

**City of Decatur
Planning Commission**

**May 14, 2024, 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, Joe Greco, and John McFarland.

Members Absent: Jenny Stein

I. Call to Order at 7:00 pm.

II. Unfinished Business.

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

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

III. New Business.

- a. **The Community & Economic Development Department is requesting text amendments to Article 6 of the Unified Development Ordinance to clarify the utility services and meters between main buildings and accessory buildings/ dwellings.**

On a motion by Mr. McFarland, seconded by Mr. Chilik, the Planning Commission recommended approval of the text amendment to Article 6 of the Unified Development Ordinance to clarify the utility services and meters between main buildings and accessory buildings/ dwellings. The vote was unanimous.

- b. **The Community & Economic Development Department is requesting text amendments to Article 6, 7, and 12 of the Unified Development Ordinance to define the use of short-term rentals and provide associated regulation and permitting standards.**

On a motion by Mr. Greco, seconded by Mr. Brambrut, the Planning Commission recommended approval of the text amendment to Article 6, 7, and 12 of the Unified Development Ordinance to define the use of short-term rentals and provide associated regulation and permitting standards with the following amendments:

- 1. Strike certified and replace with designated where appropriate concerning the property manager.*
- 2. Change the parking requirement to 0.5 per guest room or sleeping room, which will be rounded up accordingly.*
- 3. Add a section that discusses legacy rentals and that current operators must become compliant within 120 days.*

Consistent with requirements of O.C.G.A. §50-14-1(e)(2)(a) this summary was posted by Thursday, May 16, 2024.

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4. *Strike the first sentence on line 22 about a maximum number of 4 guest rooms or sleeping rooms, and add language to line 26 that allows the Fire Marshal to set maximum occupancy that shall not exceed an overnight occupancy of 10 people.*

Mr. McFarland asked for a friendly amendment allowing staff the leniency to craft the language as needed. The vote was unanimous.

- c. The Community & Economic Development Department is requesting text amendments to Article 6 and 12 of the Unified Development Ordinance to define the use of smoke, vape, and tobacco shops and provide associated regulation and permitting standards.**

On a motion by Mr. Friedlander, seconded by Mr. McFarland, the Planning Commission recommended approval of the text amendment to Article 6 and 12 of the Unified Development Ordinance to define the use of smoke, vape, and tobacco shops and provide associated regulation and permitting standards with the modification of the punctuation correction in the definition of tobacco paraphernalia. The vote was unanimous.

IV. Other Business.

- a. *Next meeting: June 11, 2024. Cancelled due to lack of items. Next regular meeting is scheduled for August 13, 2024*

V. Adjourned at 9:13 pm.