

SLUP-17-21707

RECOMMENDED CONDITIONS

1. Limit use to a personal care home for up to four (4) persons within the existing residential structure.
2. Access shall be limited to the existing curb cuts on Rockbridge Road. One curb cut shall be designated one-way-in with signage and the other curb cut designated as one-way-out.
3. No parking within 30 feet of the west property line adjacent to residential zoned property.
4. Stripe parking lot per DeKalb County Code in front of residential structure.
5. Provide a 6-foot wide sidewalk and 10-foot wide landscape strip along property frontage.
6. All refuse containers shall be screened from public view except during pick-up.
7. Replace existing signage with a ground monument style sign with a base and framework made of brick. Sign area shall not exceed 32 square feet. Sign height shall not exceed 6 feet.
8. The applicant shall secure the necessary certification for a personal care home by the State of Georgia and obtain necessary permits to include Land Disturbance Permit (LDP) and Building Permit (BP) for site improvements for a certificate of occupancy for four (4) persons from DeKalb County as required prior to obtaining a business license.
9. The Special Land Use Permit shall be issued to Vanessa Charles for operation of a personal care home and shall not be transferrable.
10. The approval of this Special Land Use 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.
11. These conditions shall supersede previous Board approved conditions pursuant to CZ-86076.