

Z-26-1248021 (2026-0452)
Recommended BOC Conditions_rev. May 14, 2026
2697 Kelly Lake Road Decatur, GA 30032

1. Units #1 and #12 shall have a direct sidewalk connection from each unit to Kelly Lake Road.
2. All proposed units' facades shall include a porch.
3. Stormwater retention pond shall include at least two (2) benches and will be landscaped. The Applicant will supply proposed enhancements to the retention area prior to receiving a Rezoning Approval Letter.
4. To ensure compatibility with the existing development pattern, the Applicant will supply proposed elevations, as requested by Staff, prior to receiving a Rezoning Approval Letter.
5. Streetscape improvement(s) along Kelly Lake Road shall meet the requirements of Section 27-5.4.3 (A) Streetscape elements and dimensions (1.) Improvements on new streets (2.) Improvements on existing streets.
6. Approval of this rezoning application by the Board of Commissioners has no bearing on the requirements for other regulatory approvals under the authority of the Planning Commission, the Zoning Board of Appeals, or other entity whose decision should be based on the merits of the application under review by each entity.