

RECOMMENDED CONDITIONS

CZ-20-1243618

Major Modification of Zoning Conditions of CZ-10-16426

Substitute Conditions 1/28/2020

1. Substantial compliance with the site plan titled "Proposed Zoning Conditions Site Plan", prepared by Wolverton, dated 1/24/20. Substantial compliance with the Landscape Plan prepared by David Albright and Associates dated 1/25/20. Owner shall maintain and replace landscaping as necessary and shall not top trees. Hedges along Memorial Drive and Warren shall be allowed to grow between 2-3 feet in height.
2. If a mutual agreement with MARTA can be reached prior to the issuance of an LDP, the owner agrees to allow MARTA to install a bus shelter, bench and trash can in the northeast corner of their property. Otherwise the owner shall install and maintain a bus shelter with a bench and trash can in the northeast corner of the property.
3. The owners shall be permitted one multi-tenant monument sign along Memoria Drive. It shall be no taller than 12 feet and no wider than 12 feet but may have signage on both sides.
4. 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, shall be installed.
5. 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.
6. This development shall not include liquor stores, late night establishments pawn shops, or check cashing facilities. 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.

Commissioner Larry Johnson
District 3



Commissioner Kathie Gannon
District 6



1/28/20