

**STATE OF GEORGIA**

**CITY OF STONECREST**

**ORDINANCE NO. \_\_\_\_ - \_\_\_\_\_**

**AN ORDINANCE BY THE MAYOR AND CITY COUNCIL OF THE CITY OF STONECREST, GEORGIA TO REZONE PROPERTY LOCATED AT 2374 COVE LAKE ROAD (PARCEL ID 16 072 03 009) FROM MR-1 (MEDIUM DENSITY RESIDENTIAL-1) TO MR- 2 (MEDIUM DENSITY RESIDENTIAL) FOR A PROPOSED 63 TOWNHOME DEVELOPMENT; TO PROVIDE SEVERABILITY; TO PROVIDE FOR REPEAL OF CONFLICTING ORDINANCES; TO PROVIDE FOR AN ADOPTION AND EFFECTIVE DATE; AND TO PROVIDE FOR OTHER LAWFUL PURPOSES.**

**WHEREAS**, the governing body of the City of Stonecrest (“City”) is the Mayor and City Council thereof; and

**WHEREAS**, Article IX, Section II, Paragraph IV of the 1983 Constitution of the State of Georgia authorizes the City to adopt plans and exercise the power of zoning; and

**WHEREAS**, the governing authority of the City is authorized by O.C.G.A. § 36-35-3 to adopt ordinances relating to its property, affairs, and local government; and

**WHEREAS**, the Mayor and City Council desire to rezone 2374 Cove Lake Road (Parcel ID 16 072 03 009) from MR-1 (MEDIUM DENSITY RESIDENTIAL- 1) TO MR- 2 (MEDIUM DENSITY RESIDENTIAL); and

**WHEREAS**, pursuant to Sec. Sec. 7.3.5. of the City’s Zoning Code proposed amendments to the official zoning map shall require an application and public hearings before the planning commission and the Mayor and City Council; and

**WHEREAS**, from time-to-time amendments may be proposed for public necessity, general welfare, or sound zoning practice that justify such action; and

**WHEREAS**, the Planning and Zoning Department recommends approval of a rezoning for property located at 2374 Cove Lake Road; and

**WHEREAS**, the matter was heard in the City's Community Planning Information Meeting pursuant to the provisions of the City's Zoning Procedures Law; and

**WHEREAS**, a public hearing and recommendation pursuant to the provisions of the City's Zoning Procedures Law has been provided by the Planning Commission; and

**WHEREAS**, a public hearing pursuant to the provisions of Georgia's Zoning Procedures Law has been properly held by the City Council prior to the adoption of this Ordinance; and

**WHEREAS**, the health, safety, and welfare of the citizens of the city will be positively impacted by the adoption of this Ordinance.

**BE IT AND IT IS HEREBY ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF STONECREST, GEORGIA**, and by the authority thereof:

**Section 1.** That the Zoning Ordinance of the City of Stonecrest be amended, and the official zoning map established in connection therewith be changed so that the following property located at 2374 Cove Lake Road (Parcel ID 16 072 03 009) or as described on the zoning maps and associated site plan attached as Exhibit A from MR-1 (MEDIUM DENSITY RESIDENTIAL-1) TO MR- 2 (MEDIUM DENSITY RESIDENTIAL) District and for other purposes.

**Section 2.** That the rezoning will be approved with the following conditions.

**A. Stormwater & Drainage Mitigation**

1. Developer must submit a detailed stormwater management plan reviewed and approved by the City Engineer prior to site development permit approval.

2. Plan must include remediation for existing drainage issues and ensure no increase in post development runoff.
3. Developers must regrade affected areas as necessary to eliminate standing water and mitigate erosion on adjacent properties.

#### **B. Development Standards & Townhome Quality**

4. All townhomes must be a minimum of 25 feet wide, in compliance with current MR-1 standards.
5. Building elevations, façade materials, and design must be reviewed and approved by planning staff to ensure architectural quality and compatibility with surrounding homes.
6. A Homeowners Association (HOA) must be established to maintain common areas and enforce architectural standards.

#### **C. Traffic & Emergency Access Improvements**

7. A traffic impact study shall be completed and mitigation measures implemented prior to final plat approval.
8. Developer must coordinate with public safety departments to ensure adequate emergency vehicle access.

#### **D. Public Safety Enhancements**

9. Developer must contribute to public safety improvements along Covington Highway, such as funding for street lighting, surveillance infrastructure, or traffic calming measures subject to coordination with the City of Stonecrest City Engineer and DeKalb County Police Department.
10. Developer must coordinate with City of Stonecrest to evaluate the feasibility of installing traffic calming measures near the development entrance
- E. Community Amenities
11. Developer must include a playground within the common area with a list of amenities instead of a dog park to better serve families.

12. Any proposed amenity area shall include seating, shade, and landscaping.

#### Construction Management

13. A construction mitigation plan must be submitted, including limits on construction hours, dust control measures, and truck routing to minimize neighborhood disruption.

#### F. Plat and Permit Requirements

14. No final plat shall be approved until all conditions are satisfied and verified by city staff.

15. All development must comply with applicable MR-2 zoning regulations and building codes in effect at the time of permitting.

