

Proposed Conditions of Approval:  
Z-22-1245923 (2920 North Decatur Road)  
(2022-1909)  
September 22, 2022

1. The proposed development shall consist of two, 5-story, multi-family residential buildings with a total of 200 dwelling units.
2. A minimum of two percent (2%) of the parking spaces in the proposed parking structure shall have electric vehicle (EV) charging stations or electrical infrastructure and outlets in place to accept tenant EV chargers. In designing the overall electrical distribution for the development, the Developer will work with Georgia Power or the electrical engineer of record to ensure the overall system can accommodate enough power, either initially or through future upgrades, for eventual conversion of ten percent (10%) of all structured parking spaces to have EV charging capabilities and shall provide room sufficient enough to allow upgrading the transformers or adding transformers for such future electrical demands associated with the additional EV charging stations or outlets.
3. Within the parking structure, the owner shall provide a minimum of one (1) secured bicycle parking space per twelve (12) parking spaces in the parking structure.
4. 3. Smart thermostats capable of accessing the internet for offsite control shall be installed in all residential units.
5. The site shall be provided with underground utilities for electricity, phone, cable, and internet services.
6. Unless rooftop solar panels are in use, all outdoor HVAC units shall be roof mounted. Such mechanical equipment and appurtenances shall be located so that they are not visible from the ground immediately adjacent to the building.
7. Recycling bins shall be provided in one location for access by the valet trash service or, if no valet trash service is in operation, in all multi-tenant buildings in locations convenient for use by residents.
8. Stormwater retention shall meet the standards prescribed within the Land Development Code for DeKalb County. An above ground stormwater vault shall not be permitted within the front yard of the site. A buried storage vault or a landscaped micro-pool are among the options for stormwater management within the front yard.
9. Overstory trees shall be planted along the North Decatur Road frontage as a part of the streetscape improvements. Native oaks that match the developments to the west along North Decatur Road are preferred if the County Arborist determines site conditions are appropriate. Over-story deciduous trees shall also be planted along the main entry road in a pattern to be approved by the County Arborist. These trees shall not be topped. Should they die or become severely diseased or damaged, the owner shall replace them with overstory trees.

10. Productive urban landscaping shall be incorporated into the design of and implementation of the landscape plan and shall be submitted to the County Arborist for approval. When proper light and soil conditions permit, pocket parks, foundation plantings, transitional buffers and other open spaces shall incorporate productive urban landscaping consisting of fruit bearing trees, shrubs and other native plants that support pollinating insects.
11. The site shall be limited to one (1) permanent monument sign on North Decatur Road that shall be no higher than six (6) feet tall from finished grade. A temporary leasing advertising sign may be erected after an LDP is issued but must be removed no later than nine (9) months after the final Certificate of Occupancy is issued for the project.