

ZMA-2025-00012

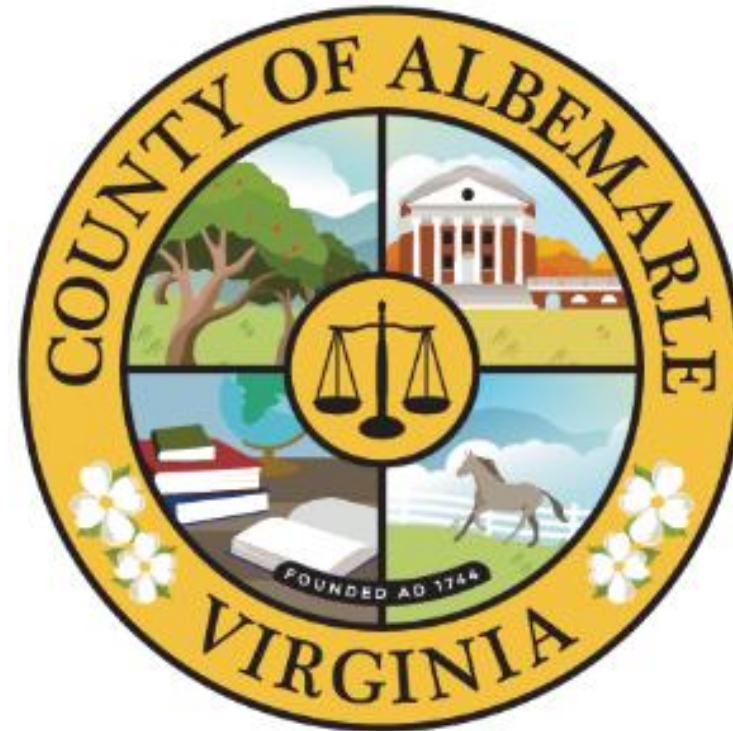
SE-2025-00031

SE-2026-00003

Board of Supervisors

June 3, 2026

Staff: Rebecca Ragsdale



Specifics of the Proposal

ZMA-2025-00012

- Amendment to an existing Planned Development Shopping Center (PDSC) zoning to allow self service storage (formerly known as light warehousing)