Existing Conditions: These are the current conditions that are on the subject property. The only change to these conditions is Condition #14. The applicant requested to change this condition from a dog park to a picnic with play area and staff agree with this request. All other conditions do not/will not change due to the rezoning request.

COMM.

ITEM NO. H-13 7/16/07

CLERK'S OFFICE Comm Mag

**CONDITIONS OF ZONING**  
For Applications LP-07-13310 and Z-07-13309

1. The Property shall be rezoned to RM-100 for a maximum of 63 fee simple townhomes, all of which are to be rear entry via an alley with a paved area to be no more than twelve (12) feet wide and with no curb or gutter.
2. On Cove Lake Road there will be one curb cut for the Subject Property in alignment with Cove Lane, subject to the approval of DeKalb County DOT, and one curb cut for the northern 1.62 acres zoned commercial.
3. The size of the homes shall be a minimum of 1,400 square feet with each home having a single car garage and a driveway in front of the garage being a minimal of 20' foot in length accommodating additional parking.
4. The architectural style of the homes shall be traditional. Materials to be used on exterior facades of all buildings shall include brick, stone, stucco (not EFS type), or fiber-cement siding, or combinations of those materials. No vinyl, aluminum or metallic siding may be used. *All sides of buildings shall include brick or stone.* (W) 7/16/07
5. Structures which are front face to front face, back face to back face, or front face to back face shall be not more than ~~forty four~~ *fifty four (54)* feet apart.
6. ~~The Townhomes shall be "for sale" only.~~ *Only ten (10) percent of the townhomes may be rented at any given time.* (W) 7/16/07
7. A 50' buffer and building setback shall be provided to the rear property line as shown on the Rezoning Plan. Owner of the Subject Property shall not remove trees from this buffer area unless diseased or necessary to install utility crossings or detention facilities. The utilities shall not cross the buffer area unless another path is not reasonably available. The trees saved in the buffer area shall apply towards the tree preservation requirements under the Tree Protection Ordinance, DeKalb County.
8. Prior to commencing development for the Subject Property, the Owner shall clearly mark all tree save areas as designated on the Rezoning Plan with appropriate temporary fencing and/or other indicators so as to attempt to prevent loss or damage to trees within these areas.
9. Owner shall provide the following planted buffers in accordance with the Rezoning Plan:
  - a. A 10' foot landscape strip between Covington Highway and the brick entry column adjacent to Cove Lake Road.
  - b. Should the right-of-way be altered and/or reduced, all landscape strips shall be moved adjacent to the revised right-of-way.
  - c. The entire frontage adjacent to Cove lake Road (where the proposed Townhomes are to be built) will be landscaped, irrigated, and maintained by the mandatory HOA for the new development. *to help screen cars from view along Cove Lake Rd.* (W) 7/16/07

- c. The entire frontage adjacent to Cove lake Road (where the proposed Townhomes are to be built) will be landscaped, irrigated, and maintained by the mandatory HOA for the new development.
  - d. Within the landscaping strips, the size of the shrubs planted shall be a size that is expected by local landscaping standards to allow for shrubs to reach maturity within three to four years from the date of installation. Trees will be in accordance with a landscaping plan approved by the Dekalb County Arborist.
- 10. The Applicant agrees to rebuild the brick entry column for Cove Lake if it is damaged or currently built on the Subject Property and needs to be relocated.
  - 11. A mandatory homeowners association shall be created that will be responsible for the upkeep and maintenance of all front yards and common areas including all fencing, landscaping, amenities and buffers and shall include architectural control oversights for the development.
  - 12. A Declaration of Covenants shall be recorded and shall contain rules and regulations applicable to the proposed residential community.
  - 13. The development on the Subject Property shall comply with the recommendations from Dekalb County Public Works Department with respect to location, configuration and methodology of on-site detention and water quality ponds.
  - 14. Play area will have gazebo and picnic benches and children's play equipment. LM  
7/11/17

**Section 3.** The preamble of this Ordinance shall be considered to be and is hereby incorporated by reference as if fully set out herein.

**Section 4.** (a) It is hereby declared to be the intention of the Mayor and Council that all sections, paragraphs, sentences, clauses, and phrases of this Ordinance are or were, upon their enactment, believed by the Mayor and Council to be fully valid, enforceable and constitutional.

(b) It is hereby declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Ordinance is severable from every other section, paragraph, sentence, clause or phrase of this Ordinance. It is hereby further declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, no section, paragraph, sentence, clause, or phrase of this Ordinance is mutually dependent upon any other section, paragraph, sentence, clause, or phrase of this Ordinance.

(c) In the event that any phrase, clause, sentence, paragraph, or section of this Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional, or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of

the Mayor and Council that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or section of the Ordinance and that, to the greatest extent allowed by law, all remaining phrases, clauses, sentences, paragraphs and sections of the Ordinance shall remain valid, constitutional, enforceable, and of full force and effect.

