

## **Recommended Conditions**

Z-19-1243046

Rezone Property from C-1 (Local Commercial)  
to MR-1 (Medium Density Residential-1)

1. The development shall be for a maximum of 124 townhome units.
2. No wooden fencing shall be permitted along Wellborn Road or Covington Highway.
3. Exterior building materials shall comply with the Article 5 standards of the Zoning Ordinance and shall have a brick “skirt” on the side wall of the units to a height of at least 4 feet measured from grade. The front façade of the units shall incorporate multiple textures and materials similar to those depicted on the photographs titled “Building Form Example 1” and “Building Form Example 2”, which were submitted to the Planning and Sustainability Department and date stamped January 3, 2019. Additionally, the rear façade of any unit facing Wellborn Road shall be 100% brick.
4. The public art proposed by the applicant to qualify the development for a density bonus of up to 1.6 additional units per acre above the base density of 8 units per acre shall be located at the main entrance to the development. The public art shall be of a size and design such that it can reasonably be expected to be visible to passengers of vehicles who drive by the main entrance, subject to approval by the Planning Commission. The public art shall be installed prior to the issuance of a certificate of occupancy for any unit in the proposed development that causes the density of the development to exceed 4 units per acre.
5. A dedicated left turn lane shall be installed on Wellborn Road to allow access into the full- service entrance for the proposed development, subject to the approval of the DeKalb County Transportation Department.
6. Opaque privacy fencing shall be placed along or near the perimeter of the boundary line of the property adjacent to the “Wind Rose on Wellborn” townhome community.
7. There shall be a mandatory homeowners’ association (“Homeowners’ Association”) which shall own and maintain the common areas, and enforce the covenants placed on the townhome community.
8. The recorded covenants for establishing the Homeowners’ Association shall contain a 35% rental restriction. A copy of the recorded covenants with the rental restriction highlighted shall be delivered to the Department of Planning and Sustainability prior to the recording of the final plat for the townhome community. The Homeowners’ Association shall enforce the rental restriction.
9. 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.