

STAFFORD COUNTY, VIRGINIA
CONDITIONAL USE PERMIT APPLICATION
IMPACT STATEMENT

Applicant & Property Owner: Aria Eroupe LLC

Property: Portion of Tax Parcel 60-75

Project Name: Stafford Auto Salvage Yard

CUP Request: Automobile Salvage Yard

Date: July 19, 2017

File No. CUP 17_____

I. APPLICATION

The property owner, Aria Eroupe LLC, or its assigns or successors (the “Applicant”), hereby requests a conditional use permit (“CUP”) to develop the following property for an automobile salvage yard in the Heavy Industrial (M-2) land use district in accordance with the Stafford County Zoning Ordinance (the “Zoning Ordinance”), including without limitation Article III, Section 28-35 and Article XI Section 28-185:

Tax Parcel 60-75 (of record as Instrument No. LR170007694) (the “Property”), consisting of approximately 71.40845 acres total, and generally located along Hollywood Farm Road, within the George Washington Magisterial District, all as more particularly described on the attached generalized development plan, entitled “Stafford Auto Salvage Yard”, dated May 2017, as last revised May 26, 2017, prepared by Bowman Consulting, which plan is attached hereto as Exhibit A and is incorporated as a material part of this application by this reference (the “GDP”)¹.

The M-2 district permits an automobile salvage yard with a conditional use permit under County Ordinance Section 28-35.

¹The GDP is a general overview of the proposed development and improvements to the Property in accordance with Article XIII, Section 28-221, et seq., of the Zoning Ordinance. The Applicant reserves the right to make modifications or amendments to the GDP in order to address final site engineering, architectural, and design issues, internal road placements and entry areas, RPA requirements, and to ensure compliance with applicable federal, state and county regulations, laws and ordinances.

II. OVERVIEW

As noted above, the Property is zoned M-2. Section 28-34 of the County's Zoning Ordinance 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 are encouraged. Conditional use permits are required for most 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.

Pursuant to Article IV, Section 28-35(b) of the Zoning Ordinance, a CUP is required in order to develop an automobile salvage yard.

As noted above, the Property consists of approximately 71.4 acres, but for purposes of this CUP only a total 28.0 acres of the Property is proposed to accommodate an approximately 20,000 square foot (sf) auto salvage yard office with warehouse. The Property is located north of the intersection of Kings Highway (Route 3) and Hollywood Farm Road and southeast of the intersection of Hollywood Farm Road and Caisson Road. Adjacent and nearby properties are generally developed as vacant agricultural land, although some nearby properties are developed as low density residential lots.

As described below, the Applicant's proposal conforms to the policies established by the County's Comprehensive Plan, as amended August 16, 2016 (the "Comp Plan"). Adjacent properties will experience minimal impacts due to extensive screening and buffering, as shown on the GDP. Furthermore, the proposal will result in minimal impacts on public facilities and services.

III. COMPREHENSIVE PLAN

Economic Development

Per the Comp Plan, the main thrust of economic development is to attract new businesses and industries to the area, diversify the economic base, and promote job creation for County residents while supporting the retention and growth of existing businesses and industries in the County. An economic development goal of the Comp Plan is to support the economic vitality of the County through land use policies by ensuring that land use policies are consistent with attracting employment options for County residents and encouraging the development of accessible, convenient industrial locations.

Upon completion, the Project will further the County's economic development objectives by creating approximately ten (10) new jobs and generating additional tax revenues for the County. In addition, the location of the Project is accessible and convenient, as it is located just north of the intersection of Kings Highway (Route 3) and Hollywood Farm Road.

Future Land Use Map

The Comp Plan's Future Land Use Map classifies the Property as Agricultural/Rural.

The Agricultural/Rural designation encourages farming, forestry and low density residential activities. Pursuant to the Comp Plan, a goal within Agricultural/Rural areas is to support agriculture and the existing rural character. The Project promotes this goal by providing significant buffers surrounding the site, including: (i) preserved existing tree line along Hollywood Farm Road; (ii) a sixty foot buffer along Hollywood Farm Road, preserving existing trees and planting supplemental trees in bare areas; (iii) evergreen trees along a portion of the powerline easement; (iv) a transitional buffer that preserves existing trees and vegetation; (v) interior parking lot landscaping, including canopy trees; and (iv) preserved open space, all as more fully shown on the GDP.

