



APPLICATION ACCEPTED April 14, 2008
BOARD OF ZONING APPEALS: July 8, 2008
TIME: 9:00 a.m.

County of Fairfax, Virginia

July 1, 2008

STAFF REPORT

SPECIAL PERMIT APPLICATION No. SPA 81-S-064-10

SULLY DISTRICT

APPLICANT: Luck Stone Corporation

ZONING: R-C, NR, WS

LOCATION: 15717 Lee Highway

ZONING ORDINANCE PROVISION: 3-C03

TAX MAP: 64-1 ((1)) 1, 4, 13, 14, 15, pt. 17, 33A, pt. 38,
pt. 39, 64-1 ((4)) 7A

LOT SIZE: 210.25 acres

PLAN MAP: Residential, .1 to .2 du/ac, and industrial

SP PROPOSAL: Group 1 Use – Amend SP 81-S-064 previously
approved for stone quarrying, crushing, sales,
and ancillary uses to permit renewal

STAFF RECOMMENDATION:

Staff recommends approval of SPA 81-S-064-10 subject to the proposed development conditions contained in Appendix 1.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

Greg Chase

Department of Planning and Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5509
Phone 703-324-1290 FAX 703-324-3924
www.fairfaxcounty.gov/dpz/



It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Zoning Appeals. A copy of the BZA's Resolution setting forth this decision will be mailed within five (5) days after the decision becomes final.

The approval of this special permit does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application.

For additional information, call Zoning Evaluation Division, Department of Planning and Zoning at 324-1280, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035. **Board of Zoning Appeals' meetings are held in the Board Room, Ground Level, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia 22035-5505.**



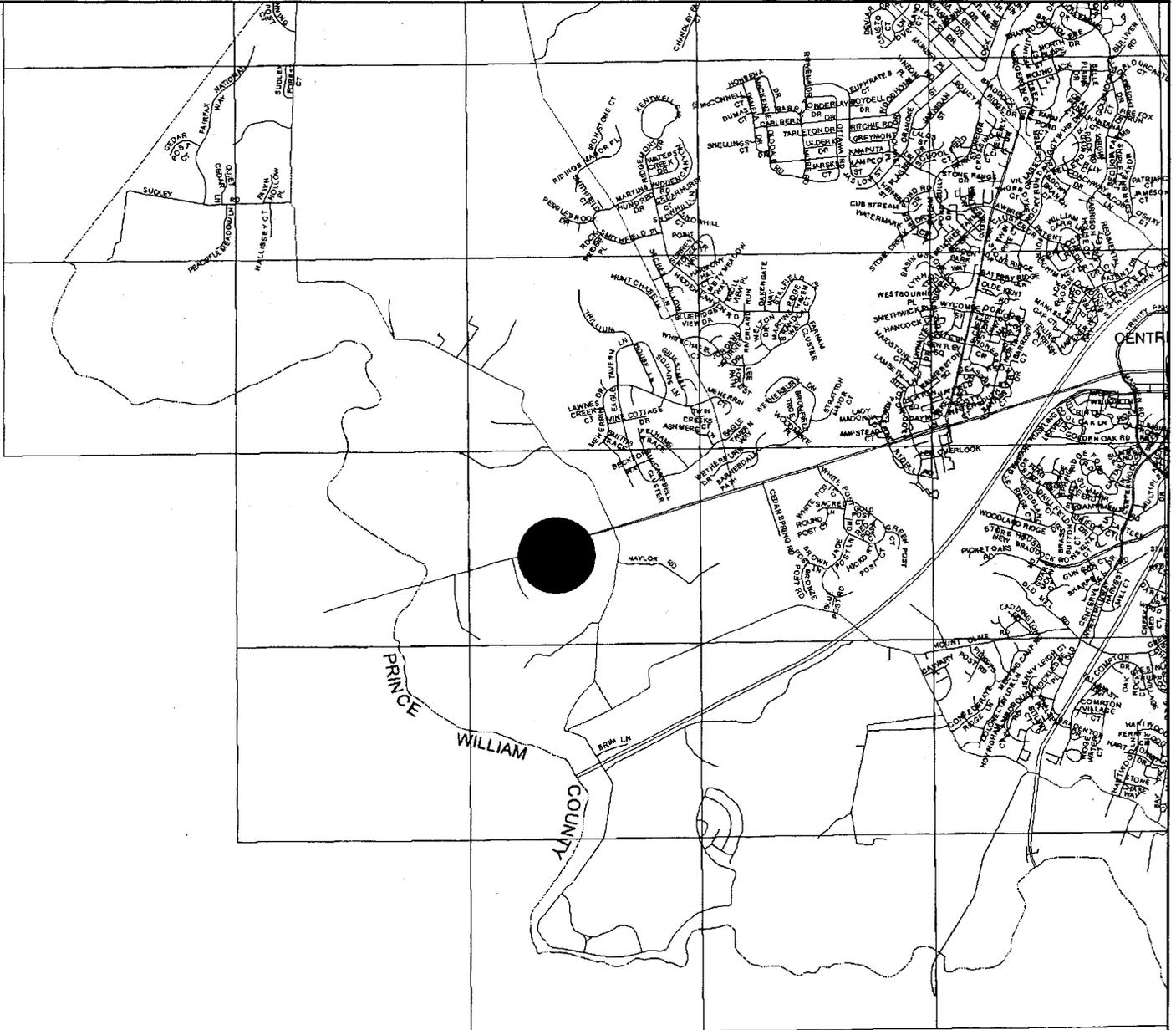
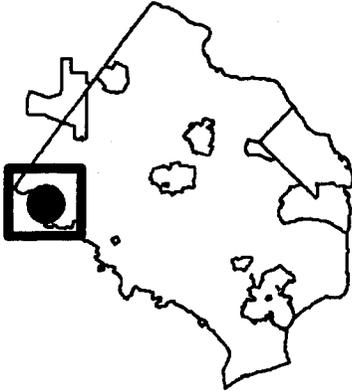
Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Special Permit Amendment

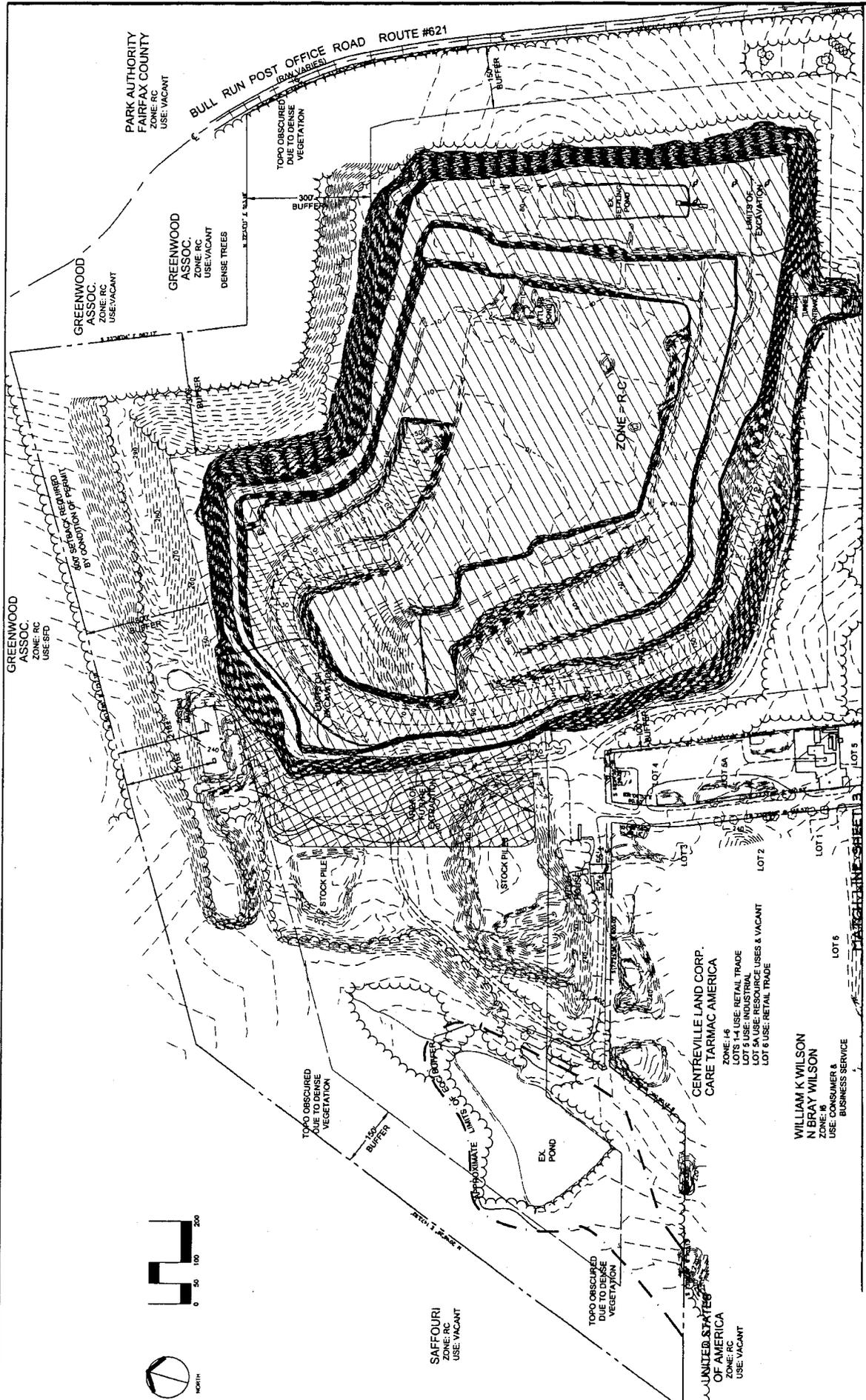
SPA 81-S-064-10

Applicant: LUCK STONE CORPORATION
Accepted: 04/14/2008
Proposed: AMEND SP 81-S-064 PREVIOUSLY APPROVED FOR STONE QUARRYING, CRUSHING, SALES AND ANCILLARY USES TO PERMIT RENEWAL

Area: 210.25 AC OF LAND; DISTRICT - SULLY
Zoning Dist Sect: 3-C03
Art 8 Group and Use: 1-03 1-05
Located: 15717 LEE HIGHWAY
Zoning: R- C
Overlay Dist: NR WS
Map Ref Num: 064-1- /01/ /0001 /01/ /0004 /01/ /0013 /01/ /0014 /01/ /0015 /01/ /0017 pt. /01/ /0033A /01/ /0038 pt. /01/ /0039 pt. /04/ /0007A



0 1,000 2,000 3,000 4,000 Feet



GREENWOOD ASSOC. ZONE RC USE VACANT

GREENWOOD ASSOC. ZONE RC USE VACANT

GREENWOOD ASSOC. ZONE RC USE VACANT

PARK AUTHORITY FAIRFAX COUNTY ZONE RC USE VACANT

BULL RUN POST OFFICE ROAD ROUTE #621

TOPO OBSCURED DUE TO DENSE VEGETATION

CENTREVILLE LAND CORP. CARE TARMAC AMERICA

ZONE I-R
 LOTS 1-4 USE: RETAIL TRADE
 LOT 5 USE: INDUSTRIAL
 LOT 6 USE: RESOURCE USES & VACANT
 LOT 6 USE: RETAIL TRADE

WILLIAM K WILSON
 NI BRAY WILSON
 ZONE I-R
 USE: CONSUMER & BUSINESS SERVICE

UNITED STATES OF AMERICA USE VACANT

SAFEQUORI USE VACANT



DESIGN	PIRRA	DATE	01.18.08
DRAWN	GAH	SCALE	1"=100'
CHECKED	DHS	SHEET	2 OF 12
SURVEY			BT/OTHERS
FILE			06676-1-6

Patton Harris Rust & Associates, pc
 Engineers Surveyors Planners, Landscape Architects
 14337 Lee Road, Suite 11-1679
 T 703.448.6700
 F 703.448.6714

