

STAFFORD COUNTY, VIRGINIA
CONDITIONAL USE PERMIT APPLICATION
IMPACT STATEMENT

Applicant: Seven Development LLC

Property Owner: Jeffery E. Goodman

Property: Tax Parcels 20-105B & 20-106

Project Name: Valvoline Instant Oil Change

CUP Request: Operation of an automobile service use

Date: November 12, 2019

File No.: CUP 19_____

I. APPLICATION

The B-2 district permits an automobile service use with a conditional use permit (“CUP”) under County Ordinance Section 28-35. Seven Development LLC, or its assigns or successors (the “Applicant”), hereby requests a CUP to develop the following property for an automobile service use in 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 and Article XI Section 28-185:

Tax Parcels 20-105B (of record as Instrument No. 150000196) and 20-106 (of record as Instrument No. 150000195) (collectively the “Property”), consisting of approximately 0.79 acres are subject to this CUP request (as also shown on Boundary Plat entitled “508 Garrisonville Road” dated August 6, 2019, prepared by Bagby, Foroughi & Goodpasture, PLLC) and generally located along Garrisonville Road, within the Rock Hill Magisterial District and the Griffis-Widewater Election District, all as more particularly described on the attached generalized development plan, entitled “Valvoline Instant Oil Change”, dated September 2019, as last revised September 20, 2019, prepared by Bowman Consulting, which plan is attached hereto and marked as Exhibit A and is incorporated as a material part of this application by this reference (the “GDP”).

The Property is further located at the intersection of Garrisonville Road and Barrett Heights Road. Adjacent and nearby properties are generally developed as commercial retail uses, although some properties to the northwest of the Property are developed as residential uses.

II. OVERVIEW

As noted above, the Property is zoned B-2. Section 28-34 of the County's Zoning Ordinance states the following concerning the B-2 district:

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.

As noted above, the Property consists of approximately 0.79 acres and is proposed to accommodate an approximately 1,850 square foot (sf) automobile service use (quick lubrication shop). Further, the proposed user, Valvoline Instant Oil Change, provides preventative maintenance only, no repair services are offered and the typical business hours are 8am-7pm.

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 and screening and buffering will be provided, all as shown on the GDP. Furthermore, the proposal will result in minimal impacts on public facilities and services, and will have no impacts on schools or parks.

III. CONDITIONAL USE PERMIT STANDARDS

Section 28-185(d) of the County's Zoning Ordinance requires that conditional use permit applications 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* – The Applicant is requesting a CUP for a small site, located at the intersection of two "collector" roads, within one of the highest intensity corridors within the county. The use immediately adjacent to the site is a 15-pump gas station and convenience store and other uses within the immediate proximity include many other fuel/auto related uses (Wawa, Meineke, Service King Collision), as well as self-storage facilities, restaurants and other general retail uses. Further, the Applicant's proposal provides approximately 20% more landscaping than required by the county's buffer area requirements in order 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* – The Property is currently zoned B-2. Per section 28-34 of the Zoning Code, the purpose of the B-2 district is to "designate appropriate areas for **high-intensity commercial uses**...". The proposed use – "automobile service" – provides a convenient, low-impact service offering to the community. Also, as noted above, several uses which are generally considered to be significantly *higher* intensity are located in the area immediately

surrounding the Property. Due to the fact that many of the uses adjacent to the Property are developed to a similar or higher level of intensity as proposed by the Applicant, the proposed use will be in harmony with the uses permitted in the land use district and will not adversely affect the use of the adjacent properties.

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 Property is located at the intersection of two “collector” roads and both of the immediately adjacent properties have been developed and are currently operating (gas station next door, 2-story office behind). The Applicant is proposing a location and height of the building that are consistent with the guidelines contained within the zoning code and this proposal will not hinder or discourage the appropriate development and use of adjacent land and buildings or impair the value thereof.

In addition, alternative compliance with landscaping requirements is being requested, as detailed on Sheet 5 of the GDP. The reason for this request is due to certain site constraints that derive from a prior condemnation action at 508 Garrisonville Road. In this regard, the December, 2015, Certificates of Take condemned a total of 8,505 SF (0.195 AC) from the Property (which translates to a take of over 23% of the Property). This created development challenges for the Property and prevented the intended expansion of the currently operating garden center. Thus, this take made said expansion, intended to achieve necessary economies of scale for the garden center, impossible and necessitated the disposition of the Property.

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 B-2. The proposed use is consistent with B-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 B-2. The proposed use is consistent with B-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* – Please see Section IV. Comprehensive Plan below for additional information.

IV. 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 commercial locations.

Upon completion, the Project will further the County's economic development objectives by creating approximately 8-10 new jobs with \$700,000 in sales the first year and generating additional positive tax revenues for the County (estimated at \$20,000 per year at the current tax rate). In addition, the location of the Project is accessible and convenient, as it is located at the intersection of Garrisonville Road and Barrett Heights Road.

Future Land Use Map

The Comp Plan's Future Land Use Map classifies the Property as Suburban and within the Commercial Corridor.

