



DEVELOPMENT PLAN REPORT

▶ **FILE #:** 6-F-23-DP

AGENDA ITEM #: 37

AGENDA DATE: 6/8/2023

▶ **APPLICANT:** SERGHEY BOTEZAT

OWNER(S): Serghey Botezat

TAX ID NUMBER: 92 00405

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 0 BALL CAMP PIKE

▶ **LOCATION:** North side of Ball Camp Pike, south side of Schaad Rd, west of Amherst Rd

▶ **APPX. SIZE OF TRACT:** 3.932 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Urban Growth Area (Outside City Limits)

ACCESSIBILITY: Access is via Schaad Road, a median divided minor arterial within a right-of-way that varies in width from 91 to 100 ft; and via Ball Camp Pike, a major collector with a 20-ft pavement width within a right-of-way that varies from 50 to 58 ft in width in this location.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Grassy Creek

▶ **ZONING:** PR (Planned Residential)

▶ **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land

▶ **PROPOSED USE:** Multi-dwelling development

DENSITY PROPOSED: 8.14 du/ac

HISTORY OF ZONING: The property was rezoned from A to PR < 8.2 du/ac in May 2023 (4-L-23-RZ)

SURROUNDING LAND USE AND ZONING: North: Public/quasi-public land (school) -- A (Agricultural)

South: Agricultural/forestry/vacant -- I (Industrial)

East: Institutional (church) -- A (Agricultural)

West: Single family residential -- A (Agricultural)

NEIGHBORHOOD CONTEXT: This area consists primarily of single-family residential uses. It is across the street from Amherst Elementary School, and the latest phase of the Schaad Road extension project begins less than a half a mile to the west.

STAFF RECOMMENDATION:

▶ **Approve the development plan for the multi-dwelling development with attached and detached houses with up to 32 dwelling units and a reduction of the peripheral setback from 35 ft to 30 ft, subject to 10 conditions.**

1) Connection to sanitary sewer and meeting other relevant utility provider requirements.

- 2) Provision of street names consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
- 3) Providing a Type 'B' landscape screen (Exhibit A) along the west and south property lines adjoining residential uses. Landscaping along or near the stream must be located per the requirements of Knox County Engineering and Public Works.
- 4) Providing a Type 'C' landscape screen (Exhibit B) along the Schaad Road frontage.
- 5) Planning Commission staff must review and approve the landscape plan before permits are issued.
- 6) Providing turnarounds at the northeast and southwest driveway termini per the Knox County Engineering and Public Works requirements during permitting.
- 7) Providing a sidewalk from Schaad Road to the internal sidewalk system.
- 8) The maximum height for the multi-dwelling development shall be 35 feet.
- 9) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 10) Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the PR district and the criteria for approval of a development plan.

COMMENTS:

This proposal is for a 32-unit multi-dwelling development on this 3.932-acre property at a density of 8.14 du/ac. There are 30 attached and 2 detached houses. The property was rezoned in May 2023 from A (Agricultural) to PR (Planned Residential) up to 8.2 du/ac (4-L-23-RZ).

DEVELOPMENT PLAN ANALYSIS PER ARTICLE 6, SECTION 6.50.06 (APPROVAL OR DENIAL)

In the exercise of its administrative judgment, the Planning Commission shall determine if the proposed plan is in harmony with the general purpose and intent of the zoning ordinance and adopted plans.

1) ZONING ORDINANCE

PR (Planned Residential) up to 8.2 du/ac:

- A. The PR zone allows multi-dwelling developments as a permitted use. The administrative procedures for the PR zone require the Planning Commission to approve the development plan before permits can be issued (Article 5, Section 5.13.15).
- B. The property was rezoned to PR up to 8.2 du/ac in May 2023 (4-L-23-RZ) with a condition of providing a Type 'B' landscape screen along shared lot lines with A (Agricultural) zoned properties. This intends to provide a buffer to the adjacent single-family residential uses, as mentioned in the staff comments, not the church property to the east. The condition of approval requires landscape screening along shared lot lines with single-family uses. However, the developer should consider adding landscaping along the eastern lot line as well for the privacy of the residents.
- C. This proposal has a density of 8.14 du/ac.
- D. The Planning Commission determines the maximum height for any use other than houses and duplexes. Staff recommends a maximum height of 35 ft for the multi-dwelling development, consistent with the maximum height allowed on surrounding properties.

