

### **Z-18-22305 RECOMMENDED CONDITIONS**

1. The development shall have a maximum of 12 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 Alton Road. Vehicular ingress and egress shall be subject to approval by the DeKalb County Department of Public Works.
3. 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.
4. Provide open space in compliance to Chapter 27-Article 5 of the DeKalb Code of Ordinances per conceptual site plan.
5. Building facades shall have four sided architectural finishes which shall consist of brick, stone, stucco, hardi-plank or man-made equivalents (such as EIFS, architectural split block) or combination of these finishes.
6. All exterior lighting shall be screened from adjacent properties, or shielded to minimize glare and keep light inside the development.
7. 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.
8. Private drives and alleys subject to the requirements of the DeKalb County Fire Marshall.
9. 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).
10. The name of the development shall include "Embry Hills".
11. A formal entry to Embry Hills on Alton Road with stone columns and landscaping similar to the existing entrance at Embry Circle at Chamblee Tucker Road.
12. Power lines shall be underground.
13. Provide low profile street light poles with LED bulbs to reduce light pollution.
14. Provide wooden fencing along boundary lines with attractive side (finished side) facing the Emory Hills Club.
15. The applicant and Embry Hills Club will come up with mutually agreed upon days of the week and hours of the day for construction to take place.