L43	N17°51'10"E	33.46'
L44	S74°50'00"W	46.93'
L45	S54°30'17"W	13.31'
L46	N72°57'07"W	22.81'
L47	S63°53'25"W	28.31'
L48	S87°41'36"W	36.93'
L49	S56°35'11"W	34.44'
L50	N74°08'12"W	19.76'
L51	S62°27'11"W	17.13'
L52	S10°18'21"W	19.86'
L53	N73°41'18"W	41.14'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	394.49'	1661.48'	13°36'14"	S78°18'29"W	393.56'
C2	425.11'	888.94'	27°24'01"	S85°12'22"W	421.07'
C3	344.73'	888.94'	22°13'09"	S82°36'56"W	342.57'
C4	80.38'	888.94'	5°10'52"	N83°41'04"W	80.36'

OWNERS CONSENT AND CONFORMING STATEMENT
 THIS IS TO CERTIFY THAT THE PROPERTY EMBRACED WITHIN THIS "SUBDIVISION" IS PRESENTLY OWNED BY US AND THAT THE "SUBDIVISION" DATED OCT. 30, 2014, AS SHOWN IS WITH OUR FREE CONSENT AND IN ACCORDANCE WITH OUR DESIRES.

REPRESENTATIVE OF REGION 2000 SERVICE AUTHORITY _____ DATE _____

APPROVING AGENCY:
 UNDER THE AUTHORITY OF CAMPBELL COUNTY SUBDIVISION AND ZONING ORDINANCES, THE "SUBDIVISION" IS HEREBY APPROVED FOR RECORDATION.

SUBDIVISION AGENT _____ DATE _____

SOURCE OF TITLE
 THIS IS TO CERTIFY THAT THE HEREON SHOWN "SUBDIVISION PLAT" CONSTITUTES THE SAME PROPERTY ACQUIRED BY REGION 2000 SERVICE AUTHORITY, BY DEED WHICH DEED IS RECORDED IN INSTRUMENT No. 140004799, IN THE CLERK'S OFFICE, CIRCUIT COURT OF CAMPBELL COUNTY, VIRGINIA.

L. W. Knighting
 LOREN W. KNIGHTING, L.S. 1460
 DATE 11/3/2014

THIS DRAWING IS BASED ON EARLIER WORK BY DRAPER ADEN ASSOCIATES (NOW PART OF TRC) NOT INTENDED TO REPRESENT A SURVEYED PLAT.

PRELIMINARY



EDWARD J. WRIGHT
 TM 33-(A)-48
 D.B. 887, PG. 481

- NOTES:
1. THIS PLAT PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, AND MAY NOT REFLECT ALL ENCUMBRANCES APPURTENANT TO THE SUBJECT PROPERTY.
 2. THERE ARE NO KNOWN GRAVES OR OBJECTS / STRUCTURES MARKING A PLACE OF HUMAN BURIAL.
 3. THE EXTERIOR BOUNDARY SHOWN HEREON, COMPILED FROM BOUNDARY RESURVEY OF THE "BENNETT TRACT" PLAT PREPARED BY BERKLEY HOWELL & ASSOCIATES, P.C. DATED 9-23-98, AND PROVIDED BY REGION 2000 SERVICE AUTHORITY. FIELD WORK PERFORMED BY DRAPER ADEN ASSOCIATES PERSONNEL TO PREPARE THIS COMPILED MAP, LIMITED TO THE LOCATION OF CREEK CENTERLINE AND ASSOCIATED PROPERTY CORNERS AND DOES NOT CONSTITUTE A BOUNDARY SURVEY.
 4. ANY PARCEL, LOT, OR TRACT OF LAND CREATED ON OR AFTER JULY 1, 2004 SHALL BE CONSIDERED PART OF A COMMON PLAN OF DEVELOPMENT AND SUBJECT TO THE VSMP/STORMWATER MANAGEMENT REGULATIONS. QUESTIONS CONCERNING THESE REQUIREMENTS SHOULD BE DIRECTED TO CAMPBELL COUNTY ENVIRONMENTAL STAFF AT 434-592-9506.
 5. ACCORDING TO FEMA PANEL No. 51031C0120D, DATED AUG. 28, 2008 THE SUBJECT PROPERTY LIES IN FLOOD HAZARD ZONE "X", AREAS OUTSIDE THE 0.2% CHANCE FLOOD PLAIN.

