

## **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.