

CONN. _____
ITEM NO. H-10
CLERK'S OFFICE

12.9.06

Comm. [Signature]

Proposed Conditions of Zoning
For Application of Green Street Development

1. The Subject Property shall be zoned R-A8 and developed for no more than 21 total condominium units. The condominium form of ownership does not permit higher density but allows the Applicant to preserve valuable environmental resources, including several 40 to 60 inch specimen hardwood trees on the Subject Property. Only single family detached condominiums shall be located along the western and southern boundaries of the Subject Property which is shared with property owners whose homes are located on Holly Lane and N. Druid Hills Road. The Subject Property shall be developed in substantial compliance with the Conceptual Plan prepared by Sprinkle Design with the last revision date being November 18, 2006 (hereinafter "the Site Plan").
2. All dwelling units shall be 4 sides-brick, excluding architectural treatment of features such as gables, dormers, bay windows, fireplace chases and/or any other cantilevered areas, which may consist of brick, masonry stucco, stacked stone, cedar shake, and/or any other masonry product.
3. The side elevation of the single family detached condominium facing North Druid Hills Road will be ornamented with architectural details and offsets, such as shutters, bay windows, false windows, or patterned brick so as to create a rhythm of that which might be usually found in a front elevation.
4. Decorative street lights only shall be installed on the new private street, and one street lamp shall be particularly located at the entrance of the development where the private street intersects with North Druid Hills Road. All exterior lighting on the dwelling units shall be screened or shielded to minimize glare and keep light inside the development.
5. No gate shall be installed across the private drive.
6. Developer shall engage a certified arborist to assess the health of all trees on or near the western, eastern and southern boundaries of the Subject Property. Developer shall prune and/or remove any trees or limbs that are dead or dying and creating a threat or hazard to any of the adjacent homeowners or private property.
7. A wooden fence shall be installed around the perimeter of the Subject Property and shall begin on the east side where the side setback of the first adjacent house on Briaroaks Trail is aligned with the front setback of the new adjacent townhome building. The Developer shall replace or install trees and/or shrubs to provide additional screening along the perimeter of the Subject Property where boundary trees are removed or damaged as a result of development of the site. Developer shall present a landscape plan to the affected adjacent property owners prior to installation of any landscaping.

Replacement trees planted shall reflect the hardwood mix currently in the adjacent neighborhoods including but not limited to: oaks, maples, and ornamentals including Japanese dogwoods, cherry, and laurels, provided however that no Bradford pears shall be used as replacement trees.

8. Developer shall install a six-foot chain link fence around all specimen tree save areas as added protection for the existing specimen trees on the project site. See the tree protection areas shown on the Site Plan.
9. Development shall have a mandatory perpetual Homeowners' or Condominium Association with appropriate restrictive covenants pursuant to State law.
10. Developer shall formulate a stormwater management plan that is in compliance with the Dekalb County stormwater regulations so as not to direct any additional flow of surface stormwater than what currently flows onto the adjacent detached single family residences on Holly Lane and N. Druid Hills Road.

OK
11/19/06
Katherine Yaman