

**CZ-23-1246630 (2023-1142)**  
**Staff Recommended Conditions 03/15/2024**  
**Major Modification of Conditions Pursuant to Z-22-1245596**  
**1484 and 1520 Columbia Drive**  
**Decatur, GA 30032**

- 1) ~~The development shall have a maximum of eleven (11), detached, single-family homes. General compliance with the site plan received May 3, 2022, shall be required. The community must establish a homeowners' or property owners' association (HOA or POA) per the Zoning Ordinance and Land Development Code. The HOA/POA shall limit the number of rental units to 10% of the total homes constructed.~~ The development site shall be improved with no more than sixteen (16) fee-simple single-family detached cottages. Unit sizes shall not exceed 1,200 square feet of heated floor area. The proposed alignment of dwellings and other improvements shall conform with all standards of Section 5.7.9. of the *Zoning Ordinance*. Proposed cottages shall be located and centered around a common area of enhanced open space in general conformance to that shown on the site plan dated 03/08/2024, and titled "Columbia Cottages". The site plan is conceptual, however, and the location of the dwelling units may be altered to better support other required improvements, such as off-street parking, open space, and stormwater detention facilities subject to approval of the Planning Director. All dwelling units shall be within 60 feet walking distance along the shortest safe walking route to the nearest point of the common open space.
- 2) All home designs shall be consistent with the enclosed color rendering(s) ~~entitled "2021-12-20-11-10-43,"~~ dated 10/25/2023, including the following building materials: cementitious hardie plank, vinyl glass windows, shingle ~~roofing~~ or metal roofs over porches, ~~stained cedar plank for post beams and gable crosses, and vinyl garage doors,~~ and must comply with the applicable provisions of ~~Article 5 of the Zoning Ordinance~~ Section 5.7.9. of the *Zoning Ordinance* related to building form and design.
- 3) The developer shall construct at least one stacked stone, monument subdivision sign on the community property along Columbia Drive. Signage shall comply with applicable sections of the *Sign Ordinance*.
- 4) Signs shall be posed inside the community and at the curb cut on Columbia Drive to indicate that the southernmost driveway is one-way only into the property.
- 5) A 10-foot sidewalk/multimodal path shall be provided in County right-of-way along the entirety of the development site's frontage on Columbia Drive. A minimum of 10 feet of landscaping shall be provided in the right-of-way, subject to the requirements of Section 5.4.3. Street trees and street lights shall preferably be provided in a landscape strip between the back of curb and multimodal path. Reductions of these requirements may be granted if there are conflicts with existing utility or overhead power lines, topography, or other site conditions as determined by the Planning Director.

- 6) Independent of the landscaping required in the right-of-way per Section 5.4.3., additional landscaping may be required in the front yard of the development site subject to the discretion of the Planning Director. A three (3) foot tall picket or wrought-iron fence shall be provided in the required front yard adjacent to any dwelling units.
- 7) A minimum ten (10) foot natural or landscaped buffer shall be provided around the perimeter of all property lines not subject to streetscape requirements, with the exception of property lines adjacent to any street, alley, or parking areas, for which a five (5)-foot minimum buffer is required. A six (6) foot high opaque fence shall be required along all interior property lines, with the exception that no such fence shall be provided within the required front yard of the development site – along interior lines within this front yard, trees and shrubs shall be planted to provide a vegetative screen.
- 8) At least two (2) pedestrian paths (measuring five (5) feet in width) shall be provided connecting the main common area to the sidewalk/multimodal path along Columbia Drive. Additional connections may be required, subject to the discretion of the Planning Director.
- 9) A homeowners' association or property owners' association (HOA or POA) shall be created to ensure proper maintenance and funding of shared facilities. All areas/facilities interior to the development site, such as stormwater facilities, detention ponds, open spaces, streets, alleys, and parking areas, shall remain privately owned and maintained in perpetuity. The HOA/POA shall limit the number of rental units to 10% of the total homes constructed.
- 10) Parking areas shall be provided so that the principal entrance of each dwelling unit is no further than 200 feet from such area. The orientation of dwellings and parking areas shall be provided so that parking areas are provided on the side or rear of the development and/or are accessible via alleys. Alleys, subject to applicable fire code and Land Development requirements, are encouraged.
- 11) Any streets designated as such shall be built to public street standards and shall have landscaping and streetscaping on both sides of curb as per new street requirements in Section 5.4.3. Any alleys designated as such shall have a minimum five (5)-foot sidewalk and landscape strip provided on at least one-side. Sidewalks may be provided to the back of off-street parking spaces.
- 12) A minimum of 20 percent of the development site shall be open space.
- 13) 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.