**Section 5.** The City Clerk, with the concurrence of the City Attorney, is authorized to correct any scrivener's errors found in this Ordinance, including its exhibits, as enacted.

**Section 6.** All ordinances and parts of ordinances in conflict herewith are hereby expressly repealed.

**Section 7.** The Ordinance shall be codified in a manner consistent with the laws of the State of Georgia and the City of Stonecrest.

**Section 8.** It is the intention of the governing body, and it is hereby ordained that the provisions of this Ordinance shall become and be made part of the Code of Ordinances, City of Stonecrest, Georgia.

**ORDAINED this \_\_\_\_\_ day of \_\_\_\_\_, 2025.**

**[SIGNATURES ON FOLLOWING PAGE]**

**CITY OF STONECREST, GEORGIA**

---

**Jazzmin Cobble, Mayor**

**ATTEST:**

---

**City Clerk**

**APPROVED AS TO FORM:**

---

**City Attorney**

## **EXHIBIT A**



---

## REZONING APPLICATION ANALYSIS

<b>Prepared By:</b>	Ramona Eversley, Senior Planner
<b>Petition Number:</b>	<b>RZ25-000004</b>
<b>Applicant:</b>	David M. Miles Construction, Inc. C/O Battle Law, P.C. Habersham at Northlake, Building J, Suite 100 Tucker, Georgia 300384
<b>Owner:</b>	David Miles Construction, Inc.
<b>Project Location:</b>	2374 Cove Lake Road
<b>District:</b>	2- Councilman Terry Fye
<b>Acreage:</b>	+/-6.50 acres
<b>Existing Zoning:</b>	O.I- Office Institutional District
<b>Future Land Use:</b>	Urban Neighborhood (UN)
<b>Overlay District:</b>	N/A
<b>Proposed Development/Request:</b>	The applicant is seeking a rezoning and map amendment of +/- 6.5 acres from MR-1 (Medium Density Residential- 1) to MR- 2 (Medium Density Residential) for a proposed 63 townhome development.
<b>CPIM:</b>	8/14/2025
<b>Planning Commission (PC):</b>	9/2/2025
<b>Mayor &amp; City Council:</b>	9/22/2025
<b>Sign Posted/ Legal Ad(s) submitted:</b>	7/28/2025
<b>Staff Recommendations:</b>	<b>APPROVAL w/ Conditions</b>
<b>PC Recommendation:</b>	<b>TBD</b>



## PROJECT OVERVIEW

### Location

The subject property is situated in Stonecrest's Cove Lake/Belmont suburban neighborhood with a parcel identification of 16 072 03 009. The subject property is currently vacant in a heavily wooded area. The property abuts C-1 Districts to the north, RSM to the south and west, and MR-1 (Med Density Residential – 1) to the East.



### Background

The City of Stonecrest Zoning Map has the property zoned MR-1 (Med Density Residential – 1). The property is heavily wooded and vacant. The applicant's survey indicates that there is no wetland area on the property. The applicant is requesting to rezone Tax Parcels 16 072 03 009 (2374 Cove Lake Road) from MR-1 (Medium Density Residential – 1) to MR- 2 (Med Density Residential- 2).





Adjacent and Surrounding Properties	Zoning (Petition Number)	Land Use
<b>Applicant</b>	<b>MR-1 (Med Density Residential)</b>	<b>Vacant Land</b>
Adjacent: North	C-1 (Local Commercial)	Vacant Land
Adjacent: West	RSM (Small Lot Residential Mix)	Single Family Residential
Adjacent: East	MR-1 (Med Density Residential)	Southwest Athletic Complex
Adjacent: South	RSM (Small Lot Residential Mix)	Single Family Residential

## **DIVISION 14. - MR-2 (MEDIUM DENSITY RESIDENTIAL-2) DISTRICT**

### **Sec. 2.14.1. - Statement of purpose and intent.**

**The purpose and intent of the City Council in establishing the MR-2 (Medium Density Residential-2) District is as follows:**

- To encourage primarily For Sale or For Rent residential, planned developments that allow accessory retail, office, institutional, and civic uses;
- To provide for residential neighborhoods with a mix of single-family and multifamily housing types that maintain harmony of scale, intensity, and design with surrounding development;
- To provide for connectivity of streets and communities and reduce the dependence on automobile use by increasing the ease of and opportunity for alternative modes of travel;
- To implement the future development map of the city's comprehensive plan.
- To provide districts that allow appropriate development transitions.