WILLIAM A. CARWILE
 TM 33-(A)-25
 INSTR. No. 020010499

ROBERT E. JR. AND SANDRA DAY
 TM 33-(A)-26
 INSTR. No. 140001110

ROBERT L. AND NINA C. THOMAS
 TM 33-(A)-27
 D.B. 408, PG. 266

ROBERT E. III. AND CHRISTINA J. DAY
 TM 33-(A)-26A1
 INSTR. No. 050007668

HERITAGE WAY PROPERTIES, LLC
 TM 33-(A)-47A
 INSTRUMENT No. 070000760

PARCEL "B"
 REGION 2000
 SERVICE AUTHORITY
 TM 33-(A)-50
 INSTRUMENT No. 140004799
 ORIGINAL AREA = 347.325 ACRES (INCLUDES POSSIBLE OVERLAP)
 NEW AREA = 213.415 ACRES (INCLUDES POSSIBLE OVERLAP)

3.749 ACRE POSSIBLE OVERLAP
 AREA AS SHOWN ON BERKLEY
 HOWELL & ASSOCIATES PLAT,
 DATED 9-23-98

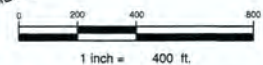
CLAYTON F. AND MONICA S. STANLEY
 TM 33-(A)-49
 INSTRUMENT No. 020003941

TIMOTHY B. SR. AND
 JAMES D. ROBERTSON
 TM 33-(A)-51
 D.B. 991, PG. 287

NEW PROPERTY
 LINE

OVERBEY FAMILY
 PARTNERSHIP LLP
 TM 33-(3)-1
 INSTR. No. 080000399

PARCEL "A"
 REGION 2000
 SERVICE AUTHORITY
 TM 33-(A)-50
 INSTRUMENT No. 140004799
 ORIGINAL AREA = 347.325
 NEW AREA = 133.910 ACRES



629 Phoenix Drive, Suite 100
 Virginia Beach, VA 23452
 757-300-2996
 www.trccompanies.com

- Hampton Roads, VA
- Raleigh, NC
- Fayetteville, NC
- Northern Virginia
- Richmond, VA
- Blacksburg, VA
- Charlottesville, VA

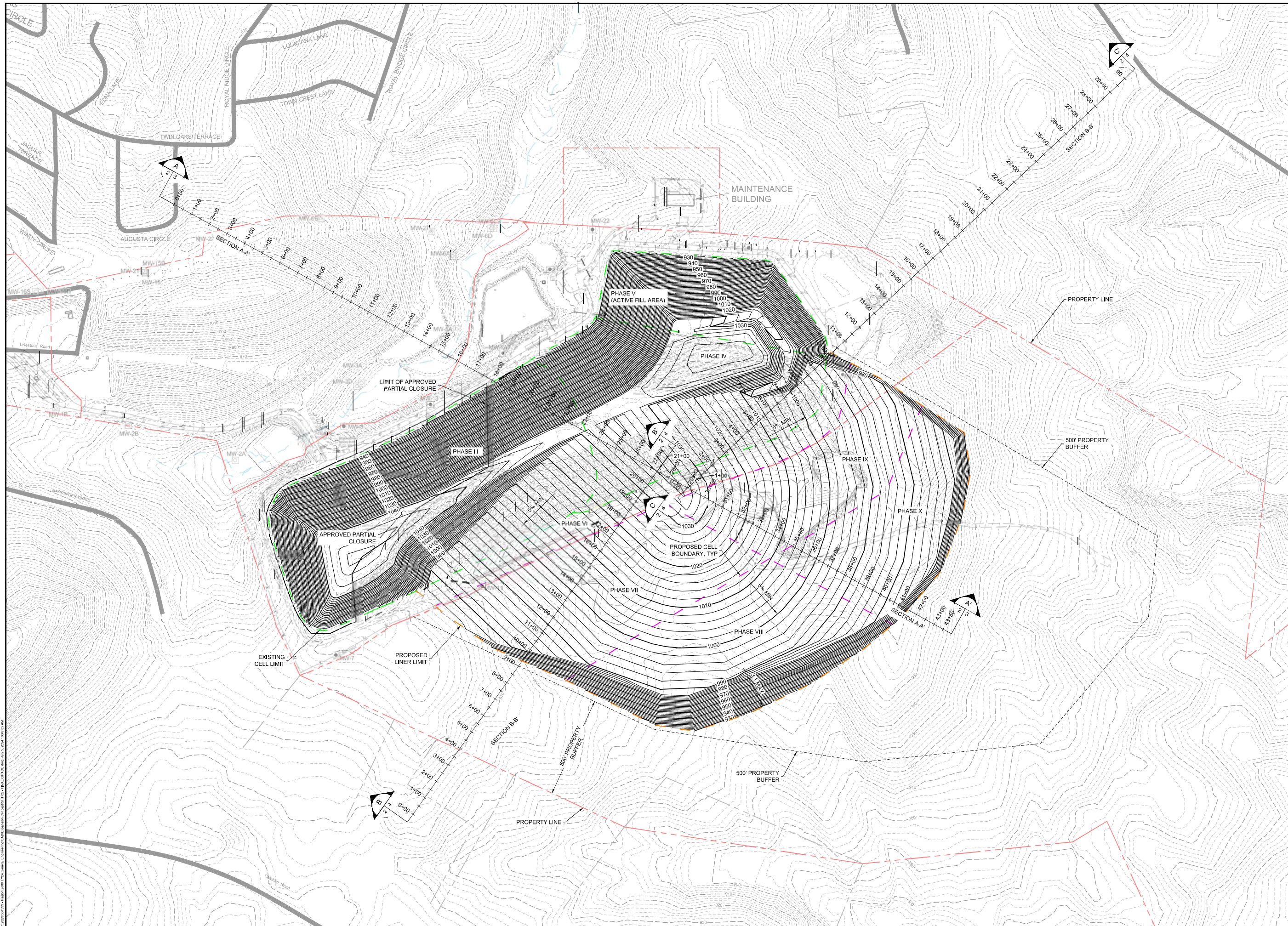
COMPILED PLAT OF SUBDIVISION
 REGION 2000 SERVICE AUTHORITY
 PROPERTY
 FLAT CREEK DISTRICT, CAMPBELL COUNTY, VIRGINIA

