

IMPACT STATEMENT

INTRODUCTION

The applicant, 6S Development (the “Applicant”) is the contract purchaser of a portion of the property identified as Tax Map Number 46 10 (the “Property”). The Property is comprised of approximately ± 2.95 acres and is located at intersection Jefferson Davis Highway and Cranes Corner Road. The Property is zoned B-2, Urban Commercial and a portion of the Property is located within the Highway Corridor Overlay District. The Property is designated as Business and Industrial on the Central Stafford Business Planning Area Map.

The Applicant is seeking this conditional use permit to allow for a convenience store with a restaurant and motor vehicle fuel sales.

As previously mentioned, the Property is designated as Business and Industrial on the Central Stafford Business Planning Area Map. It appears that the Property is located within Area 3 of the Airport Impact Zone. Area 3 does not require that the use be measured against Additional Review Standards. However, it appears that the portion of Tax Map Number 46 10 not subject to this conditional use permit request may be located within Area 2.

As part of this conditional use permit application, the Applicant has provided building elevations for the building and fuel pumps. In addition, the proposed signage will be provided at a later submission.

CAPACITY

Highways. The Property is situated at the intersection of Jefferson Davis Highway and Cranes Corner. A traffic impact analysis has been submitted with this application. The traffic impact analysis concluded that the proposed access locations as shown on the GDP will not negatively impact the levels of service on the adjoining roadways.

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 twelve inch (12") water main that is located on the west side of Jefferson Davis Highway. Below is the projected impact:

$$2,000 \text{ GPD/acre} \times 2.95 = 5,900 \text{ GPD}$$

- b. Sewer –Public sewer for the Property is proposed to be provided by constructing a private pump station to tie into an existing Force Main on Cranes Corner Road.

$$2,000 \text{ GPD/acre} \times 2.95 = 5,900 \text{ GPD}$$

Storm Drainage. The proposed development of the Property will be installed and constructed in accordance with local, State and Federal regulations. The Applicant is currently proposing to construct a master stormwater facility on a portion of the remainder of Tax Map 46 10 that will serve both properties once subdivided.

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 is currently a vacant lot. 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. In addition, the proposed convenience store with a restaurant inside and motor vehicle fuel sales will generate sales and gas tax. The proposed development will also create several jobs. The proposed development is consistent with the Central Stafford Business Area goal to create additional commercial uses within this Planning Area.

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 with B-1 designated properties to the west and A-1 designated properties to the south and east. The use is consistent with the uses permitted in the Central Stafford Business Area.