



County of Fairfax, Virginia

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

September 23, 2015

Andrew A. Painter
Walsh, Colucci, Lubeley & Walsh, P.C.
2200 Clarendon Boulevard, Suite 1300
Arlington, VA 22201

RECEIVED
Department of Planning & Zoning

OCT 06 2015
Zoning Evaluation Division

Re: Special Exception Application SE 2014-MV-073

Dear Mr. Painter:

At a regular meeting of the Board of Supervisors held on September 22, 2015, the Board approved Special Exception Application SE 2014-MV-073 in the name Superior Concrete Materials, Inc. The subject property is located at 8420 Terminal Road, on approximately 2.00 acres of land, zoned I-6 in the Mount Vernon District [Tax Map 99-3 ((1)) 16A]. The Board's action permits a concrete mixing and batching plant and an increase in building height from 75.0 feet up to a maximum of 85.0 feet, pursuant to Sections 5-604, 9-511, and 9-607 of the Fairfax County Zoning Ordinance, by requiring conformance with the following development conditions:

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferrable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the Special Exception Plat approved with the application, as qualified by these development conditions.
3. A copy of the Non-Residential Use Permit (Non-RUP) 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.

Office of the Clerk to the Board of Supervisors
12000 Government Center Parkway, Suite 533
Fairfax, Virginia 22035

Phone: 703-324-3151 ♦ Fax: 703-324-3926 ♦ TTY: 703-324-3903
Email: clerktothebos@fairfaxcounty.gov
<http://www.fairfaxcounty.gov/bosclerk>

4. This Special Exception is subject to the provisions of Article 17 of the Zoning Ordinance, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this Special Exception shall be in substantial conformance with the approved Special Exception Plat entitled "8420 Terminal Road," submitted by Charles P. Johnson & Associates, Inc. and consisting of 14 sheets dated December 19, 2014 and revised through May 5, 2015, and these conditions.
5. The maximum building height permitted on the site shall be 85 feet, as depicted on the Special Exception Plat.
6. The hours of operation are permitted to be 24-hours a day, seven days a week.
7. The outdoor storage of aggregate material shall be stored on a concrete slab, as shown on the SE Plat, and enclosed on three sides.
8. Prior to the issuance of a Non-Residential Use Permit (Non-RUP) for the concrete mixing and batching plant, wash racks shall be installed as shown on the Special Exception Plat. All trucks leaving the property shall be rinsed through the wash racks.
9. Runoff from the on-site washing of vehicles shall be directed to and collected in the proposed reclaimer system or the proposed settlement basin.
10. To the extent feasible, the applicant shall reuse walls, floors, roof portions, and/or interior nonstructural elements from demolition of existing buildings and shall provide an itemized list of the reuse to the Chief of the Environment and Development Review Branch of the Department of Planning and Zoning.
11. To the extent feasible, the applicant shall use building materials that have been produced or manufactured within 500 miles of the subject property and shall provide proof of installation and invoice receipts, with manufacturer's data showing the production or manufacturing location to the Chief of the Environment and Development Review Branch of the Department of Planning and Zoning.
12. The applicant shall install only LED or fluorescent lamps in all interior building lighting fixtures. The applicant shall provide a maximum lighting power allowance of 1.25 watts/square foot (code maximum is 1.5 watts/square foot for retail area and 0.9 watts/per square foot for the service department area). The applicant shall provide proof of installation, energy usage calculations and manufacturers' product data to the Chief of the Environment and Development Review Branch of the Department of Planning and Zoning.

13. The applicant shall use low-emitting materials for all adhesives, sealants, paints, coatings, flooring systems, composite wood, and agrifiber products, as well as furniture and furnishings if available. Low-emitting is defined according to the following table (again written for the specific case):

• Application	(VOC Limit g/L less water)
• Carpet Adhesive	50
• Rubber floor adhesive	60
• Ceramic tile adhesive	65
• Anti-corrosive/ anti-rust paint	250
• Clear wood finishes	350

The applicant shall provide proof of installation and the manufacturers' product data to the Chief of the Environment and Development Review Branch of the Department of Planning and Zoning.

i.

14. The applicant shall install motion sensor faucets and flush valves and ultralow-flow plumbing fixtures that have a maximum water usage as listed below. The applicant shall provide proof of installation and manufacturers' product data to the Chief of the Environment and Development Review Branch of the Department of Planning and Zoning.

- Water Closet (gallons per flush, gpf) 1.28
- Urinal (gpf) 0.5
- Showerheads (gallons per minute, gpm*) 2.0
- Lavatory faucets (gpm**) 1.5
- Kitchen and janitor sink faucets 2.20
- Metering faucets 0.25

* When measured at a flowing water pressure of 80 pounds per square inch (psi).

** When measured at a flowing water pressure of 60 pounds per square inch (psi).

15. The maximum number of employees and company vehicles (concrete trucks) shall be coordinated to ensure compliance with the parking requirements in Article 11 of the Zoning Ordinance.
16. Concrete mixing trucks shall be parked on-site at all times and not on Terminal Road.
17. All signs shall be in conformance with Article 12 of the Zoning Ordinance.
18. The exterior surface of the concrete mixing and batching plant shall be painted light blue for the purposes of minimizing the structure's visual presence in the skyline. The applicant shall maintain the exterior of the mixing plant as needed to ensure that no rust is visible on its surface.

