

## Property Value Loss

A meta-analysis shows that landfills that accept high volumes of waste (500 tons per day or more) decrease adjacent residential property values by 12.9%, on average. This impact diminishes with distance at a gradient of 5.9% per mile.

(<http://74.125.45.104/search?q=cache:uOJbf0n8X4oJ:www.nercrd.psu.edu/publications/rdppaper/s/rdp27.pdf+amount+a+landfill+decreases+property+value&hl=en&ct=clnk&cd=1&gl=us>)

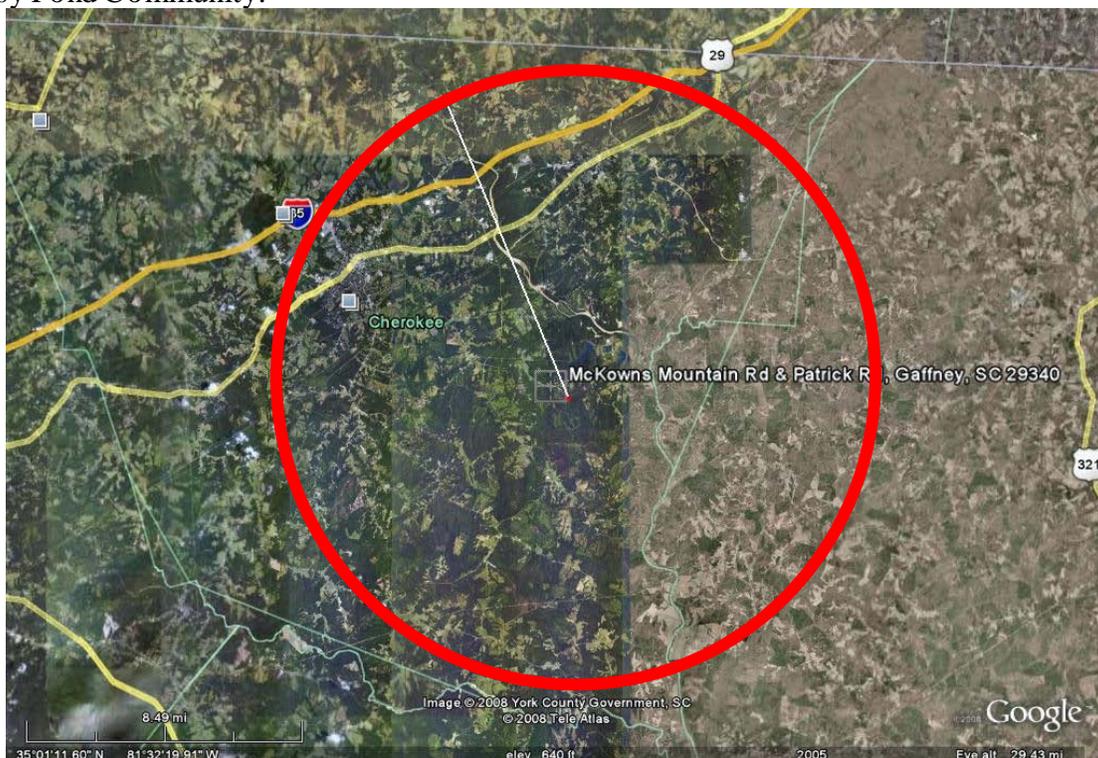
A house is valued at \$200,000.

Adjacent to the landfill= \$26,000 loss

1 Mile Away= \$24,277.80 loss

10 Miles Away= \$10,578 loss

A 10 mile radius reaches well out of Mckowns Mt. area, going across I-85 and Hwy 150 into the Grassy Pond Community.



This is an approximate 10 mile radius around the proposed site.

## **The Lack Of Need For A Landfill In Cherokee Co.**

For the past several years, Cherokee County has transferred household trash through a transfer station. This method has been successful. Regional Services, Inc. is located in Union County and operates the Upstate Regional Landfill and would be more than happy to take care of Cherokee County's trash. The landfill still has many years (more than 20) of operation left.

## The Jobs That Claim To Be Created

Waste Management claims that when the facility reaches full and normal operation, it *could* employ *up to* 42 jobs. These jobs would range from low skill to high skill, and the pay would correspond accordingly. With the closing of the Palmetto Landfill in Wellford, SC, their employees would be transferred to the proposed Gaffney facility. This includes secretaries up to high level truck driver/operators and administration. Therefore, in all actuality, very few (if any) jobs would be created that would have the potential to employ Cherokee County citizens.

(The preceding information derived from several interviews with different WM employees and executives at different times.)