REVISIONS

DESIGNED BY:	N/A
DRAWN BY:	JFF
CHECKED BY:	LWK
SCALE:	1" = 400'
DATE:	10-30-14
PROJECT NUMBER:	B09107-118

ATT 2

P:\00910000\070600\07-118\CAD\0909107-118\PLAT.dwg November 3, 2014 1:43:57 PM



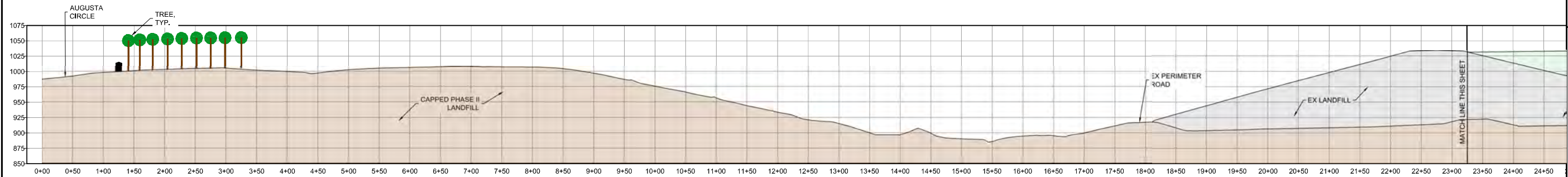
629 Phoenix Drive, Suite 100
 Virginia Beach, VA 23462
 757.500.2606
 www.trccompanies.com

- Hampton Roads, VA
- Raleigh, NC
- Fayetteville, NC
- Northern Virginia
- Richmond, VA
- Blacksburg, VA
- Charlottesville, VA

