

Recommended Conditions Z-19-1243524

1. Limit site to general retail, commercial services, or office uses permitted within the C-1 (Local Commercial) District.
2. The proposed electronic sign shall not exceed seven feet in height and eight feet in width.
3. The proposed electronic sign must be monument style with the option of brick or stone material.
4. The proposed electronic sign must have landscaping around the perimeter.
5. The placement of the proposed electronic sign must only front Covington Highway.
6. The proposed electronic sign must be reviewed by the Georgia Department of Transportation prior to permitting.
7. The applicant must dedicate 50 feet of right-of-way from the centerline or cover all public infrastructure, whichever greater.
8. The proposed electronic sign cannot be placed within the right-of-way and that a sight distance analysis must be performed to ensure that the proposed sign does not restrict line of sight for Glenhaven Circle or any adjacent driveway access.
9. All gravel and asphalt area must be striped.
10. Prior to issuance of sign permit, a 20-foot landscape buffer must be planted along the rear of the property in accordance to the buffer planting and material requirements of section 5.4.5 (c) of the DeKalb County Zoning Ordinance.
11. Prior to issuance of sign permit, the applicant will need to adhere to all streetscape requirements along Covington Highway and Glenhaven Circle as shown in section 27-5.4.3 of the DeKalb County zoning ordinance for existing streets.