

# ***Community Impact Statement***

*For*

## ***8251 Richmond Road Special Use Permit***

*Prepared For*

***Hertzler & George  
P.O. Box 457  
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## ***I. INTRODUCTION***

Hertzler & George is applying for a Special Use Permit (SUP) for a portion of the property located at 8251 Richmond Road in Toano, Virginia. The existing zoning for this property is A-1 General Agriculture, and the purpose of this SUP request is to bring a portion of the property into conformance with the James City County Zoning Ordinance to allow for a contractor's office and storage yard associated with the Hertzler & George landscaping business.

The purpose of this Community Impact Statement (CIS) is to summarize and organize the planning efforts of the project team into a cohesive package for Staff review, addressing the pertinent planning issues as well as the cultural, fiscal, and physical impacts of the proposed development to James City County.

## **II. THE PROJECT TEAM**

The organizations that participated in the preparation of the information provided within this SUP submission are as follows:

- Business Owner: Hertzler & George Greenguard Associates, Inc.
- Civil Engineering: AES Consulting Engineers

The key components of this Community Impact Statement are as follows:

- Existing Conditions
- Project Description
- Planning Considerations
- Analysis of Impacts to Public Facilities and Services
- Analysis of Environmental Impacts
- Analysis of Stormwater Management
- Analysis of Impacts to Traffic
- Fiscal Impact Study
- Conclusions

### **III. EXISTING CONDITIONS**

Overall Site Location – See Figure 1, Vicinity Map, Page 6

The existing SUP site is currently partially developed and mostly wooded. There are existing gravel roadways and parking areas, building structures, stormwater management infrastructure, and underground utilities located onsite. Elevations range from 90± to 124±, with existing slopes onsite from 0 to 25± percent.

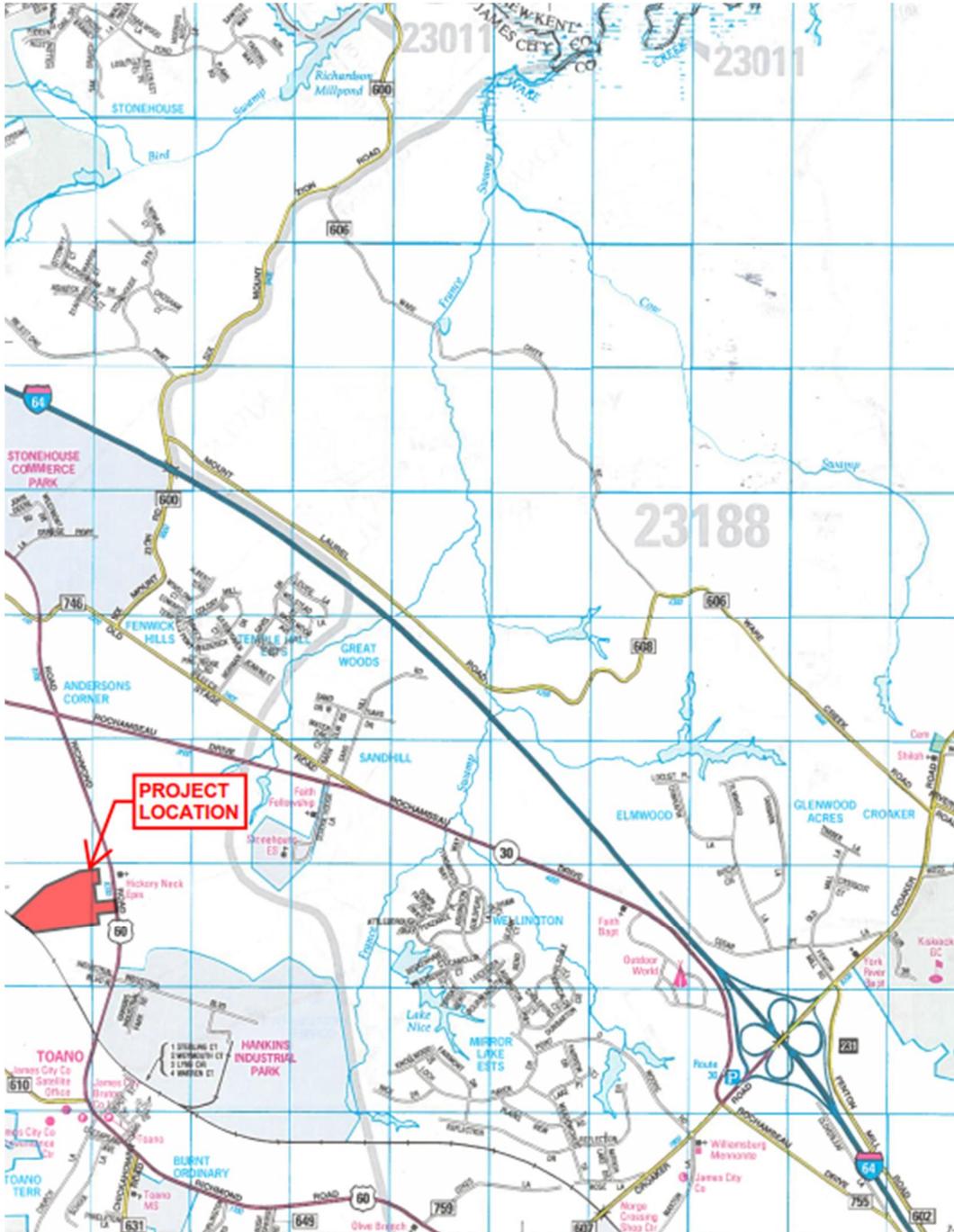
The Master Plan contains detailed information on preliminary wetlands, buffers, soils, and slopes. A pre-development SUP site analysis reveals the following results:

