

## IMPACT STATEMENT

April 28, 2022

### INTRODUCTION

The applicant, Enterprise Holdings (the “Applicant”), is requesting a conditional use permit on Tax Map Number 21 46B (the “Property”). The Property is comprised of approximately ± 1.097 acres and is located on the east side of Richmond Highway. The Property is zoned B-2, Urban Commercial, and located in the Aquia Magisterial District. There is an existing, vacant building on the Property, which the Applicant will improve and utilize.

The Applicant is seeking this conditional use permit for Motor Vehicle Rental. As part of this conditional use permit application, the Applicant has provided building elevations that also depicts signage.

### CAPACITY

**Highways.** The Property is situated on the east side of Richmond Highway. A Conditional Use Permit Transportation Impact Analysis Determination is included with this submission. It indicates that a traffic impact analysis is not required because of the low traffic volume calculations.

**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 eight inch (8") water main that is located in the private drive to the north of the Property. Below is the projected impact:

$$390 \text{ GPD/acre} \times 1.097 = 427.83 \text{ GPD}$$

- b. Sewer –Public sewer for the Property is proposed to be provided.

$$312 \text{ GPD/acre} \times 1.097 = 342.26 \text{ GPD}$$

**Storm Drainage.** Stormwater management and detention was provided as required at the time of the original construction

**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 Property was previously graded and improved. There is an existing building and development on the Property. The Applicant will add additional landscaping per Stafford County Code and there are no wetlands or sensitive environmental features on the Property.

## **FISCAL IMPACT**

The proposed development will have a positive fiscal impact on Stafford County. There will also be a positive tax impact to Stafford County. The County will generate real estate tax from the proposed development. The proposed development will also create several jobs.

## **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.

## **NOISE DUST & SMOKE EMISSIONS**

All construction activity, and associated noise and dust that may be generated during construction will be in accordance with the application 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.