2) GENERAL PLAN – DEVELOPMENT POLICIES

- A. Policy 9.3, Ensure that the context of new development, including scale and compatibility, does not impact existing neighborhoods and communities – Staff is recommending a maximum height of 35 ft, which is consistent with the maximum height on surrounding properties, and landscape screening per the zoning condition.
- B. Policy 9.8, Encourage a mixture of housing sizes and prices within planned residential developments – This development will introduce a new residential type to the area, resulting in a greater mix of housing options.
- C. Policy 11.4, Create gradual zoning transition patterns by placing medium-intensity zones and uses such as offices, condominiums, and community buildings between single-family residential areas and higher-intensity uses. Require landscaping, screening, earth berms, walls, and similar techniques to separate incompatible land uses when gradual zoning transition patterns are not possible. – While there are not higher-intensity uses in the section of Schaad Road, such as commercial, there is a church to the east and an elementary school to the north. The proposed attached house development provides a transition from Schaad Road to the lower-intensity residential uses along Ball Camp Pike.

3) NORTHWEST COUNTY SECTOR PLAN

- A. The property is within the MDR (Medium Density Residential) land use classification, which allows consideration of a maximum of 12 du/ac. This proposal has a density 8.14 du/ac.

4) KNOXVILLE – FARRAGUT – KNOX COUNTY GROWTH POLICY PLAN

A. The property is within the Urban Growth Boundary. The purposes of the Urban Growth Boundary designation are to encourage a reasonably compact pattern of development, promote the expansion of the Knoxville and Knox County economy, offer a wide range of housing choices, and coordinate the actions of the public and private sectors, particularly with regard to the provision of adequate roads, utilities, schools, drainage and other public facilities and services.

ESTIMATED TRAFFIC IMPACT: 343 (average daily vehicle trips)

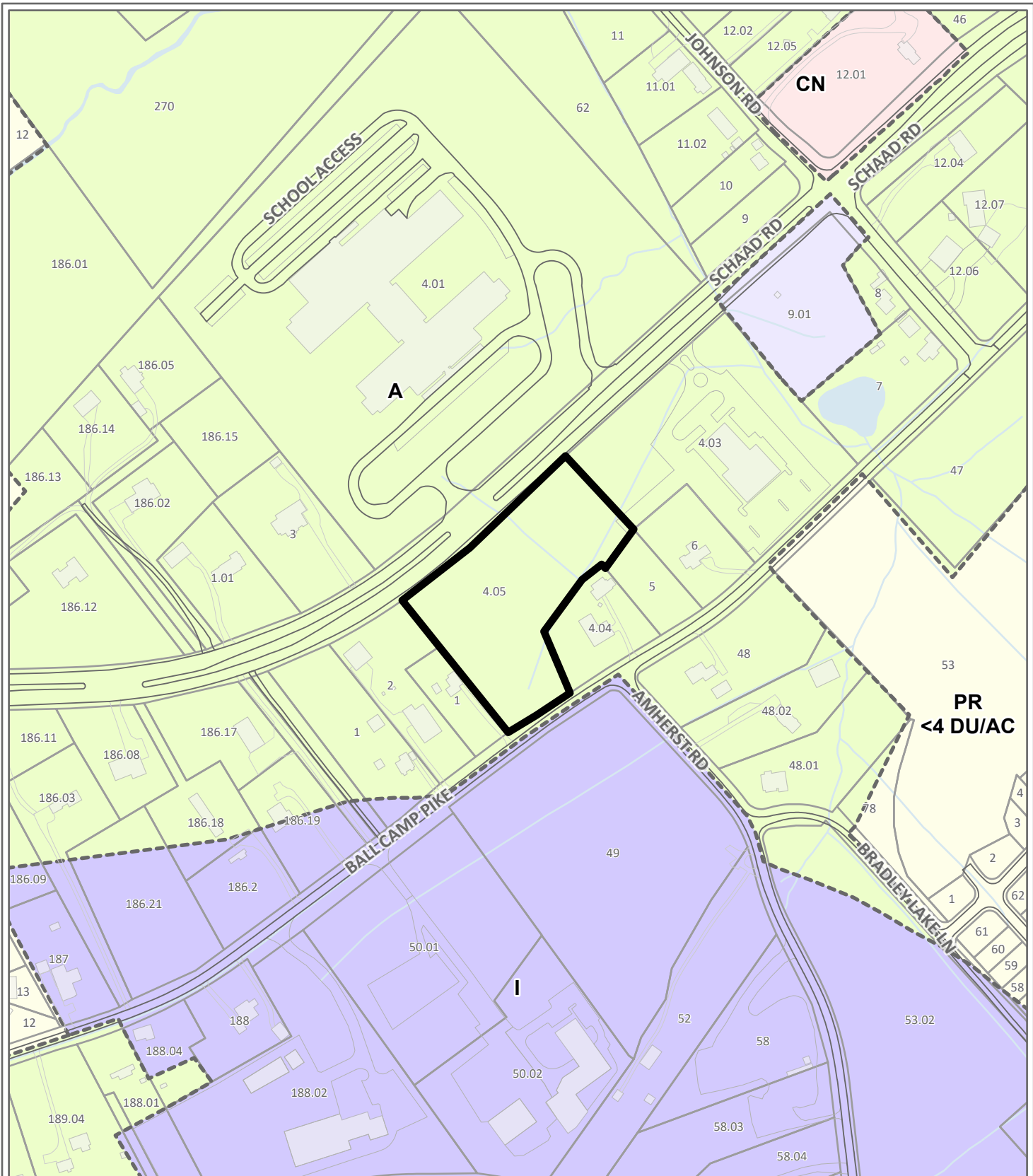
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: 3 (public school children, grades K-12)

