

EXISTING CONDITIONS

CZ-20-1243935

Major Modifications of Conditions Approved Pursuant of CZ-15-20076 approved November 17, 2015

2015 Conditions

1. Maximum of four single-family lots as shown on conceptual site plan.
2. Building facades shall be 70% brick.
3. Minimum unit size of 1,200 square feet.
4. A ten-foot wide landscape strip shall be provided along the northern, southern, and eastern property lines. The existing mature vegetation within the landscape strip shall be undisturbed and supplemented with additional vegetation to provide an effective visual screen as approved by the County Arborist. Provide an 8-foot tall opaque fence along the north, east, and south external property lines.
5. No access shall be provided from Chamblee Tucker Road. Access shall be from an extension of Briarglade Way.
6. Provide internal public road subject to approval of the Transportation Division of Public Works.
7. Comply with Sketch Plat requirements prior to the issuance of a Land Disturbance Permit.
8. 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.

Proposed Changes

CZ-20-1243935

1. ~~Maximum of four single-family lots as shown on conceptual site plan.~~
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4. A ten-foot wide landscape strip shall be provided along the northern, southern, and ~~eastern~~ property lines. The existing mature vegetation within the landscape strip shall be undisturbed and supplemented with additional vegetation to provide an effective visual screen as approved by the County Arborist. Provide an ~~8-foot~~ tall opaque fence along the north, ~~east~~, and south external property lines.
5. No access shall be provided from Chamblee Tucker Road. ~~Access shall be from an extension of Briarglade Way.~~
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Recommended Conditions

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1. Lots 1 & 2 can have ingress and egress from Chamblee Tucker Road,
2. Lots 3 & 4 can only have access from Brairglade Way.
3. The lot coverage ratio shall not exceed 35%.
4. The front setback shall be a minimum of 35ft for the lots having frontage on Briarglade Way, and a minimum of 30 ft for the lots having frontage on Chamblee Tucker Road.
5. Remove condition 6.
6. Comply with Sketch Plat requirements prior to the issuance of a Land Disturbance Permit.
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.