

**RECOMMENDED CONDITIONS**  
**Z-18-21945**

1. The subject property shall be developed for no more than six fee simple townhomes, in substantial compliance with the layout shown on the site plan titled “Subdivision Plat for Ben Leininger”, prepared by Adam and Lee Plating, stamped as received by the Department of Planning and Sustainability on January 4, 2018, subject to subdivision sketch plat review.
2. An evergreen landscape screen shall be planted along the west and south property lines, subject to approval by the County Arborist, to screen the proposed development from view by residents of adjoining properties. The required transitional buffer fence shall be installed with the fence’s finished side facing outward.
3. Landscaping along the Memorial Drive frontage shall not prevent pedestrian access from the sidewalk into front doors of the individual units.
4. No second-story decks or balconies shall be allowed on the south sides of the units.
5. All exterior lighting shall be screened or shielded to minimize light spillage outside the development.
6. 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.
7. The developer shall extend, to the driveway at 213 South Howard Street, the sidewalk that currently borders a portion of the South Howard Street frontage of the subject property.