



Agenda

Decatur City Commission

City Hall
Commission Meeting Room
509 North McDonough Street
Decatur, GA 30030

Regular Meeting
Monday, March 18, 2024
7:30 P.M.

I. Call to Order by Mayor.

Present: Mayor Garrett, and Commissioners Dusenbury, Mayer and Walsh.
Absent: Mayor pro tem Powers.

II. Approval of the Minutes.

Approval of the Minutes of the Regular Meeting of March 4, 2024.

On a motion by Commissioner Walsh; second by Commissioner Dusenbury; and, all present voting “aye,” the minutes were approved.

III. Proclamation.

Alcohol Awareness Month.

IV. Special Event Alcoholic Beverage Licenses.

A. Recommend approval of temporary special event beer and wine licenses of annual events sponsored by non-profit organizations at Decatur Legacy Park.

On a motion by Commissioner Mayer; second by Commissioner Dusenbury; and, all present voting “aye,” the license was approved.

V. Alcoholic Beverage License.

A. Recommend approval of an alcoholic beverage license for the retail sale in original package of beer and wine to Samuel Pilch and Madeline Long for Vine Fine Wine ATL, LLC, 335 West Ponce de Leon Avenue, Suite B.

On a motion by Commissioner Walsh; second by Commissioner Dusenbury; and, all present voting “aye,” the license was approved.

VI. Planning Commission Recommendations.

- A. Andrew Rutledge with Office of Design has requested a conditional use permit to construct twelve (12) townhomes at 111 Church Street. **The Planning Commission recommends approval with conditions.**

On a motion by Commissioner Mayer; second by Commissioner Walsh; and, all present voting “aye,” on a roll call vote, Ordinance O-24-Z-02 was adopted as amended with the following conditions:

1. Per Section 6.3.1.F.2.b., the inclusionary dwelling units in the proposed development shall be:
 - i. Designed to have a number of bedrooms in the same proportion as the market rate dwelling units;
 - ii. Interspersed and among the market rate dwelling units within the development;
 - iii. Built concurrently with the market rate dwelling units; and
 - iv. Designed to be functionally equivalent in style and quality with the market rate dwelling units in the development.
2. Per Section 4.4.3, the inclusionary dwelling units in the proposed development shall have a minimum width of 16 feet.
3. All tree canopy cover conserved or planted requirements shall be made or installed onsite and not paid in lieu of into the tree bank.

- B. Andrew Rutledge with Office of Design has requested a special exception height variance from 40 feet (max.) to 50 feet for townhomes at 111 Church Street. **The Planning Commission recommends approval.**

On a motion by Commissioner Walsh; second by Commissioner Mayer; and, all present voting “aye” on a roll call vote, Ordinance O-24-Z-03 was adopted as recommended.

VII. Public Comment on Agenda Action Items.

The public is invited to comment on agenda action items other than for “Requests and Petitions” and “Reports and Other Business.” Public comments that relate to “Requests and Petitions” will be heard later in the meeting.

VIII. Agenda Action Items.

- A. Ebster Field Improvements.

Recommend approval of a construction budget of \$1,305,000 and approval of the “design-build” amendment to the agreement with Precision Turf LLC in an amount not to exceed \$1,214,100 for converting Ebster Field to a synthetic turf field.

On a motion by Commissioner Walsh; second by Commissioner Dusenbury; and, all present voting “aye,” the construction budget and amended agreement were approved as recommended.

- B. Downtown Ambassador Program.

Recommend approval to authorize City Manager to enter into a Memorandum of Understanding with the Downtown Development Authority and the Decatur Tourism Bureau and approval to appropriate funds in the amount of \$165,204.84 for downtown ambassador program services.

On a motion by Commissioner Dusenbury; second by Commissioner Walsh; and, all present voting “aye,” the Memorandum of Understanding and allocation of funds were approved as recommended.

C. Demolition Recommendation.

Recommend establishment of a project budget in the amount of \$80,000 and award of a contract in the amount of \$69,800 to JNB Services for the abatement, demolition, removal and site stabilization of the single-family dwellings at 475 Landover Drive, 1010 North Parkwood Drive and 600 Commerce Drive.

On a motion by Commissioner Dusenbury; second by Commissioner Mayer; and, all present voting “aye,” the project budget and award of contract were approved as recommended.

IX. Requests and Petitions.

X. Reports and Other Business.

- A. Planning Commission Agenda.
- B. Zoning Board of Appeals Agenda.
- C. Other.

Consistent with requirements of O.C.G.A. §50-14-1.(e)(1) a draft agenda was posted on Wednesday, March 6, 2024. This agenda may be amended. A final agenda will be posted by 5:00 pm on Friday, March 15, 2024.

Consistent with requirements of O.C.G.A. §50-14-1.(e)(1), this summary was posted by 5:00 p.m. on Wednesday, March 20, 2024.