

Z-25-1247529 (2025-0628)

Staff Recommended Conditions 06/16/2025

3265 Northeast Expressway

Decatur, GA 30034

1. Facades facing a street must comply with *Section 27-5.7.6 (I Facades) –Single Family Attached*, regardless of renderings submitted in the rezoning application (Z-25-1247529).
2. The site plan is conceptual; however, the road connectivity and pedestrian walkways shall be maintained or improved. Alterations to the site plan (*Everstead at Embry Hills, dated 4/18/25*) to better support other compact pedestrian-oriented improvements such as but not limited to, a connection to the “Recreation Park” or enhanced open space around the stormwater detention facilities, are subject to approval of the Planning Director.
3. Subject to any necessary approvals, including but not limited to an access agreement, a connection to the Peachtree Creek Greenway, except that Developer shall not be required to expend more than \$250,000 for said connection nor be required to fund or install any bridge(s) across a waterway(s). Prior to the issuance of a CO, Developer shall place into an escrow account \$250,000 to be applied towards the future cost of said connection.
4. The Applicant/Owner agrees to work with DeKalb County, in good faith, on an easement or other transaction to accommodate the Peachtree Creek Greenway.
5. Bike parking, a minimum of 50% of which shall be covered.
6. The residential buildings shall have elevators.
7. The building architecture shall generally comply with submitted elevations and adhere to the building material components of Article 5.
8. The Applicant/Owner shall provide a summary of anticipated maintenance and ownership of streets, private drives, easements, and open space prior to the issuance of any land development permits.
9. The development shall provide a minimum of 3% of the total parking spaces as alternative fuel parking stations.
10. 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 Planning Commission, the Zoning Board of Appeals, or other entity whose decision should be based on the merits of the application under review by each entity.