

**Z-24-1246747 (2023-1431)**  
**Recommended Conditions – April 22, 2024**  
**6826 Covington Highway**

1. Development of the site shall be in general conformance with the site plan titled "6826 Covington Highway" and dated April 19, 2024. The site plan is conceptual, however, and wherever the site plan conflicts with the development standards of the *Land Development Code, Zoning Ordinance*, or other applicable ordinances, said ordinances shall prevail.
2. The proposed development shall consist of single-family, attached dwellings developed as condominiums. The maximum number of units permitted shall comply with the base maximum density requirements per Section 2.12.5., which may be increased to no more than six (6) units per acre with eligible bonus density qualifying standards. No more than 40 single-family, attached dwellings shall be permitted per the attached site plan.
3. Should the proposal be developed as a mixed-income development, a statement shall be provided on any Land Development Permit (LDP) or Final Plat plans reflecting this and require that the total number of units will be reserved to be occupied as follows: ten (10) percent by very-low-income households or 20 percent by low-income households. Household income level shall be as established by the Atlanta Regional Commission. A minimum 30-year enforceable commitment shall be subject to approval by the County attorney and recorded on any deed records throughout said 30-year period.
4. A homeowners' association (HOA) shall be created to ensure proper maintenance and funding of shared facilities. All areas/facilities interior to the development site, such as stormwater facilities, detention ponds, open spaces, streets, alleys, and parking areas, shall remain privately owned and maintained in perpetuity. The HOA shall limit the number of rental units to ten (10) percent of the total homes constructed.
5. A minimum of 20 percent open space shall be provided within the development site. At minimum, half of this, or a minimum of ten (10) percent of the development site, shall be enhanced open space. A separate sheet shall be provided with LDP and Final Plat plans that consist of a site plan adequately highlighting open and enhanced open space (by color-coding, shading, or similar method). A tabular breakdown shall be provided showing the square footages of each open and enhanced open space area with callouts of the locations of these areas. No more than 50 percent of required open space may consist of floodplain, wetlands, steep slopes, streams and buffers. A maximum five (5)-foot-wide mulch walking trail shall be provided in general conformance to the attached site plan.
6. Any interior streets shall be built to public street standards and shall have landscaping and streetscaping on both sides of curb as per new street requirements in Section 5.4.3. Sidewalks may be provided to the back of off-street parking spaces. Streetlights shall be provided per Section 5.4.3. (E). Any LDP or Final Plat plans shall show spacing of street trees from back of curb and sidewalk, from each other, and from any proposed streetlight. Where dwelling units are to be constructed with front loading garages, street trees shall be planted fifty (50) feet on center or every other unit, whichever distance is less. All landscaping, streetscaping, and other associated site improvements shall be completed prior to any issuance of a Certificate of Occupancy (CO).
7. All proposed dwelling units along Covington Highway shall have front facades facing Covington Highway and rear-loading garages. Said units shall have a minimum front yard setback of 20 feet and a maximum front yard setback of 30 feet from the front property line of the development site. Picket or decorative iron fences (with gates) not exceeding four (4) feet in height may be permitted in front of these dwellings, provided that they are no closer than 15 feet from any right-of-way.
8. Elevations shall be in general conformance with the designs included with the application with respect to building materials and facade appearance. Any row of dwelling units shall be in compliance with Section 5.7.6. (I) with respect to facades, and be varied to avoid long, flat building fronts so that no more than 20 percent of the front façades of the units in the same building are substantially the same, unless designed as brick row houses.

9. 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.