

IMPACT STATEMENT

Driven Brands, the contract purchaser and Conditional Use Permit applicant, proposes to construct an automatic car wash at 460 Kings Highway in Fredericksburg, VA. The applicant will be subdividing the parcel and the remaining lot is not included in this development plan.

The project site is 1.33 acres and is currently zoned B-2 (Urban Commercial). The proposed use is compatible with the surrounding areas and greatly improves the aesthetic quality of a vacant lot along Kings Highway. The project includes the construction of a 4,165 SF automatic car wash, asphalt parking and drive aisles, landscaping, and associated site improvements, as shown on the Generalized Development Plan included with this application.

The proposed uses will generate minimal traffic, noise, smoke, dust, or other elements that may affect the surrounding properties. The proposed car wash uses water reclamation tanks to drastically reduce the potable water and sewer demand. The proposed project would have little to no impacts to the surrounding areas and the County infrastructure.