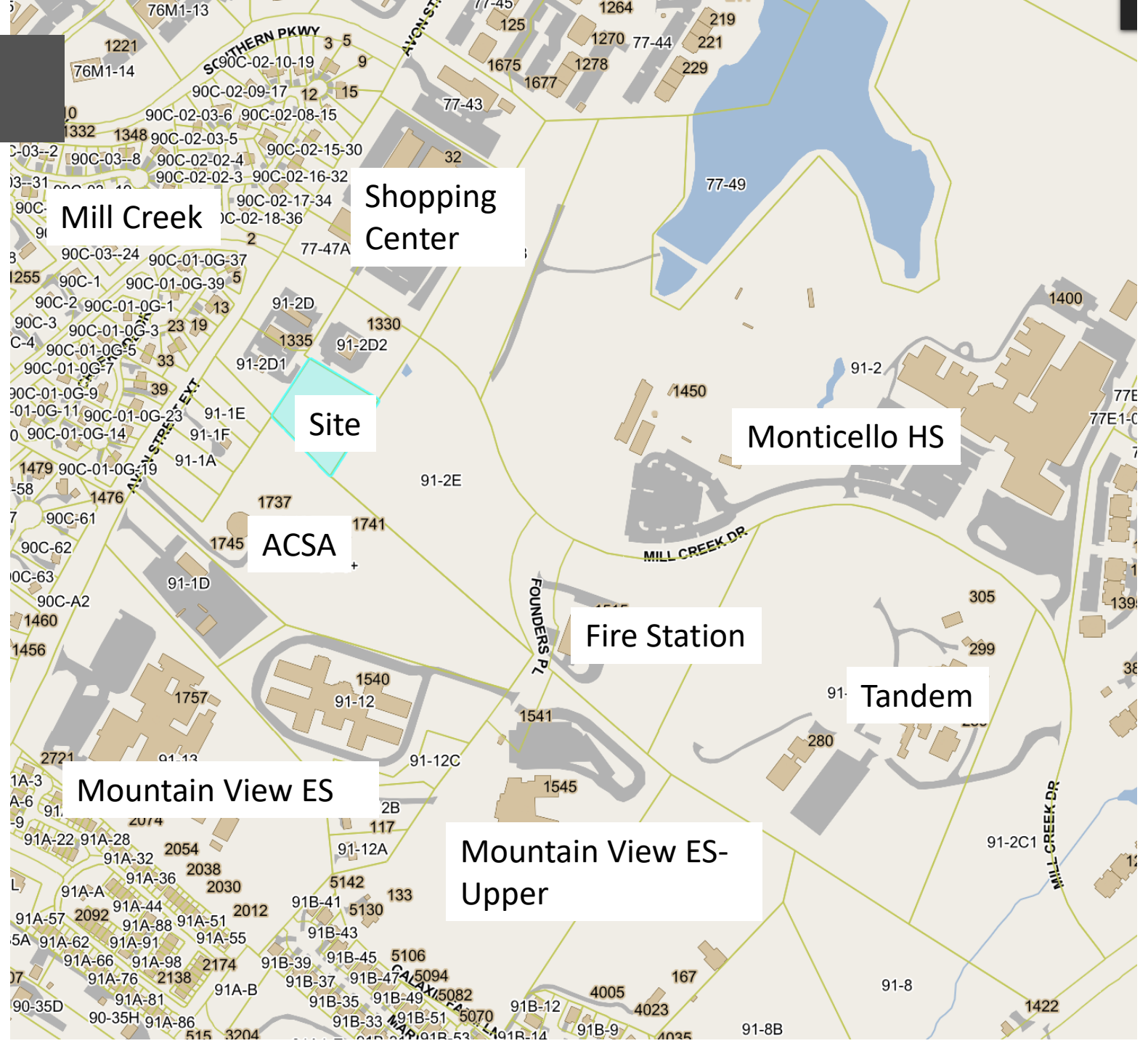
SE-2025-00031

- Request to waive requirement for a 15' stepback for a 48' tall building. (Section 18-4.20)

SE-2026-00003

- Request to reduce commercial setbacks adjacent to residential property lines from 50' to 20' (Section 18-4.20(a))

