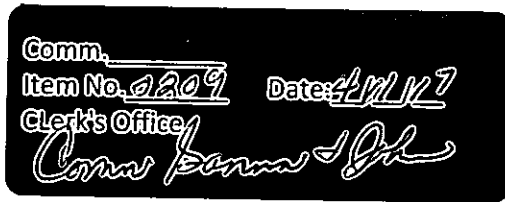


4/10/17

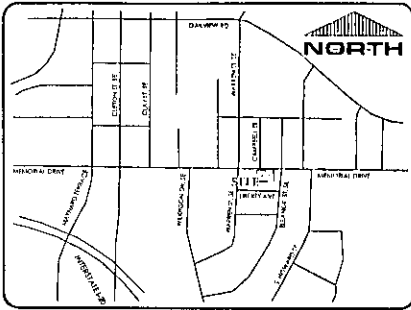


*KJ*  
*4/11/17*

**RECOMMENDED CONDITIONS**  
**CZ-17-21293**

1. The subject property shall be developed for no more than 12 fee simple townhomes, in substantial compliance with the layout shown on the site plan titled "Memorial Drive Tract", prepared by Advanced Engineering and Planning on March 23, 2017 as attached and previously stamped as received by the Department of Planning and Sustainability on March 27, 2017, subject to subdivision sketch plat review and to revision as recommended in Condition No. 2.
2. A pedestrian path shall be provided along the south side of the alley, to provide a connection with the walkways from the front doors of Units 7-12. The pedestrian path shall also be connected to the existing sidewalk on Memorial Drive via a pedestrian crossing across the alley and extension to the Memorial Drive sidewalk. The pedestrian path may be delineated by textured paving on the edge of the alley right-of-way and may consist of stepping stones or pervious pavement across green spaces within the site.
3. Prior to the issuance of the final certificate of occupancy for all the townhouse units, the applicant will consult with adjoining property owners to the south regarding the installation of a privacy fence or additional landscaping. Subject to approval by the Board of Zoning Appeals the rear yard shall be additionally landscaped with densely planted evergreen and deciduous trees in place of a fence. This additional landscaping, subject to the approval by the County Arborist, is intended to screen the proposed development from view by residents of adjoining properties. If a fence is required or requested by the adjacent property owners, it shall be installed in such a manner as minimizes the fence's impact on existing trees and other landscaping. The fence's finished side shall face outward. For the remainder of the site, deciduous trees and shrubs shall generally be planted according to the site plan approved with this rezoning request. Plantings shall occur as soon as practical, and the County Arborist shall review the implementation of this condition.
4. Subject to applicable regulations of the Georgia Department of Transportation, and subject to approval by the County Arborist, a low hedge row will be planted between the existing sidewalk along Memorial Drive and the townhouse units fronting Memorial Drive, with gates to be installed providing access from the sidewalk to each unit.
5. Exterior facades of all townhouse buildings shall be constructed of any of the following building materials, or any combination of the following building materials: brick, stone, wood, fiber cement siding, or architectural metal siding.
6. Textured or stamped paving shall be installed across the curb cut at Memorial Drive to connect sidewalk segments on each side of the curb cut.

7. Obstruction of the private drive by vehicles that are parked in driveways but overhang into the alley shall be prohibited. Parking on the alley shall be prohibited.
8. Functional front doors shall be constructed in the north facades of the units located next to Memorial Drive.
9. No second-story decks or balconies shall be allowed on the south sides of the units that are located in the rear ½ of the site.
10. All exterior lighting shall be screened or shielded to minimize glare and keep light inside the development.
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.
12. Any retaining wall located next to an adjoining property, when said retaining wall exceeds 12 feet in height, must be approved by variance to the Zoning Board of Appeals.



LAND LOT(S): 179 DISTRICT: 15th  
 DEKALB COUNTY, GA  
 DATE: March 23, 2017

# Memorial Drive Tract

DEVELOPER / APPLICANT

**ZEVULON CAPITAL**  
 550 Pharr Road, Su. 220  
 Atlanta, GA, 30305  
 Contact: Yossi Kagan  
 ykag@zevcap.com

ENGINEER

**AEP ADVANCED  
 ENGINEERING  
 + PLANNING**

CIVIL ENGINEERING • LAND PLANNING • LANDSCAPE ARCHITECTURE  
 6845 Shiloh Road East #D3 | Alpharetta, GA 30005  
 Phone: 770.225.4730 | advancedengdesign.com

## SITE DATA

EXISTING ZONING: C-1 & R-7S  
 PROPOSED ZONING: MR-2  
 ACRES TOTAL SITE AREA: 0.60 ACRES

DENSITY:  
 ALLOWED DENSITY: 74 UNITS / ACRE W/BONUS  
 PROPOSED DENSITY: 20 UNITS / ACRE  
 AMENITY PROXIMITY BONUS 20%: FITNESS CENTER (1853 MEMORIAL DRIVE)  
 SUSTAINABILITY ELEMENTS BONUS 50%: NATIONALLY ACCREDITED GREEN BLDGS.

MIN. LOT SIZE: 1,000 SF.  
 MAX. LOT COVERAGE: 85%  
 MAX. BUILDING HEIGHT: 3 STORIES OR 35'

SETBACKS:  
 FRONT YARD: 10'  
 SIDE YARD: N/A  
 REAR YARD: 15'  
 TRANSITIONAL YARD: 50' (VARIANCE REQUEST)

PARKING: 17 HOMES (2 GARAGE) = 74 SPACES

- \* "NO PARKING - BOTH SIDES OF STREET" SIGNS TO BE PLACED ON ENTRANCE & INTERNAL DRIVES.
- \* NO PORTION OF THIS PROPERTY IS LOCATED IN A FEMA FLOOD PLAIN AS PER FEMA MAP No. 13089C0127J, DATED MAY 16, 2013.

## PROPERTY OWNERS:

1517910009: MADISON PRICE  
 1517910008: ABE & COMPANY, LLC  
 1517910007: ABE & COMPANY, LLC  
 1517910004: ABE & COMPANY, LLC

