

Impact Statement – Sheetz at Enon Road  
Rezoning from A-1 and B-1 to B-2  
Conditional Use Permit for Motor Vehicle Fuel Sales  
(Tax Map Parcels 46-17 (part), 45-283, and 45-284)  
April 26, 2018

These Rezoning and Conditional Use Permit applications propose a convenience store and motor vehicle fuel station on 3.89 acres at the southeast corner of Jefferson Davis Highway and Enon Road. The Property is currently zoned A-1 and B-2, and designated Suburban in the Long Range Plan. An approximately 7,000 square foot convenience store with 6 fuel pumps (a total of 12 fuel dispensers) is proposed. The Comprehensive Plan designation for the Property is Suburban. The Suburban Designation permits commercial uses. The area along Jefferson Davis Highway is also shown as a Commercial Corridor on the Long Range Plan.

The Applicant will be submitting architectural elevations under separate cover which will demonstrate that the design and materials used for the building, gas canopy, and signage are compatible with the neighborhood.

A. Capacity Impact

Highway - The Property will be accessed by a full service entrance on Enon Road, and a right-in right-out entrance on Jefferson Davis Highway. Jefferson Davis Highway is classified as a four lane Principal Arterial by VDOT standards and has an average 24,000 VPD traffic south of Enon Road. North of Enon Road, Jefferson Davis Highway is classified as a six lane divided highway and has an average 18,000 VPD traffic. Enon Road is a two lane major collector, and has 5,900 VPD traffic. Based on the Institute of Transportation Engineer's Trip Generation Manual, the proposed uses will generate 528 AM peak hour trips, 414 PM peak hour trips, and 2,766 total average daily trips. The traffic study submitted with the Rezoning and Conditional Use Permit applications shows that peak hour traffic conditions will maintain acceptable intersection levels of service under all traffic condition scenarios with the following proffered transportation improvements:

- Construction of one (1) eastbound left-turn lane on Enon Road with 325 feet of storage;
- Modification of the existing traffic signal at the Enon Road/Jefferson Davis Highway intersection to provide a right-turn overlap for the southbound right-turn movement on Jefferson Davis Highway;
- Restriping of the eastbound approach on Enon Road to provide dual left-turn lanes and one shared through right-turn lane;
- Restriping the existing northbound left-turn lane on Enon Road to extend the existing storage as far as possible, subject to VDOT and County approvals;
- Construction of one (1) westbound left-turn lane on Enon Road with a minimum of 50 feet of storage;
- Construction of the full movement entrance on Enon Road with one ingress lane and two egress lanes;
- Restriping the existing pavement to create one southbound right-turn lane on Jefferson Davis Highway with 200 feet of storage; and

- Construction of the right-in/right-out entrance on Jefferson Davis Highway with one ingress lane and one egress lane.

B. Utility Impact - This project shall be served by public water and sewer.

1. Water - The project is located in the Falmouth pressure zone. There is an existing 12" waterline running along Jefferson Davis and Porter Lane with sufficient pressure and capacity to serve the proposed project. The anticipated water demand for the flex office is as follows:

Commercial 3.89 acres @ 1,000 gpd/ac = 3,890 gpd

2. Sewer - This project is located in the Potomac Creek sewershed, near the boundary of the Claiborne Run sewershed. There is an existing 8" sewer line located along Jefferson Davis Highway and Porter Lane. The treatment facility has adequate capacity for this project. The anticipated sewage demands for the project are as follows:

Commercial 3.89 acres @ 1,000 gpd/ac = 3,890 gpd

C. Schools/Recreational Facilities - This project shall have no direct impact on these facilities.

D. Storm Drainage – This project will have a bioretention facility/underground stormwater detention facility and/or above ground dry pond located onsite to address quantity and quality control, and will be designed to conform to all County and State standards for runoff, erosion and sediment control, and Chesapeake Bay requirements.

1. Environmental Impacts – There are no wetlands or RPA on this site.

2. 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.

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

4. Adjacent Properties - The project is located on the southwest quadrant of the intersection of Jefferson Davis Highway and Enon Road. Jefferson Davis Highway serves as the eastern boundary of the site. Farther to the east is a single family detached neighborhood. Porter Lane serves as the southern boundary of the site. A single family detached neighborhood and South Stafford High School are to the south and west. Enon Road serves as the northern boundary of the site. The areas north of the site and close to Jefferson Davis Highway are commercially zoned but vacant. The areas north of the site but further west are developed with

single family residences.

5. Fiscal Impacts: The Property is currently zoned A-1 and B-1.

Development of the subject site under the current would permit a maximum of 1 additional home on Tax Map Parcel 45-283 (now zoned A-1). Parcel 45-284 (also zoned A-1) contains one existing single family detached home, and would not accommodate additional homes. Due to the constrained size and location, no potential uses have been estimated for the 0.457 B-1 parcel, which is a small portion of a bigger parcel located on the other side of Enon Road.

Residential development under the current zoning classification of A-1 will yield 2 homes valued at \$375,000 each with 2.3 average cars per house valued at \$12,000 each would generate the following continuing revenue:

Real Estate Tax	$\frac{\$375,000 \times 2 \times 0.99}{\$100.00}$	= \$ 7,425.00
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Personal Property Tax	$\frac{\$12,000 \times 2 \times 2.3 \times \$5.49 \times .4}{\$100.00}$	= \$ 1,212.19
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Vehicle License Fee	$2 \times 2.3 \times \$23$	= \$ 423.20
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Real Estate Tax:	\$	7,425.00
Personal Property Tax	\$	1,212.19
Vehicle License Fee	\$	105.80
Total Revenue	\$	8,742.99

Development of a 7,000 square foot convenience store with fuel sales would yield the following continuing annual revenues in the form of real property, business property, meals, and sales tax based on an appraised value of \$880,000 per acre.

Real Estate Tax	$\frac{\$880,000 \times \$0.99 \times 3.89 \text{ acres}}{\$100.00}$	= \$33,889.68
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Business Property – In addition, the following business property tax will be generated:

$\frac{7,000 \text{ sq. ft.} \times \$25 \text{ sq. ft.} \times \$5.49 \times 40\%}{\$100.00}$	=	\$3,843.00
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Total: \$37,732.68