

Comm. 346  
(N3) 2019-  
Item No. 3528 Date: 5/28/19  
Comms. Johnson + Gannon  
Clerk's Office

**Substitute Zoning Conditions**

CZ-19-1243154

*[Handwritten signature]* 5/28/19

Major Modification of Zoning Conditions of CZ-02081

5/28/19

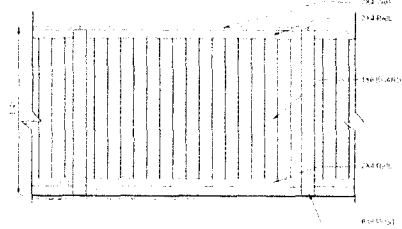
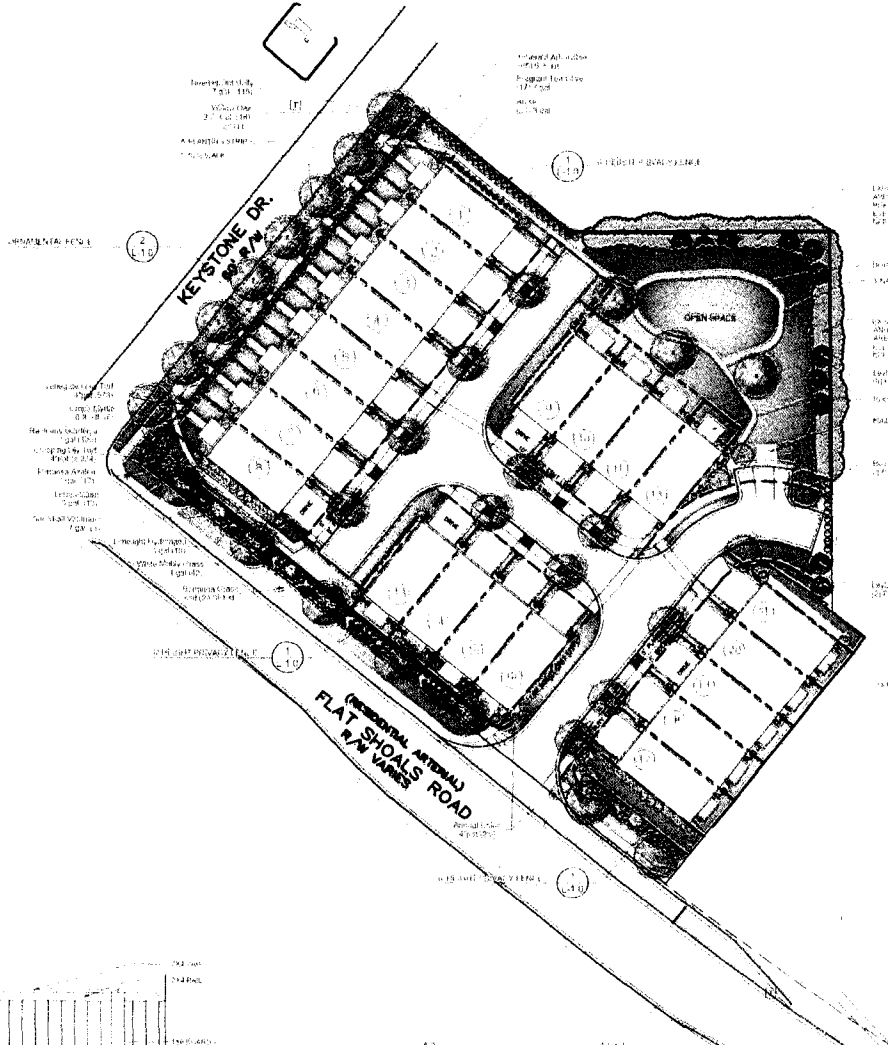
1. Subject Property will contain no more than 21 single-family townhouses as depicted on the site plan (Attachment A) prepared by Hayes, James & Associates and dated May 28, 2019 (the "Site Plan").
2. Each of the townhome units in the building located next to Keystone Drive (i.e., each of Units 1-8 as shown on the above-referenced Site Plan) shall have a walkway that leads from a functioning door to the sidewalk that is proposed to be constructed next to Keystone Drive. At least 30% of the area of the façade of each unit that faces Keystone Drive or Flat Shoals Road (Units 13 through 16 on the above-referenced Site Plan) shall have doors, porches, balconies, and windows. The side facades of Units 8, 13, 16, and 17 shall have window fenestration.
3. Underground utilities shall be utilized. Any exterior lights, including porch lights, shall be screened, shielded, and/or shaded so as to minimize glare and the casting of light outside of the development and inside the new development.
4. The minimum size of each dwelling unit will be 1,800 square feet per townhouse and 25 feet wide. The height of any building on the Subject Property shall be restricted to 3 stories and a maximum of 45 feet. The residential units shall be constructed with exterior materials as allowed in Section 27-5.7.4 of the DeKalb County Code.
5. Sidewalks shall be installed on the internal street of the Subject Property as well as along Keystone Drive frontage of the Subject Property, as shown on the above-referenced site plan.
6. The area designated as "Open Space" on the Site Plan shall be preserved as common green space, for use by residents of the proposed development, and shall be enhanced as a recreational amenity with a walking trail and at least one dog waste disposal station. This area may be improved to the extent necessary to fulfill these conditions of zoning approval, for the installation and maintenance of utilities as necessary, and as per the Site Plan.

