

Docket Item #6
SPECIAL USE PERMIT #2007-0029

Planning Commission Meeting
May 6, 2008

- ISSUE:** Consideration of a request to amend a special use permit to increase the allowed daily tonnage at a waste recycling facility.
 - APPLICANT:** Potomac Recycling, LLC
by Sandra Crippen
 - STAFF:** Richard W. Bray
Richard.bray@alexandriava.gov
 - LOCATION:** 625 Burnside Place
 - ZONE:** I/ Industrial
-

PLANNING COMMISSION ACTION, MAY 6, 2008: On a motion by Mr. Dunn, seconded by Ms. Fossum, the Planning Commission voted to recommend approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations. The motion carried on a vote of 6 to 0. Mr. Komoroske was absent.

Reason: The Planning Commission agreed with the staff analysis.

Speakers:

Richard Ward, 4806 Peacock Ave., spoke with concerns regarding the impact on traffic stating that the increase in trucks would create greater congestion at the South Pickett Street/South Van Dorn Street intersection. Mr. Ward also raised concerns about compatibility with the City's Landmark/Van Dorn Small Area plan.

Duncan W. Blair, 524 King St., representing the applicant, responded to the traffic concerns stating that the proposal would not have a significant impact on the traffic flow in the neighborhood. Mr. Blair also spoke about the importance of recycling construction debris and the need to have such facilities in reasonable proximity to construction areas.

PLANNING COMMISSION ACTION, MARCH 4, 2008: The Planning Commission noted the deferral of the request.

Reason: The applicant requested the deferral.

PLANNING COMMISSION ACTION, DECEMBER 4, 2007: On a motion by Mr. Dunn, seconded by Mr. Komoroske, the Planning Commission voted to defer the request for three months. The motion carried on a vote of 6 to 0. Mr. Robinson was absent.

Reason: The Planning Commission wanted to give the applicant a chance to address the concerns of neighbors.

Speakers:

Leesa Williams, 880 S. Pickett St., representing Boat America Corporation, spoke in opposition to the request, stating that the current operation leaves hazardous debris in the street, causes large amounts of dust and the truck drivers do not obey posted speed limits. She said that complaints have been made to the City's Division of Solid Waste.

Hans Mortensen, representing Auto Craft Body and Paint, spoke in opposition to the request, stating that the current operation creates large amounts of dirt that negatively impact his auto body business.

Burwin Reed, representing the applicant, spoke in support of the request stating that the facility complies with all of their requirements and has never heard of any complaints against the business.

PLANNING COMMISSION ACTION, NOVEMBER 8, 2007: The Planning Commission noted the deferral.

Reason: The applicant failed to comply with the requirements for legal notice.

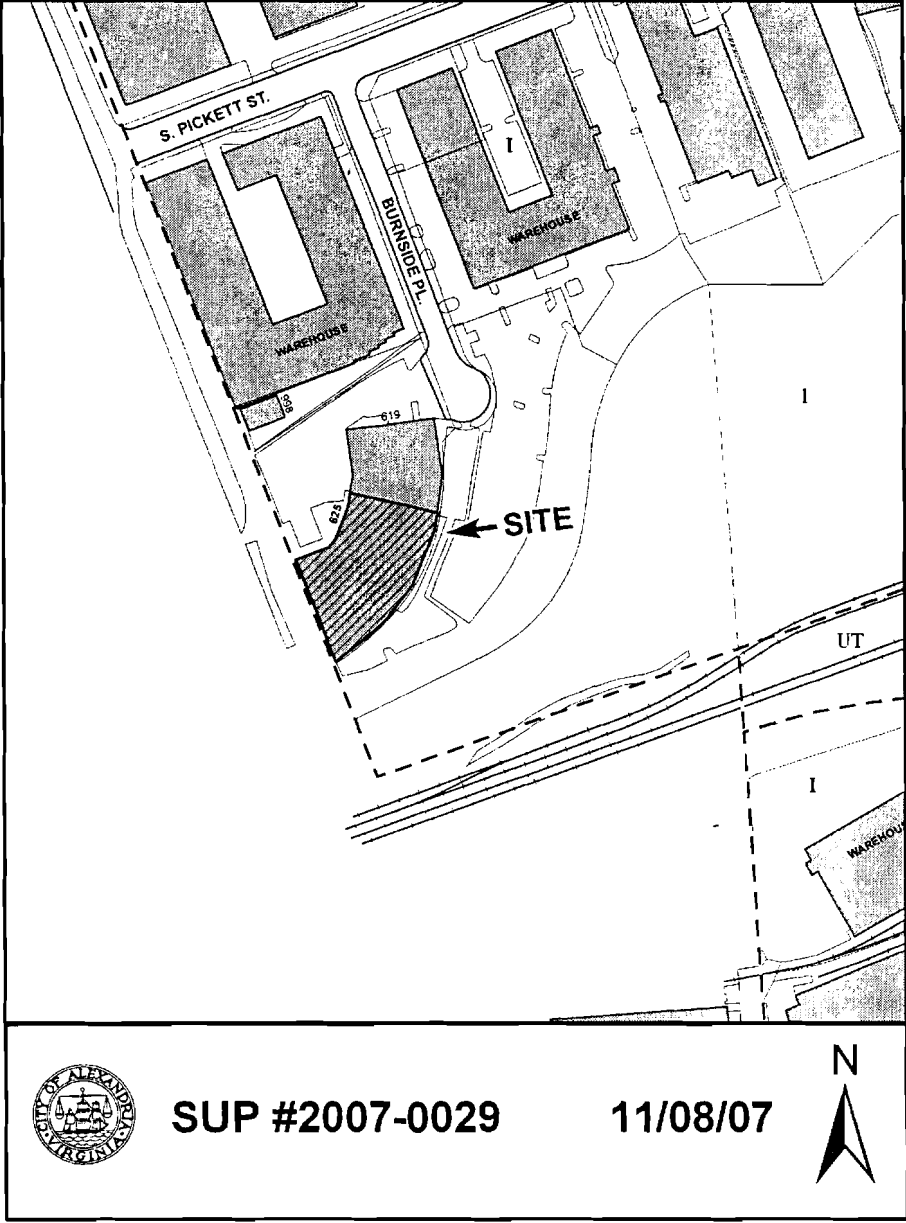
PLANNING COMMISSION ACTION, OCTOBER 2, 2007: The Planning Commission noted the deferral.

