

Z-25-1247529 (2025-0628)
Recommended Conditions
3265 NE Expressway, Chamblee, GA 30341
November 2025

1. A minimum unit size of at least four hundred (400) heated square feet for more no more than 25% of units.
2. The development shall include minimum of 348 dwelling units to be constructed in the first phase of development. Any second phase of development shall include a minimum of 95 units.
3. A publicly accessible, outdoor community recreation area with a minimum of 32,000 square feet including a pavilion and restrooms shall be provided along the Northeast Expressway frontage of the property as an interim condition until such time as a minimum of 443 dwelling units are existing and/or under construction on the property.
4. Building materials on the attached residential uses shall include the following materials: (i) cementitious siding; and (ii) shingle roofing or metal roofs over porches. Roof pitches throughout the project shall vary among 6:6, 6:8, 6:10 and 6:12.
5. Multi-family buildings abutting the Northeast Expressway frontage of the property shall be a minimum of four (4) stories.
6. Dumpster and recycling enclosures shall be provided and strategically located to ensure convenient access for residents and minimize walking distances. The final number and placement of enclosures shall be approved by the Sanitation Division prior to issuance of a Certificate of Occupancy (CO).
7. Facades of the attached residential dwellings facing a street must comply with *Section 27-5.7.6 (I Facades) –Single Family Attached*. The attached residential dwellings shall have a minimum of 5-foot by 5-foot outdoor patio for each unit.
8. The development shall include the following outdoor residential amenities: (a) a pedestrian trail around the perimeter of the proposed improvements on the property, (b) three (3) outdoor park amenity areas; and (c) an aesthetic amenity by the proposed detention pond.
9. A top floor residential amenity area with a minimum square footage of 600 square feet shall be provided in one of the multi-family residential buildings.
10. The multi-family residential buildings shall have gabled roofs.
11. The project will include a retail-ready area for potential future retail use. The retail-ready area may be either an area for a freestanding retail use or square footage on the ground floor of the multi-family building(s) proposed on the Northeast Expressway frontage. The retail-ready area shall include or accommodate a minimum of 2,500 building square feet. For construction of more than 350 dwelling units on the property, the retail-ready area shall include or accommodate a minimum of 5,000 building square feet. Retail-ready space may be occupied by any use allowed by the zoning district.
12. Subject to any necessary governmental approvals such access agreements or easements, the Applicant/Owner shall provide public connectivity from the subject property to the proposed Peachtree Creek Greenway. In the event that the Greenway has not yet been constructed to the point that connectivity is possible to the subject property at the time the first Certificate of Occupancy (C.O.) is issued for the subject property/development, the Applicant/Owner shall deposit \$250,000 into a DeKalb County account designated for development of the Peachtree Creek Greenway connection on the subject property so that the County may facilitate connectivity. Any remainder of the funds not expended by the County in furtherance of the connectivity shall be refunded to the Applicant/Owner. In the event that connectivity is commercially reasonably feasible at the time the first C.O. is issued for the subject property/development, the Applicant/Owner shall install the connecting infrastructure to the Greenway. The Applicant/ Owner is not required to expend more than \$250,000 in this endeavor. This connectivity is in furtherance of the Countywide Greenway Network and goals of Peachtree Creek Greenway, Inc.
13. If connectivity to the Peachtree Creek Greenway is not installed by the Applicant/Owner as contemplated in condition number 12 above before issuance of the first C.O., then the Applicant/Owner shall provide DeKalb County with commercially reasonably necessary access for

the County to do so, in the form of easement(s) or other agreements agreeable to both parties. No. C.O.'s shall be issued by the County for the subject property/new development until the Applicant/Owner installs the connectivity itself or provides the County with the escrow funds and any necessary access needed for the County to construct the connection.

14. The multifamily residential buildings shall include elevators to the extent required by applicable building code or law.
15. At least 50% of the bicycle racks required in Section 6.1.17 (Bicycle/Moped Requirements) shall be in a roofed or otherwise covered area.
16. If the County adopts design architectural design guidelines prior to the development of the subject property, the project shall be subject to these new guidelines.
17. The Applicant/Owner shall provide a summary of anticipated maintenance and ownership of streets, private drives, easements, and open space prior to the issuance of any land development permits.
18. The development shall provide a minimum of 3% of the total parking spaces to be marked as preferred spaces for alternative fuel vehicles and shall provide electric vehicle chargers on four (4) of the preferred spaces.
19. Approval of this rezoning application by the Board of Commissioners has no bearing on the requirements for other regulatory approvals under the authority of the Planning Commission, the Zoning Board of Appeals, or other entity whose decision should be based on the merits of the application under review by each entity.
20. Any blocks fully internal to the development containing attached residential units shall include a minimum of two pedestrian paths connecting two streets to break up the block. The pedestrian path requirement shall not apply to attached residential units on the exterior perimeter of the development.
21. One of the outdoor amenity park areas required by condition 8 shall be a linear greenspace with a minimum area of 0.5 acres located interior to the development and abutting the attached residential use. The linear greenspace may include pedestrian paths.
22. A minimum of two of the dwelling units shall be designed as live-work units.
23. Subject to any limitations in DeKalb's sign ordinance, at least one multifamily building shall include a protruding blade sign or roof sign that references either in name or design the Regal Cinemas heritage of the property.