

**Z-23-1246698 (2023-1249)**  
**RECOMMENDED CONDITIONS**  
**3823 N Druid Hills Road**  
**March 2024**

1. Existing building shall be preserved. Prior to the issuance of any building permits, an evaluation shall be conducted by a qualified consultant to verify if the building is eligible for listing on the National Register of Historic Places due to its 1969 construction date and distinctive architecture type (i.e., Mid-Century architecture with a cantilevered, double-butterfly roof). Expansion of the building beyond the current building footprint is prohibited.
2. Eliminate one curb cut on North Druid Hills Road as recommended by the DeKalb County Transportation Department.
3. North Druid Hills Road is classified as a major arterial. Right-of-Way (ROW) dedication of 50 feet from centerline or such that all public infrastructure is in the ROW, whichever is greater. A 10-foot shared path is required with a 5-foot landscape strip between back of curb and path, and streetlights are required. Provide necessary driveway easements/ROW for the Birch Road at North Druid Hills Road intersection project subject to review and approval by the DeKalb County Transportation Department. Coordinate with Public Works/Transportation on easement/ROW.
4. 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.
5. The following uses shall be prohibited:
  - a. Outdoor storage.
  - b. Automobile/Truck Broker, Automobile/Truck/Boat Sales Lot, Auto/Truck/Boat Repair,
  - c. Auto/Truck/Boat Leasing/Rentals, Automobile Service Station.
  - d. Trailer or RV Sales Lot.
  - e. Commercial Parking Lot
  - f. Taxi, Taxi Stand, Ambulance, or Limousine Service, Dispatch, or Storage.
  - g. Alcohol Outlet, Package Store, Liquor Store.
  - h. Funeral Home or Crematorium
  - i. Furniture Upholstery Repair, Home Appliance Repair, or Personal Service Repair
  - j. Late Night Establishment, Nightclub, Special Events Facility, or Fraternal Lodge
  - k. Convenience Store and/or Fuel Pumps
  - l. Coin Laundry
  - m. Kidney Dialysis Center, Medical and Dental Laboratories,
  - n. Pawn Shop
  - o. Retail Warehouse or Wholesaling
  - p. Adult Entertainment