Reason: The applicant requested the deferral.

PLANNING COMMISSION ACTION, JUNE 5, 2007: The Planning Commission noted the deferral.

Reason: The applicant requested the deferral.

STAFF RECOMMENDATION: Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the recommended permit conditions found in Section III of this report.



I. DISCUSSION

REQUEST

The applicant, Potomac Landfill, LLC, requests special use permit approval to increase the allowed daily tonnage at Potomac Recycling, located at 625 Burnside Place.

SITE DESCRIPTION

The subject property is one lot of record with 145.3 feet of frontage on Burnside Place, a depth of 359 feet, and an area of 93,774 square feet. The lot is developed by a one-story warehouse building with a floor area of 56,560 square feet. Autocraft Body and Paint occupies 22,862 square feet on the northeast side of the building. The 37,214 square foot portion of the building the applicant occupies has been used for 12 years as a recycling facility. Access to the proposed recycling facility is through the parking lot used by the auto body shop.

The surrounding area is occupied by a mix of industrial uses. To the north is Reputation Movers Company (warehouse). To the south is a parking lot used by Autocraft Body and Paint (general auto repair) and a parking lot used by employees of the Boat US Company (warehouse and offices). To the west is Precision Doors and Hardware of Fairfax County (warehouse). Backlick Run abuts the property to the south and east.

BACKGROUND

On October 14, 1995, SUP#95-0107 was granted, to Waste Management Company for the operation of a recycling facility for construction materials. On October 16, 1999, SUP#99-0069 was granted to Potomac Landfill for a change of ownership to operate a construction and demolition materials recycling facility and for a parking reduction at 625 Burnside Place. Staff visited the property April 19, 2007, and found the business to be in compliance with the conditions of SUP#99-0069.

PROPOSAL

The permitted capacity of the recycling facility was set at 300 tons per day (after a six month review period) when the SUP was approved in 1999. The applicant now proposes to incrementally increase the allowed daily tonnage from 300 tons per day to 650 tons per day and then to 1,000 tons per day, after a six month review period. The facility accepts recyclable materials from construction and demolition sites. The facility is also open to Alexandria residents, businesses and public collection programs for construction and demolition debris. The majority of trucks arrive via 495 to South Van Dorn to Pickett Street or 395 to Edsall Road to South Van Dorn to Pickett Street. Loads that are generated in the City will arrive via major streets such as Duke and Van Dorn.

Plant Operations

Trucks delivering construction and demolition debris to the facility enter the building and dump their materials in a large receiving area. The materials are sorted by backhoe and by hand and placed into individual containers according to material type. Materials that are non-recyclable are placed onto a truck in the facility to be transported to a landfill. Hazardous materials are not accepted at the facility. The recyclable materials are taken to

Dumfries, VA for further processing. After materials are unloaded, trucks exit the building through a separate bay and exit the property. At the end of the day, the facility is swept. Currently, the applicant patrols the subject property and Burnside Place for litter and debris several times daily. The applicant maintains a log of trucks entering the facility and tonnage amounts by each truck to not exceed the existing tonnage requirement of 300 tons per day

Currently, the plant processes approximately 300 tons per day. The applicant has requested an increase to 1,000 tons per day to accommodate a growing market to collect local recyclable material from construction and demolition sites. The proposed operation of the business is follows:

Hours:	Existing- Monday- Saturday 6am- 4pm Proposed: 6 am to 5 pm, Monday through Friday and 7 am to 5 pm on Saturday
Number of Employees:	Existing- 7 Proposed- 12-14
Noise:	The trucks that deliver material to the site arrive via major roadways; their noise will not unduly impact the commercial and industrial neighborhood.
Trash:	Trash generated on site by staff will be minimal
Litter Prevention:	Operations are within an existing warehouse building. All trucks are required to be securely covered. The property is inspected on-site daily for litter by employees.

PARKING

Pursuant to section 8-200(A) (20), a recycling facility with 28,698 square feet of work space and 5,000 square feet of office requires 71 parking spaces. A reduction in the off-street parking requirement was granted under approved SUP#95-0107 to allow 20 parking spaces on site within the area currently leased by Potomac Landfill, LLC.

TRAFFIC

The request for an additional 100 trucks per day will result in additional traffic on Van Dorn Street and Pickett Street. The applicant has indicated that the peak times for their trucks are from 8:00 am to 10:00 am, and 12:00 pm to 2:00 pm. The total truck traffic during these times will be about 30 trucks per two hour period

ZONING/MASTER PLAN DESIGNATION

The subject property is zoned I/Industrial. Section 4-1203(R) of the zoning ordinance permits a recycling facility only with a special use permit in the I/Industrial zone.

The proposed use is consistent with the Landmark Van Dorn Small Area Plan chapter of the Master Plan which designates the property for industrial use. The future use of this site will be the subject of the upcoming Eisenhower West Small Area Plan.

II. STAFF ANALYSIS

Staff does not object to the requested increase from 300 to 1,000 tons per day. Since the approval of SUP#99-0069, the applicant has operated the business with no violations. The facility has had multiple inspections over the past 8 years with no violations reported in that time.

The existing recycling facility provides a valuable service to the City. The recycling of construction materials is especially important in urban areas such as Alexandria and the metropolitan region. As the importance of recycling construction and demolition debris becomes more widely recognized the need for facilities such as Potomac Recycling will increase. It is important to allow existing facilities to adapt to meet these increasing demands.

Staff finds that the additional trucks will not adversely affect the traffic on South Van Dorn and Pickett Streets. The peak truck traffic occurs when the traffic volume is lower and does not coincide with the typical rush hour traffic. Approximately 50% of the trucks bringing material to Potomac Recycling are owned and operated by the applicant and the timing and routing to the site can be adjusted to account for current traffic flow. Additionally, if traffic is too heavy on the streets leading to the facility or at the facility itself, the trucks can be routed to the main processing facility in Dumfries. At the peak operating times the volume of truck traffic visiting the site will be 15 to 20 vehicles per hour, staff has determined that the light at South Van Dorn and Pickett Streets can accommodate this volume of traffic.

