New Asphalt Plant Permitting
Land Acquisition Permits

• Zoning
• Conditional Use Permit
• Land Use Permit
Zoning

• Industrial permit needed
• County Planning Commission approval required
Land Acquisition – Conditional Use Permit

• County Planning Commission approval required
• Board of Supervisor approval required to confirm
• It is recommended to contact the abutting land owners prior to them receiving notice of the public hearing to seek consensus
• Standards for granting a Conditional Use Permit:
  • Location is not in conflict with the comprehensive plan, public health, safety, utilities, neighborhood values, etc.
  • Things to consider: traffic congestion, water quality effects, noise, lights, dust, odors, etc.
Land Use Permit

• Issued by VDOT
• Bond or letter of credit required
• Plan approval required from VDOT
  • Approval for access on and off of VDOT ROW/Roadways
Site Development Permits

• Wetland Permits
• VSMP
• SWPPP
• DEQ
• Building Permit
• Stationary Source Permit to Construct and Operate
• Hauling Permits
Wetland Permits

• Issued by the Army Corp of Engineers
• Use if wetland impacts are required
• Virginia Storm Water Management Program
• Issued by Virginia Department of Environmental Quality
• Requires a General VPDES Permit for storm water discharges from construction activities.
  • Commonly referred to as a Land Disturbance Permit
  • Issued by Virginia Department of Conservation Recreation (DCR) to permit the land disturbing activities
SWPPP

• Storm Water Pollution Prevention Permit
Well Permit and Septic Field

- Issued by the Department of Environmental Quality (DEQ)
- Required when municipality services are not available
Building Permit

- Issued by the Building Department of the jurisdictional municipality
Stationary Source Permit to Construct and Operate

• Issued by Virginia Department of Environmental Quality
• Permit to construct and operate a hot mix asphalt plant
  • In accordance with the provisions of the Virginia State Air Pollution Control Board Regulations for the Control and Abatement of Air Pollution
  • In compliance with the Federal Clean Air Act
Stationary Source Permit to Construct and Operate (continued)

• Process Requirements:
  • Equipment List
  • Emissions Controls
  • Fugitive Dust Emissions Control
  • Monitoring Devices
  • Monitoring Device Observation
  • Monitoring

• Operating Limitations:
  • Production
  • Fuel
  • Fuel Throughput

• Emission Limits:
  • Facility Wide
  • Visible

• Records:
  • On Site Records
Hauling Permits

• Issued by the Department of Transportation
• Wide loads/Extra length loads for plant equipment deliveries