In order to further help preserve the rural character, the Project meets the following design criteria which are recommended in the Comp Plan for the Agricultural/Rural area:

- useable open space shall be preserved for agricultural or conservation purposes;
- areas containing steep slopes greater than 25%, Resource Protection Areas, and floodplains should be excluded from the developable area;
- a building setback of 100 feet should be maintained from the perimeter boundary where located adjacent to existing agricultural uses;
- a building setback of 100 feet to be maintained along existing state-maintained roads to help retain the scenic quality of rural county roads;
- large stands of trees shall be maintained to the greatest extent possible on forested tracts of land; and
- Low Impact Development (LID) practices should be encouraged for storm water management. A conventional SWM pond will be utilized at the rear of the property and additional BMP devices that will meet the state's new SWM regulations, dated July 1, 2014.

Urban Service Area

The Comp Plan does not include the Property in the "Urban Services Area". The Property's location outside of the Urban Services Area supports the project's utilization of a private well and septic system.

Transportation

The Property is located north of the intersection of Kings Highway (Route 3) and Hollywood Farm Road and southeast of the intersection of Hollywood Farm Road and Caisson Road. Kings Highway (Route 3) is a four lane divided highway, while Hollywood Farm Road and Caisson Road are two (2) lane rural collector roads. The Comp Plan's Anticipated Transportation Needs Map shows Hollywood Farm Road as in need of a two lane upgrade. As

depicted on the GDP, the Applicant will dedicate right of way along Hollywood Farm Road to accommodate future road improvements.

IV. CONDITIONAL USE PERMIT STANDARDS

Section 28-185(d) of the County's Zoning Ordinance requires conditional use permit applications to meet the following standards:

1. *The use shall not tend to change the character and established pattern of development in the vicinity of the proposed use* – Applicant is requesting a CUP for just 28 acres of the 71+ acre property. Since the property is already zoned M-2, the Applicant's proposal will not change the character and established pattern of development in the area. As stated above, nearby uses include vacant agricultural land and low density residential properties. The Property and one adjacent property are zoned M-2 and are intersected by the railroad tracks. Other surrounding parcels are zoned A-1. Applicant's proposal will provide adequate buffering to neighboring properties, as shown on the GDP, to ensure that the proposed use does not change the character and established pattern of development in the vicinity.
2. *The use shall be in harmony with the uses permitted by right under a zoning permit in the land use district and shall not adversely affect the use of adjacent properties* – Adjacent uses include agricultural and low density residential uses. The Property is currently zoned M-2. Permitted uses in the M-2 district generally relate to heavy industrial development, such as freight/truck terminals and equipment yards. The proposed use is as a 20,000 square foot office/warehouse with auto salvage yard, with hours of operation from 7 a.m. until 7 p.m. Monday through Saturday, which is in harmony with the general office uses and storage warehouses permitted by right in the M-2 zoning district. The adjacent properties, which are vacant agricultural land and low density residential properties, will not be adversely affected by the project.
3. *The location and height of buildings, the location, nature and height of walls and fences and the nature and extent of landscaping on the site shall be such that the use will not hinder or discourage the appropriate development and use of adjacent land and buildings or impair the value thereof* – The Applicant's proposal will not hinder or discourage the appropriate development of adjacent land. As depicted on the GDP, the Applicant will provide appropriate buffering, screening, and open space around the Property's perimeter to ensure any potential impacts on adjacent properties are minimized. The proposed use includes access from Hollywood Farm Road. Any effects of the proposed use on the adjacent properties will be mitigated by the right of way dedication on Hollywood Farm Road and significant buffers as more fully shown on the GDP. The buffers include: (i) preserved existing tree line along Hollywood Farm Road; (ii) a sixty foot buffer along Hollywood Farm Road, preserving existing trees and planting supplemental trees in bare areas; (iii) evergreen trees along a portion of the powerline easement; (iv) a transitional buffer that preserves existing trees and vegetation; (v) interior parking lot landscaping, including canopy trees; and (iv) open space.

4. *The use shall not adversely affect the health or safety of persons residing or working in the vicinity of the proposed use* – The subject property is zoned M-2. The proposed use is consistent with M-2 zoning requirements and will not adversely affect the health or safety of persons residing or working in the vicinity of the proposed use.
5. *The use shall not be detrimental to the public welfare or injurious to property or improvements in the neighborhood* – The subject property is zoned M-2. The proposed use is consistent with M-2 zoning requirements and will not be detrimental to the public welfare or injurious to property or improvements in the neighborhood.
6. *The use shall be in accord with the purposes and intent of this chapter and the comprehensive plan of the county* –

Economic Development

Per the Comp Plan, the main thrust of economic development is to attract new businesses and industries to the area, diversify the economic base, and promote job creation for County residents while supporting the retention and growth of existing businesses and industries in the County. An economic development goal of the Comp Plan is to support the economic vitality of the County through land use policies by ensuring that land use policies are consistent with attracting employment options for County residents and encouraging the development of accessible, convenient industrial locations.

