

Recommended Conditions

CZ-20-1243623

1. Limit site to general retail, commercial or office uses permitted within the C-1 (Local Commercial) District. Prohibitive uses shall be as listed within the DeKalb County Code, Chapter 27-Article 3.37.10 Prohibited Uses in Tier 2 of the Greater Hidden Hills Overlay District, in effect on the day of approval of this rezoning, however, that a Self-Storage Facility shall be allowed as a permitted use on the portion of the Subject Property located outside of Tier 2 of the Greater Hidden Hills Overlay District subject to the following conditions:
 - A. The primary building in which the office is located shall be a two-story climate-controlled building;
 - B. Security cameras shall be installed within the two-story building, as well as throughout the perimeter of the facility, and connected to the DeKalb County law enforcement agency.
 - C. Access to the self-storage facility shall be prohibited between the hours of 10:00pm and 7:00am daily.
 - D. The storage units may not be used for the following: operating a business or service enterprise; Personal activities such as hobbies, arts and crafts, woodworking, repair, restoration or maintenance of machinery or equipment; storage of hazardous or toxic materials; living or sleeping quarters; or event space for parties, meetings, flea markets, or other similar activities.

Site plan is conceptual and subject to the approval of the Director for compliance to zoning code and approved conditions.
2. Building height shall not exceed 2 stories or 35 feet.
3. Access points on Panola Road and Redan Road is subject to approval by the Transportation Division of the Department of Public Works.
4. Professional engineer to verify sight distance per AASHTO (American Association of State Highway and Transportation Officials) prior to permitting.
5. The number of allowable parking spaces shall be calculated using parking criteria consistent with the Greater Hidden Hills Overlay District per Article 3.37.32.
6. Provide road improvements (such as deceleration lanes, bike paths or a multipurpose lane) as required, approved or waived by the Transportation Division of the Department of Public Works.
7. Dedicate at no cost to DeKalb County 50 feet from centerline of right-of-way on Panola Road and 40 feet from centerline on Redan Road. Right of way dedication may impact setbacks.
8. Provide sidewalks, street trees and street lights per Article 5 of the DeKalb County Code.

9. Provide a direct pedestrian connection from public right of ways to interior of the subject property to support transit.
10. All buildings shall be three (3) sided brick along the front and sides. However, this condition shall not apply to self-storage facilities.
11. All refuse areas shall be located to the rear of the site and screened from public view with fencing or similar building materials to match the primary structure.
12. To maintain consistency on all potential commercial uses on the site, all signage must be compliant to development standards within the Greater Hidden Hills Overlay District per Article 3.37.26 of the DeKalb County Code.
13. Provide outside trash receptacles for patrons.
14. Screen roof-top equipment.
15. 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.
16. Subject to the approval of the governing authority, the applicant shall provide a police substation office on the subject property and shall make the facility available for training exercises for the DeKalb County Police Department K-9 Unit.