With 12-14 employees to eventually be located on site, 20 parking spaces will be sufficient.

Staff has included many new conditions to ensure that the increased volume of debris will not have negative impacts on the surrounding areas. In addition, staff has included and amended a number of standard conditions; including a condition requiring a review of the recycling facility one year after approval. With these conditions, staff recommends approval of the special use permit.

III. RECOMMENDED CONDITIONS

Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the following conditions:

1. **CONDITION AMENDED BY STAFF:** The special use permit shall be granted to ~~Mark S. Crippen, Jr.~~ Sandra L. Crippen Corp. only or to any corporation or other entity in which ~~Mark S. Crippen, Jr.~~ Sandra L. Crippen Corp. has a controlling interest. (P&Z) (~~SUP99-0069~~)
2. **CONDITION AMENDED BY STAFF:** Deliveries to the facility shall not exceed ~~200~~ 650 tons per day initially, and then ~~300~~ 1,000 tons after the six-month review, or exceed 150 vehicles per day or whichever comes first on a particular day. If, at the end of the initial six months of operation, the Director of Planning and Zoning determines (i) that there have been no documented violations of the permit conditions, and (ii) that there are no problems with the operation of the use such that new or revised conditions are needed, then the maximum permitted deliveries to the facility as specified in Condition #2 shall be revised to not exceed ~~300~~ 1,000 tons per day or ~~50~~ 150 vehicles per day. (P&Z) (~~SUP99-0069~~)
3. **CONDITION AMENDED BY STAFF:** The facility must accept ~~recyclable materials~~ construction and demolition debris from City of Alexandria residents, businesses and public collection programs. (T&ES) (~~SUP99-0069~~)
4. The applicant shall report annual recycling tonnages to the Office of Recycling indicating total recycling at the facility with materials originating within the City of Alexandria listed separately. (T&ES) (SUP99-0069)
5. The facility shall accept only clean, inert materials from which garbage, food wastes, putrifiables, hazardous wastes and other objectionable substances have been previously removed. (T&ES) (SUP99-0069)
6. **CONDITION AMENDED BY STAFF:** All ~~material-received commercial deliveries~~ shall be unloaded within the building only. (T&ES) (~~SUP99-0069~~)
7. **CONDITION AMENDED BY STAFF:** No materials waiting for processing or shipment shall be stored in uncovered containers outside the building at any time. (T&ES) (~~SUP99-0069~~)
8. Only compaction, processing or packaging of recyclable materials will be allowed. (T&ES) (SUP99-0069)
9. Residuals shall be disposed of daily, and any outdoor trash receptacles shall be covered at all times when not in use. (T&ES) (SUP99-0069)

10. No hazardous materials shall be handled, stored or processed. (T&ES) (SUP99-0069)
11. No organic compounds may be handled, stored or processed on-site. (T&ES) (SUP99-0069)
12. **CONDITION AMENDED BY STAFF:** ~~The transport and pickup of recyclable materials must be along routes authorized by the Department of Transportation and Environmental Services. Applicant shall obtain all required permits including hauling permits from the City for its trucks and shall use only haul routes designated by T&ES.~~ (T&ES) (SUP99-0069)
13. No vehicles waiting to use the facility shall line up on the City's roadways, public rights-of-way, or beyond the subject property. (P&Z) (SUP99-0069)
14. The outside areas (parking lot, driveway, street, and sidewalk) shall be kept clean and free of recyclable material, litter, and debris at all times, and the applicant shall police these areas at least twice daily to insure proper upkeep. (T&ES) (SUP99-0069)
15. **CONDITION AMENDED BY STAFF:** The hours of operation shall be Monday through ~~Saturday~~ Friday 6:00 a.m. to ~~7:30~~ 5:00 p.m. ~~and Saturday, 7:00 a.m. to 5:00 p.m.,~~ or as the City Code may apply. The applicant shall post the hours of operation at the entrance of the business. (P&Z) (SUP99-0069)
16. All trucks entering and exiting the facility shall be covered to prevent spillage of materials in route. (T&ES) (SUP99-0069)
17. Residuals shall be disposed of at the Alexandria Waste-to-Energy Plant on Eisenhower Avenue or other facility, such as Lorton Resource Recovery Facility, satisfactory to the Department of Transportation and Environmental Services. (T&ES) (SUP99-0069)
18. **CONDITION AMENDED BY STAFF:** The applicant shall ~~obtain~~ operate under a permit from the Virginia Department of Environmental Quality (DEQ) prior to receiving a Certificate of Occupancy. (T&ES) (SUP99-0069)
19. **CONDITION AMENDED BY STAFF:** No noxious odors shall emanate from the property. (Health) (SUP99-0069)
20. **CONDITION SATISFIED:** ~~The applicant must provide a report from fire protection engineer registered in the state of Virginia that present fire sprinkler system is adequate for the proposed occupancy. (Code Enforcement) (SUP99-0069)~~

