

# Issue Analysis Form

**Date:** November 22, 2022

**Item:** Rezoning Request RZ-22-03

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

**Lead Department:** Community Development

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



## Description and Current Status

The applicant's goal is 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 request is to rezone a 2.18-acre property from R-1 to B-1 for a restaurant or retail business center.

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 ordinance.

### Sample Motion:

*"I move that the Board approve Rezoning request RZ-22-03."*

## 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

Board of Supervisors  
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 22<sup>nd</sup> day of November, 2022:

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Present:

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

Vote:

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**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 “Residential” development; however, the County has requested to amend the future use designation for this property to “Commercial”.

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BE IT ORDAINED by the Board of Supervisors of Prince George County that the Rezoning Application identified as RZ-22-03 is granted as an amendment to the official zoning map; and

The Property known as Tax Map #430(03)00-00B-0, consisting of approximately 2.18 acres, is hereby rezoned from R-1 Limited Residential District to B-1 General Industrial District.

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Adopted on November 22, 2022 and becoming effective immediately.



## BOARD OF SUPERVISORS STAFF REPORT

Public Hearing November 22, 2022

**RZ-22-03** – Rezoning of Former Continental Motel Site

**Applicant:** Prince George County (Economic Dev.)

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

### I. Request

This request is to rezone approximately 2.18 acres from R-1, General Residential District to B-1, General Business District to attract a restaurant or retail business in accordance with the County's Exit 45 Strategic Plan.

### 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

**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. Background

1. The applicant originally submitted a preliminary rezoning request to rezone the property from R-1, General Residential to B-1, General Business on July 21, 2022.
2. The applicant submitted the final rezoning application along with a Comprehensive Plan Future Land Use Map Amendment Application on September 1, 2022.

#### V. Applicant Proposal

1. Prince George County purchased the site of the former Continental Motel, which was located at 11800 South Crater Road, on July 18, 2022.
2. The motel has been demolished and the County of Prince George wishes to market the property to attract a restaurant or retail business at the location in accordance with the County's Exit 45 Strategic 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 proposed uses of the subject property would be allowed “by-right” in the B-1 General Business District.
  - b. 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. Expected impacts of proposed uses on adjacent properties and roadways include:
  - a. Additional traffic on South Crater Road (U.S. Route 301).
  - b. Two (2) existing commercial entrances serve the property, so new entrances should not be required.
3. Compatibility with existing/surrounding land uses:
  - 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, Nanny’s restaurant, cut over timberland and single-family residences located along Clary Road.
  - b. The proposed use of the property for either a retail store or a restaurant would be consistent and compatible with existing land uses.
4. Compatibility with the Comprehensive Plan:
  - a. If the request to amend the Future Land Use Map designation is approved, then the proposed rezoning would be consistent with the Comprehensive Plan. The fact that the property has been used commercially over the years as a motel (as a legal nonconforming use) supports a rezoning from R-1, Limited Residential to B-1 General Business.

## VIII. Supplemental Staff Review Comments

### Angela Blount, Environmental Program Coordinator

1. Land disturbance associated with this project, including demolition in excess of 10,000 sq. ft., will require a Land Disturbance Permit issued by Prince George County. Additionally, if the area of disturbance for demolition and new construction reaches or exceeds 1 acre, a Construction General Permit issued by the Virginia Department of Environmental Quality will also be required.
2. Further comments will be given at the time of Site Plan review.

### Paul Hinson, P.E., LEED AP, VDOT Land Use Engineer

1. Based upon the size of the site, VDOT does not believe that a user can occupy the site that would generate in excess of 5,000 VPD. Accordingly, a Chapter 527 Traffic Impact Analysis will not be required in conjunction with the rezoning application.
2. The current hotel site is served by two existing commercial entrances. VDOT will evaluate whether either of the existing entrances would be suitable for the new user at the time of site plan submittal. Any new commercial development will be required to be accessed by a commercial entrance in accordance with VDOT standards and would be required to meet VDOT’s Access Management spacing standards.
3. VDOT has no objection to the proposed rezoning application.

### Rachel A. Lumpkin, PE, Utility Project Engineer

1. The site is located within the Prince George County Planning Area. Connection to the public water and wastewater systems will be required.

