

**SLUP-25-1247527 (2025-0626)**  
**Recommended Conditions – July 2025**  
**5083 Biffle Road, Stone Mountain, GA 30088**

1. Senior housing units shall be constructed and located in general conformance to the conceptual plans titled “Hidden Hills Master Plan” by Planners and Engineers Collaborative.
2. Facades of senior housing units shall be in general conformance with renderings titled “Product Samples” by Planners and Engineers Collaborative and shall also be in conformance with Section 27-4.2.46. (E) and Section 5.7.6. of the Zoning Ordinance.
3. The proposed clubhouse amenity shall be completed prior to the issuance of any Certificate of Occupancy (CO) for any senior housing units.
4. A traffic impact study shall be completed prior to Zoning approval of a Sketch Plat, as required per Section 27-of the *Zoning Ordinance*.
5. Approval of this SLUP by the Board of Commissioners has no bearing on the requirements for other regulatory approvals under the authority of the Planning Commission, the Zoning Board of Appeals, or other entity whose decision should be based on the merits of the application under review by each entity. Approval of this SLUP shall not be used in lieu of an approved Sketch/Preliminary Plat, Land Development Permit (LDP), building permit, or any other County permit nor shall be considered a guarantee of approval of any permit.