

Z-25-1247194

Staff Recommended Conditions 03/17/2025

2883 and 2893 Midway Road

Decatur, GA 30032

- 1) The development shall have a maximum of eighteen (18), detached, single-family cottage homes. General compliance with the site plan dated 03/10/25, shall be required, subject to approval of the Planning Director.
- 2) Unit sizes shall be a minimum of 350 square feet and shall not exceed 1,200 square feet of heated floor area.
- 3) The proposed alignment of dwellings and other improvements shall conform with all standards of 27-5.7.9 – *Single-family, cottage development* of the Zoning Ordinance.
- 4) 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 03/10/2025 and titled “*Version 2*”. The site plan is conceptual, however, and the location of the dwelling units may be altered to better support other required improvements, such as emergency vehicle “T” turn around as described herein, off-street parking, and storm water 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.
- 5) All home designs shall be consistent with the enclosed color rendering(s) entitled “2883 and 2893 Midway Road Proposed Plans/Elevations and Renderings” dated 12/16/2024, including, but 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 5.7.9.* of the Zoning Ordinance related to building form and design.
- 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.
- 7) At least one (1) pedestrian path(s) (measuring five (5) feet in width) shall be provided connecting the main common area to the sidewalk along Midway Road. Additional connections may be required, subject to the discretion of the Planning Director.
- 8) 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.
- 9) 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 code requirements, are encouraged.

- 10) 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.
- 11) 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.