

## **RECOMMENDED CONDITIONS**

Z-20-11243847

Rezoning of Property from R-75 to RSM

May 8, 2020

1. Construction of buildings shall be limited to the area shown as “Area A” and at the location identified for the Forest Clubhouse and Accessory Caretaker’s Unit on the site plan titled, “Zoning Plan for the Sherrydale Conservation Community”, prepared by JVG Civil Engineering, dated 4/21/19.
2. A mandatory homeowners association will be established to manage the common open space.
3. A permanent conservation easement will be placed on the open space in the area shown as “Area B” on the site plan identified in Condition No. 1. Said conservation easement shall allow use of the open space in Area B only for walking on mulch trails, woodland conservation, and similar and related uses.
4. No vehicular through-circulation shall be allowed between Cobb Branch Drive and Sherrydale Lane.
5. The primary storm water detention facility shall be installed underground.
6. The primary means of ingress and egress by construction-related vehicles will be from Cobb Branch Drive.
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.