



# Board of Commissioners Meeting Agenda Item Submittal

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Item To Be Considered: **Special Use Permit/ Brezza Lofts, Lot 8 Ward Farm Town Center**

Board Meeting Date: **October 22, 2024**

Prepared By: **Rebecca Brehmer, CFM, CZO – Town Planner**

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**Overview:** Proforma Ward Farm Lot 8, LLC has applied for a special use permit to construct Townhome dwellings on Lot of the Ward Farm Town Center. The property is a 1.21-acre parcel and is zoned B-3, Traditional Business, and Townhome Dwellings are allowed in the B-3 zone with issuance of a Special Use Permit.

Prior to applying for the Special Use Permit, the applicant completed the process for text amendments to the UDO to make this project comply within the requirements needed for the Special Use Permit process and development guidelines outlined in the UDO. The Brezza Lofts Site Plan has also gone through the Technical Review Committee which consists of department heads on Staff as well as representatives from ONWASA and made all necessary changes requested to comply with zoning, building code, fire code, etc.

As outlined in the application package, the requested townhomes consist of 16 units, 4 parking spaces per unit, and a private community pool and is consistent with Town Ordinance Section 152.210 Procedure for Special Use Permits and appears to be consistent with the Future Land Use Map found in the CAMA Land Use Plan Update which labels Ward Farm as a Traditional Town Center. The Planning Board unanimously recommended approval at their October 3, 2024, regular meeting.

**Background Attachment(s):**

1. Brezza Lofts Special Use Permit Application
2. Elevations and Site Plan
3. Applicable Ordinance Sections with Staff Comments
4. TRC Comments

**Recommended Action:**

1. Hold a evidentiary hearing
2. Motion to approve/deny the Special Use Permit based on Section 152.210

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**Action:** \_\_\_\_\_  
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