PIRRA

SPECIAL PERMIT AMENDMENT PLAN
 SPA 81-S-064-10
DEVELOPMENT PLAN

LUCK STONE PROPERTY
 SULLY DISTRICT
 FAIRFAX COUNTY, VIRGINIA



NO.	DESCRIPTION	DATE	BY	DATE



STORM WATER MANAGEMENT COMPUTATIONS

DESCRIPTION	AREA (AC)	COEFFICIENT	15 MIN. TIME OF CONCENTRATION (MIN)	15 MIN. TIME OF CONCENTRATION (HR)	15 MIN. TIME OF CONCENTRATION (SEC)
CONCRETE DETAINED TO POND A1	27.44	0.75	91	0.79	0.32
CONCRETE DETAINED TO POND A2	32.56	0.75	75	0.67	0.27
CONCRETE DETAINED TO POND B1	12.77	0.75	51	0.45	0.18
CONCRETE DETAINED TO POND B2	8.84	0.75	45	0.40	0.16
CONCRETE DETAINED TO POND B3	1.24	0.75	30	0.27	0.11
CONCRETE DETAINED TO POND B4	2.47	0.75	30	0.27	0.11
CONCRETE DETAINED TO POND B5	2.47	0.75	30	0.27	0.11
CONCRETE DETAINED TO POND B6	2.47	0.75	30	0.27	0.11
CONCRETE DETAINED TO POND B7	2.47	0.75	30	0.27	0.11
CONCRETE DETAINED TO POND B8	2.47	0.75	30	0.27	0.11
CONCRETE DETAINED TO POND B9	2.47	0.75	30	0.27	0.11
CONCRETE DETAINED TO POND B10	2.47	0.75	30	0.27	0.11
CONCRETE DETAINED TO POND B11	2.47	0.75	30	0.27	0.11
CONCRETE DETAINED TO POND B12	2.47	0.75	30	0.27	0.11
CONCRETE DETAINED TO POND B13	2.47	0.75	30	0.27	0.11
CONCRETE DETAINED TO POND B14	2.47	0.75	30	0.27	0.11
CONCRETE DETAINED TO POND B15	2.47	0.75	30	0.27	0.11
CONCRETE DETAINED TO POND B16	2.47	0.75	30	0.27	0.11
CONCRETE DETAINED TO POND B17	2.47	0.75	30	0.27	0.11
CONCRETE DETAINED TO POND B18	2.47	0.75	30	0.27	0.11
CONCRETE DETAINED TO POND B19	2.47	0.75	30	0.27	0.11
CONCRETE DETAINED TO POND B20	2.47	0.75	30	0.27	0.11
CONCRETE DETAINED TO POND B21	2.47	0.75	30	0.27	0.11
CONCRETE DETAINED TO POND B22	2.47	0.75	30	0.27	0.11
CONCRETE DETAINED TO POND B23	2.47	0.75	30	0.27	0.11
CONCRETE DETAINED TO POND B24	2.47	0.75	30	0.27	0.11
CONCRETE DETAINED TO POND B25	2.47	0.75	30	0.27	0.11
CONCRETE DETAINED TO POND B26	2.47	0.75	30	0.27	0.11
CONCRETE DETAINED TO POND B27	2.47	0.75	30	0.27	0.11
CONCRETE DETAINED TO POND B28	2.47	0.75	30	0.27	0.11
CONCRETE DETAINED TO POND B29	2.47	0.75	30	0.27	0.11
CONCRETE DETAINED TO POND B30	2.47	0.75	30	0.27	0.11
CONCRETE DETAINED TO POND B31	2.47	0.75	30	0.27	0.11
CONCRETE DETAINED TO POND B32	2.47	0.75	30	0.27	0.11
CONCRETE DETAINED TO POND B33	2.47	0.75	30	0.27	0.11
CONCRETE DETAINED TO POND B34	2.47	0.75	30	0.27	0.11
CONCRETE DETAINED TO POND B35	2.47	0.75	30	0.27	0.11
CONCRETE DETAINED TO POND B36	2.47	0.75	30	0.27	0.11
CONCRETE DETAINED TO POND B37	2.47	0.75	30	0.27	0.11
CONCRETE DETAINED TO POND B38	2.47	0.75	30	0.27	0.11
CONCRETE DETAINED TO POND B39	2.47	0.75	30	0.27	0.11
CONCRETE DETAINED TO POND B40	2.47	0.75	30	0.27	0.11
CONCRETE DETAINED TO POND B41	2.47	0.75	30	0.27	0.11
CONCRETE DETAINED TO POND B42	2.47	0.75	30	0.27	0.11
CONCRETE DETAINED TO POND B43	2.47	0.75	30	0.27	0.11
CONCRETE DETAINED TO POND B44	2.47	0.75	30	0.27	0.11
CONCRETE DETAINED TO POND B45	2.47	0.75	30	0.27	0.11
CONCRETE DETAINED TO POND B46	2.47	0.75	30	0.27	0.11
CONCRETE DETAINED TO POND B47	2.47	0.75	30	0.27	0.11
CONCRETE DETAINED TO POND B48	2.47	0.75	30	0.27	0.11
CONCRETE DETAINED TO POND B49	2.47	0.75	30	0.27	0.11
CONCRETE DETAINED TO POND B50	2.47	0.75	30	0.27	0.11
CONCRETE DETAINED TO POND B51	2.47	0.75	30	0.27	0.11
CONCRETE DETAINED TO POND B52	2.47	0.75	30	0.27	0.11
CONCRETE DETAINED TO POND B53	2.47	0.75	30	0.27	0.11
CONCRETE DETAINED TO POND B54	2.47	0.75	30	0.27	0.11
CONCRETE DETAINED TO POND B55	2.47	0.75	30	0.27	0.11
CONCRETE DETAINED TO POND B56	2.47	0.75	30	0.27	0.11
CONCRETE DETAINED TO POND B57	2.47	0.75	30	0.27	0.11
CONCRETE DETAINED TO POND B58	2.47	0.75	30	0.27	0.11
CONCRETE DETAINED TO POND B59	2.47	0.75	30	0.27	0.11
CONCRETE DETAINED TO POND B60	2.47	0.75	30	0.27	0.11
CONCRETE DETAINED TO POND B61	2.47	0.75	30	0.27	0.11
CONCRETE DETAINED TO POND B62	2.47	0.75	30	0.27	0.11
CONCRETE DETAINED TO POND B63	2.47	0.75	30	0.27	0.11
CONCRETE DETAINED TO POND B64	2.47	0.75	30	0.27	0.11
CONCRETE DETAINED TO POND B65	2.47	0.75	30	0.27	0.11
CONCRETE DETAINED TO POND B66	2.47	0.75	30	0.27	0.11
CONCRETE DETAINED TO POND B67	2.47	0.75	30	0.27	0.11
CONCRETE DETAINED TO POND B68	2.47	0.75	30	0.27	0.11
CONCRETE DETAINED TO POND B69	2.47	0.75	30	0.27	0.11
CONCRETE DETAINED TO POND B70	2.47	0.75	30	0.27	0.11
CONCRETE DETAINED TO POND B71	2.47	0.75	30	0.27	0.11
CONCRETE DETAINED TO POND B72	2.47	0.75	30	0.27	0.11
CONCRETE DETAINED TO POND B73	2.47	0.75	30	0.27	0.11
CONCRETE DETAINED TO POND B74	2.47	0.75	30	0.27	0.11
CONCRETE DETAINED TO POND B75	2.47	0.75	30	0.27	0.11
CONCRETE DETAINED TO POND B76	2.47	0.75	30	0.27	0.11
CONCRETE DETAINED TO POND B77	2.47	0.75	30	0.27	0.11
CONCRETE DETAINED TO POND B78	2.47	0.75	30	0.27	0.11
CONCRETE DETAINED TO POND B79	2.47	0.75	30	0.27	0.11
CONCRETE DETAINED TO POND B80	2.47	0.75	30	0.27	0.11
CONCRETE DETAINED TO POND B81	2.47	0.75	30	0.27	0.11
CONCRETE DETAINED TO POND B82	2.47	0.75	30	0.27	0.11
CONCRETE DETAINED TO POND B83	2.47	0.75	30	0.27	0.11
CONCRETE DETAINED TO POND B84	2.47	0.75	30	0.27	0.11
CONCRETE DETAINED TO POND B85	2.47	0.75	30	0.27	0.11
CONCRETE DETAINED TO POND B86	2.47	0.75	30	0.27	0.11
CONCRETE DETAINED TO POND B87	2.47	0.75	30	0.27	0.11
CONCRETE DETAINED TO POND B88	2.47	0.75	30	0.27	0.11
CONCRETE DETAINED TO POND B89	2.47	0.75	30	0.27	0.11
CONCRETE DETAINED TO POND B90	2.47	0.75	30	0.27	0.11
CONCRETE DETAINED TO POND B91	2.47	0.75	30	0.27	0.11
CONCRETE DETAINED TO POND B92	2.47	0.75	30	0.27	0.11
CONCRETE DETAINED TO POND B93	2.47	0.75	30	0.27	0.11
CONCRETE DETAINED TO POND B94	2.47	0.75	30	0.27	0.11
CONCRETE DETAINED TO POND B95	2.47	0.75	30	0.27	0.11
CONCRETE DETAINED TO POND B96	2.47	0.75	30	0.27	0.11
CONCRETE DETAINED TO POND B97	2.47	0.75	30	0.27	0.11
CONCRETE DETAINED TO POND B98	2.47	0.75	30	0.27	0.11
CONCRETE DETAINED TO POND B99	2.47	0.75	30	0.27	0.11
CONCRETE DETAINED TO POND B100	2.47	0.75	30	0.27	0.11

1" = 200'

200' 100' 0' 100' 200'

NORTH

DATE: 12/1/06

BY: [Signature]

PROJECT: SPA 81-S-064-10

PROPERTY: LUCK STONE PROPERTY

DISTRICT: SULLY DISTRICT

COUNTY: FAIRFAX COUNTY, VIRGINIA

TITLE: SPECIAL PERMIT AMENDMENT PLAT

STORM WATER MANAGEMENT DIVIDES AND COMPUTATIONS

DESIGNER: Patton Harris Rust & Associates, PC

DATE: 01/18/08

SCALE: 1" = 200'

SHEET: 8 OF 12

FILE: 06876-1-6

BY OTHERS: MBR

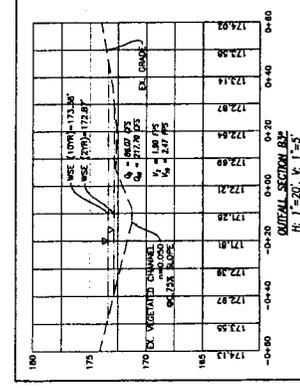
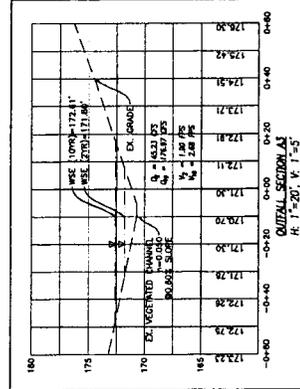
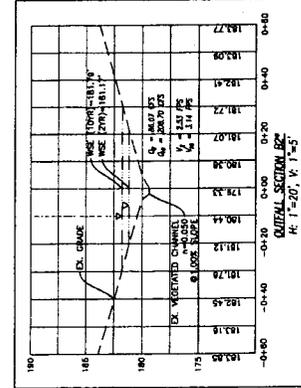
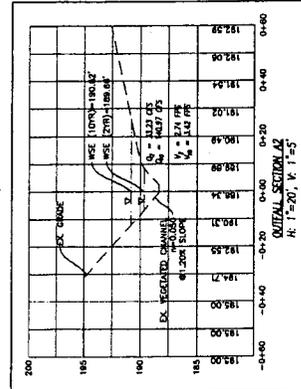
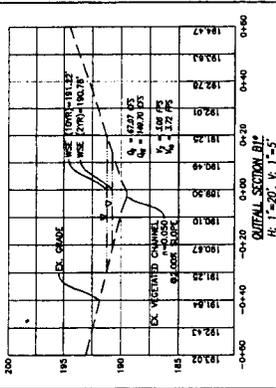
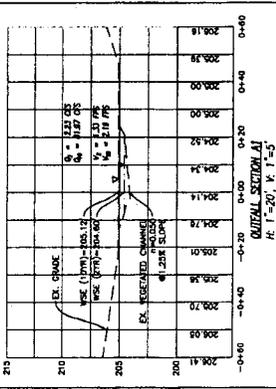
DATE: 01/18/08

BY OTHERS: DHB

DATE: 12/1/06

BY OTHERS: [Signature]

DATE: 01/18/08



OUTFALL SECTION A1



OUTFALL SECTION A2



OUTFALL SECTION B1



OUTFALL SECTION B2

OUTFALL SECTION TABLE:

Outfall	FLOW COMPUTATIONS				SECTION COMPUTATIONS			
	Area (sq ft)	Velocity (ft/sec)	Discharge (cfs)	Depth (ft)	Station	Width (ft)	Depth (ft)	Velocity (ft/sec)
Section A1	10.0	1.17	11.7	1.17	183.00	10.0	1.17	1.17
Section A2	10.0	1.17	11.7	1.17	183.00	10.0	1.17	1.17
Section A3	10.0	1.28	12.8	1.28	172.23	10.0	1.28	1.28
Section B1	10.0	1.11	11.1	1.11	163.05	10.0	1.11	1.11
Section B2	10.0	1.11	11.1	1.11	163.05	10.0	1.11	1.11
Section B3	10.0	1.27	12.7	1.27	174.13	10.0	1.27	1.27

CROSS-SECTION NOTE:
 ALL CROSS-SECTIONS SHOWN ARE BASED ON FAIRFAX COUNTY 5-FOOT INTERVAL CONTOUR DATA.
 *SECTION LOCATED WITHIN RESOURCE PROTECTION AREA (RPA)

LUCK STONE PROPERTY
 SULLY DISTRICT
 FAIRFAX COUNTY, VIRGINIA

SPECIAL PERMIT AMENDMENT PLAN
 SPA 81-S-064-10
 OUTFALL SECTIONS
 AND COMPUTATIONS

PROFESSIONAL SEAL
 1-2-08
 1-2-08

NO.	DESCRIPTION	DATE	BY	APP'D	DATE

REVISION

DESIGN: PRR+A
 DRAWN: MBR
 CHECKED: DHS
 SURVEY: BY OTHERS
 DATE: 01.18.08
 SCALE: H:1"=20', V:1"=5'
 SHEET: 11 OF 12
 PLAN: 00876-1-6

Patton Harris Rust & Associates, PC
 Engineers, Surveyors, Planners, Landscape Architects.
 PRR+A
 14532 Lee Road
 Fairfax, VA 22031-1679
 T: 703.443.6700
 F: 703.443.6714

DESCRIPTION OF THE APPLICATION

Special Permit Request: Amend SP 81-S-064 previously approved for stone quarrying, crushing, sales and ancillary uses to permit renewal; such renewal of SP 81-S-064 is required every five (5) years as per the approved development conditions and Par. 4 of Sect. 8-104 of the Zoning Ordinance. No changes are proposed to the existing site or operation of the quarry.

