

Z-26-1247988 (2026-0443)
Recommended Conditions May 2026
1942 Columbia Drive, Decatur, GA 30032

1. Maximum of up to 12 single-family dwelling units.
2. All homes shall be fee-simple ownership.
3. Maximum building height of two-stories and generally consistent with the submitted conceptual elevations.
4. Provide a minimum 20-foot undisturbed buffer along the north and east property lines. Within the transitional buffer, the natural topography of the land shall be preserved, and existing growth shall not be disturbed except where necessary to remove dead or diseased trees and undergrowth or to enhance the buffer with additional landscaping in order to provide a screen so as to prevent view of the higher density development from the lower density development.
5. The approval of this rezone application by the Board of Commissioners has no bearing on the requirements for other regulatory approvals under the authority of the Zoning Board of Appeals, or other entity whose decision should be based on the merits of the application under review by such entity.