

CONDITIONS ONLY RECOMMENDATIONS

CASE: #RZ 18-04

**36.25± ACRES NEAR PINEHURST ROAD AND RIDGEDALE DRIVE
FOR 110-LOT AGE-RESTRICTED SINGLE-FAMILY DETACHED SUBDIVISION**

CENTURY COMMUNITIES OF GEORGIA, LLC

Department of Planning and Development Conditions Recommended for APPROVAL	Planning Commission Recommended Conditions Regular Meeting Date: 8-28-2018
1. The property shall be developed according to the preliminary site plan entitled "Saddlebrook Subdivision Phase 2", sealed, signed and dated 7-12-2018 (stamped received 7-16-2018), attached hereto as Exhibit "A" and incorporated herein by reference, with modifications permitted due to engineering restrains, ingress and egress, and/or to meet conditions of zoning or State, County, and City regulations. Substantial variation from the rezoning site plan, as determined by the Director of Planning and Development will require Mayor and Council approval.	1. SAME.
2. Single-family detached dwellings shall not exceed a density of 3.25 units per acre. The project is to be deed restricted to ownership by residents aged 55 years of age or older.	2. SAME.
3. Stormwater detention facility(s) shall be fenced with either a black vinyl-coated chain link fence a minimum of four feet in height, or 6-8-foot-tall privacy fence.	3. SAME.
4. Signs higher than 15 feet and larger than 225 sq. ft. in area are prohibited.	4. SAME.
5. All corner lots and lots abutting an external public street shall be designated as "High Visibility Lots" and require a continuation of the front façade treatments to the corner side to continue the architectural theme that is presented on the front elevation to the corner elevation exposed to public view.	5. SAME.
6. Sidewalks and other right-of-way improvements required by the Development Regulations and Zoning Ordinance shall be allowed in, at, or near the two streams on the subject property, subject to approval by the Director of Planning and Development.	6. SAME.
7. The developer shall erect a landscaped berm in accordance with the 8-28-2017 submitted drawing labeled "Planted Buffer", attached hereto as Exhibit "B" and incorporated herein by reference, for review and approval by the Director of Planning and Development. The maintenance, repair and replacement of said landscaped berm and plantings shall be the sole responsibility of the Homeowners' Association. The landscaped berm is to be located along the rear property line of all lots and commons areas where adjacent to residential property zoned R-100 and RS-180, except for areas which are impacted by the fifty (50) foot stream buffer.	7. SAME.
8. There shall be master protective covenants for the entire development that will include all phases of the development (recreation/amenity and residential) and such other usual and	8. SAME.

necessary covenants and restrictions to protect the quality and integrity of the single-family development.	
9. A mandatory homeowner's association shall be formed and incorporated for all single-family lots in the development and common areas which will include all component parts of the proposed development. The Homeowners' Association shall be responsible for the oversight, upkeep, maintenance and repair of all common areas/facilities; private streets; curb and gutter; stormwater detention facilities, including detention ponds, underground pipe/structures, catch basins and manholes; street frontage and amenity area landscaping; gated entrance areas; ground signage; walls and fencing; open space areas; amenities including pickle ball court, swimming pool, clubhouse, walking trails and other amenities, and the like contained within the overall development, and maintain adequate liability insurance and working capital.	9. SAME.
10. The Homeowners' Association shall be responsible for the exterior maintenance of individual residences to include, at a minimum, painting of the exteriors on a rotation not to exceed six years.	10. SAME.
11. A Residential Drainage Plan (RDP) shall be submitted for review and approval by the Director of Planning and development for those lots so designated on the Final Plat prior to issuance of a building permit.	11. SAME.
12. All lots shall be required to connect to sanitary sewer; the use of onsite septic systems is prohibited.	12. SAME.
13. All internal streets shall be private streets. Eyebrow cul-de-sacs as shown on the preliminary site plan are permitted.	13. SAME.
14. A ten (10) foot no-access easement shall be provided on the rear of all lots abutting Pinehurst Road and Ridgedale Drive.	14. SAME.
15. A ten (10) foot landscaped buffer shall be provided on the rear of all lots abutting Pinehurst Road and Ridgedale Drive.	15. SAME.
16. A fifty (50) foot rear building setback shall be provided on the rear of all lots abutting Pinehurst Road and Ridgedale Drive.	16. None (Reserved).
17. Except for Lots 1-2, 8-21 and 32-33 unless granted variance approval by the Snellville Board of Appeals, no accessory structure shall be allowed to encroach within the 75-foot impervious surface setback or 50-foot undisturbed local stream buffer. Only the 25-foot State Waters buffer shall apply to Lots 3-7.	17. SAME.
18. The front and sides of each dwelling shall contain a minimum two-foot high water table of brick or stone.	18. SAME.
19. All dwellings shall have a minimum two-car enclosed garage. Garages shall be setback no less than twenty (20) feet from the sidewalk, as measured in a straight line from the garage door to the leasing edge of the sidewalk.	19. SAME.
20. All approved zoning conditions and variances shall be referenced on any plat of a lot provided to homebuyers.	20. SAME.
21. Non-substantial variances, as determined by the Director of Planning and Development and/or City Manager for the design requirements, zoning requirements, development regulations, and construction requirements must be submitted in writing for administrative approval with the Director of Planning and Development and/or City Manager. Substantial variances, as determined by the Planning and Development and/or City Manager, will	21. SAME.

require Mayor and Council approval.	
22. Developer shall provide a minimum of two (2) public access points to the internal common area/park (between Lot 78-79 and Lot 94-95 as shown on the rezoning site plan) with said access point to be not less than ten (10) feet in width.	22. SAME.
23. None. (Reserved).	23. SAME.