

### **RECOMMENDED CONDITIONS Z-18-22313**

1. The development shall have a maximum of 25 attached fee-simple townhouse units. Conceptual layout of site plan and building design shall be subject to approval of the Director of Planning & Sustainability Department.
2. No more than one (1) curb cut on Columbia Drive. Vehicular ingress and egress shall be subject to approval by the DeKalb County Department of Public Works, Transportation Division.
3. Provide a staggered double row of evergreen trees or shrubs 10 feet on center adjacent to R-75 (Residential Medium Lot) District zoned property lines.
4. A mandatory homeowners' association shall be created and shall be governed by a declaration of covenants, conditions, and restrictions. The homeowner association shall be responsible for the maintenance of open space within the property, street lighting, amenity areas, pedestrian paths, private alleys and private drives.
5. The approval of this rezoning application by the Board of Commissioners has no bearing on other approvals by the Zoning Board of Appeals or other authority, whose decision should be based on the merits of the application before said authority.
6. Private drives and alleys subject to the requirements of the DeKalb County Fire Marshall.
7. Final lot layout is subject to sketch plat approval in accordance with DeKalb County Ordinances, Chapter 27 (Zoning Code) & Chapter 14 (Land Development Code) before applying for a Land Disturbance Permit (LDP).