



Narrative description of Yard Works facility

The 49.9+/- acres subject to the Special Use Permit Amendment application (the “Property”) will be used as a light manufacturing and sales center to remove and recycle waste material from the waste stream as defined by Virginia law and for the storage and sale of materials.

The Property will be used to store for use or for sale in its original and/or reprocessed from the following materials:

Wood debris, including but not limited to land clearing debris in bulk and bag form

Dirt and topsoil

The processing of material will consist of grinding and processing of wood debris and products to produce mulch from bark or with color added to mulch as needed to meet specific customer requirements and the crushing and grinding concrete and stone debris. Historically, the applicant has ground mulch an average of 150 days a year. No new land disturbance will be associated with this specially permitted use.

In addition, the Property will be used for the storage and maintenance of equipment and vehicles, including equipment necessary for reprocessing materials brought to the Facility. The stockpiles of material are stored at the Property pending processing, sale and/or delivery to customers or use by the applicant will be maintained at a height of no more than 35 feet and may be maintained at or relocated to various areas within the Property as operations require. Similarly, processing of material at the subject property may occur at various locations within the Property as circumstances may require however the storage and primary grinding of land clearing debris will be in the southeastern portion of the property farthest from adjacent residents. Mulch will be bagged in an existing building on the northwest side of the subject property, retail sales will be concentrated on the northern side of the property, and topsoil screening will take place on the northwest area where it currently exists. Stone, sand, and gravel will also be sold as accessory to our retail sale of mulch.

The subject property is currently base for operations of Yard Works LLC which has operated on the property since 2016 serving residential and well as commercial customers in the James City County and Williamsburg area. Yard Works, LLC is one of central Virginia’s largest and most respected manufacturer and seller of landscape products.

The Property is located inside a larger parcel including the Jamestown Airport such that activity is screened from adjacent landowners by trees, berms, and distance. The applicant will always strive to have good relations with its neighbors and keep noise and dust to a minimum.

This SUP Amendment will provide an appropriate and productive use of the Property and fill a need in the community to recycle and beneficially reuse the waste material which could be brought to the property and put to good use instead of filling up the areas landfills. Approving the SUP Amendment allows the Property to continue to be put to a productive use and helps meet the goal of diverting from the waste stream materials that can be reprocessed and/or recycled and put to new use.