

RECOMMENDED CONDITIONS

Z-21-1244384

Major Modification of Zoning Conditions

General

1. Developer shall construct improvements as required by Georgia DOT and/or Department of Engineering based upon final configuration of site plan.
2. The developer shall comply with the County development standards in existence at the time of LDP application submittal.
3. 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.

Commercial

1. Where crosswalks occur through paved parking areas and drives, visually distinct paving material shall be used to accommodate pedestrian safety as well as aesthetics throughout the development.
2. Principal building entrances shall utilize architectural details such as canopies, overhangs, awnings, recesses, projections, arcades, corniced parapets, peaked roof forms, arches, display windows, moldings or tile work, integral planters or wing walls that incorporate landscaped areas, or sitting areas.
3. The largest continuous space for one tenant shall be limited to no more than Seventy-Five Thousand (75,000) square feet.
4. There shall be designated bicycle parking easily accessible from pedestrian connections, residential areas, non-residential areas, as well as park areas.
5. Garbage dumpster pickup shall be between 6:00 a.m. and 9:00 p.m., Monday through Saturday.
6. The following uses shall be prohibited on the property:
 - (a) Late-night establishments.
 - (b) Hotels or Motels.
 - (c) Theaters.
 - (d) Electronic game playing centers.
 - (e) Adult entertainment centers.
 - (f) Adult novelty stores.
 - (g) Pawn shops.
 - (h) Pool halls.
 - (i) Tattoo parlors.
7. The following uses are expressly allowed on the property:
 - a. No more than one gas station with convenience store;

- b. Schools;
 - c. Day care for all ages;
 - d. No more than one grocery store;
8. All commercial building facades visible shall consist of brick, stone, or glass. Stucco and painted dimensioned wood or cement material, such as hardiplank, may be used as accent material only, not to exceed 20% of surface area. Remainder of exterior may consist of brick, precast concrete, split block, stone, stucco, or glass. Exterior building material shall not be of aluminum or vinyl siding, or corrugated steel.
9. No Commercial deliveries will occur between the hours of 9:00 p.m. and 7:00 a.m.

Residential

1. A common area/community park shall be located within a reasonable walking distance of all residential units.
2. Covenants to restrict rentals to no more than Fifteen Percent (15%).
3. Covenants and Homeowners Association for detached homes and townhomes shall be filed with the County prior to final plat approval.
4. A notice will be provided to potential buyers and at closing or execution of leases describing the proximity of an active rock quarry to the north of the Project, indicating that periodic blasting does occur, similar to the following:

ATTENTION: Tenant/Homeowner is advised that this property is located adjacent to an active quarry. This quarry produces graded stone in various sizes, as well as concrete and masonry sand, gravel, and slag aggregates. The aggregate materials are quarried by drilling and/or blasting of rock, then extracting the material. All of the operation is required to take place within the limits and tolerances prescribed by the State of Georgia and federal guidelines. The quarry maintains that it manages an active environmental program designed to monitor and manage environmental matters to minimize impact to adjacent property owners and the surrounding community. Please consider these facts before you decide to rent/purchase.

Attached

1. Minimum heated square feet of 1,600.
2. Minimum of two car garage.
3. Active amenity with pool, two tennis courts, pavilion style club house, and tot lot.
4. Fifty townhomes shall have a full bedroom and full bath on main level.
5. A maximum of 375 units will be allowed and shall not be affected or reduced in number by a reduction in the number of detached homes.