

## **Z-20-1244113 RECOMMENDED CONDITIONS**

1. Limit the use to no more than 36 single-family detached residences pursuant to development standards of an RNC (Residential Neighborhood Conservation) District zoned subdivision and subject to review and approval by the Planning and Sustainability Department.
2. Access is subject to approval by the Transportation Division within the Department of Public Works.
3. Dedicate at no cost to DeKalb County 27.5 feet from centerline of right-of-way on Pleasant Hill Way or such that all public infrastructure is within the right-of-way, whichever greater; 12-foot travel lanes on the development side from centerline; five-foot wide sidewalks; six-foot wide landscaped area, and street lights are required; and improvements required on the development side of the road, but the road must be at least 20-foot wide.
4. Intersection analysis required at Pleasant Hill Way and Pleasant Hill Road to include future level of service and intersection/left turn sight distance to verify that the intersection is capable of safely handling the additional traffic.
5. Sidewalks along property frontage must connect with adjacent parcels.
6. The heated floor area shall be no less than 1,200 square feet.
7. Each home shall have a minimum two-car garage (side entry garages where lot area allows).
8. Provide underground utilities.
9. Front and side yards shall be sodded prior to the issuance of a Certificate of Occupancy.
10. Any applicant for development within this approved RNC shall be required to provide a legal mechanism for unified control of the entire parcel to be developed for review and approval by the county attorney prior to the issuance of any land disturbance or building permit.
11. 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.