

IMPACT STATEMENT PROJECT CLOVER

INTRODUCTION

The applicant, VM Stafford LC (the “Applicant”) is one of the owners of the properties proposed to be rezoned. The properties are identified as Tax Map Numbers 37 30 (portion), 37 30C, 37 78 and 37 79 (collectively the “Property”). The Property is comprised of approximately ± 177.96 acres and is located on the north side of Centreport Parkway, immediately north of the intersection of Centreport Parkway and Patterson Avenue. The Property is currently zoned A-1, Agricultural, and M-1, Light Industrial, and located within the Central Stafford Business Planning Area on the Comprehensive Plan.

The Applicant is seeking to rezone from the properties identified as Tax Map Numbers 37 78 and 37 79 from A-1, Agricultural, to M-1, Light Industrial and is seeking a proffer amendment to remove the existing proffers on a portion of Tax Map 37 30 and Tax Map Number 37 30C associated with 092-11, Centreport. On September 3, 2019, the Board of Supervisors authorized the County Administrator to initiate a proffer amendment on several properties that are subject to the proffers associated with 092-11, Centreport (the “Centreport Proffers”) in order to remove the stale proffers (Resolution R19-249). Tax Map Numbers 37 30 and 37 30C are zoned M-1 and are subject to the Centreport Proffers. As such, we are including these properties into this request in order to remove the proffers that are no longer applicable.

CAPACITY

Highways. Access to the Property will be provided from Centreport Parkway as depicted on the GDP. A traffic impact analysis and transportation exhibit have been submitted with this application. The traffic impact analysis concluded that the proposed development will not have a detrimental impact on the surrounding road network. In fact, with the transportation improvements proposed many roadway conditions would be improved. Below is a list of the proffered transportation improvements:

- Centreport Parkway – The Applicant shall make the following improvements on Centreport Parkway:
 - Install a traffic signal at the intersection of Centreport Parkway and Mountain View Road.
 - Extend the northbound left storage bay by approximately 50 feet at the Mountain View Road intersection.
 - Optimize signal offsets at the I-95 southbound ramps.
 - Adjust signal timings at the I-95 northbound ramps.
 - Install a southbound left turn lane at Site Entrance 1.
 - Install a southbound left turn lane at Site Entrance 2.
 - Install an eastbound left turn lane at Site Entrance 3.

- Route 1: The Applicant shall make the following improvements on Route 1:
 - Adjust signal timings at the intersection of Route 1 and American Legion Road and Route 1 and Eskimo Hill Road.
 - Restripe the westbound approach to support a westbound left and a shared westbound left and right configuration at the intersection of Route 1 and Centreport Parkway.

Utilities. The Property will be served by public water and sewer.

- Water – The Property is located within the Central pressure zone. Public water for the Property will be provided by connecting to an 18” water main that is located within Centreport Parkway. More information, including gallons per day, can be provided in connection with site plan and building permit review.
- Sewer – The Property is located within the Potomac Creek sewershed. Public sewer for the Property is proposed to be provided by constructing a 15” sewer outfall line within Centreport Parkway. More information, including gallons per day, can be provided in connection with site plan and building permit review.

Storm Drainage. The proposed development of the Property will be constructed in accordance with local, state and federal regulations. For stormwater management purposes, the Virginia Department of Environmental Quality regulations for both quality and quantity will be met as required by local and state code. Final design for both quality and quantity treatment will be shown in connection with site plan review.

Schools. The proposed rezoning will have no impact on the school facilities in Stafford County.

Recreational Facilities. The proposed rezoning will have no impacts on the recreational facilities in Stafford County.

ENVIRONMENTAL IMPACT

Wetland Studies and Solutions, Inc. (“WSSI”) has determined the boundaries of the jurisdictional wetlands and other waters of the U.S. (i.e., streams and a pond) on the referenced study area with a wetland delineation. Additionally, Critical Resource Protection Area (“CRPA”) core components on and within 100 feet of the study area were evaluated to determine the extent of the CRPA on the project study area. Based upon this wetland delineation, there are six main wetland and stream systems that run across the study area generally southwest to northeast and tie into a large perennial stream system which borders the northern boundary of the study area.

Based on WSSI’s field work, the limits of the field-verified CRPA on the study area are shown on the Generalized Development Plan. In accordance with Section 28-62 of the Stafford County Zoning Ordinance, the perennial streams (i.e., unnamed perennial tributaries to Potomac Creek) and all wetlands and ponds that are contiguous and connected by surface flow to the perennial streams are components of the CRPA, and the field-verified CRPA extends 100 feet landward of

these features. The CRPA delineation will be submitted during the site plan stage and confirmed upon approval of an Environmental Site Assessment (“ESA”) by Stafford County.

The U.S. Department of Agriculture (“USDA”), Natural Resources Conservation Service (“NRCS”), Web Soil Survey (“WSS”) depicts seven soil series located within the study area to be highly erodible. This information is based on USDA NRCS WSS Erosion Hazard reports which evaluates slope, soil erosion factor (K), and an index of rainfall erosivity (R) for each soil series. As shown in the Soil Erosion Hazard Map, highly erodible soils are located throughout the study area. Soils that are potentially highly erodible are located within the northwestern and east-central portions of the study area. Soils that are not highly erodible are located within the eastern, southern, and western portions of the study area.

FISCAL IMPACT

The proposed development will have a positive fiscal impact on Stafford County, as follows.

- The creation of several jobs which will vary in educational and vocational expertise.
- A positive annual net fiscal impact to the General Fund.
- The generation of sales and business related taxes associated with the construction and development of the Property.
- A significant investment in infrastructure on the Property and surrounding area, including off-site road improvements.
- Approximately 120 acres of the land are proposed to change zoning from A-1, Agricultural, to M-1, Light Industrial, which will result in a significant increase in real estate tax assessments.

HISTORIC SITES

There is one historical site that has been recorded on the Property, Resource 089-0013. Resource 089-0013 is located on the Parcel 37 30C (which is currently zoned M-1). This historical site is a rock outcrop covered with inscriptions possibly made by U.S. troops, potentially when the Army of the Potomac was in winter encampments in Stafford County during late 1862 and early 1863. The resource has not been formally evaluated in terms of eligibility for listing in the National Register of Historic Places (NRHP).

IMPACT ON ADJACENT PROPERTY

The proposed development will have minimal impact on the adjacent properties. The Property is surrounded by Stafford Regional Airport, which is zoned M-1, to the north, M-1 properties to the east, M-1 and R-2 properties to the south and M-1 and A-1 properties to the west. The Property is part of the Central Stafford Business Planning Area specifically within its Urban Service Area. Area 3 of the Central Stafford Business Planning Area is the Business and Industry Area.

NOISE, DUST & SMOKE EMISSIONS

The proposed rezoning is not anticipated to create additional noise, dust and smoke emissions. Any noise emissions shall comply with the applicable provisions of Chapter 16 of the Stafford County Code of Ordinances. Similarly, any dust and smoke emissions shall comply with the applicable State and Federal standards in final buildout, and to the Virginia Erosion and Sediment Control Handbook (“VESCH”) during construction.