

# Issue Analysis Form

**Date:** November 22, 2022

**Item:** Comprehensive Plan Amendment CPA-22-02

**Applicant:** County of Prince George (Econ. Dev. Dept.)

**Lead Department:** Community Development

**Contact Person:** Andre Greene, Planner II



## Description and Current Status

The applicant's goal is to amend the Comprehensive Plan Future Land Use Map designation for a specific property from Residential – Multi-Family to Commercial, located at 11800 South Crater Road (Tax Map 430(03)00-00B-0). The purpose of the amendment is to update the Future Land Use Map to be consistent with the County's Exit 45 Strategic Plan, which calls for restaurant or retail business development on the subject property.

The Planning Commission recommends **APPROVAL** of this request.

Staff, on behalf of the Planning Commission, has attached a draft ordinance for consideration and is requesting a motion to **APPROVE** the Comprehensive Plan Amendment to the Future Land Use Map.

### Sample Motion:

*"I move that the Board approve the Comprehensive Plan Amendment request **CPA-22-02.**"*

## Government Path

Does this require IDA action?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Does this require BZA action?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Does this require Planning Commission action?	<input checked="" type="checkbox"/> Yes	PC Recommended Approval by 5-0 vote on Oct. 27, 2022
Does this require Board of Supervisors action?	<input checked="" type="checkbox"/> Yes	BOS Public Hearing on Nov. 22, 2022
Does this require a Public Hearing?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
If so, before what date?	N/A	

## Fiscal Impact Statement

If approved, there could be increased revenue from development fees and ultimately an increase in the County's commercial tax base.

## County Impact

If approved, the property could be marketed and developed for a restaurant or retail business development suitable for the surrounding area and business corridor.

## Notes

**Attached:** Draft Ordinance; Staff report; Application and attachments; Copy of Goal #2 from the Exit 45 Strategic Plan; APO letter, map, list, newspaper ad; PowerPoint Presentation

## County of Prince George, Virginia

**DRAFT Ordinance**

At a regular meeting of the Board of Supervisors of the County of Prince George held in the Boardroom, Third Floor, County Administration Building, 6602 Courts Drive, Prince George, Virginia this 22nd day of November, 2022:

**Present:**

Marlene J. Waymack, Chair  
 Donald R. Hunter, Vice-Chair  
 Floyd M. Brown, Jr.  
 Alan R. Carmichael  
 T. J. Webb

**Vote:**

**COMPREHENSIVE PLAN AMENDMENT CPA-22-02:** Request of Prince George County to amend the Comprehensive Plan Future Land Use Map designation for a specific property from Residential to Commercial. The subject property, approximately 2.18 acres in size, is identified as Tax Map 430(03)00-00B-0 and addressed as 11800 South Crater Road. The purpose of the amendment is to update the Future Land Use Map to be consistent with the County's Exit 45 Strategic Plan, which calls for restaurant or retail business development on the subject property.

On a motion of \_\_\_\_\_, seconded by \_\_\_\_\_, which carried a vote of \_\_\_\_\_, the following Ordinance was adopted:

BE IT ORDAINED by the Board of Supervisors of Prince George County:

- (1) *That the Generalized Future Land Use Map of the Prince George County Comprehensive Plan be amended to change the future land use designation of the property identified as Tax Parcel 430(03)00-00B-0 from Residential to Commercial.*
- (2) *This ordinance shall be effective immediately upon adoption.*

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 Adopted on November 22, 2022 pursuant to Sections 15.2-2204 and 15.2-2229 The Code of Virginia (1950, as amended) and becoming effective immediately.



## BOARD OF SUPERVISORS STAFF REPORT

Public Hearing November 22, 2022

**CPA-22-02: Comp Plan Amendment (Future Land Use Map)**

**Applicant: Prince George County (Stacey English, Economic Dev.)**

**Case Manager: Andre Greene - (804)722-8678**

### I. Request

Request of Prince George County to amend the Comprehensive Plan Future Land Use Map designation for a specific property from Residential – Multi-Family to Commercial. The subject property, approximately 2.18 acres in size, is identified as Tax Map 430(03)00-00B-0 and addressed as 11800 South Crater Road. The purpose of the amendment is to update the Future Land Use Map to be consistent with the County’s Exit 45 Strategic Plan, which calls for restaurant or retail business development on the subject property.

