

Z-25-1247420 (2025-0285)
Recommended Conditions – May 2025
4743 Flat Shoals Pkwy, Decatur, GA 30034

1. Preserve the existing tree canopy along Flat Shoals Parkway to serve as a natural buffer for the 16 detached units rather than installing a fence per requirements in *Section 27-5.4.7(B)(1B) – Berm with Planted Buffer*.
2. Provide sidewalks along Woodberry Road and Flat Shoals Parkway per *Section 27-5.4.3 – Streetscape Elements and Dimensions (Table 5.1)*.
3. Facades facing a street must comply with *Section 27-5.7.6 (I) –Single Family Attached and 5.7.5 (J, K, L) Single Family Detached* (porches and fenestration) regardless of renderings submitted in the rezoning application (Z-25-1247420).
4. The site plan is conceptual, however, the road connectivity and access to alley way shall be maintained or expanded. Alterations to the site plan (*Concept Plan C-1.0, dated 2/11/25*) to better support other compact pedestrian-oriented improvements, such as, a connection to the Publix grocery store or enhanced open space around the stormwater detention facilities, subject to approval of the Planning Director.
5. This development is adjacent to planned MARTA service along Flat Shoals Parkway. The developer must coordinate with MARTA to ensure proper pedestrian access between the development and planned bus stops prior to a Certificate of Occupancy (CO).
6. 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.