### **Public Participation**

Property owners within 1,000 feet of the subject property were mailed notices of the proposed rezoning in July 2025. There was a Community Planning Information Meeting (CPIM) held on August 14th, at 6:00 p.m. at city hall. There were six attendees who voiced several concerns regarding the development. Residents expressed concerns about:

**Stormwater & Drainage:** The underground detention pond has created significant issues, including water retention, flooding, and standing water after rain. Previous grading created sloping yards and erosion, leaving



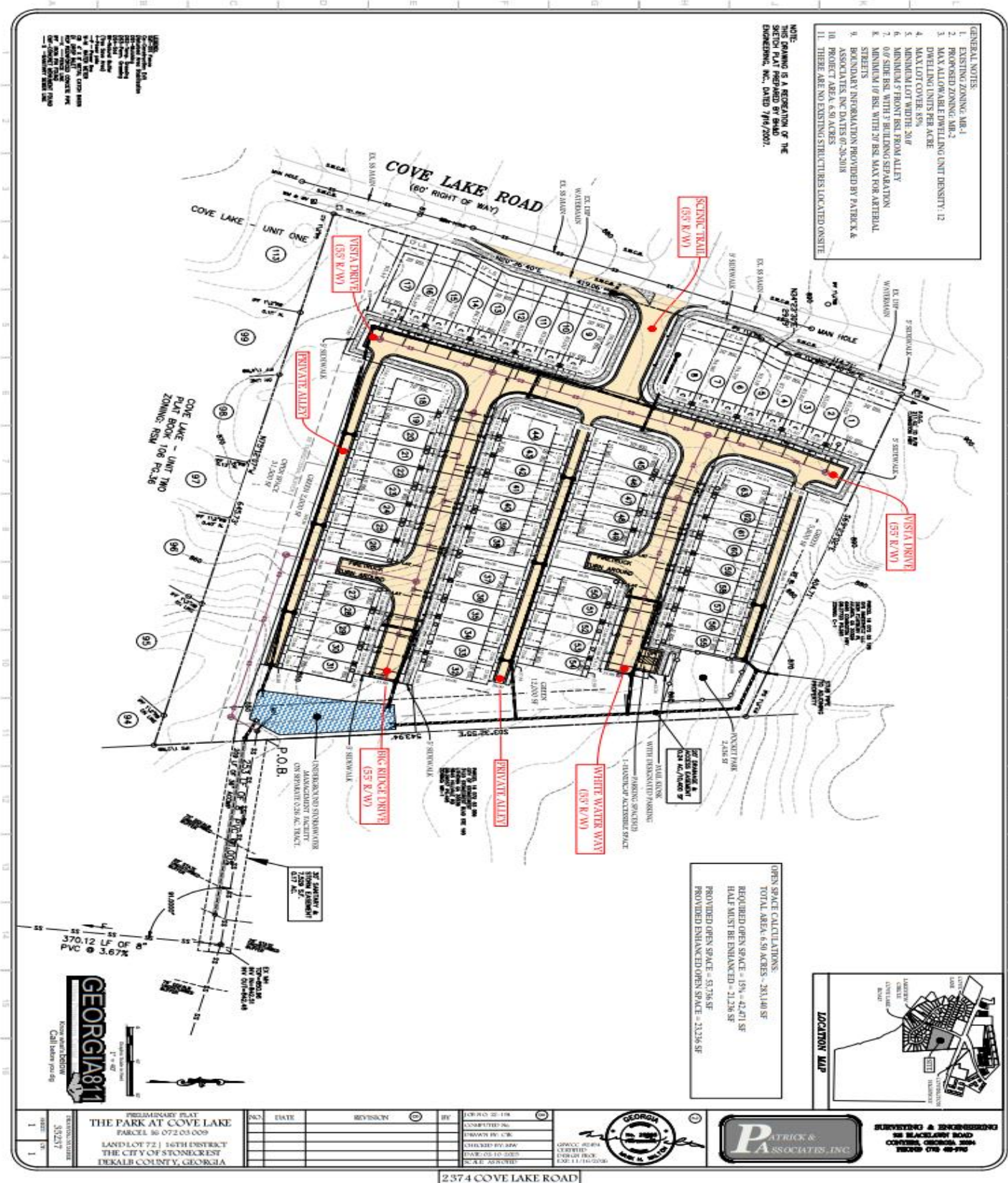
homeowners with long- term drainage problems. Residents were initially told the detention pond was a lake; once drained, it left behind persistent flooding and erosion issues.

**Development Standards:** In 2007, the previous developer proposed 20-foot-wide townhomes, though MR-1 zoning requires a minimum of 25 feet. The community strongly desires quality townhomes that comply with or exceed zoning requirements.

**Traffic & Safety:** Residents are concerned about dangerous intersections, frequent accidents, and limited access with only one way in and one way out. An additional access point, particularly at Cove Lake Road, is needed for traffic relief and emergency response. Increase police presence on Covington Highway is requested due to safety concerns and recent break-ins.

**Community Amenities:** The community would prefer a playground over a dog park to better serve families. They also request revisiting the previously approved 2007 plan for a storage facility.

