

Impact Assessment Statement (Fort Groves – PM to A/RR)

Land and Neighborhood Characteristics

The subject property is located in the Fort Groves Plat. The proposed change from Phosphate Mining (PM) to Agricultural/Rural Residential (A/RR) is consistent with the character in the area. The site is suitable for A/RR designation due to its proximity to existing rural residential properties and agricultural lands, as well as reclamation of the Fort Meade mining operations.

Access to Roads and Highways

The subject property is currently served by a County roadway that have historically supported mining-related traffic. A change to A/RR would significantly reduce daily and peak-hour trip generation compared to phosphate mining operations. No roadway modifications are anticipated beyond standard access improvements.

Sewage

The proposed A/RR land use will generate minimal sewage compared to PM uses. Service will be provided through on-site septic systems.

Water Supply

Water demand will be minimal under the A/RR designation. The property will be served by private wells. The proposed change will reduce overall water consumption compared to mining operations.

Surface Water Management and Drainage

The site has been previously impacted by phosphate mining activities. Future development under A/RR will require compliance with stormwater management regulations. Any wetlands will be evaluated.

Environmental Analysis

The subject property reflects characteristics typical of former phosphate mining operations, including altered soils and reclaimed lands. Surrounding properties consist primarily of agricultural and rural residential uses.

The transition to A/RR is expected to support reclamation efforts. Soil on the site varies due to prior mining activity and reclamation.