

RECOMMENDED CONDITIONS Z-19-1235291 (2018-3066)
VC Development, LLC

1. Site shall be zoned RSM to develop up to a maximum of 20 single-family homes, provided condition #2 is satisfied. Otherwise, density capped at 4 d.u. per acre.
2. Written verification from MARTA that the location and design of the proposed bus shelter is approved. Proposed bus shelter facility shall include at a minimum a shelter structure, bench and paved access and be designed according to MARTA or GRTA standards, based upon ridership thresholds and as documented as acceptable by either agency.
3. Show compliance with Sec. 5.2.3 of the Zoning Ordinance (Perimeter Lot Compatibility with existing subdivisions) for the proposed lots along the north property line which abut existing single-family residential lots.
4. Show compliance with Table 5.1 regarding 10-foot landscape strip and 6-foot-wide sidewalk as well as street trees spaced 40 feet apart along Tilson Road subject to approval by the County Arborist.
5. Show a pedestrian path connecting public sidewalk to green space/open space.
6. Provide documentation of mandatory Homeowners Association to maintain common open space.
7. Compliance with Article 5 regarding provision of architectural variability of facades, façade offsets, garage widths and setbacks, and porch/stoop dimensions.
8. Complete plat approval process for subdivision of property.
9. The homes on lots #18, #19, and #20 with frontage on Tilson Road shall have front facades that face Tilson Road and shall not have driveways from Tilson Road.