REQUEST FOR BOARD ACTION

Date of Meeting: July 20, 2026

9.B. REZ 04-26 19701 Bethel Church Rd

To: Mayor and Board of Commissioners

From: Rox Burhans - Planning Director

Action Requested:
Alexandria Inthavanh (Aesthetic Reserves, LLC) has requested to amend the zoning on approximately 0.47 acres of property at 19701 Bethel Church Rd (PIN 00512316). The proposed conditional rezoning is to accommodate the establishment of a small-scale vocational school inside one of the commercial suites of the existing mixed-use building. No modifications to the building exterior or site are proposed as part of this request. The other tenants in the building will remain in place, and all other uses will be allowed to continue under this new zoning. Vocational schools are listed as an automatic conditional use in the Land Development Code.

On June 8, the Planning Board voted to unanimously recommend approval of this rezoning. There were no public comments.

Manager's Recommendation:
Approve an Ordinance amending the zoning map to include REZ 04-26 with conditions, as well as a Resolution declaring the REZ 04-26 with conditions is consistent with the town's Land Use Plan and in the best interest of the public.

ATTACHMENTS:
Staff Report.pdf
Property Map.pdf
Land Use Map.pdf
Vicinity Map.pdf
Zoning Map.pdf
PB Consistency Statement REZ 04-26.pdf
Ordinance.pdf
Resolution.pdf