

Z-21-1245221
Recommended Conditions – Jan. 2022
5277 Rockbridge Road

1. The subject property shall be developed for a maximum of 27 single-family, detached fee-simple lots. Locations of proposed lots shall be generally consistent with the locations shown on the plan dated "06/15/21" and titled "Rockbridge Road ". Lot # 11 shall have a minimum rear lot width of 86.4 feet, Lot # 12 shall have a minimum rear lot width of 28 feet, and Lot # 13 shall have a minimum rear lot width of 115 feet to comply with the perimeter lot compatibility requirements of the zoning ordinance.
2. There shall be a minimum of 20% enhanced open space on the project site.
3. Any fences or walls proposed along Rockbridge Road shall comply with the wall and fence regulations of the *Zoning Ordinance*.
4. Building materials and form shall comply with Article 5.7 of the *Zoning Ordinance*.
5. Rockbridge Road is an arterial road. Please see chapter 5 of the zoning code and chapter 14-190 of the *Land Development Code* for required infrastructure requirements. Location of proposed access on to Rockbridge Road and any required right-of-way dedication and transportation improvements along Rockbridge Road shall be installed prior to the issuance of any building permits subject to review and approval by the Transportation Department.
6. Post-construction storm water run-off shall be no greater than pre-construction storm water run-off in accordance with the *DeKalb County Code of Ordinances* and as required by the Georgia Storm Water Management Manual, subject to approval by the Land Development Division of the Planning Department. Furthermore, water quality shall meet the minimum requirements of the Georgia Storm water Management Manual or DeKalb County requirements.
7. The development shall have a mandatory property owners association, in accordance with Article 5.7.6.c.11 of the *Zoning Ordinance*. The applicant must provide evidence of a legal mechanism under which all land to be held in common and used for greenspace purposes within the development and all landscaping and street trees along Rockbridge Road and the proposed internal residential street (outside of the right-of-way) shall be protected in perpetuity. Existing trees located within designated open space areas that are not proposed for trails, buildings, structures, or parking lots or those likely to be impacted by necessary grading shall be preserved.