



*Out of the Farmland Preservation Area!*

# The Truck Stop

RaceTrac has selected a rural site deep inside the Farmland Preservation Area.

The Comprehensive Plan and Land Development Code make it almost impossible to build an intensive commercial use like a truck stop in the FPA.

RaceTrac is trying to use a *Shenanigan* to rezone the parcel Rural Commercial.



RaceTrac says  
this Hwy 301/441  
Y is a major  
intersection  
appropriate for  
commercial  
development.

It looks more like a  
quiet rural  
neighborhood  
about to be invaded  
by commercial  
sprawl.





# The Shenanigan

Rural Commercial is a highly restricted classification.

The use must be:

Agricultural Related, and

Appropriate on Rural Land, and

a Permitted Use.

Truck Stops are not Agricultural, not Appropriate, and

Not Permitted on Rural Commercial zoning.



RaceTrac must clear **ALL** of these hurdles to rezone to Rural Commercial RC-1!

1. The use must be agricultural related, and
2. The use must be appropriate for Rural Land, and
3. The use must be permitted in Rural Commercial zoning, and
4. The use must be consistent with the Comprehensive Plan, and
5. The use must be compatible with surrounding properties, and
6. The use must not adversely affect the public interest.

RaceTrac doesn't clear **ANY** of these hurdles!

# The Wolf in Sheep's Clothing

Truck stops are not allowed on Rural Commercial zoning.

So, how do you go somewhere you are not allowed?

You wear a disguise!

RaceTrac says its not a truck stop, but a “rural agricultural convenience store gas station.”

The sheep are screaming **BAAAAAAH!**



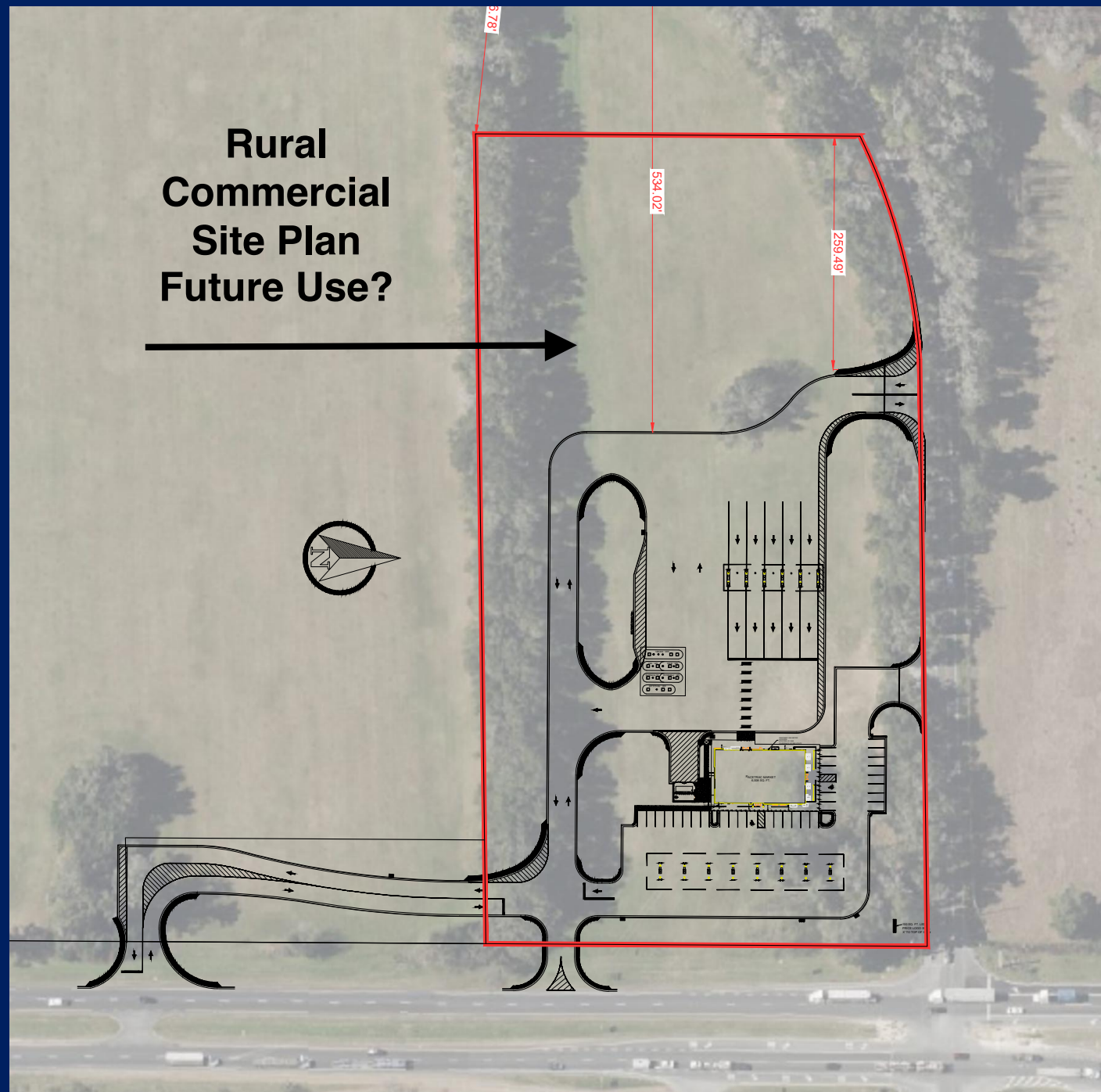


How do you make a truck stop not be a truck stop?

RaceTrac's answer is to remove the semi-truck parking but keep the 5 semi-truck fueling lanes.

When's the last time you saw a truck stop with 5 semi-truck fueling lanes but no semi-truck parking?

How long will it be before that open space has semi-trucks parked on it?





# Urban Sprawl

Do you see any intense commercial activities surrounding this parcel?

You will if a RaceTrac is allowed.

Others will use the same shenanigan to build intense commercial at the Y on 301/441.





# **Strike RaceTrac Out!**

**RaceTrac has two strikes against them.**

**The Growth Services Professionals recommended DENIAL!**

***Strike 1***

**The Planning and Zoning Commission recommended DENIAL!**

***Strike 2***

**Let's Ask the County Commissioners to give RaceTrac,**

***Strike 3!***

Buck the Truck Stop out of  
the Farmland Preservation Area!

Ask your County Commissioners to give  
***Strike 3!***

Email the County Commissioners

