

Impact-Tractor Supply Company
Rezoning for Tax Map Parcel 44-64
June 3, 2020

The project proposes to rezone a certain parcel of land shown on the records for the County Commission of the Revenue as Tax Map Parcel No. 44-64 (the "Property"). The Property is located on Warrenton Road (U.S. Route 17). The Comprehensive Plan designation for the Property is Urban Commercial.

A. Capacity Impact

Highway- The property will be accessed by a full-service entrance on Warrenton Road (U.S. Route 17). Warrenton Road has an average daily traffic volume of 73,000 vehicles trips per day, according to the 2019 counts. Based on the Institute of Transportation Engineer's Trip Generation Manual, the proposed Tractor Supply Company Store will generate 23 vehicles per day entering the site and 26 vehicles per day exiting the site during the PM peak hours.

B. This rezoning would allow for the construction and operation of a Tractor Supply Company Store with approximately 35,000 square feet of retail space. The Property will be limited to one access point as determined by VDOT.

C. Utility Impact- This Project shall be serviced by public water and sewer.

D. Schools/Recreational Facilities- This Project shall have no direct impact on these facilities.

E. Storm Drainage- Detention/treatment may be required and will be provided by DEQ approved methods such as underground chambers or pipes, manufactured filters, bio-filters, or similar, and will be designed to conform to all County and State standards for runoff, erosion and sediment control, and Chesapeake Bay requirements.

F. Environmental Impacts- There are no wetlands or RPA on the Property.

G. Historic Sites- This Property has no historically significant sites. Accordingly, there is no impact to historically significant sites under either the proposed project or development under the current zoning classification.

H. Noise, Dust, and Smoke Emissions- This Project will have no significant impacts concerning noise, dust, and smoke emissions associated with its use.

- I. Adjacent Properties- Adjacent properties are residential or vacant. Appropriate screening and buffers will be installed to minimize any impact on adjacent properties.
- J. Fiscal Impacts- The Property is undeveloped and currently zoned A. The change in zoning classification and development of the Property for a retail use will add to the tax revenues to Stafford County and provide employment opportunities.
- K. Fire and Rescue- The proposed project will have no significant impact on fire and rescue services.