



## PLANNING COMMISSION ITEM SUMMARY

<b>MEETING DATE:</b>	February 6th, 2024
<b>SUBCATEGORY:</b>	Zoning
<b>DEPARTMENT NAME:</b>	Planning and Development
<b>AGENDA ITEM TITLE:</b>	Z24-02. 496 Mission Rd. Applicant: Smith Douglas Homes
<b>DEPARTMENT SUMMARY RECOMMENDATION:</b>	<p>Applicant requests a change in zoning conditions of the Jackson Farm Planned Development, P-D (Planned Development), to reduce the commercial area in order to construct (109) townhomes. The area affected is approximately 12.58 acres located at 496 Mission Rd. in Land Lots 377, 416, 448 and 449 of the 4<sup>th</sup> District, 3<sup>rd</sup> Section. Tax ID No. C024-0001-001.</p> <p>Staff does not oppose the zoning condition change.</p> <p>If approved, staff recommends that all department comments be addressed and the following zoning conditions for Townhomes be included. These are in addition to the original 2006 conditions:</p> <p>Townhomes</p> <ol style="list-style-type: none"><li>1. For the northern most units abutting the stormwater easement, limit the front yard property line to the southern boundary of the stormwater easement to avoid conflicts with easement encroachments.</li><li>2. In addition to required setbacks, install a fifteen-foot wide buffer along all property lines which abut a single-family district or use to provide a visual screen in accordance with section 4.17 of the zoning ordinance.</li></ol>
<b>LEGAL:</b>	N/A