<b>Total SUP Area:</b>	<b>4.97 acres</b>
<i>RPA Wetland Areas:</i>	<b>0.00 acres</b>
<i>Non-RPA Wetland Areas:</i>	<b>0.00 acres</b>
<i>Areas of 25% or Greater Natural Slopes:</i>	<b>0.07 acres</b>
<b>Total Non-Developable SUP Area:</b>	<b>0.07 acres</b>
<b>Net Developable SUP Area:</b>	<b>4.90 acres</b>

### **IV. PROJECT DESCRIPTION**

Hertzler & George proposes to redevelop a portion of the existing overall parcel in order to bring the SUP site into conformance with the James City County Zoning Ordinance to allow for a contractor’s office and storage yard associated with the Hertzler & George landscaping business. This SUP project also includes roadway and parking space additions, stormwater management additions, and underground utility additions associated with the proposed re-development. The corresponding Master Plan shows the configuration of the existing and proposed SUP site features.

Figure 1



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APPROXIMATE SCALE: 1"=2000'

**VICINITY MAP**  
for  
**8251 Richmond Road**  
**James City County, Virginia**

**V. PLANNING CONSIDERATIONS**

**A. Land Use**

The 29.72± acre parcel located at 8251 Richmond Road (Parcel ID #1240100064) is currently zoned as A-1, General Agriculture. The James City County 2035 Comprehensive Plan designates this parcel as General Industry. This site is currently bounded by 8399 Richmond Road (Parcel ID #1230100001), 8395 Richmond Road (Parcel ID #1240100001A), and 8391 Richmond Road (Parcel ID #1240100063) to the north; 8343 Richmond Road (Parcel ID #1240100002), 8305 Richmond Road (Parcel ID #1240100003), 8297 Richmond Road (Parcel ID #1240100004), 8277 Richmond Road (Parcel ID #1240100005), 8231 Richmond Road (Parcel ID #1240100007), and Richmond Road to the east; 8205 Richmond Road (Parcel ID #1240100009A) to the south; and the CSX Railroad to the west.

An SUP is being requested in order to utilize a portion of this subject property in question for a contractor’s office and storage yard associated with the Hertzler & George landscaping business, which includes the storage of the contractor’s equipment, trailers, and vehicles.

**B. Environmental**

The environmental concerns associated with this SUP project are described in the following section: *VII. Analysis of Environmental Impacts, A. Wetlands & Resource Protection Areas.*

**C. Historic & Archeological**

The SUP site is located in an area of low probability to contain historic or archeological concerns related to the re-development. However, an archeological report shall be provided to James City County prior to site plan approval.

**VI. ANALYSIS OF IMPACTS TO PUBLIC FACILITIES AND SERVICES**

**A. Public Water & Sewer Facilities**

This SUP site includes additional public water and sanitary sewer requirements as part of the James City Service Authority (JCSA) Primary Service Area (PSA). There are existing JCSA water mains and JCSA sanitary sewer force mains located adjacent to the SUP site within the Richmond Road Right-of-Way (R/W). The proposed SUP public water system ties into the JCSA 8” water main, and the proposed SUP sanitary sewer force main system ties into the JCSA 12” sanitary sewer force main as shown on the Master Plan.

## **B. Fire Protection and Emergency Services**

There are currently five (5) fire stations providing fire protection services and Emergency Medical Services (EMS) to James City County. Two (2) fire stations are located within a reasonable distance to the SUP site; these fire stations are Fire Station 1 and Fire Station 4. The closest fire station to the SUP site within James City County is Fire Station 1, located at 3135 Forge Road. Response time to the SUP site is within appropriate limits if an emergency event occurs that requires additional fire and life safety support.