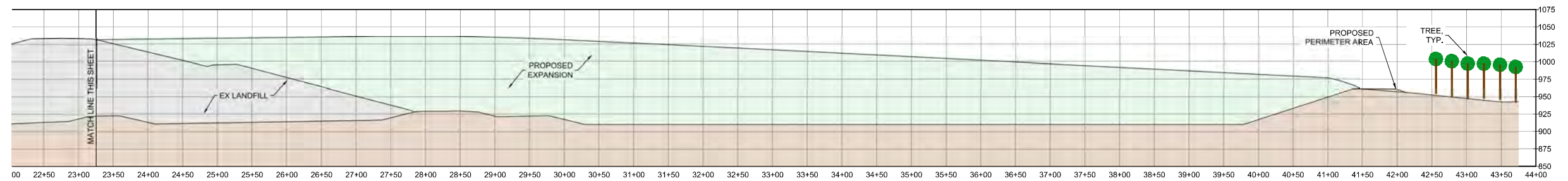
PROPOSED FINAL GRADE
CONCEPTUAL LANDFILL EXPANSION
REGION 2000 REGIONAL LANDFILL
 LIVESTOCK ROAD FACILITY, CAMPBELL COUNTY, VIRGINIA

REVISIONS	
DESIGNED BY:	AST
DRAWN BY:	FJR
CHECKED BY:	AST
SCALE:	1" = 200'
DATE:	JUNE 2024
PROJECT NUMBER:	561599
ATT 3	

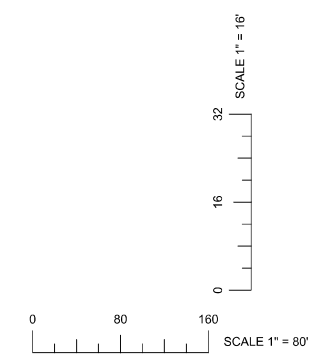
20240610 10:59 AM - Region 2000 Final Engineering/CAE/Expression/Drawings/01/01 - FINAL_Grade.dwg - J.L.S. 2024 - 10:48:57 AM



A-A LANDFILL-6 - Scale: H: 1"=80', V: 1.00:1



A SECTION A-A'



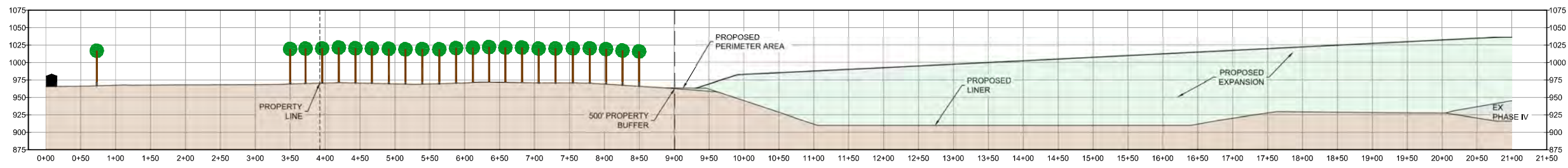
629 Phoenix Drive, Suite 100
 Virginia Beach, VA 23452
 757-500-2608
 www.trccompanies.com

- Hampton Roads, VA
- Raleigh, NC
- Blacksburg, VA
- Fayetteville, NC
- Charlottesville, VA
- Northern Virginia

CONCEPTUAL LANDFILL EXPANSION PROFILE - 1
CONCEPTUAL LANDFILL EXPANSION
REGION 2000 REGIONAL LANDFILL
 LIVESTOCK ROAD FACILITY, CAMPBELL COUNTY, VIRGINIA

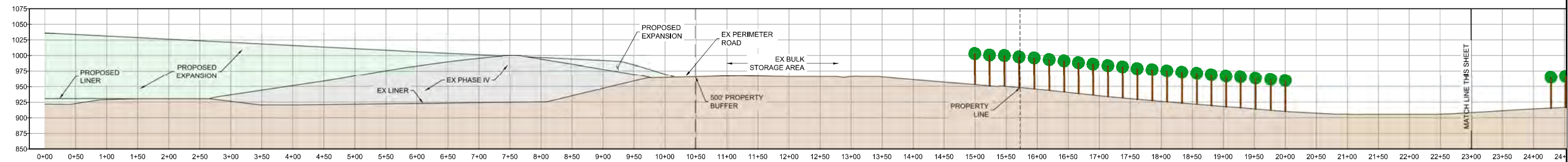
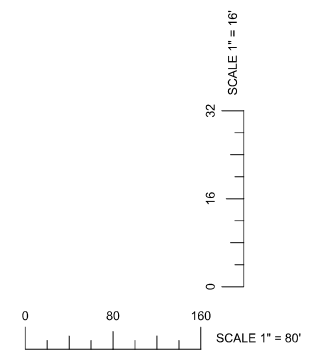
REVISIONS	
DESIGNED BY:	AST
DRAWN BY:	FJR
CHECKED BY:	AST
SCALE:	AS SHOWN
DATE:	JUNE 2024
PROJECT NUMBER:	561599