In accordance with the provisions of Par. 7 of Sect. 8-104 of the Zoning Ordinance, this staff report shall also serve as the 2002 Annual Review of the Luck Stone Quarry.

Size: Approximately 210.25 acres

**Hours:
Drilling and Crushing:** Existing: 7:00 a.m. to 6:00 p.m. (Mon. - Fri.)
No changes proposed

Blasting: Existing: 10:00 a.m. to 4:00 p.m. (Mon. - Fri.)
Five (5) blasts per week, no more than two (2) blasts per day. No changes proposed.

**Repairs to plant
and equipment:** Existing: Saturdays, 7:00 a.m. to 6:00 p.m.
No changes proposed

**Sales, loading and hauling
Of Crushed stone:** Existing: 24 hours per day, no more than 100 nights per year (Mon.-Sat.); South side of Lee Highway only, 6:00 p.m. to 7:00 a.m.
No changes proposed.

LOCATION AND CHARACTER

Existing Site Description: The application property is located along both the north and south sides of Lee Highway (Route 29), west of Bull Run Post Office Road. A tunnel under Lee Highway connects the two sections of the quarry. The site is developed with a stone quarry and existing structures located on the property, including office,

shop and storage buildings and various conveyors, bins, crushers, hoppers and towers.

Surrounding Area Description:

Direction	Use	Zoning	Plan
North	Single family detached dwellings	R-C, WS	Residential, .1-.2 du/ac
South	Single family detached dwellings	R-C, WS	Residential, .1-.2 du/ac
East	Single family detached dwellings	R-C, WS	Residential, .1-.2 du/ac
West	Heavy Industrial Uses	I-6, WS	Industrial

BACKGROUND

Site History:

APPLICATION	DATE	USE	BZA ACTION*
S-233-71	12/27/72	Building and Stockpile areas	Approved*
S-113-76	10/13/76	Add land area and accessory uses	Approved*
RZ 81-S-042	12/7/81	Rezone parcel 7A to R-1 and NR	Approved*
S-81-S-064	12/8/81	Add land area, change hours and blasting limitations	Approved*
BOS Motion	7/26/82	Rezone to R-C	Approved*
SPA 81-S-064	2/3/87	5 year term, relocate entrance and scale house	Approved*
SPA 81-S-064-2	5/9/89	Relocate site access, add and relocate equipment and structures	Approved*
SPA 81-S-064-4	3/31/92	Equipment additions	Approved*
RZ 92-Y-016	11/23/92	Rezone additional land area to NR	Approved*
SPA 81-S-064-5	12/1/92	Add land area	Approved*
SPA 81-S-064-6	9/27/96	Building additions, change in hours, stockpiling	Approved *
SPA 81-S-064-7	9/17/96	Building additions and site renovations	Approved*
SPA 81-S-064-8	2/24/98	Building additions, site modifications and change in development conditions	Approved*

APPLICATION	DATE	USE	BZA ACTION*
SPA 81-S-064-9	4/30/03	Building additions, site modifications and change in development conditions	Approved*

* Approved with Proffers or Development Conditions. Improvements associated with SPA 81-S-064-9 were constructed in a timely manner and therefore, SPA 81-C-064-9 currently governs the site. A copy of the resolution and plat approved in conjunction with SPA 81-S-064-9 are attached as Appendix 4. SPA 81-S-064-9 was approved for five (5) years. The term for SPA 81-S-064-9 expired April 22, 2008; however, the permit is still valid pending the disposition of SPA 81-S-064-10 since this application was filed prior to the expiration date.

COMPREHENSIVE PLAN PROVISIONS (Appendix 5)

Plan Area: Bull Run Planning District, Area III
Planning Sector: Stone Bridge Community Planning Sector (B5)
Plan Map: Residential use at .1-.2 du/ac and industrial

ANALYSIS

Special Permit Plat (Copy at front of staff report)

Title of SP Plat: Special Permit Plat, Luck Stone Corp./Fairfax Plant, Sully District, Fairfax County, Virginia
Prepared By: Patton Harris Rust & Associates
Date: January 18, 2008, signed January 21, 2008

Proposed Use

The applicant, Luck Stone Corporation, is requesting approval of a Special Permit Amendment for a five (5) year term renewal, as required by the Zoning Ordinance and development conditions, to continue quarrying operations, stone crushing, stone sales and accessory uses at the existing Luck Stone Quarry. No changes are proposed to the site or to the operation of the quarry.

Comprehensive Plan Land Use Analysis

The proposed use and intensity are in harmony with the Comprehensive Plan recommendations for this site. There are no land use issues associated with this application.

Environmental Analysis (Appendix 5)

There are no environmental issues associated with this application.

Transportation Analysis (Appendix 6)

There are no transportation issues associated with this application.

Urban Forestry Division – Department of Public Works and Environmental Services (DPWES) (Appendix 7)

There are no urban forestry issues associated with this application.

Health Department Analysis (Appendix 8)

The Air Pollution Control Division of the Health Department has conducted its annual review of the existing quarry operation and has reviewed the subject special permit amendment application. The Annual Air Quality indicates that there is no problem with ambient particulate matter and the TSP (Total Suspended Particulates) are well controlled.

Zoning Administration Division – Department of Planning and Zoning (DPZ) (Appendix 9)

The Zoning Enforcement Branch of the Zoning Administration Division (ZAD) is responsible for monitoring noise, hours of operation and earth borne vibration and for conducting general periodic inspections of the Luck Stone Quarry site. Inspections indicate that there are currently no violations existing with the quarry operation.

ZONING ORDINANCE PROVISIONS

R-C DISTRICT REGULATION	REQUIRED	PROVIDED
Bulk Regulations		
Lot Size	5.0 acres	216.26 acres
Lot Width	200 feet	1,685 feet
Building Height	60 feet	60 feet
Front Yard	40 feet	40 feet
Site Yard	20 feet	50 feet
Rear Yard	25 feet	55 feet
FAR	0.10 maximum	0.001
Parking Spaces	37	37
Transitional Screening		
North (Residential)	Transitional Screening 3, 50 feet	150+feet -
South (Residential)	Transitional Screening 3, 50 feet	150+
East (Residential)	Transitional Screening 3, 50 feet	150 +
West (Industrial)	None	50 feet
Barrier	D, E or F	
North (Residential)	D, E or F	D Chain link fence
South (Residential)	D, E or F	D Chain link fence
West (Residential)	D, E or F None	D, Chain link fence Chain link fence

WAIVERS/MODIFICATIONS REQUESTED

Waiver/Modification: None

OTHER ZONING ORDINANCE REQUIREMENTS

Special Permit Requirements (Appendix 10)

- General Special Permit Standards (Sect. 8-006)
- Group 1 Standards (Sect. 8-105)

Overlay District Requirements

- Natural Resources (NR) (Sect. 7-300)

Summary of Zoning Ordinance Provisions

All applicable standards have been satisfied with the proposed development conditions.

CONCLUSIONS

Staff concludes that the subject application is in harmony with the Comprehensive Plan and in conformance with the applicable Zoning Ordinance provisions with the implementation of the Proposed Development Conditions contained in Appendix 1 of the Staff Report.

In accordance with the terms for annual review required by Sect. 8-104, staff of the Department of Planning and Zoning, the Department of Public Works and Environmental Services and the Fairfax County Health Department have examined the operation. It is staff's belief in the past year, the quarry was operated in a manner consistent with the requirements contained in the Development Conditions which presently govern the operation of the use.

RECOMMENDATIONS

Staff recommends approval subject to the Proposed Development Conditions in Appendix 1.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Zoning Appeals.

APPENDICES

1. Proposed Development Conditions
2. Affidavit
3. Statement of Justification
4. Plat and Resolution for SPA 81-S-064-9
5. Environmental Analysis and Attachments
6. Transportation Analysis
7. Urban Forestry Analysis
8. Health Department Analysis
9. Zoning Enforcement Analysis
10. Applicable Zoning Ordinance Provisions Checklist

PROPOSED DEVELOPMENT CONDITIONS**SPA 81-S-064-10****July 8, 2008**

If it is the intent of the Board of Zoning Appeals to approve SPA 81-S-064-10 located at 64-1 ((1)) 1, 4, 13, 14, 15, pt. 17, 33A, pt. 38, pt. 39, 64-1 ((4)) 7A to amend SP 81-S-064-10 previously approved for stone quarrying, crushing, sales and related associated quarrying activities to permit renewal, modification of development conditions and site modifications pursuant to 3-C03 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions. Those conditions carried forward from the previous special permit are marked with an asterisk except where needed(*). Minor edits have been made to these conditions to conform with current terminology and are underlined.

1. This approval is granted to the applicant only and is not transferable without further action of this Board, and is for the location indicated on the application, 15717 Lee Highway (210.25 acres), and is not transferable to other land. Other by-right, Special Exception and Special Permit uses may be permitted on the property without a Special Permit amendment, if such uses do not affect this Special Permit use.*
2. This Special Permit is granted only for the purpose(s), structures and/or use(s) indicated on the special permit plat prepared by Patton Harris Rust and Associates, dated January 18, 2008, signed January 21, 2008, and approved with this application, as qualified by these development conditions.*
3. A copy of this Special Permit and the Non-Residential Use Permit SHALL BE POSTED in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.*
4. All landscaping and screening required in previous approvals of this use shall be maintained as follows:
 - a. Landscaping and screening shall be maintained in accordance with the landscape plan approved in conjunction with SPA 81-S-064-2 to ensure the use is adequately screened from the adjacent residentially zoned, planned and used properties and Lee Highway.

- b. The vegetation between the access road to the asphalt plant and the maintenance building shall be maintained at the level of Transitional Screening 3.
- c. To ensure quarry operations on the north side of Lee Highway are adequately screened, all existing vegetation south of the existing quarry pit shall be preserved and limits of clearing and grading shall not extend south of the existing quarry pit.
- d. The shade trees adjacent to the entrance on the south side of Route 29 and evergreen trees on the eastern side of the entrance shall be maintained in a healthy condition and any dead or dying trees shall be replaced as needed as determined by the Urban Forestry Division, Department of Public Works and Environmental Services (DPWES). The trees shall be a minimum of 6.0 feet in height and shall serve to soften the visual impact of the use. The number and type of any replacement trees shall be determined by the Urban Forestry Division.
- e. The following screening and landscaping shall be provided on the berm located along the periphery of the expansion area:
 - For the 400 foot long portion of the berm which directly abuts Bull Run Post Office Road, two (2) rows of staggered deciduous and evergreen trees planted ten feet on center shall be provided.
 - The remainder of the berm shall be landscaped with natural grasses and with seedlings of a species and density to be determined by the Urban Forestry Division, Department of Public Works and Environmental Services (DPWES). To ensure compatibility with surrounding low density development, emphasis shall be placed on using native species to fulfill this requirement.
- f. In order to screen the quarry from Lee Highway, all existing vegetation which lies north of the ultimate right-of-way line and associated improvements to Lee Highway shall be preserved to the maximum extent possible.
- g. Any dead, dying and/or hazardous vegetation shall be replaced. Number, size and species shall be as determined by the Urban Forestry Division.*

5. Prior to the issuance of a new Non-Residential Use Permit (Non-RUP) for SPA 81C-093-9, a portion of the screening buffer located on the western corner adjoining the south side of Lee Highway, shall be cleared of all noxious vines, undergrowth and exotic trees. This area, as determined in consultation with the Urban Forestry Division, shall be replanted with Austrian Pines to equal one tree per 10 linear feet and eastern red cedars to equal one tree per five linear feet. These trees plantings shall be a minimum height of six feet at the time of planting. *
6. The existing siltation pond located adjacent to the stockpiling operation on the south side of Lee Highway shall be designed to release runoff from the site in accordance with Best Management Practice (BMP) standards as determined by DPWES. The agreements reflected in the letter of September 25, 1992, and DPWES approved modifications thereof, may be used to fulfill this requirement as may be acceptable to DPWES.*
7. The sales, loading and hauling of crushed stone shall be permitted 24 hours per day for not more than 100 nights per year, Monday through Saturday. All activities between the hours of 6:00 p.m. and 7:00 a.m. associated with this use shall be confined to the south side of Lee Highway.*
8. Strobe lights shall be used in place of back-up beepers on loaders during nighttime operating hours.*
9. To accommodate the planned widening of Lee Highway, right-of-way shall be conveyed to the Board of Supervisors in a manner which provides a minimum uniform width of 112 feet along the site's entire frontage of Lee Highway. This right-of-way shall be dedicated in fee simple at such time as a road project requiring the right-of-way is designed and funded the Virginia Department of Transportation (VDOT) or Fairfax County. Based on final design of future improvements to Lee Highway or the design and /or implementation of public improvements on adjoining property to the west, the requirement for right-of-way dedication may be increased as may be shown to be necessary by the Department of Transportation in an amount not to exceed 158 feet.*
10. There shall be no access to the northern section of the quarry from Route 28. All access for excavation and/or parking of vehicles for on-site and/or off-site vehicles shall be by the tunnel under Route 29, Lee Highway.*

