

Z-22-1245472 (2022-1731)
Recommended Conditions
1058 & 1078 Moreland Avenue
(July 1, 2022)

1. The applicant shall make good faith efforts and execute the donation of at least three acres of the subject property to DeKalb County for use as a public park prior to issuance of land development permit approval.
2. The subject property shall be rezoned to the MR-2 (Medium Density Residential-2) Zoning District for development of no more than fifty-seven (57) townhome units and sixteen (16) cottage court units. The development must be constructed in substantial compliance with the site plan entitled, "Skyhaven Quarry," dated, 2022.04.27.
3. Building materials and design shall comply with Article 5 of the *Zoning Ordinance*.
4. Wayfinding and placemaking signage shall be of a consistent style and compatible with the character of the surrounding area. Signs within the unincorporated area shall comply with the *County Sign Ordinance (Chapter 21)*.
5. Pedestrian access shall remain open and accessible between Moreland Avenue and Shadowridge Drive.
6. The developer shall list and incorporate sustainable, green infrastructure throughout the development. Details must be provided and approved on the preliminary "sketch" plat.