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. The applicant shall be responsible for obtaining the Non-RUP through established procedures, and this Special Exception shall not be valid until this has been accomplished.

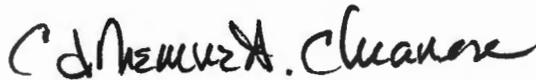
The approval of this special exception does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application.

Pursuant to Section 9-015 of the Zoning Ordinance, this Special Exceptions shall automatically expire, without notice, thirty (30) months after the date of approval. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the Special Exception. The request must specify the amount of additional time requested, the basis for the amount of time requested, and an explanation of why additional time is required.

The Board also approved:

- An increase in building height from 75 feet to 85 feet in accordance with Sect. 9-607 of the Zoning Ordinance
- A modification of Sect. 13-303 of the Zoning Ordinance to permit a reduction in the transitional screening width from 25 feet to 10 feet along the northern, eastern, and southern property lines and a waiver of the transitional screening requirement along the western property line
- A modification of Sect. 13-304 of the Zoning Ordinance on the barrier requirement in favor of the existing 7-foot high chain link fence along all property lines

Sincerely,



Catherine A. Chianese
Clerk to the Board of Supervisors

SE 2014-MV-073
September 23, 2015

cc: Chairman Sharon Bulova

Supervisor Gerry Hyland, Mount Vernon District
Tim Shirocky, Acting Director, Real Estate Division, Dept. of Tax Administration
Barbara C. Berlin, Director, Zoning Evaluation Division, DPZ
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning
Thomas Conry, Dept. Manager, GIS, Mapping/Overlay
Michael Davis, Section Chief, Transportation Planning Division
Donald Stephens, Transportation Planning Division
Ken Williams, Plans & Document Control, ESRD, DPWES
Department of Highways-VDOT
Sandy Stallman, Park Planning Branch Manager, FCPA
Charlene Fuhrman-Schulz, Development Officer, DHCD/Design Development Division
Jill Cooper, Executive Director, Planning Commission
Karyn Moreland, Chief Capital Projects Sections, Dept. of Transportation



COUNTY OF FAIRFAX
 Department of Planning and Zoning
 Zoning Evaluation Division
 12055 Government Center Parkway, Suite 801
 Fairfax, VA 22035 (703) 324-1290, TTY 711
 www.fairfaxcounty.gov/dpz/zoning/applications

APPLICATION No: SE 2014-MV-073
 (Staff will assign)

RECEIVED
 Department of Planning & Zoning

APPLICATION FOR A SPECIAL EXCEPTION

NOV 21 2014

(PLEASE TYPE or PRINT IN BLACK INK)

Zoning Evaluation Division

APPLICANT	NAME Superior Concrete Materials, Inc.	
	MAILING ADDRESS 1601 S. Capitol Street, SW Washington, D.C. 20003	
	PHONE HOME ()	WORK (301) 343-4331
	PHONE MOBILE ()	
PROPERTY INFORMATION	PROPERTY ADDRESS 8420 Terminal Road Lorton, Virginia 22079	
	TAX MAP NO. 99-3 ((1)) 16A	SIZE (ACRES/SQ FT) 2 acres / 87,120 s.f.
	ZONING DISTRICT I-6	MAGISTERIAL DISTRICT Mt. Vernon
	PROPOSED ZONING IF CONCURRENT WITH REZONING APPLICATION: N/A	
SPECIAL EXCEPTION REQUEST INFORMATION	ZONING ORDINANCE SECTION §§ 5-604 (5) (I), 9-501 (13) (G), and 9-607 (2) and (3)	
	PROPOSED USE Concrete mixing and batching plant with storage and accessory uses; and an increase in building height	
AGENT/CONTACT INFORMATION	NAME Andrew A. Painter, Agent	
	MAILING ADDRESS Walsh, Colucci, Lubeley & Walsh, P.C. 2200 Clarendon Boulevard, Suite 1300 Arlington, Virginia 22201	
	PHONE HOME ()	WORK (571) 209-5775
	PHONE MOBILE ()	
MAILING	Send all correspondence to (check one): <input type="checkbox"/> Applicant -or- <input checked="" type="checkbox"/> Agent/Contact	
<p>The name(s) and addresses of owner(s) of record shall be provided on the affidavit form attached and made part of this application. The undersigned has the power to authorize and does hereby authorize Fairfax County staff representatives on official business to enter the subject property as necessary to process the application.</p> <p>Andrew A. Painter, Agent</p> <p>_____ TYPE/PRINT NAME OF APPLICANT/AGENT</p> <p>_____ SIGNATURE OF APPLICANT/AGENT</p>		

DO NOT WRITE IN THIS SPACE

Deborah Lubeley

SE 2014-0192

Date Application accepted: 12/30/2014 Application Fee Paid: \$ 16,375.00