11. The applicant shall screen the recyclable concrete coming to the site from mud, dirt, trash and other construction debris. No leads shall be accepted if found to be contaminated with the aforementioned material.*
12. Stockpiling and recycling of concrete on this site shall be approved for spent concrete obtained only from customers of the quarry and hauled by the same vehicles which deliver stone products to the customer.*
13. The total cost of enforcement services shall be absorbed by the applicant. As monitoring equipment is shared between Luck Stone Quarry and Vulcan Quarry, the applicant shall be responsible for 50% of the cost of the maintenance of all seismographic and noise monitoring equipment and all air quality monitoring equipment required in previous approvals of this use.*
14. In order to ensure protection of the EQC, in the north pit, the limits of excavation shall not extend beyond the boundary of the EQC as delineated in accordance with the criteria contained in the Comprehensive Plan. Further, there shall be no clearing and grading and no structures located within the area designated as an EQC. Grass located between the pond in the EQC and the picnic pavilion shall not be mowed, except for the area for boat and fishing access.*
15. Berms shall be twenty (20) feet in height with the exception of the berm constructed to the south of Lee Highway which shall be allowed to remain at its present height in order to allow the adjacent property to retain its view of the Bull Run Mountains.*
16. The design of the berm along the northern lot line on the north side of Route 29, Lee Highway shall be maintained so as to permit uninterrupted flow from drainage areas off- site to the existing pond on site.*
17. In accordance with the provisions of Sect. 8-103 of the Zoning Ordinance, a bond of \$2,000 per acre for the 134 unrestored acres shall be contained for the duration of this mining operation. Upon amendment or renewal of this application any agreements or performance guarantees shall be subject to review and approval by the Bonds and Agreements Branch, DPWES.*
18. Blasting vibrations shall be limited to a maximum resultant particle velocity of 1.5 inches per second in the earth at any occupied structure not on quarry property. Within these limits the operator shall continue to diligently oversee all loading and blasting so as to minimize to the extent possible any justifiable complaints of residents.*

19. Blasting shall be regulated as follows:

Millisecond delay caps or the equivalent shall be used in all blasting operations, with no blast to exceed 15,000 pounds. No single millisecond delay charge shall be loaded in excess of 850 pounds. Blasting within 400 feet of any non-company owned residence shall conform to the standard blasting operation procedure as approved with this use permit.

In addition to the above referenced blasting procedures, blasts 200 feet or closer to the Trans Continental Pipeline shall be subject to the following additional provisions:

Trans Continental shall be notified prior to any blast occurring at a point 200 feet or closer to the pipeline.

Each such notice shall be given at least twenty-four hours prior to the blast and shall be provided to individual(s) as designated by Trans Continental.

Any blast within 200 feet of the pipeline shall adhere to the following minimum delays.

17 milliseconds between decks in a hole.

25 milliseconds between holes.

The following information shall be forwarded to Trans Continental following each blast that occurs within 200 of the pipeline:

A diagram or pattern of the shop;

Maximum pounds per delay of explosives in the shop;

Depth of the holes in the shop;

Type of explosive used;

Type of delays used;

Seismography reading and location;

Blasting records for the entire site shall be made available to the County.*

20. Signs shall be permitted in accordance with Article 12 of the Zoning Ordinance.*

21. Earth vibration produced by the quarry from sources other than blasting shall not exceed 0.05 inches per second at any occupied structure not on quarry property.*

22. The Zoning Enforcement Branch of the Zoning Administration Division, Department of Planning and Zoning, shall be notified at least four (4) hours prior to each blast to allow unscheduled monitoring.*

23. Airborne noises produced by the quarry from sources other than blasting shall not exceed the following at any occupied structure not on quarry property: 10 decibels above the background in residential areas and 16 decibels in commercial or industrial areas. *
24. Roads or other areas subject to traffic within the confines of the quarry shall be watered as often as necessary to control dust.*
25. All present dust control equipment including the wet suppression system shall continue to be maintained and operated.*
26. No drilling or crushing shall be performed other than during the hours of 7:00 a.m. and 6:00 p.m., Monday through Friday.*
27. Blasting shall be limited to a maximum of five (5) blasts per week with a maximum of two (2) blasts per day, between the hours of 10:00 a.m. and 4:00 p.m., Monday through Friday, only.*
28. All blasting material shall be handled and stored in accordance with standards and regulations established by the State Mining Safety and Health Administration or other appropriate agencies.*
29. There shall be no work performed other than sales of materials or maintenance activities of facilities and equipment on Saturday between the hours of 7:00 a.m. and 6:00 p.m., except as qualified by Condition #7. There shall be no work on Sundays.*
30. In the event any feasible equipment or means of controlling dust during blasting activities becomes available to the industry, the quarry operators shall install and use this equipment as soon as available to them.*
31. Discipline of personnel and supervision during blasting and loading shall be diligently exercised to prevent flying rock.*
32. Traffic control practice practices shall be detailed and rigidly enforced to ensure that the public roads in the immediate vicinity of the blast are closed to all traffic during the blast when blasting within 600 feet of a public road. For all other blasts, public roads may be blocked for blasting when best blasting practices deem necessary.*
33. The Zoning Administrator or designated agent shall periodically inspect the premises to determine that the quarry is being operated in compliance with all conditions and restrictions.*

34. Fencing shall be provided around the site to secure the site from unauthorized entry. Existing fencing and that shown on the Special Permit Plat may be used to fulfill this requirement. *
35. Water quality monitoring reports shall be provided by the applicant on an annual basis to the Department of Planning and Zoning. Parameters to monitor shall be the following: water flow, sediment transport, dissolved oxygen (DO), pH, temperature, nutrients and alkalinity.*
36. The existing entrance and exit shall be labeled as one-way to ensure safe circulation on the site.*
37. The water/oil separator system shall be a totally closed system. There shall be no discharges of water, oil or other waste from the facility. Sludge materials which are removed in the cleaning of the facility shall be disposed of in accordance with applicable local, state and federal requirements.*
38. The applicant shall ensure that the siltation pond located on the south side of Route 29, Lee Highway, is functioning in accordance with Best Management Practices (BMPs) standards, as determined by DPWES.*
39. The emergency spill response and containment plan developed by the applicant to address accidental spills of any hazardous substances stored on the premises shall be submitted to and approved by the Fairfax County Fire and Rescue Department and the Fairfax County Health Department.*
40. Special Permit Amendment SPA 81-S-064-10 is granted for a period of five (5) years from the date of approval, with annual review by the Zoning Administrator or designee in accordance with Section 8-104 of the Zoning Ordinance.*

These conditions incorporate and supercede all previous conditions. This approval, contingent on the above-noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

Application No.(s): _____
 (county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: February 15, 2008 - Revised
 (enter date affidavit is notarized)

I, Lisa Perkins, do hereby state that I am an
 (enter name of applicant or authorized agent)

(check one) applicant
 applicant's authorized agent listed in Par. 1(a) below 98817a

and that, to the best of my knowledge and belief, the following is true:

1(a). The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS, and LESSEES** of the land described in the application,* and, if any of the foregoing is a **TRUSTEE,**** each **BENEFICIARY** of such trust, and all **ATTORNEYS** and **REAL ESTATE BROKERS**, and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application:

(NOTE: All relationships to the application listed above in BOLD print must be disclosed. Multiple relationships may be listed together, e.g., Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
• LUCK STONE CORPORATION	P.O. BOX 279632 RICHMOND, VIRGINIA 23229	APPLICANT/TITLE OWNER OF TM 64-1 ((1)) 1, 4, 13, 14, 15, PT 17, 33A, PT 38, PT 39 & TM 64-4 ((4)) 7A
LISA PERKINS	P.O. BOX 279632 RICHMOND, VIRGINIA 23229	APPLICANT/LESSEE OF TM 64-1 ((1)) 14, 38 & 39
• BASKIN, JACKSON, HANSBARGER & DUFFETT, P.C.	301 PARK AVENUE FALLS CHURCH, VIRGINIA 22046	PROJECT COORDINATOR/AUTHORIZED AGENT
WILLIAM M. BASKIN, JR.	301 PARK AVENUE FALLS CHURCH, VIRGINIA 22046	ATTORNEY/AGENT

(check if applicable) There are more relationships to be listed and Par. 1(a) is continued on a "Special Permit/Variance Attachment to Par. 1(a)" form.

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

** List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

Application No.(s): _____
(county-assigned application number(s), to be entered by County Staff)

Page 1 of 1

Special Permit/Variance Attachment to Par. 1(a)

DATE: February 15, 2008 - Revised
(enter date affidavit is notarized)

98817a

(NOTE: All relationships to the application are to be disclosed. Multiple relationships may be listed together, e.g., Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel (s) for each owner(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
• FAIRFAX PROPERTY, LLC	P.O. BOX 29682 RICHMOND, VIRGINIA 23229	TITLE OWNER/LESSOR TM 64-1 ((1)) 14, 38 & 39
• PATTON, HARRIS, RUST & ASSOCIATES, P.C.	14532 LEE ROAD CHANTILLY, VIRGINIA 20151	ENGINEERS/AGENT
SUSAN A. WOLFORD, CLA, AICP	14532 LEE ROAD CHANTILLY, VIRGINIA 20151	ENGINEERS/AGENT
DAVID STEIGLER	14532 LEE ROAD CHANTILLY, VIRGINIA 20151	LAND PLANNER/AGENT
GAYLE A. HOOPER	14532 LEE ROAD CHANTILLY, VIRGINIA 20151	LAND PLANNER/AGENT
EDWARD VENDITTI, PE	14532 LEE ROAD CHANTILLY, VIRGINIA 20151	ENGINEERS/AGENT
PAUL NOURSI, PE	14532 LEE ROAD CHANTILLY, VIRGINIA 20151	ENGINEERS/AGENT

(check if applicable)

There are more relationships to be listed and Par. 1(a) is continued further on a "Special Permit/Variance Attachment to Par. 1(a)" form.

Application No.(s): _____
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: February 15, 2008 - Revised
(enter date affidavit is notarized)

98817a

1(b). The following constitutes a listing*** of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders:

(NOTE: Include **SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES, and REAL ESTATE INVESTMENT TRUSTS** herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

LUCK STONE CORPORATION
P.O. BIX 29632
RICHMOND, VIRGINIA 23229

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF SHAREHOLDERS: (enter first name, middle initial, and last name)

CHARLES S. LUCK, III
TRUE FARR LUCK
CHARLES S. LUCK, IV

(check if applicable) There is more corporation information and Par. 1(b) is continued on a "Special Permit/Variance Attachment 1(b)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Application No.(s): _____
(county-assigned application number(s), to be entered by County Staff)

Page 1 of 2

Special Permit/Variance Attachment to Par. 1(b)

DATE: February 15, 2008 - Revised
(enter date affidavit is notarized)

98817a

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

BASKIN, JACKSON, HANSBARGER & DUFFETT, PC
301 PARK AVENUE
FALLS CHURCH, VIRGINIA 22046

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

WILLIAM M. BASKIN, JR.
JOHN G. JACKSON
WILLIAM H. HANSBARGER
ROBERT J. DUFFETT

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

PATTON HARRIS RUST & ASSOCIATES, PC
14532 LEE ROAD
CHANTILLY, VIRGINIA 20151-1679

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

THOMAS DAVIS RUST
JEFFREY E. FRANK

(check if applicable) There is more corporation information and Par. 1(b) is continued further on a "Special Permit/Variance Attachment to Par. 1(b)" form.

Application No.(s): _____
(county-assigned application number(s), to be entered by County Staff)

Special Permit/Variance Attachment to Par. 1(b)

DATE: February 15, 2008 - Revised
(enter date affidavit is notarized)

98817a

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
FAIRFAX PROPERTIES, LLC
P.O. BOX 29682
RICHMOND, VIRGINIA 23229

DESCRIPTION OF CORPORATION: (check one statement)
 There are 10 or less shareholders, and all of the shareholders are listed below.
 There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
 There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
TERRELL L. HARRIGAN
CYNTHIA L. HAW
ELLIOTT HARRIGAN

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

DESCRIPTION OF CORPORATION: (check one statement)
 There are 10 or less shareholders, and all of the shareholders are listed below.
 There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
 There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

(check if applicable) There is more corporation information and Par. 1(b) is continued further on a "Special Permit/Variance Attachment to Par. 1(b)" form.