### II. Property

**Address:** 11800 S. Crater Road

**Tax Map:** 430(03)00-00B-0

**Site Size:** Approximately 2.18 acres

**Legal Owner:** Prince George County

**RE Taxes Paid?:** Yes

**Zoning District:** R-1, General Residential

**Current Use:** Vacant (motel demolished recently)

**Comp Plan Land Use:**

Current: Residential - Multi-Family

Proposed: Commercial

**Planning Area:** Prince George Planning Area

**Previous Zoning Cases:** None

Figure 1: Aerial view of request area



Figure 2: Site Photo



### III. Meeting Information

Planning Commission Public Hearing: October 27, 2022 (Recommended approval 5-0)

Board of Supervisors Public Hearing: November 22, 2022



#### IV. Applicant Request

Prince George County Economic Development Office is requesting amendment to the Comprehensive Plan Future Land Use Map to allow for commercial development at property addressed as 11800 and further identified as Tax Parcel Number 430(03)00-00B-0.

Prince George County adopted a plan for the redevelopment of the I-95 Exit 45 corridor in 2021. One of the implementation strategies of the plan specified the purchase and demolition of the Continental Motel Property, which was accomplished in July of 2022. The County's intention is to market the property for commercial development and hopes to attract either a restaurant or retail business at this location.

In order to comply with the Exit 45 Strategic Plan, the County needs to rezone the property from its current zoning of R-1, General Residential to B-1, General Business. However, the Comprehensive Plan's Future Land Use Map has the site in question designated for Residential- Multi-Family uses. Therefore, there is a need to amend the Future Land Use Map designation for Tax Parcel Number 430(03)00-00B-0 (11800 South Crater) in order for the rezoning request to be consistent with the Comprehensive Plan

#### VI. Exhibits

Exhibit 1: Zoning Map (Red = Commercial)



Exhibit 2: Future Land Use Map (Red = Commercial)



Exhibit 3: Photo of Surrounding Land Uses



## VII. Planning and Zoning Review Comments

1. Zoning Ordinance and Zoning Map Review:
  - a. The Zoning of properties surrounding the site are as follows:  
North- R-1, Limited Residential  
South- B-1, General Business  
East - B-1, General Business  
West – R-1, Limited Residential
2. The change of future land use designation would be consistent with the development pattern in the immediate vicinity, which is commercial in nature.
  - a. Surrounding land uses include the Star Express Travel Center (Huddle House restaurant, a retail convenience store and a Sunoco gasoline/diesel fueling station), a Dollar General retail store, and Nanny’s restaurant.
  - b. The proposed use(s) of the property for either a retail store or a restaurant would be consistent and compatible with existing commercial land uses.
3. This request is supported by the County’s Exit 45 Strategic Plan.

## IX. Public Notice and Community Feedback

- Staff notified adjacent property owners by mailing prior to the public hearing.
- Staff ran the required legal ads for this request in the *Progress-Index* prior to the public hearing.
- The applicant reviewed a copy of this report prior to the Planning Commission hearing date.
- No comments from the community were received prior to finalizing this report.

## X. Planning Commission Recommendation

**APPROVAL-** The PC held a public hearing on October 27, 2022 and recommended approval of this request by a 5-0 vote.

Staff also recommended approval, based on the following considerations:

1. Historically, the site in question has been used commercially as a motel (legal nonconforming).
2. The development pattern in the vicinity of the affected location is commercial as opposed to residential. The site is directly across South Crater Road from the Star Express Travel Center and is across Clary Road from Nanny’ restaurant.
3. The proposed Comprehensive Plan Amendment would facilitate achievement of the goals and objectives of the County’s Exit 45 Strategic Plan.
4. No negative feedback was received from adjacent property owners and community prior to publishing this staff report.

Inv. 2810  
Ener Gov ACP-22-0002

	<b>COMPREHENSIVE PLAN FUTURE LAND USE MAP AMENDMENT APPLICATION</b> Department of Community Development and Code Compliance Planning & Zoning Division 6602 Courts Drive, Prince George, VA 23875 (804) 722-8678   <a href="http://www.princegeorgecountyva.gov">www.princegeorgecountyva.gov</a>	OFFICE USE ONLY
		APPLICATION #:
		DATE SUBMITTED: <b>RECEIVED</b> SEP 01 2022