2. Capacity in the public water system is limited and proposed usage will need to be evaluated once a specific end user is identified for the site.

### **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 by a 5-0 vote.

Staff also recommended approval, based on the following considerations:

1. The applicant's request is compatible with existing and surrounding land uses.
2. A rezoning from R-1 General Residential to B-1 General Business would be consistent with the adopted Comprehensive Plan.
3. Historically, the site in question has been used commercially as a motel.
4. A site plan will be required which will address erosion and sediment control, stormwater runoff, buffering, landscaping, and outdoor lighting concerns.
5. No negative feedback was received from adjacent property owners and community prior to publishing this staff report.

Inv 2809  
EnerGov RZ-22-7



# REZONING APPLICATION

Department of Community Development and Code Compliance  
 Planning & Zoning Division  
 6602 Courts Drive, Prince George, VA 23875  
 (804) 722-8678 | [www.princegeorgecountyva.gov](http://www.princegeorgecountyva.gov)

OFFICE USE ONLY  
 APPLICATION #:  
 RZ-22-03  
 DATE SUBMITTED:  
**RECEIVED**  
 SEP 01 2022

### APPLICANT FILL-IN ALL BLANKS

REQUEST DETAILS	REQUEST:				
	Rezone the subject parcel to B1				
	REQUEST PROPERTY ADDRESS / LOCATION:				
	11800 S Crater Road		430(03)00-00B-0		The Continental Motel
	REQUEST TAX MAP(S): (List all)	AFFECTED ACREAGE:	ENTIRE PARCEL?: (Y/N)	CURRENT ZONING:	PROPOSED ZONING:
430(03)-00-00B-0	2.18	Yes	R1	B1	
REQUIRED ATTACHMENTS: (Check if Attached; * = Required)					
<input checked="" type="checkbox"/> APPLICANT STATEMENT* (Specify goals, details, etc.)		<input type="checkbox"/> SURVEY OR LEGAL DESCRIPTION OF REZONING REQUEST AREA (If different than recorded lot)			
<input type="checkbox"/> PROPOSED CONDITIONS / PROFFER STATEMENT		<input type="checkbox"/> ADDITIONAL ATTACHMENTS:			
<input checked="" type="checkbox"/> CONCEPTUAL SITE PLAN* (Show any planned improvements; Use GIS or Engineer Drawing)		_____			
<input type="checkbox"/> COMMUNITY MEETING SUMMARY		_____			
LEGAL OWNER	NAME(S):				
	Jeffrey D. Stoke				
	MAILING ADDRESS (Incl. City, State, Zip)				
	6602 Courts Drive Prince George, VA 23875				
E-MAIL:		PHONE:			
senglish@princegeorgecountyva.gov		804-722-8009			
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:		PHONE:			
same as above		same as above			

### OFFICE USE ONLY (Completed at time of application)

COMMENTS:

PAYMENT	FEE DUE: Rezoning: \$1,050 + [See Fee Schedule] Amend Existing Zoning Case: \$1,050	FEE PAID:	PAYMENT TYPE: CHECK / CASH / CREDIT / DEBIT
	CHECK # / TRANSACTION #:	DATE RECEIVED:	RECEIVED BY:



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.

NAME:

Jeffrey D. Stoke

NAME:

\_\_\_\_\_

SIGNED:

*[Handwritten Signature]*

SIGNED:

\_\_\_\_\_

DATE:

8/29/2022

DATE:

\_\_\_\_\_

NOTARIZATION:

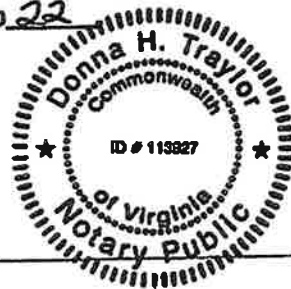
STATE OF VIRGINIA

COUNTY OF: Prince George

Subscribed and sworn before me this 29<sup>th</sup> day of August, 20 22

*[Handwritten Signature]*  
Notary Public

My Commission expires: Dec. 31, 20 22



AFFIDAVIT



# MEMO

**TO:** Prince George Planning Department

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

**DATE:** July 21, 2022

**SUBJECT:** 11800 S Crater Road Rezoning

## MESSAGE:

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

The County hopes to attract a restaurant or retail business in accordance with the Exit 45 Strategic Plan. The County intended to reduce the blight at Exit 45 and add to the tourism and business offerings at the Exit.