21. ~~**CONDITION SATISFIED:** The applicant must provide a report from mechanical engineer registered in state of Virginia that present heating system is adequate to protect fire sprinkler system from freezing. (Code Enforcement) (SUP99-0069)~~
22. ~~**CONDITION SATISFIED:** The applicant must provide a detailed plan showing how the building will be ventilated to the satisfaction of the Director of Code Enforcement. (Code Enforcement) (SUP99-0069)~~
23. ~~**CONDITION SATISFIED:** The applicant shall have the structural stability of the rear wall and interior columns verified by a licensed structural engineer prior to the issuance of a certificate of occupancy. (Code Enforcement) (SUP99-0069)~~
24. **CONDITION AMENDED BY STAFF:** Lighting of the site shall be maintained at a minimum of ~~2.0~~ 1.0 foot candles. (Police) (SUP99-0069)
25. **CONDITION ADDED BY STAFF:** The applicant shall encourage its employees to use mass transit or to carpool when traveling to and from work, by posting information regarding DASH and METRO routes, the location where fare passes for transit are sold, and advertising of carpooling opportunities. (P&Z)
26. **CONDITION ADDED BY STAFF:** The applicant shall conduct employee training sessions on an ongoing basis, including as part of any employee orientation, to discuss all SUP provisions and requirements. (P&Z)
27. **CONDITION ADDED BY STAFF:** The applicant shall maintain accurate logs of the number of vehicles and tonnage processed daily. These logs shall be made available to staff upon request. (P&Z)
28. **CONDITION ADDED BY STAFF:** The applicant shall control odors, smoke, fugitive dust, and any other air pollution from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined the Department of Transportation and Environmental Services. (T&ES)
29. **CONDITION ADDED BY STAFF:** All loudspeakers shall be prohibited from the exterior of the building and no amplified sounds shall be audible at the property line. (T&ES)
30. **CONDITION ADDED BY STAFF:** Applicant shall spray water on all on-site paved surfaces, including truck ramps, at least twice daily to control fugitive dust due to vehicle traffic. More frequent water spraying shall be conducted if necessary to effectively control fugitive dust emissions from the on-site paved surfaces. (T&ES)

31. **CONDITION ADDED BY STAFF:** Applicant shall perform wet vacuuming of the paved road and parking lot at least twice daily. This shall include the driving lane in front of the Autocraft Body and Paint facility, as well as the entire length of Burnside Place up to its intersection with S. Pickett Street. More frequent wet vacuuming shall be conducted if necessary to effectively control fugitive dust emissions from the paved roads. For safety reasons, AWRF shall be exempt from wet vacuuming during periods when temperatures are, or are expected to drop, below 32 degrees Fahrenheit. The applicant shall maintain a daily log of water spraying and wet sweeping/wet-vacuuming operations, and shall make the log available to the City for review upon request. (T&ES)
32. **CONDITION ADDED BY STAFF:** Applicant shall install and maintain additional water sprays inside the building so as to provide adequate coverage on the entire floor area where waste is handled and stored. This shall include areas where waste is loaded and unloaded from trucks. AWRF shall maintain the water sprays in proper working condition at all times, and operate all sprays during operations as necessary to minimize the generation of fugitive dust. The additional water sprays shall be installed within 120 days of final SUP approval date. (T&ES)
33. **CONDITION ADDED BY STAFF:** Applicant shall keep all exterior doors, except the bay doors used by transport trucks, closed or covered with hanging strip curtains as a routine matter during operations to prevent fugitive dust from leaving the building. To further minimize dust from leaving the building, AWRF shall install and maintain misters, as approved by Department of Transportation and Environmental Services (T&ES), on all bay doors used by transport trucks. (T&ES)
34. **CONDITION ADDED BY STAFF:** Applicant shall employ all appropriate measures to prevent excessive idling of delivery trucks while on site so as to minimize truck exhaust emissions. The measures shall take into account the expected delivery schedules and the loading and unloading duration for each truck. (T&ES)
35. **CONDITION ADDED BY STAFF:** Applicant shall allow access to the City of Alexandria at all times during normal business hours for inspection of the facility. Failure to allow such access shall be sufficient grounds for enforcement action. (T&ES)
36. **CONDITION ADDED BY STAFF:** Applicant shall obtain all required permits including hauling permits from the City for its trucks and shall use only designated haul routes. (T&ES)
37. **CONDITION AMENDED BY STAFF:** ~~The Director of Planning and Zoning shall review the permit after it has been operational for one year and shall docket the matter for consideration by the Planning Commission and City Council if (a)~~

~~there have been documented violations of the permit conditions; (b) he has received a request from any person to docket the permit for review; or (c) he has determined that there are problems with the operation of the use and that new or revised conditions are needed~~ The Director of Planning and Zoning shall review the special use permit after it has been operational for one year, and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of the permit conditions which were not corrected immediately, constitute repeat violations or which create a direct and immediate adverse zoning impact on the surrounding community; (b) the director has received a request from any person to docket the permit for review as the result of a complaint that rises to the level of a violation of the permit conditions, (c) the director has determined that there are problems with the operation of the use and that new or revised conditions are needed. (P&Z) (SUP99-0069)

STAFF:

Faroll Hamer, Director, Department of Planning and Zoning
Richard Josephson, Deputy Director, Department of Planning and Zoning;
Richard Bray, Urban Planner, Department of Planning and Zoning

Staff Note: In accordance with section 11-506(c) of the zoning ordinance, construction or operation shall be commenced and diligently and substantially pursued within 18 months of the date of granting of a special use permit by City Council or the special use permit shall become void.

IV. CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F - finding

Transportation & Environmental Services:

- R-1 The applicant shall control odors, smoke, fugitive dust, and any other air pollution from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined the Department of Transportation and Environmental Services. (T&ES)
- R-2 The outside areas (parking lot, driveway, street, and sidewalk) shall be kept clean and free of recyclable material, litter, and debris at all times, and the applicant shall police these areas at least twice daily to insure proper upkeep. The applicant shall spray water on all on-site paved roadways (including truck ramps) at least twice daily to control fugitive dust. More frequent water spraying shall be conducted if necessary to effectively control fugitive dust emissions from the paved roads. Burnside Place and between 700- 950 South Picket Street shall be wet-swept or wet-vacuumed at least once daily. The applicant shall maintain a daily log of water spraying and wet sweeping/wet-vacuuming operations, and shall make the log available to the City for review upon request. (T&ES)
- R-3 All loudspeakers shall be prohibited from the exterior of the building and no amplified sounds shall be audible at the property line. (T&ES)

Code Enforcement:

- C-1 A licensed fire protection engineer shall verify the sprinkler system is designed for the fuel load of the operation.
- C-2 Dust hazard abatement system shall be maintained to prevent the placement of combustibile dust in suspension in air.

Health Department:

- F-1 No Comment

Parks & Recreation:

- F-1 No Comment

Police Department:

- F-1 The Police Department has no objections to the recycling facility increasing their daily tonnage intake to support City of Alexandria builders and CDD haulers.



