

Conditions of Zoning for CZ-1235311 - Application filed by 3012 River Road, LLC

1. The Subject Property shall be developed for no more than 10 single-family detached homes, consistent with the layout shown on the site plan titled, "Proposed Site Plan," prepared by Pimsler & Hoss Architects, Inc., dated 10/23/18, revised [*to be provided by BOC**] and stamped received by the Department of Planning and Sustainability on [*to be provided by BOC**], except that the amenities shown may vary but shall include a playground, some outdoor seating, and a mulched trail/dog walk. These required amenities shall be installed at locations that, after all necessary grading to make this site plan work, preserve any existing, healthy trees. Along the eastern boundary where trees are shown on the Site Plan, native hardwood trees shall be planted. The proposed development shall be subject to the sketch plat requirements of Chapter 14 of the DeKalb County Code.
2. Textured or stamped paving shall be installed across the curb cut on River Road as a pedestrian crossing.
3. A landscaped island shall be installed at the center of the cul-de-sac to reduce impervious surfaces within the development, subject to approval by the Public Works and Public Safety Departments.
4. All development and construction activities by the Developer will be conducted in compliance with the Stormwater management requirements of DeKalb County Code **Sec. 14-40**.
5. The houses to be constructed will be a minimum of 1,800 square feet and each will have a two-car garage.
6. The private drive as well as all common areas shall become the responsibility of a mandatory Homeowners' Association established by the Developer for this community, and Developer shall comply with DeKalb County Code **Sec. 14-189.3**.
7. An 8-foot opaque, decorative fence shall be installed a minimum of 6 inches from the shared boundary along the western property boundary that is shared by the River Ridge Court subdivision. Additionally, a row of native, evergreen trees shall be planted inside the fence to provide additional screening for the adjacent subdivision.
8. The homes on the three lots with frontage on River Road shall have front facades that face River Road and shall have rear garage access from the private drive. The tree lots that front River Road shall not have driveways on River Road.
9. 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.

Dated: January 14, 2019

*Planning Staff revisions indicated in italics