**APPLICANT FILL-IN ALL BLANKS BELOW**

REQUEST / PROPERTY DETAILS	IS THIS REQUEST RELATED TO A CURRENT ZONING APPLICATION? (IF SO, SPECIFY ID#):		
	REQUEST ADDRESS / LOCATION: 11800 S Crater Road - The Continental Motel		
	REQUEST TAX MAP(S): 430(03) - 00-00B-D	AFFECTED ACREAGE: 2.18	ENTIRE PARCEL (Y / N): Yes
	WHAT SPECIFIC CHANGE(S) IS/ARE REQUESTED FOR THE FUTURE LAND USE MAP? Change land use from residential to business		
	EXISTING FUTURE LAND USE DESIGNATION: Residential	REQUESTED FUTURE LAND USE DESIGNATION: Business	
	REQUIRED ATTACHMENTS (CHECK IF ATTACHED):		
	<input checked="" type="checkbox"/> RATIONALE DOCUMENT (SUPPORTING FACTS, REASONS) <input checked="" type="checkbox"/> MAP TO SCALE (USE GIS OR ENGINEER DRAWING) <input type="checkbox"/> ADDITIONAL ATTACHMENTS (LIST):		

LEGAL OWNER	NAME(S): Prince George County	
	MAILING ADDRESS (INCL. CITY, STATE, ZIP): 6602 Courts Drive Prince George, VA 23875	
	E-MAIL: senglish@princegeorgecountyva.gov	PHONE: 804-722-8609
APPLICANT CONTACT	NAME(S) (IF DIFFERENT THAN OWNER): Stacey English	
	RELATION TO OWNER: Designee	
	MAILING ADDRESS (INCL. CITY, STATE, ZIP): Same as above	
	E-MAIL: Same as above	PHONE: Same as above



**OWNER AFFIDAVIT**

The undersigned Property Owner(s) or duly authorized Agent or Representative certifies that this petition and the foregoing answers, statement, and other information herewith submitted are in all respect true and correct to the best of their knowledge and belief.

AFFIDAVIT

NAME: Jeffrey D. Stoke NAME: \_\_\_\_\_

SIGNED: *Jeffrey D. Stoke* SIGNED: \_\_\_\_\_

DATE: 8/29/2022 DATE: \_\_\_\_\_

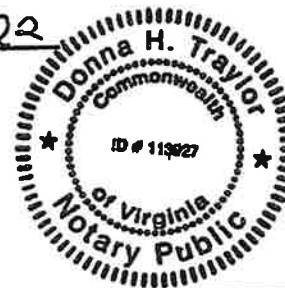
**NOTARIZATION:**

STATE OF VIRGINIA  
 COUNTY OF: Prince George

Subscribed and sworn before me this 29<sup>th</sup> day of August, 2022

*Donna H. Traylor*  
 Notary Public

My Commission expires: Dec. 31, 2022



**OFFICE USE ONLY**

CURRENT ZONING DISTRICT(S):	SURROUNDING ZONING DISTRICT(S):
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CURRENT LAND USE(S):	SURROUNDING LAND USE(S):
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PRE-APPLICATION MEETING REQUIRED? (CIRCLE ONE) Y / N / TBD / Held: _____	COMMUNITY MEETING REQUIRED? (CIRCLE ONE) Y / N / TBD / Held: _____
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COMMENTS:

<b>PAYMENT</b>	<b>FEE DUE:</b> AMEND COMPREHENSIVE PLAN: \$700	<b>FEE PAID:</b>	<b>PAYMENT TYPE:</b> CHECK / CASH / CREDIT / DEBIT
	CHECK # / TRANSACTION #:	DATE RECEIVED:	RECEIVED BY:





# MEMO

**TO:** Prince George Planning Department

**FROM:** Stacey English, Economic Development Specialist

**DATE:** August 30, 2022

**SUBJECT:** Comprehensive Plan Amendment for 11800 South Crater Road

## MESSAGE:

Prince George County Economic Development is requesting an amendment to the most recent Comprehensive Plan, to allow for Business zoning at 11800 South Crater Road.

As specified in the Prince George County Exit 45 Strategic Action Plan, the County has recently purchased the Continental Motel Property, located at 11800 S Crater Road. The County has demolished this property and intends to market the property for redevelopment.

The County hopes to attract a restaurant or retail business in accordance with the Exit 45 Strategic Action Plan and the forthcoming County-wide Strategic Plan. Both plans are supported by the Prince George County Board of Supervisors. The Exit 45 plan recommends that the proper zoning is in place for a restaurant/retail use.

