

## **CONDITIONS**

Z-22-1245577

C-1 (Local Commercial and M (Light Industrial)  
to MR-2 (Medium Density Residential-2)

1. The development shall be substantially consistent with the site plan titled, “Architectural Site Plan Bag Factory Development”, prepared by Dynamik Design, dated 2/23/22.
2. The development shall have no more than 5,000 square feet of accessory retail space.
3. The developer shall improve Alexander Avenue to facilitate public pedestrian access between Fayetteville Road and 2<sup>nd</sup> Avenue, with the remainder of that public pedestrian path connection being provided on the subject property, subject to approval by the DeKalb County Public Works Department.
4. The development shall include a smart camera monitoring system that includes “talk-down” speakers that enable off-site security monitoring personnel to speak directly to individuals on the subject property.