



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # _____

PROPERTY LOCATION: 5601 and 5603 Courtney Ave., 720, 730, and 750 South Van Dorn Street

TAX MAP REFERENCE: 067.04-02-12, -13, -17, -18, -1, & -20 **ZONE:** I

APPLICANT:


Name: Virginia Paving Company (a division of Eurovia Atlantic Coast, LLC)

Address: _____

PROPOSED USE: Request for 5 Year Extension of sunset clause in existing SUP #2017-00097, Condition 75.

- THE UNDERSIGNED, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 4-11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.
- THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.
- THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article IV, Section 4-1404(D)(7) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.
- THE UNDERSIGNED, hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Director of Planning and Zoning on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

Mary Catherine Gibbs, Wire Gill, LLP
Print Name of Applicant or Agent

 4/8/26
Signature Date

Mailing/Street Address

Telephone # Fax #

City and State Zip Code

Email address

PROPERTY OWNER'S AUTHORIZATION

As the property owner of 5601 and 5603 Courtney Ave., I hereby
(Property Address)
grant the applicant authorization to apply for the 5 year SUP Extension use as
(use)
described in this application.

Name: Michael C. Cuilik, Vice President

Phone: [REDACTED]

Please Print

Address: [REDACTED]

Email: [REDACTED]

Signature: [Handwritten Signature]

Date: April 8, 2026

- 1. Floor Plan and Plot Plan. As a part of this application, the applicant is required to submit a floor plan and plot or site plan with the parking layout of the proposed use. The SUP application checklist lists the requirements of the floor and site plans. The Planning Director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver.

Required floor plan and plot/site plan attached.

Requesting a waiver. See attached written request.

- 2. The applicant is the (check one):

Owner

Contract Purchaser

Lessee or

Other: _____ of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant or owner, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent.

See attached ownership and disclosure statement.

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Virginia Paving Company, a division of Eurovia Atlantic	[REDACTED]	
2. Coast, LLC		
3. Blythe Construction Co.		Sole Member/100%

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 5601 Courtney Ave., Alexandria, VA 22304 (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Virginia Paving Company, a division of Eurovia Atlantic	[REDACTED]	
2. Coast, LLC		
3. Blythe Construction Co.		Sole Member/100%

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are require to disclose **any** business or financial relationship, as defined by [Section 11-350 of the Zoning Ordinance](#), existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicated each person or entity and "None" in the corresponding fields).**

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. Virginia Paving Company, a division of Eurovia Atlantic	None	
2. Coast, LLC		
3. Blythe Construction Co.	None	

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

4/8/26 _____
Date Printed Name

Mary Catherine Gibbs


Signature

USE CHARACTERISTICS

4. The proposed special use permit request is for (*check one*):

- a new use requiring a special use permit,
 an expansion or change to an existing use without a special use permit,
 an expansion or change to an existing use with a special use permit,
 other. Please describe: 5 year Extension of an existing SUP

5. Please describe the capacity of the proposed use:

A. How many patrons, clients, pupils and other such users do you expect?
Specify time period (i.e., day, hour, or shift).

B. How many employees, staff and other personnel do you expect?
Specify time period (i.e., day, hour, or shift).

Depending on the time of year 60-110 in various shifts

6. Please describe the proposed hours and days of operation of the proposed use:

Day:

April through October

Hours:

Monday through Saturday 24 hours, depending on the amount of contracts

November through March

7 a.m. to 5 p.m., Monday through Friday

7. Please describe any potential noise emanating from the proposed use.

A. Describe the noise levels anticipated from all mechanical equipment and patrons.

Minimal noise outside of equipment onsite and trucks entering and leaving property. Some noise from back up alarms.

B. How will the noise be controlled?

Rap Pile "Sound Barrier" in back of site, no trucks allowed in front of site during night time operations. The use of specific focused back up alarms that limit the amount of sound to the surrounding area. Limiting times of operations to those on the permits.

8. Describe any potential odors emanating from the proposed use and plans to control them:

Minimal odors and zero nuisance odors. Controls: Blue Smoke system for ~~loadout and production controls, plant baghouse, GECO filtration system,~~
Carbon Filtration.

9. Please provide information regarding trash and litter generated by the use.

A. What type of trash and garbage will be generated by the use? (i.e. office paper, food wrappers)

Typical waste such as paper, cardboard, packaging, and laboratory consumables, as well as food and beverage containers from break areas. ~~Non-hazardous production-related waste such as used gloves, rags, and disposable personal protective equipment are also generated. Recyclable~~
materials are collected separately in accordance with the facility's approved Recycling Implementation Plan with the City of Alexandria.

B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per week)

Quantities vary based on office, lab, and production activity. The facility uses three 30-yard dumpsters to manage all waste, with recyclables separated for collection according to the Recycling Implementation Plan

C. How often will trash be collected?

Dumpsters are emptied approximately every other month or as needed by licensed waste haulers, and trash ~~receptacles with lids are placed throughout the property to prevent overflow and maintain proper containment~~

D. How will you prevent littering on the property, streets and nearby properties?

The facility enforces proper disposal practices for all employees and visitors, maintains all dumpsters and trash receptacles in designated areas with secure lids, and conducts regular housekeeping inspections to prevent loose debris. Recyclables are separated and contained according to the ~~Recycling Implementation Plan. Signage and routine supervision reinforce these practices to ensure that trash and litter do not leave the property or~~
impact surrounding areas.

10. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

Yes. No.

If yes, provide the name, monthly quantity, and specific disposal method below:

Hazardous materials including asphalt cement, emulsified asphalt, diesel fuel, gasoline, and petroleum oil are ~~handled and stored on-site. Quantities vary within operations; fuels and asphalt are consumed in production, and~~
used oils are recycled through a licensed hauler in accordance with the Resource Conservation and Recovery Act

11. Will any organic compounds, for example paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on the property?

Yes. No.

If yes, provide the name, monthly quantity, and specific disposal method below:

Organic compounds (including volatile organic compounds, VOCs) are present in fuels (gasoline and diesel) and are generated during asphalt production and combustion processes. Emissions are controlled through a baghouse and blue smoke control system in accordance with the facility's air permit and standard operating procedures. The facility also submits Tier II reports annually to ensure local emergency responders are aware of hazardous materials and quantities on-site.

12. What methods are proposed to ensure the safety of nearby residents, employees and patrons?

The facility implements multiple measures to ensure the safety of nearby residents, employees and patrons. With respect to our neighbors, the facility maintains a high level of compliance with Federal, State, and Local Safety and Environmental regulations. We provide a 24-hour-hotline to address any nearby resident concerns associated with our operations. Our employees are trained internally and externally annually and as required on various Safety and Environmental procedures and best management practices to ensure their safety, the safety of our customers and our neighbors. First Aid, CPR, OSHA 10 hour, Hazardous Communication Program (Safety Data Sheets), Emergency Response Plans, Spill Prevention Control and Countermeasure Plan, Oil Discharge Contingency Plan, and a Stormwater Pollution Prevention Plan are some of the trainings used to educate our employees and minimize potential impacts associated with our operations. Our patrons/ customers are guided by our employees, signage, and agreements to ensure they understand and comply with our high Environmental, Health and Safety expectations while they are on our site.

ALCOHOL SALES

- 13.

- A. Will the proposed use include the sale of beer, wine, or mixed drinks?

Yes No

If yes, describe existing (if applicable) and proposed alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales.

PARKING AND ACCESS REQUIREMENTS

14. A. How many parking spaces of each type are provided for the proposed use:

46 Standard spaces
0 Compact spaces
1 Handicapped accessible spaces.
Various spaces Other.

Planning and Zoning Staff Only
Required number of spaces for use per Zoning Ordinance Section 8-200A _____
Does the application meet the requirement?
 Yes No

B. Where is required parking located? (check one)

on-site
 off-site

If the required parking will be located off-site, where will it be located?

PLEASE NOTE: Pursuant to Section 8-200 (C) of the Zoning Ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

C. If a reduction in the required parking is requested, pursuant to Section 8-100 (A) (4) or (5) of the Zoning Ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

Parking reduction requested; see attached supplemental form

15. Please provide information regarding loading and unloading facilities for the use:

A. How many loading spaces are available for the use? _____

Planning and Zoning Staff Only
Required number of loading spaces for use per Zoning Ordinance Section 8-200 _____
Does the application meet the requirement?
 Yes No

B. Where are off-street loading facilities located? _____

C. During what hours of the day do you expect loading/unloading operations to occur?

D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?

16. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

Street access is adequate.

SITE CHARACTERISTICS

17. Will the proposed uses be located in an existing building? Yes No

Do you propose to construct an addition to the building? Yes No

How large will the addition be? _____ square feet.

18. What will the total area occupied by the proposed use be?

13,200 sq. ft. (existing) + _____ sq. ft. (addition if any) = 13200 sq. ft. (total)

19. The proposed use is located in: (*check one*)

a stand alone building

a house located in a residential zone

a warehouse

a shopping center. Please provide name of the center: _____

an office building. Please provide name of the building: _____

other. Please describe: Office/shop/industrial facility.

End of Application



Mary Catherine Gibbs

Narrative Description
Request for Five-Year Extension of Special Use Permit
Virginia Paving Company
5601 Courtney Avenue, Alexandria, Virginia

Executive Summary

Virginia Paving Company requests a five-year extension of its Special Use Permit (SUP) to continue operation of its asphalt production facility at 5601 Courtney Avenue. The facility has operated continuously since 1960. Virginia Paving purchased the site in the early 2000s and since the adoption of the existing SUP has demonstrated a strong record of compliance under a highly regulated SUP framework that includes more than 78 conditions governing environmental performance and community compatibility.

City staff reports have documented that extensive environmental upgrades implemented since 2006—including best available control technologies, emissions controls, and stormwater improvements—have significantly reduced impacts. These measures, combined with robust enforcement and monitoring, have resulted in minimal verified complaints and no sustained violations in recent years.

While the Eisenhower West Small Area Plan envisions long-term redevelopment, such redevelopment has not progressed as anticipated, particularly due to economic disruptions over the past several years. The requested extension allows continued operation under strict oversight while aligning with current market conditions and the actual pace of redevelopment.

