

Z-25-1247529 (2025-0628)
Recommended Conditions
3265 Northeast Expressway, Chamblee, GA 30341

1. A minimum unit size of at least four hundred (400) heated square area for no more than 25% of units.
2. The development shall be no less than twenty-four (24) units per acre per the *Presidential Parkway Regional Center*, supplemental land use and zoning recommendations within *Area D – Edge 1*.
3. All “shared home” designs shall be consistent with architectural details and following building materials: cementitious siding, shingle roofing or metal roofs over porches, and must comply with the applicable provisions of Article 5 Section 5.7.9. of the Zoning Ordinance related to building form and design. Roof pitches shall vary between 6:6, 6:8, 6:10, 6:12, with no more than 25% of each pitch type to support the architectural design styles proposed by HR-1 Zoning Districts as stated in Section 2.15.1B.
4. Both multi-family building(s) shall be four (4) stories as referenced in the *Presidential Parkway Regional Center*, supplemental land use and zoning recommendations within *Area D – Edge 1*.
5. Dumpster and recycling enclosures shall be provided in sufficient number and strategically located to ensure convenient access for residents and minimize walking distances. The final number and placement of enclosures shall be approved by the Sanitation Division prior to issuance of a Certificate of Occupancy (CO).
6. Facades facing a street must comply with *Section 27-5.7.6 (I Facades) –Single Family Attached*, regardless of renderings submitted in the rezoning application (Z-25-1247529). Duplexes or townhomes shall have a minimum of 5-foot by 5-foot outdoor patio for each unit.
7. The development shall include (1) a connection to the ‘Recreation Park,’ (2) a path or trail around the detention pond, and (3) three (3) outdoor parks as described by HR-1 Zoning Districts in Section 2.15.1C and Activity Centers in the 2050 Unified Plan (pg.26). Any modifications to the site plan related to these or other compact, pedestrian-oriented improvements shall require approval by the Planning Director.
8. Subject to any necessary governmental approvals such access agreements or easements, the Applicant/Owner shall provide public connectivity from the subject property to the proposed Peachtree Creek Greenway. In the event that the Greenway has not yet been constructed to the point that connectivity is possible to the subject property at the time the first Certificate of Occupancy (C.O.) is issued for the subject property/development, the Applicant/Owner shall deposit \$250,000 into a DeKalb County account designated for development of the Peachtree Creek Greenway so that the County may facilitate connectivity. Any remainder of the funds not expended by the County in furtherance of the connectivity shall be refunded to the Applicant/Owner. In the event that connectivity is feasible at the time the first C.O. is issued for the subject property/development, the Applicant/Owner shall install the connecting infrastructure to the Greenway. The Applicant/ Owner is not to expend more than \$250,000 in this endeavor. This connectivity is in furtherance of the Countywide Greenway Network and goals of Peachtree Creek Greenway, Inc.
9. If connectivity to the Peachtree Creek Greenway is not installed by the Applicant/Owner as contemplated in condition number 8 above before issuance of the first C.O., then the Applicant/Owner shall provide DeKalb County with any access necessary for the County to do so, in the form of easement(s) or other agreements agreeable to both parties. No. C.O.’s shall be issued by the County for the subject property/new development until the Applicant/Owner installs the connectivity itself or provides the County with the escrow funds and any necessary access needed for the County to construct the connection.
10. At least 50% of the bicycle racks required in Section 6.1.17 (Bicycle/Moped Requirements) shall be in a roofed or otherwise covered area.
11. The multifamily residential buildings shall include elevators to the extent required by applicable building code or law.
12. Considering Condition #2 and #3, the building architecture shall adhere to the building material components of Article 5.

13. If the County adopts design architectural design guidelines prior to the development of the subject property, the project shall be subject to these new guidelines.
14. The Applicant/Owner shall provide a summary of anticipated maintenance and ownership of streets, private drives, easements, and open space prior to the issuance of any land development permits.
15. The development shall provide a minimum of 3% of the total parking spaces to be marked as preferred spaces for alternative fuel vehicles and shall provide electric vehicle chargers on four (4) of the preferred spaces.
16. 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 Planning Commission, the Zoning Board of Appeals, or other entity whose decision should be based on the merits of the application under review by each entity.