

Z-23-1246248 (2023-0069)
Recommended Conditions
March 2023

1. The development shall be in general conformance with the attached site plan. Moreover, the phase 2 building shall be consistent with the architecture and character of phase 1.
2. Applicable conditions of Rezoning Case Z-22-1245577 (2022-1475) shall apply to phase 2 of the Bag Factory development.
3. The applicant shall provide written confirmation of opportunity zone status from the U.S. Internal Revenue Service (IRS) or other federal or state authority.
4. Maximum density (including phases 1 and 2) shall not exceed twenty-four dwelling units per acre (24 DUs/acre).
5. 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.