

RECOMMENDED CONDITIONS

Z-19-1235327

Townhomes & Retail Development

1. The property shall be developed for no more than 60 attached townhome units and 40,000 square feet of retail uses per the site plan dated January 15, 2019, submitted to the Planning and Sustainability Department on January 18, 2019. Site plan is conceptual and layout and building design shall be subject to approval of the Director of Planning and Sustainability Department.
2. Provide outdoor amenity areas (pocket park, playground, gazebo and courtyard) in compliance with enhanced open space areas as defined per Chapter 27, Article 5 of the DeKalb County Code of Ordinances, in the areas shown on the submitted site plan.
3. Conduct a traffic study for Covington Highway and Porter Road based on the proposed development prior to the Planning and Sustainability Department to determine appropriate road improvements prior to the filing of a Land Disturbance Permit (LDP). Provide necessary road improvements that may result from the study and recommended by the Department of Public Works Transportation Division.
4. Vehicular ingress and egress and road improvements along Covington Highway shall be determined and subject to approval by Georgia Department of Transportation (GDOT).
5. No more than three (3) vehicular ingress and egress from Porter Road subject to review and approval by the DeKalb County Department of Public Works, Transportation Division. A deceleration lane shall be constructed in front of the property as required by Georgia Department of Transportation (GDOT).
6. Dedicate at no cost to DeKalb County 27.5 feet of right-of-way from centerline along Porter Road.
7. Buildings along Covington Highway may be setback from original right-of-way line.
8. Improve Porter Road along entire property frontage (pavement and curb & gutter), 12 feet from center line to back of curb.
9. Provide 6-foot wide sidewalk with 2-foot offset from back of curb along entire property frontage of Porter Road. Include 2-foot wide grass lighting strip and 10-foot wide landscape strip from back of sidewalk.

10. Provide 6-foot wide sidewalk with 5-foot offset from back of curb along entire property frontage of Covington Highway. Include 2-foot wide grass lighting strip and 10-foot wide landscape strip from back of sidewalk. Five-foot offset will be planted with an evergreen hedge with a mature height not to exceed 30 inches, subject to approval by Georgia Department of Transportation (GDOT).
11. Provision of bike lanes or as may be required by the DeKalb County Department of Public Works, Transportation Division.
12. No truck loading access from Porter Road.
13. Construction access on Porter Road shall be prohibited. No Land Disturbance Permit (LDP) shall be issued on the site until the completion of an archaeology study and satisfaction of all requirements for the protection of the adjacent Porter Road cemetery as required by the Georgia Department of Natural Resources, Historic Preservation Division (HPD).
14. All building facades visible from Covington Highway and Porter Road shall consist of a minimum of 40% stone and/or brick. No vinyl or exposed concrete block is allowed.
15. Architectural accents, where utilized shall consist of non-reflective glass, natural stone, glass block, pre-cast concrete, brick, terra cotta, hardi-plank or wood.
16. Roof materials shall not consist of any reflective surface.
17. Provide a landscape plan for the entire development for approval by the Director of Planning and Sustainability. Landscape plan shall be implemented prior to the issuance of Certificate of Occupancy for townhouse units.
18. Provide street lamps along Covington Highway and interior to the development.
19. Provide a soft mulch trail around detention pond.
20. Provide pet refuse in areas of open space.
21. If fencing is proposed around play area, it shall be black or green clad chain link, four (4) feet in height.