

**RESOLUTION CONCERNING REDEVELOPMENT OF  
111 CHURCH STREET, DECATUR, GEORGIA**

THE DOWNTOWN DEVELOPMENT AUTHORITY OF THE CITY OF DECATUR, a public body corporate and politic, (the “Authority”) hereby, after consideration and affirmative vote, adopts this RESOLUTION as of the \_\_\_ day of January, 2024 (this “Resolution”):

**W I T N E S S E T H:**

WHEREAS, the Authority was duly created and is validly existing pursuant to the Development Authorities Law of the State of Georgia (O.C.G.A. Section 36-62-1 *et seq.*, as amended) (the “Act”);

WHEREAS, under the Act, the Authority has, among others, the power to make and execute contracts and other instruments necessary to exercise the powers of the Authority in furtherance of the public purposes of the Authority (as defined in the Act);

WHEREAS, Jackbilt Development Co., LLC seeks a *Conditional Use Permit* and a *Special Exception to Building Height* to redevelop the property currently occupied by a vacant commercial building and surface parking lot located at 111 Church Street Decatur, DeKalb County, Georgia 30030 (collectively, the “Property”) with 12 residential townhomes (the “Redevelopment”) as set forth in the plans, which is attached hereto and incorporated herein as Exhibit A (the “plans”);

WHEREAS, a use of the Property as Residential Townhomes requires approval of a Conditional Use Permit by the City Commission upon recommendation by the Planning Commission;

WHEREAS, an increase in building height that exceeds 40 feet requires approval of a Special Exception by the City Commission upon recommendation by the Planning Commission;

WHEREAS, the Authority recognizes that real estate available for residential redevelopment within the City is scarce, that the Property is located in a highly desirable location within Decatur, and that the Property is developable for a residential use that is advantageously situated as a project that would support development of trade, commerce, industry, and employment opportunities in the City as required by and consistent with the purposes and provisions of the Act;

WHEREAS, the Authority recognizes that the Redevelopment provides for a transitional development from neighboring and adjacent dwellings and commercial activities;

WHEREAS, the Authority recognizes that the Redevelopment is consistent with and compliments the long-term vision and comprehensive plan for Downtown Decatur;

WHEREAS, the Authority recognizes that the Redevelopment would expand options to address the housing needs within the City with an opportunity to include workforce housing

benefiting trade, commerce, industry, and employment in the City as required by and consistent with the purposes and provisions of the Act;

WHEREAS, the Authority has evaluated and considered whether the Redevelopment will further trade, commerce, industry, and employment in the City as required by and consistent with the purposes and provisions of the Act;

WHEREAS, the Authority has evaluated and considered whether its conditional support of the Redevelopment will further trade, commerce, industry, and employment in the City as required by and consistent with the purposes and provisions of the Act;

WHEREAS, this Resolution having come before the Authority for a public hearing pursuant to its rules and governing procedures and in accordance to all applicable laws, including all requisite public notice requirements; and,

NOW, THEREFORE BE IT RESOLVED, the Authority does hereby resolve and authorize, as follows:

1.

The Authority finds and determines that real estate available for residential redevelopment within the City is scarce, that the Property is located in a highly desirable location within Decatur, and that the Property is developable for a residential use that is advantageously situated as a project that would support development of trade, commerce, industry, and employment opportunities in the City as required by and consistent with the purposes and provisions of the Act.

2.

The Authority finds and determines that the Redevelopment provides for a transitional development from neighboring and adjacent dwellings and commercial activities.

3.

The Authority finds and determines that the Redevelopment is consistent with and compliments the long-term vision and comprehensive plan for Downtown Decatur.

4.

The Authority finds and determines that the Redevelopment would expand options to address the housing needs within the City with an opportunity to include workforce housing benefiting trade, commerce, industry, and employment in the City as required by and consistent with the purposes and provisions of the Act.

5.

The Authority finds and determines that the Redevelopment will further trade, commerce, industry, and employment in the City as required by and consistent with the purposes and provisions of the Act.

6.

The Authority finds and determines that its conditional support of the Redevelopment and Application will further trade, commerce, industry, and employment in the City as required by and consistent with the purposes and provisions of the Act.

7.

The Authority supports and approves the Redevelopment and Application conditioned upon and limited to the Application, including specifically the redevelopment of the Property in strict conformance to the plans prepared by Office of Design.

8.

The Authority supports and approves the Redevelopment and Application for a Conditional Use Permit conditioned upon that the redevelopment of the Property include at least ten percent (10%) of the residential units permanently set aside and designated for workforce housing to comply with Section 6.3.1. of Part IV of the Decatur Unified Development Ordinance of the City Code of Ordinances.

9.

The Authority supports and approves the Redevelopment and Application for a Special Exception to increase the building height from 40 feet (maximum) to 50 feet (proposed).

10.

The Authority supports and approves the Redevelopment and Application conditioned upon inclusion of this resolution and the conditions set forth herein as conditions of the approval of the Application by the City Commission and issuance of a final *Certificate of Occupancy* by the City for the Property.

11.

The Authority authorizes and directs the Executive Director to submit this resolution and any related documents, including meeting minutes, to the Planning Commission and City Commission as evidence of the Authority's conditional support of the Application.

12.

The Authority authorizes the Executive Director, in her discretion, to appear on behalf of

and represent the Authority consistent with this resolution at any public hearing on the Application.

ADOPTED AND APPROVED this \_\_\_\_ day of January, 2024.

DOWNTOWN DEVELOPMENT AUTHORITY  
OF THE CITY OF DECATUR

By: \_\_\_\_\_  
Conor McNally, Chair

Attest:

\_\_\_\_\_  
Angela Threadgill, Executive Director