

**Revised CZ-05033 Conditions Per  
CZ-19-1235305 Recommended Conditions**

1. ~~The development shall not exceed twelve (12) units per acre.~~ Develop under the MR-2 District for use and density allowed by the MR-2 and Town Center character area designation and bonus density chart in Article 2 of the DeKalb County Zoning Code. Approval is not based on the site plan submitted with this application. Final site plan must be provided to the Director of Planning & Sustainability to review and approve for compliance to I-20 Overlay District standards and compliance to development standards per Article 2 and Article 5 of the DeKalb County Code prior to submittal of a Land Disturbance Permit (LDP) and/or Building Permit (BP) application. Submittal documents must include building elevations with labeled building materials and colored site rendering; landscape plan; documentation demonstrating compliance to bonus qualifiers such as LEED certification for density increase design; and detailed plans for open space and playground areas (recreation equipment and park benches).
2. Delete.
3. The Subject Property shall price 20% of the total number of units at a level that an individual whose income is 80% of the medium income for DeKalb County can qualify to purchase these units. Additionally, the Applicant shall make good faith efforts to market these workforce units for a minimum of six months to County public service employees (i.e., policemen, fireman, public school teachers, etc.) and returning United States veterans. The Applicant shall coordinate its efforts to offer workforce housing within the proposed development with the DeKalb County Human and Community Development Department.
4. Delete.
5. Delete.
6. Delete.
7. Delete.
8. Delete.
9. Delete
10. The Developer shall install a swimming pool for the residents of the proposed development.
11. Delete.