

RECOMMENDED CONDITIONS

CZ-20-1243753

Major Modification of Zoning Conditions of CZ-16-20628

February 24, 2020

1. Restricted to use solely as a health services clinic.
2. Limit access to one curb cut on Rockbridge Road. Location of road improvements, including, without limitation, all curb cut road improvements, deceleration lane, left turn lane and amount of right-of-way dedication, if any, shall be determined by the Department of Public Works, Transportation Division.
3. Minimum front yard setback shall be 60 ft.
4. Ten (10) foot landscape strip required along the front boundary line of the Subject Property, pursuant to a Landscape Plan approved by the County Arborist. All trees planted within the landscape strip shall be native overstory trees.
5. Continue the existing sidewalk along property frontage in accordance with development regulations.
6. All refuse areas shall be completely screened from public right-of-way with enclosure and [shall] be placed behind buildings.
7. Signage shall be a ground monument sign with a brick base. The sign area shall not exceed thirty-two (32) square feet, excluding the base and shall not exceed six (6) feet in height.
8. Obtain required land disturbance and building permits for completion of site improvements (parking, sidewalks and landscaping) and compliance to building and safety codes prior to receiving a CO (Certificate of Occupancy).
9. All parking spaces and accessory uses constructed on the Subject Property shall be located to the rear of the principal building. No overflow parking shall be permitted in the surrounding residential neighborhoods.
10. The height of all building improvements located on the Subject Property shall not exceed 35 ft.
11. All new buildings constructed on the Subject Property shall have a pitched roof. Flat roofs shall be strictly prohibited.
12. The front façade of the principal building to be constructed shall be designed with residential characteristics in order to avoid the appearance of a commercial-type façade.
13. Outside amplification devices shall be prohibited, except in connection with periodic special events, such as an outdoor holiday celebration, festival, picnic, children's fun day, etc. Such events shall comply with the Temporary Outdoor Use Regulations in the zoning code, Section 27.4.3

14. Lighting on the principal building and accessory building shall have a residential characteristic. Lighting can be wall-mounted near entrances. Accent lighting along the buildings is prohibited. Solar pedestrian lighting for walkways, motion detector lighting near buildings, and pole mounted security lighting for the parking spaces are permitted, but shall be at least 50' from the perimeter of the property. All outdoor lighting for the Subject Property shall be in conformity with the following requirements:
 - a. Lighting in all zoning districts shall be established in such a way that no direct light is cast upon or adversely affects adjacent properties and roadways.
 - b. Light fixtures shall include glare shields to limit direct rays onto adjacent residential properties.
 - c. All lighting fixtures (luminaries) shall be cutoff luminaries whose source is completely concealed with an opaque housing. Fixtures shall be recessed in the opaque housing. Drop dish refractors are prohibited.
 - d. Light source shall be light emitting diodes (LED), metal halide, or color corrected high-pressure sodium not exceeding an average of four and one-half (4.5) foot candles of light output throughout the parking area. A single light source type shall be used for any one (1) site. Fixtures must be mounted in such a manner that the cone of the light is not directed at any property line of [the] site.
 - e. The minimum mounting height for a pole is twelve (12) feet. The maximum mounting height for a pole is twenty-five (25) feet excluding a three-foot base.
15. Developer shall landscape the site and proposed detention area by planting trees similar to what is shown in the artists renderings submitted with the application and attached to these conditions as Exhibits A-E, provided, however that if such landscaping is found to be unfeasible, landscaping of the site shall be as follows:
 - a. At least three native overstory trees shall be planted throughout the site at locations subject to approval by the County Arborist. Such trees shall be at least 6 inches in diameter (DBA) at time of planting.
 - b. The required transitional buffers at the rear and on the west side of the subject property shall be landscaped to the standards contained in Section 27-5.4.5 of the DeKalb County Code (the "Zoning Ordinance").
16. If required to mitigate stormwater runoff to be deeper than two feet, the detention area shall be constructed as a bioretention pond, subject to approval by the DeKalb County Land Development Division.
17. 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.