Background and Operational History

Virginia Paving's Alexandria asphalt plant has operated continuously since 1960 and has been governed by successive Special Use Permits, including the current SUP originally issued in 2006 and amended in 2010 and 2019.

City staff has recognized that the facility has a long operational history with evolving regulatory oversight, transitioning from a lightly conditioned 1960 approval to a modern SUP framework with extensive environmental and operational controls.

The current SUP includes more than 78 conditions addressing air quality, water quality, noise, site operations, and community engagement. These conditions provide the City with substantial enforcement authority and have created a regulatory structure that exceeds many state and federal requirements.

Environmental Improvements and Operational Enhancements

A central outcome of the 2006 SUP amendment was the requirement for significant environmental and operational upgrades. Between 2006 and 2009, Virginia Paving implemented a comprehensive series of improvements specifically designed to reduce emissions, odors, noise, and off-site impacts.

These improvements included, but were not limited to:

- Installation of blue smoke control systems and fugitive emissions controls
- Use of low-NOx burners and enhanced exhaust stack configurations
- Installation of particulate control systems and baghouse filtration
- Paving and dust suppression measures to reduce fugitive dust
- Stormwater management facilities and enhanced environmental buffers along Backlick Run
- Transition to cleaner fuel sources, including natural gas

These upgrades were implemented in conjunction with enhanced monitoring, including stack testing, continuous recordkeeping, and coordination with the Virginia Department of Environmental Quality (VDEQ).

City monitoring data confirms that emissions from the facility have remained well below National Ambient Air Quality Standards, even prior to improvements, and have further declined following installation of new control technologies.

In addition, the facility has received recognition for environmental performance, including participation in the Virginia Environmental Excellence Program (VEEP) as an “exemplary environmental enterprise.”

Compliance Record and Community Impacts

City staff reports demonstrate a strong and consistent compliance record under the current SUP framework.

- Since 2010, no violations of SUP conditions have been identified during annual multi-agency inspections, with only minor administrative issues noted and corrected.
- State inspections conducted by VDEQ have similarly found the facility to be in compliance, with only minor, promptly corrected issues.

The SUP also established a comprehensive complaint tracking and response system, including a 24-hour hotline and City oversight. This system has proven highly effective.

- Complaints have been relatively low overall and have declined significantly over time.
- Only nine complaints were recorded over a recent three-year period, with just three verified.

- Verified complaints represent a small fraction of total complaints and have been promptly addressed through coordination with City staff.

Importantly, staff concluded that improved communication, operational controls, and enforcement mechanisms have enabled rapid resolution of issues without the need for punitive action.

This record demonstrates that the SUP conditions have been effective in mitigating impacts and ensuring compatibility with surrounding uses.

2019 SUP Amendment and Existing Termination Condition

On October 19, 2019, City Council approved SUP #2017-00097, which included Condition #75 requiring that operations cease no later than January 1, 2027.

This timeline was based on expectations regarding redevelopment under the Eisenhower West Small Area Plan.

Eisenhower West Small Area Plan Context

The subject property is located within the Eisenhower West Small Area Plan area, which envisions long-term redevelopment into transit-oriented, mixed-use uses.

Virginia Paving acknowledges and supports this long-term vision. However, the staff report itself recognizes that the asphalt plant has historically been an important infrastructure asset, including supplying asphalt for City projects and regional transportation improvements.

Economic Conditions and Development Constraints

Since the 2019 approval, redevelopment conditions have changed materially. Development within the EWSAP area has progressed more slowly than anticipated due to:

- Increased construction costs
- Higher interest rates and financing challenges
- Market volatility and reduced development activity
- Broader economic disruption over the past several years

Premature cessation of operations in 2027 would not advance redevelopment objectives and may instead result in underutilization of the site.

Justification for SUP Extension

The requested five-year extension is supported by the following:

- **Longstanding Operational History:** Continuous operation since Virginia Paving took over and implements the evolving and increasingly rigorous regulatory oversight.

- **Demonstrated Environmental Improvements:** Significant capital investments in emissions controls, stormwater management, and operational upgrades.
- **Strong Compliance Record:** No sustained violations and consistent compliance with both City and state requirements.
- **Minimal Community Impacts:** Low and declining complaint history with effective resolution mechanisms.
- **Effective SUP Framework:** Existing conditions provide protections that exceed standard regulatory requirements.
- **Alignment with Current Conditions:** Redevelopment has not progressed as anticipated, particularly due to recent economic disruptions.
- **Avoidance of Premature Vacancy:** Continued operation ensures productive use of the site until redevelopment is feasible.

Conclusion

Virginia Paving Company respectfully requests approval of a five-year extension of its Special Use Permit beyond January 1, 2027.

The extension represents a reasonable and balanced approach that recognizes the facility's demonstrated compliance, environmental performance, and importance to regional infrastructure, while also acknowledging current economic conditions and the slower-than-anticipated pace of redevelopment.

2026 Aerial
5601 Courtney Ave.
Alexandria, VA 22304

