

STAFFORD COUNTY, VIRGINIA
CONDITIONAL USE PERMIT APPLICATION
IMPACT STATEMENT

Applicant: Jeffery Small

Property Owner: 618 GRS LLC, a Virginia limited liability company

Property: Tax Map Parcel 20 4, Address: 618 Garrisonville Road, and consisting of approximately 2.5419 acres

Project Name: “Rio 17 Car Wash Garrisonville”

CUP Request: Car Wash, Pursuant to Section 28-59 (e) (1)

Date: October 15, 2021

File No.: CUP _____

I. APPLICATION

The Applicant hereby requests a conditional use permit (“CUP”) to develop a full service and automated carwash on the Property within the Urban Commercial (B-2) land use district in accordance with the Stafford County Zoning Ordinance (the “Zoning Ordinance”), including without limitation Article III, Section 28-35, Article IV, Section 28-59(e) and Article XI Section 28-185, et seq. The car wash will be developed in general accordance with enclosed generalized development plan dated September 21, 2021, as last revised October 15, 2021, prepared by Bagby Foroughi and Goodpasture, PLLC, titled “Kingsland Square Rio 17 Car Wash Garrisonville” and marked as **Exhibit A** (the “GDP”).

The B-2 district permits car washes by right, but a CUP is required under the County’s Ordinance Section 28-59 (e) for a car wash developed within the Highway Corridor Overlay District (“HCOD”).

We have also included with this application illustrative renderings depicting the general architectural design and building material features, which renderings only include general type, character, and quality of architectural design, details, and materials, all as generally shown on **Exhibit B** attached hereto and made a part hereof by this reference (the “Renderings”).

II. OVERVIEW

As noted above, the Property is zoned B-2. Section 28-34 of the County’s Zoning Ordinance defines the B-2 zoning district as follows:

“The purpose of the B-2 district is to designate appropriate areas for high-intensity commercial uses intended to serve retail sales and service, business and professional service needs at a regional or countywide scale. These areas should be located at strategic nodes along arterial and major collector roads where there are adequate utilities and facilities to serve intense development.”

Pursuant to Article IV, Section 28-59 (e) of the Zoning Ordinance, a CUP is required in order to develop any uses which include a car wash facility within a portion of the Garrisonville Road (Rt. 610) HCOD.

As noted above, the Property consists of approximately 2.5419 acres. The Project is projected to include 6,000 gross feet of commercial space. The Property is located north of the Garrisonville Road and Novak Drive intersection and west of Garrisonville Road and Kingsland Drive intersection. Adjacent and nearby properties are generally developed as B-2, while some nearby properties are developed as older residential lots, including the Oakridge Development. Generally, the Applicant’s proposal will be compatible with existing and planned uses in the area.

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 as this is a similar and compatible proposed use. Furthermore, the proposal will result in minimal impacts on public facilities and services.

Thus, we believe the proposal will not be detrimental to the character and development of adjacent properties, and will be in harmony with the purpose and intent of the County’s zoning ordinance.

III. COMPREHENSIVE PLAN

Future Land Use Map

The Comp Plan’s Future Land Use Map classifies the Property as being within the Suburban land use district and the County’s designated Commercial Corridor.

The Suburban land use designation encourages retail and business activities that complement existing residential communities. In addition, infill commercial development is encouraged along existing commercial corridors, such as Garrisonville Road, which is where the Property is located.

Urban Service Area

The Comp Plan includes the Property in the “Urban Services Area”. This designation attempts to funnel new development in the County to the land around I-95 and other major transportation corridors in order to take advantage of existing public utilities in the area. The Urban Services

Area supports any new development which is compatible with the Property's Future Land Use Map designation.

The Property's location in the Urban Services Area supports the project's utilization of existing public utilities. Based on nearby development patterns, water and sewer lines appear to be located adjacent to the Property in the Garrisonville Road right of way.

Transportation

The Property is located north of the Garrisonville Road and Novak Drive intersection and west of the Garrisonville Road and Kingsland Drive intersection. Garrisonville Road is an urban collector road, while Novak Drive and Kingsland Drive are local roads. The Comp Plan's Anticipated Transportation Needs Map designates this segment as 6-lane highway upgrade, but does not specify the type of upgrades. As depicted on the GDP, the Applicant will dedicate right of way along Garrisonville Road to accommodate future road improvements and expansion.

