

O-22-Z-XX

AN ORDINANCE
APPROVING A CONDITIONAL USE PERMIT TO ALLOW
A LODGINGHOUSE USE FOR THE PROPERTY LOCATED AT
620 PINETREE DRIVE

WHEREAS, an overnight lodginghouse is allowed in the R-85 zoning district with conditional use permit; and

WHEREAS, the Decatur Planning Commission held a public hearing on October 11, 2022 and has provided a recommendation to the Decatur City Commission; and

WHEREAS, the Decatur City Commission has considered the proposed application, plans and other information submitted by the applicant, as well as comments by the applicant and interested residents at public hearings; and

WHEREAS, the Decatur City Commission finds that the information submitted with the application and presented at the public hearings establishes that the proposed use meets the standards established in Section 11.2.3.G. of the Decatur Unified Development Ordinance; and

WHEREAS, the Decatur City Commission finds that proposed lodginghouse use expands lodging options within the City of Decatur, which supports the implementation of action item EG.02 of the 2020 Decatur Strategic Plan; and

WHEREAS, the Decatur City Commission wishes to approve an overnight lodginghouse use for the property located at 620 Pinetree Drive; and

NOW, THEREFORE, BE IT ORDAINED by the City Commissioners of the City of Decatur, Georgia, and it is hereby ordained by authority of the same, as follows:

An overnight lodginghouse use at 620 Pinetree Drive, identified on the attached map “A” as the “subject property,” is approved subject to the following conditions:

1. The lodginghouse shall be managed by a full-time resident of the property who shall be present and residing in the home when guests are present. Present and residing in the home means the full-time resident shall not be staying overnight outside of the home for reasons such as vacation, visiting with friends or family, or travelling out of town for business or personal reasons. Temporary absences related to normal residential activity such as shopping, working, attending class, etc., are permitted. A minimum of two documents establishing proof of residency shall be supplied from an approved list of documents.
2. Activities and functions at the lodginghouse shall be provided for overnight guests only. Meal service shall be limited to breakfast and an afternoon and/or evening refreshment. No commercial activities other than providing lodging for registered guests shall be permitted.

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To Allow a Lodginghouse Use
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3. No displays of goods, products, services, or other advertising shall be visible from outside of the building.
4. The maximum number of guest rooms shall be eight, exclusive of the caretakers residential unit.
5. The length of stay of guests shall not exceed 30 days.
6. The proposed off-street parking, vehicular ingress and egress shall be developed substantially similar to the site plan submitted, attached as exhibit "B."
7. Evergreen shrubs or a landscape wall no less than three feet in height shall be installed in the landscape planter strip located between Pinetree Drive and the off-street parking to provide visual screening.

SO ORDAINED, this day of , 2022.