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2007-0029

PROPERTY LOCATION: 675 Burnside Pl, Alexandria VA 22304
 TAX MAP REFERENCE: 673-01-23 ZONE: 1
 APPLICANT
 Name: Sandra Crippen
 Address: _____
 PROPERTY OWNER
 Name: Steve Davidson *
 Address: * 8060 Sandhill St. West Palm Beach, FL 33412
 PROPOSED USE: Recycling facility Increase daily tonnage
Increase daily tonnage

[] THE UNDERSIGNED hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 4-11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

[] THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article IV, Section 4-1404(D)(7) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

[] THE UNDERSIGNED hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Director of Planning and Zoning on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

Sandra Crippen
 Print Name of Applicant or Agent
675 Burnside Pl
 Mailing/Street Address
Alex VA 22304
 City and State Zip Code

Sandra Crippen
 Signature
703-430-9535 703-430-65
 Telephone # Fax #
703-221-6308
 Email address
3/26/07
 Date
 Date & Fee Paid: \$ 500.00

Application Received: _____

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY



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SUR # 2007-0029

All applicants must complete this form. Supplemental signs are required for child care facilities, restaurants, automobile-oriented uses and freestanding signs requiring special use permit approval.

- 1. The applicant is the (check one):
 - Owner
 - Contract Purchaser
 - Lessee or
 - Other: _____ of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership in which case identify each owner of more than ten percent.

Sandra Crippen 2100 (wife + executor
 of Mark Crippen's estate)

If property owner or applicant is being represented by an authorized agent such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

- Yes. Provide proof of current City business license
- No. The agent shall obtain a business license prior to filing application, if required by the City Code.

- 2. Submit a floor plan and a plot plan with parking layout of the proposed use. One copy of the plan is required for plans that are 11" x 17" or smaller. Twenty-four copies are required for plans larger than 11" x 17" if the plans cannot be easily reproduced. The planning director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver. This requirement does not apply if a Site Plan Package is required.

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NARRATIVE DESCRIPTION

3. The applicant shall describe below the nature of the request **in detail** so that the Planning Commission and City Council can understand the nature of the operation and the use. The description should include such items as the nature of the activity, the number and type of patrons, the number of employees, the hours, how parking is to be provided for employees and patrons, and whether the use will generate any noise. (Attach additional sheets if necessary.)

Alex Waste Recovery Facility processes Construction Demolition Debris only. The facility also recycles materials such as metal, cardboard, customers are CDD haulers only. There are 7 people employed at this time. Hours of operation are M-F Sat: 7 parking spaces at this time. Patrons haul in and out CDD materials - No parking.

This application is needed to provide support to the City of Alex, builders and CDD haulers due to the increase in demolition and clearing of older structures and replacement with modern buildings and facilities.

The applicant has been advised that the City of Alex ^{has with increased} needs for ^{of this} CDD Facility.

A permitted daily tonnage of 1,000 is requested to provide need projected growth.

USE CHARACTERISTICS

4. The proposed special use permit request is for (check one):

- a new use requiring a special use permit,
- a development special use permit,
- an expansion or change to an existing use without a special use permit,
- expansion or change to an existing use with a special use permit,
- other. Please describe: _____

5. Please describe the capacity of the proposed use:

A. How many patrons, clients, pupils and other such users do you expect?

Specify time period (i.e., day, hour, or shift).

Estimate 150 loads per day

B. How many employees, staff and other personnel do you expect?

Specify time period (i.e., day, hour, or shift).

15-20 employees will be required during operating hours.

6. Please describe the proposed hours and days of operation of the proposed use:

Day:

Hours:

Mon - Sat

6am - 4pm

7. Please describe any potential noise emanating from the proposed use.

A. Describe the noise levels anticipated from all mechanical equipment and patrons.

Operation are in a building - Noise levels will remain the same.

B. How will the noise from patrons be controlled?

No Change in noise level

8. Describe any potential odors emanating from the proposed use and plans to control them:

No odors - C&D only

9. Please provide information regarding trash and litter generated by the use.

A. What type of trash and garbage will be generated by the use?

Construction Demolition Debris only

B. How much trash and garbage will be generated by the use?

700 additional tons per day of C&D only.

C. How often will trash be collected?

No collection - Recovery/ Recycle only during hours of operation

D. How will you prevent littering on the property, streets and nearby properties?

Operations are within a building hauler's must tarp loads and inspected daily on site for litter.

10. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

[] Yes. No.

If yes, provide the name, monthly quantity, and specific disposal method below:

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11. Will any organic compounds, for example paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on the property?

[] Yes. [X] No.

If yes, provide the name, monthly quantity, and specific disposal method below:

12. What methods are proposed to ensure the safety of residents, employees and patrons?

Facility has a safety plan. Meetings, also has a
va cert. class I operator on site

ALCOHOL SALES

13. Will the proposed use include the sale of beer, wine, or mixed drinks?

[] Yes. [X] No.

If yes, describe alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales. Existing uses must describe their existing alcohol sales and/or service and identify any proposed changes in that aspect of the operation.

N/A

PARKING AND ACCESS REQUIREMENTS

14. Please provide information regarding the availability of off-street parking.

A. How many parking spaces are required for the proposed use pursuant to section 8-200 (A) of the zoning ordinance?

18

B. How many parking spaces of each type are provided for the proposed use:

- 7 Standard spaces
- _____ Compact spaces
- _____ Handicapped accessible spaces.
- _____ Other.

C. Where is required parking located? (check one)

- on-site
- off-site

If the required parking will be located off-site, where will it be located?

Pursuant to section 8-200 (C) of the zoning ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

D. If a reduction in the required parking is requested, pursuant to section 8-100 (A) (4) or (5) of the zoning ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

15. Please provide information regarding loading and unloading facilities for the use:

A. How many loading spaces are required for the use, per section 8-200 (B) of the zoning ordinance?

two

B. How many loading spaces are available for the use? two

C. Where are off-street loading facilities located? N/A

D. During what hours of the day do you expect loading/unloading operations to occur?

All day 6am-4pm

E. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?

Continuously during operating hours

SUP # 2007-0089

16. ^① Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow? ^②

① Yes - ② N/R - For Improvements.