Upon completion, the Project will further the County's economic development objectives by creating approximately ten (10) new jobs and generating additional tax revenues for the County. In addition, the location of the Project is accessible and convenient, as it is located just north of the intersection of Kings Highway (Route 3) and Hollywood Farm Road.

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In order to further help preserve the rural character, the Project meets the following design criteria which are recommended in the Comp Plan for the Agricultural/Rural area:

- useable open space shall be preserved for agricultural or conservation purposes;
- areas containing steep slopes greater than 25%, Resource Protection Areas, and floodplains should be excluded from the developable area;

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V. TRAFFIC AND TRANSPORTATION IMPACTS

The Property is located north of the intersection of Hollywood Farm Road and Kings Hwy (Route 3) and southeast of the intersection of Hollywood Farm Road and Caisson Road. The site is 71.40845 acres and 28.0 acres of the parcel is proposed for this CUP application to accommodate a 20,000 square foot (sf) automobile salvage yard.

As shown on the GDP, the proposed project consists of redeveloping the vacant site and providing access from Hollywood Farm Road.

As shown on the GDP, the Applicant will dedicate 89,810 square feet along Hollywood Farm Road. The Applicant proposes to dedicate certain right of way as shown on the GDP.

Site traffic with the proposed CUP use will not significantly impact the existing Hollywood Farm Road/Route 3 volumes, with site impacts that are less than twelve percent (12%) of the Average Daily Traffic ("ADT") volumes, based on VDOT volume of 260 ADT on Hollywood Farm Road and less than a tenth of a percent of the 24,000 ADT at the intersection of Hollywood Farm Road and King's Highway (Rt. 3). The site traffic generated by this 20,000 square foot facility is 30 trips/day, based on the ITE Trip Generation Manual (7th edition), under General Light Industrial Use (ITE 110), on page 89; 3.02 trips per day per employee or 10 employees x 3.02 = 30 trips/day.

Potential traffic impacts will be mitigated through the dedications and improvements described above. No additional infrastructure is suggested.

VI. PUBLIC UTILITIES, FACILITIES AND SERVICES

As noted above, the Property is not located within the County's Urban Services Area and does not have access to public water and sewer. The proposed project will be served by a well and septic system and will therefore have no impact on utility demands.

The Property will be served by White Oak Fire Station, which is located 3.4 miles to the north of the Property.

The Applicant's proposed use will have no impacts on schools and recreational facilities, and minimal impacts on police and emergency services, or other public services and facilities.

VII. ENVIRONMENTAL IMPACTS, NOISE, DUST, AND SMOKE

The majority of the Property is comprised of maintained field, with forested areas along the northern and western boundaries, and an existing overhead powerline easement transecting the southern portion. Based on a preliminary site evaluation conducted by Bowman Consulting Group, Ltd., on April 18, 2017, there are palustrine wetlands located along Hollywood Farm Road and within the southwestern portion of the Property that would likely be subject to jurisdiction by the U.S. Army Corps of Engineers, but there are no perennial streams or Critical Resource Protection Areas (CRPA) mapped within the Property. Based on a review of Property-specific information obtained from the U.S. Fish and Wildlife Service (F&WS), Virginia Department of Conservation and Recreation (DCR), and Virginia Department of Game and Inland Fishers (DGIF), no Federal or State-listed threatened or endangered species are anticipated to occur on the Property, or be adversely affected by the proposed development activities. Minor impacts to environmentally sensitive features (wetlands) are proposed with the development of the Property; however, these impacts will be within the thresholds of the Virginia Water Protection (VWP) General Permit WP4 and the State Program General Permit (17-SPGP-01), and are anticipated to be under the compensatory mitigation threshold of 0.1 acre for wetlands. Additionally, the proposed use will not generate noise, dust, or smoke. Some noise and dust may be generated during construction, but all construction activity will conform to applicable County requirements.

The proposed development will incorporate low impact development techniques as well as conventional storm water management techniques in order to reduce the post-developed runoff from the Property to pre-developed levels in accordance with County and State requirements. As a result, the proposed development will have minimal impacts downstream of the Property.

EXHIBIT A

Generalized Development Plan entitled “Stafford Auto Salvage Yard”, prepared by Bowman Consulting, dated May 2017, as last revised May 26, 2017.

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