

MOUNT VERNON APR TASK FORCE
RECOMMENDATION
2009-2010 SOUTH COUNTY AREA PLANS REVIEW

APR ITEM # 09 III 4P

DATE(S) REVIEWED BY TASK FORCE: 4-27-10
NOMINATOR(S): Reconsidered by David Dale

SUMMARY TASK FORCE RECOMMENDATION:

Approve Nomination as submitted _____
Approve Nomination with Modification _____
Retain Adopted Plan _____

VOTE TALLY

In favor: 9
Opposed: 5
Abstentions: 0

Task Force member(s) who recused themselves from the vote:

TASK FORCE EXPLANATION/COMMENTS:

See Attached

Task Force Chairman (initials):

DD

• Suggested text for Task Force Alternative for 09-III-4P (Vulcan Quarry) - by David Dale

This markup is based on the currently adopted Plan text (2007 Edition AREA III, Pohick Planning District, Amended through 3-9-2010, P5-Dominion Community Planning Sector, Pages 62-64):

7. The area immediately north of the existing quarry operation is planned for residential use at .1-.2 dwelling unit per acre. ~~As an option, Parcels 106-3((1))4B, 106-4((1))1B and 20B pt. (not including property adjacent to the north side of Peniwill Drive) may be appropriate for an expansion of the existing quarry to the south, located in Community Planning Sector LP1 in Area IV.~~ Industrial uses ~~other than the expansion of the quarry~~ are not planned in this area nor should they be permitted. As this area is adjacent to lands planned for very low density residential use, the existing quarry expansion area use on Parcel 106-3((1))4B should be limited in size, kept at a maximum distance from existing residences, and well buffered from adjacent parcels. In addition, the environmental impacts of the ~~expansion quarry~~ should be mitigated and safe and adequate road access provided. The expansion operation of the quarry in this location on Parcel 106-3((1))4B is only appropriate if the following conditions are met:
- The current operating conditions remain in effect;
 - The ~~expansion of the quarry pit and operations~~ should be limited in size and location to insure that the impact of this use on surrounding uses is mitigated. This will provide for a supply of stone resources sufficient to meet demand for many years while assuring the quarry ~~expansion~~ will be finite in this location and will protect the residential character of the areas to the north, east and west from further expansion of non-residential uses;
 - The proposed pit ~~expansion~~ area should be limited to approximately 30 acres in the southern portion of Parcel 106-3((1))4B and should be contiguous with the existing pit located in Area IV; storage and equipment areas, settlement ponds, and access ways should be located on approximately 30 to 40 acres; and a buffer area should consist of approximately 45 to 55 acres. This vegetative buffer should be provided around the periphery of the site and should include Environmental Quality Corridors (EQCs) and the maximum amount feasible of mature hardwood forests. In addition to including EQC and forest areas, this vegetative buffer should be 100 to 200 feet in width to protect all existing or planned residential development from noise and visual impacts of the quarrying operations. Supplemental plantings should be provided in the buffer where no mature trees exist;
 - The direct and the indirect environmental impacts of ~~any proposed quarry expansion~~ all quarry use should be appropriately mitigated. The scope of the quarry ~~expansion~~ should be designed to balance efficient stone removal with preservation of significant environmental resources such as EQCs and adjacent upland hardwood tree cover. In addition to the buffer area described above, other critical EQC areas and significant areas of upland hardwood forest cover adjacent to the EQCs should be preserved to the maximum extent feasible. The applicant should comply with all requirements of the Chesapeake Bay Preservation Act;
 - The quarry ~~expansion~~ should be carefully planned to provide siltation basins that will contain sediment on-site and prevent off-site discharges that could adversely impact water quality. The pit drainage system should be carefully designed to maintain pre-quarry drainage patterns to the extent feasible. Tree cover on the site should be ~~maintained as long as possible. Erosion and sediment controls should be in place prior to any clearing of expansion areas;~~ preserved with no additional clearing;
 - The quarry operator should provide necessary improvements at the site entrance to Route 123 (Ox Road) and along Route 123 (Ox Road) near the intersection as may be required by Virginia Department of Transportation (VDOT);
 - The ~~proposed expansion of the quarry~~ should only use the existing access road through the Water Authority property. A second access for emergency vehicles only should be provided to Route 123 (Ox Road). No use of any additional access points is recommended along Route 123 for daily quarry operations; and
 - The quarry operator should cooperate with the surrounding communities to resolve compatibility issues such as seismic shocks, noise, and use of local roads by the trucks hauling quarry stone;
 - Alternative public street access to Route 123 (Ox Road) should be provided to the residential land west of Elk Horn Run and should be well-buffered from all quarrying operations.

Vulcan Quarry currently operates in Parcel 106-3((1))4B. It is not appropriate to request that those operations cease. The addition of "kept at a maximum distance from existing residences" and "[Tree cover] ... preserved with no additional clearing" and the removal of "expansion" throughout make it clear that stone removal can continue but must not expand closer to the residences. In paragraph 7, the ~~strikeout of the "As an option..." sentence~~ removes the possibility that quarry operations could expand to the north side of Peniwill Drive.

Unfortunately, these additional restrictions on the location of the quarry and blasting won't have any affect until the renewal of the Special Permit. At that time, the affected communities must make sure the new permit protects their interests.