**Rezoning Plan**



**Building Elevations**



**Site Photos**



## RZ25-00004

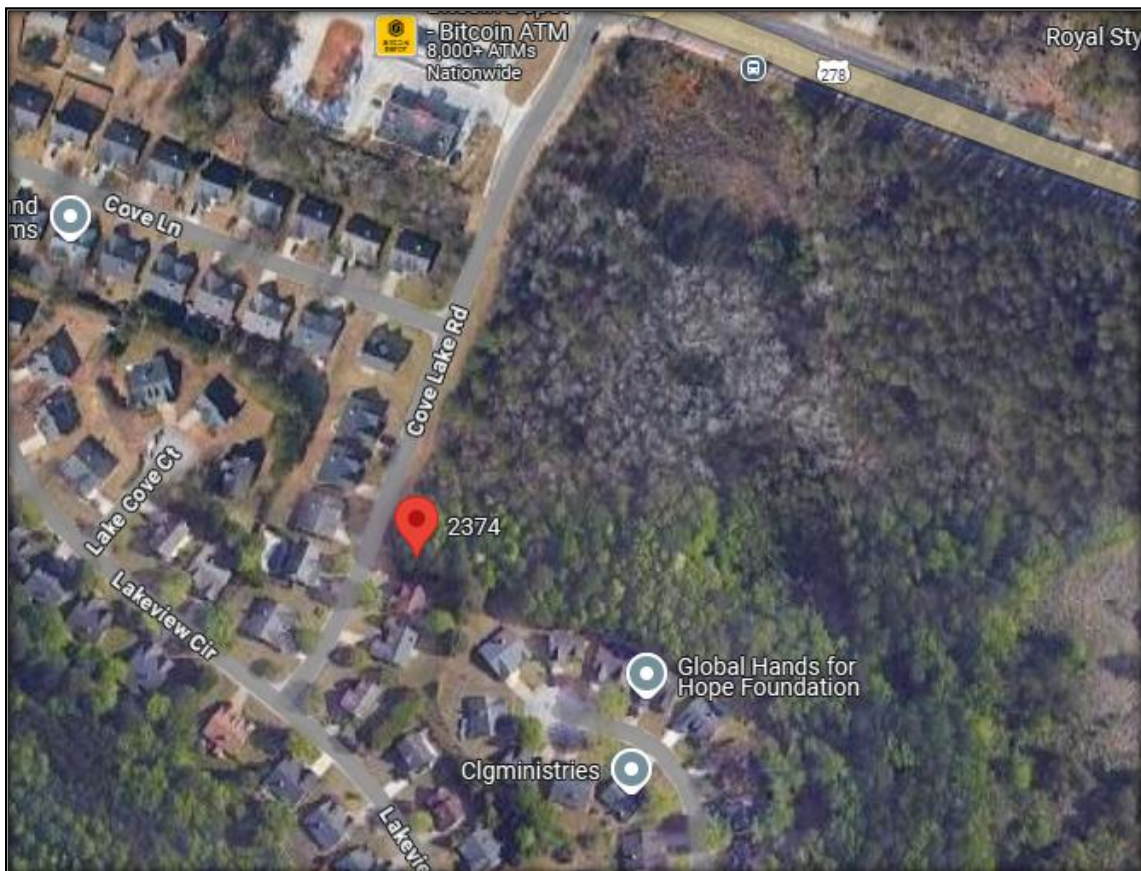
ADDRESS: **2374 COVE LAKE ROAD**

CURRENT ZONING: **MR—1 (Med Density Residential) District**

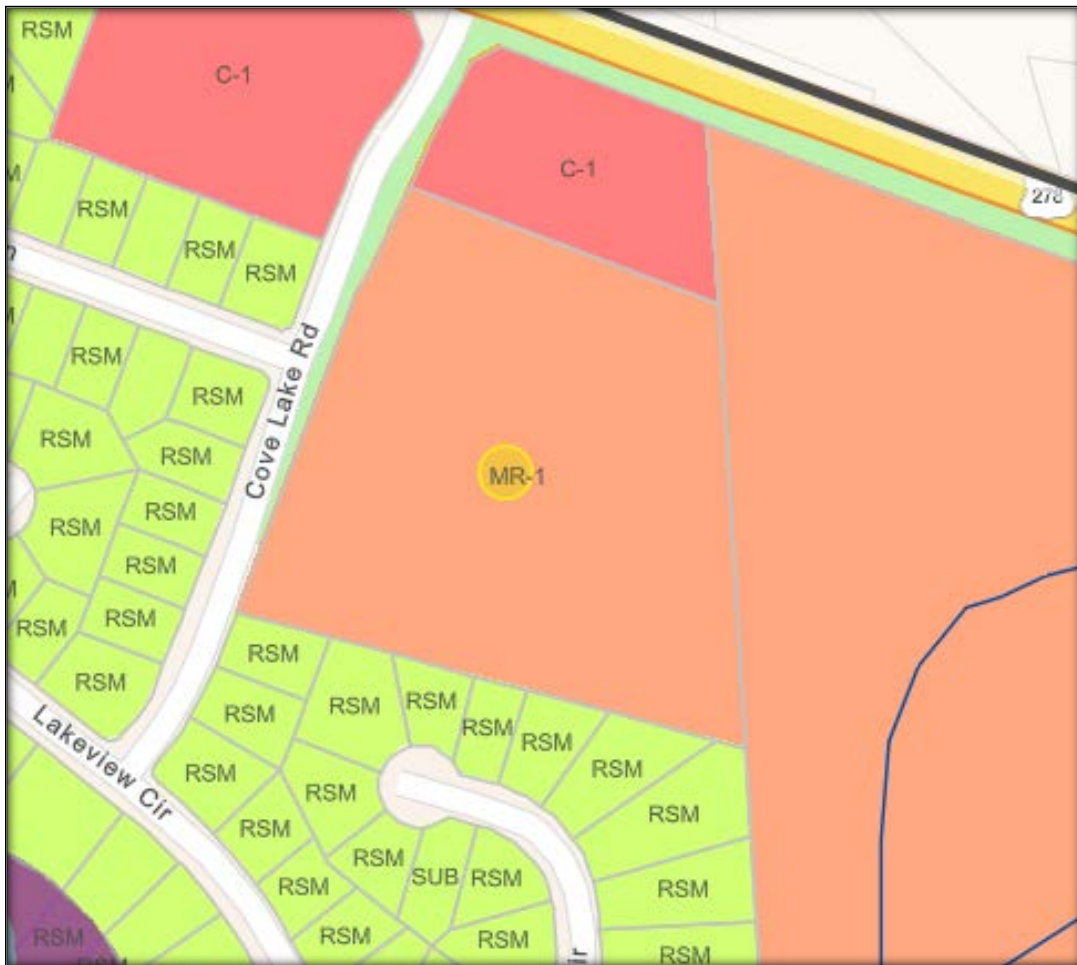
