

ZONING CONDITIONS

1. Briar Cove is zoned RSM and **must be** developed in accordance with the attached revised site plan dated March 17, 2021 (“Site Plan”).
2. Vehicular access to Briar Cove to and from Briarcliff Road was designed and approved by the Georgia Department of Transportation (“GDOT”) and is in place to include a right-in only curb cut on Briarcliff Road and a full access curb cut on Stephens Drive. No median or splitter island is required on Stephens Drive.
3. The height of any buildings on the subject property shall be restricted to three stories and three stories with a basement.
4. Unit 11 shall be removed by Alexander Quarters, LLC from the front row of units before the second row of units is built. Alexander Quarters, LLC, shall be permitted to build Unit 11 on the back row of townhomes in Briar Cove in accordance with the Site Plan and applicable code provisions. **The back row of townhomes shall not encroach upon the applicable setback and buffer requirements set forth in the Site Plan and in the Code of DeKalb County, as Revised 1988, on _____ (Clerk please insert the 2021 date of adoption by the board of commissioners).**
5. Underground utilities shall be utilized.
6. Any exterior lights shall be screened, shielded and/or shaded to minimize glare and the casting of light outside of the new development.
7. The front façade and sides of each building shall consist of brick, masonry stucco, stacked stone, shake, and/or other masonry products (excluding the architectural treatment of features such as gables, dormers, bay windows, fireplace chases and/or any other cantilevered areas).
8. Each townhome shall have a minimum of 2,000 square feet of heated floor space and a two-car garage.
9. Alexander Quarters, LLC shall provide to the County the necessary right of way for the widening of Stephens Drive, **and shall construct a left-hand turn lane from Stephens Drive to Briarcliff Road, contingent upon GDOT approval.**
10. Alexander Quarters, LLC shall plant elm trees along the back row of townhomes and ensure that plantings along Stephens Drive do not interfere with overhead utilities. All open space, park space, landscaping, architectural controls, and other common areas shall become the responsibility of the Homeowners’ Association established by the Developer for this Community.
11. Alexander Quarters, LLC shall not be required to extend existing sidewalks on Stephens Drive toward Biltmore Drive.