

Z-22-1245670 (2022-1482)
Recommended Conditions
August 22, 2022

1. The subject property shall be rezoned to Office Distribution (OD) for development and operation of a film/movie/tv production studio and accessory uses. If the site is developed for film/movie/tv production studio, the following development standards shall apply:
 - a. All on-site filming and production activities must occur within an enclosed building.
 - b. All proposed lighting shall be properly shielded and directed away from all adjacent properties.
 - c. 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*.
 - d. The development shall be subject to general compliance with the conceptual 5615 & 5639 Memorial Drive Site Plan, dated 02-23-2022.
 - e. 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.
 - f. 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.
 - g. 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).
2. In the event a studio is not constructed or the studio ceases operation, the following principal OD uses are permissible: *library; museum; cultural facility* (subject to SLUP approval by the Board of Commissioners); *outdoor recreation; commercial swimming pool; educational facility; indoor recreation; special events facility; art gallery; farmers' market; grocery store; and/or retail* uses. Moreover, *retail (5,000sf or less)* shall refer to a standalone (i.e., detached) establishment for the sale of goods, wares, or merchandise directly to the end-consumer. *Retail (over 5,000sf)* shall refer to: 1. a standalone (i.e., detached) establishment for the sale of goods, wares, or merchandise directly to the end-consumer; or 2. a shopping center arrangement (i.e., a group of at least two (2) commercial establishments typically planned, constructed, and managed as a single entity, with on-site parking for customers and employees, and with delivery of goods separate from customer access). *Apparel or accessories stores; thrift or secondhand stores; and antique stores* shall be permissible in shopping centers only. *Office use*, limited to the existing building as shown on the site plan dated 02-23-2022, shall be permitted by-right. Any use not listed herein, shall be subject to the major modification procedures of Sec. 7.3.10 of the *Zoning Ordinance*.
3. 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.
4. 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.