

RECOMMENDED CONDITIONS

CZ-21-1244668

Major Modification of Conditions of CZ-18-22045

1. The improvements shall be developed in substantial conformity with the site plan titled, Green Acres, dated 1-8-2021, and prepared by Courtland Landscape Architecture and Construction, Inc.
2. Both entrance points off Snapfinger Road shall be gated to prevent vehicular access to the Property after business hours.
3. Surveillance cameras shall be erected and maintained throughout the Property and footage from such cameras shall be made available to local law enforcement as requested in connection with the investigation of any criminal activity on or near the Property.
4. Office Hours shall be limited to Monday through Saturday 7:00am until 7:00pm.
5. Eighteen-wheeler truck delivery hours shall be limited to Monday and Friday between 10:00AM and 4:00PM, all other truck deliveries shall be limited to Monday through Friday between 10:00AM and 7:00PM. USPS, UPS, FEDEX and other similar courier services shall be exempt from this delivery hour condition.
6. The use of the Property shall be limited to the following:
 - a. Accounting Office
 - b. Building or Construction Office
 - c. Engineering or Architects Office
 - d. General Business Office
 - e. Insurance Office
 - f. Legal Office
 - g. Medical Office
 - h. Real Estate Office
 - i. Trade shops: electrical, plumbing, heating/cooling, roofing/siding, with no outside storage
 - j. Plumbing, HV/AC equipment establishments with no outdoor storage
 - k. Quick copy printing store
 - l. Health services clinic
 - m. Kidney dialysis center
 - n. Medical or dental laboratories
 - o. Home healthcare service
 - p. Restaurant
7. Signage on the Property shall be limited to a monument sign at the entrance point to the Property, with landscaping at the base of the sign.

8. The parking lot shall have adequate lighting in conformity with Chapter 27, Article 5, Section 5.6.1 Outdoor Lighting of the DeKalb County Zoning Ordinance.
9. There shall be no outdoor storage of materials and supplies.
10. The restaurant shall comply with Article VII of the DeKalb County Code (the “Noise Ordinance”).
11. No outdoor speakers shall be permitted in the portion of the project site delineated as “Phase I” on the site plan cited in Condition No. 1.
12. The approval of this rezoning application by the Board of Commissioners has no bearing on other approvals by the Zoning Board of Appeals or other authority, whose decision should be based on the merits of the application before said authority.

Marked-Up Conditions of CZ-18022045

1. The improvements shall be developed in substantial conformity with ~~the architectural site plan provided to the Planning Commission dated January 3, 2018~~ the site plan titled, [Green Acres, dated 1-8-2021, and prepared by Courtland Landscape Architecture and Construction, Inc.](#)
2. Both entrance points off Snapfinger Road shall be gated to prevent vehicular access to the Property after business hours.
3. Surveillance cameras shall be erected and maintained throughout the Property and footage from such cameras shall be made available to local law enforcement as requested in connection with the investigation of any criminal activity on or near the Property.
4. Office Hours shall be limited to Monday through Saturday 7:00am until 7:00pm.
5. Eighteen-wheeler truck delivery hours shall be limited to Monday and Friday between 10:00AM and 4:00PM, all other truck deliveries shall be limited to Monday through Friday between 10:00AM and 7:00PM. USPS, UPS, FEDEX and other similar courier services shall be exempt from this delivery hour condition.
6. The use of the Property shall be limited to the following:
 - a. Accounting Office
 - b. Building or Construction Office
 - c. Engineering or Architects Office
 - d. General Business Office
 - e. Insurance Office
 - f. Legal Office
 - g. Medical Office
 - h. Real Estate Office
 - i. Trade shops: electrical, plumbing, heating/cooling, roofing/siding, with no outside storage

- j. Plumbing, HV/AC equipment establishments with no outdoor storage
- k. Quick copy printing store
- l. Health services clinic
- m. Kidney dialysis center
- n. Medical or dental laboratories
- o. Home healthcare service
- p. Restaurant

- 7. Signage on the Property shall be limited to a monument sign at the entrance point to the Property, with landscaping at the base of the sign.
- 8. The parking lot shall have adequate lighting in conformity with Chapter 27, Article 5, Section 5.6.1 Outdoor Lighting of the DeKalb County Zoning Ordinance.
- 9. There shall be no outdoor storage of materials and supplies.
- 10. The restaurant shall comply with Article VII of the DeKalb County Code (the "Noise Ordinance").
- 11. No outdoor speakers shall be permitted in the portion of the project site delineated as "Phase I" on the site plan cited in Condition No. 1.
- 12. The approval of this rezoning application by the Board of Commissioners has no bearing on other approvals by the Zoning Board of Appeals or other authority, whose decision should be based on the merits of the application before said authority.