

Project Narrative for 26243 Constitution Highway, Rhoadesville, Va. 22542

Unionville Tire Service, Inc.

1. Project Description

We are proposing the construction of a new facility for use by Unionville Tire Service for the purpose of general business expansion. Currently, Unionville Tire Service serves the community in the agricultural and commercial diesel repair and tire service industry. Unionville Tire Service has served Orange County for over 30 years providing an integral service and support system for my many agricultural and commercial businesses that call Orange and surrounding counties home. The project aids in accomplishing the following goals and objectives as set forth in the Orange County Comprehensive Plan.

A. Goal 1 – Objective B (Sustain and enhance agricultural and forestal uses) Unionville

Tire Service provides an integral service to the agricultural community by assisting small and large farms as well as forestry operations with the service and repair of machinery needed to implement sustainable and productive farming and forestry practices. These services ensure farming and forestry can be conducted with safe and productive machinery, which in turn aids these operations in maintaining rural agriculture and forested areas.

B. Goal 2 – Objective B (Utilize the recommendations contained in the Existing and Target Industry Analysis (TJPED, 2012) and target the following industries based on the screening criteria contained in the report) Unionville Tire Service's business

encompasses many of the targeted industries as laid out in the aforementioned report: Agribusiness, Transportation and Logistics, and Light Manufacturing. Unionville Tire Service not only supports agriculture in the traditional sense, but is the main repair facility in the County for its large commercial greenhouse producers such as Battlefield Farms, Inc. and American Color, Inc. Unionville Tire Service ensures that these large transportation fleets are repaired and serviced in Orange County. This is vitally important not only from a county tax standpoint, but from an employment standpoint as well. In addition, Unionville Tire Service provides light machining work in house with the use of lathes and mills to fabricate parts needed to sustain and support these industries.

C. Goal 2 – Objective C (Evaluate the County's overall approach to retaining and attracting business and industry) The approval of this plan accomplishes this goal by ensuring that a well established business in the community has a continued presence in the County. The importance of retaining small business in the County cannot be overstated. Unionville Tire Service provides jobs and opportunities for its employees as well as aids in providing required services to support agricultural, commercial, and transportation services in the community.

2. Anticipated traffic volumes and related traffic impacts
 - a. We expect no more than 20 visitors to the facility any given day. Most of our services are performed on a scheduled basis, with limited walk in customers. The current volume of traffic at the existing facility supports this assumption.
 - b. Please see attached letter from Mark Wood (VDOT) outlining the proposed entrance locations and volumes.

3. Fiscal impact analysis
 - a. The fiscal impact and economic benefit to the county will be consistent with the current business fiscal impact. The proposed zoning change will result in increased tax revenues to the County by way of tax assessment value.
 - b. The expansion of Unionville Tire Service into a new facility will ensure that local revenue generators (ie. small business) will be able to continue to function via the aid of repair and maintenance services.
 - c. There will be no additional costs incurred by the county

4. Impacts on the provision of public services
 - a. No additional impacts on public services.

5. Environmental impact analysis
 - a. We foresee no environmental impact on the current property.
 - b. All fluids will be stored in approved containers with proper containment practices (ie. mitigation and containment)
 - c. Fluid capacity for facility will not exceed 600 gallons of new and waste fluid (combined). (SPCC requirements begin at 1,320 gallons of above ground storage)
 - d. All waste fluid will be transported off site for recycling through the use of an environmental services provider.
 - e. No underground storage will be present

6. Analysis of impacts on historic and cultural resources
 - a. The property does not fall within or border any historical district in the county.
 - b. There will be no impact on any historical or cultural resources.

7. Anticipated impacts to neighboring properties
 - a. The property lies in an area of commercial use. Directly across Route 20 lies Lafayette Station, a commercial building with multiple commercial businesses. Other commercial businesses in direct line of sight with the property include:

Edwards Store, Wilson Tire, Ag Masters Equipment Service, and Dunaway's heating and Cooling. We see no impacts on these commercial properties.

- b. We see no impacts to the property adjoining the north side of the parcel (Leo Urbanske). The property line consists of a dense tree line and railroad bed. These provide ample visual obstruction of the property as well as a sound buffer.
- c. Potential impact to the west (Robert Gooch). The impact may be mitigated through a proffered landscape barrier and discussion with the adjoining landowner.

8. Noise Production

- a. Noise production is expected to be consistent with the normal operating tolerances for a repair shop. Work will be performed indoors where the walls of the facility will dampen noise from exiting the facility. In addition the tree line buffers will help to shed and distort noise from the property.