

STAFFORD COUNTY, VIRGINIA

ZONING RECLASSIFICATION

IMPACT STATEMENT

Applicant: Stafford One Investments, LLC (the “Applicant”)

Owner: Edwin V. Hord; James E. Hord; Margaret M. Capron (collectively, the “Owner”)

Property: Stafford County Tax Map Parcel 46-1, consisting of approximately 38.69 acres, as generally depicted on that certain generalized development plan titled “Generalized Development Plan for Stafford One Industrial Falmouth Magisterial District Stafford County, Virginia”, prepared by The Engineering Groupe, Inc., dated November 13, 2023, and attached hereto as **Exhibit A** (the “Property”)

Project Name: “Stafford One Industrial”

Current Zoning: A-1, Agricultural

Rezoning Request: M-2, Heavy Industrial

Date: November 13, 2023

File No.: RC _____

Application Request

The Applicant hereby requests a rezoning of the Property from Agricultural (“A-1”) to Heavy Industrial (“M-2”), all as provided herein and in accordance with the Stafford County, Virginia (the “County”) zoning ordinance, including without limitation Article III, Section 28-35 and Article XII, Section 28-201 to develop an industrial center, as generally depicted on the GDP (the “Project”).

Overview

The Property consists of approximately 38.69 acres in total, and is generally located between Interstate-95 and Richmond Highway, to the north of Centreport Parkway within the Falmouth election district, all as more particularly described on the GDP, which is incorporated herein as a material part of this application by this reference.

Zoning. As noted above, the Property is currently zoned A-1. The Applicant proposes changing the Property’s zoning district to M-2 to develop an industrial center, as generally depicted on the

GDP, and related accessory uses. Section 28-34 of the County’s zoning ordinance (“Code”) states the following concerning the M-2 district:

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 is encouraged. Conditional use permits are required for certain 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.

Proposed Use. The Applicant intends to develop an industrial center on the Property with accessory uses related thereto.

Location. The Property is located between Interstate-95 and Richmond Highway to the north of Centreport Parkway, as shown on the GDP. The Property is generally bordered to the north by vacant land reserved for right of way, vacant land zoned M-1, and the Potomac Creek; to the south by Centreport Parkway, land reserved for right of way, and vacant land zoned A-1; to the east by vacant land zoned M-1, the recently approved Matan Crossroads Warehouse Development, and Richmond Highway; and to the west by land reserved for right of way and Interstate-95. Access to the Project will be via an Ingress/Egress Easement¹ in the area along Richmond Highway, as generally shown on the GDP. In this regard, the Project is expected to be complementary to the existing and future development pattern in this area.

Comprehensive Plan. As described in more detail below and for future land use purposes, the Applicant’s proposal conforms with the policies established by the County’s Comprehensive Plan adopted November 16, 2021 (the “Comp Plan”), and is designated as being within the

Comprehensive Plan Analysis

1. The Property’s Classification Supports Project Approval

The Comp Plan identifies the Property as being within the County’s Urban Services Area (“USA”), and further classifies it as part of the Central Stafford targeted development area (“TDA”).

The Comp Plan identifies USAs as areas designated for growth to reduce pressure in rural parts of the community. More dense development projects are encouraged within these areas. USAs are further comprised of planning areas, suburban areas, business and industry areas, and redevelopment areas. In this regard, the Property is designated for business and industry, which is envisioned to be one of the employment centers in the County due to its capability of hosting a wide range of commercial activities, serving small business entities to larger corporations. Specifically, the Comp Plan encourages research and technology, data centers, general office, industrial related warehousing and manufacturing, airport related operations, hotels and

¹ Via 40’ Ingress/Egress Easement recorded in the Clerk’s Office of the Circuit Court of the County as Instrument Number 230006293, and as shown on the GDP.

conference space, and complementary retail uses within this portion of the County. In this regard, the Project is anticipated to include at least one industrial use with related accessory uses permitted in the M-2 zoning district.

Additionally, the Project is located within the Central Stafford TDA, which is recommended to include 12,075,000 square-feet of commercial, non-residential development. The Project will help achieve this goal.

2. The Project satisfies the Comp Plan's goals for future development

The County has articulated its overarching goals for future development and land use in its Comp Plan, which serves as a general guide for the County's future development over the next 20 years. According to the Comp Plan, new development must (1) be sustainable and promote positive job growth; and (2) promote economic development.

The Applicant's proposal is expected to satisfy these development goals, as detailed below.

2.1. The Project Contributes to the County's Sustainable and Positive Growth.

The Project satisfies the County's goals for new development within USAs. Its location within the USA furthers the County's goal for locating new growth within the USA, supporting more compact development patterns within the USA, and reducing pressure on the rural parts of the County. Further, the Project's commercial/industrial nature meets the County's goal for this area to be developed. Finally, upon receipt, the Applicant will provide the County with its fiscal impact analysis outlining its forecasted job creation and tax revenues, which are all anticipated to meet the County's goal for this area to be developed.

