

Recommended Conditions

Z-20-1243620

1. The development shall have a maximum of 324 attached fee-simple townhouse units. Conceptual layout of site plan and building design shall be subject to approval of the Director of Planning & Sustainability Department.
2. No more than one (1) curb cut on Young Road. Vehicular ingress and egress shall be subject to approval by the DeKalb County Department of Public Works, Transportation Division. The number and location of vehicular ingress and road improvements along Covington Highway shall be determined and subject to approval by Georgia Department of Transportation (GDOT).
3. Dedicate a minimum 40 feet of right of way from centerline of Young Road (or all public infrastructure on right of way – including street lights, whichever greater).
4. Professional engineer to verify that driveway on Young Road has required AASHTO sight distance prior to permitting.
5. Dedicate a minimum 50 feet of right of way from centerline of Covington Highway (or all public infrastructure on right of way – including street lights, whichever greater).
6. Provide a direct pedestrian connection from public right of ways to interior of the subject property to support transit.
7. No more than 20% of the housing units can be used as rental units. There shall be no concentration of rental units within one area of the development. Rental units shall be spread out over the entire development.
8. 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, pedestrian paths, private alleys and private drives.
9. Provide open space in compliance to Chapter 27-Article 5 of the DeKalb Code of Ordinances per conceptual site plan.
10. Building facades shall be constructed with at least three sides brick, stacked stone, or masonry stucco excluding architectural decorative features.
11. Townhouse units directly facing along Young Road and Covington Highway shall be rear loaded with garage entry.
12. All exterior lighting shall be screened from adjacent properties or shielded to minimize glare and keep light inside the development.
13. 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.

14. Private drives and alleys subject to the requirements of the DeKalb County Fire Marshall.
15. Final lot layout is subject to sketch plat approval in accordance with DeKalb County Ordinances, Chapter 27 (Zoning Code) & Chapter 14 (Land Development Code) before applying for a Land Disturbance Permit (LDP).