

RECOMMENDED CONDITIONS IF APPROVED

Z-21-1244664

4/23/21

1. The development shall contain up to a maximum of 9 single-family attached townhome units.
2. The site must maintain a minimum of 50% open space. Location of the proposed open space shall be consistent with the conceptual site plan titled "*The Lawrence Townhomes*" and dated 02/25/21. Mature vegetation within proposed open space areas shall be preserved to the extent possible, as approved by the County Arborist.
3. Maximum building height shall not exceed three stories or 43 feet.
4. The single-family attached townhome units shall have a minimum floor area of 2,400 square feet and shall be at least 20 feet wide.
5. Building materials shall be consistent with the requirements of Article 5 of the *Zoning Ordinance*. No metal or vinyl allowed. Front façades should be varied to avoid long, flat building fronts so that no more than twenty (20) percent of the front façades of the units in the same building are substantially the same, unless designed as brick row houses.
6. Provide compliance with Section 14- 40 and Section 14-42 of the DeKalb County Code regarding storm water management and water quality control.
7. 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.
8. GDOT review and permits required prior to DeKalb permitting. Existing curb cut must be modified to come in at a 90 degree angle. Please see Chapter 5 of the Zoning Code and Section 14-190 of the Land Development Code for required infrastructure improvements. Dedicate 50 feet of right of way from centerline OR the amount to include all public infrastructure, whichever greater. Requires bike lanes (or multiuse path), 6-foot sidewalks, streetlights, 10-foot landscape strip. Written confirmation of approval from Transportation Department required prior to the issuance of any building permits.
9. Provide proof of shared driveway easement with adjacent property to south prior to the issuance of any building permits.