2.1.1. The Project's location within the USA supports approval.

The Project satisfies the County's goals for new development within USAs. Its location within the USA furthers the County's goal for locating new growth within the USA, supporting more compact development patterns within the USA, and reducing pressure on the rural parts of the County.

Further, the Project will be serviced by the existing public sewer and water utilities, as noted on Sheet 1 of the GDP. The Comp Plan states that development proposals for projects requiring a zoning reclassification, and which are located within the USA boundary and are dependent on future infrastructure and services, should not be developed until the projected infrastructure and services have been implemented or scheduled to be phased concurrently with the demand. Because the requisite infrastructure is available to this Property, the Applicant has met this requirement.

2.1.2. The Project's location within Central Stafford Planning Area supports approval.

Not only does the Project's location in the USA support approval of the rezoning request, but its location in the County's Central Stafford TDA further bolsters support for this rezoning proposal. The County anticipates that a significant amount of new commercial development will occur within this TDA. In fact, this TDA is the one of the prime areas where growth in the County should

be focused. In relevant part for this overall TDA, the County anticipates 12,075,000 square feet of new commercial, non-residential development in the near future.

In keeping with the County's intentions, the Project would bring this near-term development to fruition and the resulting new industrial use would contribute to the County's anticipated commercial and employment growth in this TDA.

2.2. The Project Promotes the County's Economic Development.

The Project's location within the USA and Central Stafford TDA, as well as its commercial and industrial characteristics, are expected to promote the County's economic goals of job creation while supporting retention and growth of the County's existing businesses and industries.

The Comp Plan has set forth several economic development goals and requirements for new developments. First, the County seeks to promote its reputation as a business-friendly community. Second, the County encourages the development of accessible, convenient, and attractive commercial and industrial locations within the USA.

The Project is expected to satisfy all of these goals. In this regard, the Project is generally expected to bring new businesses and industry to the area, thereby diversifying the County's economic base and promoting job creation.² Additionally, the Project's strategic proximity between both the Mountain View and Courthouse Road interchanges will be attractive to viable industrial users and again is located in an area that has been identified by the County as an economic development priority focus area. Finally, the commercial nature of development is reasonably expected to offset the demands on community facilities and infrastructure of surrounding residential communities.

Impact Analysis

1. *Current capacity of and anticipated demands on highways, utilities, storm drainage, schools, and recreational facilities.*
 - a. **Roads.** The Applicant submitted a voluntary proffer statement with this application, which states that the Project may not exceed 1,000 vehicle trips per day pursuant to the 11th Edition ITE manual. A VDOT Traffic Impact Analysis is triggered when a project generates 5,000 vehicles per day on state controlled highways. And, a County Traffic Impact Analysis may be triggered if a project generates 1,000 vehicles per day. Accordingly, this Project will not trigger either a VDOT Traffic Impact Study, or a County Traffic Impact Study.

Finally, access to the Project will be via a private access easement leading to Richmond Highway, as shown on the GDP. The infrastructure in this area is expected to adequately serve the Project.

² Applicant will subsequently submit a fiscal impact analysis at which time, this section will be updated.

- b. Utilities. As noted above, the Project is located within the County's USA and has access to public water and sewer. If developed by-right, the Applicant would likely have to connect to the same connection points available to the Project.
 - c. Storm Drainage. Runoff from the Project will be collected in a stormwater system to be designed prior to site plan stage. The general location of the proposed stormwater system is depicted on the GDP. Stormwater management will comply with all applicable County and State requirements.
 - d. Schools. The Project will not impact County public schools. If developed by right, there could be one (1) unit for every six (6) acres totaling approximately six (6) single-family detached homes producing additional school aged children, which would impact the County's public schools without any required mitigation.
 - e. Recreational Facilities. The Project is not expected to have any impacts on County park and recreational facilities. The Project could be developed for six (6) single-family detached homes, which would use and impact the County's park and recreational facilities without any required mitigation.
2. *Fire and Rescue*. It is anticipated that the proposed Project will be served by Station #2, which is located approximately 6 miles north of the Project. The Project will have minimal impact to current County capacity levels for fire and rescue.

Fiscal Impact. [The Applicant will submit a fiscal impact analysis to the County upon receipt.]

3. *Environmental Impact*. The limits of the RPA on the Property are shown on Sheets 2 and 3 of the GDP, and are based on a preliminary wetland, stream, and CRPA study prepared by Bowman Consulting Group Ltd. on October 18, 2022. Wetlands within the floodplain have been approximated toward Potomac Creek using existing topography and field observations.

Additionally, the limits of the existing 100-year floodplain are shown on Sheets 2 and 3 of the GDP. The 100-year floodplain along the Potomac Creek is within FEMA Zone AE, a special flood hazard area subject to inundation by the 1% annual chance flood with base flood elevations and floodway limits determined. A portion of the Property is within approximate Floodplain Zone A, where no base flood elevations have been determined.

