Solid Waste Convenience Center – South
Scottsville District (Mill Creek) Public Meeting
December 19, 2013
Monticello High School
7:30 p.m.

Background & Summary of Meeting Notes

On July 10, 2013 the Mill Creek Drive site was presented to the Board as a possible location of the first of three Convenience Centers to be built in Albemarle County. The Board asked for a review of potential sites further south to consider.

On October 9, 2013 the Board directed staff to proceed with an evaluation of potential sites in three geographic areas of the County, working directly with the Supervisor in whose district the site is being considered. The Board also directed staff to begin initial design work related to a possible Convenience Center on County property in Keene with the understanding that the project would not be considered for construction without further Board approval.

On November 13, 2013 ten potential locations were presented by staff to the Board. Staff determined that eight of the ten were deficient enough to be eliminated. The specific site on County property on Mill Creek Road next to the Monticello Fire Rescue Station was identified previously by County staff and the Board as one of two likely locations for the new facility. The other location was County property in Keene that had also been identified previously by staff as a potential site. It was decided that public input was needed at a public hearing.

In advance of the public hearing Jane Dittmar went on a listening tour that was to both discuss the upcoming hearing and to seek input from citizens in the South Eastern area of Albemarle County about their needs and about the two potential sites.

On Monday December 16, 2013 Supervisor Jane Dittmar met in several different meetings with residents in the southernmost part of the County.

On Thursday, December 19, 2013, Supervisor Jane Dittmar hosted a public meeting at Monticello High School to solicit input from citizens, especially in the Avon Street Extended area, regarding the location of a proposed solid waste and recycling convenience center on County property on Mill Creek Drive next to Tandem School and the Monticello Fire Station, across from Monticello High School. With the assistance of the Mill Creek Homeowner’s Association, other homeowner’s association representatives, area residents and other interested organizations were invited to the information sharing and listening session.

This public meeting included a presentation by County staff regarding the Board’s interest in continuing to provide residential solid waste and recycling services, the basis for the decision to close the Ivy Material Utilization Center (MUC) as well as some specific information regarding services to be provided at convenience centers, site dimensions and lay-out, and examples of similar facilities in other nearby jurisdictions.
Ms. Dittmar clarified the policy-making role and responsibility of the Board of Supervisors, explained that other meetings had been held in the southern part of the district and asked for input from the Mill Creek community regarding the proposed location on Mill Creek Rd. The balance of the meeting was dedicated to formal comments from individuals in attendance.

The following represents a summary of notes compiled by County representatives and intended to be reflective of the issues and concerns identified by speakers at this public meeting.

**Attendance:**
- Approximately 100+ attendees

**Neighborhoods/Stakeholders Represented:**
- Mill Creek
- Mill Creek South
- Creekside
- Lake Reynovia
- Foxcroft
- Avinity
- Avon Park
- Village Homes IV
- Tandem Friends School
- Tandem Friends Boosters
- Albemarle County Fire Rescue
- Monticello High School Athletic Boosters

**County Officials Present:**
- Jane Dittmar, Board of Supervisors, Scottsville District
- Mark Graham, Director of Community Development
- Doug Walker, Assistant County Executive
- Rick Randolph, Planning Commission
- Howard Lagomarsino, Fire Marshal

**Summary Issues/Concerns/Themes/Questions at the meeting:**

**Speakers raised traffic concerns**
- Increased car trips to use the Mill Creek Convenience Center
- Increased truck trips to pick up from the Mill Creek Convenience Center
- Increased traffic on Saturday when people may visit the Convenience Center in higher volume
- High pedestrian, cyclist and high school cross country teams usage in the area
- Two high schools immediately adjacent and across the road with inexperienced teen-age drivers
- Site distance from the proposed entrance location is not adequate
Speakers raised property value concerns

- That a Mill Creek Convenience Center could lower property values in the Mill Creek area
- That neighborhoods still under development might be unable to sell remaining lots
- That the Convenience Center would be an unsightly development in close proximity to neighborhoods and schools
- That the view shed from the Afinity neighborhood and possibly Carter’s mountain might be harmed
- About the removal of current green space to accommodate Convenience Center paved area
- That siting of a Convenience Center on Mill Creek Dr. would not align with vision for the area

Speakers raised noise concerns

- About truck and car noise
- About noise when trash is being compacted

Speakers shared their experiences with other trash collection areas

- Regarding unpleasant odors during the hot summer months
- Regarding foul smells when materials were left at a site for any period of time

Speakers were worried about

- Blowing trash not secured in containers
- Unsecured loads on pick up trucks arriving at the site
- Air pollution (i.e. vapors, vehicle exhaust)
- Water pollution in the event there was run-off/leachate
- Attracting vermin

Speakers questioned how the County would ensure accountability for quality & compliance including

- Regular clean-up and maintenance of site
- Adequate staffing to enforce rules and to meet housekeeping standards

Speakers cited the potential consequences of being the first site for an unknown period of time

- Users from Ivy and other areas will come to this site until other site(s) are put in service
- Immediate shift of traffic from Ivy MUC to Mill Creek
- Concern with delay of additional sites and/or inability to get support to construct other sites

Speakers questioned why Mill Creek was a “convenient” site

- Mill Creek area residents already pay for trash service (private haulers) and don’t need a drop off center
- If the convenience is for rural area residents then site it in the rural area
Speakers raised issues

- Questioning whether there is a real problem with solid waste and recycling collection that needs solving.
- Questioning whether alternatives are needed for household solid waste and recycling beyond or instead of those currently provided by the Ivy MUC?
- Suggesting that if the Board determined services are needed, the County should provide these services somewhere (but not at Mill Creek)
- Questioning the decision to open only one site initially rather than all three at the same time
- Questioning why south eastern Albemarle was considered first when the potential closing of the Ivy MUC in western Albemarle was driving the need for a Convenience Center
- Questioning why site options were limited to land already owned by the County versus considering potentially more ideal sites not owned by the County
- Questioning why the Board wasn’t considering an extension with RSWA to allow more time for site selections
- Querying about the assumptions and numbers used to make decision
- Querying about protocol for the Board to take action to remove the Mill Creek site from further consideration
- Questioning impact on fire and rescue response times
- Questioning if the National Guard should give input given the possibility of a future mobilization

Speakers raised concerns about the process the County followed to arrive at site alternatives suggesting that

- Not enough thought/analysis has been applied to the problem
- Not enough public involvement occurred to allow maximum transparency
- Adequate notice, communication and access to information was impossible in only one month
- Information session was near the holiday – bad timing