

Z-20-1243841 RECCOMENDED CONDITIONS

1. The development shall have a maximum of 160 single-family detached residential units. Conceptual layout and building design shall be in substantial compliance with the revised site plan dated 7/15/2020 and subject to approval of the Director of Planning & Sustainability Department.
2. Vehicular ingress and egress shall be subject to approval by the DeKalb County Department of Public Works, Transportation Division.
3. Construct a right-out only stop-controlled driveway with one (1) egress lane exiting the site; construct a right-in right-out only stop-controlled driveway with one (1) ingress lane entering the site and one (1) egress lane exiting the site; along Stephenson Road, construct one (1) eastbound right turn lane; and construct a conventional stop-controlled driveway with two (2) ingress lanes entering the site and two (2) egress lanes exiting the site .
4. Dedicate a minimum 35 feet of right of way from centerline of Stephenson Road or the amount needed for all public infrastructure (required 6-foot wide sidewalks, bike lanes, street lights), whichever greater.
5. Professional engineer must provide signed and sealed sight distance calculations for access points on Stephenson Road to ensure driveway has intersection and stopping sight distance based on AASHTO (American Association of State Highway and Transportation Officials) sight distance guidelines prior to permitting.
6. Six-foot wide sidewalks required along Stephenson Road frontage.
7. A mandatory homeowners' association shall be created and shall be governed by a declaration of covenants, conditions, and restrictions. The homeowner association shall be responsible for the maintenance of required transitional buffer, open space within the property, street lighting, amenity areas and pedestrian paths.
8. Provide open space in compliance to Chapter 27-Article 5 of the DeKalb Code of Ordinances per conceptual site plan.
9. Allow grading and replanting within the extra 5-foot wide of transitional buffer provided along the eastern property line.
10. Front building facades shall be made of 50% brick, stacked stone, or masonry stucco.
11. No residential units shall directly face Stephenson Road.
12. All exterior lighting shall be screened from adjacent properties or shielded to minimize glare and keep light inside the development.
13. Provide a minimum six-foot high fence adjacent to lots along the eastern interior property line.

14. The entrance points into the subdivision shall be as shown on the site plan submitted to planning staff stating revised 07/15/20 and as approved per the DeKalb County Transportation Department. Prior to the issuance of the LDP for the proposed subdivision, a traffic study shall be completed and submitted to the DeKalb County Transportation Department to determine whether a dedicated left turn lane into the subdivision is needed, and if so, the developer of the subdivision shall be obligated to install the dedicated left turn lane.
15. Sidewalks shall be installed in the existing public right of way along the frontage of the property located at 1451 Stephenson Road adjacent to the subject property.
16. The approval of this rezoning application by the Board of Commissioners has no bearing on other approvals by the Zoning Board of Appeals or other authority, whose decision should be based on the merits of the application before said authority.