

Z-26-1247920 (2026-0138)
BOC Recommended Conditions_03.12.2026
1437 & 1453 South Indian Creek Drive, Stone Mountain, GA 30083

1. The proposed development shall conform with all standards of 27-5.7.9 – *Single-family, cottage development* of the *DeKalb County Zoning Ordinance*.
 2. The development shall be limited to a maximum of thirty (30) detached single-family cottage homes and shall substantially comply with the site plan titled “*Sheet C-1 – Rezoning Site Plan,*” dated March 10, 2026. Any changes to the approved site plan shall require written approval by the Planning Director.
 3. A minimum of two (2) bicycle racks shall be provided within the development, with one (1) in the northern portion of the site and one (1) in the southern portion of the site.
 4. Units #1- #7 shall have a direct sidewalk connection from each unit to S. Indian Creek Drive.
 5. Units #7- #14 facades/porches shall face the enhanced open greenspace and shall have a direct sidewalk from the unit to the enhanced open greenspace.
 6. *Per Section 27-5.7.9 (G)* any porch shall have minimum dimensions of four (4) feet by eight (8) feet for porches, and any stoop shall have minimum dimensions of and four (4) feet by four (4) feet.
 7. All home designs shall be consistent with the following enclosed rendering, (Figure 1) to ensure compatibility with the existing development pattern. Given the natural environment, colors of cottages shall not include black and/or white. At least one of the cottage types (1,2, or 3) shall include a primary color(s) – red, yellow, blue, and/ or green to ensure a more diversified and dimensional design.
- An aerial perspective rendering of three detached single-family cottages. The houses are arranged in a row, each with a gabled roof and a front porch. They are surrounded by green lawns and mature trees. A sidewalk runs along the front of the properties. The overall scene is a well-maintained residential development.
- Figure 1- Rendering Example Enclosed*
8. The design is not limited to architectural details and the following building materials: cementitious siding, shingle roofing or metal roofs over porches, and must comply with the applicable provisions of *Article 5 Section 27-5.7.9.* of the *Zoning Ordinance* related to building form and design.
 9. A minimum of two (2) pedestrian paths shall connect the enhanced open greenspace to the public sidewalk along S. Indian Creek Road. Additional pedestrian connectivity shall be provided along the rear (west) and southern portions of the development to connect the internal pedestrian network to S. Indian Creek Road via the proposed southern private drive.
 10. 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.
 11. Parking areas shall be provided so that the principal entrance of each dwelling unit is no further than two hundred (200) feet from such area.
 12. Any new streets designated as such shall meet streetscape requirements of *Section 27-5.4.3. Streetscape elements and dimensions (A) Streetscape dimensions and placement (1.) New streets.*
 13. Streetscape improvement(s) along S. Indian Creek Drive shall meet the requirements of *Section 27-5.4.3 (A) Streetscape elements and dimensions (2.) Improvements on existing streets.*
 14. 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.