

## RECOMMENDED CONDITIONS

Z-20-1243617

Rezone Property From R-75 (Residential Medium Lot – 75)  
to R-60 (Residential Small Lot – 60)

February 24, 2020

1. The development shall consist of a maximum of 25 single-family detached homes.
2. The two homes proposed to be located adjacent to Windyhill Road shall front along the right-of-way of Windyhill Road.
3. Owner/Developer shall re-seal Windyhill Road prior to the recordation of a final plat for the final phase of the development.
4. Each home in the development shall have not less than a two-car, enclosed garage.
5. The development shall have covenants that require maintenance of the open space and amenity areas by a homeowners' association. Membership in the homeowners' association is mandatory for owners of properties subject to such covenants.
6. All homes in the development must have a maximum of 2,000 square feet and a minimum of 2,400 square feet of heated floor space, exclusive of garages and porches.
7. All utilities shall be underground.
8. Exteriors of all homes constructed on the subject property must be of brick, stone, hard coat stucco, or a cement-based material such as hardi-board, or a combination of such materials, with such accent material not to exceed 50% of the façade. There shall be no vinyl or aluminum siding.
9. Developer shall design, install, and landscape any detention pond located on the subject property, in accordance with Dekalb County regulations.
10. Street lights, amenity area lighting, and lighting for non-residential uses shall be designed so as to minimize light spillage along the exterior of the development to not more than one (1) foot-candle along any residential or agricultural property line and two (2) foot-candles at any public street right-of-way.
11. The development shall have a passive amenity area that includes at least one of the following: seating area, pavilion, outdoor fireplace, or fire pit.
12. Development shall plant at least one (1) canopy tree in each front yard, except where there is not enough room for such a tree, subject to the judgement of the County Arborist. For the purposes of this condition, crepe myrtles and other tall shrubs do not constitute trees. In the alternative, the Developer may preserve existing trees in the locations and quantity required to satisfy the requirements of this zoning condition.
13. Building architecture for the single-family detached units will be similar to the architectural renderings titled "Greystone at Windyhill" by APC Contractors, Inc. stamped as received by the Department of Planning & Sustainability on February 14, 2020, not to exclude other transitional and architectural styles, notwithstanding, however, that the primary roofs of all homes shall be peaked.