

Zoning Reclassification
Generalized Development Plan (GDP)

IMPACT STATEMENT
“267 Holly Corner Rd, Tax Map 43 Parcel 64”

Proposed by Holly Corner Associates, LLC
Zoning A-1

I **Introduction**

Holly Corner Associates, LLC (hereinafter the “Applicant”), is the assignee of the contract purchaser of TM 43-64 which is currently zoned Agricultural (“A-1”), containing approximately 48.6 acres, and all of which are located in Stafford County, Virginia, off of Holly Corner Rd, Hartwood District, (hereinafter the “Property”). The parcel contains a small ranch house, a barn, four (4) small sheds and some fencing around the property.

The purpose of this Zoning Reclassification from A-1 to R-2 (Urban Residential) is for the development of 128 single family detached dwellings. The average lot size would be 0.25 acres which is approximately 2.6 dwelling units per acre, which satisfies the Comprehensive Plan density policy of 3.5 dwelling units per acre. The GDP provides 12.22 acres of open space or 25.4%, which exceeds the requirement of 25% in R-2. The open space will be used for storm water management, recreational facilities and natural areas. In addition, the project is located in the County’s Urban Service Area and will connect to public water and sewer.

Further, the Applicant’s GDP is consistent with the intended purpose of the County’s intended development which is consistent with the surrounding properties. All of which we believe is consistent with the County’s priorities, goals and comprehensive plan.

II. **Adjacent Properties**

The parcels to the east are developed as Stafford Lakes Village and is zoned R-1. The property to the south is zoned A-1 and is vacant. The properties to the west (across Holly Corner Road) and to the north are residential use zoned A-1 and each have an occupied house.

To minimize the impact to the adjacent A-1 properties, the development is designed with the minimum lots possible along those property lines. In addition, the dwellings will be of like size and design to the adjacent Stafford Lakes Village.

III. Impact on Water/Sewer

The proposed development will be served by existing water and sewer facilities with adequate capacity on Country Manor Drive and Wild Rose Drive in Stafford Lakes Village. By-right demand for A-1 would be as follows:

Water - 16 lots x 240 gpd/lot = 3,840 gpd
Sewer - 16 lots x 300 gpd/lot = 4,800 gpd

The anticipated demand for R-2 would be as follows:

Water - 128 lots x 240 gpd/lot = 30,720 gpd
Sewer - 128 lots x 300 gpd/lot = 38,400 gpd

IV. Impact on the Environment

The Applicant shall implement Low Impact Development techniques to minimize the impact of the development on the environment.

The Applicant will have no additional impact on noise, dust or smoke emissions.

The Applicant completed a Waters of the U.S. delineation and the report will be provided under separate cover. There was a small emergent wetland identified in the northeastern corner of the site and an open water pond with a fringe forested wetland identified in the southwestern corner of the site. There are some wetlands and streams located to the south of the site that are believed to be perennial and they appear to have associated Chesapeake Bay Resource Protection Areas (100' vegetative buffer). The RPA does encroach on the property slightly near the pond, however, it does not appear to impact our existing site design.

V. Impact on Highways

Based on the Traffic Impact Analysis, dated November 16, 2017, prepared by Ramey Kemp & Associates, Inc. (the "TIA"), the project will generate 668 new trips per 24 hour period. Of these trips, 76 new trips will occur during the AM peak hour and 84 new trips will occur during the PM peak hour. Access to the Property is proposed via one full movement entrance along Holly Corner Road. Secondary access will be provided via an inter-parcel connection through the Stafford Lakes Village development to Stafford Lakes Parkway. In addition, the TIA shows that 2022 traffic conditions with the build out of the Property will be adequately accommodated at the study intersections with a minor need for offsite improvements. The only warranted roadway improvements will be a dedicated northbound left turn lane and a dedicated southbound right turn lane on Holly Corner Road at the intersection of Warrenton Road.

VI. Tax Revenue

The property is zoned A-1 with existing annual fiscal benefits to the County being real estate and personal property taxes. The additional 128 dwellings will increase the fiscal benefits to the County by approximately \$ 418,879.54 annually, as follows:

Current zoning (A-1): According to Stafford County tax records, this parcel generates tax revenue in the amount of \$2,655.18 annually.

Proposed zoning (R-2): According to Stafford County tax records for two lots in Stafford Lakes Village (TM 44R-9-660 at .2863 acres and 2,005sf, and TM 44R-6-427 at .2273 acres and 2,400sf), the average annual tax revenue will be \$3,293.24 per lot ($\1666.67×2 PLUS $\$1626.57 \times 2$ divided by 2). At \$3,293.24 times 128 dwellings, the annual tax revenue to Stafford County is \$421,534.72.

VII. Impact on School and Recreational Facilities

The Applicant shall have minimal and manageable impact to schools with 128 single family dwellings generating approximately 118 school age children at buildout. After meeting with each of the affected schools, it was determined that the number of children attending each of the three schools was an insignificant increase towards capacity resulting in a manageable impact (i.e. the additional students forecasted does not cause any of the three schools to reach capacity).

The Applicant will provide a cash donation of \$1.6 million to the Hartwood School District to offset any future school capital improvements.

The Applicant shall have minimal and manageable impact to recreational facilities after meeting with the Stafford County Parks and Recreation department. During that meeting, review of the 2018 Capital Improvements Plan identified several projects at Curtis Park. Some of these projects discussed that were in need of funding included: a replacement for the skateboard park, renovation of the restrooms at the main building and the pool, lights at the pool and replacement of the destroyed Pavilion 5.

The Applicant will provide a cash donation of \$400,000.00 to the Stafford County Parks and Recreation Department to offset any future Curtis Park capital improvements.

VIII. Proximity to Historical Sites

The Property is not located in proximity to designated and identified historical sites; therefore, the Applicant's GDP shall have no impact to any identified historical sites.

IX. Impact on Fire and Rescue

The Applicant's development is located within the eight (8) minute response time from two (2) local fire and rescue stations. Hartwood Company #6 is located at 67 Hartwood Church Road which is 3.8 miles and six (6) minutes from the Property. Berea Company #12 located at 20 Sebring Drive which is 3.3 miles and also six (6) minutes from the Property.