

Z-22-1246095 (2022-2264)
Recommended Conditions
January 16, 2023

1. The subject property shall be developed for a maximum of 15 single-family, attached; fee-simple, townhome lots. Locations of proposed lots, open space, transitional buffers, etc. shall be generally consistent with the locations shown on the site plan dated, 12/2/2022, and entitled *Scott Townhomes*.
2. Maximum allowable density shall not exceed 20.4 dwelling units per acre. In exchange for bonus density, the developer shall provide open space and a pocket park as shown on the site plan. The developer shall coordinate with the County Public Works Department to obtain unused, excess right-of-way for the pocket park.
3. Developer shall comply with the zoning requirement of providing an undisturbed, vegetated transitional buffer along the north and west property lines. Whereas the Developer is seeking to reduce the minimum required width of the transitional buffer, it shall not be any less than twenty (20) feet along the northern property line nor less than fifteen (15) feet along the western property line, if approved by the Board of Zoning Appeals.
4. The approval of this rezoning application by the Board of Commissioners shall have no bearing on the requirements for other regulatory approvals under the authority of the Zoning Board of Appeals or other entity whose decision should be based on the merits of the application under review by such entity.