

PROPOSED REZONING CONDITIONS FOR

1910 Lawrenceville Highway

Z-18-1235207

1. Limit use to convenience store with gasoline pumps and service commercial uses in substantial compliance with the site plan, landscape plan and elevations submitted to the Department of Planning and Sustainability on November 1, 2018. Site plan is conceptual and subject to the approval of the Director of Planning and Sustainability.
2. Limit site to one (1) curb cut each on Lawrenceville Highway subject to GDOT (Georgia Department of Transportation). Limit site to one (1) curb cut on Orion Drive subject to the Transportation Division of the Department of Public Works.
3. The retail/convenience store building façade shall consist of four (4) sided brick with accent materials.
4. Support columns for the pump/canopy island shall be composed of four-sided brick.
5. All refuse areas shall be constructed with a combination of brick and wood enclosure to match the building materials of the principal structure.
6. Provide outside trash receptacles for patrons at gasoline pumps and along store entrances.
7. Outside vending machines are prohibited. This prohibition shall not prohibit outside equipment used for the storage and sale of ice, or Amazon lockers.
8. No car washing allowed on site.
9. Provide parking lot lighting on site.
10. The vacuum and air station shall not be located within the public right-of-way.
11. A 10-foot wide multi-use sidewalk shall be installed along the frontage of the Property abutting Lawrenceville Highway and Orion Drive, subject to the approval of GDOT.
12. A minimum (where feasible) 8-foot wide sidewalk shall be installed from the Property to Harrington Drive, subject to the approval of GDOT.
13. Project signage with digital scrolling signage or with changing pictures shall be strictly prohibited.
14. A new 8-foot tall wooden fence shall be installed along the Southwest QuikTrip Property line adjacent to the residences on Harrington Drive.
15. An 8-foot tall double-sided wooden fence shall be installed between the building improvements and the interior transitional buffer line, including to the extent necessary, on top of the retaining wall to be installed pursuant to the submitted Site Plan.
16. The Applicant shall remove all dead, diseased and dying trees currently located within the transitional buffer and replace said trees in compliance with the Landscape Plan submitted to the Planning and Sustainability Department and the County Arborist and date stamped on October 31, 2018. The Applicant shall comply with the Tree Ordinance, including all tree preservation

requirements and recompense, and any trees to be planted for recompense shall be planted within the transitional buffer.

17. Prior to the issuance of any development permits for the proposed improvements, the Applicant shall provide the Planning and Sustainability Department with a copy of the Applicant's pest control management application which shall be valid and in place during the construction of the improvements.
18. All construction work shall be conducted in accordance with the DeKalb County Noise Ordinance.
19. "No idling" signs shall be placed and maintained on the Property near the fence on both sides of the building improvements, and adjacent to the truck loading area. The intent of these signs is to encourage compliance, as places no obligation on the Applicant or DeKalb County to enforce compliance.
20. Prior to the issuance of any development permits for the Property a boundary line adjustment plat shall be submitted to the DeKalb County Land Development Department for review, approval and recordation to incorporate the portion of the Property being rezoned from R-75 to C-1 into the parcel currently having an address of 1910 Lawrenceville Highway.
21. The Applicant shall restripe Orion Drive from Lawrenceville Highway to the bridge.
22. The approval of this rezoning 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.
23. For information purposes only, the Applicant has entered into a Zoning Agreement with the Medlock Area Neighborhood Association, Inc. dated November 13, 2018, a copy of which shall be read into the minutes of the DeKalb County Board of Commissioners.
24. This rezoning is being issued to QuikTrip Corporation and shall be non-transferable except to an affiliated entity of QuikTrip Corporation.