Application No.(s): _____
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: February 15, 2008 - Revised
(enter date affidavit is notarized)

98817a

1(c). The following constitutes a listing*** of all of the **PARTNERS**, both **GENERAL** and **LIMITED**, in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name, number, street, city, state, and zip code)

NONE

(check if applicable) The above-listed partnership has no limited partners.

NAMES AND TITLE OF THE PARTNERS (enter first name, middle initial, last name, and title, e.g. **General Partner, Limited Partner, or General and Limited Partner**)

(check if applicable) There is more partnership information and Par. 1(c) is continued on a "Special Permit/Variance Attachment to Par. 1(c)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Application No.(s): _____
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: February 15, 2008 - Revised
(enter date affidavit is notarized)

1(d). One of the following boxes **must** be checked:

In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land:

Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land.

2. That no member of the Fairfax County Board of Zoning Appeals, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on the line below.)

NONE

(check if applicable) There are more interests to be listed and Par. 2 is continued on a "Special Permit/Variance Attachment to Par. 2" form.

Application No.(s): _____
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: February 15, 2008 - Revised
(enter date affidavit is notarized)

98817a

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Zoning Appeals, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than \$100, singularly or in the aggregate, with any of those listed in Par. 1 above.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on line below.)

NONE

(NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(check if applicable) [] There are more disclosures to be listed and Par. 3 is continued on a "Special Permit/Variance Attachment to Par. 3" form.

4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature:

(check one)

[] Applicant [x] Applicant's Authorized Agent

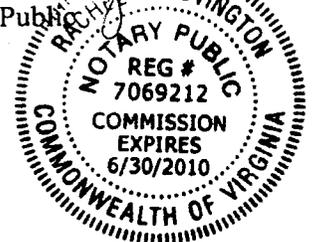
LISA PERKINS

(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 15th day of FEBRUARY 2008, in the State/Comm. of VIRGINIA, County/City of Gloucester.

Rachel S. Carrington
Notary Public

My commission expires: June 30, 2010



STATEMENT OF JUSTIFICATION

Special Permit Amendment SPA81-S-064-9

RECEIVED
Department of Planning & Zoning
JAN 22 2008
Zoning Evaluation Division

The subject property has been operated for many decades as a stone quarry. Prior to its private ownership in the 1930's, it was operated by Fairfax County as a quarry. The operation consists of two (2) excavations separated by Route 29-211, Lee Highway. The two excavations, or pits, are connected by a tunnel under the highway. The area surrounding the quarry is, for the most part, vacant land with a commercial zoning classification.

The comprehensive plan for the parcel is for a quarrying use and that use is general compatible with the surrounding uses.

While quarrying may appropriately be thought of as an intense use, the quarry's long history coupled with the extensive use of berms, screening, and plantings along most of the perimeter of the property, significantly mitigate the intensity of the use.

We believe that the operation of the quarry has over the last five (5) years been in compliance with the ordinances of Fairfax County. Because of its long history of compliance, its willingness to work with its neighbors, its compliance with the comprehensive plan, and its compatibility with surrounding properties, we feel that the use should be continued for an additional five (5) years..

We are enclosing the following information:

- A. Five copies of a Special Permit Amendment Plat (Exhibit 1) which includes the following:
1. Cover sheet
 2. Special Permit Plat – Development Plan – scale 1" = 100'
 3. Special Permit Plat – Development Plan – scale 1" = 100'
 4. Special Permit Plat – Development Plan – scale 1" = 100'
 5. Resources Operations Plan – scale 1" = 200'
 6. Final Grade Plan – scale 1" = 200'
 7. Restoration Plan – scale 1" = 200'
 8. Drainage and computations – scale 1" = 200'
 9. BMP computations and soils map – scale 1" = 300'
 10. Outfall map and site photos – scale 1" = 300'
 11. Outfall sections and computations – scale H: 1" = 20', V: 1" = 5'
 12. Site narratives – scale 1" = 500'

These plats are to meet the requirement of S8-001 (I) and reflecting the information required in S8-103 (1)

- B. Five copies of an Existing Vegetation Map (Exhibit 2) – scale 1"=100'
- C. One vertical aerial photograph enlarged to a scale of 1" = 100' flown October , 2007 by Rice Associates, Inc. (Exhibit 3).
- D. Zoning sheet 64-1 showing the subject property outlined in red. (Exhibit 4).
- E.
 - 1. A detailed list of the type and quantity of equipment to be used in connection with the use. (Attachment 5).
 - 2. We estimate that approximately two hundred twenty five (225) trucks will enter and leave our premises on an average day. We currently employ thirty-nine (39) people at the site, thirty-two (32) on the main shift and seven (7) on the evening shift.
 - 3. Hours of operation:
 - a. There will be no drilling outside of the hours of 7:00 a.m. and 6:00 p.m. Monday through Friday. Maintenance activity on facilities and equipment will occur between the hours of 6:00 p.m. and 7:00 a.m.
 - b. Blasting shall be limited to the hours of 10:00 a.m. to 4:00 p.m. weather conditions permitting. There shall be no more than two (2) blasts per day nor more than five (5) per week.
 - c. Saturday operations shall be limited to sales of materials.
 - d. The sales, loading and hauling of crushed stone shall be permitted twenty-four (24) hours per day for not more than 100 days per year.
 - e. No work will be allowed on Sunday.
 - 4. As you are aware our operation consists of two excavations. These extraction sites were combined in 1976, under one permit. We anticipate that both can be excavated to their anticipated maximum depth of 400 feet in approximately fifty (50) years.
 - 5. A transparent overlay reflecting the information required by the ordinance as a plan of operation. (To be provided).

In addition, we submit the following report as required:

AREA NORTH OF ROUTE 29

Area of previous and currently active excavation	40.7 ± acres
Includes area of active settling ponds	0.6 ± acres
Area of future excavation	3.3 ± acres
(located in area of current stock piles)	
Areas of existing crushing or treatment facilities	0.0 ± acres
Areas of existing storage of extracted material	11.1 ± acres
Areas of existing production facilities or resource related uses	0.0 ± acres
Areas remaining as buffer	46.3 ± acres
Area of existing pond	1.3 ± acres

AREA SOUTH OF ROUTE 29

Area of previous and currently active excavation	58.2 ± acres
Includes area of active settling ponds	0.2 ± acres
Area of future excavation	7.1 ± acres
(located in area of current stock piles)	
Areas of existing crushing or treatment facilities	11.1 ± acres
(includes existing crushing and processing plant as well as existing concrete recycling area)	
Areas of existing storage of extracted material	19.4 ± acres
(includes area of active settling pond)	0.5 ± acres
Areas of existing production facilities or resource related uses	10.7 ± acres
(includes area of active settling pond)	0.2 ± acres
Areas remaining as buffer	17.4 ± acres

NOTE: Areas designed at future extraction areas are areas that have previously been approved for excavation.

6. See PHRA plan.
7. Copy of certified letters dated January 22, 2008 and copy of post marked receipts to all contiguous property owners notifying them that this application is being filed. (Exhibit 6).
9. A letter dated September 21, 2007 and signed by John Pullen granting entry to the property to certain officials designated in the ordinance. (Exhibit 7).
10. We have never experienced any adverse impact from our operation on septic field, wells, the water table, or soil conditions to the contiguous property to our operation.

11. There are a number of storage tanks on the subject property containing petroleum products. A list of these is attached as is the company policy for spill prevention. This policy has been submitted previously to DEM and the Fire and Rescue Department and has been for approved. (Exhibit 8).

There are no other hazardous or toxic substances as set forth in Title 40, Code of Federal Regulations parts 116.4, 302.4 and 355; there are no hazardous wastes as set forth in the Commonwealth of Virginia, Department of Waste Management VR672-10-1 Virginia Hazardous Waste Management Regulations; and/or petroleum products as defined in Title 40, Code of Federal Regulations part 280 to be generated, utilized, stored, treated, and/or disposed of on the site.

12. The proposed use conforms to the provisions of all applicable ordinances, regulations, adopted standards and all applicable conditions.
13. A copy of the lease agreement between the owners of parcels 14, 38 and 39 and Luck Stone Corporation have been previously submitted. There have been no changes to this lease.
14. Photographs of the quarry showing structure, terrain, and vegetation. (Exhibit 9).

Please accept the enclosed as our application for a renewal of Special Permit Amendment Application #SPA-81-S-064-9.



**FAIRFAX
COUNTY**

DEPARTMENT OF PLANNING AND ZONING
Zoning Evaluation Division
Special Permit and Variance Branch
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5510

(703) 324-1280

Fax (703) 324-3924

V I R G I N I A

April 30, 2003

Royce A. Spence, Agent
7297-A Lee Highway
Falls Church, Virginia 22042

Re: Special Permit Amendment, SPA 81-S-064-9
Luck Stone Corporation

Dear Mr. Spence:

At its April 22, 2003 meeting, the Board of Zoning Appeals took action to **APPROVE** the above-referenced application. The final approval date is April 30, 2003. A copy the Resolution is attached.

This action does not constitute exemption from the various requirements of this County and State. The applicant is responsible for ascertaining if permits are required and for obtaining the necessary permits such as Building Permits, Residential Use Permits and Non-Residential Use Permits. Information concerning building permits may be obtained by calling 222-0801.

Sincerely,

Alison Capo, Deputy Clerk
Board of Zoning Appeals

Enclosure: A/S

COUNTY OF FAIRFAX, VIRGINIA

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

LUCK STONE CORPORATION, SPA 81-S-064-9 Appl. under Sect(s). 3-C03 of the Zoning Ordinance to amend SP 81-S-064 previously approved for stone quarrying, crushing, sales and ancillary uses to permit renewal. Located at 15717 Lee Hwy. on approx. 212.26 ac. of land zoned R-C, NR and WS. Sully District. Tax Map 64-1 ((1)) 1, 4, 13 - 15, 17 pt., 33A, 38 pt., 39 pt. and 64-1 ((4)) 7A. (Admin moved from 3/18/03) (continued from 4/1/03) Mr. Pammel moved that the Board of Zoning Appeals adopt the following resolution:

WHEREAS, the captioned application has been properly filed in accordance with the requirements of all applicable State and County Codes and with the by-laws of the Fairfax County Board of Zoning Appeals; and

WHEREAS, following proper notice to the public, a public hearing was held by the Board on April 22, 2003; and

WHEREAS, the Board has made the following findings of fact:

1. The applicant is the owner of the land.

AND WHEREAS, the Board of Zoning Appeals has reached the following conclusions of law:

THAT the applicant has presented testimony indicating compliance with the general standards for Special Permit Uses as set forth in Sect. 8-006 and the additional standards for this use as contained in Sect(s). 3-C03 of the Zoning Ordinance.

NOW, THEREFORE, BE IT RESOLVED that the subject application is **APPROVED** with the following limitations:

1. This approval is granted to the applicant only and is not transferable without further action of this Board, and is for the location indicated on the application, 15717 Lee Highway (212.26 acres), and is not transferable to other land. Other by-right, Special Exception and Special Permit uses may be permitted on the property without a Special Permit amendment, if such uses do not affect this Special Permit use.
2. This Special Permit is granted only for the purpose(s), structures and/or use(s) indicated on the special permit plat prepared by Patton Harris Rust and Associates, dated November 15, 2002, as revised through March 19, 2003, and approved with this application, as qualified by these development conditions.
3. A copy of this Special Permit and the Non-Residential Use Permit SHALL BE POSTED in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.
4. All landscaping and screening required in previous approvals of this use shall be maintained as follows:

- a. Landscaping and screening shall be maintained in accordance with the landscape plan approved in conjunction with SPA 81-S-064-2 to ensure the use is adequately screened from the adjacent residentially zoned, planned and used properties and Lee Highway.
 - b. The vegetation between the access road to the asphalt plant and the maintenance building shall be maintained at the level of Transitional Screening 3.
 - c. To ensure quarry operations on the north side of Lee Highway are adequately screened, all existing vegetation south of the existing quarry pit shall be preserved and limits of clearing and grading shall not extend south of the existing quarry pit.
 - d. The shade trees adjacent to the entrance on the south side of Route 29 and evergreen trees on the eastern side of the entrance shall be maintained in a healthy condition and any dead or dying trees shall be replaced as needed as determined by the Urban Forestry Division, Department of Public Works and Environmental Services (DPWES). The trees shall be a minimum of 6.0 feet in height and shall serve to soften the visual impact of the use. The number and type of any replacement trees shall be determined by the Urban Forestry Division.
 - e. The following screening and landscaping shall be provided on the berm located along the periphery of the expansion area:
 - For the 400 foot long portion of the berm which directly abuts Bull Run Post Office Road, two (2) rows of staggered deciduous and evergreen trees planted ten feet on center shall be provided.
 - The remainder of the berm shall be landscaped with natural grasses and with seedlings of a species and density to be determined by the Urban Forestry Division, Department of Public Works and Environmental Services (DPWES). To ensure compatibility with surrounding low density development, emphasis shall be placed on using native species to fulfill this requirement.
 - f. In order to screen the quarry from Lee Highway, all existing vegetation which lies north of the ultimate right-of-way line and associated improvements to Lee Highway shall be preserved to the maximum extent possible.
 - g. Any dead, dying and/or hazardous vegetation shall be replaced. Number, size and species shall be as determined by the Urban Forestry Division.
5. Within a period of time not to exceed thirty (30) days from the final date of approval for SPA 81-C-093-9, a portion of the screening buffer located on the western corner adjoining the south side of Lee Highway, shall be cleared of all noxious vines, undergrowth and exotic trees. This area, as determined in consultation with the Urban Forestry Division, shall be replanted with Austrian Pines to equal one tree per 10 linear

feet and eastern red cedars to equal one tree per five linear feet. These trees plantings shall be a minimum height of six feet at the time of planting.

