

Generalized Development Plan - Narrative

Par 5 Development Group, LLC is proposing to develop a Dollar General retail building on tax parcel 70-A-68, on Route 208 just northeast of the intersection with Lawyer's Road. The site is currently zoned A-3 and is requested to be rezoned to C-1 to permit the use.

Dollar General enjoys being a part of rural communities like the immediate area of the site and finds success in being a close by, quick, and convenient stop for nearby residents. The store does not pull customers from far away and so, becomes a community store. Rather than being part of a strip mall or larger development, Dollar General prefers to be a stand-alone facility.

The site is open and is not characterized by USACE jurisdictional areas (wetlands). Landscaping will be provided around the perimeter of the site and, where appropriate, in the stormwater management facility. Public water and sewer are not available at the site, so a well and drainfield will be constructed to serve the site. Typical water usage is expected to be approximately 200 gallons per day.

The stores typically average 15 to 20 transactions per hour. Studies have estimated and confirmed that 30 spaces will accommodate the customer flow rate that the store generates. This has also been sufficient for traffic generated at the peak Christmas season levels. Based on the Spotsylvania County code requirements, thirty-three 33 spaces are required for the approximate retail floor area of 7,343 square feet.

Architectural elevations are included in the rezoning package and show the intended building design. The building is expected to be approximately 130' x 70' and 1 story.

Lights in the parking area will provide adequate illumination for safety and security while having the appropriate fixtures to direct light downward onto the site and minimize light spilling into adjacent properties or the right-of-way.

Trash from the store will be collected in dumpsters, which will be screened from view and collected regularly by a private collection service.

Fiscal Impact Analysis

No increased burden on local fire and rescue services, the local schools, nor libraries is anticipated. Tax revenues from the project for Spotsylvania County are estimated in the table below.

	County Tax Rate	Estimated Taxable Amount	Estimated County Revenue
Real Estate	0.86%	\$250,000.00	\$2,150.00
Personal (Tangible Business) Property	5.95%	\$15,000.00	\$892.50
Gross Receipts	0.10%	\$1,000,000.00	\$1,000.00
Total Estimated Spotsylvania County Tax Revenue			\$4,042.50