OVERLAY DISTRICT: **N/A**

FUTURE LAND USE: **Urban Neighborhood**

### Aerial Map



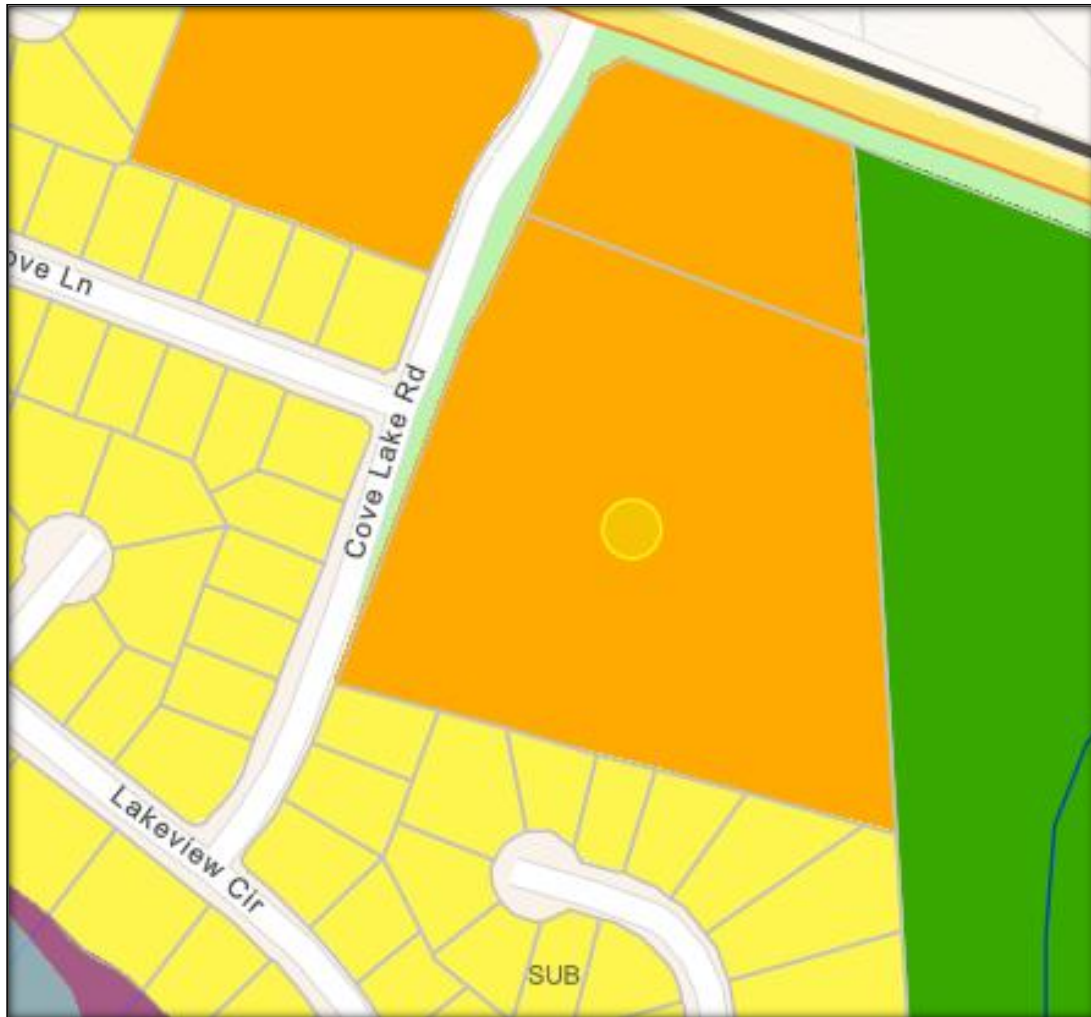
**Zoning Map**






# Legend

-  MR-1 - Med Density Residential
-  RSM - Small Lot Residential Mix
-  C-1 - Local Commercial

