

Z-18-22137 - Proposed C-1 Zoned Conditions

1. Limit site to general retail, commercial or office uses permitted within the C-1 (Local Commercial) District. The following uses shall be prohibited: Liquor store, late night establishments, night clubs, title pawns, pawn shop, adult entertainment establishments, auto tire sales and repair, car wash, service station, auto sales, temporary outdoor sales. Site plan is conceptual and subject to the approval of the Director for compliance to zoning code and approved conditions.
2. Building height shall not exceed 2 stories or 35 feet.
3. Limit access point to right in/right out on Panola Road subject to approval by the Transportation Division of the Department of Public Works.
4. Access point on Redan Road is subject to approval by the Transportation Division of the Department of Public Works.
5. Provide road improvements (such as deceleration lanes, bike paths or a multipurpose lane) as may be required, approved or waived by the Transportation Division of the Department of Public Works.
6. Dedicate at no cost to DeKalb County 50 feet from centerline of right-of way on Panola Road and 40 feet from centerline on Redan Road. Right of way dedication may impact setbacks.
7. Provide sidewalks and street lights per Article 5 of the DeKalb County Code.
8. All buildings shall be three (3) sided brick along the front and sides.
9. All refuse areas shall be located to the rear of the site and screened from public view with fencing or similar building materials to match the primary structure.
10. To maintain consistency on all potential commercial uses on the site, all signage must be adhere to development standards within the Hidden Hills Overlay District per Article 3.37.26 of the DeKalb County Code.
11. Provide outside trash receptacles for patrons.
12. Screen roof-top equipment.
13. 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.