Schools affected by this proposal: Amherst Elementary, Karns Middle, and Karns High.

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

The Planning Commission's approval or denial of this development plan request is final, unless the action is appealed either to the Board of Zoning Appeals or to a court of competent jurisdiction within thirty (30) days of the decision being appealed (Knox County, Tennessee Code of Ordinances, Appendix A, Zoning, 6.50.08).



DEVELOPMENT PLAN

6-F-23-DP

Petitioner: Serghey Botezat



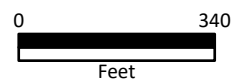
Multi-dwelling development in PR (Planned Residential) pending

Map No: 92

Jurisdiction: County

Original Print Date: 5/9/2023

Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902



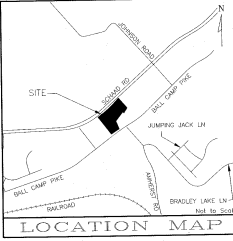
NOTE:
THREE DAYS PRIOR TO ANY EARTHWORK
OR CONSTRUCTION CONTRACTOR MUST
CONTACT:
TENNESSEE ONE-CALL
1-800-351-1111
RECORD AND SAVE YOUR CONFIRMATION
NUMBER.

NOTE:
CONTRACTOR TO NOTIFY ENGINEER
BEFORE START OF CONSTRUCTION.

NOTE:
CONTRACTOR IS RESPONSIBLE FOR
ALL TRENCH SAFETY.

CONTRACTOR SHALL SHORE AND
BRACE ALL OPEN CUT TRENCHES AS
REQUIRED BY STATE AND FEDERAL
LAWS AND LOCAL ORDINANCES; TO
CONFORM WITH RECOMMENDATIONS
SET FORTH IN AGC MANUAL OF
ACCIDENT PREVENTION IN
CONSTRUCTION; TO PROTECT LIFE,
PROPERTY, OR WORK; TO AVOID
EXCESSIVELY WIDE CUTS IN
UNSTABLE MATERIAL.

OSHA RULES SHALL BE ABIDED BY.



- NOTES:
1. ALL DIMENSIONS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAN.
 2. A 10' DRAINAGE UTILITY AND CONSTRUCTION EASEMENT EXISTS INSIDE ALL EXTERIOR LOT LINES AND ROAD LINES, 5' EACH SIDE OF INTERIOR ROAD LINES.
 3. A 10' UTILITY EASEMENT EXISTS 7.5' EACH SIDE OF CENTERLINE OF SANITARY SEWER AS INSTALLED.
 4. THIS PROPERTY CONSISTS OF 3.932 ACRES CONTAINING 32 TOWNSHIPS.
 5. THE PROPERTY IS ZONED PK.
 6. ALL ROAD PROFILES ARE BASED ON LEAP CONTOURS.
 7. UTILITIES: WATER: KNOXVILLE UTILITIES BOARD; SEWER: KNOXVILLE UTILITIES BOARD; ELECTRIC: KNOXVILLE UTILITIES BOARD; GAS: KNOXVILLE UTILITIES BOARD; TELEPHONE: XCEL.
 8. GEOTECHNICAL ENGINEER SHALL CERTIFY THE SLOPE STABILITY ON ALL FILL SLOPES.
 9. BUILDING SETBACKS ARE AS FOLLOWS:
30' PERIPHERAL SETBACK ON ALL PROPERTY LINES.
 10. EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON AVAILABLE INFORMATION. CONTRACTOR IS RESPONSIBLE TO FIELD LOCATE ALL UTILITIES, BOTH HORIZONTALLY AND VERTICALLY PRIOR TO CONSTRUCTION.