PRINCE GEORGE COUNTY ECONOMIC DEVELOPMENT  
Prince George, VA • (804) 691-3454 • [senglish@princegeorgecountyva.gov](mailto:senglish@princegeorgecountyva.gov)



# MEMO

## MESSAGE CONTINUED:

To comply with these plans, Prince George County Economic Development is requesting to rezone the property to B-1 to make it more marketable for retail or restaurant development. The County intends to reduce the blight at Exit 45 and add to the tourism and business offerings at the Exit.

Planning staff made the recommendation to Economic Development staff that an amendment to the Comprehensive Plan should be made with the rezoning request. As stated in the attached communications from Mr. Greene, the Comprehensive Plan lists this property's future land use as residential.

However, Mr. Greene mentioned that Planning staff would support rezoning this property to Business because it has previously operated as a business, and some of the adjacent and most of the surrounding properties have business zoning. This shows that a retail or restaurant use of the property would be consistent and compatible with surrounding land uses.

The Exit 45 Strategic Action Plan is available upon request, and can also be found on our website:

[www.princegeorgecountyva.gov/business/exit\\_45\\_strategic\\_plan.php](http://www.princegeorgecountyva.gov/business/exit_45_strategic_plan.php).

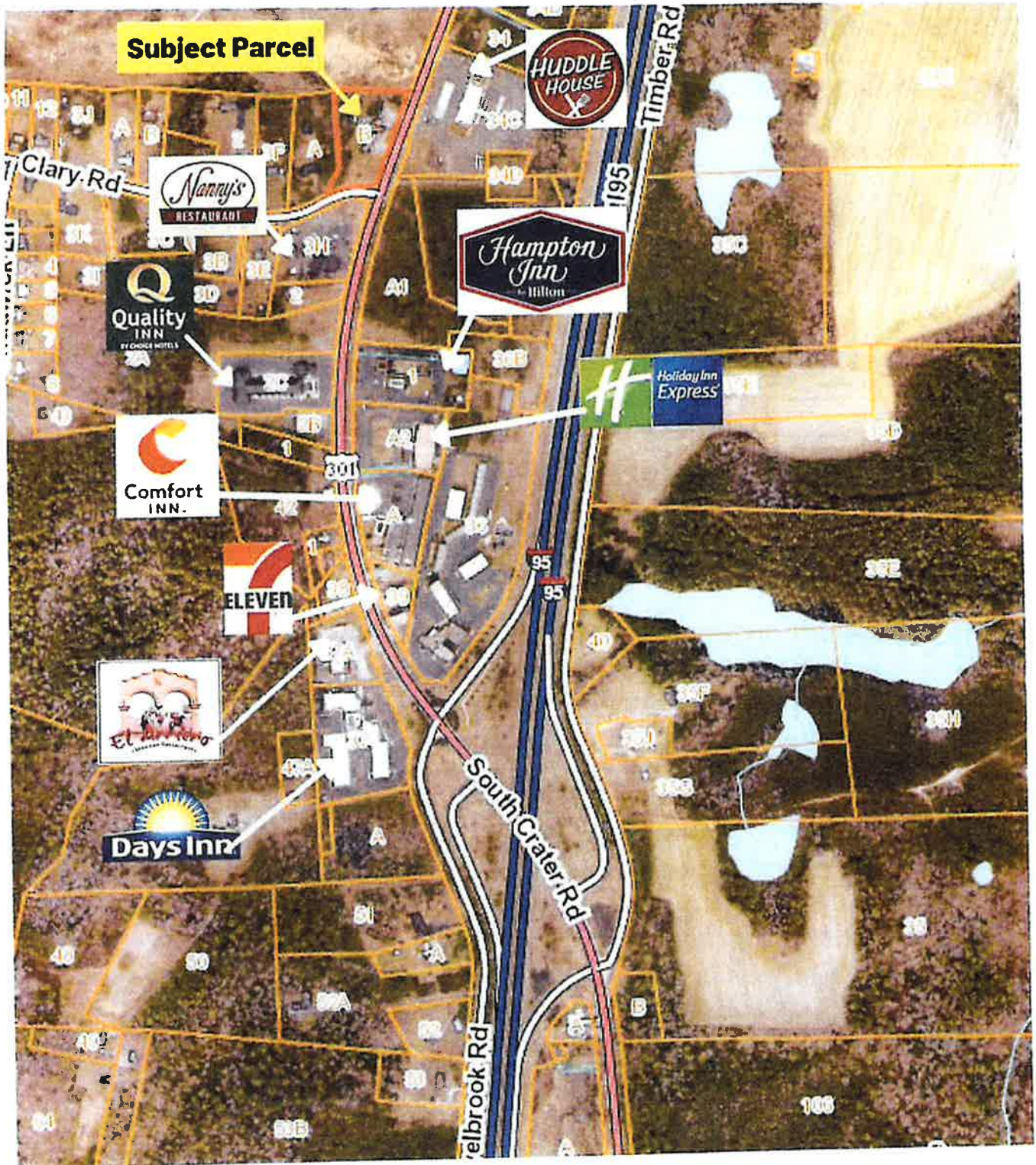
Economic Development Staff is available to answer any questions or concerns. Please contact Stacey English at 804-691-3454 or [senglish@princegeorgecountyva.gov](mailto:senglish@princegeorgecountyva.gov).

