

SLUP-19-1243278 Recommended Conditions

2019-3844

7/23/19



1. An ATM drive-through facility associated with a banking institution based on revised site plan submitted to the Planning & Sustainability Department on July 22, 2019, and revised building elevations submitted on June 26, 2019. Site plan is conceptual and is subject to compliance to C-1 (Local Commercial) development standards unless variances are obtained from appropriate regulatory authorities.
2. Provide a left-in, right-in, right-out curb cut on N. Decatur Road; and right-in, right-out, left out on Church Street, *and appropriate signage at the driveways.*
3. Allow building setback to be measured from the existing right-of-way.
4. Provide a pedestrian connection from the banking institution to the public sidewalk.
5. Provide GDOT standards to crosswalks.
6. Refuse areas shall be screened by an enclosed fence with materials similar to primary building.
7. Bicycle rack shall be provided on the site.
8. Provide 10-foot wide sidewalks along both property frontages. Sidewalks shall be designed to be located around existing utilities and avoid utilities/poles/signs located within the sidewalk. This condition does not apply to the existing power pole near the corner of Church and North Decatur Road. The sidewalk design on the site plan submitted to the department on July 22, 2019 shall be modified to ~~reduce the curvilinear connection to the western adjacent parcel.~~ *so the sidewalk/bike lane is closer to the street.*
9. There shall be one ground sign which shall be monument style no higher than 6 feet; and shall be finished with brick or stone.
10. Landscaping materials shall be similar to North Decatur Square, subject to the County Arborist, and in consideration of the location of existing utility poles. Owner shall install trees within the streetscaping along Church Street.
11. ~~If the adjacent parcel north on Church Street is redeveloped,~~ *on* *stub for when the adjacent parcel to the North on Church St. is developed, for* The Owner shall provide for interparcel access ~~and~~ connectivity between the two properties.