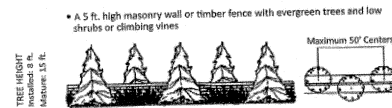
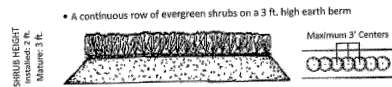
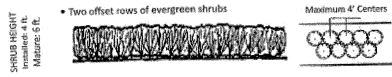


Design Guidelines Landscape Screening

Type "B" Screen: Continuous

APPROPRIATE LOCATION: Screening parking and loading areas from adjoining residential and office districts

NOTE: Landscape buffer strips should be a minimum of 12 feet in width, and sown with grass or ground cover for their full width, allowing for mulch at the base of plantings.



Knoxville-Knox County Planning | KnoxPlanning.org
400 Main Street, Suite 403 | Knoxville, TN 37902 | 865.215.2500

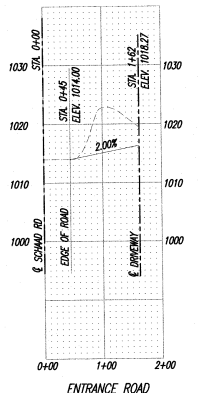
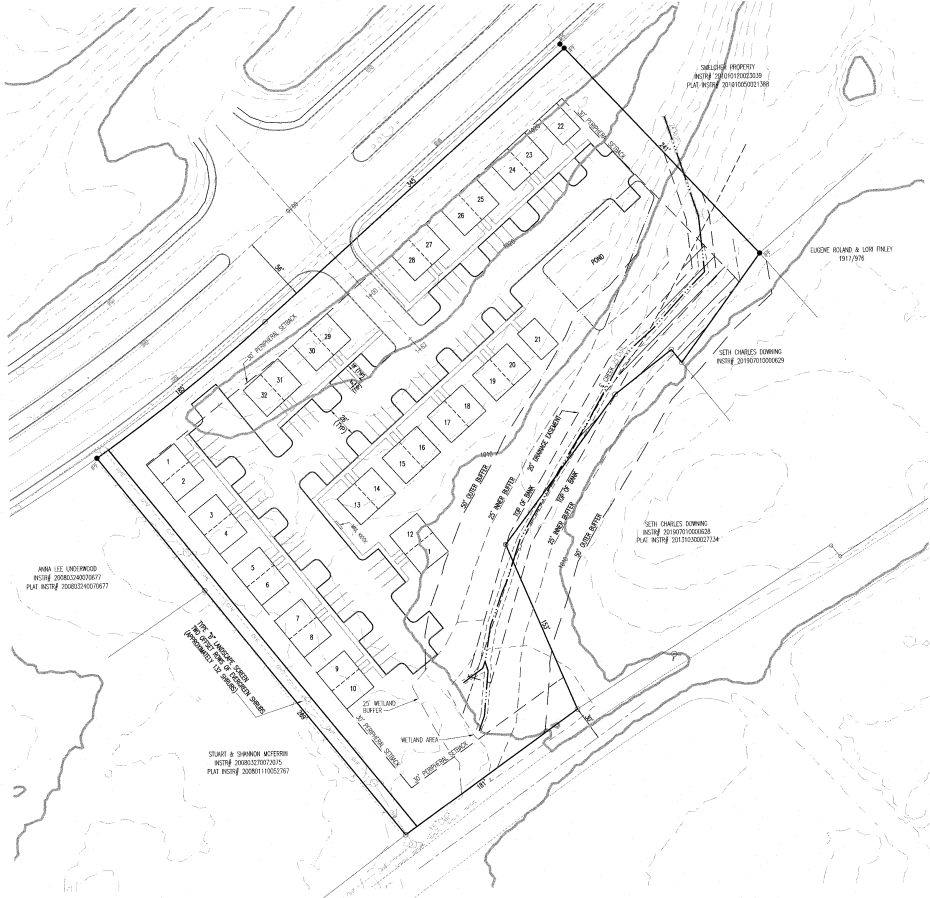
INTRODUCTION

Landscape screening reduces the impact of intense development upon adjacent land uses by providing visual separation, reducing the transmission of glare and air pollution, and limiting access. Screening also promotes the aesthetic appeal of a neighborhood and promotes higher property values.

