

Z-22-1245577
Proposed Conditions

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. A stub-out for a future point of ingress and egress shall be constructed on the internal drive/linear parking lot near the dead-end of Alexander Avenue, in preparation for the possibility that a connection can be made between the vehicular circulation system inside the site and Alexander Avenue.
4. The approval of this rezoning application by the Board of Commissioners has no bearing on other approvals by the Zoning Board of Appeals or other authority, whose decision should be based on the merits of the application before said authority.
5. The developer shall provide a minimum 8-foot-wide public pedestrian sidewalk/path connecting 2nd Avenue and Fayetteville Road through the subject property and through the Alexander Avenue right-of-way. The developer shall:
 - (a) not obstruct the current vehicular use of Alexander Avenue for the benefit of 560 Fayetteville Road; and
 - (b) include a landscape zone between the hardscaped path and vehicular access route per (a) above, pedestrian-level lighting, and benches.¹
6. The developer shall provide a pedestrian crossing on 2nd Avenue along the subject property’s frontage and on Fayetteville Road near Alexander Avenue for those using the public pedestrian path described above. The crossing will incorporate reasonable pedestrian protection elements in accordance with the reasonably accepted standards/practices for traffic engineering and in cooperation with the jurisdiction(s) having authority.¹
7. The developer shall install the restriping improvements recommended in the trip generation memorandum prepared by Kimley Horn, titled “Bag Factor Development at 1845 2nd Avenue, 1851 2nd Avenue, and 1939 Alexander Avenue, Dekalb County, Georgia – Trip Generation Comparison and LOS Analysis,” dated 4/29/22.¹
8. The developer shall incorporate productive urban landscaping and ecological storm water management systems into its design, where feasible and practical, to support, pollinating insects and enhance the site’s ability to collect and treat storm water. Examples of such improvements may include pervious parking spaces, bio-swales, flowering orchard trees, pollinator gardens/edible annual beds, and other environmentally sustainable landscaping practices.

¹ These conditions shall not be effective if any relevant governing authority having jurisdiction including, but not limited to, the Dekalb and City of Atlanta Departments of Public Works/Transportation and GDOT denies or refuses to approve any required entitlements for the contemplated right-of-way improvements.