



## PLANNING COMMISSION ITEM SUMMARY

<b>MEETING DATE:</b>	December 12, 2023
<b>SUBCATEGORY:</b>	Zoning
<b>DEPARTMENT NAME:</b>	Planning and Development
<b>AGENDA ITEM TITLE:</b>	Z23-06. Rezoning Application. Applicant: Merrill Trust
<b>DEPARTMENT SUMMARY RECOMMENDATION:</b>	<p>Rezoning of approx. 103.85 acres from R-20 (Single Family Residential) to RA-12 (Residential Attached) for the development of approximately 199 Townhouse units on Center Rd adjacent to I-75.</p> <p>Staff does not oppose the rezoning and recommends the following conditions if the zoning is approved:</p> <ol style="list-style-type: none"><li>1. No more than 199 lots/units shall be built in Etowah Preserve Phase 2 as presented in this application and on the concept plan.</li><li>2. No development or Finished Floor Elevation (FFE) is to occur above the 1050 ft elevation without the review and approval of the Water Department.</li><li>3. A 50ft. buffer must be provided between the development and the Proposed Center Road Re-alignment.</li><li>4. A 50ft. buffer must be provided between the development and the Right-of-Way for Interstate 75.</li><li>5. Developer to provide necessary easements for a natural gas line extension on the property from Center Rd to Hwy 20.</li><li>6. As referenced in the letter from Commissioner Steve Taylor, the owner/developer is required to leave in place the unnamed county service road on property identified as Tax Parcel C108-0001-001 and access to Center Road from adjoining properties, identified as Tax Parcel ID Nos. 0078-0172-001 and 0078-0101-001, or to provide an alternative solution for access to Center Road for said adjoining properties.</li><li>7. Incorporate the A&amp;R Engineering, Inc traffic study recommendations dated April 20, 2023 into the approved site plans.</li></ol>
<b>LEGAL:</b>	N/A