

## **RECOMMENDED CONDITIONS**

Z-19-1242964

### Single-Family Detached Residential Subdivision

1. Site shall be rezoned to R-75 (Residential Medium Lot) District to develop single-family residences per development standards per Chapter 27-Table 2.2 and site design standards in Chapter 27 - Article 5 of the DeKalb County Code.
2. No access to Pleasant Hill Trail along north side of property. Access along the east side of Pleasant Hill Trail shall be determined by the DeKalb County, Transportation Division of the Department of Public Works.
3. All public roads' rights-of-way must be brought up to current standards.
4. Obtain sketch plat & final plat approval prior to obtaining a Land Disturbance Permit.
5. Each home shall have a minimum two-car garage (side entry garages where lot area allows).
6. Provide underground utilities.
7. Front and side yards shall be sodded prior to the issuance of a Certificate of Occupancy.
8. Subdivision entrance sign shall be a brick base monument sign. Sign area shall not exceed 32 square feet, excluding base and shall not exceed eight (8) feet in height.
9. The entrance to the subdivision shall be landscaped subject to the DeKalb County Arborist.
10. A mandatory homeowners association with bylaws and covenants shall be established and maintained for the subdivision. The bylaws and covenants will explain the maintenance responsibility for common space, and landscaping.