This series of design guidelines defines several types of landscape screen. Each type is applicable to a certain intensity of conflict between adjacent land uses. Each screen type is illustrated by several planting schemes with an equivalent height, density and opacity of landscaping.

Planning uses these guidelines to illustrate desirable levels of screening appropriate to various site planning situations. Creative alternatives which achieve a comparable effect are encouraged.

The contents of these guidelines are advisory and are intended to supplement, but not replace, the requirements of the Knoxville Zoning Ordinance and the Knox County Zoning Ordinance.



Revised: 5/19/2023
6-P-23-DP

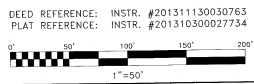


OWNER/DEVELOPER
SERGHEY BOTEZAT
8034 TEXAS WAY
KNOXVILLE, TN 37938

BATSON, HIMES, NORVELL & POE
REGISTERED ENGINEERS & LAND SURVEYORS
4334 PARKER HILL DRIVE
KNOXVILLE, TENNESSEE 37909
PHONE: (865) 588-6472
FAX: (865) 588-6473
enr@bhnp-e.com

DESIGNED	OSH	DATE	REVISION	APPR	NO.	DATE	REVISION	APPR
DRAWN	SEW							
CHECKED	OSH	5/16/23	KKCP COMMENTS					

SCALE
HORIZONTAL: 1" = 50'
VERTICAL: 2" INTERVAL
DATE
04/24/2023



SITE PLAN FOR
BOTEZAT-SCHAAD ROAD AT AMHERST ROAD
TAX MAP 92 PARCEL 4-05
6TH CIVIL DISTRICT, KNOX COUNTY, TENNESSEE

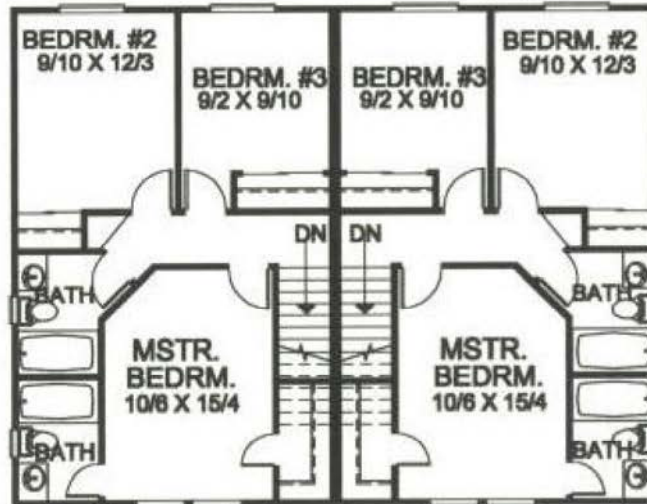
25193-SP
SHEET 3 OF 14 SHEET(S)
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EXAMPLE

