

Z-22-1245331 (2021-3522)
Recommended Conditions
Jan. 2023
4994 Rockbridge Road

1. The subject property shall be developed for a maximum of 124 single-family, detached fee-simple lots. Locations of proposed lots, open space, and transitional buffers shall be generally consistent with the locations shown on the plan dated "01/19/22" and titled "*Site Plan for R-60 Zoning*" (the "Site Plan") subject to the reduction to a maximum of 124 single-family, detached fee-simple lots and these conditions Nos. 1 - 14. All homes along the north and west perimeter of the site shall comply with the perimeter compatibility requirements of the Zoning Ordinance to provide appropriate compatibility with adjacent properties.
2. The lots adjacent to the Kenilworth community shall have a minimum lot width of 80'.
3. There shall be a minimum of 24% open space on the project site and include two (2) pocket parks as shown on the Site Plan.
4. There shall be a minimum 50-foot and 30-foot undisturbed landscaped and vegetated buffer outside of the lots of the northern parcel along the western and northern perimeters of the community adjacent to the Hickory Hills and Kenilworth communities as shown on the Site Plan.
5. There shall be a minimum 30' undisturbed landscaped and vegetated buffer outside of the lots of the southern parcel along the western perimeters of the community adjacent to the Hickory Hills community as shown on the Site Plan.
6. All healthy and existing trees within all undisturbed landscaped and vegetated buffers and open space on the project site shall be preserved and maintained. The undisturbed landscaped and vegetated buffers adjacent to the Hickory Hills and Kenilworth communities shall be supplemented with new trees to form an effective visual screen.
7. There shall be a minimum 8' perimeter privacy fence at the real property lines of the lots along the western and northern perimeters adjacent to Hickory Hills and Kenilworth communities that is outside of the undisturbed landscaped and vegetated buffers and that complies with the wall and fence regulations of the *Zoning Ordinance*.
8. Any fences or walls proposed along Rockbridge Road shall comply with the wall and fence regulations of the *Zoning Ordinance*.
9. Post-construction storm water run-off shall be no greater than pre-construction storm water run-off in accordance with the *DeKalb County Code of Ordinances* and as required by the Georgia Storm Water Management Manual, subject to approval by the Land Development Division of the Planning Department. Furthermore, water quality shall meet the minimum requirements of the Georgia Storm water Management Manual or DeKalb County requirements. Subject to approval by the Land Development Division of the Planning & Sustainability Department, proposed stormwater detention areas shall not encroach into stream buffers.
10. The development shall have a mandatory property owners association, in accordance with Article 5.7.6.c.11 of the *Zoning Ordinance*. The applicant must provide evidence of a legal mechanism under which all land to be held in common and used for greenspace purposes within the development and all landscaping and street trees along Rockbridge Road and the proposed internal residential street (outside of the right-of-way) shall be protected in perpetuity. Existing trees located within designated open space areas that are not proposed for trails, buildings, structures, or parking lots or those likely to be impacted by necessary grading shall be preserved.
11. The road connection to Hickory Hills Drive shall not be constructed until at least 75% of the homes (93 units) have been constructed and issued a Certificate of Occupancy. There shall be no extension or road connection to Pepperwood Drive.
12. The development shall include streetscape improvements of 6' landscape strip at back of curb, 5' concrete sidewalks, dark sky compliant street lighting on 100' center spaces, and street trees on 30 center spacing.
13. The approval of this rezoning application by the Board of Commissioners shall have no bearing on the requirements for other regulatory approvals under the authority of the Zoning Board of Appeals or other entity whose decision should be based on the merits of the application under review by such entity