**Future Land Use Map**



## Legend

-  Urban Neighborhood
-  Suburban
-  Conservation/OpenSpace



PAGE INTENTIONALLY LEFT BLANK



## **STANDARDS OF ZONING MODIFICATION REVIEW**

*Section 7.3.5 of the Stonecrest Zoning Ordinance list eight factors to be considered in a technical review of a zoning case completed by the Community Development Department and Planning Commission. Each element is listed with staff analysis.*

**1. Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan.**

Yes, the Subject Property has a future land use designation of “Urban Neighborhood”. The MR-2 designation for this property is fully consistent with the City’s vision for Urban Neighborhoods, offering medium-density, mixed-residential development that supports walkability and a range of housing choices. Urban Neighborhood allows for up to twelve (12) dwelling units per acre without density bonuses. The zoning proposal calls for sixty-three (63) dwelling units on six and a half (6.5) acres which results in a density of 9.69 dwelling units per acre. It reflects the policy intent and land-use framework established in the 2038 Comprehensive Plan.

**2. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property or properties.**

The proposed rezoning from MR-1 to MR-2 is suitable and compatible with the existing and surrounding property uses. MR-2 serves as a transitional buffer from existing single-family RSM areas, helping to integrate land-use changes smoothly across the neighborhood. On July 10, 2007, the DeKalb County Board of Commissioners approved CZ-07-13309 regarding the subject property for the development of up to 63 fee simple townhomes.

**3. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.**

The property already has an approved townhome development under the current MR-1 zoning, indicating it has a reasonable economic use as it stands. However, the applicant is seeking rezoning to MR-2 primarily to reduce building size requirements, rather than to establish economic viability. While MR-2 would allow a higher unit yield (~63 units versus 40 units), the requested change is more about increasing design flexibility and optimizing site layout, rather than addressing a lack of economic use. This request remains consistent with the property’s Urban Neighborhood future land use designation.

**4. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property or properties.**

While the proposed MR-2 zoning is generally compatible with adjacent and nearby residential uses, increased density may contribute to traffic impacts in the area particularly given existing challenges accessing Covington Highway, as reported by residents. To minimize potential adverse effects on the use and usability of surrounding properties, it is critical that the site design incorporates appropriate buffers, traffic mitigation measures, safety of pedestrian and vehicular



connections that respect the character and capacity of the existing neighborhood.

**5. Whether there are other existing or changing conditions affecting the use and development of the property, which gives supporting grounds for either approval or disapproval of the zoning proposal.**

Current and evolving conditions in The City of Stonecrest favor approval of the MR-2 rezoning:

- Infrastructure improvements create readiness for increased residential density.
- Transit planning supports more compact, pedestrian-oriented development.
- Demographic and development trends confirm housing demand consistent with MR-2.
- Community opposition to industrial rezoning underscores a preference for residential alignment.
- The DeKalb County Board of Commissioners approved CZ-07-13309 regarding the Subject Property for the development of up to 63 fee simple townhomes.

**6. Whether the zoning proposal will adversely affect historic buildings, sites, districts, or archaeological resources.**

There is no evidence of historic properties, districts, or archaeological resources in or adjacent to the 2374 Cove Lake Rd site. As such, the proposed rezoning to MR-2 would not adversely affect historic or archaeological resources. No preservation mitigation measures are required based on available information.

**7. Whether the zoning proposal will result in a use that will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.**

Although the rezoning to MR-2 will result in increased demand across transportation, utilities, and schools, there is **no indication of an excessive or burdensome impact**:

- **Transportation:** Local roads are being improved, and the scale of additional traffic is moderate.
- **Utilities:** Providers are upgrading service capacity proactively.
- **Schools:** Incremental enrollment is small in scale and within existing public school capacity ranges.

A **traffic impact study** and coordination with DeKalb County Schools would provide a more definitive assessment but are not triggering concerns based on current city and district planning.

**8. Whether the zoning proposal adversely impacts the environment or surrounding natural resources.**

There is **no evidence** that the rezoning proposal would negatively impact environmental or natural resources.



### **STAFF RECOMMENDATION**

Staff is recommending APPROVAL with the following conditions:

#### **A. Stormwater & Drainage Mitigation**

1. Developer must submit a detailed **stormwater management plan** reviewed and approved by the City Engineer prior to site development permit approval.
2. Plan must include remediation for existing drainage issues and ensure no **increase in post-development runoff**.
3. Developers must **regrade affected areas** as necessary to eliminate standing water and mitigate erosion on adjacent properties.

#### **B. Development Standards & Townhome Quality**

4. All townhomes must be a **minimum of 25 feet wide**, in compliance with current MR-1 standards.
5. Building elevations, façade materials, and design must be **reviewed and approved by planning staff** to ensure architectural quality and compatibility with surrounding homes.
6. A **Homeowners Association (HOA)** must be established to maintain common areas and enforce architectural standards.

