

DB-4

Comm. Item No. 0629 Date 10/28/14 Clerk's Office
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RECOMMENDED CONDITIONS
SLUP-14-19363

10/28/14
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1. Allow automobile fuel sales in conjunction with the proposed QuikTrip convenience store pursuant to the revised site plan entitled QUIKTRIP No. 0736 dated and stamped received by the Department of Planning and Sustainability on August 20, 2014.
2. The Subject Property shall be developed in general conformity with the DRI site plan prepared by Hughes, Goode, O'Leary and Ryan, Inc. dated July 24, 2008, last revised September 4, 2008 (the DRI Site Plan) for the 79.53 acre tract (the Project Site), as approved by the Director of the Planning and Sustainability Development during the I-20 Overlay District compliance review. (See Notice of Decision in Attachment).
3. The retail/convenience store building façade shall consist of four (4) sides' brick, with brick and stacked stone accents consistent with building elevations dated 07/02/14 as submitted to the Department of Planning and Sustainability on July 10, 2014 and be developed in compliance with I-20 Overlay District standards.
4. There shall be a maximum of 14 pump fueling stations.
5. Support columns for the canopy shall consist of four (4) sides' brick.
6. Location and number of curb cuts on the site must be in accordance with the approved DRI site plan subject to approval of the Georgia Department of Transportation (GDOT) and the Transportation Division of the Public Works Department.
7. Inter-parcel access to adjacent properties shall be provided as shown on the submitted site plan subject to the approval of the DeKalb County Transportation Division.
8. Refuse areas shall not be visible from the public street and shall be constructed with a combination of brick and wood enclosure to match the building materials of the principal structure.
9. Outside storage and display of products are prohibited unless from a vending machine.
10. The approval of this SLUP application by the Board of Commissioners has 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.
11. A "Covenant Regarding Real Estate" ^{dated 10/24/14} will be imposed on the existing Flat Shoals / Columbia Drive store (# 736) immediately after 10/28/14 SLUP approval. (Attached)
12. SLUP 12-18066 shall be amended so that condition #1 allows for (1) one drive-through restaurant on Tract 2 that is entirely internal to the development through the main access points and has an outside pedestrian accessible seating area. The Board of Commissioners shall initiate this SLUP change.
13. Hold a job Fair in the area

comm. *Grannon + Johnson*
Item No. *D4* *10/28/14*
Clerk's Office

Final Conditions for SLUP 12-18066
Clifton Springs Corner Development, LLC
November 13, 2012

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1. Approve up to two drive-through restaurants on the C-1 labeled Tract 2 (5.540 acres) on the Survey for Maxie Price (the "Survey") prepared by Rochester & Associates, Inc. for Maxie Price, dated March 26, 2012, last revised July 18, 2012, Job. No. G208051.CBT and received by the Planning and Sustainability Department on July 20, 2012. (See Attachment 1)
 2. Approved in accordance with development conditions per Georgia Regional Transportation Authority (GRTA) Notice of Decision pursuant to DRI #1850 (See Attachment 2).
 3. The Subject Property shall be developed in general conformity with the DRI site plan prepared by Hughes, Goode, O'Leary and Ryan, Inc. dated July 24, 2008, last revised September 4, 2008 (the "DRI Site Plan") for the 79.53 acre tract (the "Project Site"), with such modifications as are approved by the Director of the Planning and Sustainability Development during the I-20 Overlay District compliance review. (See Attachment 3).
 4. Site shall adhere to development standards of the I-20 Overlay District.
 5. Consistent with Section 27-729.25 of the DeKalb County Zoning Ordinance, prior to submission of an application for the issuance of any development or building permit, the conceptual design package shall be submitted to and approved by the planning and development director after consultation with the district commissioner(s) and super district commissioner(s), consistent with the I-20 corridor overlay district requirements.
 6. The issuance of a building permit for the drive-thru restaurants shall be conditioned on: (a) the issuance of a certificate of occupancy for Building C9 as shown on the DRI Site Plan for the Project Site of which the Subject Property is a portion thereof, or (b) the issuance of a certificate(s) of occupancy for non-residential structures on the Project Site, which have an aggregate square footage of a minimum of 50,000 sq. ft.
 7. In addition to compliance with Paragraph 6 above, the development of the second drive-thru restaurant shall also be conditioned on the issuance of a certificate of occupancy for a grocery store on the Project Site.
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