

CZ-23-1246278 (2023-0070)

Recommended Conditions

March 2023

1. Substantial compliance with the site plan entitled ~~“Parkview Station, 1807 Memorial Drive, Atlanta, Georgia”, prepared by Pimsler-Hoss Architects, Inc., dated May 27, 2010~~ “Camp Bow Wow”, prepared by INTERPLAN LLC., dated 07/20/22.
2. Access and circulation shall be subject to approval of the Transportation Division of the Public Works Department and the Department of Transportation for the State of Georgia (GADOT).
3. The recreational/greenspace area at the rear of the property along Wilkinson Drive shall be primarily passive but may be developed with children’s play equipment, picnic tables and benches and similar low intensity uses. Interconnectivity with the mall development site, in the form of paths and walking trails, with the mall development site shall be installed.
4. Any exterior lighting on the above referenced recreational/greenspace area shall be of a directional type so as to minimize light spillage on to adjacent residential property.
5. The development of proposed Buildings 2 and 3 shall provide for pedestrian connectivity with Building 4, which is the existing commercial building (currently “Pizza Hut”) located at the intersection of Memorial Drive and Warren Street.
6. This development shall not include liquor stores, bars, nightclubs late night establishments, or pawn shops. However, restaurants with beer, wine and alcoholic beverage sales are permitted.
7. No adult entertainment or sex shops shall be permitted.
8. Barber shops, hair salons and nail salons are permitted only as part of an upscale spa offering a range of hair, nail, waxing and related aesthetic services (Natural Body, for example).
9. Sidewalks will be constructed, in compliance with DeKalb County standards, along all adjacent public streets.
10. The development will comply with the provisions of the DeKalb County Tree Ordinance.