

## **RECOMMENDED CONDITIONS**

Z-21- 1244587

Rezoning of Property from R-100 (Residential-Medium Lot-100) to RSM (Residential Small Lot Mix)

1. The required 20-foot transitional buffer on the sides and rear of the site shall remain undisturbed. The required six-foot screening fence for the transitional buffer shall be constructed on the interior (the development side) of the transitional buffer.
2. The detention basin shall be screened with evergreen vegetation, subject to approval by the County Arborist, and shall be constructed as a bioretention pond.
3. Post-construction stormwater runoff from the development site shall be no greater than pre-construction runoff, subject to approval by staff of the Development Services Division, Land Development Section.
4. The approval of this rezoning application by the Board of Commissioners has no bearing on other approvals by the Zoning Board of Appeals or other authority, whose decision should be based on the merits of the application before said authority.