

CITY COUNCIL AGENDA ACTION SUMMARY

Public Hearing Date: May 27, 2008

Z-08-01/V-08-10 Guven Fine Jewelry

Consideration of rezoning property located at the southeast corner of Old Milton Parkway and Haynes Bridge from R-12 to C-2 in order to allow a retail center. A parking variance is also requested in order to permit an approximately 1,000 square foot mezzanine without requiring additional parking. The property is legally described as being located in Land Lot 748, 1st District, 2nd Section, Fulton County, Georgia.

MOTION: Approve, Aiken
Second: Paine
Approved 6 – 1 (Belle Isle)

Approve Z-08-01 Guven Fine Jewelry request for rezoning subject to the following conditions:

- 1. The zoning designation shall be "C-2 Conditional". Any use other than listed below shall be subject to City Council approval.**
 - Restaurant - subject to meeting parking requirements, no fast food or drive thru shall be permitted. Current parking is for retail, restaurant use will require additional parking which would reduce the building square footage.
 - Food Store (specialty or gourmet only)
 - Print shop
 - Hair salon (Nail salon not permitted)
 - Book store
 - Florist
 - Postal / Package store
 - Card / Gift shop
 - Travel Agency
 - Barber Shop
 - Electronics store
 - Phone store
 - Home Décor and Furniture store
 - Clothing Boutique/Bridal Shop/Formal Wear Store with related accessories
 - Art Gallery/Art Framing/Art store
 - Hobby Shop/Children's Toy store
 - Jewelry store
- 2. The focal point feature previously approved by City Council for this intersection (arbor detail) shall be constructed at the corner of Old Milton Parkway and Haynes Bridge Road. Heavy ornamental landscaping shall be required around focal point feature with final approval by Staff.**
- 3. Building development on site shall be limited to 9,600 square feet.**
- 4. Provide pedestrian connection to public corner sidewalk as depicted on site plan. Plan shall be developed substantially as shown on**

drawing by Langham dated 4/17/08, except as modified by these conditions.

5. Provide heavy landscaping within the landscape strips.
6. Rear parking area shall meet code for dimensions and landscaping. In addition, retaining walls shall be set back a minimum of 5' from the CRZ of the 44" Oak located to the east of the site.
7. Rear section of lot shall remain as undisturbed green space as depicted on submitted plan with no buildings, detention ponds, walls or other structures.
8. The building(s) shall be designed to be traditional and substantively similar to the original plan in character, treated with similar materials and features on all four sides, and all color palettes and signage shall be approved by the Design Review Board.
9. A 20-foot landscape strip shall be required adjacent to Haynes Bridge Road and Old Milton Parkway.
10. Incorporate opportunity for inter-parcel access with adjacent property to the east and south.
11. Parking lot layout shall comply with the Fire Department access requirements.
12. Loading/service areas and dumpsters shall be screened from view of any public street by a minimum six-foot high opaque fence or wall matching the material of the building.
13. Monument sign shall not be internally lit, shall not exceed 6 feet in height and shall meet required setbacks .