

IMPACT STATEMENT

INTRODUCTION

The owner and applicant, Burns Limited Family Partnership (the “Applicant”) is the owner of the properties identified as Tax Map Numbers 29 92B, 29 93A, 29 93C and 29 93D (collectively the “Property”). The Property is comprised of approximately ± 25.8 acres and is located at intersections of Wyche Road and Hospital Center Boulevard (Courthouse Road realigned) and Courthouse Road and Hospital Center Boulevard. The Property is currently zoned B-3, Office, and located within the Courthouse Planning Area in the Comprehensive Plan. The Property is designated as HC, Highway Commercial on the Courthouse Planning Area map.

The Applicant is seeking to rezone the Property from B-3, Office to B-2, Urban Commercial, which is consistent with the HC designation. In addition, the Applicant is seeking conditional use permits to allow for drive-through uses (four (4) restaurants with a drive-through, one (1) pharmacy with a drive-through and one (1) convenience store with motor vehicle fuel sales and a drive-through). The proposed rezoning to B-2, Urban Commercial allows for a maximum density of .7 which equates to approximately ± 786,700 sq. ft. The Applicant is proposing a maximum of 220,000 sq. ft., which is approximately .20 of the permitted density. In addition, as part of the rezoning application, the Applicant has proffered Design Guidelines that will be adhered to throughout the development of the Property.

CAPACITY

Highways. The Property and its unique 4 separate parcels is created by the new I-95 Exit 140 interchange that is currently under construction in Stafford County. 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 adjoin road ways.

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

- a. Water – The Property is located within the Central pressure zone. Public water for the Property will be provided by connecting to a twelve inch (12") water main that is currently being constructed in Wyche Road and realigned Courthouse Road in connection with the VDOT I-95/Route 630 Interchange Relocation Improvement project. In addition, water main stub outs are being provided to the Property as part of this project. At the time of final site engineering, a water line network will be developed for each of the Landbay to provide domestic and fire service to the proposed buildings. Below is the projected impacts

Land Bay 1: 2,000 GPD/acre x 5.6 acres = 11,200 GPD

Land Bay 2: 2,000 GPD/acres x 3.1 acres = 6,200 GPD

Land Bay 3: 2,000 GPD/acre x 12.5 acres = 25,000 GPD

Land Bay 4: 2,000 GPD/acre x 4.6 acre = 9,200 GPD

- b. Sewer – The Property is located within the Accookeek Creek sewershed. Public sewer for the Property is proposed to be provided by constructing an eight inch (8") sewer outfall line along Hospital Center Boulevard towards the east. This sewer outfall will connect to a sanitary sewer line that crosses Hospital Center Boulevard and is being constructed in connection with the VDOT I-95/Route 630 Interchange Relocation Improvement project. Construction of this sewer line will allow gravity sewer to the four separate parcels created by Courthouse Road, Wyche Road and Hospital Center Boulevard. Extending sewer to these four parcels will require crossing Hospital Center Boulevard, Wyche Road and Courthouse Road. These crossings are being coordinated with the VDOT contractor to provide carrier pipe for the eventual extension of sanitary sewer to the four parcels.

AVERAGE DAILY FLOW (ACCOOKEEK CREEK SEWER SHED):

Land Bay 1: 2,000 GPD/acre x 5.6 acres = 11,200 GPD

Land Bay 2: 2,000 GPD/acres x 3.1 acres = 6,200 GPD

Land Bay 3: 2,000 GPD/acre x 12.5 acres = 25,000 GPD

Land Bay 4: 2,000 GPD/acre x 4.6 acre = 9,200 GPD

Storm Drainage. The proposed development of the Property will be installed and constructed in accordance with local, State and Federal regulations. For BMP purposes this development will be designed as new development and will use the current version of the Virginia Runoff Reduction Method new development compliance spreadsheet. It is anticipated, underground storage chambers will be used to help maximize the development potential of the site. The underground storage chambers will be used to provide treatment for the required BMP measures. In addition, the underground chambers will provide storage to regulate the release of the required storm events to meet SWM and adequacy of outfall measures. The underground system alone may not be enough to meet BMP requirements. Additional BMP measures may include proprietary and non-pro-proprietary measures as approved by the Virginia Department of Environmental Quality and/or the purchase of off-site nutrient credits. The proposed development will have minimal impacts.

