

Z-26-1248021 Recommended Conditions
2697 Kelly Lake Road Decatur, GA 30032
May 2026

1. Units #1- #12 shall have a direct sidewalk connection from each unit to Kelly Lake Road.
2. All proposed units' facades should include a porch to activate an internal new street.
3. To ensure compatibility with the existing development pattern, the Applicant will supply proposed elevations, as requested by Staff, prior to Rezoning Approval Letter.
4. 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.
5. 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.
6. Streetscape improvement(s) along Kelly Lake Road shall meet the requirements of *Section 27-5.4.3 (A) Streetscape elements and dimensions (1.) Improvements on new streets (2.) Improvements on existing streets.*
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.