

**IMPACT STATEMENT**  
**September 15, 2023**

**INTRODUCTION**

The applicant, Stafford Commerce Center Owners Association (the “Applicant”), is requesting a conditional use permit on Tax Map Number 20PP A (the “Property”). The Property is comprised of approximately ±1.52 acres and is located on the east side of Center Street within the Griffis-Widewater Election District. The Property is zoned B-2, Urban Commercial.

The Applicant is seeking this conditional use permit for a parking lot, public. The Applicant recently sold two of their six existing, office buildings in the Stafford Commerce Center/Next Tier Connect @ Quantico to Germanna Community College. As part of that sale, the Applicant agreed to undertake efforts to convert an open storm water management pond to parking.

**CAPACITY**

**Highways.** The Property is located east of Center Street between the intersections of Center Street and Garrisonville Road and Center Street and Barrett Heights Road. A Conditional Use Permit Transportation Impact Analysis Determination has been submitted with this application. The purpose of this parking lot is to accommodate additional parking for the existing buildings. In addition, additional access from Center Street is not proposed.

**Utilities.** The Property will be served by public water and sewer.

**Storm Drainage.** The project engineer has confirmed that the storm water management capacity will be maintained in a vault below the parking lot. If additional stormwater management measures are required, they may be provided on-site in accordance with applicable County regulations.

**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 Applicant will add additional landscaping per Stafford County Code and there are no wetlands or sensitive environmental features on the Property.

## **FISCAL IMPACT**

The recent sale of two of the adjacent, existing office buildings to Germanna Community College will have a positive fiscal impact on Stafford County. The County will continue to generate real estate tax from Stafford Commerce Center.

## **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.

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