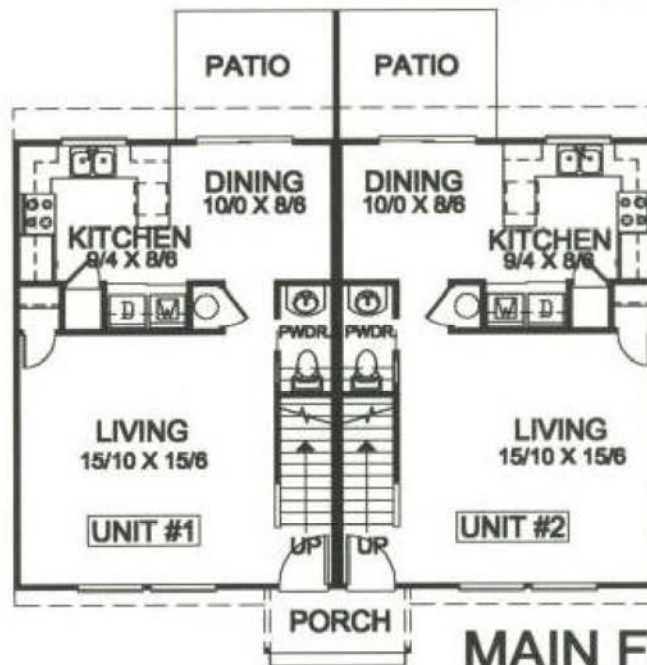


6-F-23-DP
5/24/2023

EXAMPLE



UPPER FLOOR PLAN



MAIN FLOOR PLAN

6-F-23-DP
5/24/2023

Width = 40'-0"
Depth = 34'-0"
(Inc. porch)

Total Sq. Ft. = 1,152 / unit
2 units shown

BUILDING DESIGNS BY STOCKTON

RESIDENTIAL • MULTI-FAMILY • MARKETING

TEL: 503-524-3118 FAX: 503-524-7381

E-MAIL: tim@stocktondesign.com

Web Site: <http://www.stocktondesign.com>

2-2278

Type “B” Screen: Continuous

APPROPRIATE LOCATION: Screening parking and loading areas from adjoining residential and office districts

NOTE: Landscape buffer strips should be a minimum of 12 feet in width, and sown with grass or ground cover for their full width, allowing for mulch at the base of plantings.

INTRODUCTION

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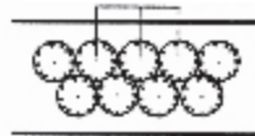
The contents of these guidelines are advisory and are intended to supplement, but not replace, the requirements of the Knoxville Zoning Ordinance and the Knox County Zoning Ordinance.

SHRUB HEIGHT
Installed: 4 ft.
Mature: 6 ft.

- Two offset rows of evergreen shrubs

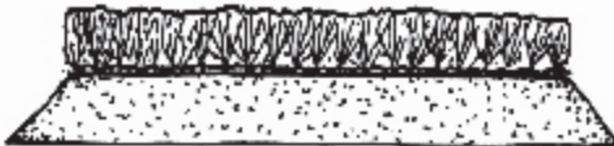


Maximum 4' Centers

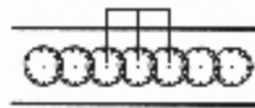


SHRUB HEIGHT
Installed: 2 ft.
Mature: 3 ft.

- A continuous row of evergreen shrubs on a 3 ft. high earth berm



Maximum 3' Centers



TREE HEIGHT
Installed: 8 ft.
Mature: 15 ft.

- A 5 ft. high masonry wall or timber fence with evergreen trees and low shrubs or climbing vines



Maximum 50' Centers

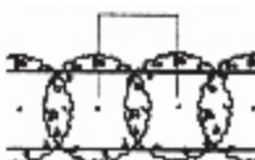


TREE HEIGHT
Installed: 8 ft.
Mature: 20 ft.

