

## Recommended Conditions

Z-19-1243508

1. Subject property shall be developed with no more than 72 attached single-family townhomes per the site plan dated October 2019 submitted to the Planning and Sustainability Department on 10/17/2019.
2. Townhome facades shall be constructed with at least three sides brick, stacked stone, or masonry stucco excluding architectural decorative features.
3. The Department of Public Works -Transportation requires review by Georgia Department of Transportation prior to permitting along Covington Highway. Six-foot sidewalks, six-foot landscape strip and pedestrian street scale lights on Covington Highway.
4. The Department of Public Works -Transportation requires six-foot sidewalks, three-foot landscape strip and pedestrian street scale lights on Dekalb Medical Parkway.
5. The Department of Public Works -Transportation requires six-foot sidewalks, five-foot landscape strip, pedestrian street scale lights and bike lanes on Wellborn Road.
6. Rental units shall be limited to 35%
7. There shall be a mandatory home owners association for this development in compliance with state law and the Code of DeKalb County.