

RECOMMENDED CONDITIONS IF APPROVED
Z-20-1244238
12/23/2020

1. Verify intersection sight distance for Erskine Road for existing vehicles and stopping sight distance for cars waiting to turn left into the project and obtain County Transportation Department approval prior to the issuance of any land disturbance permits.
2. Limit the maximum number of urban detached townhomes to 53.
3. General compliance with the location of proposed open space on plans dated 12/14/2020 shall be required along with 29% minimum amount of open space.
4. Existing trees within the 20-foot transitional buffer along the perimeter of the project shall be preserved and supplemented with new trees to form an effective visual screen, as approved by the County Arborist, prior to the issuance of any certificates of occupancy. The buffer along the western side of the property abutting the proposed stormwater pond will be a thirty (30) foot vegetated buffer with a fifteen (15) foot landscape strip.
5. A six-foot high decorative wooden fence shall be provided which utilizes pressure treated lumber, with the finished side facing Erskine Road.
6. Installation of privacy fencing shall be provided at the rear of the proposed lots.
7. Adequate exterior lighting will be provided within the development and at the entrance of the community as required by Article 5 of the *Zoning Ordinance*.
8. No vehicular access allowed from Oakmont Drive. The pedestrian entryway at Oakmont Drive and the vehicular entrance at Erskine Road shall be landscaped.
9. Maximum building height of two stories.
10. Provide compliance with Section 14- 40 and Section 14-42 of the DeKalb County Code regarding storm water management and water quality control.
11. 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 Zoning Board of Appeals or other entity whose decision should be based on the merits of the application under review by such entity.
12. Building materials shall be consistent with the requirements of Article 5 of the Zoning Ordinance. No metal or vinyl allowed.
13. The subdivision shall include distinctly different front façade designs within each phase of the development. “Distinctly different” shall mean that each front façade must differ from adjacent buildings’ front façades in at least four (4) of the following six (6) ways:
 - a. The use of different primary exterior materials;
 - b. Variation in the width or height of the front façade by four (4) feet or more;
 - c. Variation of the type, placement or size of

windows and doors on the front façades; d. Variations in rooflines, including the use of dormers and changes in the orientation of rooflines; e. Variation in the location and proportion of front porches; and f. Variation in the location or proportion of garages and garage doors. No single-family detached residence shall be of the same front façade design as any other single-family detached residence along the same block face within eight (8) lots of the subject residence. Mirror images of the same configuration are not permitted on the same block face. No single front façade design may be used for more than twenty-five (25) percent of the total units of any single phase of a conventional single-family detached residence subdivision.

14. Units 1 – 15 and 16 -21 which are located closest to the Stone Mountain Trail will be rear-entry units as shown on Site Plan dated 12/14/20 as prepared by Planners and Engineers Collaborative.
15. The developer shall create a Homeowners Association which shall be responsible for maintaining the open space and common areas.
16. Prior to approval of the Sketch Plat, the two parcels shall be consolidated into one parcel, and the two existing rights-of-way (one in the center of the project and the other on the eastern property line) must be formally abandoned.
17. Blasting shall be permitted only with the written approval of the County, under the requirements of Section 14-324.C of the *DeKalb County Code of Ordinances*.