

Z-25-1247521 (2025-0625)

Staff Recommended
BOC Conditions 07/15/2025
2381 Snapfinger Road
Decatur, GA 30034

1. Facades facing a street must comply with *Section 27-5.7.6 (A-M) –Single Family Attached*, particularly *I (Facades)* regardless of renderings submitted in the rezoning application (Z-25-1247521).
2. The site plan is conceptual (*Revised “Zoning Exhibit for 2381 Snapfinger” dated 6/13/25*) however, the road and access by alley shall be maintained or improved.
3. The applicant shall construct a pedestrian walkway along the southern boundary line of the property, subject to the approval of all applicable review authorities. If the walkway is determined to be infeasible or denied during the permitting process, the applicant may revise the site plan to remove or relocate the walkway, subject to review and approval by the Planning Director to ensure consistency with the intent of the approved plan and overall pedestrian connectivity.
4. The building elevations shall vary in style and design, staggered to have articulation throughout the development.
5. There shall be no more than twenty-four (24) townhome units in the proposed development.
6. The community will be subject to CCRs (covenants, conditions, and restrictions) which will provide, among other things, that no more than four (4) of the units shall be rented out and no such rentals may be for less than a period of one (1) year. Any rental of units must be approved by the HOA and then only on a “hardship” basis to be defined by the CCR’s.
7. 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.