

RECOMMENDED CONDITIONS

SLUP-19-1243513

Special Land use Permit to Construct an Expanded Place of Worship

Novemr 7, 2019

1. The Special Land Use Permit shall be issued to the Shy Temple Christian Methodist Episcopal Church for construction of an expanded sanctuary building, and shall be transferrable in accordance with Section 27-7.4.12 of the DeKalb County Code.
2. Redevelopment of the subject property for an expanded sanctuary building shall be consistent with the site plan titled, "Proposed Church Building" prepared by Cunningham & Co. Engineers, sheet C-5.0, dated 10-21-19, revised 11-7-19.
3. The proposed sanctuary building shall comply with the building form and building materials standards of Article 5, subject to approval by staff of the Planning Division.
4. Landscaping shall be in substantial compliance with the landscape plan titled, "Proposed Church Building" prepared by Cunningham & Co. Engineers, sheet LP-1, dated 10-21-19, revised 11-7-19, subject to approval by the County Arborist. Landscaping along the north property line is intended to screen the adjoining property from the proposed driveway and north parking area.
5. The property shall meet County requirements and best practices for stormwater drainage control, subject to approval by the Land Development Division of the Department of Planning & Sustainability.
6. An outdoor lighting plan shall be submitted in conjunction with the application for a land disturbance permit and shall meet the standards of Sec. 5.6.1 of the DeKalb County Zoning Code.
7. The approval of this rezoning application by the Board of Commissioners has no bearing on other approvals by the Zoning Board of Appeals or other authority, whose decision should be based on the merits of the application before said authority.