

SLUP -18-22035 Proposed Recommended Conditions

1. Allow automobile fuel sales as depicted on the revised site plan. Said site plan is conceptual and is subject to compliance to C-1 (Local Commercial) development standards unless variances are obtained from appropriate regulatory authorities.
2. The retail/convenience store building square footage shall be limited to no more than 5,411 square feet.
3. Location of curb cuts, deceleration lanes and road improvements along Briarcliff Road and Clairmont Road are subject to GDOT (Georgia Department of Transportation) and the Transportation Division of the DeKalb County Public Works Department pursuant to recommended and/or as approved rezoning conditions per CZ-18-22037.
4. Provide inter-parcel pedestrian access between adjacent parcels.
5. There shall be a maximum of 10 fueling stations with 20 pumps.
6. The retail/convenience store building façade shall consist of four (4) sided brick, with accent materials.
7. Support columns for the pump/island canopy shall be composed of four-sided brick.
8. Refuse areas shall not be visible from the public street and shall be constructed with a combination of brick and wood enclosure to match the building materials of the principal structure.
9. The vacuum and air station shall not be located along the public-right-of-way.
10. Outside storage and display of products are prohibited.
11. Outside vending machines are prohibited.
12. No car washing allowed on site.
13. 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.