

CONDITIONS

Z-22-1245421

Rezoning of Property from C-1 to MR-2

1. Evergreen plants shall be installed along the north property line from the property frontage on Windy Hill Road to a distance of 230 feet, to screen the rear yard of the property at 3578 Misty Valley Road from the proposed cottages.
2. The driveways for cottages 1 and 2, which are located on Misty Valley Road, shall be a maximum of 20 feet wide.
3. Applicant shall construct a sidewalk from the main entrance of the development on Misty Valley Road, along the east side of Misty Valley Road and on the north side of Glenwood Road, to the MARTA bus stop located approximately 131 feet west of the southwest corner of Misty Valley Road and Glenwood Road.
4. The approval of this rezoning application by the Board of Commissioners has no bearing on other approvals by the Zoning Board of Appeals or other authority, whose decision should be based on the merits of the application before said authority.
5. Residential building materials may include a combination of stone, cement wood, or fiber cement siding. Regardless, all combinations of building materials shall comply with Section 5.7.4 of the *Zoning Ordinance*.
6. The developer shall construct a subdivision sign at the community entrance near Misty Valley Road.