

Z-24-1246799 (2024-0106)
Recommended Conditions (September 2024)
1422 Rock Chapel Road Lithonia, GA 30058

1. The use of the building is limited to “Office Use” within the existing building and not to be expanded.
2. The subject property shall be developed in a manner generally consistent with the surveyed site plan “*Rock Chapel Road Improvements*” submitted to Staff on 8/19/2024. Should there be any conflicts between the Site Plan and the Zoning Ordinance, the Zoning Ordinance shall prevail.
3. Any permit and/or business license shall be withheld until all landscape and site developments come into compliance with *Section 4.2.16 Building and Construction Office, Landscape Contractors, Section C-1 zoning district requirements of the Non-Residential Dimensional Requirements*, *5.4.3 Streetscape Elements and Dimensions*, and *Section 5.4.4. Site and parking area landscaping (D 1-10)*, or appropriate variances are granted by the Zoning Board of Appeals.
4. The approval of this Rezone 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.