

SLUP-23-1246382 (2023-0336)
Recommended Conditions (BOC)
1500 N. Decatur Road, Atlanta, GA 30306

1. The property shall be operated as outlined in Applicant's Statement of Intent dated March 9, 2023. The only permissible uses of the property shall be as a "Cultural Facility" and for multi-family dwellings as outlined in Applicant's Statement of Intent filed with its Application.
2. Noise standards: Except where stricter limitations on noise are imposed within this list of conditions, the current mixed-use standards of section 16-305 of the Dekalb County's Noise Ordinance shall apply to the proposed use. Specifically those provisions provide in relevant part that: No person shall cause, suffer, allow, or permit the operation of any source of sound on any property within mixed-use developments that exceeds seventy (70) dB(A) seventy-three (73) dB(C) in mixed-use developments from the hours of 7:01 a.m. until 10:59 p.m. or sixty (60) dB(A) or sixty-three (63) dB(C) from the hours of 11:00 p.m. until 7:00 a.m. Sound shall be measured at any location at or within the property line of the affected property. Should the current ordinance be amended, the amended provisions will prevail over the preceding provisions herein.

It is unlawful for any person between the hours of 11:00 p.m. and 7:00 a.m. to make, cause or allow any sound from a source within his ownership or control that projects, emits or transmits from a mixed-use development if such sound is plainly audible within the interior of a single-family detached sealed dwelling in a residential area or in a common area of a multifamily dwelling in a residential area.

Should relevant provisions of the Noise Ordinance be amended at some future date, the amended standards shall apply rather than the standards set forth in the paragraph.

3. Noise Restrictions. For purposes of these conditions, "outside amplification" means any amplification of sound occurring outside the confines of an enclosed building and includes amplification occurring outdoors or within tents or other non-permanent enclosures. Except as follows, no outside amplification shall be permitted in connection with the Facility:
 - a) Outside amplification of musical instruments, recorded music, and singing shall be strictly prohibited except during religious or cultural ceremonies such as weddings, bat/bar mitzvahs, etc. Outside amplification of a spoken voice for religious ceremonies, receptions, and other events shall be allowed from 10:00 AM to 8:00 PM any day of the week. Outside amplification of any kind or nature shall be prohibited after 8:00 PM and before 10:00 AM on the following day any day of the week.
 - b) All outside amplification permitted in this Paragraph 3 shall be set at a level not to exceed 70 dBA as measured at the boundaries of the property or ten feet from the speakers.
 - c) Nothing in these restrictions prohibits the playing of non-amplified acoustic music, singing or speaking outdoors or within non-permanent structures so long as the noise generated thereby does not exceed the noise restrictions set forth in Section 16-305 of the DeKalb County noise ordinance.
4. Lighting: all outdoor lighting fixtures, shall, direct light away from adjoining residential properties.
5. No existing structures or new structures added to the Subject Property shall exceed two-stories in height. New structures and additions to existing structures will adhere to the setbacks and lot coverage requirements of the Zoning Ordinance and the Applicant will not seek variances from those development standards for any new structures or additions to existing structures. Roofed tents, canopies, booths, or tarps intended for short term use will be permitted as set forth herein and there is no prohibition on the interior renovation or reconfiguration of floor areas. "Short term use" herein shall mean that no structure may be in use for more than fourteen (14) consecutive days, at the end of which it must be removed from the Subject Property. Any necessary permits for construction or for the erection of short-term temporary structures shall be secured, if any are required by the County, prior to such construction or installation.

6. Unless required by DeKalb County to meet relevant development standards and parking requirements, no more than 20 parking places shall be added to the parking facilities currently located on the property.
7. Applicant will not lease or rent the subject property for purposes, events or to entities unrelated to the religious, cultural and other purposes of Emory Jewish Student Center.
8. Applicant will retain and maintain existing healthy trees and vegetative barriers between the Subject Property and neighboring properties along North Decatur Rd., and Oakdale Road. Any "Large Trees" listed in the Druid Hills Recommended Plant Material list of the Design Manual for Druid Hills Local Historic District at Section 9.3 that are removed shall be replaced with trees of a similar type. Replants per this section will be no less than 3 inches. DBH
9. Any HVAC equipment shall be placed behind a man-made screen to reduce transmission of noise as much as reasonably possible to adjoining residential property. This condition shall not apply to any HVAC equipment currently on the Subject Property. Should existing HVAC equipment require replacing, replacement equipment may be installed at its existing location.
10. Number and Size of Special Events: Special Events are any outdoor events in which 50 or more people are in attendance. No more than three Special Events may occur on any one weekend (Friday, Saturday, Sunday) if such Special Events continue after 8 PM.
11. With the exception of twice a year, the maximum number of persons who can attend any Special Events, including weddings, religious services, and other Special Events shall be 300 persons. Special Events exceeding the maximum number of persons specified herein can be conducted two times per year but only upon written notice to immediately adjoining property owners ten days in advance of such events. The notice shall include, but not be limited to the date and time of the event and the hours of the event.
12. All vehicular access to and from the Cultural Center shall be through the curb cut at the northern most entry of 1500 North Decatur Road.
13. The Applicant must have on site at least two (2) bike racks with the capacity of at least ten (10) bikes prior to Certificate of Occupancy.
14. Non-transferability of SLUP: The special land use permit may only be transferred from Chabad Emory Jewish Student Center to another person, corporation, or other legal entity upon application to the Director of Planning and Sustainability pursuant to Section 27-7.4.12 of the DeKalb County Zoning Ordinance or subsequent amendment thereto.