

Jan. 7, 2021

Berea Parcel Rezoning and Special Use Permit Request

Proposed Rezoning and Development

Berea Market LLC is requesting a **rezoning** from B-1 Commercial to B-2 Commercial, and a **special use permit** in order to build and operate a "Take 5" oil change service facility on the 0.75 acre (long-term vacant parcel) located on the north side of Warrenton Road (Rte 17) between the existing 7-11 convenience store and Union Bank and Trust at Berea, directly across from the Geico Employment Center. Fleet Road (Rte 750) runs immediately behind the subject parcel (northside) and a paved side street/drive (one-block depth) from Rte 17 to Fleet Road adjoins the subject parcel on the east side. This side street also serves as the main entrance into the in-line 7-11 and commercial center.

The picture below shows the subject property marked **X**.



The proposed Take 5 oil change facility will consist of an appx 1500 square-foot building with 3 separate service bays, and 9 on-site parking spaces. Please see the proposed layout and attached GDP for the planned Take 5 oil change service facility below.



Current Surrounding Zoning and Uses

In addition to the in-line 7-11 store located at the end of the adjacent commercial strip center to the east, other existing uses within the center include a "Firehouse Subs" restaurant, a Verizon phone center and a detached Aldi Grocery Store. These uses, as well as the subject parcel and the adjacent Union Bank and Trust parcel are zoned B-1 Commercial. Right behind (north) the subject parcel is a 21-acre vacant tract (currently zoned A-1 Agricultural). Directly across Route 17 from the site are the major Geico employment center and the multi-tenant primarily medical care -related building (includes Urgent Care, Medical Lab, and Mary Washington Primary Care uses—and a Pizza Hut is located at the very west end of this center).

The reason for the rezoning request (B-1 to B-2) is to allow for the oil change facility use. This is considered an "auto service", a use that is permitted only by special use permit within the B-2 zoning district. Nearby, just west of the subject parcel along Route 17, are two existing longstanding, rather intensive auto service (with repair operations) uses that front Route 17, including the **Foreign Auto Parts facility and Southern Auto Body and parts facility**. In addition, other medium to high-intensive commercial retail uses like the (relatively recent) Royal Farms convenience store, with gasoline pumps, is also located nearby along Route 17.

Uses permitted under B-1 **Convenience Commercial** and B-2 **Urban Commercial** zoning are somewhat similar in many ways, with auto service-oriented and other medium to high-intensive commercial retail uses allowed by special use permit. Indeed, **vehicle fuel sales and accessory auto repair, car washes, arcades, drive-thru restaurants, high intensity commercial retail uses**, and even **outdoor flea markets** are among uses listed as allowed by special use permit, currently, in B-1 zoning.

Access, Circulation and Parking

Instead of direct access into the proposed site from Route 17, access to the proposed oil change facility will be via the side street (referred to as Stafford Parkway across Rte 17) that is also the main access for the adjacent in-line 7-11 store/ commercial center. In addition, to achieve adequate stacking, safe and efficient on-site circulation, the placement of the building as shown was necessary. There are 3 service bays with more than adequate space for stacking for 3 vehicles located behind the building in a manner so as not to interfere with the access road leading to the adjoining Union Bank and Trust site. There are 9 on-site parking spaces (includes 1 handicap accessible space) available for customers in front of the building.

Operations: Employees, Daily business and Hours of Operation

The Take 5 oil change facility will operate Monday through Friday from 7AM to 7PM, on Saturdays from 7AM to 6PM, and Sundays from 9AM to 5PM. The facility will employ 7-10 full and part-time employees, but that number can vary based on business volume. The business serves about 27 customers per day, on average. That translates, generally, to about 2 to 3 customers per hour during a typically day. Thus, the traffic generated by the business will hardly impact the flow of traffic in any significant way or measurable degree, throughout the workday.

Oil changes are Take 5's main line of business typically, representing 85% of its sales, but the facility also performs the following ancillary services:

- Air filter and cabin filter replacements
- Wiper blades
- Fluid top-offs, and Coolant exchanges

The business also checks batteries and tire pressures, but do not repair batteries or do tire rotations.

The Take 5 oil changing process utilizes a low impact, clean and efficient process, as all oil storage is handled with environmentally- friendly maintenance systems above ground. No underground storage tanks are used. The operation employs a unique shallow-pit design enabling service technicians to quickly slip underneath customers cars, avoiding the need for lifts or to dig underground basements in order to service vehicles.

Regular box trucks deliver materials to the business on a weekly or every two-week basis, depending on the Supplier; no tractor trailer trucks are used or needed.

