

Recommended Conditions

CZ-18-1235087

Major Modification to Delete Two Conditions of CZ-86024, related to
Construction of a Warehouse-Distribution Center

1. The subject property shall be used for a private drive for a warehouse/distribution facility, and for parking spaces as shown on the site plan titled, "Project Rocket Layout and Staking Plan", prepared by Eberly & Associates, dated 4/30/2018.
2. A fifty-foot undisturbed buffer shall be maintained along Bermuda Road and adjoining residential property in Gwinnett County.
3. Lighting on the property will be directed away from adjoining residential properties.
4. Trucks related to the proposed warehouse/distribution facility shall be prohibited from entering or exiting the facility at Bermuda Road. The developer shall cause signs to be posted to that effect at the Bermuda Road entrance/exit point, at the Bermuda Road-North Deshon Road intersection, at the Bermuda Road-Stewart Mill Road intersection, and at the Bermuda Road-West Park Place intersection, subject to approval by the DeKalb County Transportation Division and the appropriate Gwinnett County authorities. In addition, the Bermuda Road entrance/exit point shall be designed to make it physically difficult for trucks to enter or exit, subject to approval by the DeKalb County Division of Transportation.
5. The Bermuda Road-Steward Mill Road intersection shall be improved to relieve traffic congestion, with a southbound left turn lane on Bermuda Road, a roundabout, or other design subject to approval by the DeKalb County Division of Transportation.
6. Sidewalks and street trees shall be installed on Bermuda Road, subject to approval by the DeKalb County Division of Transportation.