

Z-22-1245310
RECOMMENDED ZONING CONDITIONS (3-10-2022)

1. Maximum of 77 single-family detached lots may be developed on the property.
2. General compliance with the site plan dated March 3, 2022 titled "Linecrest Road Tract".
3. A minimum of 20% open space shall be provided.
4. Healthy trees within the 20-foot transitional buffer along the north property line shall be preserved and supplemented with new trees to form an effective visual screen as approved by the County Arborist prior to the issuance of any certificates of occupancy.
5. Written confirmation of approval from the DeKalb County Transportation Department is required prior to the issuance of any building permits. 35 foot right of way dedication from centerline or such that all public infrastructure is within public right of way, whichever greater, 6 foot sidewalk, 4 foot bike lane (or 10 foot multiuse path in lieu of required bike lanes and 6 foot sidewalk), 10 foot landscape strip and street lights. Verify that the access point meets intersection and stopping sight distance based on AASHTO design guidelines when submitting for permitting. Interior roads require a 27.5 foot right of way dedication from the centerline or such that all public infrastructure is on county right of way. Requires a 6 foot landscape strip, 6 foot sidewalk and street lights.
6. The approval of this rezoning application by the Board of Commissioners has no bearing on the requirements for other regulatory approvals under the authority of the Historic Preservation Commission, the Board of Zoning Appeals, or other entity whose decision should be based on the merits of the application under review by such entity whose decision shall be independently based.