Revenue expected

From experience at some of its other 496 branded locations in 18 States, Take 5 expects to do about \$600,000 in annual sales the first year at this site.

Utilities, Stormwater management

Water and sewer are readily available to the subject site, with no capacity issues. An existing 8" water line and an 8" (and 6") sewer line currently extends across the subject parcel, and these lines will serve the proposed use.

Stormwater management for this site was built- in/accommodated via prior development of the area, including the adjoining bank to the immediate west and the retail commercial center to the immediate east. The attached Utility Plan exhibit also shows an existing 24" storm sewer (and manholes) that crosses the property and extends along the west lot line of the site. Storm water is conveyed via this line beneath Route 17 to a regional storm pond to the south; this pond was sized and constructed to accommodate drainage from much of the commercial development that fronts along Route 17 in this particular area.

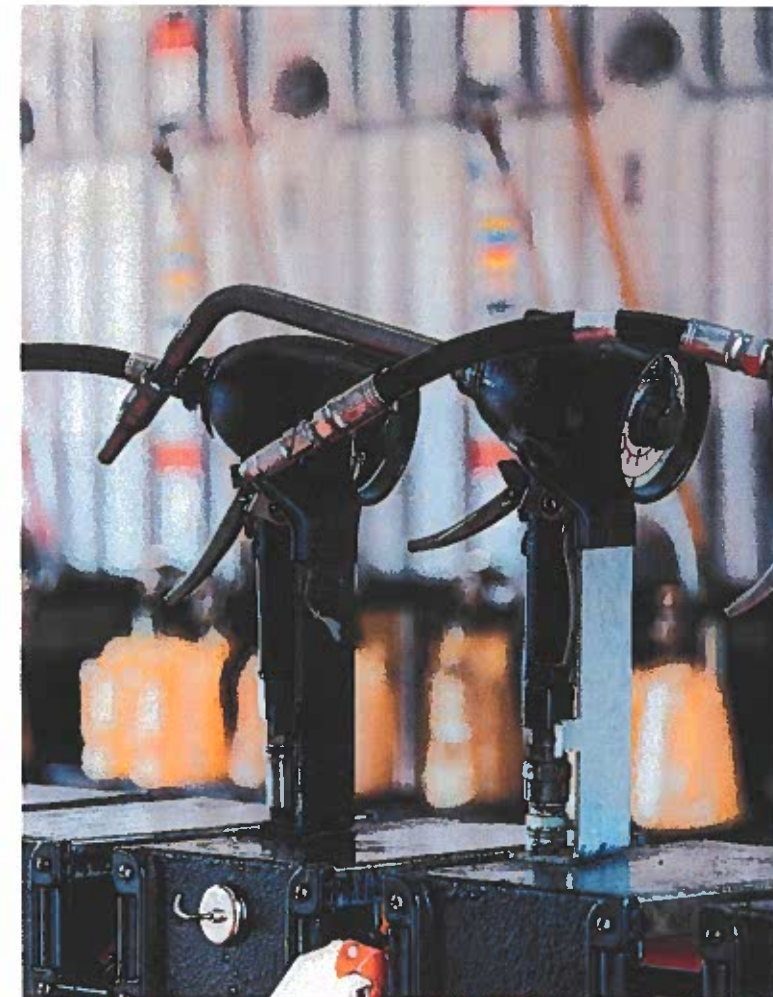


WHY CUSTOMERS LOVE US

Our mission at Take 5 Oil Change is to set service standards and achieve customer satisfaction standards that exceed every customer's expectation by maintaining the highest possible level of employee training and development.

Through decades of experience, we have perfected the oil change into a finely tuned, highly efficient process. A team of friendly, knowledgeable technicians perform choreographed tasks, following institutionalized procedures that enable efficiency and speed. Our focus on speed, quality of work, and customer care at each specific service point optimizes customer experience. Our oil changes are completed in 10 minutes or less!

- Take 5's exclusively drive thru model allows the customer to relax in the comfort of their car at all times
- Oil changes are completed in 10 minutes or less
- Customers are offered a complimentary beverage, snack, pet treats, and air freshener
- Well positioned, convenient locations in major retail trade areas



TAKE 5 CENTERS ARE LOW-IMPACT, CLEAN, AND EFFICIENT

Take 5 centers are low-impact, clean, and efficient. We do not use underground storage tanks and all oil storage is handled with environmentally-friendly maintenance systems. Our unique shallow-pit design (pictured) enables our service technicians to quickly slip under customers' cars, which means we do not dig underground basements. Our compact and flexible retail building designs include high-quality features, like clean, inviting signage, sharp brand colors, and a distinctive 3-D tower. With our efficient design and size, landowners, and developers see Take 5 as a huge value add for retail centers.





