

Z-26-1247931 (2026-0151)
Recommended Conditions_08.13.2026
1680, 1690, & 1700 Henrico Rd, Conley, GA 30228

If approved, future residents of the proposed subdivision will access the development via Henrico Road, a heavy truck route, and will be in proximity to adjacent truck parking operations south of the site. Conditions of approval address buffering along the access corridor. Staff notes that, conversely, if the properties remain under industrial zoning, the existing residential neighborhood to the east would face continued or more intense industrial land use pressure in close proximity.

1. **Maximum density:** The development shall not exceed thirty-three (33) single-family detached lots.
2. **Minimum open space:** A minimum of twenty percent (20%) of the total site area shall be preserved as open space.
3. **Open space buffers:** Open space strips shall be provided along both the east and west sides of the internal access road, extending from Henrico Road to Lot #6, as shown on the approved conceptual site plan dated March 30, 2026 (revised submission June 9, 2026).
4. **Internal street - private (preferred) or public:** Internal streets shall be private. If the applicant elects to dedicate internal streets as public, the following Transportation Department standards shall apply, in accordance with Zoning Code Section 5.4.3 and Land Development Code Section 14-190:
 - a. Minimum right-of-way dedication: 55 feet total, or such width that all public infrastructure is contained within the right-of-way, whichever is greater.
 - b. Pavement width: 24 feet, with curb and gutter.
 - c. Pedestrian infrastructure: 6-foot landscape strip with a 5-foot sidewalk. Streetlights required.
5. **Henrico Road frontage improvements:** The following improvements are required along the Henrico Road frontage, in accordance with Zoning Code Section 5.4.3 and Land Development Code Section 14-190.
6. **Minimum right-of-way dedication:** 35 feet from centerline, or such width that all public infrastructure is contained within the right-of-way, whichever is greater.
7. **Multi-use path (preferred):** 10-foot landscape strip with a 10-foot multi-use path, with a minimum 5 feet of landscape strip between the back of curb and the path.
8. **Alternative:** 10-foot landscape strip with a 6-foot sidewalk and 4-foot bike lane, with a minimum 5 feet of landscape strip between the back of curb and the sidewalk.
9. **All intersections shall meet AASHTO sight distance requirements based on applicable speed limits.** All poles, utility infrastructure, and other obstructions shall be relocated outside of the multi-use path or sidewalk corridor.

10. **Internal roundabout:** Any internal roundabout shall be designed as single-lane and single-direction.

11. **Entrance location review:** The applicant shall coordinate with the DeKalb County Transportation Department regarding the entrance location on Henrico Road prior to final plat approval, given horizontal and vertical curve conditions along the site frontage. Entrance location shall comply with Transportation Department sight distance requirements.

Staff contact for Transportation conditions: DeKalb County Transportation Department, Planning & Development Division.