



Town of Holly Springs
Land Use Advisory Committee
3:00 PM **Tuesday, February 6, 2024**

Regular Meeting
Holly Springs Town Hall
Holleman Room

Agenda

1. Call to Order

2. Agenda Adjustment

3. Approval of Minutes

- a. Approve December 5, 2023 LUAC Minutes

4. Requests and Communications

- a. South Wake Landfill Renewable Natural Gas Facility

5. Other Business

6. Adjournment

In accordance with ADA regulations please contact the Town Clerk's office at least 48 hours before the meeting to request an auxiliary aid or service needed to participate in this meeting:

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Town of Holly Springs Land Use Advisory Committee

Minutes: *February 6, 2024*

Agenda Item 1: ROLL CALL

The Land Use Advisory Committee (LUAC) met on Tuesday, February 6, 2024 in the Holleman Room at 3:00 p.m. when a quorum was established.

Members Present: Randy Harrington
Daniel Weeks
Scott Chase
Chris Hills
LeeAnn Plumer
Kendra Parrish
Rick Madoni, Planning Board Alternate
Chris Deshazor, Council Member

Members Absent: Dan Berry,
Thomas Urquart
Irena Krstanovic

Staff Members

Present: Grayson Taylor
Elliot Blonshine
Sean Ryan
Matt Beard
Catherine Jacobs
Cheryl Caines
Chris Garcia
Aaron Levitt
Kathy White (recording the minutes)

Agenda Item 2: AGENDA ADJUSTMENT

None

Agenda Item 3: APPROVAL OF MINUTES

Motion to approve minutes of December 5, 2023 as submitted.

Motion: Chris Deshazor
Second: Rick Madoni
Vote: Unanimous

Agenda Item 4: REQUESTS AND COMMUNICATIONS

a. South Wake Landfill Renewable Natural Gas Facility

In attendance for this item was: John Roberson, Wake County
Eric Addressi, Archaea Energy
Guy Chapman, Archaea Energy
Tyler Henson, Archaea Energy
James Fields, Civil & Environmental Consultants, Inc.

Grason Taylor, Development Services, explained that Mr. Roberson and Mr. Addressi have requested to meet with the Land Use Advisory Committee to discuss the potential development of approximately 9 acres of land located at 6330 Old Smithfield Road, within the South Wake Landfill. The proposal consists of a new Renewable Natural Gas Facility and operation southeast of the existing landfill site. He continued, stating that the Future Land Use Designation is Special Use, Natural Area. It also contains a portion of the N. Main St. District on the eastern side of NC-55; however, this portion would not be impacted by the proposal. The current zoning is BRT – Business & Research Technology, and the proposed zoning is HI-CD – Heavy Industrial Conditional Zoning District, as Landfills are only permitted via this zoning.

Mr. Taylor showed the project location map and the location of the proposed RNG Facility in the southeast corner of the parcel. He explained the features of the Special Use and Natural Area aspect of the Comprehensive Plan.

Elliot Blonshine, Development Services, explained that a Traffic Study is required with the proposed Rezoning, and that all improvements identified during the study review process are required to be shown on the subsequent Master Plan and Development Plans, and are required to be designed and constructed by the developer. He stated that public utility connection is required in accordance with the Town's UDO and Engineering Design & Construction Standards and other governing standards.

There is existing gravity sewer available to the south of the project area. A Sewer Scoping meeting will be required to determine the project impact and sewer study required. Once the scope is determined, a sewer analysis will be required at the time of Rezoning petition submittal. This proposed project will be subject to the Water Resource Management Policy as a Priority Level 1. There are existing water mains to the south and east of the parcel. A water main extension will be required. A Hydraulic/Fire Flow evaluation and report will be required with the Master Plan and Development Plans to verify that adequate pressure and fire flow is available. This site is within the Town's reclaimed water service area. A reclaimed water main exists along Bennet Knoll to the south, so an extension is not required with the proposed addition.

John Roberson gave the background of the landfill, stating that landfill gas collection began in 2009. He explained how the process originated and grew over the years. Their initial blower and flare station became operational in 2010 and expanded to 3 blowers in 2018. The existing plant has been generating energy since 2013 for up to 16,000 homes in the area, and runs around the clock, 365 days a year. The new contract with Archaea proposes converting the landfill's methane

gas to natural gas by removing impurities and injecting it into the natural gas pipeline. Archaea has committed to building a \$35 million facility on the property.

Tyler Henson of Archaea stated that they are the largest RNG producer by volume in the US. He explained the benefits of the RNG project and explained how the process works. He continued by showing the beneficial environmental and social impacts an RNG facility provides, and then showed an example of their modular design. He explained that the facility would provide both skilled and unskilled labor through the construction phase, and several full-time equivalent employees, post-construction. The project will provide sustainable energy for North Carolinians and will significantly decrease emissions from flared gas and enhance the local air quality.

Eric Addressi gave a general overview of how the facility would work in conjunction with the landfill. He and Mr. Robeson showed why this facility needs to be located in the proposed area, due to existing structures, and then showed a 3D image of the proposed facility.

Chris Hills asked what the height of the flare is, and was told it was usually 35 feet high, and the actual flame is 10-15 feet above that. Mr. Hills asked where the transfer of the gas to the trucks would take place. He was told that trucks making deliveries to the plant would be using the existing entrances. The entrance for the trucks that are going to be picking up the natural gas will have a separate footprint. During normal hours of operations, the only trucks in and out of the plant would be utility trucks or pickup trucks for our operators.

