

SLUP-24-1246917 (2024-0366)
Recommended Conditions – March 2025 BOC
2098 & 2124 Cedar Grove Road

1. There shall be a mixture of single-family detached cluster homes, single-family attached townhomes and live-work units constructed at the Site. The maximum number of residential dwelling units must not exceed 79 units. No less than 25% of the Site shall be maintained as open space, this shall not include stream buffers and floodplain areas. Any request to increase the number of units shall be deemed a major change and thus, subject to major modification procedures, per Section 7.3.10 of the DeKalb County Zoning Ordinance.
2. There shall be general compliance with the locations of single-family cluster homes, single-family attached townhomes, live-work units, open space, and two pocket parks shown on the approved site plan, dated March 6, 2025, entitled “*Bouldercrest Road @Cedar Grove Road Conceptual Master Plan*” by PEC Planners & Engineers Collaborative. To the extent that there is any conflict between the site plan and the other approved conditions, the written conditions shall control. To the extent there is any conflict between the site plan and the *DeKalb County Zoning Ordinance*, the Zoning Ordinance shall prevail. Changes to the location of homes due to significant engineering, topography, or archaeological challenges shall be permitted.
3. The approval of this SLUP application by the Board of Commissioners shall have no bearing on the requirements for other regulatory approvals under the authority of the Zoning Board of Appeals or other entity whose decision should be based on the merits of the application under review by such entity.
4. General consistency with the live-work, townhomes, and single-family cluster conceptual elevations prepared by Eric Morgan submitted to the Planning & Sustainability Department on February 26, 2025 a copy of which is attached hereto as Exhibit A, subject to the requirements set forth in Section 3.39.6 of the DeKalb County Zoning Ordinance. Consistent with the submitted elevations, the live-work units must show a distinctive office architecture on the bottom floor and residential on the top floors. When viewed from any street, the bottom floor should look like its designed to be a commercial/retail/office space.
5. Consistent with the Site Plan dated March 6, 2025, pedestrian trails which connect the project to the open space and park areas from Bouldercrest Road and Cedar Grove Road shall be provided prior to the issuance of any building permits.
6. All internal streets shall be private. Transportation improvements including but not limited to right-of-way dedications, landscape strips, sidewalks/multi-use paths shall be as required by the DeKalb County Transportation Department.
7. All housing units built in the development shall be “solar ready” and have electric service panels with sufficient capacity to accommodate electric vehicle charging within any attached garages and solar roof panels. The electrical panel shall be sized to accommodate a 40- amp double pole breaker on the opposite end of the panel labeled “reserved for solar”. A minimum of one 240 V AC plug will be installed in each attached garage to accommodate electric vehicle charging. Details for each home shall be provided during building permit review.
8. Prior to the issuance of any certificates of occupancy, the two pocket parks shall be completed.