

**Impact Statement  
Conditional Use Permit and Proffer Amendment  
Tax Map Parcel Number 19-71(C)**

The Applicant, Garrisonville Road Realty, LLC, seeks a Conditional Use Permit (“CUP”) and Proffer Amendment to authorize the development of Chick-fil-A restaurant with drive-through on that certain parcel of land, consisting of approximately 1.8377 acres, and shown on the records of the Stafford County Commissioner of the Revenue (“COR”) as Tax Map Parcel Number 19-71(C) (the “Property”).

**Background**

The Property is located along the north side of Route 610 (Garrisonville Road) at its intersection with Shelton Shop Road. The Property is zoned to the County’s B-2, Urban Commercial District and lies within the County’s Highway Corridor Overlay District (“HCOD”). The Property is part of the approximately 11.87-acre tract of land (the “Parent Parcel”) that the Stafford County Board of Supervisors (the “Board”) rezoned from the County’s A-1, Agricultural District to the County’s B-2, Urban Commercial District with proffered conditions pursuant to Ordinance O06-57 adopted on or about August 1, 2006 (the “Parent Parcel Proffers”).<sup>1</sup> The Parent Parcel has since been subdivided into four parcels: (1) Tax Map Parcel 19-71, which is the site of an approximately 13,013 square foot (“sf”) CVS convenience store and pharmacy with drive-through; (2) Tax Map Parcel 19-71(A), which is the site of the approximately 103,350 sf Stafford Storage Facility; (3) Tax Map Parcel 19-71(B), which is the site of the approximately 4,700 sf 7-11 convenience store and gas station with 16 fueling positions; and (4) the Property, which remains undeveloped.

The Applicant seeks this CUP and Proffer Amendment to develop an approximately 5,236 sf Chick-Fil-A restaurant with drive-through as generally depicted on the Generalized Development Plan (“GDP”) submitted herewith. A CUP is required for drive-through uses pursuant to the County’s HCOD regulations, while an amendment to the Parent Parcel Proffers is necessary due to the current restriction on the development of a fast-food restaurant with drive-through set forth in Paragraph 8 therein. The Applicant has further proposed amendments to the Parent Parcel Proffers which delete proffered transportation commitments which have already been completed and has further proffered Architectural Renderings for the proposed Chick-Fil-A building.

Chick-Fil-A is a nationally acclaimed food service establishment and corporate citizen, known for the outstanding quality of its award-winning chicken sandwiches, chicken nuggets, chicken tenders, waffle fries, and other menu items. Chick-Fil-A has further developed an excellent reputation nationally for its friendly and efficient customer service as well as its robust community service and stewardship initiatives. Chick-fil-A serves breakfast, lunch, and dinner,

---

<sup>1</sup> The Parent Parcel Proffers were subject to a minor proffer amendment approved by the Board in 2011 to accommodate the development of the 7-11 convenience store and gas station on Tax Map Parcel Number 19-71(B).

with general hours of operation from 6 a.m. to 10 p.m. from Monday to Saturday; Chick-fil-A is closed on Sundays.

### **Impact of proposed CUP use**

#### **A. Transportation Impact:**

The transportation impact of the proposed use is detailed in the traffic impact analysis (“TIA”) prepared by Bowman Consulting and submitted herewith.

#### **B. Utilities:**

Water: The Property is within the Urban Services Area and will be served by public water. The Property is located in the 433-pressure zone and will be served by connecting into the existing water line located at the rear of the Property. The water line has sufficient pressure and adequate capacity to serve the proposed Chick-Fil-A restaurant with drive-through.

Sewer: The Property is within the Urban Services Area and will be served by public sewer. The Property is located in the Austin Run sewer service area. Sanitary sewer will be provided by connecting to an existing sewer line located at the rear of the Property which will tie into an existing lift station located behind the 7-11 gas station and convenience store. The existing sewer line is sufficiently sized and the lift station has adequate capacity to serve the proposed Chick-Fil-A restaurant with drive-through.

**C. Storm Drainage/Stormwater:** The Property will be served by a storm water management detention pond located on Tax Map Parcel Number 19-71(A), as identified in the approved development plans for the Stafford Self-Storage Facility located thereon. The storm water management facilities to serve the Chick-Fil-A restaurant with drive-through will comply with the construction, design, water quality, water quantity, and all other applicable standards and criteria prescribed by state and local regulations.

**D. Schools/Recreational Facilities:** The proposed Chick-Fil-A restaurant with drive-through is a commercial development that will have no direct impact on the County’s levels of service for schools and recreational facilities.

**E. Environmental Impacts:** The Property is located within Flood Zone X as shown on the flood maps maintained by the Federal Emergency Management Agency (“FEMA”). In addition, there is a small, isolated farm pond in the southwest portion of the Property. This feature contains jurisdictional wetlands as delineated by the United States Army Corps of Engineers. Any disturbance or development impacts to such wetland areas will comply with all applicable regulations of the United States Army Corps of Engineers, the Virginia Department of Environmental Quality, and the County.

**F. Cemeteries and Historic Sites:** A Phase I cultural resource study performed by the James River Institute for Archaeology, Inc. in connection with the 2006 zoning reclassification

revealed that there are no known archaeological sites, historic structures, historic features, or places of burial on the Property.

G. Noise, Dust, and Smoke Emissions: The Chick-Fil-A restaurant and drive-through will have no material impacts concerning dust and smoke emissions associated with its use. Sound pressure levels from the proposed use shall comply with the applicable provisions of Chapter 16 of the Stafford County Code of Ordinances. In addition, while the Chick Fil-A restaurant and drive-through will not generate excess noise, and any noise impacts will be mitigated by the vegetative buffers and plantings generally depicted on the GDP.

H. Adjacent Properties:

Adjacent Land Uses

- a. North – The Property is bounded to the north by the Stafford Storage Facility. There exists individual single-family homes zoned R-1 Suburban Residential further to the north of the Property.
- b. South – The property is bounded to the south by Garrisonville Road, with commercial development located on the opposite side, including a McDonald’s fast-food restaurant (Tax Map Parcel Number 19-73B) and The Markets at Shelton Shop Road shopping center (Tax Map Parcel Number 19-23R).
- c. East – The property is bounded on the east by the 7-11 convenience store and gas station with the CVS pharmacy with drive-through located on the opposite side of Shelton Shop Road. There exists commercial development further to the east, including the Aquia-Garrisonville Animal Hospital, Optimum Care, and a DMV location.
- d. West – The property is bound on the west by a parcel identified as Tax Map # 19-67K. This parcel is currently zoned A-1 Agricultural and contains a small mobile home park.

The Chick-fil-A restaurant with drive-through is consistent with the commercial character of the surrounding development and will not adversely affect or impede the development of adjacent properties. Moreover, any potential impacts to adjacent properties arising from the Chick-fil-A restaurant with drive-through will be mitigated by the vegetative buffers and plantings generally depicted on the GDP.