

**City of Decatur  
Planning Commission**

**May 9, 2023 Regular Meeting  
SUMMARY**

Decatur City Hall  
City Commission Room  
509 North McDonough Street

Members Present: Harold Buckley, Jr. (Chair), Greg Chilik, Rachel Cogburn, Jason Friedlander, Joe Greco, John McFarland

Members Absent: Mike Travis

**I. Call to Order** at 7:12 p.m.

**II. Unfinished Business.**

- a. Approval of Minutes from April 11, 2023 regularly scheduled meeting.

*On a motion by Mr. Chilik, and seconded by Mr. McFarland, the minutes were approved as presented.*

- b. Smarties Academy c/o Bogumila Kabat, owner, has requested an amendment to a previously approved conditional use permit to increase the enrollment of a daycare at **465 Clairemont Avenue**. *This item was deferred from the April 11, 2023 meeting.*

*On a motion by Mr. McFarland, seconded by Ms. Cogburn, the Planning Commission unanimously voted to recommend denial of the request.*

- c. Smarties Academy c/o Bogumila Kabat, owner, has requested an amendment to a previously approved comprehensive site development plan to expand operations of a daycare at **465 Clairemont Avenue**. *This item was deferred from the April 11, 2023 meeting.*

*On a motion by Mr. Chilik, seconded by Ms. Cogburn, the Planning Commission unanimously voted to recommend denial of the request.*

**III. New Business.**

- a. Consideration of changing the land use designation for the property located at **1121 and 1123 Clairemont Road** from LDR – Low Density Residential (DeKalb County) to C – Commercial and High Density Residential (City of Decatur) and **1119 Clairemont Avenue** from RL – Low Density Residential (City of Decatur) to C – Commercial and High Density Residential (City of Decatur).

*On a motion by Mr. McFarland, seconded by Mr. Greco, the Planning Commission unanimously voted to recommend approval of the change in land use designation.*

- b. Consideration of changing the zoning for the property located at **1121 and 1123 Clairemont Road** from O-I – Office-Institutional and R-75 Single Family Residential (DeKalb County) to PO – Professional Office District (City of Decatur) and **1119 Clairemont Avenue** from R-60 Single Family Residential (City of Decatur) to PO – Professional Office District (City of Decatur).

*On a motion by Mr. Greco, seconded by Ms. Cogburn, the Planning Commission unanimously voted to recommend approval of the change in zoning.*

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- c. Emory Heights, LLC c/o Anamaria Hazard has requested a conditional use permit to allow a medical office at **1119 Clairemont Avenue, 1121 and 1123 Clairemont Road.**

*On a motion by Mr. McFarland, seconded by Mr. Friedlander, the Planning Commission unanimously voted to recommend approval of the conditional use permit with conditions.*

- d. Emory Heights, LLC c/o Anamaria Hazard has requested a special exception from Section 8.2.3.G.1. and 3. of the Decatur Unified Development Ordinance to construct parking between the sidewalk and the front of the building and within 30 feet of a public street for the proposed project at **1119 Clairemont Avenue, 1121 and 1123 Clairemont Road.**

*On a motion by Mr. Chilik, seconded by Mr. Greco, the Planning Commission unanimously voted to recommend approval of the special exception with conditions.*

**IV. Other Business.**

**V. Adjourn** at 10:40 p.m.

*Consistent with requirements of O.C.G.A. §50-14-1(e)(2)(a) this summary was posted by Thursday, May 11, 2023.*