

CZ-23-1246251
Staff Recommended Modification of Conditions of
CZ-00043 (Revised 07/18/2023)

7006 Covington Highway
Lithonia, GA 30058

1. 10.19 acres of the Subject Property will be rezoned TND, with 7.06 acres to contain no more than 82 single- family attached town homes, and 3.13 acres designated as neighborhood shopping, developed substantially in accordance with the Site Plan dated November 15, 1999, prepared by East Metro Surveying & Engineers, Inc, which is being contemporaneously filed with the Planning Department.
 - A. The adoption of the *2015 DeKalb County Zoning Ordinance* has resulted in the conversion of the TND zoning district to the RSM zoning district. Any further references to TND in these conditions shall be replaced by RSM for practical purposes. Where current RSM district requirements conflict with these conditions, these conditions shall prevail.
 - B. No more than seven (7) additional single-family attached town homes shall be constructed on approximately 1.06 acres of land previously designated as neighborhood shopping on the November 1999 Site Plan, in general accordance with the Site Plan dated June 12, 2023, prepared by Planners & Engineers Collaborative.
2. Two (2) acres of the Subject Property will be rezoned C-1 and developed substantially in accordance with the Site Plan referenced to in Condition #1.
3. Underground utilities will be utilized.
4. A 20' strip along the western, northern, and eastern boundary of the town home portion of the Subject Property will be reserved as common/open area with existing trees to remain in accordance with the Site Plan referenced in Condition #1.
5. A five-foot (5') sidewalk with a five-foot (5') landscape strip shall be installed on all streets within the TND portion of the Subject Property in accordance with the Site Plan referenced in Condition #1.
 - A. The proposed sidewalk/landscape strip along Wellington Walk Place connecting Covington Highway with the completed townhouse development per the November 1999 Site Plan shall match the dimensions of the completed sidewalk/landscape strip immediately adjacent to the north.
6. All parking for the TND portion of the Subject Property shall be off-street (a parking pad for two (2) automobiles shall be constructed in front of every town home) and a minimum of ten feet (10') shall be maintained between parking and residential buildings in accordance with the Site Plan referenced in Condition #1.
7. A six-foot (6') shadowbox fence shall be installed along the northern border of the Subject Property. *An additional six-foot (6') shadowbox fence shall be installed along the northern and western lines of the Property currently designated as 7006 Covington Highway (subject of the Site Plan dated June 12, 2023).*
8. ~~The development of the NS portion of the Subject Property~~ shall include access from the town home project to Covington Highway. *The portion of Wellington Walk Place included on the June 2023 site plan shall be a private street built to public street standards. An access easement for this portion of Wellington Walk Place that connects with other public streets/all other properties formed from the original Subject Property shall be provided and shall exist in perpetuity.*
9. No liquor shall be served on the portion of the Subject Property to be designated as C-1.
10. There shall be a mandatory homeowners association. *A separate homeowners association shall be created for the proposed development shown on the June 2023 site plan.*

11. The protective covenants established for the town home portion of the Subject Property shall run with the land.
12. Front yards of the townhome project shall be sodded prior to occupancy.
13. The entrance to the subdivision shall be landscaped and monument signage used for its identification.
14. Streetlights will be installed in the subdivision.
15. Developer to provide accel/decel lane on left side of Phillips Road.
16. Window fenestration shall be provided along the side of the proposed Unit 1 facing north and Unit 7 facing south along Covington Highway for a minimum of ten (10) percent of the total area of each building side.