6. The existing siltation pond located adjacent to the stockpiling operation on the south side of Lee Highway shall be designed to release runoff from the site in accordance with Best Management Practice (BMP) standards as determined by DPWES. The agreements reflected in the letter of September 25, 1992, and DPWES approved modifications thereof, may be used to fulfill this requirement as may be acceptable to DPWES.
7. The sales, loading and hauling of crushed stone shall be permitted 24 hours per day for not more than 100 nights per year, Monday through Saturday. All activities between the hours of 6:00 p.m. and 7:00 a.m. associated with this use shall be confined to the south side of Lee Highway.
8. Strobe lights shall be used in place of back-up beepers on loaders during nighttime operating hours.
9. To accommodate the planned widening of Lee Highway, right-of-way shall be conveyed to the Board of Supervisors in a manner which provides a minimum uniform width of 112 feet along the site's entire frontage of Lee Highway. This right-of-way shall be dedicated in fee simple at such time as a road project requiring the right-of-way is designed and funded the Virginia Department of Transportation (VDOT) or Fairfax County. Based on final design of future improvements to Lee Highway or the design and /or implementation of public improvements on adjoining property to the west, the requirement for right-of-way dedication may be increased as may be shown to be necessary by the Department of Transportation in an amount not to exceed 158 feet.
10. There shall be no access to the northern section of the quarry from Route 28. All access for excavation and/or parking of vehicles for on-site and/or off-site vehicles shall be by the tunnel under Route 29, Lee Highway.
11. The applicant shall screen the recyclable concrete coming to the site from mud, dirt, trash and other construction debris. No leads shall be accepted if found to be contaminated with the aforementioned material.
12. Stockpiling and recycling of concrete on this site shall be approved for spent concrete obtained only from customers of the quarry and hauled by the same vehicles which deliver stone products to the customer.
13. The total cost of enforcement services shall be absorbed by the applicant. As monitoring equipment is shared between Luck Stone Quarry and Vulcan Quarry, the applicant shall be responsible for 50% of the cost of the maintenance of all seismographic and noise monitoring equipment and all air quality monitoring equipment required in previous approvals of this use.

14. In order to ensure protection of the EQC, in the north pit, the limits of excavation shall not extend beyond the boundary of the EQC as delineated in accordance with the criteria contained in the Comprehensive Plan. Further, there shall be no clearing and grading and no structures located within the area designated as an EQC. Grass located between the pond in the EQC and the picnic pavilion shall not be mowed, except for the area for boat and fishing access.
15. Berms shall be twenty (20) feet in height with the exception of the berm constructed to the south of Lee Highway which shall be allowed to remain at its present height in order to allow the adjacent property to retain its view of the Bull Run Mountains.
16. The design of the berm along the northern lot line on the north side of Route 29, Lee Highway shall be maintained so as to permit uninterrupted flow from drainage areas off-site to the existing pond on site.
17. In accordance with the provisions of Sect. 8-103 of the Zoning Ordinance, a bond of \$2,000 per acre for the 134 unrestored acres shall be contained for the duration of this mining operation. Upon amendment or renewal of this application any agreements or performance guarantees shall be subject to review and approval by the Bonds and Agreements Branch, DPWES.
18. Blasting vibrations shall be limited to a maximum resultant particle velocity of 1.5 inches per second in the earth at any occupied structure not on quarry property. Within these limits the operator shall continue to diligently oversee all loading and blasting so as to minimize to the extent possible any justifiable complaints of residents.
19. Blasting shall be regulated as follows:

Millisecond delay caps or the equivalent shall be used in all blasting operations, with no blast to exceed 15,000 pounds. No single millisecond delay charge shall be loaded in excess of 850 pounds. Blasting within 400 feet of any non-company owned residence shall conform to the standard blasting operation procedure as approved with this use permit.

In addition to the above referenced blasting procedures, blasts 200 feet or closer to the Trans Continental Pipeline shall be subject to the following additional provisions:

Trans Continental shall be notified prior to any blast occurring at a point 200 feet or closer to the pipeline.

Each such notice shall be given at least twenty-four hours prior to the blast and shall be provided to individual(s) as designated by Trans Continental.

Any blast within 200 feet of the pipeline shall adhere to the following minimum delays.
17 milliseconds between decks in a hole.
25 milliseconds between holes.

The following information shall be forwarded to Trans Continental following each blast that occurs within 200 of the pipeline:

- A diagram or pattern of the shop;
- Maximum pounds per delay of explosives in the shop;
- Depth of the holes in the shop;
- Type of explosive used;
- Type of delays used;
- Seismography reading and location;
- Blasting records for the entire site shall be made available to the County.

20. Signs shall be permitted in accordance with Article 12 of the Zoning Ordinance.
21. Earth vibration produced by the quarry from sources other than blasting shall not exceed 0.05 inches per second at any occupied structure not on quarry property.
22. The Zoning Enforcement Branch of the Zoning Administration Division, Department of Planning and Zoning, shall be notified at least four (4) hours prior to each blast to allow unscheduled monitoring.
23. Airborne noises produced by the quarry from sources other than blasting shall not exceed the following at any occupied structure not on quarry property: 10 decibels above the background in residential areas and 16 decibels in commercial or industrial areas.
24. Roads or other areas subject to traffic within the confines of the quarry shall be watered as often as necessary to control dust.
25. All present dust control equipment including the wet suppression system shall continue to be maintained and operated.
26. No drilling or crushing shall be performed other than during the hours of 7:00 a.m. and 6:00 p.m., Monday through Friday.
27. Blasting shall be limited to a maximum of five (5) blasts per week with a maximum of two (2) blasts per day, between the hours of 10:00 a.m. and 4:00 p.m., Monday through Friday, only.
28. All blasting material shall be handled and stored in accordance with standards and regulations established by the State Mining Safety and Health Administration or other appropriate agencies.
29. There shall be no work performed other than sales of materials or maintenance activities of facilities and equipment on Saturday between the hours of 7:00 a.m. and 6:00 p.m., except as qualified by Condition #7. There shall be no work on Sundays.

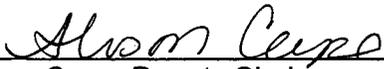
30. In the event any feasible equipment or means of controlling dust during blasting activities becomes available to the industry, the quarry operators shall install and use this equipment as soon as available to them.
31. Discipline of personnel and supervision during blasting and loading shall be diligently exercised to prevent flying rock.
32. Traffic control practice practices shall be detailed and rigidly enforced to ensure that the public roads in the immediate vicinity of the blast are closed to all traffic during the blast when blasting within 600 feet of a public road. For all other blasts, public roads may be blocked for blasting when best blasting practices deem necessary.
33. The Zoning Administrator or designated agent, shall periodically inspect the premises to determine that the quarry is being operated in compliance with all conditions and restrictions.
34. Fencing shall be provided around the site to secure the site from unauthorized entry. Existing fencing and that shown on the Special Permit Plat may be used to fulfill this requirement.
35. Water quality monitoring reports shall be provided by the applicant on an annual basis to the Department of Planning and Zoning. Parameters to monitor shall be the following: water flow, sediment transport, dissolved oxygen (DO), pH, temperature, nutrients and alkalinity.
36. The existing entrance and exit shall be labeled as one-way to ensure safe circulation on the site.
37. The water/oil separator system shall be a totally closed system. There shall be no discharges of water, oil or other waste from the facility. Sludge materials which are removed in the cleaning of the facility shall be disposed of in accordance with applicable local, state and federal requirements.
38. The applicant shall ensure that the siltation pond located on the south side of Route 29, Lee Highway, is functioning in accordance with Best Management Practices (BMPs) standards, as determined by DPWES.
39. The emergency spill response and containment plan developed by the applicant to address accidental spills of any hazardous substances stored on the premises shall be submitted to and approved by the Fairfax County Fire and Rescue Department and the Fairfax County Health Department.
40. Special Permit Amendment SPA 81-S-064-9 is granted for a period of five (5) years from the date of approval, with annual review by the Zoning Administrator or designee in accordance with Section 8-104 of the Zoning Ordinance.

These conditions incorporate and supercede all previous conditions. This approval, contingent on the above-noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

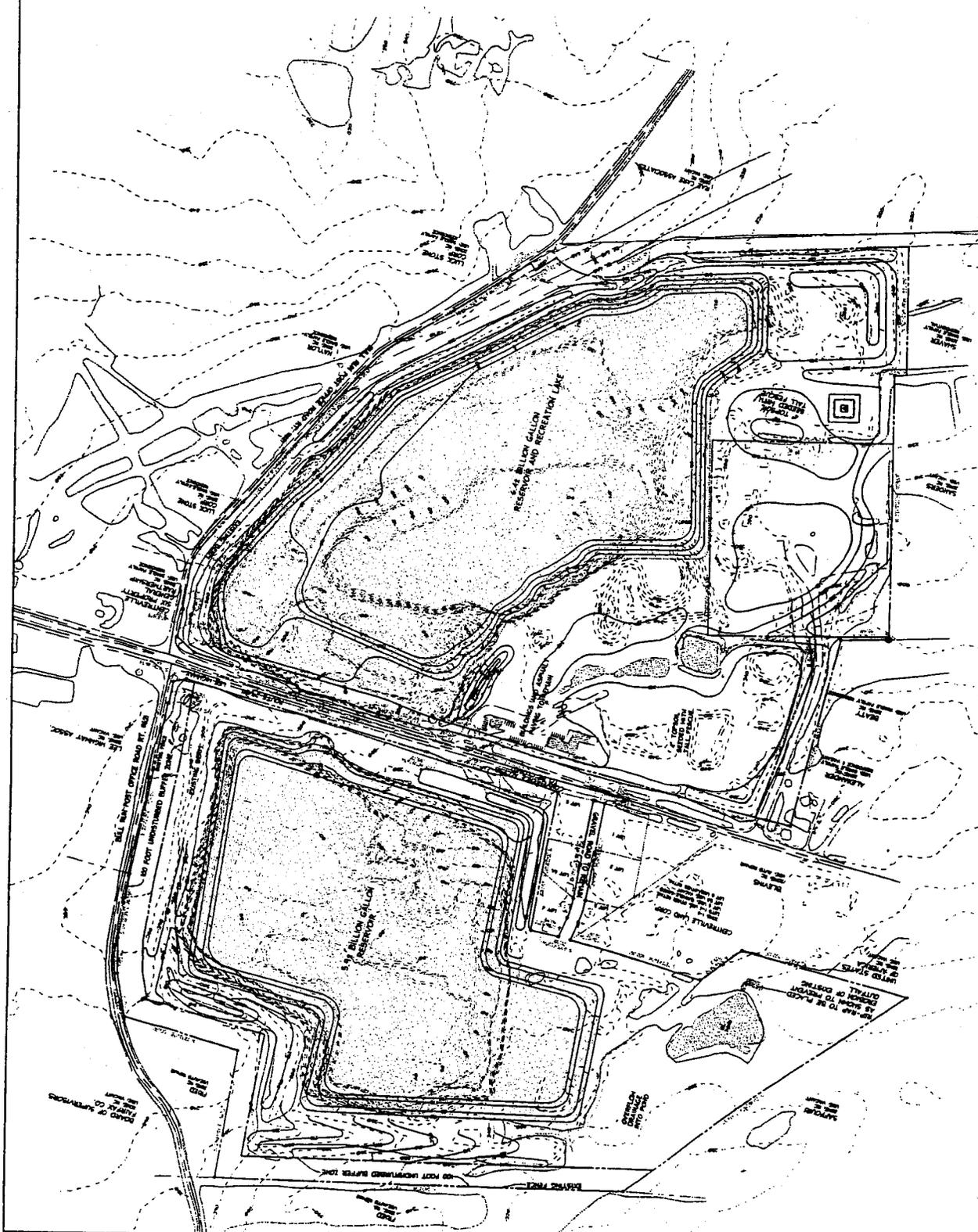
Mr. Hart seconded the motion which carried by a vote of 6-0. Ms. Gibb was absent from the meeting.

*This decision was officially filed in the office of the Board of Zoning Appeals and became final on April 30, 2003. This date shall be deemed to be the final approval date of this special permit.

