

Applicant Proposed Zoning Conditions: R25-003

Approval as RM-4 subject to the following conditions:

1. The property shall be developed in general accordance with the site plan submitted to the City of Loganville on May 5, 2025 and attached hereto as Exhibit “A” (the “Site Plan”).
2. Homes in the development shall be constructed with architectural style and building materials in general accordance with the elevations/renderings submitted to the City on May 6, 2025 and attached hereto as Exhibit “B.”
3. The community shall be governed by a mandatory membership homeowners association with recorded covenants. The covenants for the homeowners association shall include a provision establishing an architectural review board or similar entity which shall oversee exterior modifications of homes. The covenants shall also include a provision restricting the rental of homes to no more than 10% of the total units at any given time.
4. The property’s frontage along Highway 78 shall include a landscaped berm with a minimum height of eight (8) feet.
5. All homes in the community shall be constructed as single-family detached homes in general accordance with the Site Plan. Homes in the community shall not be subject to the additional design requirements set forth in Section 119-211(b)(2)(a-q) of The Code of the City of Loganville, Georgia (the “Code”). Simultaneously herewith, the Mayor and City Council hereby grant a variance from requirements of Section 119-211(b)(2) of the Code and such other relief from the Code as is necessary to allow the construction and use of single-family detached homes on the property in general accordance with Exhibit “A” and Exhibit “B.” Provided however, that homes constructed on lots adjacent to the right-of-way of Twin Lakes Road or Highway 78 shall be subject to the following additional design requirements:
 - a. Ten-foot minimum front building setback from public right-of-way, green space, or access easements.
 - b. Five-foot minimum side building setback area between detached units.
 - c. Ten-foot minimum separation between detached units.
 - d. Parking in front or side yards is prohibited.
 - e. Garages are optional, but if constructed, rear or alley-loaded garages are required.
 - f. Alleys shall be a minimum of 15 feet wide.
 - g. Dwellings shall have pitched roofs with a minimum of 8/12 pitch.
 - h. Dwellings shall have roofing of an architectural-type asphalt shingle or metal roofing approved by the code office. Standard non-dimensional three-tab asphalt shingles are prohibited.
 - i. Dwellings shall be constructed on crawl space foundations with foundation walls of brick veneer or with a turndown slab foundation with a minimum above-ground vertical of 18 inches to the top of the slab on the front elevation.
 - j. Dwellings shall be constructed with wood, HardiPlank, or other similar type of masonry siding with all lap siding having a maximum exposure of five inches.

- k. Dwelling shall contain exterior door trim and shall be at least 3.5 inches wide on its face and all corner bards shall also be a minimum of 3.5 inches wide on its face and shall be utilized on both sides of dwelling unit corners.
 - l. Dwellings shall contain frieze boards with a width of at least 5.5 inches and rake moldings shall be used on all dwelling units.
 - m. No unpainted treated wood is allowed on any dwelling except on porch flooring.
 - n. Window styles shall be consistent and proportional on each dwelling.
 - o. Dwellings shall contain roof overhangs with a minimum dimension of 12 inches.
 - p. Dwellings shall have a covered front entry with a minimum floor area of 60 square feet with no dimension measuring less than six feet in width or length.
 - q. Dwellings shall provide an area of private open space in both the front and rear yards. Private open space shall separate the main entrance to the dwelling from any common open space or right-of-way by use of small hedges, picket fences or other structural material to enable visual separation. The minimum usable private open space for each dwelling shall be no less than 200 square feet in size and no dimension measuring less than eight feet in width or length.
- 6. Amenities for the community shall include a pool, cabana, dog park, fire pit, pavilion, and walking trail.
 - 7. Subject to the approval of the City of Loganville, and any other applicable governmental authorities, developer shall install a Hawk Pedestrian Crossing Beacon on Twin Lakes Road to connect with the sidewalk on the south side Twin Lakes Road.
 - 8. Developer shall provide a 6-foot tall privacy fence along the common boundary line with parcel C0210008.
 - 9. Prior to the issuance of the first certificate of occupancy, the Developer shall contribute \$200,000.00 to the City of Loganville for improvements to Twin Lakes Road, or other public purpose(s).
 - 10. The Property Owner shall contribute \$1,000.00 per residential lot to the City of Loganville for the City's downtown sidewalk installation project or other public purpose(s). Said individual \$1,000.00 contributions shall be made prior to the issuance of each certificate of occupancy for each home. Owner may make bulk contributions for multiple lots, subject to the approval of the City Manager, or his designee.
 - 11. Developer shall maintain the existing lake as an amenity for the community in general accordance with the Site Plan.
 - 12. Internal streets shall be provided with a minimum 50-foot-wide right-of-way with a minimum distance of 28 feet from back-of-curb to curb-of-curb.
 - 13. Developer shall provide a minimum of 34 on-street guest parking spaces in general accordance with the Site Plan.

EXHIBIT A