

## EXHIBIT B

### Fowler Road Rezoning Conditions October 25, 2024

1. The development of the property shall be in substantial conformance with the accompanying Concept Plan. Locations shown for committed elements including, but not limited to greenways, streets, and open areas shown on the Concept Plan, may be adjusted to conform to LDO requirements or as permitted as a minor adjustment by the Land Development Administrator.
2. The following uses shall be prohibited:
  - a. Dwelling, single-family attached;
  - b. Dwelling, double family;
  - c. Dwelling, multiple family;
  - d. Boarding House/Dormitory;
  - e. Family Care Facility;
  - f. Live-work unit;
  - g. Residential Care; and
  - h. Telecommunications tower.
3. There shall be a maximum of 100 single-family detached units.
4. All single-family detached dwellings shall adhere to the following conditions:
  - a. Siding Material:
    - i. If masonry (such as brick veneer or faux stone product) is not the predominant first floor finish (greater than 50%), then the front elevation shall have at least two (2) styles of fiber cement siding (i.e. lap, shake, or board and batten, etc.);
    - ii. Vinyl material is prohibited except for soffits, fascia, and corner boards;
    - iii. No dwelling unit shall be constructed with an exterior elevation or color palette that is identical to the dwelling unit on either side or directly across the street.

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- b. Garages: A minimum 2-car side-by-side (not tandem) garage shall be provided;
  - c. Roofs: Roof materials shall be asphalt shingles, metal, copper, wood, or a combination of these materials.
  - d. Building Foundations:
    - i. Building foundations along the front façade shall have an exposed height above finished grade of at least 18” and must be finished with masonry product such as brick veneer or faux stone product.
    - ii. Any foundation facing a public street must be finished with masonry product such as brick veneer or faux stone product.
  - e. Rear Yard Amenity: An unenclosed patio, deck, or screened-in porch of at least 64 square feet.
5. Pollinator Garden: The development shall include at least one pollinator garden. The pollinator garden shall be a landscaped garden in which at least seventy five percent (75%) of all plants, excluding grasses, are native milkweeds and other nectar-rich flowers. The final location(s) of pollinator garden shall be determined at subsequent stages of approval and will be identified on the landscape plan submitted with the construction drawings. The pollinator garden shall be constructed prior to the issuance of the 75<sup>th</sup> residential building permit.
6. Community Amenities: The development shall include one tot-lot and one dog park. Locations will be determined at subsequent stages of approval and will be identified on the construction drawings. The tot-lot and dog park shall be constructed prior to the issuance of the 75<sup>th</sup> residential building permit.

[SIGNATURE PAGE FOLLOWS]

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October 25, 2024**

**Property Owner Authorization**

Property Addresses: 6520 Fowler Road and 6521 Mitchell Mill Road

PINs: 1768-60-2816 and 1767-69-6199

Barbara J. Richards Samuel Albert Richards AIF 10-30-24

Barbara J. Richards

Date

By Samuel Albert Richards, as her attorney in fact

Barbara J. Richards By Amy R. Harrison AIF  
Barbara J. Richards Date 10-30-2024

By Amy R. Harrison, as her attorney in fact