

To: Town of Warrenton

From: Benjamin Johnson

Date: January 20, 2025

RE: The Home Depot #8552 Warrenton Job Address: 267 Alwington Blvd Warrenton, VA 78634

To Whom It May Concern:

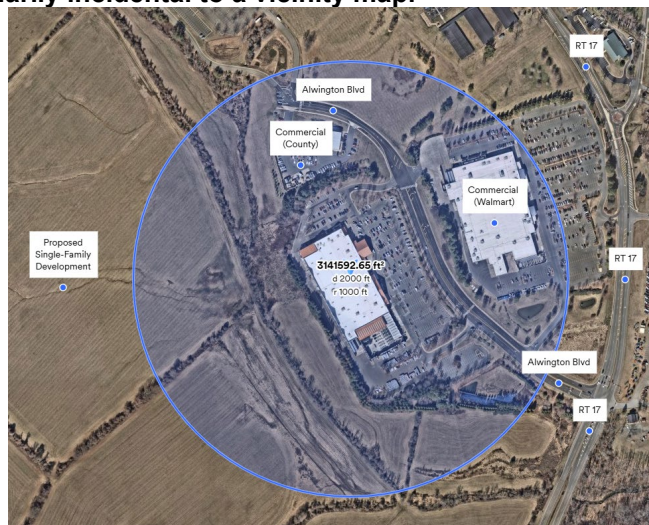
Please accept the following statements of justification concerning the above referenced project.

Statements of Justification

Compatibility of the proposed use with the existing and proposed land uses adjacent to and in the vicinity of the site and any potential impacts on the environment and on the neighborhood due to the proposed use intensity, number of participants, acreage, hours of operation, traffic, lighting, and access.

- The proposed rental equipment and outdoor storage uses are compatible ancillary uses to the primary use of the existing Home Depot store within the commercial zoning district. There are no anticipated environmental impacts within the proposed uses. The use is low intensity, with an anticipated four daily trips to the store, so it will have limited to no impact to the adjacent community. It will serve as a benefit to the local community as it will serve them the ability to rent equipment that they would not normally have readily available to them to complete home improvement jobs. The equipment will be available to the community members to rent as well as local contractors. The rental equipment and rental trucks will reside in a proposed 2,700 square foot area that will take up 15 existing parking stalls on the north side of the building. The outdoor storage on the south side of the building will be in a 2,520 square foot area that uses 14 existing parking stalls. The hours of operation will be during the standard operations of the Home Depot store and all transactions related to the rental equipment will happen within the store. The project will utilize existing property access and lighting.

A vicinity map depicting the adjacent and nearby (within 1,000 feet) land uses, streets and other data customarily incidental to a vicinity map.



A proposed site development plan indicating the location of the anticipated structures, setback lines, street pattern, parking provisions, a screening plan, and common open space if applicable. Such plans shall be contained on sheets measuring a minimum of 18" X 24" and a maximum of 36" X 24".

- A proposed site development plan package has been provided at 36"x24" size.

An analysis of the impact on the Town's transportation network and the ability of adjacent streets and intersections to efficiently and safely move the volume of traffic generated by the development, along with estimates of cost and means of providing improvements required to service the proposed special use.

- The proposed use is anticipated to generate 13 additional net, new p.m. peak-hour (daily peak hour) trips (7 entering/6 exiting).

An analysis of the impact on the Town's community facilities including estimates of costs and means of providing the additional community facilities which will be needed to serve the proposed special use. Community facilities include, but shall not be limited to, sewage disposal facilities and systems, solid waste disposal facilities and systems, water supply facilities and systems, storm drainage facilities and systems, and electrical utility facilities and systems.

- There are no proposed impacts to the Town's community facilities.

An analysis of the ability of the Town to provide police and fire protection to the proposed special use.

- The property has existing site access and maneuverability that may be utilized for police and fire access to the proposed special use areas and around the building. The proposed uses will not impact or impede on any emergency ingress/egress.

The proposed configuration and intensity of lighting facilities to be arranged in such a manner to protect the streets and neighboring properties from direct glare or hazardous interference.

- There are no proposed lighting facilities.

Noise impact and abatement studies to determine potential impact on adjoining properties and neighborhoods.

- The uses will have no noise impact to the adjacent properties and neighborhoods outside of the existing noise generated by the existing Home Depot operations. All the rental equipment will reside on a trailer that will be connected by a customer's vehicle and hauled offsite for use. The equipment will not be operated on the property. Any maintenance or repairs of the equipment will happen offsite.

The delineation of any necessary screening for any uses or structural features deemed to be incompatible with the objectives of this Article, the remainder of this Zoning Ordinance, or the Comprehensive Plan including walls, fences, plantings, and/or other enclosures. Other landscaping to enhance the effectiveness of the screening and to insure the compatibility of use may also be required.

- The proposed rental equipment stalls and outdoor storage area will be screened consistent with the Town requirements. Both areas will have a 10' tall wall on each side and covered by an overhead canopy structure.

