

SLUP-25-1247733 (2025-1224)
Recommended Conditions
4144 Memorial Drive & 3416 Covington Highway
November 2025

1. A sit-down coffee shop or restaurant (no drive-through) shall be provided in addition to the proposed convenience store prior to the issuance of any certificates of occupancy for the convenience store.
2. A continuous hedge, berm, or short wall with landscaping thereon, not to exceed three feet in height, shall be provided between the surface parking lot and the adjacent public right-of-way prior to the issuance of any certificates of occupancy.
3. A minimum of one overstory tree shall be provided for every eight parking spaces.
4. A minimum 10-foot-wide landscape strip with a street tree for every 40 feet of property frontage and a 6-foot-wide sidewalk, or a 10-foot-wide multi-use path, shall be provided along Memorial Drive and Covington Highway prior to the issuance of any certificates of occupancy subject to approval by the DeKalb County Transportation Department.
5. Safe and convenient paved pedestrian pathways shall be provided from sidewalks along streets to each building entrance, including pedestrian access routes to parking decks and through parking lots and between adjacent buildings, transit stops, street crossings within the same development. All such pathways shall have a minimum width of three (3) feet.
6. Properties to be consolidated into one parcel prior to issuance of any land development permit.
7. 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.