

**PLANNING COMMISSION  
REZONING MEETING  
FINAL AGENDA  
MARCH 12, 2009**

**BEGINNING AT 6:00 P.M.**

**6:00 P.M. Work Session: Draft 2026 Comprehensive Plan**

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**BEGINNING AT 7:00 P.M.**

**CALL TO ORDER:**

**REQUESTS FOR WITHDRAWALS AND DEFERRALS: (0); (3)**

**REQUESTS FOR EXPEDITED ITEMS: (1)**

**CASES TO BE HEARD: (2)**

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**TUCKAHOE:**

**C-7C-09 Roger G. Bowers for McDonald's Corporation:** Request to conditionally rezone from B-1 Business District to B-2C Business District (Conditional), part of Parcel 753-747-8509, containing approximately 1.037 acres, located on the west line of N. Parham Road, approximately 230 feet north of Starling Drive. The applicant proposes to redesign and reconstruct the existing restaurant (McDonald's) with drive through service. The use will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Commercial Concentration. **Staff – Roy Props (Deferral requested to the April 9, 2009 Meeting) [Deferred to the April 9, 2009 Meeting](#)**

**BROOKLAND:**

None.

**VARINA:**

None.

**FAIRFIELD:**

**P-5-09 Chet Russell:** Request for a Provisional Use Permit under Sections 24-55(d), 24-120 and 24-122.1 of Chapter 24 of the County Code in order to allow a culinary training center, on Parcel 784-753-7530, located at the southeast intersection of Brook Road (U. S. Route 1) and Brookside Boulevard. The existing zoning is B-2C Business District (Conditional) and B-1 Business District. The Land Use Plan recommends Commercial Arterial. The site is in the Enterprise Zone. **Staff – Lisa**

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**Taylor (Deferral requested to the April 9, 2009 Meeting) [Deferred to the April 9, 2009 Meeting](#)**

**Deferred from the February 12, 2009 Meeting.**

**C-5C-09 Guy Blundon for Brook Run Somerset LLC:** Request to amend proffered conditions accepted with Rezoning Case C-33C-04, on Parcels 784-749-1627 and 784-748-0982, located on the west line of Brook Road (U.S. Route 1), approximately 875 feet south of its intersection with Hilliard Road (State Route 161). The applicant proposes to amend Proffer 2 related to age restrictions. The applicant proposes to reduce the minimum age restriction from 62 to 55 and delete Proffer 3 related to enforcement of age restrictions. The total number of units would remain the same. The existing zoning is R-5C General Residence District (Conditional). The Land Use Plan recommends Commercial Concentration and Environmental Protection Area. The site is in the Enterprise Zone. **Staff – Ben Sehl [Recommended for Approval](#)**

**THREE CHOPT:**

**Deferred from the February 12, 2009 Meeting.**

**P-19-08 Brian Revere for Towne Center West, LLC:** Request for a Provisional Use Permit under Sections 24-58.2(d), 24-58.2(a), 24-120 and 24-122.1 of the County Code in order to allow outside dining and extended hours of operation for a proposed restaurant in the Towne Center West Shoppes, on part of Parcel 735-764-7344, located approximately 660 feet north of West Broad Street (U. S. Route 250) approximately 1,200 feet west of its intersection with N. Gayton Road. The existing zoning is B-2C Business District (Conditional). The Land Use Plan recommends Mixed Use Development. The site is in the West Broad Street Overlay District. **Staff – Lisa Taylor (Expedited Agenda Requested) [Recommended for Approval](#)**

**Deferred from the February 12, 2009 Meeting.**

**C-6C-09 James W. Theobald for 8516 Fordson, LLC:** Request to conditionally rezone from O-1C Office District (Conditional) and R-3 One-Family Residence District to O-2C Office District (Conditional), Parcels 756-750-3871 and 756-750-5679 and part of Parcel 756-751-2001, containing approximately 2.272 acres, located at the northeast intersection of N. Parham and Fordson Roads. The applicant proposes an expansion of Pembroke Office Park. The use will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Office and Suburban Residential 1, 1.0 to 2.4 units net density per acre. **Staff – Roy Props [Recommended for Approval](#)**

**C-8C-09 James W. Theobald for CP Other Realty, LLC:** Request to conditionally rezone from B-2C Business District (Conditional) to B-3C Business District (Conditional), part of Parcel 735-763-7898, containing approximately 1.680 acres, located on the north line of West Broad Street (U. S. Route 250) approximately 1,650 feet east of N. Gayton Road. The applicant proposes a car wash. The use will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Mixed Use Development. The site is in the West Broad Street Overlay District. **Staff – Jamie Sherry [Deferred to the April 9, 2009 Meeting](#)**

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**DISCUSSION ITEM: 2026 COMPREHENSIVE PLAN:** The Commission will discuss recommendation of the Draft 2026 Comprehensive Plan to the Board of Supervisors.  
**Recommended for Approval**

**APPROVAL OF MINUTES:**            **CIP Presentation February 12, 2009**  
   **Approved**  
   **Planning Commission February 12, 2009**  
   **Approved**

Acting on a motion by Mr. Archer, seconded by Mr. Branin, the Planning Commission adjourned its meeting at 7:49 p.m. on March 12, 2009.

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