

STAFFORD COUNTY, VIRGINIA
CONDITIONAL USE PERMIT APPLICATION
IMPACT STATEMENT

Applicant/Owner: VULCAN LANDS, INC., a New Jersey corporation
(the “Applicant”)

Property: Stafford County Tax Map Parcel 44N-1-10, consisting of
approximately 3.0026 acres, located on Commerce Parkway in
Stafford County, Virginia, all as generally depicted on the GDP
(defined below) (the “Property”)

GDP: Generalized Development Plan, titled “GENERALIZED
DEVELOPMENT PLAN – CUP VULCAN MATERIALS
READY-MIX BATCH PLANT”, dated May 24, 2023, prepared by
Bowman Consulting Group Ltd., attached hereto and marked as
Exhibit A (the “GDP”)

Project Name: “Vulcan Materials Ready-Mix Batch Plant” (the “Project”)

Current Zoning: Heavy Industrial (M-2)

CUP Request: Conditional Use Permit in accordance with Section 28-185 of the
Stafford County Zoning Ordinance (“Code”) to allow the
development of a ready-mix concrete batch plant on the Property

Date: August 25, 2023

File No. _____

I. APPLICATION

The Applicant hereby requests a conditional use permit (“CUP”) to develop a ready-mix concrete batch plant with related accessory uses on the Property within the Heavy Industrial (“M-2”) land use district along Commerce Parkway within the George Washington Election District, all in accordance with the Stafford County Code, including without limitation Article III, Sections 28-35 and 28-36, and Article XI, Section 28-185, *et al.*, and in accordance with the enclosed GDP, marked as **Exhibit A**.

II. OVERVIEW

The Applicant is Vulcan Lands, Inc., a subsidiary of Vulcan Materials Company, a New Jersey corporation (“VMC”). VMC was founded in 1909, and quickly set on its path to becoming the

largest producer of construction aggregates in the United States – primarily producing crushed stone, sand, and gravel – and a major producer of aggregate-based construction materials, including asphalt and ready-mixed concrete. VMC is consistently growing and taking on new challenges that are bigger and bolder while maintaining its core mission of providing quality products and services that consistently meet its customers’ expectations while being responsible stewards with respect to the safety and environmental impact of its operations. Further, VMC and the Applicant are committed to being good corporate citizens in their communities by supporting and taking an active part in public and charitable projects.

As noted above, the Applicant intends to establish a new ready-mix concrete batch plant along Commerce Parkway within the M-2 district. Section 28-34 of the County’s Code defines the M-2 zoning district as follows:

“The purpose of the M-2 district is to provide areas within the county suitable for a variety of industrial type uses which may not be compatible with residential uses due to some potential nuisance or hazard. The development of ‘industrial parks’ in the M-2 district are encouraged. Conditional use permits are required for most uses within the M-2 district to assure protection of the general public and surrounding properties. These districts should only be located where all necessary public utilities are available and where transportation systems are adequate.”

The M-2 district permits heavy manufacturing uses with a CUP. Heavy manufacturing uses are defined as “[e]stablishments engaged in the mechanical or chemical transformation of materials or substances into new products including the assembly of component parts, the manufacture of products and the blending of materials such as lubricating oils, plastics, resins, or liquors, pharmaceuticals, soaps and toiletries, concrete, brick, tile, recycling, asphalt, slaughter operations and similar uses.”¹ In this regard, a ready-mix concrete batch plant is a facility that stores and mixes cement (powder), sand, and rock in various ratios to create different strengths of concrete product(s). Accordingly, ready-mix concrete batch plants are heavy manufacturing uses under the County’s Code, and require a CUP.

¹ County Zoning Ordinance 28-25.



Figure 1: Illustrative examples of existing, VMC-owned ready-mix concrete batch plants.²

Generally, the Property consists of approximately 3.0026 acres and is located along Commerce Parkway between Celebrate Virginia Parkway and Warrenton Road to the west of the Interstate-95 (“I-95”) interchange. The Property is not currently used for any active development and is comprised of vacant, wooded land surrounded by commercial and industrial uses, as further described below. This Project is expected to contain a ready-mix concrete batch plant with its related accessory uses that include, but are not limited to, storage bins for cement, rock, and sand, a “wash out rack” for trucks to rinse out, a storage area for unused concrete to later be crushed and recycled, an employee area, a parking area, all as more particularly shown on the GDP and above in **Figure 1**. The proposed Project is anticipated to complement the existing development pattern of the area.

