

**ZONING COMMITTEE  
RECOMMENDATION  
April 26, 2006**

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**Rezoning Petition No. 2006-52**

**Property Owner:** Trustees for Suzanne L. Botts, Suzanne Crist Lockett, and Elizabeth Crist Stratton-Brook

**Petitioner:** GVA Lat Purser & Associates, Inc.

**Location:** Approximately 7.05 acres north of Bevington Place and west of Rea Road

**Request:** Change from B-1(CD) (conditional neighborhood business) to NS (neighborhood services)

**Action:** The Zoning Committee voted unanimously to recommend **APPROVAL**, with the following modifications:

- The “storage” space must be included for parking calculations or deleted.
- The existing sidewalk on Bevington Place may remain per the Zoning Administrator.
- A bus pad (with easement if necessary) will be constructed on Rea Road.
- The drug store/bank will be labeled “freestanding” and a note added that the drive-thru must be to the interior side of the building.

**Vote:** Yeas: Carter, Cooksey, Farman, Howard, Hughes, Ratcliffe, and Sheild

Nays: None

Absent: None

**Summary of Petition**

This petition seeks to modify and increase the square footage of an existing shopping center from 58,610 square feet to 63,500 square feet. The modifications include demolishing part of the existing main building and adding two new buildings along the street frontages.

**Zoning Committee Discussion/Rationale**

Staff reviewed discussions and modifications concerning this petition. Staff reported that the minor site plan issues had been addressed and staff was now supporting this petition.

### **Statement of Consistency**

A motion was made by Mr. Howard, seconded by Mr. Ratcliffe that this petition was consistent with adopted plans and policies. The motion passed 7-0.

### **Vote**

**A motion was made by Mr. Howard, seconded by Ms. Carter, recommending approval of this petition with the above modifications. The motion passed 7-0.**

### **Staff Opinion**

Staff agrees with the recommendation of the Zoning Committee.