7. A solid wooden privacy fence no higher than 6 feet shall be installed along the northern property line. An ornamental (i.e., not solid) fence not to exceed 4 feet in height may be installed along Keystone Drive. Each unit facing Keystone Drive shall have a functioning gate.
8. Applicant shall comply with the DeKalb County Tree Ordinance and shall cause landscaping and buffering to be installed as shown on the conceptual landscaping plan (Attachment B) titled, "Flat Shoals and Keystone Landscape Plan", dated May 16, 2019; however, the location of plants may be adjusted to accommodate underground infrastructure, provided that the total quantity of plants shall remain the same, subject to approval of the County Arborist. Willow oaks shall be used along the perimeter of the development except when the County Arborist determines that overhead utilities would interfere with their growth. All existing vegetated buffers/screens located on the adjoining Brighton Village development shall remain in place. If tree recompense under the DeKalb Tree Ordinance cannot be met on-site, developer shall work with the County Arborist in the upcoming fall and winter to identify nearby locations and shall install the recompense in County rights-of-way and County parks in this area.
9. To ensure visual continuity along Flat Shoals Road the Developer shall extend from Brighton Village the existing scheme of sidewalks, retaining walls, security/privacy fencing and landscaping. The materials and dimensions for retaining walls and privacy fencing, and use of plant materials, shall closely match those used for Brighton Village.
10. The development shall have a mandatory homeowners association that shall be responsible for maintenance of all exterior, common, landscaped, detention, and entrance areas, including landscaped areas along Keystone Drive and Flat Shoals Road.

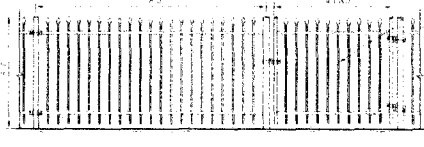


## PLANT SCHEDULE

PLANT	COMMON NAME	SCIENTIFIC NAME	SIZE	CULTURE	QTY
	Lowland Shrub	... ..	4-6 FT	BAR	5
	Shrub	... ..	10-15 FT	M&B	18
	Tree	... ..	20-25 FT	...	13
	... ..	... ..	4-6 FT	BAR	11
	... ..	... ..	6-8 FT	BAR	10
	... ..	... ..	8-10 FT	... ..	10
	... ..	... ..	10-12 FT	... ..	10
	... ..	... ..	12-14 FT	... ..	10
	... ..	... ..	14-16 FT	... ..	10
	... ..	... ..	16-18 FT	... ..	10
	... ..	... ..	18-20 FT	... ..	10
	... ..	... ..	20-22 FT	... ..	10
	... ..	... ..	22-24 FT	... ..	10
	... ..	... ..	24-26 FT	... ..	10
	... ..	... ..	26-28 FT	... ..	10
	... ..	... ..	28-30 FT	... ..	10
	... ..	... ..	30-32 FT	... ..	10
	... ..	... ..	32-34 FT	... ..	10
	... ..	... ..	34-36 FT	... ..	10
	... ..	... ..	36-38 FT	... ..	10
	... ..	... ..	38-40 FT	... ..	10
	... ..	... ..	40-42 FT	... ..	10
	... ..	... ..	42-44 FT	... ..	10
	... ..	... ..	44-46 FT	... ..	10
	... ..	... ..	46-48 FT	... ..	10
	... ..	... ..	48-50 FT	... ..	10
	... ..	... ..	50-52 FT	... ..	10
	... ..	... ..	52-54 FT	... ..	10
	... ..	... ..	54-56 FT	... ..	10
	... ..	... ..	56-58 FT	... ..	10
	... ..	... ..	58-60 FT	... ..	10
	... ..	... ..	60-62 FT	... ..	10
	... ..	... ..	62-64 FT	... ..	10
	... ..	... ..	64-66 FT	... ..	10
	... ..	... ..	66-68 FT	... ..	10
	... ..	... ..	68-70 FT	... ..	10
	... ..	... ..	70-72 FT	... ..	10
	... ..	... ..	72-74 FT	... ..	10
	... ..	... ..	74-76 FT	... ..	10
	... ..	... ..	76-78 FT	... ..	10
	... ..	... ..	78-80 FT	... ..	10
	... ..	... ..	80-82 FT	... ..	10
	... ..	... ..	82-84 FT	... ..	10
	... ..	... ..	84-86 FT	... ..	10
	... ..	... ..	86-88 FT	... ..	10
	... ..	... ..	88-90 FT	... ..	10
	... ..	... ..	90-92 FT	... ..	10
	... ..	... ..	92-94 FT	... ..	10
	... ..	... ..	94-96 FT	... ..	10
	... ..	... ..	96-98 FT	... ..	10
	... ..	... ..	98-100 FT	... ..	10



1 6' HEIGHT PRIVACY FENCE



2 ORNAMENTAL FENCE