Finally, the potential for the presence of threatened and endangered species on, or in the vicinity of, the Property was evaluated by Bowman Consulting Group Ltd. in October 2023 through a review of available information from the U.S. Fish and Wildlife Service, the Virginia Department of Conservation and Recreation, and Virginia Department of Wildlife Resources, Virginia Fish and Wildlife Information Service. No potential habitats or impacts to endangered species were noted on the Property. In accordance with recommendations from the Department of Conservation and Recreation, a detailed habitat

assessment will be performed in June or July to determine potential suitable habitats for the small whorled pogonias.

In this regard, the Applicant has proffered this habitat assessment, and will minimize and/or mitigate any impacts to wetlands and RPAs located on the Property.

4. *Impact on Adjacent Properties.* Generally, nearby properties are a mix of highway, industrial, and commercial uses, as well as vacant land. The Project is compatible with and a good transition between development on surrounding properties, and we do not believe there will be any adverse impacts to those properties. Any adverse impacts to the surrounding properties will be mitigated with sufficient buffers and setbacks from surrounding parcels.

Further, the Applicant has proffered elevations depicting the architectural features of the proposed warehouse, which are titled “Example Elevations Stafford One Industrial M-2 Rezoning”, dated November 10, 2023, prepared by The Engineering Groupe Inc., and attached hereto as **Exhibit B** (the “Elevations”). Please note that these Elevations are not final designed architectural plans and are for illustrative purposes only.

5. *Historical Sites.* As a part of this application, the Applicant provided a Phase IA, titled “Limited Phase IA Cultural Resource Background Review of the Crossroads West Project Area In Stafford County, Virginia”, dated May 2023, prepared by Dovetail Cultural Resource Group, and attached hereto as **Exhibit C** (the “Phase IA”). The study area included the entire Property, and started with a study of background literature and records at the Virginia Department of Historic Resources. Next, a pedestrian survey was conducted on the Property to determine which portions of the Property have the potential to contain archaeological sites and thus warrant further study.

Previously, a survey was done by KCI Technologies, Inc., which overlapped the southwestern corner of the Property (the “KCI Study”). It identified numerous sites in the area, including site 44ST0312, a multicomponent site partially located within the Property (the “Site”). This Site is potentially eligible for the National Register of Historic Places (“NRHP”).



This Site is on the west site of the Property, as shown above. At the time of the earlier KCI Study, shovel tests produced nineteenth century domestic artifacts. Precontact lithic material was also recovered. This Site is believed to be the remains of the Ravenswood Plantation house, purchased by the Moncure family in 1854. Accordingly, the KCI Study determined that this Site may be eligible for the NRHP. This Phase IA discovered the presence of historic features, including two foundations, a spring house, and a cellar.

That being said, the Phase IA determines that the majority of the Property is unlikely to contain significant archaeological resources (or, approximately 32 acres of the Property is unlikely to contain such resources). Accordingly, the Phase IA determines that 2.15 acres of the Property warrants a Phase I archaeological study and recommends avoidance of the Site. However, since avoidance is not possible in this case, the Phase IA recommends a Phase II evaluation and additional archival research to determine the Site’s eligibility for listing in the NRHP.

With regard to the Phase IA’s architectural study, Dovetail inspected the Property plus adjacent properties to account for viewshed. In total, there was one above-ground resource noted that was previously recorded and one above ground resource that was newly recorded during the vehicular and desktop survey. The previously recorded resource (089-0334) is a former single-family dwelling, now office building, constructed circa 1910 in the Craftsman style. According to the most recent study of such resource, the house has not retained any attributes that would render it eligible for a listing in the NRHP. However, the Phase IA still recommends that the resource should be the subject of a Phase IB reconnaissance-level survey since it has not received an eligibility determination in the last five years.

Finally, newly recorded as a part of this Phase IA are the above-ground elements associated with the Site. Two nineteenth century stone foundations are believed to be associated with the Ravenswood Planation; accordingly, the Phase IA recommends a Phase IB reconnaissance level survey.

The Applicant has proffered such studies and to implement the recommendations thereof, as warranted.

6. *Exhibits.*

- A. GDP
- B. Elevations
- C. Phase IA

EXHIBIT A

GDP

EXHIBIT B

Elevations

PROTOTYPICAL ENTRANCE

The Engineering Group
Engineers | Surveyors | Planners
10000-B, Lees Ferry Blvd, Suite 110
Falmouth, Virginia 23042
Phone: 757-520-1000
Fax: 757-520-1001
www.theengineeringgroup.com

EXAMPLE ELEVATIONS
STAFFORD ONE INDUSTRIAL
M-2 REZONING
FALMOUTH INDUSTRIAL DISTRICTS
STAFFORD COUNTY, VIRGINIA

THIS EXHIBIT PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY

NOTE: EXAMPLE ELEVATIONS ARE SHOWN HEREON FOR ILLUSTRATIVE PURPOSES ONLY. THE IMAGES SERVE AS POTENTIAL EXAMPLE BUILDING FACADE MATERIALS FOR PROPOSED STRUCTURES ON THE HORD PROPERTY.

November 10, 2020

EXHIBIT C

PHASE IA

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