

**ZONING COMMITTEE
RECOMMENDATION
June 28, 2006**

Rezoning Petition No. 2006-81

Property Owner: Pembroke Partners Limited Partnership

Petitioner: Pembroke Partners Limited Partnership

Location: Approximately 6.7 acres on the south side of Williams Pond Lane between Elm Lane and Rea Road

Request: Change from R-3 (single family residential) to NS (neighborhood services)

Action: The Zoning Committee voted to recommend **APPROVAL** of this petition, based upon the following modifications:

- A permanent access easement will be provided to the southern property line to facilitate future pedestrian access should the current or future abutting property owner agree to that access.
- The loading space adjacent to the Williams Pond will be replaced with a vegetated area.
- Additional stacking for the bank drive-thru has been provided.

Vote:

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| Yeas: | Carter, Cooksey, Farman, Howard, Ratcliffe and Sheild |
| Nays: | None |
| Absent: | Hughes |

Summary of Petition

This petition seeks approval for a shopping center of up to 44,000 square feet of floor area plus an additional 2,720 square feet of outdoor dining area.

Zoning Committee Discussion/Rationale

A member of the Committee inquired as to what the effect would be having a road through the middle of a neighborhood shopping center. Staff responded that it was the combination of the square footage in the two developments that made it a neighborhood shopping center. Having the road there would not affect its functioning as a neighborhood center.

Statement of Consistency

Commissioner Howard made a motion to find this petition consistent with the General Development Policies. Commissioner Farman seconded the motion, which was approved unanimously.

Vote

Upon a motion made by Sheild and seconded by Carter, the Zoning Committee unanimously recommended approval of this petition as modified.

Staff Opinion

Staff agrees with the recommendation of the Zoning Committee.