

**Z-24-1246799 (2024-0106)**  
**Recommended Conditions (September 2024)**  
**3744 Redan Road, Decatur, GA 30032**

1. The subject property shall be developed in a manner generally consistent with the site plan titled “A-1” submitted to Staff on 7/22/24. The Site Plan is conceptual and should there be any conflicts between the Site Plan and the Zoning Ordinance, the Zoning Ordinance shall prevail.
2. 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.
3. The property's frontage along Redan Road shall be improved with a six (6) foot wide landscape strip from the back of curb and a minimum five (5)-foot wide sidewalk from the back of the landscape strip. All interior streets, whether private or public, shall be constructed to public street standards and shall be in compliance with all streetscaping standards per Section 5.4.3. of the Zoning Ordinance.