#### **C. Traffic & Emergency Access Improvements**

7. A **traffic impact study** shall be completed and mitigation measures implemented prior to final plat approval.
8. Developer must coordinate with public safety departments to ensure adequate **emergency vehicle access**.

#### **D. Public Safety Enhancements**

9. Developer must contribute to public safety improvements along Covington Highway, such as funding for street lighting, surveillance infrastructure, or traffic calming measures subject to coordination with the City of Stonecrest City Engineer and DeKalb County Police Department.
10. Developer must coordinate with City of Stonecrest to evaluate the feasibility of installing **traffic-calming measures** near the development entrance

#### **E. Community Amenities**

11. Developer must include a **playground** within the common area with a list of amenities instead of a dog park to better serve families.
12. Any proposed amenity area shall include seating, shade, and landscaping.

#### **Construction Management**

13. A **construction mitigation plan** must be submitted, including limits on construction hours, dust control measures, and truck routing to minimize neighborhood disruption.



## F. Plat and Permit Requirements

14. No final plat shall be approved until all conditions are satisfied and verified by city staff.
15. All development must comply with applicable MR-2 zoning regulations and building codes in effect at the time of permitting.

**Existing Conditions:** These are the current conditions that are on the subject property. The only change to these conditions is Condition #14. The applicant requested to change this condition from a dog park to a picnic with play area and staff agree with this request. All other conditions do not/will not change due to the rezoning request.

COMM.

ITEM NO. 4-13 7/10/07

CLERK'S OFFICE Comm May

### CONDITIONS OF ZONING For Applications LP-07-13310 and Z-07- 13309

1. The Property shall be rezoned to RM-100 for a maximum of 63 fee simple townhomes, all of which are to be rear entry via an alley with a paved area to be no more than twelve (12) feet wide and with no curb or gutter.
2. On Cove Lake Road there will be one curb cut for the Subject Property in alignment with Cove Lane, subject to the approval of DeKalb County DOT, and one curb cut for the northern 1.62 acres zoned commercial.
3. The size of the homes shall be a minimum of 1,400 square feet with each home having a single car garage and a driveway in front of the garage being a minimal of 20' foot in length accommodating additional parking.
4. The architectural style of the homes shall be traditional. Materials to be used on exterior facades of all buildings shall include brick, stone, stucco (not EFS type), or fiber-cement siding, or combinations of those materials. No vinyl, aluminum or metallic siding may be used. *All sides of buildings shall include brick or stone.* (LW) 7/10/07
5. Structures which are front face to front face, back face to back face, or front face to back face shall be not more than ~~forty~~ *fifty four (54)* feet apart.
6. *The Townhomes shall be "for sale" only. Only ten (10) percent of the townhomes may be rented at any given time.*
7. A 50' buffer and building setback shall be provided to the rear property line as shown on the Rezoning Plan. Owner of the Subject Property shall not remove trees from this buffer area unless diseased or necessary to install utility crossings or detention facilities. The utilities shall not cross the buffer area unless another path is not reasonably available. The trees saved in the buffer area shall apply towards the tree preservation requirements under the Tree Protection Ordinance, DeKalb County. (LW) 7/10/07
8. Prior to commencing development for the Subject Property, the Owner shall clearly mark all tree save areas as designated on the Rezoning Plan with appropriate temporary fencing and/or other indicators so as to attempt to prevent loss or damage to trees within these areas.
9. Owner shall provide the following planted buffers in accordance with the Rezoning Plan:
  - a. A 10' foot landscape strip between Covington Highway and the brick entry column adjacent to Cove Lake Road.
  - b. Should the right-of-way be altered and/or reduced, all landscape strips shall be moved adjacent to the revised right-of-way.
  - c. The entire frontage adjacent to Cove lake Road (where the proposed Townhomes are to be built) will be landscaped, irrigated, and maintained by the mandatory HOA for the new development. *to help screen cars from view along Cove Lake Rd.* (LW) 7/10/07



- c. The entire frontage adjacent to Cove lake Road (where the proposed Townhomes are to be built) will be landscaped, irrigated, and maintained by the mandatory HOA for the new development.
  - d. Within the landscaping strips, the size of the shrubs planted shall be a size that is expected by local landscaping standards to allow for shrubs to reach maturity within three to four years from the date of installation. Trees will be in accordance with a landscaping plan approved by the Dekalb County Arborist.
10. The Applicant agrees to rebuild the brick entry column for Cove Lake if it is damaged or currently built on the Subject Property and needs to be relocated.
  11. A mandatory homeowners association shall be created that will be responsible for the upkeep and maintenance of all front yards and common areas including all fencing, landscaping, amenities and buffers and shall include architectural control oversights for the development.
  12. A Declaration of Covenants shall be recorded and shall contain rules and regulations applicable to the proposed residential community.
  13. The development on the Subject Property shall comply with the recommendations from Dekalb County Public Works Department with respect to location, configuration and methodology of on-site detention and water quality ponds.
  14. Play area will have gazebo and picnic benches and children's play equipment. (LW) 7/16/17



**PLANNING COMMISSION (PC) RECOMMENDATION – September 2, 2025.**