

Z-22-1245331 (2021-3522)
Recommended Conditions (May 5, 2022)
4994 Rockbridge Road

1. The subject property shall be developed for a maximum of 124 single-family, detached 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*". 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. There shall be a minimum of 20% open space on the project site.
3. Any fences or walls proposed along Rockbridge Road shall comply with the wall and fence regulations of the *Zoning Ordinance*.
4. Building materials and form shall comply with Article 5.7 of the *Zoning Ordinance*.
5. 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.
6. 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 green space 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.
7. The road connection to Hickory Hills Drive shall not be constructed until at least 75% of the total number of homes proposed (currently 93 units) have been constructed and issued certificates of occupancy.
8. 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.