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* – Since most nearby properties are developed or planned to be developed for B-2 uses and there are similar commercial uses nearby, the Applicant's proposal will not change the character and established pattern of development in the area and will provide adequate buffering to neighboring properties, as shown on the GDP. Nearby uses include a Best Food Mart with restaurant, a hair salon, a nail salon, a florist, an auto parts store, a dance studio, a dentist office, and a physical therapy office. The Property is also located within the HCOD and the project's architectural features and materials will generally enhance the aesthetics of surrounding buildings.
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* – The permitted uses in the B-2 district generally relate to relatively high density commercial development. The proposed use is as a 6,000 square foot drive-thru style automated car wash with self-serve vacuums. The hours of operation are from 7:30 a.m. until 8:30 p.m. Monday through Sunday. The site will use an existing interparcel access easement and connect to Garrisonville Road through the adjoining property (Tax Map 20-4D, 624 Garrisonville Road) to access an existing commercial entrance. The internal access easement to the retail will have 3 curb cuts. The GDP designates a right of way dedication on westbound Route 610 and includes a 15' landscape buffer with 5' berm along Route 610. The GDP provides for internal circulation and a drive-through aisle with a 13' width. Surrounding developments consist of comparable density, and most surrounding property is also zoned B-2, which means the proposal will not adversely affect the use of adjacent properties. Adjacent properties are currently used as a Best

Food Mart with restaurant, a hair salon, a nail salon, a florist, an auto parts store, a dance studio, a dentist office, and a physical therapy office.

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 impacts on adjacent properties are minimized. The buffers include a 25’ transitional landscape buffer with 8’ fence on the north access, a 20’ transitional landscape buffer on the west access, a 15’ landscape buffer with 5’ berm on the south perimeter, and a 10’ landscape strip on the east perimeter.
4. *The use shall not adversely affect the health or safety of persons residing or working in the vicinity of the proposed use* – Since the proposed development is compatible with surrounding development as described above, the proposed project 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* – Since the proposed development is compatible with surrounding development as described above, the proposed project 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.* The project is consistent with the County’s applicable zoning ordinances and comprehensive plan as noted above.

V. TRAFFIC AND TRANSPORTATION IMPACTS

The Property is located north of the Garrisonville Road and Novak Drive intersection and west of Garrisonville Road and Kingsland Drive intersection. The site contains 2.5419 acres and a CUP is requested to accommodate a 6,000 square foot (sf) car wash.

Based on 10th Edition of the Institute of Traffic Engineers (“ITE”), this project will generate 156.2 new trips in a 24 hour period. Of these trips, 15.2 new trips will occur during the AM peak hour and 16.4 new trips will occur during the PM peak hour. These traffic volumes do not exceed traffic thresholds outlined in §15.2-2222.1 of the Code of Virginia and the Virginia Traffic Impact Analysis Regulations (24 VAC 30-155), which are commonly referred to as “Chapter 527” requirements.

As shown on the GDP, the proposed project consists of redeveloping the vacant site using the existing commercial retail access to the west to access Route 610. The site development envisions a new right turn lane on Route 610 westbound and dedication, to allow for the ultimate 6 lane road section on Garrisonville Road.

No new access to Garrisonville Road is proposed. Instead, the site, as noted above, will use an existing interparcel access easement and connect to Garrisonville Road through the adjoining property (Tax Map 20-4D, 624 Garrisonville Road) to access an existing commercial entrance. The internal access easement to the Best Food Mart and retail will have 3 curb cuts. The Property is located within the County's HCOD and access/internal circulation is designed in a way that it will not impede traffic on a public street by using access already available through commercial retail on adjoining property.

As shown on the GDP, the Applicant will dedicate a 100' turn lane and 100' taper right of way along Garrisonville Road. The Applicant proposes to dedicate certain right of way as shown on the GDP.

Site traffic with the proposed CUP uses will not significantly impact the existing Route 610 volumes, with site impacts that are less than 2 percent of the peak hour link volumes. The addition of the car wash does increase trips but the provision of using an existing driveway to Route 610 limits additional turning movement conflicts. Adding the frontage improvements along Route 610 westbound could also serve as a portion of the ultimate County project of widening the corridor from the 5 lane section to allow a future 6 lane divided corridor west of Eustace Road.

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 located within the County's Urban Services Area and has access to public water and sewer. The proposed project will have minimal impact on utility demands. Existing water and sewer lines are located in adjacent right of ways. These utility lines and applicable water and sewer treatment facilities appear to have available capacity, or the reasonable ability to be upgraded, to provide adequate capacity.

The Property is located in the Garrisonville water pressure zone. There is an existing 12 DIP water line in the Garrisonville Road right of way. The Property is located in the Austin Run Sewer Shed. There is an existing 8" ACP sewer line in the Garrisonville Road right of way.

The Property will be served by Station 14, Garrisonville Fire and Rescue Station, which is located just over one mile to the West 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

No sensitive environmental features are located on the Property. Most of the Property is currently covered with pines, scrubby trees, and undergrowth. 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 with applicable County requirements.

The proposed development will incorporate low impact development techniques as well as conventional stormwater 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 titled “Kingsland Square Rio 17 Car Wash Garrisonville”, prepared by Bagby, Foroughi and Goodpasture, PLLC, dated October 15, 2021, as last revised.

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