

VIRGINIA PAVING Special Use Permit



City Council, October 14, 2006



Special Use Permit Request

- ❑ Amend condition from 1960 SUP that prohibits nighttime vehicular traffic
- ❑ Increase stack height to 20 meters



Considerations for Proposed SUP

- ❑ Difficult case involving coexistence of long-standing industrial use, allowed by zoning and Master Plan, and nearby residential uses
- ❑ Amendment presents opportunity to enhance environmental protection
- ❑ No violations of local, State or Federal environmental regulations (except for nighttime truck traffic and stormwater settling basins)
- ❑ Existence of plant and other industrial uses in southwest corner present land use questions that will be considered as part of the West Eisenhower Avenue Small Area Plan study, not the proposed SUP amendment



SUP Process

- ❑ Two-year process
- ❑ Numerous meetings with community and applicant
- ❑ Extensive analysis of environmental impacts by City staff and three consultant groups (the City used the same consultants as for Mirant)
- ❑ Planning Commission recommended approval 6-1



Environmental Issues & Concerns

Raised by community since 2000

- Air Quality
 - Emissions
 - Fugitive PM (dust)
 - Ambient Impacts
- Odors
- Noise
- Lighting
- Stormwater
- Proximity of plant to school/park



New SUP Conditions Will:

- ❑ Restrict hours
- ❑ Require air pollution control equipment and air quality enhancements above and beyond those required by State and Federal regulations
- ❑ Require regular testing and monitoring of operations
- ❑ Require best management practices for stormwater management
- ❑ Require noise abatement measures
- ❑ Provide additional screening, buffering, and lighting controls
- ❑ Require a production cap (900,000 annual tons until all improvements implemented, then cap at 1,200,000 annual tons)
- ❑ Require more extensive enforcement procedures, such as penalties for specific conditions, annual review, and community outreach



IF SUP IS DENIED:

- The plant would continue to operate with the existing SUP:
 - A stormwater management system would be installed
 - Night time vehicular activity would stop
 - Night time operation (heating and mixing) would continue

- The additional environmental controls, addressing air quality, noise, odors and other community concerns, would not be required.

- No production cap, except the 1,500,000 tons stipulated in State Operating Permit.



IF SUP IS APPROVED:

- Night time operations permitted according to Condition #74 (Federal, State, Local governments, April 1 to November 1).
 - Night time paving limits traffic impacts to larger citizenry.

- New SUP conditions, when implemented, will reduce impacts, place production caps, improve operational practices, and result in significant new pollution control equipment.