

RECOMMED CONDITIONS

CZ-18-1235133

A Major Modification to Zoning Conditions to amend the site plan of a townhome subdivision.

1. Subject to approval from the Development Department, the Subject Property will be zoned R-A8 and developed substantially in accordance with the conceptual site plan dated April 7, 2016, (the "Site Plan") depicting amended Condition #2 regarding access and as otherwise in accordance with certain hand-written road improvements dated April 19, 2006 required by John Gurbal, Director of the DeKalb County Transportation Department and further recommendations by the Transportation Department by facsimile on same plan regarding a landscaped median on Stephens Drive (hereinafter "Transportation Improvements").
2. The existing driveways will be consolidated and all vehicular access to the Subject Property shall be as designed as indicated on the April 7, 2016 site plan and as approved by the GDOT and DeKalb County Transportation Division. Such road improvement shall include a right in only on Briarcliff Road with a raised median and a right in/left out on Stephens Drive with a raised island and a "No Right Turn" sign located internal to the development at the entrance.
3. The developer shall construct a 4 foot wide and approximately 50 foot long landscaped median on Stephens Drive to be located as shown on the Transportation Improvements, which will further preclude residents from the proposed development from turning right out of the development. Exact location and length of median to be determined by DeKalb County Transportation Department, and should accommodate residents across Stephens Drive from the proposed development. Landscaping for the Stephens Drive median shall be determined after consultation with the County Arborist and the Biltmore Estates neighborhood committee. Landscaped medium must be completed before issuance of and certificate of occupancy.
4. The height of any buildings on the Subject Property shall be restricted to three stories.
5. Underground utilities shall be utilized.
6. Any exterior lights shall be screened, shielded and/or shaded so as to minimize glare and the casting of light outside of the new development.

7. The front façade and sides of each building shall consist of brick, masonry stucco, stacked stone, shake, and/or other masonry products (excluding the architectural treatment of features such as gables, dormers, bay windows, fireplace chases and/or any other cantilevered areas.
8. Each townhome shall have a minimum of 2,000 square feet of heated floor space and a two car garage.
9. All open space, park space, landscaping, architectural controls and other common areas shall become the responsibility of mandatory Homeowners' Association established by the Developer for this community.
10. A six foot opaque, decorative fence shall be installed along the southern property boundary that is shared by Mr. Homer Cheung. Additionally, a row of Leyland Cypress or other evergreen trees shall be planted inside the fence to provide additional screening for Mr. Cheung. Developer shall provide enhanced landscaping in the front yard area located between Unit 11 and the property line along Stephens Drive, including but not limited to a minimum of two trees of 6 foot in height at planting located within the widest dimension of the yard and one row of shrubs. Planting plan to be approved by County Arborist.
11. In an effort to improve pedestrian access in the Biltmore Estates community, the Applicant shall install sidewalks from the Subject Property's northeast boundary line on Stephen Drive to its intersection with Biltmore Drive, subject to approval by DeKalb County and/or property owners on Stephens Drive where no County right-of-way exists along their property where the sidewalks are proposed.