- One row of evergreen trees with branches touching the ground



Maximum 10' Centers



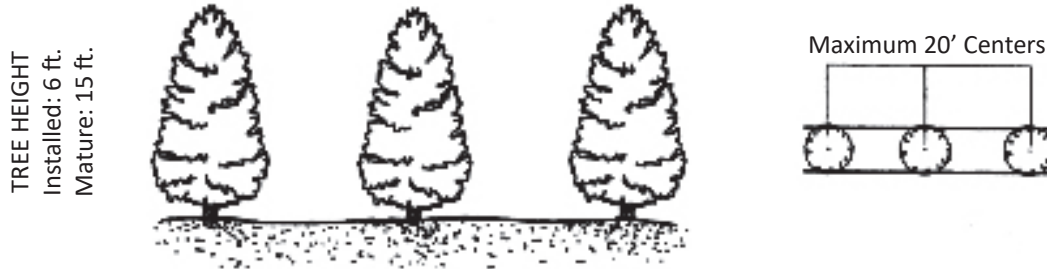
Design Guidelines Landscape Screening

Type "C" Screen: Partial

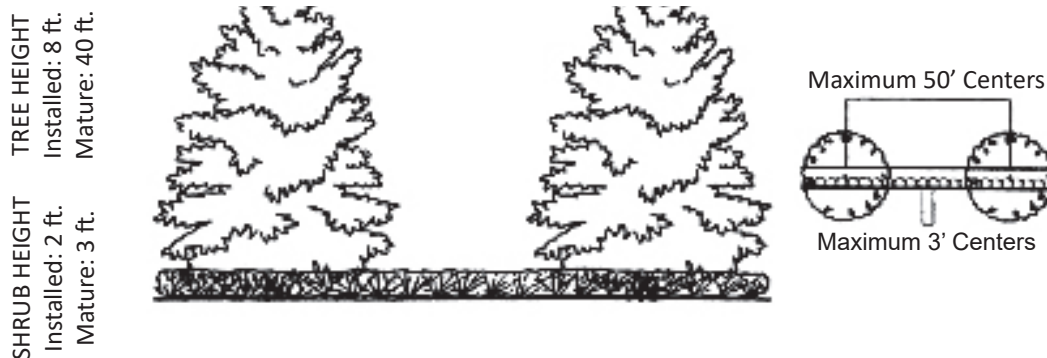
APPROPRIATE LOCATION: Between parking lots and public streets; boundaries of industrial and office development

NOTE: Landscape buffer strips should be a minimum of 8 feet in width, and sown with grass or ground cover for their full width, allowing for mulch at the base of plantings.

- A row of small evergreen trees



- A row of large broad leaf evergreen trees with a 3 ft. high wall or hedge (deciduous species of similar size & form could be used for every second tree)



- A row of evergreen conifers with a 3 ft. high earth berm or solid fence or wall



INTRODUCTION

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Development Request

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
 - Sector Plan
 - One Year Plan
- Rezoning

Serghey Botezat

Applicant Name

Affiliation

4/24/2023

Date Filed

6/8/2023

Meeting Date (if applicable)

6-F-23-DP

File Number(s)

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

David Harbin Batson, Himes, Norvell and Poe

Name / Company

4334 Papermill Dr. Dr. Knoxville TN 37909

Address

865-588-6472 / harbin@bhn-p.com

Phone / Email

CURRENT PROPERTY INFO

Serghey Botezat

Owner Name (if different)

8713 Glen Echo Dr KNOXVILLE TN 37919

Owner Address

Owner Phone / Email

0 BALL CAMP PIKE

Property Address

92 00405

Parcel ID

4.01 acres

Tract Size

Part of Parcel (Y/N)?

West Knox Utility District, Knoxville Utiliti

Sewer Provider

Knoxville Utilities Board

Water Provider

Septic (Y/N)

STAFF USE ONLY

North side of Ball Camp Pike, south side of Schaad Rd, west of Amherst Rd

General Location

City **Commission District 6 PR (Planned Residential) pending**

County District

Zoning District

Agriculture/Forestry/Vacant Land

Existing Land Use

Northwest County

Planning Sector

MDR (Medium Density Residential)

Sector Plan Land Use Classification

Urban Growth Area (Outside City Limit)

Growth Policy Plan Designation

DEVELOPMENT REQUEST

<input checked="" type="checkbox"/> Development Plan <input type="checkbox"/> Planned Development <input type="checkbox"/> Use on Review / Special Use	Related City Permit Number(s)
<input type="checkbox"/> Hillside Protection COA <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Non-residential	
Home Occupation (specify) _____	
Other (specify) Multi-dwelling development	

SUBDIVISION REQUEST

Proposed Subdivision Name	Related Rezoning File Number
Unit / Phase Number	
Additional Information _____	
<input type="checkbox"/> Attachments / Additional Requirements	

ZONING REQUEST

<input type="checkbox"/> Zoning Change	Pending Plat File Number
Proposed Zoning _____	
<input type="checkbox"/> Plan Amendment	Proposed Plan Designation(s) _____
Proposed Density (units/acre) Previous Zoning Requests	
Additional Information _____	

STAFF USE ONLY

PLAT TYPE

- Staff Review Planning Commission

ATTACHMENTS

- Property Owners / Option Holders Variance Request

ADDITIONAL REQUIREMENTS

- COA Checklist (Hillside Protection)
 Design Plan Certification (Final Plat)
 Site Plan (Development Request)
 Traffic Impact Study
 Use on Review / Special Use (Concept Plan)

Fee 1	Total
\$500.00	
Fee 2	
Fee 3	

AUTHORIZATION

- I declare under penalty of perjury the foregoing is true and correct: 1) He/she/it is the owner of the property, AND 2) the application and all associated materials are being submitted with his/her/its consent.