SITE CHARACTERISTICS

17. Will the proposed uses be located in an existing building? Yes No
Do you propose to construct an addition to the building? Yes No
How large will the addition be? _____ square feet.

18. What will the total area occupied by the proposed use be? *operating now*
_____ sq. ft. (existing) + _____ sq. ft. (addition if any) = 33698 sq. ft. (total)

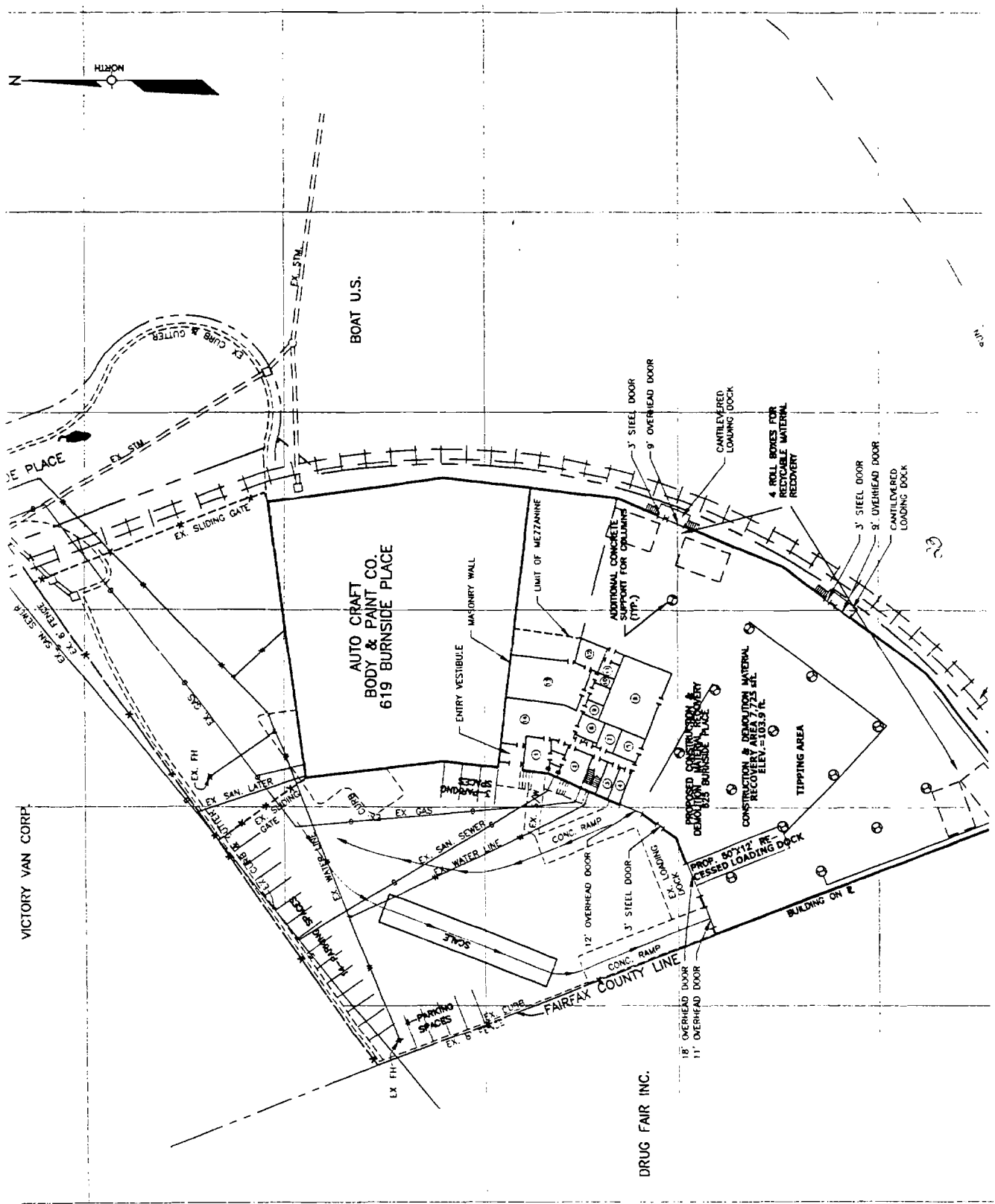
19. The proposed use is located in: (check one)
 a stand alone building a house located in a residential zone a warehouse
 a shopping center. Please provide name of the center: _____
 an office building. Please provide name of the building: _____
 other. Please describe: _____

20

- 4. PANEL: (BEL)
- 5. AIR
- 6. FLOOR
- 7. W. C. / I. S. / H. I.
- 8. BUILDING
- 9. DEV.
- 10. BY I. THE

- 5. NO. / W.
- 6. FIRE
- 7. BY
- 8. A. MEC.
- 9. THAT
- 10. SPRIN.
- 11. ALCON.
- 12. CONT.

NOTE:
BASE



VICTORY VAN CORP.

BOAT U.S.

AUTO CRAFT
BODY & PAINT CO.
619 BURNSIDE PLACE

DRUG FAIR INC.



engineering and constructing a better tomorrow

MEMORANDUM

To: Lalit Sharma, Department of T&ES Date: October 26, 2007
City of Alexandria
(703) 519-3400, ext. 164

From: *Malay Jindal*
Malay Jindal
MACTEC Federal Programs, Inc.
(919) 474-3582

Re: Alexandria Waste Recovery Facility
625 Burnside Place
Alexandria, VA 22304

San B. May
for Douglas Toothman *with permission*
MACTEC Federal Programs, Inc.
(703) 471-8383

Attached please find recommendations for control and abatement of potential particulate matter emissions from the above-referenced Alexandria Waste Recovery Facility (AWRF). The particulate matter emissions from the facility are largely fugitive in nature, and are associated with handling and transport of construction debris. The particulate matter emissions resulting from diesel fuel combustion in the transport trucks is estimated to be very small compared to the fugitive emissions. Due to the fugitive nature of the emissions from handling construction debris, a majority of the emissions are expected to be greater than 2.5 microns in diameter and therefore emissions of fine particulate matter are expected to be minimal.