As described below in more detail, the Applicant’s proposal conforms to the policies established by the County’s Comprehensive Plan, as adopted by the County’s Board of Supervisors on November 16, 2021 (the “Comp Plan”). In this regard, the Property is located within the Berea Targeted Development Area (“TDA”) and is designated for business and industry uses, which encourages the Applicant’s proposed use. In addition, the Project will result in minimal impacts on public facilities and services and create new jobs along this economic and business corridor.

Further, adjacent properties will experience minimal impacts as the Project is similar and compatible with other surrounding and nearby uses, zoned M-1 and M-2, which generally include commercial uses such as automobile dealerships, landscaping companies and warehouses. Specifically, Carter Machinery, Virginia Green Fredericksburg, World Auto, Coca-Cola Bottling, Bdl Motorsports, and Lansing Building Products are within a mile of the proposed Project. Thus, the Project is anticipated to complement and support the character and development of adjacent properties, while being in harmony with the purpose and intent of the County’s Code, all as described in more detail below.

III. COMPREHENSIVE PLAN

² **Figure 1** contains photographs of VMC-operated ready-mix concrete batch plant facilities for illustrative purposes only, and may be subject to change.

Future Land Use Map, Berea Targeted Development Area

As noted above, the Comp Plan's Future Land Use Map classifies the Property as being within the Berea TDA, and is classified as business and industry land use. TDAs are locations within the County where a significant amount of development and redevelopment is encouraged to occur as this is typically where infrastructure and other public facilities are located that can support such new development. It is anticipated that at least 50% of the County's residential and commercial growth should occur within TDAs.

The Berea TDA includes roughly 1,647 acres. It is anticipated that 3,750,000 square feet of commercial space will be developed within the Berea TDA. Specifically, this Project is located within the Berea TDA's business and industry designation. This specific area encourages large-scale business and industry. And given the existing light to heavy industrial uses in this area, the Project is appropriately located within proximity to major transportation facilities – including I-95. Overall, this Project is expected to meet the goals of the Berea TDA by contributing towards the fiscal balancing goals of commercial to residential uses, complement the existing development pattern, and generate additional employment in this area.

Urban Service Area

Not only is the Property located within the Berea TDA, but the Comp Plan also identifies it as being within the County's Urban Services Area ("USA"). USAs are areas designated within the County in which growth should occur in order to reduce growth pressure in rural parts of the community. More specifically, this designation attempts to funnel new development in the County to the land around I-95 and other major transportation corridors like Warrenton Road in order to take advantage of existing public utilities in the area. The USA is supportive of any new development which is compatible with the Property's Future Land Use Map designation.

Overall, the Property's location within the USA supports the Project's utilization of existing public water and sewer utilities. Based on nearby development patterns and available County GIS utility information, water and sewer lines appear to be nearby in the Commerce Parkway right of way, as depicted in the GDP.

Transportation

The Property is located along Commerce Parkway between Celebrate Virginia Parkway and Warrenton Road, just west of the I-95 interchange. Commerce Parkway is a two-lane undivided roadway with a two-way left turn lane. The intersection of Warrenton Road and Commerce Parkway is currently a four-legged signalized intersection where Warrenton Road has an east-west alignment and Commerce Parkway has a north-south alignment. Warrenton Road acts as an important link for trucks between I-95 and I-81, carrying approximately 60,000 vehicles daily.