## **C. Solid Waste**

The solid waste that is generated from the construction debris, office waste, and yard waste associated with the landscaping business shall be adequately collected onsite and properly hauled offsite when the appropriate disposal service is necessary.

## **D. Utility Service Providers**

There are adequate utility services available along this portion of Richmond Road, including electric, telecommunications, natural gas, public water, and sanitary sewer. The SUP site shall utilize such utilities for the proposed re-development.

## **E. Schools**

There are no impacts to the school system with this SUP project.

# **VII. ANALYSIS OF ENVIRONMENTAL IMPACTS**

## **A. Wetlands & Resource Protection Areas**

There are wetlands and Resource Protection Areas (RPA) located on the overall parcel. However, there are no wetlands or RPA buffers located on the SUP site.

## **B. Endangered Species**

The SUP site is located in an area of low probability to contain endangered species concerns related to the re-development. However, an endangered species report shall be provided to James City County prior to site plan approval.

### **C. Soils**

The United States Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS) Web Soil Survey highlights the following soil types located within the SUP site area:

- 11C, Craven-Uchee Complex
- 15E, Emporia Complex
- 18B, Kempsville Fine Sandy Loam

Please refer to the Master Plan for the locations of the aforementioned soils.

## **VIII. ANALYSIS OF STORMWATER MANAGEMENT**

### **A. Stormwater Quality**

The Virginia Runoff Reduction Method (VRRM) as set forth by the Virginia Department of Environmental Quality (DEQ) governs the stormwater quality requirements for both new and re-development projects. Since the existing SUP site is partially developed, the proposed SUP site is classified as a “Re-Development” project. Following the stormwater quality analysis procedures for a re-development, the required pollutant load reduction can be calculated to ensure the proposed SUP development does not have a negative impact on downstream waterways. This pollutant load reduction is measured in Total Phosphorus (TP), a chemical that DEQ has determined that drives all other pollutant levels. Essentially, if the TP load is reduced, so are all other pollutants.

The VRRM Spreadsheet for this SUP project is included in the Appendix and details the SUP site soil data and required TP load reduction. The TP load reduction required for the proposed SUP site is 4.20 lb/yr. Based on the Best Management Practice (BMP) of a Wet Pond (Level 2) provided for the SUP site, the TP load reduction achieved is 4.67 lb/yr, exceeding the requirement by 0.47 lb/yr.

### **B. Stormwater Quantity**

Stormwater quantity control is required to ensure that the post-development stormwater runoff from the SUP site is controlled to a point that is either at or below the existing condition in terms of flow rates. This stormwater quantity flow rate can be reduced by storing the increase stormwater runoff in a BMP for a period of time before releasing it back into the downstream waterway. A DEQ-approved Wet Pond (Level 2) is proposed to store the increased stormwater and reduce the runoff flow rate. The VRRM can be used in combination with the Soil Conservation Service (SCS) Method to calculate the required stormwater volume for the Wet Pond (Level 2). Appropriate measures shall be taken to ensure that the 1-, 2-, 10-, and 100-year storm events are properly contained within the Wet Pond (Level 2) and discharged over time with appropriate flows to maintain or better the existing condition.

**C. Special Stormwater Criteria**

Since the overall parcel is located within the Diascund Creek Watershed, there are no Special Stormwater Criteria (SSC) requirements.

**D. Storm Sewer System**

The majority of stormwater runoff from the proposed SUP site shall be conveyed via sheet flow, shallow concentrated flow, and channel flow to the proposed drop inlets placed at strategic low points. These drop inlets shall convey stormwater runoff via the proposed drainage pipe infrastructure into the Wet Pond (Level 2). This Wet Pond (Level 2) shall control the outfall of stormwater runoff.

**IX. ANALYSIS OF IMPACTS TO TRAFFIC**

Based on historical data provided by Hertzler & George, the landscaping business generates approximately 60 trips per day. Since this trips per day amount is less than 100 peak-hour trips, a traffic study is not required for this SUP application.

**X. FISCAL IMPACT STUDY**

A Fiscal Impact Study is not required for this SUP application.

**XI. CONCLUSIONS**

Hertzler & George has been operating in James City County since 1993 and is seeking to bring a portion of the property located at 8251 Richmond Road into conformance with the James City County Zoning Ordinance to allow for a contractor's office and storage yard associated with the landscaping business.

This SUP application meets the intent of the James City County 2035 Comprehensive Plan, which designates this parcel as General Industry. As previously detailed and described, there are no negative public facilities and services, environmental, or traffic impacts associated with this SUP application.

Finally, stormwater runoff from the proposed impervious cover associated with this SUP application shall be collected and conveyed to the Wet Pond (Level 2), which shall adequately meet the stormwater quality and stormwater quantity requirements for the SUP site.

# **APPENDIX**

Master Plan  
VRRM Spreadsheet