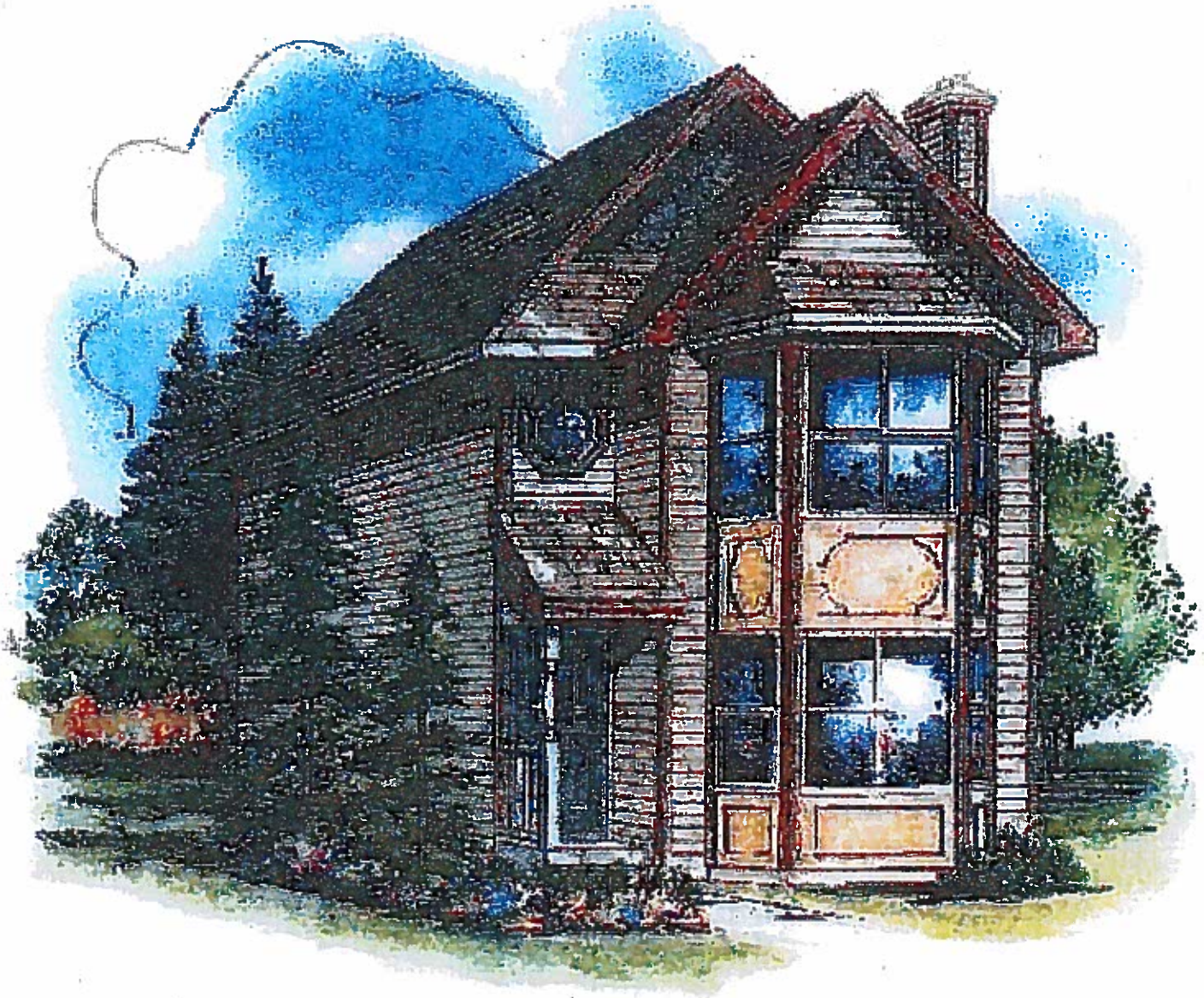


Recommended Conditions

Z-18-1235086

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

1. The property shall be developed for a single-family detached residence (“Single-Family Residence”) and accessory structures as allowed on a single-family residential lot by the Zoning Ordinance.
2. The Single-Family Residence shall be set back from Clairmont Road 87 feet and shall have a maximum height of 28 feet.
3. The building form and architectural design of the Single-Family Residence shall be substantially similar to the form and design shown on the renderings labeled “Exhibit B”.
4. Understory shrubs shall be planted along the Clairmont Road frontage to visually screen the Single-Family Residence, subject to approval by the County Arborist.
5. An evergreen screen shall be planted along the side and rear property lines to screen views of the subject property from the neighboring properties, subject to approval of the County Arborist.
6. The roofing material of the Single-Family Residence shall be wood shakes or simulated wood shakes and the façades shall be clad with cementitious wood lap siding.
7. 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.



**MIRROR IMAGE OF PROPOSED FRONT ELEVATION
OF COTTAGE @ 2523 CLAIRMONT ROAD,
WHICH WILL BE REVERSED ON THE GROUND AS PER THE FOLLOWING:**