Even though there is not a specific end user for the property yet, Prince George County is requesting to rezone the property to B-1 to make it more marketable for a retail or restaurant development.

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

## 11800 S Crater Road Rezoning Request Conceptual Map/Site Plan

Prince George County is requesting the rezoning of 11800 S Crater Road from R-1 to B-1 to attract a new retail or restaurant business to the property. To date, a specific end user is not specified. This is a sample layout of the property that will change once an end user is identified.



- 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 Rol.
- 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 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:

**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 "Residential" development; however, the County has requested to amend the future use designation for this property to "Commercial".

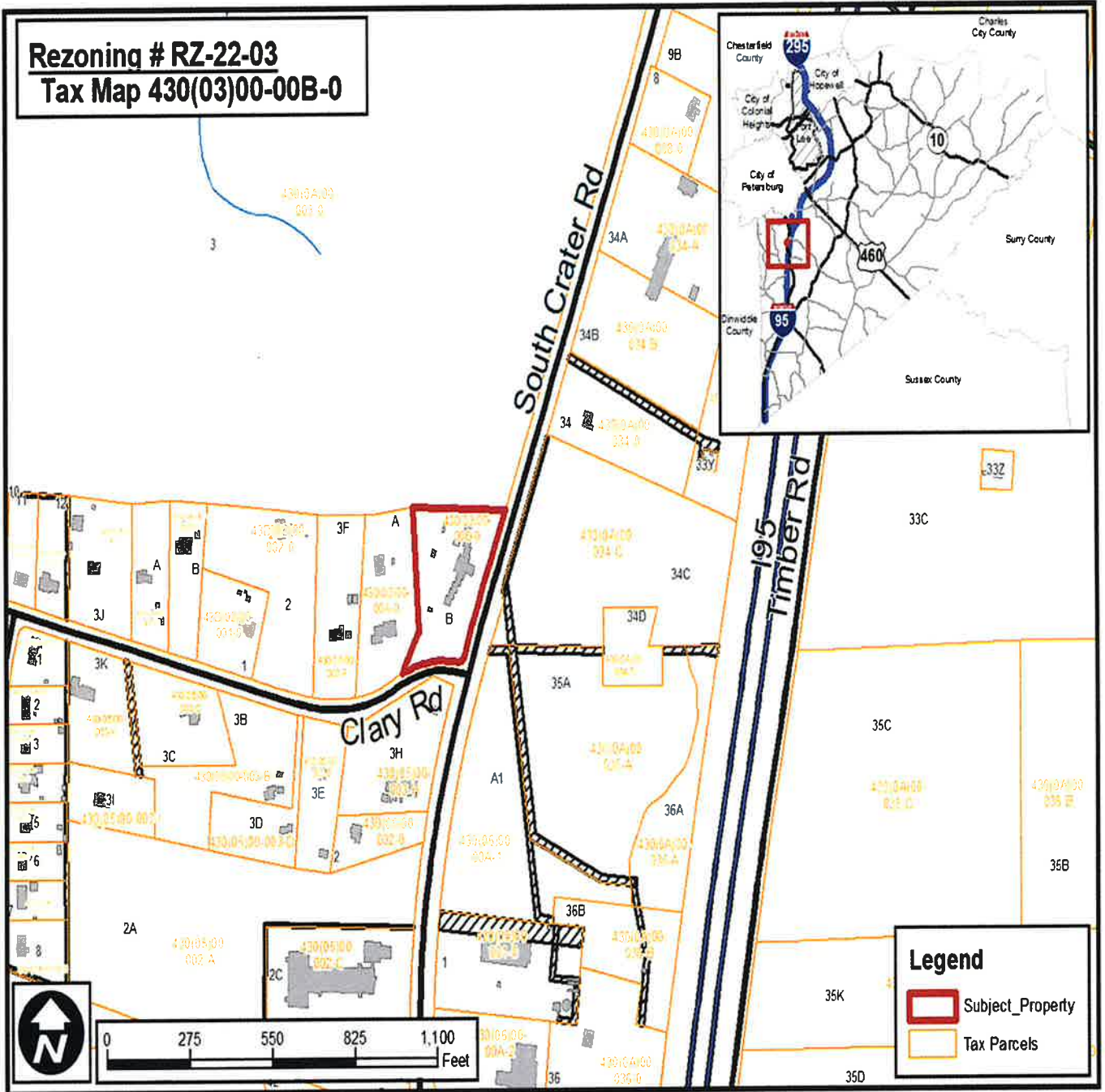
The public hearing will be held in the Board Room, third floor, County Administration Building, 6602 Courts Drive, Prince George, Virginia 23875, pursuant to §15.2-2204, §15.2-2225, §15.2-2232, and §15.2-2285 of The Code of Virginia (1950, as amended). A copy of the related material may be reviewed or 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,