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Prince George, VA • (804) 691-3454 • [senglish@princegeorgecountyva.gov](mailto:senglish@princegeorgecountyva.gov)





# Prince George County's Tourism Zone at Exit 45

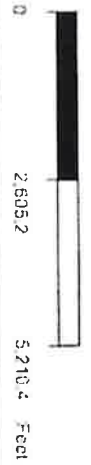




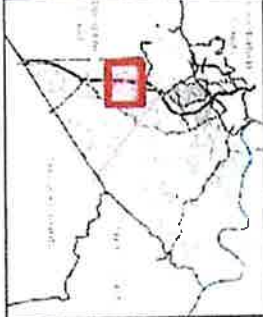
Continental Motel Property



The information contained on this data product shall be used as a legal document. Map information errors do not constitute an accuracy and completeness of the data provided.



Map Scale 1:31,262  
2/11/2022



Legend

- Schools
- Firestations
- Political Boundaries
- Road Centerlines
- Virginia Secondary
- Interstate
- Virginia Primary
- US Highway
- Taxparcels
- Access Easements
- Road Intersections
- Swamps

Notes

Property is indicated by the blue outline along S Cedar Road



- Possibly develop an incubator kitchen (example: The Maker Market in South Hill) OR a “ghost kitchen” that prepares food for 4-5 local or chain brand restaurants and provides pick-up or delivery to Zone hotels.
- Prepare the balance of the site (approximately 7 acres) to be offered to a travel plaza (no truck stop) that has a unique and strong retail component (Buc-ees). Target specific companies and work toward creating a proactive development partnership between the company and the County.
- Consider land lease or giving land or selling at a significant discount to entice the right company. Base deal on reasonable and long-term ROI.
- Retain and improve a perimeter walking trail, retain and improve the picnic pavilion, create a small dog park, and add any small amenities that might be attractive to families coming off the interstate or staying for multi-day events (putt putt?).

## **2. Obtain the Continental property and Redevelop**

- Enforce codes strictly, look for other means available to condemn and shut down the use of this property (a priority)
- Purchase or obtain the property
- Demolish buildings and redevelop site
- Use property to specifically attract a sit-down chain restaurant (e.g., Panera, Olive Garden) or to attract a retail/commercial entity that will support outdoor and sports tourism visitors (see below) such as Dick’s, REI, etc.

## **3. Create a Center of Support for Regional Assets**

- There is a keen opportunity to develop Exit 45 around a unique unifying theme to help distinguish it from other generic exits along I-95 in the region.
- Redevelopment recommendations and ideas can be significantly focused on supporting local and regional assets and activities in the areas of 1) sports tourism and events (softball, soccer, or other “rectangular” sports); 2) bike and water trails/outdoor tourism; 3) history/heritage tourism. As discussed, the exit should be the “home away from home” for sports teams and their parents participating in local and regional tournaments. Additionally, with three significant bike/hike trails in various stages of development (Capitol Trail, FOLAR Trail, Fall Line Trail) and the Five and Dime Ferry Motorcycle Run trail, Exit 45 can be a “base camp” for riders on these trails. There is extensive published information on the positive impact of supporting the three types of assets listed (trail impacts most readily available are GAP & CO trails focused on Cumberland, MD, Capital Trail, VA)
- Besides 2-3 new restaurants (brand, family, sit-down) help expand exposure and marketing of existing “authentic” restaurants such as Nanny’s, El Arriero, and Lighthouse and solicit a local/regional authentic pizza provider.
- Attract at least one more hotel that is “and suites”. Families staying for tournaments would welcome this type of lodging.
- Become heavily involved in discussions recently initiated to develop a shuttle service to take riders/hikers to and from the various trails.