P:\2023\561599 - Region 2000 - Livestock Road Facility\CAD\Engineering\DWG\DWG01-01-EXPANSION SECTION - 1.dwg, June 13, 2024, 11:58:18 AM



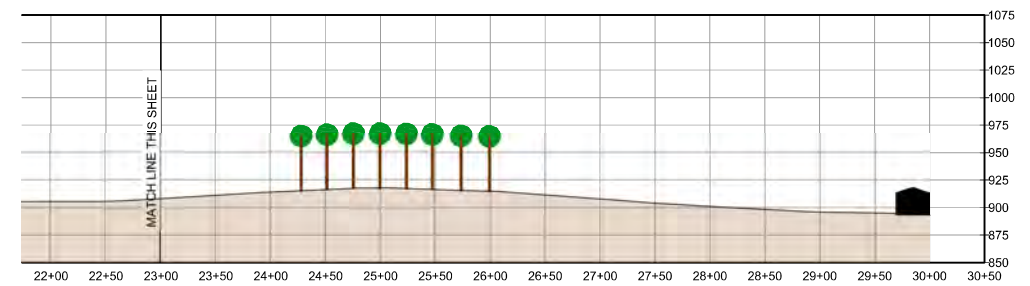
B-B-7 - Scale: H: 1"=80', V: 1.00:1

B
SECTION B-B'



C-C LANDFILL-37 - Scale: H: 1"=80', V: 1.00:1

C
SECTION C-C'



629 Phoenix Drive, Suite 100
Virginia Beach, VA 23452
757-500-2606
www.trccompanies.com

- Hampton Roads, VA
- Raleigh, NC
- Fayetteville, NC
- Charlottesville, VA
- Northern Virginia
- Richmond, VA
- Blacksburg, VA
- Charlottesville, VA

CONCEPTUAL LANDFILL EXPANSION PROFILE - 2
CONCEPTUAL LANDFILL EXPANSION
REGION 2000 REGIONAL LANDFILL
 LIVESTOCK ROAD FACILITY, CAMPBELL COUNTY, VIRGINIA

REVISIONS	
DESIGNED BY:	AST
DRAWN BY:	FJR
CHECKED BY:	AST
SCALE:	AS SHOWN
DATE:	JUNE 2024
PROJECT NUMBER:	561599

P:\2023\561599 - Region 2000 RCLF General Engineering\CAD\Engineering\Drawings\DWG\04 - EROSION SECTION\2.dwg, June 13, 2024, 11:52:29 AM

REGION 2000 SERVICES AUTHORITY

LIVESTOCK ROAD FACILITY - Permit 610

LANDFILL EXPANSION - BENNETT PROPERTY - assume initial land use planning complete 12/31/24

Estimated Fill volume = Approximately 8,000,000 cubic yards (Based on 2024 concept)

Prepared: 6/14/2024 by FJR

ACTIVITY	CY 2024	CY 2025	CY 2026	CY 2027	CY 2028	CY 2029	
Life of Landfill through Phase V							
PERMITTING PHASE VI							
Local land use planning - Step 1							
Local land use planning - Step 2							
Part A - Hydro-geo evaluation		NOI/Drilling/App	Review				
Part B - Design			Survey/Design/App	Review/Hearing			
Air permitting							
Storm water							
SWMP - Major amendment							
Construction next phase (Phase VI)				Site plan app./Bid	Const./Cert.		
Operation next phase (Phase VI)							

Notes:

1. Life of existing landfill based on 5/17/24 information provided to DEQ. Survey by Geologic and analysis by TRC. Date of survey 1/30/23.
2. Life of existing landfill has been diminishing as tonnage has increased over the past several years. Compaction still good.
3. Local land use permitting (Part 1) will require rezoning and special exception permit similar to work completed in 2014.
4. Local land use permitting (Part 2) is local government certifications in accordance with Notice of Intent. Requires Part 1 to be completed.
5. Part A and Part B permitting (Landfill permit) will be reviewed by DEQ in accordance with 9VAC20-81 regulations and Submission instruction 1.
6. Some overlap in permitting is allowed but DEQ may not review any Part B submittal until Part A approved.
7. Temporary authorization to construct may be needed if Part B not approved or final permit issued.