

**PLANNING COMMISSION
CONDITIONAL REZONING REPORT SUMMARY**

CASE NUMBER: RZ-16-05 Conditional Rezoning Case Request
APPLICANT: Love's Travel Stops and Country Stores, Inc.
LOCATION OF PROPERTY: Northeast quadrant of US 460 and SR 156

TAX MAPS: 450(OA)00-023-0 and 047-0
EXISTING ZONING: B-1 General Business District and
R-A Residential Agricultural District

PROPOSED ZONING: B-1 General Business District with proffers
EXISTING USES: Single family dwellings

SURROUNDING ZONING:

NORTH & EAST: R-A Residential Agricultural – crop production
SOUTH: B-1 General Business- convenience store use
WEST: B-1 General Business – vacant commercial zoning

UTILITIES: County Water and County Wastewater services

REAL ESTATE TAXES: No delinquent taxes are owed to the County

MEETING INFORMATION:

Planning Commission: Thursday, September 22, 2016 at 7:30 p.m.
Board of Supervisors: Tuesday, October 25, 2016 at 7:30 p.m.

RECOMMENDATION: Staff recommends Approval with the applicant's proffer statement letter dated August 24, 2016.

ATTACHMENTS:

1. Rezoning Application, Textual Statement and Proffer Statement Letter
2. Rezoning Case Staff Report and a GIS Map of the Surrounding Properties
3. Conceptual Site Plan by Chippola Engineering Group dated August 24, 2016

PRINCE GEORGE COUNTY, VIRGINIA
PLANNING COMMISSION STAFF REPORT
CONDITIONAL REZONING – RZ-16-05
LOVE’S TRAVEL STOPS AND COUNTRY STORES, INC.
PUBLIC HEARING: SEPTEMBER 22, 2016

Request:

The applicant is requesting a conditional rezoning request to B-1 General Business to allow for the development of a retail store with accessory gas and diesel fuel sales for cars, light trucks and tractor trailers. The proposed land uses are a retail convenience store, fast food restaurant with drive-thru service and a truck service building for regular repair work on tractor trailers.

Comprehensive Plan:

The 2014 Comprehensive Plan Update calls for commercial uses on the subject properties. The proposed rezoning to B-1 General Business to permit retail stores, restaurants and service station uses are in compliance with the County’s Land Use Plan along US 460 and on SR 156.

Utilities Department:

The applicant has indicated that they will be connecting to the public water and wastewater systems using the standard Utility Department’s Design Standards and Specifications. These systems have sufficient capacity to serve the proposed land uses with the exception of the fire flow capacity. The applicant has proffered the addition of a private on-site water storage and pumping system to meet the applicable building and fire code requirements.

Community Development – Inspections Division:

We have reviewed the conditional rezoning application request with respect to the Virginia Uniform Statewide Building Code (VUSBC) and we have these comments. The Statement of Proffers indicates that the applicant will provide adequate fire protection and emergency access as required. Review of the design and construction details regarding the proposed site layout, structures and on-site utilities will be performed upon submission of complete site plan and construction plans.

Virginia Department of Transportation – Petersburg:

The project has been reviewed in accordance with VDOT’s Traffic Impact Analysis regulations, 24VAC30-155, and the anticipated site generated traffic does not meet the Traffic Impact Analysis regulatory threshold for the submittal of a formal analysis to the Department. The applicant did prepare and submit a TIA that was reviewed and commented on by VDOT. The applicant submitted an addendum to the TIA addressing VDOT’s comments and the TIA has been found acceptable.

The project is subject to VDOT’s Access Management Regulations, 24VAC30-73. Based upon the Rezoning Conceptual Site Plan dated 8-24-16, VDOT has determined that the intersection spacing from the site’s proposed full access entrance on SR 156 to the adjacent County Wellness Center’s partial access entrance does not meet the required spacing of 425’. A spacing between entrances of 360’ is proposed. Accordingly, an access management

exception will be required. An exception request has been prepared and VDOT has begun the process of evaluating the request. All improvements impacting the state maintained rights of way will be evaluated for compliance with Department standards through the site plan review process. Acquisition of a Land Use Permit is required before any work can be done in the VDOT right of way.

Public Comments:

As of the writing of this report, County staff has not received any letters, telephone calls, social media postings or any e-mails in support or opposition to this conditional rezoning case request. A zoning sign has been placed on the subject property as a courtesy for any public comments.

Recommendation:

Staff recommends Approval of this conditional rezoning case request along with the applicant's proffers dated August 24, 2016 that list prohibited B-1 land uses, provide for transportation right of way and turn lanes, and related road improvements, as needed, to support these land uses.