

**City of Decatur  
Planning Commission**

**March 12, 2024 Regular Meeting  
SUMMARY**

Decatur City Hall  
City Commission Room  
509 North McDonough Street  
7:00 PM

Members Present: Rachel Cogburn (Chair), Marc Brambrut, Greg Chilik (Vice Chair), Jason Friedlander, John McFarland, and Jenny Stein

Member Absent: Joe Greco

**I. Call to Order** at 7:00 pm.

**II. Unfinished Business.**

- a. Approval of Minutes from January 9, 2024 regularly scheduled meeting.

*On a motion by Mr. Friedlander, seconded by Mr. Brambrut, the minutes were approved as presented. The motion passed unanimously.*

**III. New Business.**

- a. Andrew Rutledge with Office of Design has requested a conditional use permit to construct twelve (12) townhomes at **111 Church Street**.

*On a motion by Mr. Chilik, seconded by Mr. Friedlander, the Planning Commission unanimously recommended approval of the conditional use permit 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. All tree canopy cover conserved or planted requirements shall be made or installed onsite and not paid in lieu of into the tree bank.*

*Consistent with requirements of O.C.G.A. §50-14-1(e)(2)(a) this summary was posted by Thursday, March 14, 2024.*

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- 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**.

*On a motion by Mr. Friedlander, seconded by Ms. Stein, the Planning Commission voted 5 to 1 to recommend approval of special exception for an increase in height from 40 feet to 50 feet.*

*The vote was 5 to 1. Mr. Brambrut, Mr. Chilik, Ms. Cogburn, Mr. Friedlander, and Ms. Stein voted in favor and Mr. McFarland voted in opposition.*

**IV. Other Business.**

- a. Next meeting: April 9, 2024.

**V. Adjourned at 8:02 pm.**