IV. CONDITIONAL USE PERMIT STANDARDS

Section 28-185(d) of the County's Code requires conditional use permit applications to meet the following standards:

1. *The use shall not tend to change the character and established pattern of development in the vicinity of the proposed use* – As discussed throughout this narrative, most nearby properties are developed for M-1 and M-2, and the Applicant’s proposal will not change the character and established pattern of development in the area. Instead, this Project is expected to complement and support the existing development pattern, as nearby uses include light to heavy industrial uses such as automobile dealerships, landscaping companies, and other industrial warehouses.
2. *The use shall be in harmony with the uses permitted by right under a zoning permit in the land use district and shall not adversely affect the use of adjacent properties* – The permitted uses in the M-2 district generally relate to some light to primarily heavy industrial type uses and the development of industrial parks is encouraged. Also as discussed above, this Project is expected to complement and support the existing development pattern, which consists of light to heavy industrial uses.
3. *The location and height of buildings, the location, nature and height of walls and fences and the nature and extent of landscaping on the site shall be such that the use will not hinder or discourage the appropriate development and use of adjacent land and buildings or impair the value thereof* – The Applicant’s proposal will not hinder or discourage the appropriate development of adjacent land. As depicted on the GDP, the Applicant will provide appropriate buffering, screening, and open space around the Property’s perimeter to ensure impacts on adjacent properties are minimized.
4. *The use shall not adversely affect the health or safety of persons residing or working in the vicinity of the proposed use* – Since the Project is compatible with and will enhance surrounding development as described herein, the proposed Project is not expected to adversely affect the health or safety of persons residing or working in the vicinity of the proposed use.
5. *The use shall not be detrimental to the public welfare or injurious to property or improvements in the neighborhood* – Since the Project is compatible with surrounding development as described above, the proposed Project is not expected to be detrimental to the public welfare or injurious to property or improvements in the neighborhood.
6. *The use shall be in accord with the purposes and intent of this chapter and the comprehensive plan of the county.* For the reasons described herein, the Project is consistent with the County’s applicable zoning ordinances and comprehensive plan as noted above.

V. TRAFFIC AND TRANSPORTATION IMPACTS

The Property is located along Commerce Parkway between Celebrate Virginia Parkway and Warrenton Road, just west of the I-95 interchange. Commerce Parkway is a two-lane undivided roadway with a two-way left turn lane. The intersection of Warrenton Road and Commerce Parkway is currently a four-legged signalized intersection where Warrenton Road has an east-west alignment and Commerce Parkway has a north-south alignment.

It is anticipated that this Project will generate approximately 20 vehicle trips during the AM peak hour, 6 vehicle trips during the PM peak hour, and 690 vehicle trips during an average work day – considering the highest intensity use. In the County, projects that generate 1,000 or more vehicle trips per peak hour must meet with VDOT and the County’s Office of Transportation to discuss the required elements of a traffic impact analysis. Since this Project is well beneath that threshold, a transportation analysis is not required, and the existing transportation infrastructure is anticipated to be sufficient to adequately support this Project.

VI. PUBLIC UTILITIES, FACILITIES AND SERVICES

As noted above, the Property is located within the County’s USA, and will be served by public water and sewer. That being said, the approximately 82,000 square foot proposed Project is expected to have minimal impacts on utility demands. Existing water and sewer lines are located nearby, as depicted on the GDP. These utility lines and applicable water and sewer treatment facilities appear to have available capacity, or the reasonable ability to be upgraded, to provide adequate capacity.

The Property will be served by Station 12 Berea Fire and Rescue Station, which is located approximately 1 mile from the Property. The Project is expected to have minimal impacts on police and emergency services – and is not expected to materially increase the fire and rescue service needs in this area.

Finally, the Project will have no impacts on schools and recreational facilities within the County.

VII. ENVIRONMENTAL IMPACTS, NOISE, DUST, AND SMOKE

There is one stream located on the Property; however, the Project is designed such that any impact to the single stream is avoided. Also note that the Property is currently vacant, and is surrounded by existing light to heavy industrial uses, including Carter Machinery, Virginia Green Fredericksburg, World Auto, Coca-Cola Bottling, Bdl Motorsports, and Lansing Building Products. Accordingly, this Project upon full build-out is not expected to generate noise, smoke, and dust beyond the level customary for industrial uses in this area. While we note that some additional noise and dust may be generated during construction, all construction activity will conform to applicable County requirements. Overall, we expect the Project to be compatible with surrounding uses, and we do not believe there will be any adverse impacts to surrounding properties.

EXHIBIT A

Generalized Development Plan