

**PLANNING AND DEVELOPMENT DEPARTMENT  
RECOMMENDED CONDITIONS**

RZM2021-00008

Approval as RM-8 (General Residence, Townhouse District) to be consistent for a townhouse development per RZM2019-00003, subject to the following enumerated conditions:

1. To restrict the use of the property as follows:
  - A. Attached Townhouse Units.
  - B. The maximum number of units shall be 116.
  - C. The front facades must meet the RM-8 architectural standards set forth in the Zoning Ordinance in addition to the following standards:
    - i. Vertical and horizontal offsets
    - ii. Sides of buildings (not directly adjacent to another building) shall be predominately brick or stacked stone with windows and other treatments to break up the wall of the structure
    - iii. Front of each structure shall be predominately brick or stacked stone.
  - D. 80% of the units shall have a double-car garage.
  - E. Minimum Square Footage shall be 1300 S.F. for 2 bedroom and 1400 S.F. for 3 bedroom.
  - F. Interior amenities shall include the following at a minimum:
    - i. Stainless Steel Appliances
    - ii. Washer and Dryer
    - iii. Granite counter tops
  - G. Four bedroom units are prohibited.
  - H. Rental of units may be allowed if entire development has one owner. Subdividing portions of the property is prohibited. Professional on-site management that includes leasing, maintenance of grounds and common areas, detention ponds, and interior and exterior of all structures shall be provided.

- I. The development shall have a mandatory community association(s) to provide maintenance for all common areas of landscaping within internal right-of-ways and immediately adjacent external right-of-ways), and enforce reasonable and customary property maintenance standards through covenants, conditions, and restrictions that will be recorded with the City prior to the issuance of the first building permit. The covenants will run for 20 years and automatically renew every 20 years unless 51% of the persons owning lots in the subdivision vote to terminate the covenants as governed by O.C.G.A. 44-5-60.
  - J. Property shall be served with dumpsters for sanitation pickup by the City. Individual unit trash pickup shall be prohibited.
2. To satisfy the following site development considerations:
- A. The development shall abide by all applicable standards of the Development Regulations, unless otherwise specified in these conditions or through approval of a variance administratively or by the Zoning Board of Appeals, as appropriate.
  - B. Natural vegetation shall remain on the property until the issuance of a development permit.
  - C. All disturbed areas not paved shall be sodded.
  - D. Underground utilities shall be provided throughout the development.
  - E. Building lots shall not be located within any required stream buffer or accompanying impervious setback area.
  - F. The layout of the development shall be in general conformance to the site plan presented at the May 20, 2020 City Council Regular Meeting, and include modifications to Units 55 through 68 that truly reflect rear entry. Subject to the review and approval of the Director of Planning and Development.
  - G. Driveway length shall meet the following standards:
    - a. Front Car Garages – 25 feet from structure to sidewalk
    - b. Rear Car Garages – 25 feet from structure to back of curb
  - H. Sidewalks are required along Paper Mill Road frontage as well as throughout the interior of the development.
  - I. The property shall be gated and a wrought iron type fence with brick or stacked stone columns every 30' shall be installed across the entire frontage of the property. The rest of the property shall be enclosed with a black vinyl coated chain link fence.

- J. The entire frontage shall be landscaped as well as screening landscaping shall be provided around any detention pond. All landscaping plans shall be reviewed and approved by the Director of Planning and Development.
- K. Left turn lanes shall be added to Paper Mill Road in general conformance with the site plan presented at the May 20, 2020 City Council Regular Meeting and shall be reviewed and approved by the City Engineer.
- L. Development amenities shall include a resort style pool, cabana, fitness center, and community room for residents. Community room shall be sized large enough for activities such as student after school programs, etc. Common area(s)/Park(s) shall be programmed with amenities to maximize use such as benches, tables, grills, etc.
- M. Property shall be included in a Crime Free Multi-Housing Program similar to Gwinnett County's program.