## County of Prince George, Virginia

*"A global community where families thrive and businesses prosper"*

November 10, 2022

### BOARD OF SUPERVISORS - NOTICE OF PUBLIC HEARING

Dear owner, agent or occupant of each parcel that is abutting, immediately across the street or road, or within close proximity of the property affected:

This is notification that the Prince George County Board of Supervisors will hold a public hearing on **Tuesday, November 22, 2022 beginning at 7:30 pm** to consider the following request that involves the Prince George County Zoning Ordinance:

**COMPREHENSIVE PLAN AMENDMENT CPA-22-02:** Request of Prince George County to amend the Comprehensive Plan Future Land Use Map designation for a specific property from Residential to Commercial. The subject property, approximately 2.18 acres in size, is identified as Tax Map 430(03)00-00B-0 and addressed as 11800 South Crater Road. The purpose of the amendment is to update the Future Land Use Map to be consistent with the County's Exit 45 Strategic Plan, which calls for restaurant or retail business development on the subject property.

The public hearing will be held in the Board Room, third floor, County Administration Building, 6602 Courts Drive, Prince George, Virginia 23875, pursuant to §15.2-2204, §15.2-2225, §15.2-2232, and §15.2-2285 of The Code of Virginia (1950, as amended). A copy of the related material may be reviewed or obtained at the Community Development and Code Compliance Department in the County Administration Building between 8:30 a.m.-5:00 p.m., Monday–Friday. All interested persons are invited to participate in the public hearings in person. A live video stream will be available at [https://www.princegeorgecountyva.gov/live\\_stream/](https://www.princegeorgecountyva.gov/live_stream/). Public comments can be submitted prior to 4:30 p.m. on the public hearing date. Public Comment submittal forms and information on accessing this meeting electronically are available at <https://www.princegeorgecountyva.gov>.

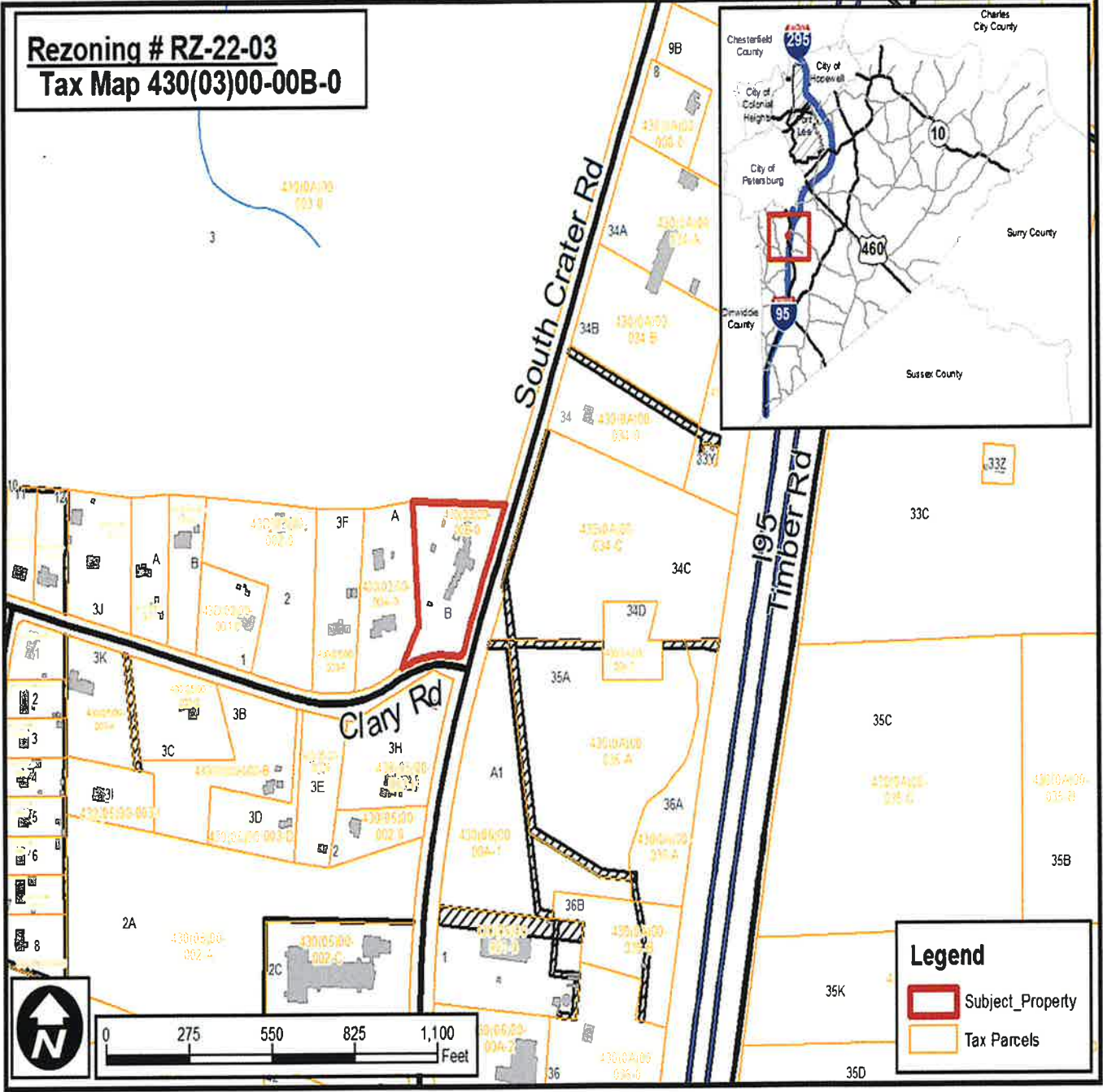
You may also contact Planning and Zoning Division at (804)722-8678 or by e-mail at [planning@princegeorgecountyva.gov](mailto:planning@princegeorgecountyva.gov) with any questions prior to the scheduled meeting. We have included a GIS Map showing the general location of the request.