The delineation of screening and buffering of all parking areas will be required in accordance with a landscaping plan. Parking areas forward of the established building setback line will be prohibited.

- The proposed uses will reside within existing parking stalls and will be screened by the existing parking lot and perimeter property landscaping.

The delineation of major trees on the site. Except to protect the public safety, avoid property loss, or provide for required parking, all major trees forward of the building setback line may be required for preservation if their removal would diminish the character of the neighborhood.

- With this proposal, there are no proposed impacts to existing trees and no existing trees are proposed to be removed.

Evaluation Criteria

- 1. Comment: Whether the proposed Special Use Permit is consistent with the Comprehensive Plan.**

Response: The proposed special use is consistent with the Comprehensive Plan as it serves as an ancillary use to the property primary use. The proposed use does not impact existing offsite traffic, existing site access, existing onsite vehicular, pedestrian, ADA, and emergency access routes, or the Town facilities. The proposed use does not add any additional square footage to the building.

- 2. Comment: Whether the proposed Special Use Permit will adequately provide for safety from fire hazards and have effective measures of fire control.**

Response: The proposed special use is outdoors and does not impact fire access around the building. There will be no chemicals or combustibles stored in the proposed areas.

- 3. Comment: The level and impact of any noise emanating from the site, including that generated by the proposed use, in relation to the uses in the immediate area.**

Response: The proposed use does not generate any additional noises more than the existing operating noise level on site. The proposed rental equipment will not be operated onsite.

- 4. Comment: The glare or light that may be generated by the proposed use in relation to uses in the immediate area.**

Response: There is no proposed lighting. The uses will utilize existing site and parking lot lighting fixtures.

5. **Comment:** The proposed location, lighting and type of signs in relation to the proposed use, uses in the area, and the sign requirements of this Ordinance.

Response: There are no proposed lighting fixtures. The proposed signs are limited to reserved parking signs at the back of the rental equipment stalls. These will be a bollard with a pole mounted sign.

6. **Comment:** The compatibility of the proposed use with other existing or proposed uses in the neighborhood, and adjacent parcels.

Response: Adjacent land uses include other retail establishments, service business, and some light industrial uses. The surrounding area is designed to support various commercial activities, providing a convenient shopping experience for customers. The proposed Special Use Permit will align with the existing land use plans and policies, ensuring that it fits within the broader vision for the area.

7. **Comment:** The location and area footprint with dimensions (all drawn to scale), nature and height of existing or proposed buildings, structures, walls, and fences on the site and in the neighborhood.

Response: A proposed site development plan package has been provided.

8. **Comment:** The nature and extent of existing or proposed landscaping, screening and buffering on the site and in the neighborhood.

Response: There is landscaping currently being utilized around the perimeter and interior of the parking lot to reduce the harmful effects of heat, noise, glare, and other disruptive effects associated with motor vehicle use. Visual screening and buffer yards have been incorporated between the various land uses to provide noise buffering and enhance the visual appeal of the area.

9. **Comment:** The timing and phasing of the proposed development and the duration of the proposed use.

Response: The outdoor storage component will be installed as part of phase 1 which will commence upon approvals from the Town, it is anticipated that this work will take 2-3 months to be completed. Outdoor storage as an ancillary use to Home Depot is typically busiest during the spring months, but this will be a permanent use. The rental equipment component will be installed in phase 2 (date to be determined). This use will be a permanent use.

10. **Comment:** Whether the proposed Special Use Permit will result in the preservation or destruction, loss or damage of any significant topographic or physical, natural, scenic, archaeological or historic feature.

Response: The proposed Special Use Permit will cause no destruction, loss, or damage to any topographic or physical, natural, scenic, archeological or historic features. Land disturbance will be limited to the location of the foundations of the overhead structure.

11. Comment: Whether the proposed Special Use Permit at the specified location will contribute to or promote the welfare or convenience of the public.

Response: The proposed Special Use Permit will enhance public welfare and convenience by improving community resources and making them more readily accessible to all members of the community.

12. Comment: The traffic expected to be generated by the proposed use, the adequacy of access roads and the vehicular and pedestrian circulation elements (on and off-site) of the proposed use, all in relation to the public's interest in pedestrian and vehicular safety, efficient traffic movement and access in case of fire or catastrophe.

Response: The traffic expected to be generated by the proposed use will be minimal. The adequacy of access roads and the vehicular and pedestrian circulation elements (on and off-site) of the proposed use have been thoroughly evaluated, ensuring alignment with the public's interest in pedestrian and vehicular safety, efficient traffic movement, and access in case of fire or catastrophe. The uses are limited to the sides of the building where there is less vehicular and pedestrian traffic. There are no proposed impacts to ADA access, pedestrian circulation, fire and emergency access, or vehicular circulation.

13. Comment: Whether the proposed use will facilitate orderly and safe road development and transportation.

Response: Yes, the proposed use will facilitate the orderly and safe development of roads and transportation infrastructure, ensuring a well-coordinated and secure environment for the community. The uses are limited to the sides of the building where there is less vehicular and pedestrian traffic. There are no proposed impacts to ADA access, pedestrian circulation, fire and emergency access, or vehicular circulation.

