

**RECOMMENDED CONDITIONS**  
**Major Modification of Conditions Pursuant to CZ-15-19943**

**CZ-18-22125**

*(Conditions requested by residents of Farrar Court are underlined)*

1. The project site shall be developed in general conformity with the location of streets, land uses and buildings shown on the site plan “Proposed Development at Avondale Park”, prepared by Proterra Development LLC, dated June 13, 2018. A transitional buffer, with a depth of zero to 25 feet, shall be provided between the alley of the proposed townhomes and the western property line (abutting the Farrar Court single-family subdivision). A screen shall be installed along the entire length of the west property line and at the rear property lines of the single-family homes along the east property line, which shall consist of 1) an opaque fence with the finished side facing outwards and with a height of a minimum of six feet and 2) sufficient numbers of the following trees to provide a solid screen at maturity: arbor vitae, cryptomeria, or giant arbor vitae. The latter shall be added to existing trees where existing trees help provide a screen. The area within which the screen shall be established shall not be disturbed except where necessary to remove bamboo or other invasive plants.
2. The landscape plan shall comply with Article 5 and Chapter 14 of the DeKalb County Code. Preferred trees for streetscaping within the development are white oak, shumard red oak, southern red oak, or northern red oak. Trees planted for recompense of removed trees shall be planted within the immediate vicinity of the development along Mountain Drive or along Farrar Court.
3. An outdoor lighting plan shall be submitted, reviewed, and approved by the Planning and Sustainability Department for compliance to the regulations of Section 27-5.6.1 of the County Code prior to the issuance of any building permits. The residential fixtures will be the “Savannah” lamp. Drop dish refractors are prohibited.
4. During construction, the Developer shall post a contact phone number that nearby residents can call to discuss development and construction issues. If the Land Development Division determines that the property owners of Farrar Court (in particular those who will not have the benefit of an undisturbed buffer) are susceptible to damage from erosion, the Department may require, at a minimum, additional row(s) of silt fencing and bales of straw to protect the adjacent properties.
5. Open space and park space shall be as shown on the site plan cited in Condition No. 1.
6. The townhomes shall have a minimum floor area of 1,200 square feet.
7. All residential buildings shall be designed to have a pitched roof.
8. The building materials shall be those listed in the chart that is attached to these conditions, titled “Construction Details.” The building elevations shall be substantially similar to those depicted in Exhibit C and Exhibit D of CZ-15-19943, as attached. The side elevations of all residential buildings shall have windows and architectural detailing as required in Section 27-5.6(I)(1) of the County Code.
9. Commercial uses shall be limited to those permitted in the NS (Neighborhood Shopping) District. The following uses are prohibited within the Project Site:
  - a. Animal hospital, veterinary clinic, or boarding or breeding kennels
  - b. Convent or monastery
  - c. Private elementary, middle, or high school
  - d. Hotel, motel, extended stay hotel/motel, or boarding or rooming house
  - e. Movie theater or bowling alley

- f. Farm or garden supply store
  - g. Liquor store, including retail liquor store as accessory use to hotels, motels and high rise office building
  - h. Adult entertainment establishment or adult service facility
  - i. Nightclubs or late-night establishments
  - j. Coin-operated laundry or dry-cleaning store (specifically excluding dry-cleaning pressing establishments or pick-up stations and coin-operated laundry facilities within the interior of any multi-family apartment building)
  - k. Home appliance repair or service establishment
  - l. Special events facility
  - m. Drive-through facility (other than dry-cleaning pick-up station)
  - n. Pawn shop
  - o. Check cashing establishment
  - p. Place of worship
  - q. Convenience store
  - r. Gas station
10. Maximum building height of non-residential buildings shall be eight stories. The townhomes along the west side of the site shall be no more than 35 feet high.
  11. Subject to Georgia Department of Transportation approval, the developer shall provide a 6-foot wide sidewalk and a 10-foot wide landscape strip within the Mountain Drive right-of-way prior to the issuance of any certificates of occupancy. Within the landscape strip, the developer shall provide a minimum of one street tree for every 50 feet of street frontage along Mountain Drive or as approved by the County Arborist so long as there are a minimum of seven trees.
  12. Refuse areas shall be screened from public streets and shall be fenced or screened with a combination of materials and colors to match building materials of primary buildings.
  13. Recycle collection bins shall be provided for the residents.
  14. No direct vehicular access shall be permitted from the subject property to Farrar Court.
  15. No more than one ground sign shall be permitted on the Mountain Drive frontage. The ground sign shall be a monument style sign with a base and framework made of brick or stone and a maximum height of 6 feet.
  16. A sidewalk shall be extended from the east property line of the subject property to the sidewalk stub located approximately 70 feet from the eastern edge of the driveway into the Tax Commissioner's office.
  17. In order to save as many significant trees as possible, utilities shall be installed by tunneling under tree roots, subject to approval by the County Arborist.
  18. The developer shall have a soil study and a water percolation test performed before clearing trees, shall submit the study and test results to the DeKalb County staff, who shall determine whether the site is suitable for land disturbance.
  19. The developer shall notify residents of properties on Farrar Court, by way of mailbox flyers, 24 hours in advance of any blasting.
  20. The proposed sidewalk along Mountain Drive shall be completed in the first phase of construction.