

Z-20-1243958 RECOMMENDED CONDITIONS

1. The development shall have a maximum of 140 units consisting only of single-family detached residences. Conceptual layout of site plan and building design shall be in be in substantial compliance with the revised site plan dated 8/21/2020 and subject to approval of the Director of Planning & Sustainability Department.
2. Provide access on Stephenson Road and Alford Road. Location of vehicular ingress and egress shall be subject to approval by the DeKalb County Department of Public Works, Transportation Division.
3. Construct one (1) eastbound right turn lane along Stephenson Road. Construct a conventional stop-controlled driveway on the site with one (1) ingress lane entering the site and one (1) egress lane exiting the site. Along Alford Road, construct a conventional stop-controlled driveway with one (1) ingress lane entering the site and one (1) egress lane exiting the site.
4. Dedicate a minimum 50 feet of right of way from centerline of Stephenson Road and 27.5 feet of right of way from centerline of Alford Road (or all public infrastructure on right of way – including streetlights, whichever greater).
5. Install an enhanced pedestrian feature to include a refuge medianette, rectangular flashing beacons and advanced warning signs to facilitate safe crossing from the development to Stephen Middle School. Location to be approved by the Transportation Division.
6. Streetlights required with payment to Georgia Power and signed petition required prior to final plat approval.
7. Six-foot wide sidewalks required along Stephenson Road frontage. Five-foot wide sidewalks required along Alford Road.
8. A mandatory homeowners' association shall be created and shall be governed by a declaration of covenants, conditions, and restrictions. The homeowner association shall be responsible for the maintenance of required transitional buffer, open space within the property, street lighting, amenity areas and pedestrian paths.
9. Provide open space in compliance to Chapter 27-Article 5 of the DeKalb Code of Ordinances per conceptual site plan.
10. No residential units shall directly face Stephenson Road or Alford Road.
11. All exterior lighting shall be screened from adjacent properties or shielded to minimize glare and keep light inside the development.
12. Provide a minimum six-foot high fence along the southern boundary line of the site.
13. A six-foot high fence and minimum 15-foot wide landscape buffer on the public street frontage shall be provided along Stephenson Road and Alford Road. The landscaped buffer must meet requirements of Section 27-5.4.5(C)(1)-(C)(3) of this code regarding planting height, planting type, and planting functions. Street -facing fences shall have masonry (brick, stone, or hard coat stucco finish) piers

separating fence sections with maximum lengths of 24 feet. A pier shall be required at any point where the fence changes direction. Piers must be at least 12 inches wide.

14. The approval of this rezoning application by the Board of Commissioners has no bearing on other approvals by the Zoning Board of Appeals or other authority, whose decision should be based on the merits of the application before said authority.