A Copy Teste:



Alison Capo, Deputy Clerk
Board of Zoning Appeals



DESIGN	PHR+A	BY	OTL
DRAWN	RAM	DATE	NOV. 15
CHECKED	DMS	SCALE	1" = 20'
SHEET	6 OF 7	PROJECT NO.	00676

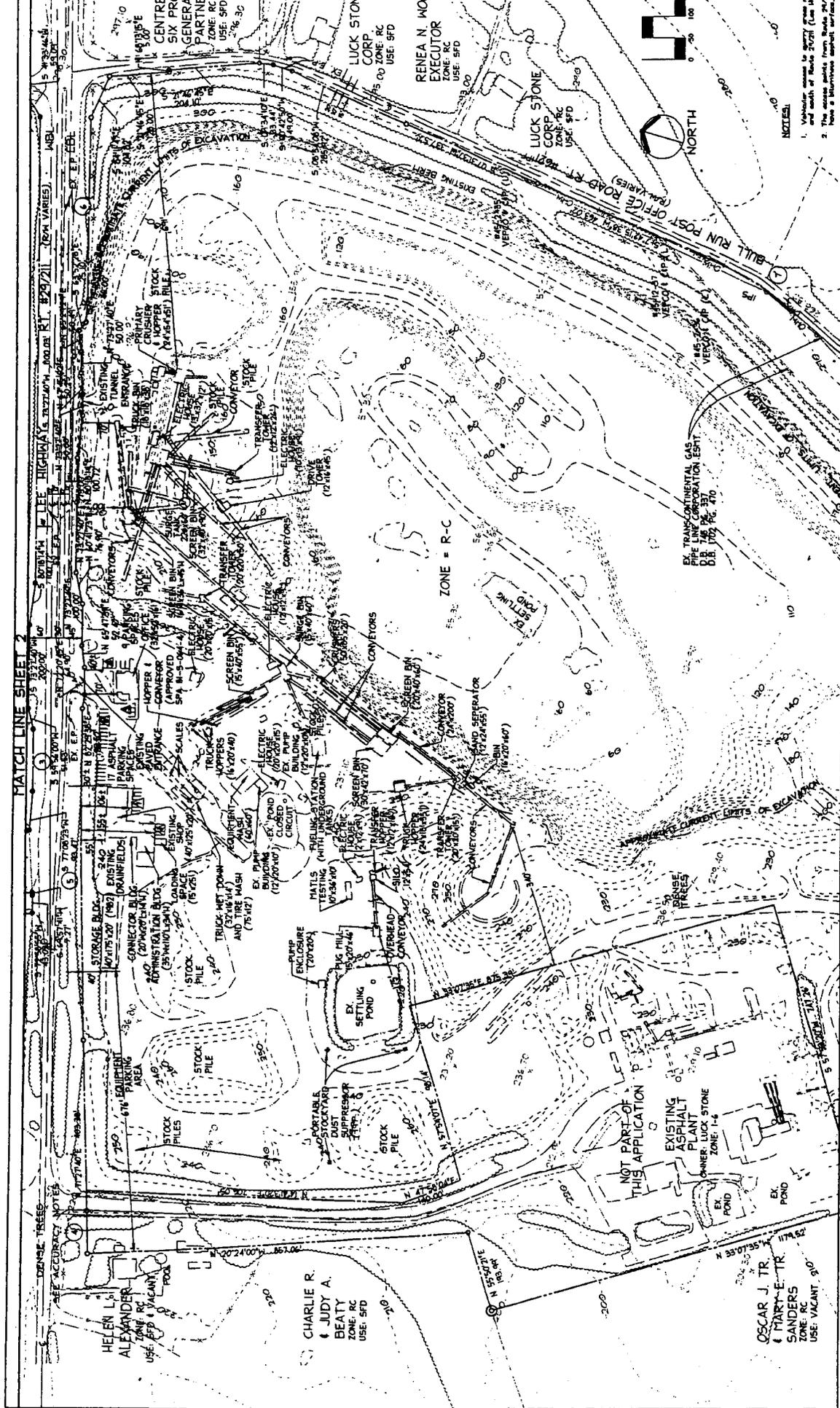
PHRA
 Patton Harris Rust & Associates, PC
 Engineers, Surveyors, Planners, Landscape Architects
 1423 Lee Road
 Chesapeake, VA 23041-1679
 T 757.446.8700
 F 757.446.9744

FINAL GRADING PLAN

LUCK STONE PROPERTY
 SULLY DISTRICT
 FAIRFAX COUNTY, VA



NO.	REVISION	DATE	BY	APP'D	DATE
1	Portable Crushing Plant				
	Occupation				



- NOTES:
1. Vertical curve to street shown on map and south of Route 2020 (see fig 1).
 2. The above points from Route 2020 are shown on the map.
 3. Survey was made on the north of Route 2020.
 4. Average depth of water table for the area shown on map is 10 feet. It will not currently undergo active fluctuation to 5 feet.

PERSON	PHR+A	BY OT
DRAWN	RAM	NOV. 15
CHECKED	DHS	SCALE
		1" = 10'
		SHEET
		3 OF 7
		00676

PfHRA
 Patton Harris Rust & Associates, Inc.
 Engineers, Surveyors, Planners, Landscape Architects
 1625 Lee Road
 Chesapeake, VA 23041-1672
 Phone: 757-426-7770
 Fax: 757-426-7774

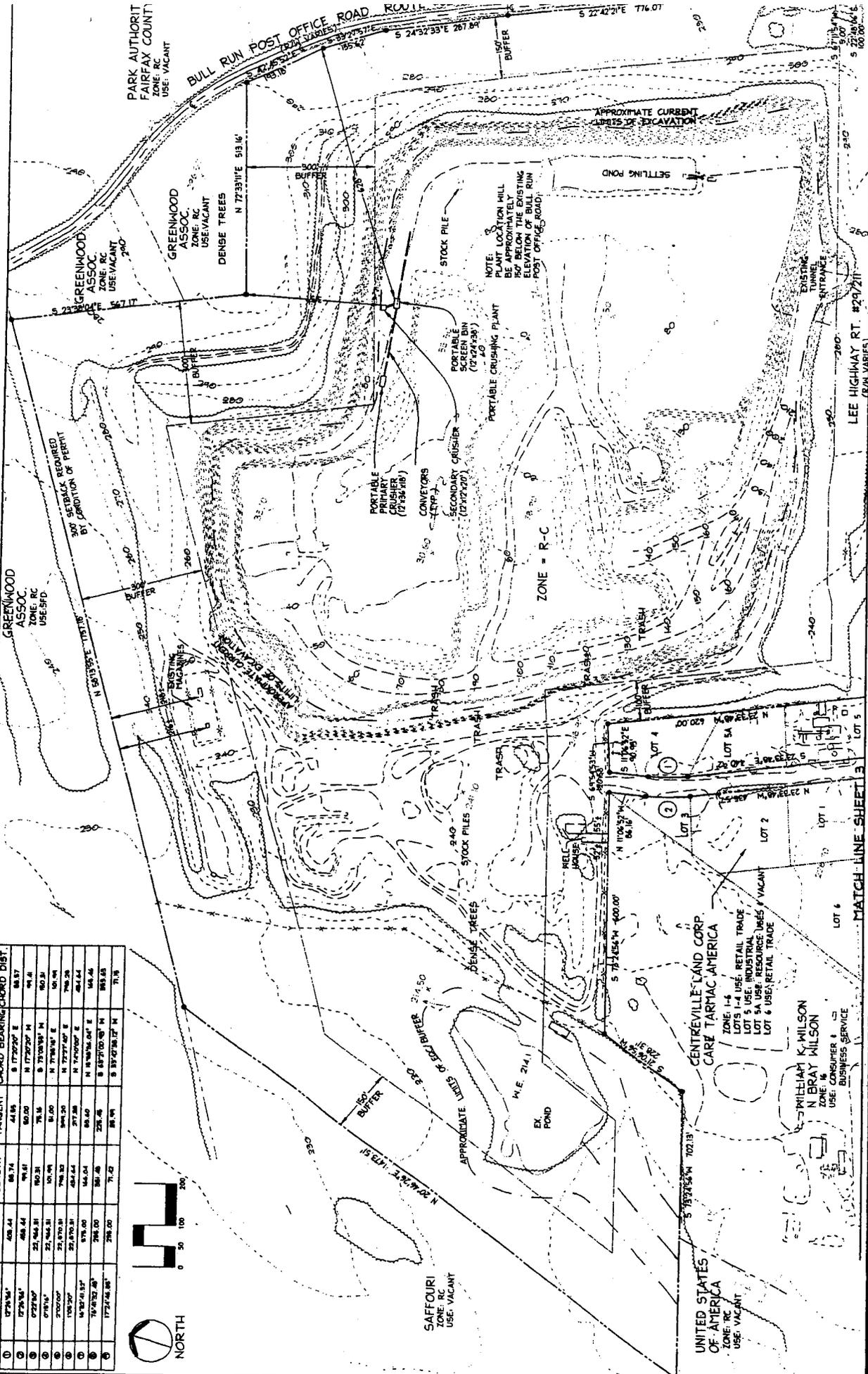
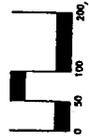
SPECIAL PERMIT PLAT

LUCK STONE PROPERTY
 SULLY DISTRICT
 FAIRFAX COUNTY, VA



NO.	DATE	REVISION
1		Porcable Grading Plat
		DESCRIPTION

DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DIST.
01	478.44	88.74	44.86	S 17°20'00" E	88.87
02	478.44	88.74	44.86	N 17°20'00" W	88.87
03	22.66431	162.31	78.16	N 75°08'00" E	162.31
04	22.66431	162.31	78.16	N 75°08'00" W	162.31
05	22.66431	162.31	78.16	N 75°08'00" E	162.31
06	22.66431	162.31	78.16	N 75°08'00" W	162.31
07	177.4748381	71.42	35.71	S 83°02'30" E	71.42
08	177.4748381	71.42	35.71	N 83°02'30" W	71.42



PROFESSIONAL SEAL

PAUL J. DAVIS, P.E.

NOV 15, 2015

REVISION

NO.	DESCRIPTION	DATE	BY
1	Portable Crushing Plant		

LUCK STONE PROPERTY

SULLY DISTRICT
FAIRFAX COUNTY, VA

SPECIAL PERMIT PLAT

Patton Harris Rust & Associates, PC

Engineers, Surveyors, Planners, Subcontract Administrators

PHRA

14025 Lee Road
Chantilly, VA 20151-1679
703.428.2200
www.pattonharrisrust.com

DESIGNER PHR+A **BY** OTH **DATE** NOV. 15, 2015

DRAWN RAM **SCALE** 1"=100'

CHECKED DHS **SHEET** 2 OF 7

TITLE SPECIAL PERMIT PLAT

SPECIAL PERMIT PLAT

LUCK STONE CORP. / FAIRFAX PLANT

SULLY DISTRICT FAIRFAX COUNTY, VIRGINIA

GENERAL NOTES

- The property delineated on the plan is located on Tax Map No. 11, Parcel 1, of Section 1, Block 15, portion of 17, 33A, portion 1, of 19, 15, Tax Assessment Map 44-1 (4) Parcel 7A which are zoned R-C Residential-Conservation and is within the Water Supply Protection Overlay District. All parcels are within the Natural Resources Overlay District.
- This plan has been prepared without the benefit of a title search and the authors, does not necessarily indicate all encumbrances on the property.
- Boundary information is by Patton Harris Ruel & Associates, P.C. (PHR+A).
- The Owner of the Subject property delineated on this Plan is:
Luck Stone Corporation
Box 20452
Richmond, Virginia 23242
Terrell Luck Harrison
Cynthia Luck Now
Box 20452
Richmond, Virginia 23242
The developer of the subject property delineated on this Plan is:
Luck Stone Corporation
Box 20452
Richmond, Virginia 23242
The boundary shown herein is referenced to the Virginia Coordinate System (VCS 83) and is tied to (NGS) Monument Quarry. Reduction factor = 0.00000971
- Topographic information is by Landline Mapping, Atlanta Ga and was compiled by photogrammetric methods from aerial photography dated 6/18/02, and has a contour interval of ten feet. Vertical datum is based on NGS Mean Sea Level.
- The total property area consists of 212.26 acres and is currently zoned R-C, Residential-Conservation District, and lies within the Natural Resource Zone and the Water Supply Protection Overlay District.
- A previous Special Permit was approved for a Group 1 use for Excavation and Extraction (SPA 01-a-064-7) for the subject property.
- The existing quarry operation property is surrounded predominantly by land with the same zoning as the subject property, R-C Residential-Conservation and additional parcels within the Water Supply Protection Overlay District.
- The subject property is located in Arco III, Bull Run Planning District, Stone Bridge Community Planning Sector (CPS).
- The Comprehensive Plan recommendation for the property is for quarrying use.
- The plan conforms with the Comprehensive Plan recommendation and is consistent with the land uses in the neighboring areas. No adverse effects as a result of the quarrying uses are foreseen.
- All adjacent properties will be screened from the site operations through buffer areas and open spaces, as shown on the Resource Operations Plan.
- The subject property is served by ground wells and septic tanks. No new facilities are proposed.
- Stormwater management facilities are currently provided by on-site retention ponds (wet ponds). No new facilities are proposed.
- Access to the subject property is via existing Lee Highway (Route 28). No access exists or is proposed to be constructed on the adjacent Office Road (Route 62) to the subject property.

