

Z-18-22037 Proposed C-1 (Local Commercial) Zoned Conditions

1. Limit site to no more than 13,089 square feet of commercial uses. Site plan is conceptual and subject to the approval of the Director of Planning and Sustainability Department.
2. Curb cuts along Clairmont Road are restricted to right-in, right-out only.
3. Location of curb cuts, deceleration lanes, road improvements and R-O-W dedication along Briarcliff Road and Clairmont Road are subject to GDOT (Georgia Department of Transportation) and the Transportation Division of the DeKalb County Public Works Department.
4. Driveway on Briarcliff nearest the intersection with Clairmont Road is restricted to right-in/ right-out only.
5. For any approved full access driveway, the left turn lane along Briarcliff must be extended by either construction or striping modifications to accommodate left turns into the development.
6. Dedicate a minimum of 50 feet of right-of-way from centerline of Clairmont Road or right-of-way necessary to accommodate a right-turn lane onto Briarcliff Road.
7. Dedicate 40 feet of right-of-way from centerline of Briarcliff Road or right-of-way necessary to provide two (2) left turn lanes from Briarcliff Road to Clairmont Road.
8. Provide 4-foot bike lanes or substitute with a 10-foot multi-use path along Briarcliff Road and Clairmont Road, unless waived by GDOT or recommended by Transportation Division.
9. All public infrastructure, including sidewalks and street lights, must be on public right-of-way.
10. Provide inter-parcel pedestrian access between adjacent parcels.
11. The RaceTrac retail/convenience market on Tract 1 shall consist of four (4) sided brick with accent materials.
12. Provide pedestrian connectivity at project entrances to public sidewalks.
13. Provide underground detention.
14. All refuse areas shall be located to the rear of the site and screened from public view with enclosure or similar building materials to match the primary structure.
15. Screen roof-top equipment.
16. The 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 Zoning Board of Appeals, or other entity whose decision should be based on the merits of the application under review by such entity.