

**RECOMMENDED CONDITIONS**  
**SLUP-21-1244388**  
**12/23/2020**

- 1) Allow fuel pumps in conjunction with a convenience store as depicted on the site plan, dated October 15, 2020. The proposed site plan is conceptual and is subject to compliance with C-1 (Local Commercial) District Development standards unless variances are obtained from appropriate regulatory authorities.
- 2) Existing convenience store shall be redeveloped similar to the submitted conceptual elevations.
- 3) Provide landscaping along Flat Shoals Parkway and Flakes Mill Road as shown on conceptual site plan dated 10/15/2020 subject to compliance with Article 5 of the *Zoning Ordinance*, any revisions based on site design changes, and as approved by the County Arborist. Provide a two (2) foot high masonry wall with landscaping and/or an evergreen hedge to help screen the pumps from view from a public right of way
- 4) Canopy height shall not exceed the greater of twenty (20) feet or the height of the principal building. Compliance with all other supplemental regulations for fuel pumps is required.
- 5) The retail/convenience store building façade shall consist of four (4) sided brick with accent materials.
- 6) Support columns for the pump/canopy island shall be composed of four-sided brick.
- 7) Limit site to one (1) curb cut on Flat Shoals Parkway, subject to GDOT (Georgia Department of Transportation) approval. Limit site to one (1) curb cut on Flakes Mills Road, subject to approval by the Transportation Division of the Department of Public Works.
- 8) All refuse areas shall be constructed with an enclosure to match the building materials of the principal structure.
- 9) Provide outside trash receptacles for patrons at gasoline pumps and along store entrances.
- 10) Outside vending machines are prohibited. This prohibition shall not restrict outside equipment used for the storage and sale of ice or for Amazon lockers.
- 11) No car washing allowed on site.
- 12) Project signage with digital scrolling signage or with changing pictures shall be strictly prohibited.
- 13) All construction work shall be conducted in accordance with the DeKalb County Noise Ordinance.
- 14) The approval of this SLUP 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.

- 15) This SLUP is being issued to Urban Retail, LLC and shall be non-transferable except to an affiliated entity of Urban Retail, LLC.