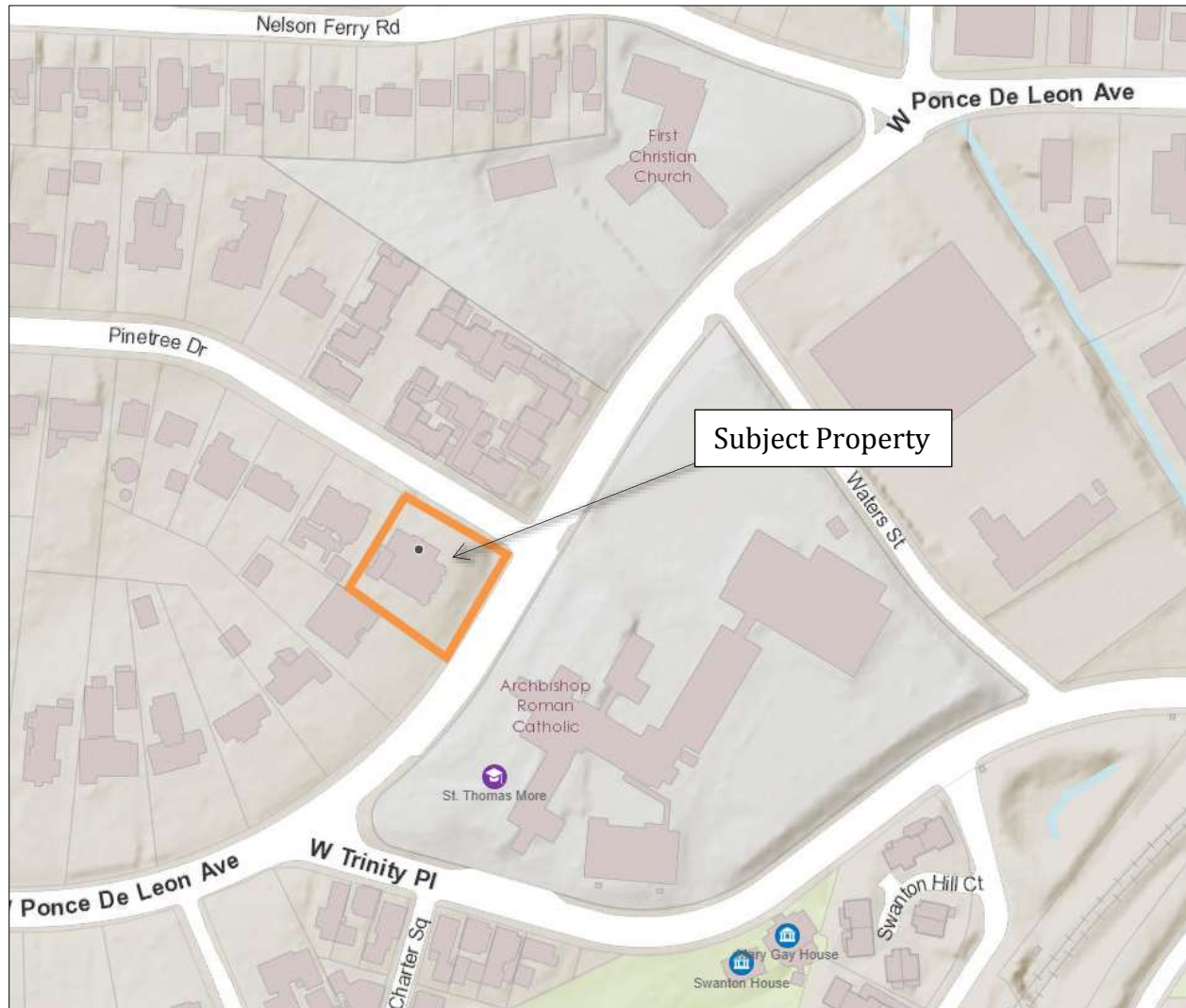
Signed: _____
Patti Garrett
Mayor

Attest: _____
Meredith Roark
City Clerk

October 2022
620 Pinetree Drive

Exhibit "A"

LOCATIONAL MAP



City of Decatur OneMap

Ashley McClure, AIA | Studio Wythe
115 Maxwell Street Decatur, GA 30030
205.222.0127
ashley@studiowythe.com

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A new inn for the

620 Pinetree Drive
Decatur, GA 30030

△	Date	Description
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Seal / Signature

**NOT FOR
CONSTRUCTION**

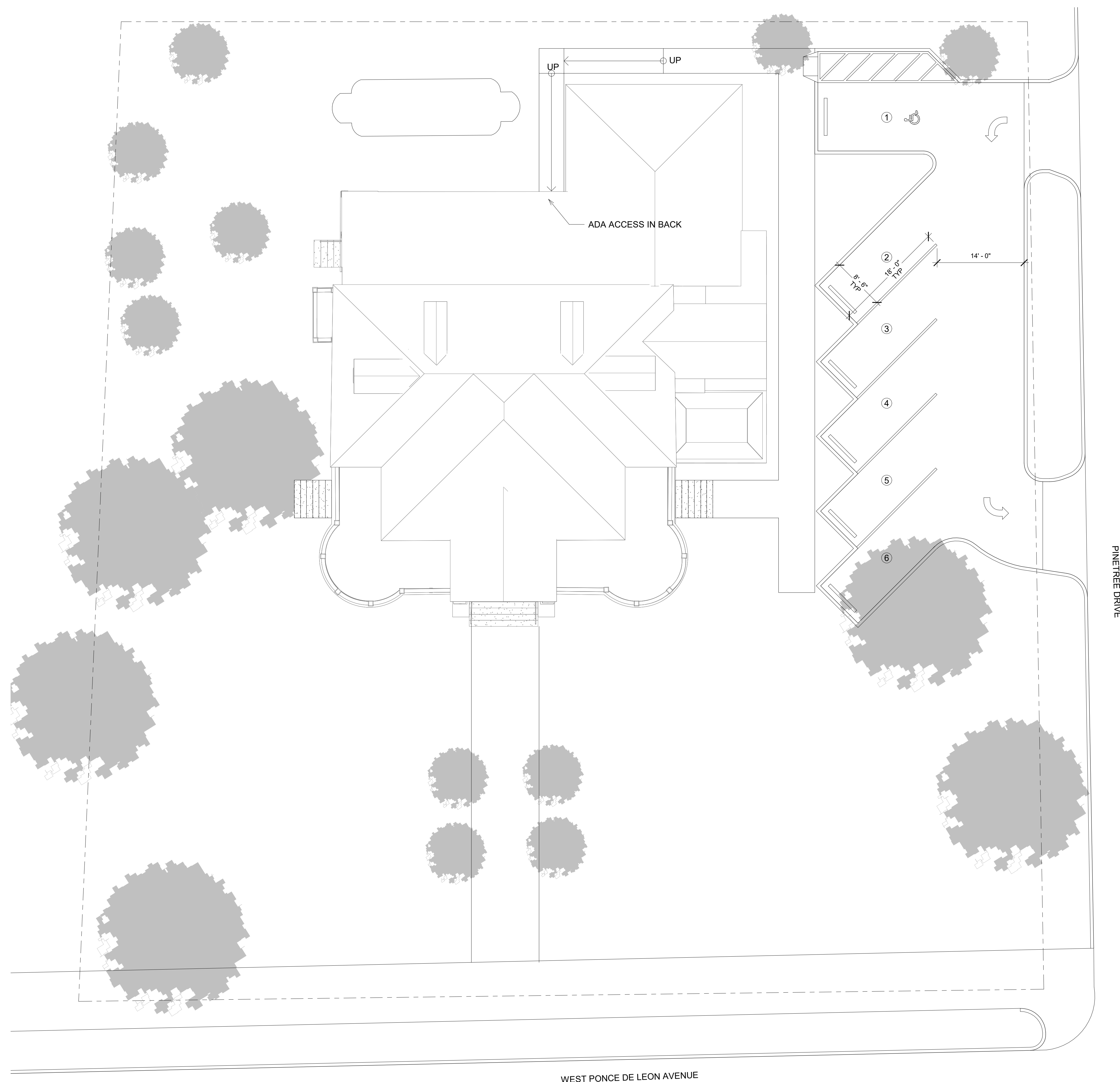
Project Number

Description
PROPOSED PARKING DIAGRAM

Scale
 $1/8" = 1'-0"$

A0.01

Exhibit "B"



1 PROPOSED PARKING DIAGRAM
1/8" = 1'-0"