Vicinity Map



Vicinity Map



Zoning Map



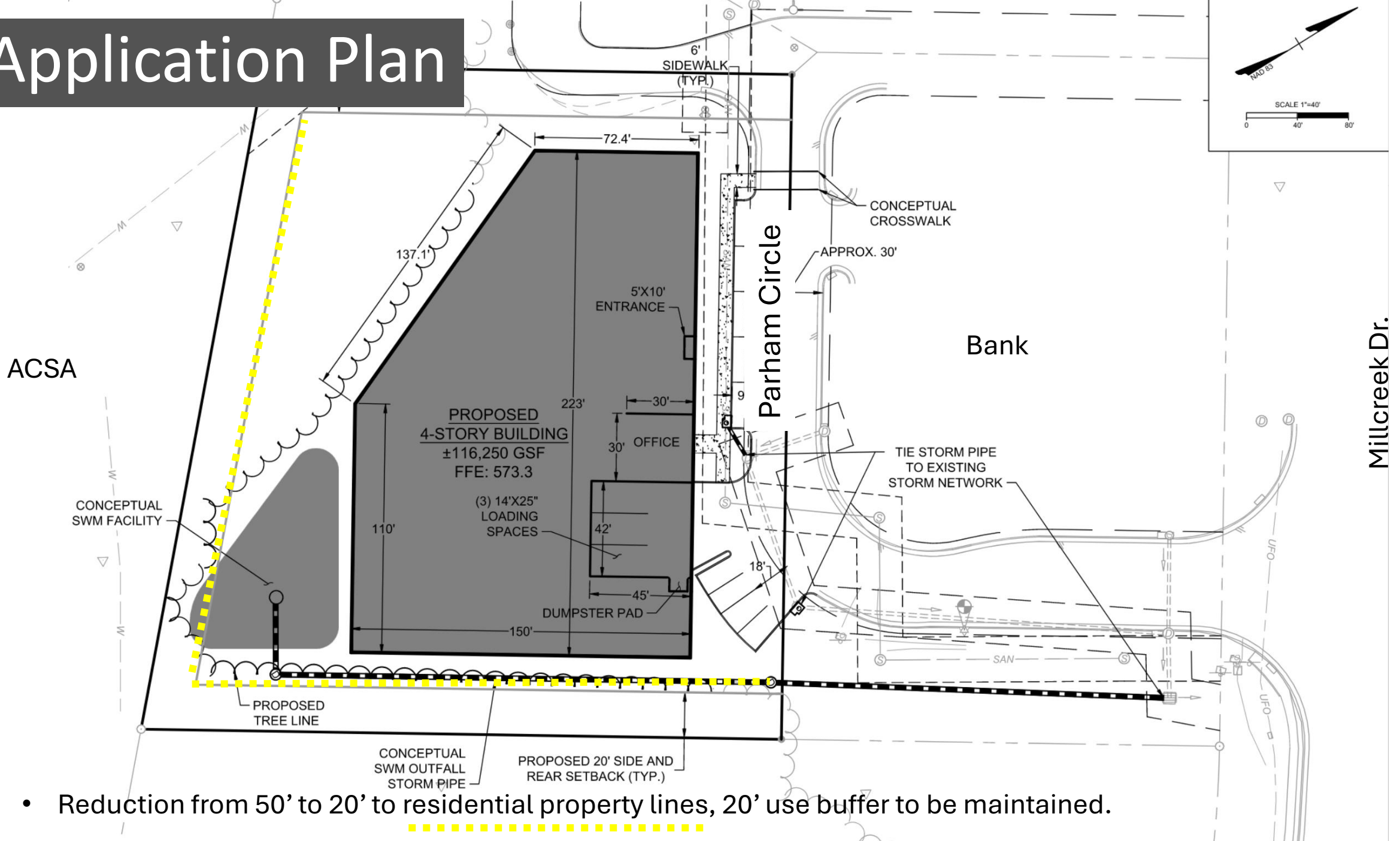
Comprehensive Plan

Community Mixed Use:

- Mix of residential, community scale retail uses, service and office
- Residential up to 34 dwelling units per acre and non-residential uses such as places of worship, schools, and public and institutional uses.



Application Plan



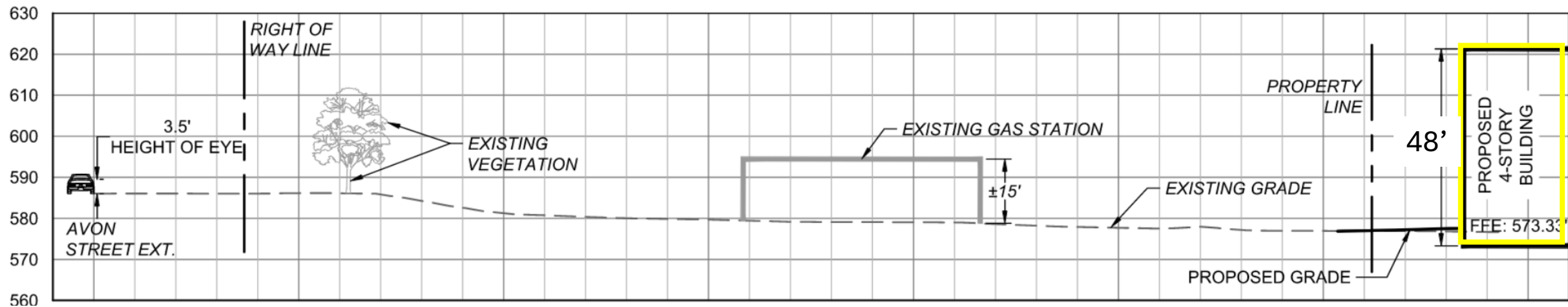
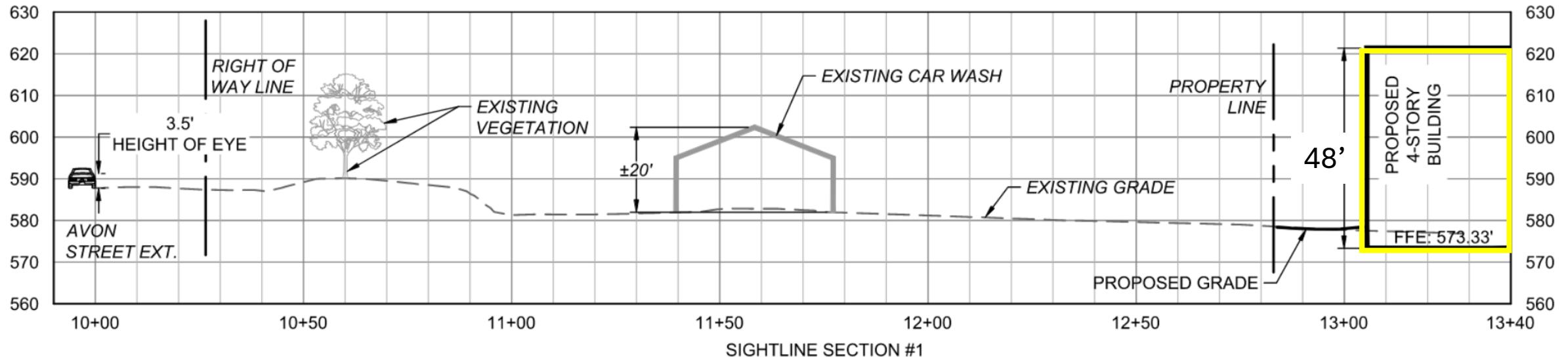
- Reduction from 50' to 20' to residential property lines, 20' use buffer to be maintained.



