

Z-22-1245670 (2022-1482)
Recommended Conditions
May BOC 2022

1. The subject property shall be approved for Office Distribution (OD) zoning and film/movie/tv production studios and accessory uses.
2. All proposed lighting shall be properly shielded and directed away from all adjacent properties.
3. The property owner or site manager must ensure that all film production activities are in compliance with *Article XIV – Film Production*, of the *DeKalb County Code*.
4. The development shall be subject to general compliance with the conceptual 5615 & 5639 Memorial Drive Site Plan, dated 02-23-2022.
5. A landscape plan and streetscape plan, in compliance with Article 5 of the *Zoning Ordinance* and the *Land Development Ordinance*, shall be provided during the land development permit phase. The streetscape plan shall contain details for the perimeter fence, which will be designed to include a mural or other artistic feature.
6. Access to the site and streetscape improvements shall be subject to review and approval by the Georgia Department of Transportation (GDOT) and the County Public Works Department—Transportation Division.
7. 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 whose decision shall be independently based.
8. All primary and secondary sign(s) for the studio that are visible along Memorial Drive and Hambrick Road shall be in compliance with the County *Sign Ordinance* and consistent with Memorial Drive signage branding efforts. Any proposed monument sign(s) must contain a base and sign structure made of brick or stone.
9. Prior to issuance of a Land Disturbance Permit (LDP), the applicant shall demonstrate/document efforts to plan for and implement solar panel installation on the existing building and/or the new sound stage buildings. If not possible, the applicant shall provide a minimum of two (2) solar-powered electric vehicle charging (EVC) stations. The Planning Director is authorized to develop an installation timetable, subject to the applicant's business license approval (or a future business license renewal).