

SLUP-22-1245538 (2022-1470)
Recommended Conditions
1252 Merry Lane
May 2022

1. General compliance with the submitted site plan dated March 26, 2021 and titled "Combination Plat and SLUP Revisions for LaVista Investors LLC DBA Congregation Kehillat Ohrhatorah."
2. No new access is allowed with the exception of the existing single-family residential driveway access to 1252 Merry Lane and 1253 Christmas Lane and the existing access drive to the synagogue off LaVista Road at the Houston Mill intersection. An emergency vehicle access to Christmas Lane, or other location, may be provided if required by DeKalb County Fire Safety Officials.
3. The residential lot on Pinetree Circle will not be developed to contain any part of the synagogue building or parking area. The portion of the property behind the synagogue building which abuts the west side of 1252 Merry Lane, the east side of 1253 Christmas Lane, and the south side of 1725 Pinetree Circle will be used as a picnic or children's play area (with appropriate playground equipment) but will otherwise remain undeveloped.
4. Vehicular access through to 1725 Pinetree Circle shall be prohibited from LaVista Road. Vehicular access through to the place of worship is prohibited from 1725 Pinetree Circle.
5. Decorative signs shall be provided as follows: 1) at the entrance to the synagogue stating "Right Turn Only" to discourage vehicles from driving over the pedestrian plaza after entering the development; 2) at the pedestrian plaza indicating "No Parking" to discourage vehicles from parking on the plaza.
6. Property owner shall have a maximum of 73 parking spaces on site, subject to the approval of the Zoning Board of Appeals.
7. Maximum height of the building shall be 35 feet.
8. There will be one (1) ground sign for the Place of Worship along LaVista Road in accordance with Chapter 21 of the DeKalb County Code of Ordinances.
9. In lieu of complying with the DeKalb County Tree Ordinance, Section 14-39 of the Code of DeKalb County, property owner shall comply with a Tree Preservation and Replacement Plan to be approved by the County Arborist.
10. The two residential structures on 1252 Merry Lane and 1253 Christmas Lane shall only be used for single-family residential uses. Residential addition of heated floor area shall be subject to special land use permit (SLUP) approval by the Board of Commissioners. Additionally, any increase of square footage related to the sanctuary, parking, or accessory structures/uses shall be deemed major modifications, subject to Sec. 7.3.10 (Modifications and changes to approved conditions of zoning).
11. No ground signage is allowed on 1252 Merry Lane or 1253 Christmas Lane.
12. The consolidation of Parcel IDs 18 111 06 014 and 18 111 06 007 on Merry Lane and Christmas Lane with the synagogue parcel (Parcel ID# 18 111 06 006) shall occur via combination plat within 90 days from SLUP approval.