14. Comment: Whether, in the case of existing structures proposed to be converted to uses requiring a Special Use Permit, the structures meet all code requirements of the Town of Warrenton.

Response: Yes, the existing structures meet all code requirements for the Town of Warrenton.

15. Comment: Whether the proposed Special Use Permit will be served adequately by essential public facilities, services and utilities.

Response: The proposed Special Use Permit will be adequately served by essential public facilities, services, and utilities. This includes, but is not limited to, access to water supply, sewage systems, electricity, and emergency services. The infrastructure in place can support the

additional demands that may arise from the implementation of this permit, ensuring that all necessary public services are maintained at optimal levels. However, the proposed uses will not require extra demand from the public utility services.

16. Comment: The effect of the proposed Special Use Permit on environmentally sensitive land or natural features, wildlife habitat and vegetation, water quality and air quality.

Response: The proposed Special Use Permit will have no adverse effect on environmentally sensitive land, natural features, wildlife habitat, vegetation, water quality or air quality.

17. Comment: Whether the proposed Special Use Permit use will provide desirable employment and enlarge the tax base by encouraging economic development activities consistent with the Comprehensive Plan.

Response: The proposed Special Use Permit will provide desirable employment opportunities and enlarge the tax base by encouraging economic development activities consistent with the Comprehensive Plan. Additionally, new initiatives can attract more visitors to the area, thereby benefiting local businesses through increased customer traffic. It is anticipated that 2-3 new employment opportunities will be created by the new uses.

18. Comment: The effect of the proposed Special Use Permit use in enhancing affordable shelter opportunities for residents of the Town, if applicable.

Response: The effect of the proposed Special Use Permit on enhancing affordable shelter opportunities for residents of the Town is not applicable.

19. Comment: The location, character, and size of any outdoor storage.

Response: The outdoor storage area on the south side of the building will occupy a 2,520 square foot space, utilizing 14 existing parking stalls.

20. Comment: The proposed use of open space.

Response: We are not adding any building square footage so there is no additional open space proposed with this SUP.

21. Comment: The location of any major floodplain and steep slopes.

Response: This is an existing Home Depot development that does not present any flooding issues or concerns. Additionally, there is no change in grading or impervious area with this application and construction land disturbance is limited to the overhead structure foundations.

22. Comment: The location and use of any existing non-conforming uses and structures.

Response: There are no existing non-conforming uses and structures at this location.

23. Comment: The location and type of any fuel and fuel storage.

Response: The equipment is an outdoor use and there will not be fuel stored inside the building. Fuel storage will remain exterior to the building at the locations that already exist.

24. Comment: The location and use of any anticipated accessory uses and structures.

Response: The rental equipment and rental trucks will reside in a proposed 2,700 square foot area that will take up 15 existing parking stalls on the north side of the building. The outdoor storage on the south side of the building will be in a 2,520 square foot area that uses 14 existing parking stalls.

25. Comment: The area of each proposed use.

Response: The rental equipment and rental trucks will reside in a proposed 2,700 square foot area that will take up 15 existing parking stalls on the north side of the building. The outdoor storage on the south side of the building will be in a 2,520 square foot area that uses 14 existing parking stalls.

26. Comment: The proposed days/hours of operation.

Response: The current operating hours of Home Depot are Monday – Sunday 6:00am-9:00pm.

27. Comment: The location and screening of parking and loading spaces and/or areas.

Response: The proposed rental equipment stalls and outdoor storage area will be screened in accordance with the Town's requirements. Both areas will feature 10-foot-tall walls on each side and will be covered by an overhead canopy structure. This screening measures have been discussed with Town staff.

28. Comment: The location and nature of any proposed security features and provisions.

Response: The existing security features and provisions that are currently in place will be utilized, and no additional measures will be implemented.

29. Comment: The number of employees.

Response: 2-3 additional employment opportunities.

30. Comment: The location of any existing and/or proposed adequate on and off-site infrastructure.

Response: There are existing 8" sanitary sewer lines from the main road to the site. There are multiple stormwater lines on site. All utilities and site access points are existing and will not be impacted by the proposed uses or require any additional service.

31. Comment: Any anticipated odors which may be generated by the uses on site.

Response: There are no anticipated odors that may be generated by the uses on the site, ensuring that the surrounding environment remains unaffected, and the air quality is maintained at a high standard for the comfort and well-being of the public. The proposed equipment will always reside on a trailer when on site. It will not be turned on or operated at the store.

32. Comment: Refuse and service areas.

Response: There will be no additional impact on refuse and service areas, ensuring that existing waste management and service operations remain unaffected

If you have any questions, please feel free to contact me, Ben Johnson at 786-725-5696 or via email at ben.johnson@kimley-horn.com

Sincerely,

KIMLEY-HORN AND ASSOCIATIONS, INC.

Ben Johnson