Schools. The existing B-3 zoning and the proposed rezoning and conditional use permits will have no impact on the school facilities in Stafford County.

Recreational Facilities. The exiting B-3 zoning and the proposed rezoning and conditional use permits will have no impacts on the recreational facilities in Stafford County.

ENVIRONMENTAL IMPACT

Approximately \pm 0.14 acres (6,200-square feet) of palustrine forested wetlands (“PFO”) are proposed to be permanently impacted. These unavoidable impacts to jurisdictional waters are necessary in order to accomplish project goals. The impacts will result from the construction of a parking lot and retail structures along Florida Rock Drive. It should be noted that wetland impacts occurring from the VDOT road project will leave this remaining 0.14 acre PFO hydrologically isolated and would not likely contribute any significant ecological value to the environment in its proposed condition. VDOT is impacting both the upper and lower portions of this wetland as part of their roadway project. The grading and road installations may also impact existing hydrology in the area and may therefore indirectly impact this existing wetland area. As such, the proposed PFO impact is not expected to drastically alter the local ecology.

There are no practicable onsite alternatives to the proposed project. In order for the project purpose to be practicably achieved, the PFO wetland will need to be permanently impacted for the construction of retail and office buildings and associated parking. The current road relocation is planned to be elevated approximately eight (8') to fourteen feet (14'). As a result, significant fill and tree clearing to raise the site to the highway level is required. The objective of the project is to provide services for travelers from Interstate 95 and business development opportunities for the local community, as part of Stafford County’s growth goals. The subject property and adjacent northwest parcel are currently undeveloped, providing the only route through the immediate area that would allow for the realignment of Courthouse Road without impacting currently developed residential/commercial parcels in the area. Furthermore, the VDOT transportation project occurring prior to this project will permanently impact an intermittent stream and wetlands located in the drainage area of the onsite PFO wetland leaving the feature hydrologically isolated; limiting the ecological benefit provided by this feature following completion of the VDOT project. VDOT has also been permitted to impact both the upper and lower portions of this existing PFO wetland, further compromising the post-construction integrity of this wetland area.

A Joint Permit Application was submitted to the Virginia Department of Environmental Quality (“DEQ”) and the United States Army Corps of Engineers (“USACE”) for review and approval. In addition, the Stafford County Wetlands Board reviewed the wetlands permit and in October 12, 2018, determined that *“no local Wetlands Board permit will be required because no tidal wetlands or streams occur on the project site.”* On November 20, 2018, the Applicant received approval from DEQ and USACE.

FISCAL IMPACT

The proposed development will have a positive fiscal impact on Stafford County. First, there will be a positive tax impact to Stafford County. The County will generate real estate tax from the proposed development which include not only the land but multiple buildings. In addition, the proposal includes restaurants, a convenience store with motor vehicle fuel sales and the potential for a hotel on site. Additional meal, lodging and gas taxes will benefit the County.

The proposed development will also create several jobs which will vary in educational and vocational expertise. The range of jobs that will be created from this proposal will be positive and allow for Stafford County residents of different backgrounds to be employed by this proposal. A full Economic Impact Analysis has been submitted with this application.

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 surrounded by B-3 zoned properties with industrial uses to the south and north and B-3 and R-1 properties to the west. Appropriate buffers, per Stafford County code, will be provided between the adjacent properties. As previously mentioned, the Property and its unique 4 separate parcels is created by the new I-95 Exit 140 interchange that is currently under construction in Stafford County. The proposed use is consistent with the HC, Highway Commercial designation on the Courthouse Planning map and will be an asset to the surrounding area.