WE CHANGE YOUR OIL, NOT YOUR SCHEDULE

Founded in Metairie, LA in 1984, Take 5 and its affiliates currently operate 496 Take 5 branded locations in 18 states

OUR FAMILY OF BRANDS

Take 5 has been a part of the Driven Brands family and Roark Capital Group since 2016. Driven Brands is a leading franchisor of automotive aftermarket service businesses with more than 3,100 locations in North America, generating over \$3 billion in annual system-wide sales. Roark focuses on consumer and business service companies, with a specialization in franchised and multi-unit business models in the restaurant, retail, consumer services, and business services sectors.



OUR BUSINESS AT A GLANCE

SUPERIOR CUSTOMER EXPERIENCE

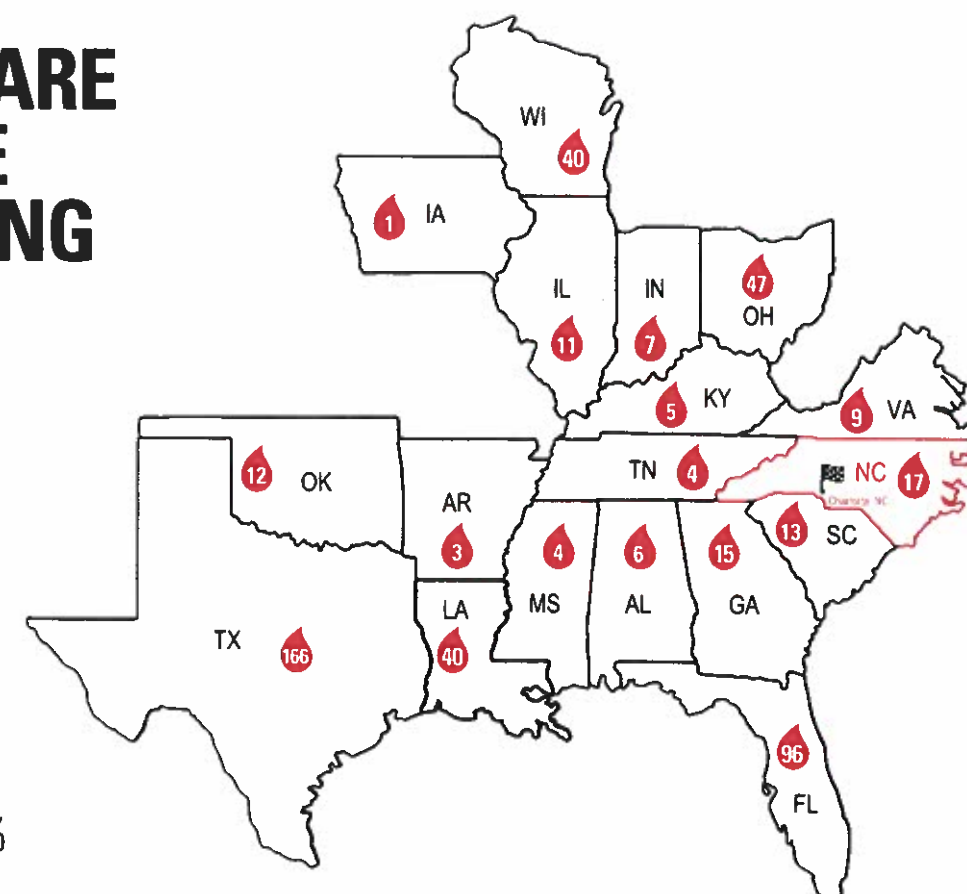
- 9.1 minute average speed of service
- Complimentary beverage and snack offered to every customer
- Focused menu offering – 85% of sales are oil changes, short list of ancillary items, no high-pressure up selling
- Net Promoter Score average of 82.3% and repeat customer rate of 68.3% *

DIFFERENTIATED, SCALABLE OPERATING MODEL

- Drive thru model allows customers to stay in the comfort of their car
- Compact, clean, and recognizable store design with flexible real estate requirements
- Unique shallow pits (no lifts, no underground tanks) enable mobility, multi-tasking, and fast bay times
- Simple staffing model with attractive labor dynamics – specialized labor is unnecessary
- Online operations dashboard provides real-time data for developing, managing, and executing action plans

WHERE WE ARE AND WHERE WE ARE GOING

TAKE 5 LOCATIONS



Take 5 Locations, Expected Conversions, and Take 5 Pipeline counts as of 5/1/2020