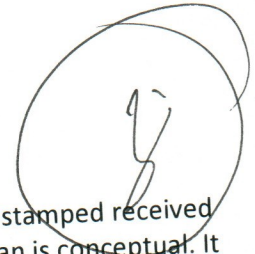


SLUP-18-22123 RECOMMENDED CONDITIONS
Substitute



1. Allow the existing salvage yard on the subject site as depicted on the site plan stamped received by the Planning and Sustainability Department on March 21, 2018. Said site plan is conceptual. It depicts a fence and an exit gate along the front edge of the building parallel to Moreland. It also depicts a fence and entrance gate near the rear of building on the Bailey Street side. The site plan is subject to District M (Light-Industrial) development standards unless variances are obtained from appropriate regulatory authorities.
2. The site shall be limited to the existing building on the subject site. Any building expansion will require approval of another Special Land Use Permit (SLUP).
3. Limit to one (1) curb cut on Bailey Street, entrance only and one (1) curb cut on Moreland Avenue, exit only subject to approval of the Department of Public Works, Transportation Division and the Georgia Department of Transportation (GDOT).
4. Customer unloading and deliveries will enter site through the fence from Bailey Street gate and exit site on Moreland Avenue. All unloading and deliveries will be behind the enclosed fenced area.
5. Bailey Street loading dock area shall be used for transport containers only.
6. Provide directional arrow on pavement or signage to direct flow of traffic entering and exiting the site.
7. Limit and label customer parking along Bailey Street frontage to four (3 + 1 handicapped) striped spaces.
8. Limit and label striped parking spaces on Moreland Avenue for employees only. The employee parking as shown on the conceptual site plan shall not obstruct the exit gate.
9. All storage (vehicle & household items) shall be kept within enclosed fenced area.
10. Plant four (4) street trees 30 feet on center along Moreland Avenue property frontage, subject to approval by the DeKalb County Arborist.
11. Plant evergreen shrubbery (i.e. Dwarf Burford Holly) along Bailey Road to screen exterior of fence, subject to approval by the DeKalb County Arborist.
12. Refuse areas shall not be visible from the public street.
13. Provide security lighting on site.

Larry Johnson _____

Kathie Gannon _____

July 24, 2018

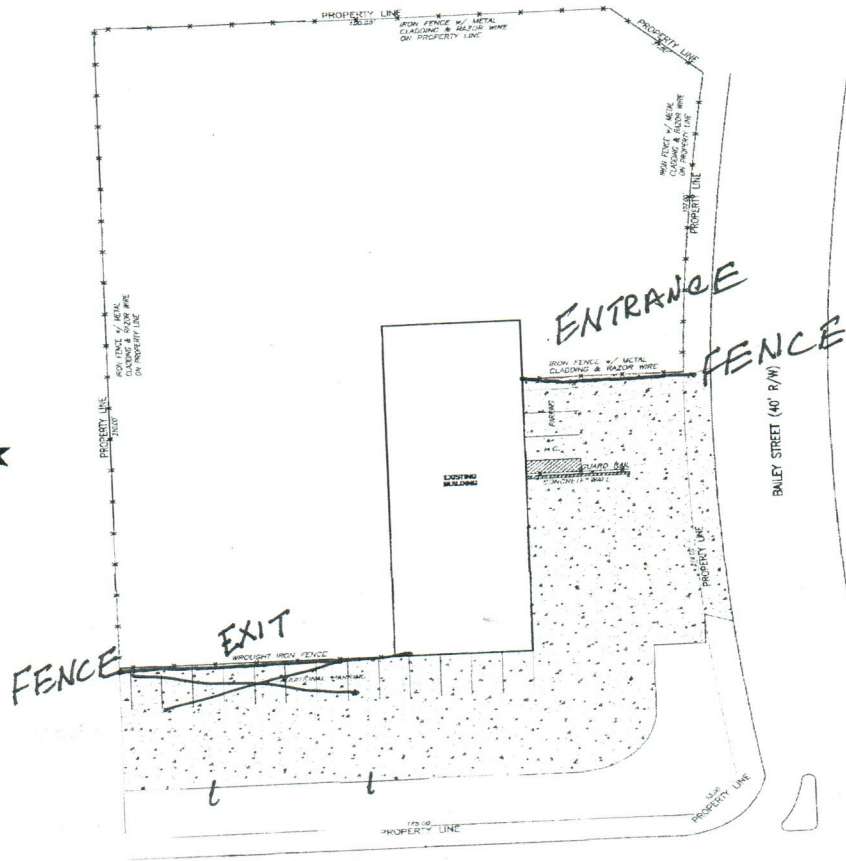
Comm. 346
Item No. 2018-1854 Date: 7/24/18
Clerk's Office
Comms. L. Johnson + Gannon

Site Plan

SLUP-18-22123

N.2

March 21, 2018
[Signature]



[Handwritten notes]
Exit
Gate