Applicant Signature	Serghey Botezat Please Print	4/24/2023 Date
---------------------	--	--------------------------

Phone / Email		
Property Owner Signature	Serghey Botezat Please Print	4/24/2023 Date

25193



Development Request

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
 - SP
 - OYP
- Rezoning

SERGEY BOTEZAT
Applicant Name

Affiliation

Date Filed

Meeting Date (if applicable)

File Number(s)

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Applicant
- Property Owner
- Option Holder
- Project Surveyor
- Engineer
- Architect/Landscape Architect

DAVID HARBIN
Name

BATSON HINES MOORE & POE
Company

4334 Papermill Dr
Address

KNOXVILLE
City

TN
State

37909
ZIP

865-588-6472
Phone

harbin@bhn-p.com
Email

CURRENT PROPERTY INFO

8034 TEARLE WAY
KNOXVILLE, TN 37938
Property Owner Name (if different) Property Owner Address Property Owner Phone

Schaad RD
Property Address

TAX MAP 92
Parcel ID

PARCEL 4.05

KUB
Sewer Provider

KUB
Water Provider

N/D
Septic (Y/N)

STAFF USE ONLY

General Location

Tract Size

City County

District

Zoning District

Existing Land Use

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

DEVELOPMENT REQUEST

Development Plan Use on Review / Special Use Hillside Protection COA
 Residential Non-Residential

Related City Permit Number(s)

Home Occupation (specify) _____

Other (specify) Plan Review for a PR zoned Property

SUBDIVISION REQUEST

Related Rezoning File Number

Proposed Subdivision Name _____

Unit / Phase Number Combine Parcels Divide Parcel 1 LOT
Total Number of Lots Created

Other (specify) 1 LOT - 32 townhomes

Attachments / Additional Requirements

ZONING REQUEST

Pending Plat File Number

Zoning Change _____
Proposed Zoning

Plan Amendment Change _____
Proposed Plan Designation(s)

Proposed Density (units/acre) _____ Previous Rezoning Requests

Other (specify) _____

STAFF USE ONLY

PLAT TYPE

Staff Review Planning Commission

ATTACHMENTS

Property Owners / Option Holders Variance Request

ADDITIONAL REQUIREMENTS

Design Plan Certification (Final Plat)
 Use on Review / Special Use (Concept Plan)
 Traffic Impact Study
 COA Checklist (Hillside Protection)

	Fee 1	Fee 2	Fee 3	Total

AUTHORIZATION

David Harbin
Applicant Signature

DAVID HARBIN
Please Print

4.24.23
Date

865-588-6472
Phone Number

harbin@bhn-p.com
Email

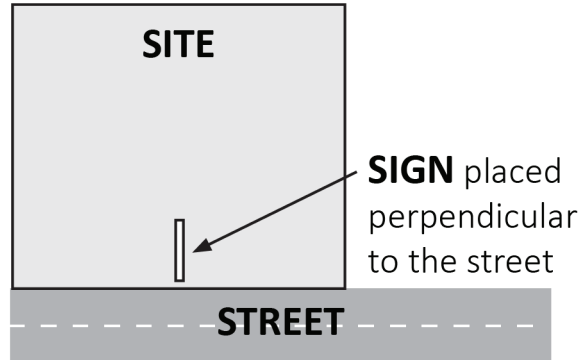
Serghey Botezat
Property Owner Signature

Serghey Botezat
Please Print

4.24.23
Date

I declare under penalty of perjury the foregoing [i.e., he/she/they is/are the owner of the property and that the application and all associated materials are being submitted with his/her/their consent] is true and correct.

The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning, plan amendment, concept plan, use on review/special use, planned development, right-of-way closure, and name change.



The required public notice sign(s) will be provided by Planning to the applicant when an application is submitted. If an application is submitted electronically, Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

LOCATION AND VISIBILITY

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.

TIMING

The sign(s) must be posted **not less than 12 days prior to the scheduled Planning Commission public hearing** and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:

_____ May 26, 2023 _____ and _____ June 9, 2023 _____
(applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Serghey Botezat

Date: 4/24/2023

File Number: 6-F-23-DP

- Sign posted by Staff
- Sign posted by Applicant