Sincerely,

A handwritten signature in black ink that reads "Andre M. Greene".

Andre Greene  
Planner II

**Rezoning # RZ-22-03**  
**Tax Map 430(03)00-00B-0**



NOLAND JERRY A & WANDA G  
2308 CLARY RD  
SOUTH PRINCE GEORGE, VA 23805

COUNTY OF PRINCE GEORGE VA -  
ECONOMIC DEVELOPMENT  
PO BOX 68  
PRINCE GEORGE, VA 23875

STEWART RONALD R  
11900 S CRATER RD  
SOUTH PRINCE GEORGE, VA 23805

MXG LLC  
2768 NESTLEBROOK TRAIL  
VIRGINIA BEACH, VA 23456

RIVER RUN ASSOCIATES  
8135 W BLACKWATER RD  
WINDSOR, VA 23487

S CRATER RD LLC  
4595 SANDESARA DR  
PRINCE GEORGE, VA 23875



**PUBLIC NOTICE  
COUNTY OF PRINCE GEORGE**

Public Notice is hereby given to all interested persons regarding the following public meeting: The Prince George County Board of Supervisors will hold public hearings on Tuesday, November 22, 2022 beginning at 7:30 p.m. concerning the following requests:

**SPECIAL EXCEPTION SE-22-10:** Request of Robert and Tonya Dempsey to permit a Home occupation within an accessory building within a R-A (Residential Agricultural) Zoning District, pursuant to Prince George County Zoning Ordinance Section 90-103(53). The purpose of the request is to open a car repair shop as a home-based business on a residential property. The subject property is approximately 4.18 acres in size, located at 19725 Carson Ruritan Road and is identified as Tax Map 620(0A)00-035-E. The Prince George County Comprehensive Plan Future Land Use Map indicates the property is planned for Agricultural uses.

**COMPREHENSIVE PLAN AMENDMENT CPA-22-02:** Request of Prince George County to amend the Comprehensive Plan Future Land Use Map designation for a specific property from Multi-Family Residential to Commercial. The subject property, approximately 2.18 acres in size, is identified as Tax Map 430(03)00-00B-0 and addressed as 11800 South Crater Road. The purpose of the amendment is to update the Future Land Use Map to be consistent with the County's Exit 45 Strategic Plan, which calls for restaurant or retail business development on the subject property.

