

Recommended Conditions

1. Subject Property shall be developed for a maximum of 21 single-family attached townhomes.
2. Each of the townhome units in the building located next to Keystone Drive (i.e., each of Units 1-8 as shown on the site plan prepared by Hayes, James & Associates and dated April 4, 2019) shall have a walkway that leads from a functioning door to the sidewalk that is proposed to be constructed next to Keystone Drive. At least 30% of the area of the façade of each unit that faces Keystone Drive and of each unit that faces Flat Shoals Road shall consist of doors, porches, balconies, or windows.
3. Underground utilities will be utilized. Any exterior lights will be screened, shielded, and/or shaded so as to minimize glare and the casting of light outside the new development.
4. The minimum size of each dwelling unit will be 1800 square feet per townhouse.
5. Sidewalks will be installed during the development process on the internal street of the Subject Property as well as along the Keystone Drive frontage of the Subject Property.
6. The height of any building on the Subject Property shall be restricted to 3 stories and a maximum height of 45 feet.
7. The residential units shall be constructed with exterior materials as allowed in Section 27-5.7.4 of the DeKalb County Code, as illustrated by the attached Building Form Examples 1 and 2.
8. The area designated as "Open Space" on the Site Plan shall be preserved as common green space, for use by residents of the proposed development, and shall be enhanced as a recreational amenity with a walking trail and at least one dog waste disposal station. This area may be improved to the extent necessary to fulfill these conditions of zoning approval, for the installation and maintenance of utilities as necessary, and as per the Site Plan.
9. Applicant shall cause a landscape screen to be installed along the property lines on the north sides of the subject property that abut single-family residential properties, for the purpose of screening the proposed development from view from adjoining properties.
10. The development shall have a mandatory homeowners association that shall be responsible for maintenance of all exterior, common, landscaped, detention, and entrance areas.
11. Security/privacy fencing in the form of a solid wooden fence shall be installed along the northern property line of the Subject Property which adjoins the accessory commercial area property lines on the north sides of the subject property that abut single-family residential properties.
12. Applicant shall comply with the DeKalb County Tree Ordinance.
13. All existing vegetative buffers/screens located on the adjoining Brighton Homes development shall remain in place.