

Z-25-1247528 (2025-0627)
Recommended Conditions
3803 & 3815 Glenwood Road, Decatur, GA 30032
July 2025

1. There shall be a mixture of single-family detached and single-family attached (single-family attached may include duplex or triplex units constructed at the Site. The maximum number of residential dwelling units must not exceed 28 units. No less than 20% of the Site shall be maintained as open space, this shall not include stream buffers and floodplain areas. Any request to increase the number of units shall be deemed a major change and thus, subject to major modification procedures, per Section 7.3.10 of the DeKalb County Zoning Ordinance.
2. The approval of this rezone application by the Board of Commissioners shall have no bearing on the requirements for other regulatory approvals under the authority of the Zoning Board of Appeals or other entity whose decision should be based on the merits of the application under review by such entity.
3. Transportation improvements including but not limited to right-of-way dedications, landscape strips, and sidewalks/multi-use paths shall be as required by the DeKalb County Transportation Department.
4. The size and location of the proposed parks and outdoor recreation areas shall remain generally consistent with the submitted site plan dated 05/12/2025 and titled "DCI Communities". Prior to the issuance of any certificates of occupancy, the proposed parks and outdoor recreation areas shall be completed.