

Impact Statement – Southgate Self-Storage
Proffer Amendment (Tax Map Parcel 45-165)
March 21, 2018

This Proffer Amendment proposes several changes in Proffers for the commercial portion of the Southgate Subdivision, last amended in 2014. Southgate is a residential development containing approximately 152 single family detached homes. The project also contained an 8.1505 acre area zoned B-2 and proffered to be developed as “commercial retail” uses with a maximum of 300,000 square feet. The 2004 Proffers required that the commercial uses utilize the subdivision entrance as their access.

Southgate is located on Cambridge Street (Jefferson Davis Highway) south of Drew Middle School. Its Comprehensive Plan designation is a Commercial Node within the Suburban Designation.

The Applicant conducted a community meeting earlier this year that was attended by many of the residents and proposed construction of a 102,025 sq. ft. self-storage center. The community asked that the Applicant design a replacement access for this Property. In addition, the Zoning Administrator has determined that the “commercial retail” uses permitted in the Proffers does not include self-storage. The Proffer Amendment is being submitted to allow self storage as a commercial use and to change the location of the access for the commercial use. The access change responds to the feedback received from the adjoining residents. Minor changes dealing with open space, landscaping, buffers, and architecture area also being proposed.

A. Capacity Impact

Highway - The Property will be accessed by a full service entrance on Cambridge Street (Jefferson Davis Highway). Cambridge Street has an average 19,000 VPD traffic according to the 2016 counts. Based on the Institute of Transportation Engineer’s Trip Generation Manual, the proposed use will generate 10 AM peak hour trips, 17 PM peak hour trips, and 154 total average daily trips. No traffic study was required to be submitted. The original rezoning provided for commitments for transportation improvements, which have already been completed.

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 water connection at Southgate Avenue and/or Cool Brook Lane.

2. Sewer - This project is located in the Falls Run Sewershed. There is an existing sewer line located at the Queensland Drive stub-out.

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

D. Storm Drainage – The existing SWM/BMP Pond #1 provides pre-determined detention and treatment for this site. Additional 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.

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 – Drew Middle School and the Walt-Lou trailer park is located north of the Property. The residential portion of Southgate is located to the south and west of the Property. Cambridge Street and Newton’s Motel is located east of the Property.
5. Fiscal Impacts: The Property is undeveloped and currently zoned B-2, permitting commercial uses. There will be no change in fiscal impacts between the proposed use and future by-right commercial use.