

Docket Item #6
SPECIAL USE PERMIT # 2007-0029

Planning Commission Meeting
November 8, 2007

ISSUE: Consideration of a request to amend a special use permit to increase the allowed daily tonnage at a waste recycling facility.

APPLICANT: Sandra Crippen, T/A Potomac Recycling, LLC

STAFF: Richard W. Bray
Richard.bray@alexandriava.gov

LOCATION: 625 Burnside Place

ZONE: I/ Industrial

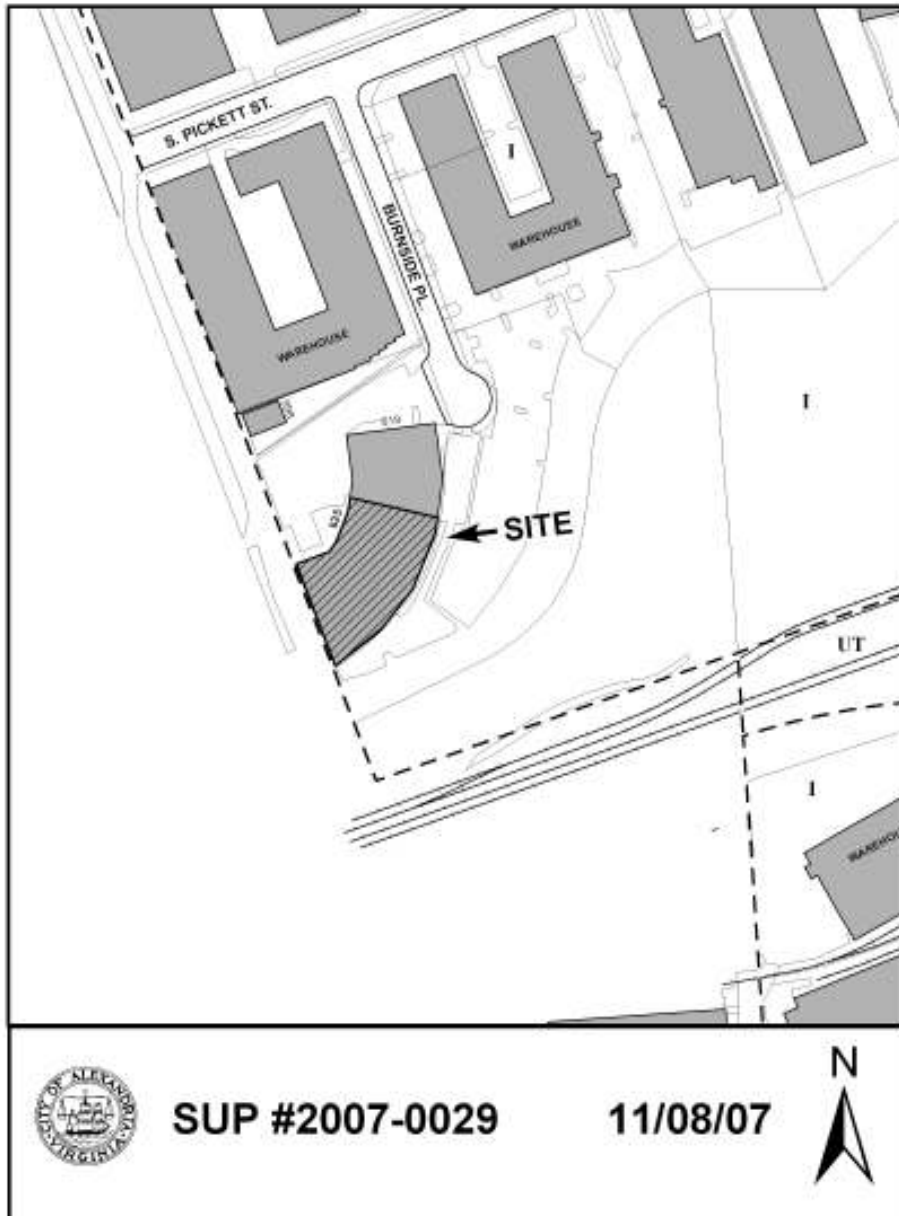
PLANNING COMMISSION ACTION, OCTOBER 2, 2007: The Planning Commission noted the deferral.

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 increase the allowed daily tonnage from 300 tons per day to 1,000 tons per day. The facility accepts recyclable materials from construction and demolition sites. The facility is also open to Alexandria residents, businesses and public collection programs for recyclable materials. 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 recyclable materials 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 4 pm, Monday through Friday and 7 am-12 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.

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 Crippen only or to any corporation or other entity in which ~~Mark S. Crippen, Jr.~~ Sandra Crippen has a controlling interest. (P&Z) (~~SUP99-0069~~)

2. **CONDITION AMENDED BY STAFF:** Deliveries to the facility shall not exceed ~~200~~ 1,000 tons per day ~~initially, then 300 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 tons per day or 50 vehicles per day. (P&Z) (SUP99-0069)~~
3. The facility must accept recyclable materials 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, putrifables, hazardous wastes and other objectionable substances have been previously removed. (T&ES) (SUP99-0069)
6. All material received shall be unloaded within the building only. (T&ES) (SUP99-0069)
7. No materials waiting for processing or shipment shall be stored 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. The transport and pickup of recyclable materials must be along routes authorized by the Department of Transportation and Environmental Services. (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. The hours of operation shall be Monday through ~~Saturday~~ Friday 6:00 a.m. to ~~7:30~~ 4:00 p.m. and Saturday, 7:00 a.m. to 12:00 p.m., or as the City Code may apply. (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. The applicant shall obtain a permit from the Virginia Department of Environmental Quality (DEQ) prior to receiving a Certificate of Occupancy. (T&ES) (SUP99-0069)
19. No odors shall emanate from the property. (Health) (SUP99-0069)
20. 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. 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. 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. 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. Lighting of the site shall be maintained at a minimum of 2.0 foot candles. (Police) (SUP99-0069)

25. **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)
26. **CONDITION ADDED BY STAFF:** The applicant shall post the hours of operation at the entrance of the business. (P&Z)
27. **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)
28. **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)
29. **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)
30. **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)
31. **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)
32. **CONDITION ADDED BY STAFF:** 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)
33. **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)
34. **CONDITION ADDED BY STAFF:** Applicant shall perform wet vacuuming of the paved road 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. Wet vacuuming shall be implemented within 120 days of final SUP approval date. (T&ES)
35. **CONDITION ADDED BY STAFF:** Applicant shall install 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)
36. **CONDITION ADDED BY STAFF:** Applicant shall keep all exterior doors, except the bay doors used by transport trucks, closed 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 hanging strip curtains of a suitable material, as approved by Department of Transportation and Environmental Services (T&ES), on all bay doors used by transport trucks. The hanging strip curtains shall be installed within 120 days of final SUP approval date. (T&ES)
37. **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)

38. **CONDITION ADDED BY STAFF:** Applicant 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. (T&ES)
39. **CONDITION ADDED BY STAFF:** 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 by the Department of T&ES. (T&ES)
40. **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)
41. **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)

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 combustible 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.

**REPORT ATTACHMENTS
AVAILABLE IN THE PLANNING AND ZONING OFFICE**