Andre Greene  
Planner II

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



P.O. Box 68 – 6602 Courts Drive, Prince George, VA 23875  
 Phone: 804.722.8659 - Fax: 804.722.0702  
[www.princegeorgecountyva.gov](http://www.princegeorgecountyva.gov)

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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# RZ-22-03 Rezoning Request R-1 to B-1

*REQUEST OF PRINCE GEORGE COUNTY  
ECONOMIC DEVELOPMENT DEPARTMENT*

2

## RZ-22-03– Rezoning of Former Continental Motel Site

- ▶ This request is to rezone approximately 2.18 acres from R-1, General Residential District to B-1, General Business District, to attract a restaurant or retail business in accordance with the County's Exit 45 Strategic Plan.



## RZ-22-03

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## RZ-22-03– Rezoning of Former Continental Motel Site

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### Applicant Proposal

Prince George County purchased the site of the former Continental Motel, located at 11800 South Crater Road, on July 18, 2022.

The motel has been demolished and the County of Prince George wishes to market the property to attract a restaurant or retail business at the location in accordance with the County's Exit 45 Strategic Plan.



## RZ-22-03



Current Zoning Map (Red = Commercial)



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## RZ-22-03

### Departmental Review Comments

#### Planning & Zoning

- ▶ Expected impacts of proposed uses on adjacent properties and roadways
- ▶ Compatibility with existing/surrounding land uses
- ▶ Compatibility with the Comprehensive Plan

#### VDOT

- ▶ Chapter 527 Traffic Impact Analysis will not be required
- ▶ VDOT will evaluate whether either of the existing entrances will be suitable for the new user at the time of site plan submittal
- ▶ VDOT has no objection to the proposed rezoning application

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**RZ-22-03**

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**Departmental Review Comments Continued****Utilities**

- ▶ The site is located within the Prince George County Planning Area. Connection to the public water and wastewater systems will be required.

**Permitting & Inspections**

- ▶ Land disturbance associated with this project, including demolition in excess of 10,000 sq. ft., will require a Land Disturbance Permit issued by Prince George County. Additionally, if the area of disturbance for demolition and new construction reaches or exceeds 1 acre, a Construction General Permit issued by the Virginia Department of Environmental Quality will also be required.

**RZ-22-03**

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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 27th meeting, voted 5-0 to forward this request to the Board of Supervisors for their consideration with a recommendation of APPROVAL.

**RZ-22-03**

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**APPROVAL-** It is the recommendation of the Planning Commission that Tax Map Number 430(03)00-00B-0 be rezoned from R-1 to B-1

This recommendation is based on the following considerations:

- ▶ The applicant's request is compatible with existing and surrounding land uses.
- ▶ A rezoning from R-1 General Residential to B-1 General Business would be consistent with the adopted Comprehensive Plan.
- ▶ Historically, the site in question has been used commercially as a motel.
- ▶ A site plan will be required which will address erosion and sediment control, stormwater runoff, buffering, landscaping, and outdoor lighting concerns.
- ▶ No negative feedback was received from adjacent property owners and community prior to publishing this staff report.
- ▶ The proposed Rezoning would facilitate achievement of the goals and objectives of the County's Exit 45 Strategic Plan.

**Questions?**

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# RZ-22-03 Rezoning Request R-1 to B-1



REQUEST OF PRINCE GEORGE COUNTY  
ECONOMIC DEVELOPMENT DEPARTMENT