

**SUBSTITUTE**  
**SLUP-23-1246456**  
**2023-0585**  
**Recommended Conditions**  
**09/25/2023**

1. The subject property shall be developed in a manner generally consistent with the site plan dated 08/01/2023 titled “The Water Towers” prepared by Edwards Engineering Consultants. The Site Plan is conceptual and should there be any conflicts between the Site Plan and the *Zoning Ordinance*, the *Zoning Ordinance* shall prevail.
2. Provide a maximum of four (4) dwelling units and maximum building height of two stories. Residential shall constitute at least 15% of the total building square footage, and commercial shall constitute at least 10% of the total building square footage. Residential shall be located on the second floor and commercial shall be located on the first floor.
3. Provide general compliance with submitted elevations.
4. The approval of this rezoning application by the Board of Commissioners has no bearing on the requirements for other regulatory approvals under the authority of the Planning Commission, the Zoning Board of Appeals, or other entity whose decision should be based on the merits of the application under review by each entity.
5. Provide a summary of anticipated maintenance and ownership of streets and open space prior to the issuance of any Land Development Permits.