

Comm. 4+6

2019-  
Item No. 3074 Date: 4-23-19  
Comm. Gannon + Bradshaw  
Clerk's Office

### RECOMMENDED CONDITIONS

Z-19-1235327

Townhomes & Retail Development

1. The property shall be developed for no more than 60 attached townhome units and 40,000 square feet of retail uses per the site plan dated January 15, 2019, submitted to the Planning and Sustainability Department on January 18, 2019 and the submitted landscape plan dated 04-04-19. Site plan is conceptual and layout and building design shall be subject to approval of the Director of Planning and Sustainability Department.
2. Provide outdoor amenity areas (pocket park, playground, gazebo and courtyard) in compliance with enhanced open space areas as defined per Chapter 27, Article 5 of the DeKalb County Code of Ordinances, in the areas shown on the submitted site plan.
3. Vehicular ingress and egress and road improvements along Covington Highway shall be determined and subject to approval by Georgia Department of Transportation (GDOT).
4. No more than two (2) vehicular ingress and egress from Porter Road (one commercial, one residential) subject to review and approval by the DeKalb County Department of Public Works, Transportation Division. A deceleration lane shall be constructed as may be required by the Department of Public Works.
5. Dedicate at no cost to DeKalb County 27.5 feet of right-of-way from centerline along Porter Road.
6. Buildings along Covington Highway may be setback from original right-of-way line.
7. Improve Porter Road along entire property frontage (pavement and curb & gutter), 12 feet from center line to face of curb.
8. Provide 6-foot wide sidewalk with 4-foot offset from back of curb along entire property frontage of Porter Road. Include 2-foot wide grass lighting strip and 6-foot wide landscape strip from back of lighting strip. Sidewalks may go behind power poles if necessary.
9. Provide 6-foot wide sidewalk with 5-foot offset from back of curb along entire property frontage of Covington Highway. Include 2-foot wide grass lighting strip and 10-foot wide landscape strip from back of sidewalk. Five-foot offset will be planted with an evergreen hedge with a mature height not to exceed 30 inches, subject to approval by Georgia Department of Transportation (GDOT).

*see Additional Conditions*

*4/23/19*

10. Provision of bike lanes or as may be required by the DeKalb County Department of Public Works, Transportation Division.
11. No truck loading access from Porter Road.
12. Construction access on Porter Road shall be prohibited. No Land Disturbance Permit (LDP) shall be issued on the site until satisfaction of all requirements for the protection of the adjacent Porter Road cemetery as required by the Georgia Department of Natural Resources, Historic Preservation Division (HPD).
13. All building facades visible from Covington Highway and Porter Road shall consist of a minimum of 40% stone and/or brick. No vinyl or exposed concrete block is allowed.
14. Architectural accents, where utilized shall consist of non-reflective glass, natural stone, glass block, pre-cast concrete, brick, terra cotta, hardi-plank or wood.
15. Roof materials shall not consist of any reflective surface.
- ~~16.~~ Provide a landscape plan for the entire development for approval by the Director of Planning and Sustainability. Landscape plan shall be implemented prior to the issuance of Certificate of Occupancy for townhouse units.
17. Provide pedestrian scale lighting per Article 5 along Covington Highway and Porter Road.
18. Provide a soft mulch trail around detention pond.
19. Provide pet refuse in areas of open space.
20. If fencing is proposed around play area, it shall be black or green clad chain link, four (4) feet in height.
- ~~21.~~ Signage shall be one (1) ground monument sign on each property frontage, six (6) feet in height with a brick base.
22. Crosswalks may be provided on Porter Road, subject to requirements of Public Works.

**Additional Conditions as part of the Motion**  
**Z-19-1235327**  
**Submitted by Commission Gannon**  
**April 23, 2019**

The following four conditions replace staff recommended conditions numbered 4, 8 and 16. These conditions are added by Commissioner Gannon in the motion for approval.

Condition #4 is replaced as follows: No more than two vehicular ingress and egress points from Porter Road (one for commercial and one residential) shall be permitted. The residential ingress and egress will be the furthest north ingress/egress point shown on the site plan, and the middle ingress and egress point shall not be constructed. This space shall be landscaped.

Condition #8 is replaced as follows: Along the Porter Road right-of-way, the streetscape shall consist of curb and cutter; a two-foot wide offset strip landscaped with small shrubs not to exceed 30 inches in height; a five-foot wide sidewalk; a two-foot wide grass strip to provide lighting fixtures as specified by the DeKalb Public Works Department; and a four-wide landscaping strip for street trees as approved by the County arborist. Sidewalks may meander to avoid and protect any valuable trees

Condition #16 is replaced as follows: Provide a landscape plan consistent with the plan submitted on April 4, 2019 for the entire development for approval by the County Arborist and Director of Planning and Sustainability. This plan shall include shrubs and street trees to be planted in the designated landscape strips along Porter Road and Covington Highway. This landscape plan shall be implemented prior to the certificate of occupancy for any townhouse unit in the development.

Condition #21 is replaced as follows: There shall be one ground monument sign no taller than 6 feet along Covington Highway for the commercial businesses. There may be one monument sign no taller than 4 feet along Porter Road for the townhouse community.

  
\_\_\_\_\_ Kathie Gannon

  
\_\_\_\_\_ Steve Bradshaw