

**Z-19-1243161**

**RECOMMENDED CONDITIONS**

1. The development shall have a maximum of 13 attached fee-simple townhouse units. Conceptual layout of site plan and building design shall be subject to compliance with MR-1 and Article 5 building standards per the DeKalb County Code.
2. No more than one (1) curb cut on Glenwood Avenue. Vehicular ingress and egress shall be subject to approval by the DeKalb County Department of Public Works, Transportation Division.
3. 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.
4. 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.
5. Private drives and alleys subject to the requirements of the DeKalb County Fire Marshall.
6. 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).