The attached recommendations are designed to prevent and/or minimize the generation of fugitive dust emissions from the facility's operations so as to mitigate any potential impacts at off-site locations. The implementation of the suggested measures is expected to provide additional control of fugitive dust emissions at a level sufficient to offset the expected increase in emissions due to the facility's proposed expansion of operations. For example, the recommended schedule for wet vacuuming of the paved road is expected to reduce fugitive emissions from truck traffic by 90 percent or more. Similarly, measures recommended inside the building (water sprays, closed doors, etc.) are expected to reduce waste handling emissions by more than 70 percent.

The recommendations are based on a site visit conducted on October 17, 2007, discussions with the facility's Operations Manager, Mr. Eric Hackett, and subsequent review of the facility's operations and sources of particulate matter emissions.

Should you have any questions, please Mr. Malay Jindal at (919) 474-3582.

**Recommendations for Control of Particulate Matter Emissions from Operations at
Alexandria Waste Recovery Facility (AWRF), Alexandria, Virginia**

1. AWRF shall spray water on all on-site paved surfaces, including truck ramps, at least twice daily to control fugitive dust due to vehicle traffic. More frequent water spraying shall be conducted if necessary to effectively control fugitive dust emissions from the on-site paved surfaces. Visible dust due to vehicle traffic shall be an indication of the need for additional watering.
2. AWRF shall perform wet vacuuming of the paved road at least twice daily. The paved road shall be defined as the driving lane in front of the Autocraft Body and Paint facility, as well as the entire length of Burnside Place up to its intersection with S. Pickett Street. More frequent wet vacuuming shall be conducted if necessary to effectively control fugitive dust emissions from the paved roads. Visible dust due to truck traffic shall be an indication of the need for additional wet vacuuming. For safety reasons, AWRF shall be exempt from wet vacuuming during periods when temperatures are, or are expected to drop, below 32 degrees Fahrenheit.
3. AWRF shall install additional water sprays inside the building so as to provide coverage on the entire floor area where waste is handled and stored and areas where waste is loaded and unloaded from trucks. AWRF shall maintain the water sprays in proper working condition at all times, and operate all sprays during waste handling operations to minimize the generation of fugitive dust.
4. AWRF shall keep all exterior doors, except the bay doors used by transport trucks, closed as a routine matter during operations to minimize the release of fugitive dust from the building. In addition, AWRF shall install and maintain hanging strip curtains of a suitable material, as approved by Department of Transportation and Environmental Services (T&ES), to completely cover all bay doors used by transport trucks.
5. AWRF shall employ all appropriate measures to prevent excessive idling of delivery trucks while on site so as to minimize truck exhaust emissions. The measures shall take into account the expected delivery schedules and the loading and unloading duration for each truck such that the idling time can be minimized for trucks waiting to be loaded or unloaded.
6. AWRF shall provide to the City copies of all current environmental permits issued to the facility by Virginia Department of Environmental Quality (VDEQ). Copies of any revised or updated permits shall also be provided to the City upon issuance by VDEQ.
7. AWRF shall maintain a daily log of water spraying and wet vacuuming operations, and shall make the log available to the City for review upon request.

In addition to the above, the following conditions are recommended for the facility to comply with applicable sections of the City Code.

8. AWRF shall control odors, smoke, fugitive dust and any other air pollution from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Department of T&ES.
9. AWRF shall comply with the City of Alexandria Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. All loud speakers shall be prohibited from the exterior of the building and no amplified sounds shall be audible at the property line.
10. AWRF shall allow access to the City of Alexandria at any time during normal business hours for inspection of the facility. Failure to allow such access shall be sufficient grounds for enforcement action.

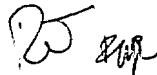
It is also recommended that AWRF identify a representative responsible for compliance with the facility's Special Use Permit and provide the representative's contact information to the City.

City of Alexandria, Virginia

MEMORANDUM

DATE: MAY 6, 2008

TO: CHAIRMAN WAGNER AND MEMBERS OF THE PLANNING COMMISSION

FROM: FAROLL HAMER, DIRECTOR 
DEPARTMENT OF PLANNING AND ZONING

SUBJECT: SUP #2007-0029, POTOMAC RECYCLING

At the December 4, 2007 Planning Commission meeting, the Commission voted 6 – 0 to defer the expansion request for three months. The reason for the deferral was to give the applicant the opportunity to address the concerns of neighboring businesses.

The concerns raised by employees of Boat USA and Auto Craft Body & Paint were current levels of dirt and debris, the potential for increased debris on the streets and the increase in truck traffic. The applicant has implemented all of the requirements that the Department of Environmental Quality placed on the SUP to mitigate the dirt and debris issues. After meeting with the affected business owners and representatives of DEQ, staff feels that the conditions will ensure that the operation will have minimal impact on the neighboring businesses. All parties involved agreed that clear lines of communication had been established so that Potomac Recycling could address any future concerns of the neighbors. The issue of increased traffic has been studied by Transportation & Environmental Services and transportation consultants Grove/Slade Associates. While the increase in tonnage and trips allowed will increase traffic on Burnside Place and South Pickett Street, the City's traffic engineers and independent consultants feel that the increase will not negatively impact the traffic patterns in the area.

Staff feels that the applicant has complied with the Planning Commission's request to show that the Special Use Permit conditions ensure minimal impact on surrounding businesses; staff therefore recommends approval of the SUP.

1

SPEAKER'S FORM

DOCKET ITEM NO. 7

PLEASE COMPLETE THIS FORM AND GIVE IT TO THE CITY CLERK
BEFORE YOU SPEAK ON A DOCKET ITEM.

PLEASE ANNOUNCE THE INFORMATION SPECIFIED BELOW PRIOR TO SPEAKING.

1. **NAME:** Duncan W. Blair, Esquire
2. **ADDRESS:** 524 King Street, Alexandria, Virginia 22314
TELEPHONE NO. 703 836-1000 **E-MAIL:** dblair@landclark.com
3. **WHOM DO YOU REPRESENT, IF OTHER THAN YOURSELF?**
Potomac Recycling, Sandra Crippen
4. **WHAT IS YOUR POSITION ON THE ITEM?**
For
5. **NATURE OF YOUR INTEREST IN ITEM (PROPERTY OWNER, ATTORNEY,
LOBBYIST, CIVIC INTEREST, ETC.):**
Attorney
6. **ARE YOU RECEIVING COMPENSATION FOR THIS APPEARANCE BEFORE
COUNCIL?**
Yes

This form shall be kept as a part of the permanent record in those instances where financial interest or compensation is indicated by the speaker.

