

CZ-22-1246090 (2022-2260)
Recommended Conditions Nov. 2022
1347 Bermuda Road

Should the Board decide to approve the request, Planning Staff recommends the following conditions (additions from the previously approved zoning conditions are in **blue bold**, and proposed deletions are in **red strikethrough**).

1. Up to a maximum of 6 single-family detached conventional homes. Minimum lot sizes shall be at least 8,000 19,000 square feet.
2. ~~Location of the proposed open space shall be generally consistent with the conceptual site plan titled "The Astwood at Bermuda Road" and dated 08/23/2020. Developer shall demonstrate compliance with Sec. 5.5.3.E.8 of the zoning ordinance regarding requirements for stormwater facilities to be considered as meeting the minimum open space requirements. The developer shall create a Homeowners Association which shall be responsible for maintaining the open space.~~ **Location of the proposed open space shall be generally consistent with the conceptual site plan titled "The Astwood at Bermuda Road" and dated 08/15/2022. The developer shall create a Homeowners Association which shall be responsible for maintaining the open space.**
3. Existing trees within the 20-foot transitional buffer shall be preserved and supplemented with new trees to form an effective visual screen as approved by the County Arborist prior to the issuance of any Certificates of Occupancy.
4. Maximum building height of two stories.
5. The single-family detached units shall have a minimum floor area of 2,000 square feet. **Minimum Lot Width shall be 50 feet.**
6. Building materials shall be consistent with the requirements of Article 5 of the Zoning Ordinance. No metal or vinyl allowed.
7. The subdivision shall include distinctly different front façade designs within each phase of the development. "Distinctly different" shall mean that each front façade must differ from adjacent buildings' front façades in at least four (4) of the following six (6) ways: a) The use of different primary exterior materials; b) Variation in the width or height of the front façade by four (4) feet or more; c) Variation of the type, placement or size of windows and doors on the front façades; d) Variations in rooflines, including the use of dormers and changes in the orientation of rooflines; e) Variation in the location and proportion of front porches; and f) Variation in the location or proportion of garages and garage doors. No single-family detached residence shall be of the same front façade design as any other single-family detached residence along the same block face within eight (8) lots of the subject residence. Mirror images of the same configuration are not permitted on the same block face. No single front façade design may be used for more than twenty-five (25) percent of the total units of any single phase of a conventional single-family detached residence subdivision.
8. Any single-family detached residence with a front façade width of forty (40) feet or more shall incorporate wall offsets in the form of projections or recesses in the front façade plane. Wall offsets shall have a minimum depth or projection of two (2) feet so that no single wall plane exceeds twenty-five (25) feet in width.
9. Street-facing garage façades shall not comprise more than forty-five (45) percent of the total width of the conventional single family detached residence's front façade. Street-facing garages shall be at least two (2) feet behind the primary front façade plane of a single-family detached residence.
10. ~~The front facades of homes along Bermuda Road shall be oriented to face away from Bermuda Road. No driveway access from Bermuda Road shall be allowed for these lots.~~
11. The development shall comply with Sketch Plan requirements for subdivision prior to the issuance of a Land Disturbance Permit.
12. During construction, the Developer shall post a contact phone number that nearby residents can call to discuss development and construction issues. The developer shall use temporary Best Management Practices (BMPs) for run-off and temporary sedimentation storage in compliance with Section 14. 38 (Soil

Erosion and Sediment Control) subject to approval of the Land Development Division of the Planning and Sustainability Department.

13. Provide compliance with Section 14- 40 and Section 14-42 of the DeKalb County Code regarding storm water management and water quality control.
14. The approval of this rezoning application by the Board of Commissioners has no bearing on the requirements for other regulatory approvals under the authority of the Historic Preservation Commission, the Zoning Board of Appeals, or other entity whose decision should be based on the merits of the application under review by such entity.
15. Subject to Department of Transportation and County Arborist approval, the developer shall provide a 6-foot wide sidewalk and a 15- foot wide landscape strip with street trees 50 feet on center within the Bermuda Road right-of-way prior to the issuance of any certificates of occupancy. Additionally, one street light for every 80 feet of road frontage along Bermuda Road shall be provided. A six-foot high decorative wooden fence shall be provided which utilizes pressure treated lumber, with the finished side facing Bermuda Road. The 15-foot buffer must meet the requirements of Section 5.4.5.C.1., 2., and 3 regarding planting height, planting type and planting function and shall be located between the fence and Bermuda Road to provide additional screening for the lots that have frontage along Bermuda Road. 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. Only black, white, earth tones, or colors of natural wall or fence materials shall be permitted. Primary and neon colors are prohibited.
16. ~~Subject to Department of Transportation and County Arborist approval, the developer shall provide a 6-foot wide sidewalk and a 5-foot wide landscape strip with street trees 30 feet on center within the right-of-way of the proposed internal streets prior to the issuance of any certificates of occupancy. Additionally, one street light for every 100 feet of road frontage shall be provided.~~
17. Each single-family residential lot on which new development occurs shall be planted with a minimum of three (3) new trees. The species and specifications for the trees to be planted in compliance with this requirement shall meet the requirements of a list approved by the County Arborist.
18. Blasting shall be permitted only with the written approval of the county under the requirements of Section 14-324.C of the DeKalb County Code of Ordinances. The developer shall notify residents of adjacent properties and properties within the Deer Creek and English Manor Estates subdivision, by way of mailbox flyers, 24 hours in advance of any blasting.
19. **Must comply with the county stormwater management regulations as required by the Land Development Division of Public Works.**