



PLANNING COMMISSION ITEM SUMMARY

MEETING DATE:	November 7, 2023
SUBCATEGORY:	Zoning
DEPARTMENT NAME:	Planning and Development
AGENDA ITEM TITLE:	Z23-06. Rezoning Application. Applicant: Merrill Trust
DEPARTMENT SUMMARY RECOMMENDATION:	<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">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.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.3. A 50ft. buffer must be provided between the development and the Proposed Center Road Re-alignment.4. A 50ft. buffer must be provided between the development and the Right-of-Way for Interstate 75.5. Developer to provide necessary easements for a natural gas line extension on the property from Center Rd to Hwy 20.6. 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.7. Incorporate the A&R Engineering, Inc traffic study recommendations dated April 20, 2023.
LEGAL:	N/A