**REZONING RZ-22-03:** Request of Prince George County to rezone approximately 2.18 acres from R-1 (General Residential) District to B-1 (General Business) District. The purpose of the rezoning is to attract a restaurant or retail business in accordance with the County's Exit 45 Strategic Plan. The subject property is located on the west side of South Crater Road and was formerly occupied by the Continental Motel, addressed as 11800 S. Crater Road, before its demolition in 2022. The subject property is identified as Tax Map 430(03)00-00B-0. The Comprehensive Plan Future Land Use Map indicates the property is planned for "Multi-Family Residential" development; however, the County has requested to amend the future use designation for this property to "Commercial".

The public hearings will be held in the Board Room, third floor, County Administration Building, 6602 Courts Drive, Prince George, Virginia 23875, pursuant to §15.2-2204, §15.2-2225, §15.2-2232, and §15.2-2285 of The Code of Virginia (1950, as amended). A copy of the related material may be reviewed or obtained at the Community Development and Code Compliance Department in the County Administration Building between 8:30 a.m.-5:00 p.m., Monday–Friday. All interested persons are invited to participate in the public hearings in person. A live video stream will be available at [https://www.princegeorgecountyva.gov/live\\_stream/](https://www.princegeorgecountyva.gov/live_stream/). Public comments can be submitted prior to 5:00 p.m. on the public hearing date. Public Comment submittal forms and information on accessing this meeting electronically are available at <https://www.princegeorgecountyva.gov>.

Jeffrey D. Stoke  
County Administrator

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# **CPA-22-02**

## **Future Land Use**

### **Map Amendment**

*REQUEST OF PRINCE GEORGE COUNTY  
ECONOMIC DEVELOPMENT DEPARTMENT*

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## **CPA-22-02**

- ▶ **Request of Prince George County to amend the Comprehensive Plan Future Land Use Map designation for a specific property from Residential – Multi-Family to Commercial. The subject property, approximately 2.18 acres in size, is identified as Tax Map 430(03)00-00B-0 and addressed as 11800 South Crater Road. The purpose of the amendment is to update the Future Land Use Map to be consistent with the County’s Exit 45 Strategic Plan, which calls for restaurant or retail business development on the subject property.**

# CPA-22-02

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# CPA-22-02

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Current Zoning Map (Red = Commercial)



Future Land Use Map (parcel shown in brown)



## CPA-22-02

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Photos of Surrounding Land  
Uses and former motel  
structure



## CPA-22-02

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### VII. Planning and Zoning Review Comments

1. Zoning Ordinance and Zoning Map Review:
  - a. The Zoning of properties surrounding the site are as follows:
    - North- R-1, Limited Residential
    - South- B-1, General Business
    - East - B-1, General Business
    - West – R-1, Limited Residential
2. The change of future land use designation would be consistent with the development pattern in the immediate vicinity, which is commercial in nature.
  - a. Surrounding land uses include the Star Express Travel Center (Huddle House restaurant, a retail convenience store and a Sunoco gasoline/diesel fueling station), a Dollar General retail store, and Nanny's restaurant.
  - b. The proposed use(s) of the property for either a retail store or a restaurant would be consistent and compatible with existing commercial land uses.
3. This request is supported by the County's Exit 45 Strategic Plan.



## CPA-22-02

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- ▶ Staff notified adjacent property owners by mailing prior to the public hearing.
- ▶ Staff ran the required legal ads for this request in the Progress-Index prior to the public hearing.
- ▶ No comments from the community were received prior to finalizing this report.
- ▶ One citizen inquiry received concerning the buffer requirements between a commercial property and residential areas.
- ▶ The Planning Commission, at their October 27<sup>th</sup> meeting, voted 5-0 to forward this request to the Board of Supervisors for their consideration with a recommendation of APPROVAL.

## CPA-22-02

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This recommendation is based on the following considerations:

1. Historically, the site in question has been used commercially as a motel (a legal nonconforming use).
2. The development pattern in the vicinity of the affected location is commercial as opposed to residential. The site is directly across South Crater Road from the Star Express Travel Center and is across Clary Road from Nanny' restaurant.
3. The proposed Comprehensive Plan Amendment would facilitate achievement of the goals and objectives of the County's Exit 45 Strategic Plan.

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**Questions?**

**CPA-22-02**  
**Future Land Use**  
**Map Amendment**

**REQUEST OF PRINCE GEORGE COUNTY**  
**ECONOMIC DEVELOPMENT DEPARTMENT**