James Fields said the goal would be to preserve as many trees in the area as possible, as well as protect the migration of various animal species and their habitats. He also explained that the stormwater controls are in keeping Holly Springs and North Carolina requirements.

Chris Hills asked, in consideration of the plant operating 24/7, what are the noise, odor or vibration levels. Mr. Henson said that it would be operational 24/7, but only manned during daytime hours, otherwise it's automatic. With Hwy 55 being adjacent to the plant, the noise would be minimally heard (level 95, which is approximately the noise level of a lawn mower). There would be no odor involved in the processing of the gas.

Randy Harrington asked about the by-product of the flare from both the current landfill and the proposed RNG plant. He was assured that the RNG flare by-product is non-hazardous and odor free CO₂.

Daniel Weeks asked about the visual buffer between Hwy 55 and the facility. They showed different views of the facility and explained that there would be more than a 200' buffer between Hwy 55 and the plant. Kendra Parrish asked if there would be any additional water needs or an increase in wastewater that would go back to the Town's wastewater treatment facility. Mr. Robeson said it would be less than 1% more than currently sent.

Chris Deshazor asked once the landfill closes, what happens to this facility? Mr. Roberson said the landfill is scheduled to close in 2040, he expects that the facility will produce gas for many years after that, so the RNG facility will be operational for years. Mr. Deshazor asked how many people would work at the plant (during daylight hours). 4 general mechanic employees would be working there.

Ms. Parrish asked about emergency response responsibilities, with the flares and the fact that it would be unmanned for much of the time. Mr. Robeson explained that there are cameras and Knox boxes that allow access to the current facility, so the same would be at the proposed facility.

Mr. Harrington asked if there was any consideration to shifting the RNG as far back as possible to the landfill, since Easton Acres is an elevated development. Mr. Fields said there are easements and they chose this area for easier construction. This location also helps stormwater runoff, etc. Mr. Robeson said that nothing precludes them from locating it where Mr. Harrington suggested, but this is the preferred location. Mr. Harrington said his concern was during winter when the trees are not in full leaf. He wants them to consider what the residents might see and be concerned about. Also, he thinks they might want to emphasize the odor control aspect, and how it actually helps the current odor issues. He suggested other renderings that might be more appealing, and that shows more of the tree buffering. He also expressed concerns over having the flare being the first thing people see as they drive into the Town.

Mr. Weeks asked where the gas would be distributed and was assured it would be distributed in Holly Springs and Wake County. Eventually, at peak operation, it will supply approximately 13,000 homes with natural gas. He then asked if there are other RNG facilities and was told there are approximately 50 other sites across the country.

Scott Chase asked if this facility could reduce tipping fees. Mr. Robeson said the better way to state that is “not having this project would increase tipping fees”. Mr. Chase also spoke about the tax base the equipment in this facility could generate.

Kendra Parrish asked if they would allow citizens to tour the facility, and Mr. Robeson said it could be a great educational opportunity.

LeeAnn Plumer expressed concerns over safety and odors being so close to greenways and Ting Park but didn't think this project poses any problems. Matt Beard spoke about the Master Greenway Plan and asked how this project fits in with this plan. After discussion, he didn't believe that there are any conflicts.

Chris Hills said it's important to consider what is visible as you drive on 55. Even if the flare is only one day out of the month, it would be a big concern for residents. He also said maybe having a berm that's landscaped would be something for the applicants to think about. Remembering that this is the gateway to the Town is crucial during the application process. Would it be possible to put the taller elements somewhere else on the property? He also asked about the succession process would be. Would the Town be working with the County or Archaea? Mr. Robeson said even when the landfill is closed, the property and assets will be the County's. Mr. Harrington asked what provisions are in place if issues arise with the company. Mr. Robeson said there are provisions in the contract for them to correct issues or cancel the contract. Mr. Chapman said it would be a symbiotic relationship, and their intent is always to be a good partner with the County, and the contract assures that.

Catherine Jacobs discussed the 100-year floodplain and was assured that the proposed facility would not impact that.

Sean Ryan explained the rezoning process and recommended having the neighborhood meetings in person rather than virtual, especially Easton Acres.

Rick Madoni asked if there are any other economic benefits to either the County or to the residents? Mr. Robeson said they try to limit increasing the tipping fee to every 5-10 years. Their goal is to keep those fee increases to a minimum, and this kind of project helps accomplish that. Mr. Chapman said that he doesn't see an immediate gas price decrease, but long term, think about less pipeline building, and less gas having to be shipped here.

Council member Deshazor expressed his concerns with safety and tree buffer. He highly encourages the applicants to meet with the neighborhoods to assure them of the benefits this conversion offers.

Mr. Fields asked if they're still on the same path for rezoning, and confirmed what the next steps would be. Mr. Hills explained that his staff would provide them with the HOA information so that they could set up the neighborhood meetings.

Agenda Item 5: OTHER BUSINESS

None

Agenda Item 6: ADJOURNMENT

The meeting adjourned at 4:26

Motion: Rick Madoni

Second: Chris Deshazor



Kathryn L. White
LUAC Clerk