

Z-21-1244671
Recommended Conditions

1. The subject property shall be developed in substantial conformity with the following site plans: “Flat Shoals Pkwy @ Woodberry Pkwy”, prepared by Planners and Engineers Collaborative, and included in the rezoning application package submitted by D.R. Horton, Inc. c/o Battle Law P.C. to the DeKalb County Planning and Sustainability department.
2. The applicant shall coordinate with the Georgia Department of Transportation (GDOT) and the DeKalb County Transportation Division to mitigate the development’s impact on Flat Shoals Parkway. Any required traffic impact analysis shall be completed prior to preliminary (sketch) plat approval. Mitigation to be provided by the developer and/or applicable public road improvement schedules must be presented to the Planning Commission during the preliminary (sketch) plat process.
3. Buildings shall be limited to two stories or 35 feet.
4. The applicant must address all comments provided by Public Works water and sewer as well as traffic.
5. No future phases shall be developed on the site.