Specifics of the Proposal

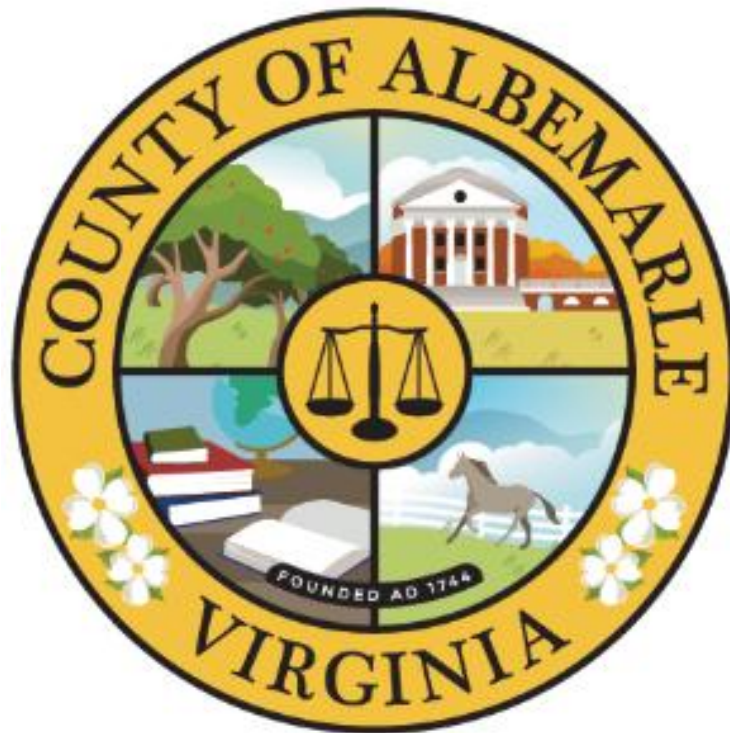
- Uses that would continue to be prohibited include:
 - Department Store
 - Furniture & Home Appliances (Sales & Service)
 - Indoor Theaters
 - Automobile, truck repair shop excluding body shop
 - Automobile, truck repair shop
 - Building materials sales
 - Factory outlet sales-clothing & fabric
 - Hotels, motels & inns
 - Machinery & equipment sales, service & rental
 - Mobile home & trailer sales & service
 - Modular building sites
 - Motor vehicle sales, service & rental/Sale of major recreational equipment & vehicles
 - Wholesale distribution

Building Height Stepback Waiver



- Stepback waiver requested for 48' tall building
- Ordinance requires a 15' stepback for each story that begins above 40'.

Questions?



Motions for ZMA-2025-00012

A. Should a Board of Supervisor **choose to approve** this zoning map amendment:

I move to adopt the Ordinance (Attachment D) attached to the staff report to approve ZMA-2025-00012 Parham Circle.

B. Should a Board of Supervisor **choose to deny** this zoning map amendment:

I move to deny the zoning map amendment for ZMA-2025-00012 Parham Circle based on the following reasons. *State reasons for denial.*

Motions for SE-2025-00031 Stepback Modification

A. Should a Board of Supervisor choose to approve this special exception:

I move to adopt the resolution (Attachment E) attached to the staff report to approve SE-2025-00031 .

B. Should a Board of Supervisor choose to deny this special exception:

I move to deny the special exception for SE-2025-00031 based on the following reasons. *State reasons for denial.*

Motions for SE-2026-00003 Setback Modification

A. Should a Board of Supervisor choose to approve this special exception:

I move to adopt the resolution (Attachment F) attached to the staff report to approve SE-2026-00003.

B. Should a Board of Supervisor choose to deny this special exception:

I move to deny the special exception for SE-2026-00003 based on the following reasons. *State reasons for denial.*

Building Height and Sightline Section