A maximum of three minutes will be allowed for your presentation, except that one officer or other designated member speaking on behalf of each *bona fide* neighborhood civic association or unit owners' association desiring to be heard on a docket item shall be allowed five minutes. In order to obtain five minutes, you must identify yourself as a designated speaker, and identify the neighborhood civic association or unit owners' association you represent, at the start of your presentation. If you have a prepared statement, please leave a copy with the Clerk.

Additional time not to exceed 15 minutes may be obtained with the consent of the majority of the council present; provided notice requesting additional time with reasons stated is filed with the City Clerk in writing before 5:00 p.m. of the day preceding the meeting.

The public normally may speak on docket items only at public hearing meetings, and not at regular legislative meetings. Public hearing meetings are usually held on the Saturday following the second Tuesday in each month; regular legislative meetings on the second and fourth Tuesdays in each month. The rule with respect to when a person may speak to a docket item at a legislative meeting can be waived by a majority vote of council members present but such a waiver is not normal practice. When a speaker is recognized, the rules of procedures for speakers at public hearing meetings shall apply. If an item is docketed *for public hearing* at a regular legislative meeting, the public may speak to that item, and the rules of procedures for speakers at public hearing meetings shall apply.

In addition, the public may speak on matters which are not on the docket during the Public Discussion Period at public hearing meetings. The mayor may grant permission to a person, who is unable to participate in public discussion at a public hearing meeting for medical, religious, family emergency or other similarly substantial reasons, to speak at a regular legislative meeting. When such permission is granted, the rules of procedures for public discussion at public hearing meetings shall apply.

Guidelines for the Public Discussion Period

- (a) All speaker request forms for the public discussion period must be submitted by the time the item is called by the city clerk.
- (b) No speaker will be allowed more than three minutes; except that one officer or other designated member speaking on behalf of each *bona fide* neighborhood civic association or unit owners' association desiring to be heard during the public discussion period shall be allowed five minutes. In order to obtain five minutes, you must identify yourself as a designated speaker, and identify the neighborhood civic association or unit owners' association you represent, at the start of your presentation.
- (c) If more speakers are signed up than would be allotted for in 30 minutes, the mayor will organize speaker



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2007-0029

PROPERTY LOCATION: 675 Burnside Pl, Alexandria VA 22304
 TAX MAP REFERENCE: 673-01-23 ZONE: _____
 APPLICANT
 Name: Sandra Crippen
 Address: _____
 PROPERTY OWNER
 Name: Steve Davidson *
 Address: * 8060 Sandhill Ct. West Palm Beach, FL 33412
 PROPOSED USE: Recycling facility Increase daily tonnage
Increase daily tonnage

[] THE UNDERSIGNED hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 4-11-600 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

[] THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article IV, Section 4-1404(D)(7) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

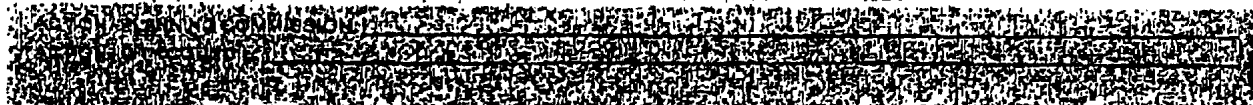
[] THE UNDERSIGNED hereby states that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Director of Planning and Zoning on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

Sandra Crippen
 Print Name of Applicant or Agent
675 Burnside Pl
 Mailing/Street Address
Alex VA 22304
 City and State Zip Code

Sandra Crippen
 Signature
703-430-9535 703-430-6553
 Telephone # Fax #
1703-321-6368
 Email address
3/26/07
 Date
 Date & Fee Paid: \$ 500.00

Application Received: _____

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY



PC Action Recommended Approval 6-0 5-6-08
 he PC

Application SUR per
 4/1/08 Pmt Applications, Forms, Checklists/Planning Commission

5/20/08 - CC approved the PC Recommendation 7-0
 13

(separate motion)

5. City Council approved the Planning Commission recommendation.
(separate motion)

6. City Council approved the Planning Commission recommendation.
(separate motion)

7. City Council approved the Planning Commission recommendation with the addition of condition #38 stating, " The applicant shall designate an employee whose responsibility will be to assure compliance with all conditions of the special use permit. The name and phone number of that employee shall be provided to the Department of Planning and Zoning and to a representative of the surrounding property, " and the addition of condition #39 stating, "The special use permit shall be docketed for review within 120 days of adoption of the Eisenhower West Small Area Plan." (separate motion)

Council Action: _____

REPORTS AND RECOMMENDATIONS OF THE CITY MANAGER

8. Public Hearing on a Report of the Naming Committee on the Proposal to Name the Duke Street Bridge Near the Beatley Library in Honor of the Late Richard Leibach. (#31, 5/13/08)

City Council held the public hearing on the report of the Naming Committee on the proposal to name the Duke Street Bridge near the Beatley Library in honor of the late Richard Leibach and recommended that the bridge be named in honor of the late Richard Leibach.

Council Action: _____

REPORTS OF BOARDS , COMMISSIONS AND COMMITTEES (continued)

Planning Commission (continued)

9. MASTER PLAN AMENDMENT #2008-0002(A)
DEVELOPMENT SPECIAL USE PERMIT #2006-0025 (B)
3000 & 3100 BUSINESS CENTER DRIVE
DASH BUS FACILITY
Public Hearing and Consideration of a request for (1) an amendment to the City's Master Plan to increase height limits in the Taylor Run/Duke Street Small Area Plan; (2) a development special use permit, with site plan, modifications and subdivision, to construct a public building; zoned I/Industrial. Applicant: City of Alexandria, Department of General Services

PLANNING COMMISSION ACTION : MPA: Resolution Adopted 7-0
DSUP: Recommend Approval 7-0