SITE TABULATIONS

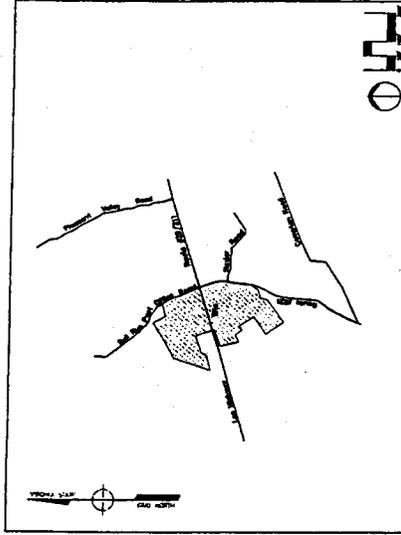
Gross Site Area 9,244,046 sq ft 212.26± Acres
 Existing Zoning R-C Residential-Conservation
 Building Area 11,746± sq ft
 NR: Natural Resources Overlay District
 WSPOD: Water Supply Protection Overlay District

ZONING REQUIREMENTS

Maximum Density: Permitted Provided	0.10 FAR 0.001 FAR
Minimum Lot Area: Permitted Provided	5 Acres 100± Acres
Minimum Lot Width: Permitted Provided	200 Feet 1,485± Feet
Maximum Building Height: Permitted Provided	60 Feet 60 Feet
Minimum Yard Requirements: Front Yard Side Yard Rear Yard	40 Feet 20 Feet 25 Feet
Front Yard Side Yard Rear Yard	40 Feet 20 Feet 25 Feet
Minimum Lot Area: Permitted Provided	No Requirement

VICINITY MAP

SCALE: 1"=200'



GENERAL NOTES EXAMINATION

- Per the Comprehensive Trails Plan, 5 trail along the south side of Lee Highway (Route 28) is required. However, per previous DIA conditions, this requirement has been waived, and therefore, no trail is proposed. (To the best of our knowledge) dating back to the 1950's.
- All existing structures on the subject property are to be retained. These structures range in age with the oldest being a 100 yr. old plain or Resource Protection Area (RPA) exists on the subject property. An Environmental Quality Corridor (EQC) exists on the northern area of the property north of Route 28 adjacent to the existing pond. The entire site is a Resource Management Area (RMA).
- No scenic asset or natural features deserving of protection or preservation exist on the property.
- No grave, object or structures matching a place of burial exist on the property.
- A Transportation Gas Pipe Line Easement, having a width of 100 feet, exists on the subject property and is delineated on sheet 4 of 7.
- No improvements/modifications are proposed to the subject property. The existing asphalt paved ingress-egress access point will remain as it exists.

WAIVERS

- The Applicant requests continuation of the following waivers:
- A trail along the south side of Lee Highway (Route 28) per the Comprehensive Trails Plan.

SHEET INDEX

SHEET	DESCRIPTION
1	COVER SHEET
2	SPECIAL PERMIT PLAT
3	SPECIAL PERMIT PLAT
4	SPECIAL PERMIT PLAT
5	RESOURCE OPERATIONS PLAN
6	FINAL GRADING PLAN
7	RESTORATION PLAN

Patton Harris Ruel & Associates, P.C.
 Engineers, Surveyors, Planners, Landscape Architects,
 14332 Lee Road
 Chesapeake, VA 23041
 P 703.448.8700
 F 703.448.8714





County of Fairfax, Virginia

MEMORANDUM

DATE June 26, 2008

TO: Regina Coyle, Director
Zoning Evaluation Division, DPZ

FROM: Pamela G. Nee, Chief *PGN*
Environment and Development Review Branch, DPZ

SUBJECT: **Environmental Assessment:** SPA 81-S-064-10
Luck Stone Corporation

John R. Bell of the Environment and Development Review Branch has reviewed this application for a special permit amendment to permit continued use of the subject property as a quarry, stone crushing, sales and ancillary service establishment. While no environmental issues have been identified as a result of this evaluation, staff recommends continuation of the existing special permit conditions for the use of the property as described.

Department of Planning and Zoning
Planning Division
12055 Government Center Parkway, Suite 730
Fairfax, Virginia 22035-5509
Phone 703-324-1380
Fax 703-324-3056
www.fairfaxcounty.gov/dpz/



County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

June 19, 2008

Gregory L. Chase
Senior Staff Coordinator
Department of Planning and Zoning / Zoning Evaluation Division
Fairfax County
12055 Government Center Parkway
Virginia, VA 22035.

Dear Mr. Chase,

On May 30, 2008 Mr. Edward Nantamu, Senior Environmental Health Specialist with the Environmental Health Air Quality Section of the Health Department participated in the tour of the Luck Stone Corporation quarry facility in Centreville, VA. The Air Quality Section monitors particulate matter 10 micrometers and less (PM₁₀) in the vicinity of the quarry to assess the impact of quarry activity upon particulate levels in the area. The monitoring is done in accordance with EPA protocol. A review of the monitoring data indicates no violations of the National Ambient Air Quality Standards for PM₁₀.

If you need additional information or have any questions, please call me at (703) 246-8486 or e-mail me at Bhesh.Dhamala@fairfaxcounty.gov.

Sincerely,

Bhesh R. Dhamala
Environmental Health Specialist III

Fairfax County Health Department

Division of Environmental Health
Air Quality Section

10777 Main Street, Suite 115, Fairfax, VA 22030
Phone: 703-246-2300 TTY: 711 Fax: 703-385-9568
www.fairfaxcounty.gov/hd





County of Fairfax, Virginia

MEMORANDUM

DATE: June 18, 2008

TO: Regina Coyle, Director
Zoning Evaluation Division

FROM: Angela Kadar Rodeheaver, Chief *AKR by CAA*
Site Analysis Section
Department of Transportation

SUBJECT: Transportation Impact

FILE: 3-6 (SP 81-S-064)

REFERENCE: SPA 81-S-064-10; Luck Stone Corporation
Traffic Zone: 1664
Land Identification: 64-4 ((1)) 4, 13, 14, 15, 33A, and parts of 17, 38
and 39; 64-4 ((4)) 7A

These comments reflect the position of the Department of Transportation and are based in part on the applicant's statement of justification, [undated] and the Special Permit Amendment Plat dated January 18, 2008.

The applicant is seeking approval for minor modifications to the placement of equipment and operations within the site. There are no significant transportation issues associated the request. However, it should be noted that the adopted Comprehensive Plan identifies a future four lane divided roadway that could pass through the western part of the Luck Stone site. Neither a specific alignment nor time frame for construction have been identified. The possible alignment through the site should be considered with any future expansion of uses on the site.

AKR/CAA

Michelle Brickner, Director, Office of Site Development Services, Department of Public Works and Environmental Services.



County of Fairfax, Virginia

MEMORANDUM

June 10, 2008

TO: Gregory L. Chase, Planner III

FROM: Phyllis Wilson, Urban Forester II
Forest Conservation Branch, DPWES

SUBJECT: Luck Stone, SPA 81-S-064-10

A follow-up inspection has been completed today and it is confirmed that the current landscaping conditions on the subject site are now in substantial conformance with those conditions approved with the special permit.

If you have questions, you may call me direct at 703-324-1723.

PAW/
UFMID #: 136963

cc: RA File
DPZ File





County of Fairfax, Virginia

MEMORANDUM

DATE: June 2, 2008

TO: Michael R. Congleton
Senior Deputy Zoning Administrator
Zoning Enforcement/Property Maintenance

VIA: Ed Tobin
Zoning Enforcement Branch
North Team Supervisor

FROM: Bruce Miller
Property Maintenance/Zoning Enforcement Inspector,
Zoning Enforcement Branch

SUBJECT: SPA 81-S-064-9, Luck Stone Corporation,
15717 Lee Highway
Tax Map Ref: 64-1 ((1)) 1, 4, 13-15, 17 pt., 33A, 38 pt.,
and 64-1 ((4)) 7A

A zoning inspection was made of the above-referenced properties on May 30, 2008, as required by condition #33 of the above-referenced SPA.

The May 30, 2008, inspection revealed that the quarry is operating in conformance with the development conditions of SPA 81-S-064-9. Urban Forester Phyllis Wilson advised the Quarry to remove the guide wires from the trees located along the Bull Run Post Office Road frontage.

No further deficiencies with the development conditions of SPA 81-S-064-9 were observed.

Luck Stone is maintaining the required screening, and the company has a planting schedule in place to replace trees that have not thrived within the required screening.

Furthermore, Luck Stone provides notification to the Zoning Enforcement Branch of a blast in accordance with Development Condition 22, which states:

The Zoning Enforcement Branch of the Zoning Administration Division, Department of Planning and Zoning, shall be notified at least four (4) hours prior to each blast to allow unscheduled monitoring.

The following conditions were not addressed during the May 30, 2008, inspection. The listed conditions are followed by the appropriate regulatory agencies tasked with oversight.

Michael R. Congleton
Senior Deputy Zoning Administrator
Zoning Enforcement/Property Maintenance
June 2, 2008
Page 2

Condition 6 – DPWES
Condition 9 – Dedication of Right of Way
Condition 17 – DPWES
Condition 18, 19, 20, 21 – Health Department
Condition 28 – State Mining Safety and Health Administration or
other agencies
Condition 35 – Water Quality, Department of Planning and Zoning
Condition 38 – DPWES
Condition 39 – Fire and Rescue and Health Departments

cc: Winnie Williams,
Planning Technician,
Zoning Permit Review Branch

8-006 General Standards

In addition to the specific standards set forth hereinafter with regard to particular special permit uses, all special permit uses shall satisfy the following general standards:

1. The proposed use at the specified location shall be in harmony with the adopted comprehensive plan.
2. The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.
3. The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.
4. The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.
5. In addition to the standards which may be set forth in this Article for a particular group or use, the BZA shall require landscaping and screening in accordance with the provisions of Article 13.
6. Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.
7. Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11.
8. Signs shall be regulated by the provisions of Article 12; however, the BZA, under the authority presented in Sect. 007 below, may impose more strict requirements for a given use than those set forth in this Ordinance.

8-105 Standards For All Group 1 Uses

In addition to the general standards set forth in Sect. 006 above, all Group 1 special permit uses shall satisfy the following standards:

1. No permit for a Group 1 use shall be issued for any tract of land containing less than twenty (20) acres. This requirement, however, shall not preclude the approval of a permit to enlarge or extend an existing Group 1 use onto contiguous land containing less than twenty (20) acres.
2. With the exception of stone quarrying and related grading activity, no grading, mining, excavating, removal of trees or other disturbance of natural vegetation shall be permitted within 200 feet of contiguous property subdivided into residential lots of one (1) acre or smaller not under the ownership or control of the applicant, nor within 250 feet of an occupied dwelling.
Exceptions to the setbacks established above for all uses except stone quarrying may be granted by the BZA subject to compliance with the following:
 - A. The applicant shall have submitted, with his application, a notarized letter, signed by the owner of the adjacent property, indicating approval of such encroachment, and
 - B. The ultimate grades of the proposed encroachment will be suitable for future development of the property in accordance with the adopted comprehensive plan for that area.
3. All natural resource extraction, quarrying and related operations shall be in conformance with the provisions of Sect. 2-603 relating to erosion and sedimentation.
4. No building or structure used in connection with such an operation, except buildings for office and administrative purposes only, shall be located within 200 feet of (a) the right-of-way of any public street or (b) any adjoining property. Buildings devoted solely to office and/or administrative uses may be constructed not less than 100 feet from such street or property line when specifically approved as part of the special permit.
5. In conjunction with all Group 1 uses except stone quarrying, no washing, crushing, processing or similar operation shall be conducted within 200 feet of (a) the right-of-way line of any public street or (b) any adjoining residential property.
6. In conjunction with a stone quarry, no washing, crushing, processing or similar operation shall be conducted within 200 feet of the right-of-way of any public street or a safe distance to be established by the BZA from any adjoining

8-503 Standards For All Group 5 Uses

In addition to the general standards set forth in Sect. 006 above, all Group 5 special permit uses shall satisfy the following standards:

1. All uses shall comply with the lot size and bulk regulations of the zoning district in which located, except as may be qualified below.
2. All uses shall comply with the performance standards specified for the zoning district in which located.
3. No building designed primarily and specifically for such use shall be located within 100 feet of any adjoining property which is in an R district.
4. Before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans.

8-303 Standards for All Group 3 Uses

In addition to the general standards set forth in Sect. 006 above, all Group 3 special permit uses shall satisfy the following standards:

1. Except as may be qualified in the following Sections, all uses shall comply with the lot size and bulk regulations of the zoning district in which located; however, subject to the provisions of Sect. 9-607, the maximum building height for a Group 3 use may be increased.
2. All uses shall comply with the performance standards specified for the zoning district in which located.
3. Before establishment, all uses, including modifications or alterations to existing uses, except home child care facilities, shall be subject to the provisions of Article 17, Site Plans.