

Impact Statement

Kaz Automotive

Rezoning Proffer Amendment and Conditional Use Permit

Tax Map	Current Zone	Proposed Zone	Proposed Use	Area
20-6	B2 with Proffers	B2 with Amended Proffers	Automotive, Office and Retail	3.105 acres

The purpose to the rezoning of Parcel 20-6 is to remove the existing restrictive use proffers, and establish uses allowed with the current B2 zone. The owner is looking to expand her current business, which resides on the adjacent parcel to the west. This will also require a CUP.

The following narrative summarizes the impacts of the rezoning to the surrounding area.

Transportation

The proposed layout shown on the Generalized Development Plan (GDP) produces a maximum of 988 vehicles per day which is below the threshold requirement for a Traffic Impact Analysis (TIA). Also, the floor area ratio (FAR) proposed 0.27, is well below the allowed FAR for a B2 zone, which is 0.70. Since the highway system is designed based on the current zoning and due to the size of the parcel, there will not be a significant impact to the current highway system. Also, the proposed rezoning does not change what is allowed with the current zoning of B2, just the proffered use.

Utilities

The proposed layout shown on the GDP will connect to the existing public utilities. There is an existing waterline available for connection that runs parallel along the front of the property and Garrisonville road, and sanitary sewer is available in the subdivision to the east and west.

Stormwater

Stormwater management will be designed with the Site Plan, and will follow all local and state requirements, i.e. reducing phosphorus, stormwater runoff, etc. There will be no impact due to stormwater with the final design.

Schools

The rezoning will not impact to the school system since this is a non-residential use and zone.

Recreational Facilities

The rezoning will have no impact since it does not remove or add any recreational facilities.

Fiscal Impact

The rezoning will allow for a current business to expand onto a current vacant parcel, and generate jobs, shopping and tax revenue for the County. The layout shown does not anticipate costs to the County since all improvements will be provided by the owner.

Environmental Impact

Parcel 20-6 does not have any wetlands, streams, or Resource Protection Areas present and, therefore, development will have minimal environmental impacts.

Adjacent Parcels

Parcel 20-6 is bordered on the North and East by residential properties. Since the uses proposed with the GPD are not residential, landscaped buffers are shown to limit the impact on the residences. A 6-foot privacy fence is also proposed to reduce the impact.

Historic Sites

There are no known Historic Sites on or near Parcel 20-6 and, therefore, no impacts are anticipated.