

IMPACT STATEMENT

May 10, 2023

INTRODUCTION

The applicant, Sheetz (the "Applicant") is the contract leasee of the property identified as Tax Map Parcel Number 44-143 (the "Property"). The Property is located at 567 Warrenton Road and is comprised of approximately \pm 3.49 acre. The Property is located at the intersection of Warrenton Road and McLane Drive. The Property is zoned B-2, Urban Commercial and is located within the Highway Corridor Overlay District. The Property is located within the designated Berea Targeted Development Area on the Future Land Use Map, and the designated Land use Concept within this targeted development area is identified as Highway Commercial.

There is an existing drive-through restaurant on the Property and the Applicant is seeking to demolish the existing restaurant and this conditional use permit to allow for vehicle fuel sales and a drive-through associated with the convenience store/restaurant. The proposal is consistent with the recommendations in this land use designation, and the proposed drive-through use is consistent with the existing drive-through use on the Property and adjacent drive-through restaurant uses.

As part of this conditional use permit application, the Applicant has provided building elevations for the building and fuel pumps.

CAPACITY

Highways. The Property is situated at the intersection of Warrenton Road and McLane Drive at a signalized intersection. A traffic impact analysis has been submitted with this application. The traffic impact analysis concluded that the transportation road networks can accommodate the development as long as the Applicant conducts a signal phasing and coordination study of the coordinated traffic signal system on US 17 (Warrenton Road) to evaluate the proposed conversion of the minor street approaches to the US 17 (Warrenton Road)/McLane Drive/Site Entrance (#2) intersection.

There are two existing entrances into the Property today. To address input from VDOT, the Applicant has reconfigured the access at the signalized intersection with striping that allows for a left turn movement and a shared left, thru and right turn exiting movement. In addition, the Applicant has reconfigured the southern access point so that it is a right out only access point.

The Applicant is also proposing to construct a sidewalk along the entire Property line frontage.

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

- a. Water – Public water for the Property will be provided by connecting to an existing twelve inch (12") water main that is located on Warrenton Road. Below is the projected impact:

$$1,000 \text{ GPD/acre} \times 3.49 = 3,490 \text{ GPD}$$

- b. Sewer – Public sewer for the Property is proposed to be provided by an existing manhole that connects to an existing eight inch (8") line on Warrenton Road.

$$1,000 \text{ GPD/acre} \times 3.49 = 3,490 \text{ GPD}$$

Storm Drainage. The proposed development of the Property will be installed and constructed in accordance with local, State and Federal regulations. Drainage will be collected to an onsite aboveground stormwater management facility.

Schools. The proposed conditional use permit will have no impact on the school facilities in Stafford County.

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

ENVIRONMENTAL IMPACT

The proposed conditional use permit will not negatively impact the environment. The site is currently developed. The Applicant will be adding additional landscaping in order to meet the current code requirements.

FISCAL IMPACT

The proposed development will have a positive fiscal impact and a positive tax impact on Stafford County. The County will generate real estate tax from the proposed development. In addition, the proposed convenience store with a restaurant inside and motor vehicle fuel sales will generate sales and gas tax. The proposed development will also create several jobs. The proposed development is consistent with the Central Stafford Business Area goal to create additional commercial uses within this Planning Area.

HISTORIC SITES

There are no historical sites located on the Property, therefore, the proposed development will have no impacts on historically significant sites.

IMPACT ON ADJACENT PROPERTY

The proposed development will have minimal impact on the adjacent properties. The Property is located along a commercial corridor with B-2 zoned properties and does not pose any health or safety risks to adjoining properties. In fact, the Applicant is improving the conditions by designing safer access points in and out of the Property.

NOISE DUST & SMOKE EMISSIONS

All construction activity, and associated noise and dust that may be generated during construction will be in accordance with the applicable County requirements. The proposed development will not generate noise beyond the level that is customary for commercial uses and will meet the County noise requirements. After construction, it is not anticipated that the development will generate dust or smoke emissions.