The Suburban designation encourages commercial development to be "oriented along arterial transportation corridors or at nodes where arterial and *collector roads intersect*". As stated above, this application requests commercial development at the intersection of two collector roads and is, therefore, precisely consistent with the commercial development goals within the Suburban area. Pursuant to the Comp Plan, within Suburban areas, "the reuse of vacant commercial sites is encouraged along existing commercial corridors, including Jefferson Davis Highway, *Garrisonville Road*, Warrenton Road and Kings Highway. The Project promotes this goal by doing exactly what is asked by the Comp Plan: re-using an underutilized site located on Garrisonville Road.

In order to further help promote the goals for the Suburban area, the Project meets the following design criteria which are recommended in the Comp Plan for the Suburban area:

- the proposed structure is low rise and integrated into the surrounding community;
- the proposed FAR of 0.067 is far below the maximum of 0.35 advised by the design criteria;
- the proposed location of the loading area is screened by the building and natural vegetation/landscaping;
- the proposed plan maintains interparcel access with the single adjacent commercial use (gas station);
- the proposed maximum building height is 30' which is below the advised 35' maximum;
- the proposed plan relegates parking to the rear of the site and provides landscaping as advised by the design criteria (the proposal includes 20% more landscaping than required); and
- the proposed plan locates the structure in a way that maximizes pedestrian accessibility.

Urban Services Area

The Comp Plan includes the Property in the "Urban Services Area." The Property's location inside of the Urban Services Area supports the project's utilization of public water and sewer.

Transportation

The Property is located at the intersection of Garrisonville Road (Route 610) and Barrett Heights Road (Route 642). Garrisonville Road is a 6 -lane divided highway, while Barrett Heights is a 2 -lane minor collector road. The Comp Plan's Anticipated Transportation Needs Map shows 30' on each side of the centerline of Barrett Heights. As depicted on the GDP, the Applicant is proposing to dedicate 25' of right of way along Barrett Heights Road to accommodate future road improvements (see Applicant's Request for Relief for additional details on this component of the Plan).

V. TRAFFIC AND TRANSPORTATION IMPACTS

The Property is located at the intersection of Garrisonville Road and Barrett Heights Road. The site is 0.79 acres and is proposed for this CUP application to accommodate a 1,850 square foot (sf) automobile service use. Valvoline's business model utilizes a limited delivery schedule, no tractor trailers, no overnight vehicles or even "drop-offs", using drive-thru service only.

As shown on the GDP, the proposed project consists of redeveloping the current site, which is occupied by a garden center.

As shown on the GDP, the Applicant will dedicate 7,183 square feet along Barrett Heights 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 Garrisonville Road or Barrett Heights traffic volumes. In accordance with the county's Conditional Use Permit guidelines, as a redevelopment site, the Applicant is deducting the traffic generated by the existing use from the traffic generated by the proposed use, the results of which are almost uniformly net *negative* (meaning traffic volumes are likely to be *lower* under the *proposed use* than the *existing use*).

The site traffic generated by this 2-bay facility is 80 trips/day, based on the ITE Trip Generation Manual (10th edition), under the "Quick Lubrication Shop" use (ITE Code 941). The site traffic generated by the existing use, a 0.7946 acre garden center, is 86 trips/day, based on the ITE Trip Generation Manual (10th edition), under the "Nursery (Garden Center)" use (ITE Code 817). Please see Applicant's memorandum specifically addressing the traffic impacts of this proposal.

The capacity analysis, conducted by Bowman Consulting, indicates that the intersection of Garrisonville Road and Barrett Heights Road is expected to operate at acceptable levels of service (LOS) C during the No Build and Build Conditions. The westbound approach would continue to operate as a free flow facility with a LOS A. The southbound approach is expected to continue to operate at a LOS C with an increase in delay of less than 1.0 seconds. Based on the results of this traffic operations assessment, the proposed project is projected to have no significant or minimal impact on the existing roadway system. 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 is located in the 433 pressure zone and the Austin Run sewer shed and will have the following estimated utility demands: 462.5 GPD for water and 462.5 GPD for sewer.

The Property will be served by Company 14, North Stafford Fire Station, which is located 1.9 miles to the west of the Property.

The Applicant's proposed use will have no impacts on schools or parks 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 Property is comprised of an existing garden center business, with two buildings, asphalt parking areas, gravel areas and a small pond. Based on a preliminary site evaluation conducted by Bowman Consulting Group, Ltd., there are no wetlands, 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. 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 best practice 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.

Valvoline is one of the world leaders in the automotive services industry and presents a much safer and environmentally friendly alternative to smaller operators or DIYers. Valvoline is the industry leader in best practices and is, voluntarily, certified by the NSF Responsible Care 14001 program. The NSF framework helps proactively identify risks while monitoring performance and spurring continuous improvement within the entire supply chain. Valvoline is also subject to both federal (EPA) and state (DEQ) regulations Valvoline is committed to protecting the environment and recycled over 6.6 million gallons of automotive fluids in 2018.

Valvoline utilizes a foundation waterproofing and containment membrane system (system designed by GCP Applied Technologies, patented "PREPRUFE" system with waterproofing membranes that create seals that prevent water migration between the membrane and the structure in every direction.) This system creates a completely contained basement area that would not allow a spill to mitigate into the surrounding environment. In addition, Valvoline uses

an extensive Spill Prevention Control & Countermeasure Plans and Spill Contingency Plan (designed for compliance with EPA Oil Pollution Prevention regulations 40CFR 112 and 40 CFR 109).

EXHIBIT A

Generalized Development Plan

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