

**Z-21-1244544**

**Recommended Conditions if Approved**

**2/24/21**

1. Not based on submitted site plan. Allow up to a 6,500 square foot convenience store and retail uses in conjunction with accessory fuel pumps and alcohol outlet.
2. Provide a 50-foot wide undisturbed transitional buffer along the eastern property line. Existing trees within the 50-foot transitional buffer shall be preserved and supplemented with new trees (if necessary) to form an effective visual screen as approved by the County Arborist prior to the issuance of any Certificates of Occupancy.
3. If a drive-through restaurant is proposed in the future, a Special Land Use Permit (SLUP) application shall be required to be submitted and approved by the Board of Commissioners.
4. Buildings shall be substantially similar to the submitted conceptual elevations.
5. Provide landscaping, sidewalks, and street trees along Panola Road and Young Road as required by Article 5 of the zoning ordinance. 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.
6. Canopy height shall not exceed the greater of twenty (20) feet or the height of the principal building.
7. Compliance with all supplemental regulations for fuel pumps and alcohol outlet is required.
8. Support columns for the pump/canopy island shall be composed of four-sided brick.
9. Limit site to one (1) curb cut on Panola Road, subject to GDOT (Georgia Department of Transportation) approval. Limit site to one (1) curb cut on Young Road, subject to approval by the Transportation Division of the Department of Public Works.
10. All access points shall meet minimum intersection and stopping sight distance requirements per AASHTO Greenbook for 35 mph and presented (signed and sealed by a professional engineer) with the land development permit documents. Access point on Young Road shall be relocated away from the traffic signal, subject to approval by the Transportation Division of Public Works. The pedestrian features of the traffic signal at Panola Road at Young Road shall be upgraded, as needed, as identified by the Transportation Division of Public Works. Internal sidewalks shall be provided to connect the building to public sidewalks along Panola and Young Road.
11. All refuse areas shall be constructed with an enclosure to match the building materials of the principal structure.
12. Outside trash receptacles for patrons at gasoline pumps and along store entrances shall be provided.
13. Outside vending machines are prohibited. This prohibition shall not restrict outside equipment used for the storage and sale of ice or for Amazon lockers.
14. No car washing allowed on site.
15. Project signage with digital scrolling signage or with changing pictures shall be strictly prohibited.

16. All construction work shall be conducted in accordance with the DeKalb County Noise Ordinance.
17. 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.
18. Lighting shall be established in such a way that no direct light is cast upon or adversely affects adjacent properties and roadways. An outdoor lighting plan shall be submitted in conjunction with the application for a land disturbance permit and shall meet the standards of Sec. 5.6.1 of the DeKalb County Zoning Code.