

BOC Recommended Conditions

Z-20-1243750

1. The development shall have a maximum of 131 units consisting of single-family detached and attached residential units. Conceptual layout of site plan and building design shall be subject to approval of the Director of Planning & Sustainability Department.
2. Provide two (2) points of access on Panola Road. Vehicular ingress and egress shall be subject to approval by the DeKalb County Department of Public Works, Transportation Division.
3. Dedicate a minimum 50 feet of right of way from centerline of Panola Road (or all public infrastructure on right of way – including street lights, whichever greater).
4. Separation of access points required is at least 245 feet. Professional engineer must provide signed and sealed sight distance calculations for the two access points on Panola Road based on AASHTO sight distance guidelines prior to permitting.
5. Street lights required with payment to Georgia Power and signed petition required prior to final plat approval.
6. Six-foot sidewalks required along Panola Road frontage.
7. 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 and pedestrian paths.
8. Provide open space in compliance to Chapter 27-Article 5 of the DeKalb Code of Ordinances per conceptual site plan.
9. Building facades shall be constructed with at least three sides brick, stacked stone, or masonry stucco excluding architectural decorative features.
10. No residential units shall directly face Panola Road.
11. All exterior lighting shall be screened from adjacent properties or shielded to minimize glare and keep light inside the development.
12. Provide a minimum six-foot high fence along the interior property lines external to the buffer. The buffer must meet requirements of Section 27-5.4.5(C)(1)-(C)(3) of this code regarding planting height, planting type, and planting functions.
13. A six-foot high fence and minimum 15-foot wide buffer on the public street adjacent frontage, or a 30 feet wide planted buffer with a four-foot high berm on the public street adjacent frontage shall be provided along Panola Road. The buffer must meet requirements of Section 27-5.4.5(C)(1)-(C)(3) of this code regarding planting height, planting type, and planting functions. Street-facing fences shall have masonry (brick, stone, or hard coat stucco finish) piers separating fence sections with maximum lengths of 24 feet. A pier shall be required at any point where the fence changes direction. Piers must be at least 12 inches wide.

14. 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.