

O-23-Z-CC

AN ORDINANCE
APPROVING A CONDITIONAL USE PERMIT
FOR THE PROPERTY LOCATED AT
1119, 1121, AND 1123 CLAIREMONT AVENUE

WHEREAS, the Decatur City Commission approved Ordinance O-23-Z-AA and Ordinance O-23-Z-BB amending the land use designation and the zoning for the property at 1119, 1121, and 1123 Clairemont Avenue on _____, 2023; and

WHEREAS, the PO – Professional Office zoning district allows certain uses with approval of a conditional use permit; 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 individuals 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 development meets the standards established in Section 11.2.3 of the Decatur Unified Development Ordinance; and

WHEREAS, the Decatur City Commission wishes to approve a professional office use for the property located at 1119, 1121, and 1123 Clairemont Avenue; 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:

A professional office use at 1119, 1121, and 1123 Clairemont Avenue, identified on the attached Exhibit “A” as the “subject property,” is approved subject to the following conditions:

1. The property shall be developed according to plans substantially similar to those submitted, attached as Exhibit “B;”
2. For the entire distance along the east and south abutting property lines a solid fence of at least 6 feet in height or a landscaped buffer of plant material that will provide a dense, solid screen of at least 6 feet in height within 3 years shall be installed and maintained for the duration of the conditional use permit;
3. No major amendments to a conditional use permit shall be authorized unless such amendments have been applied for and approved by City Commission with Planning Commission recommendation. Major amendments are those that impact adjoining or nearby property in any manner other than incidentally, and shall include but not be limited to the following: a) Changes to another use; b) Increase in density or intensity; c) Enlarging, expanding or increasing the size or intensity of the approved use; d) increase in the requirements for off-street parking spaces; e) Substantial change to the

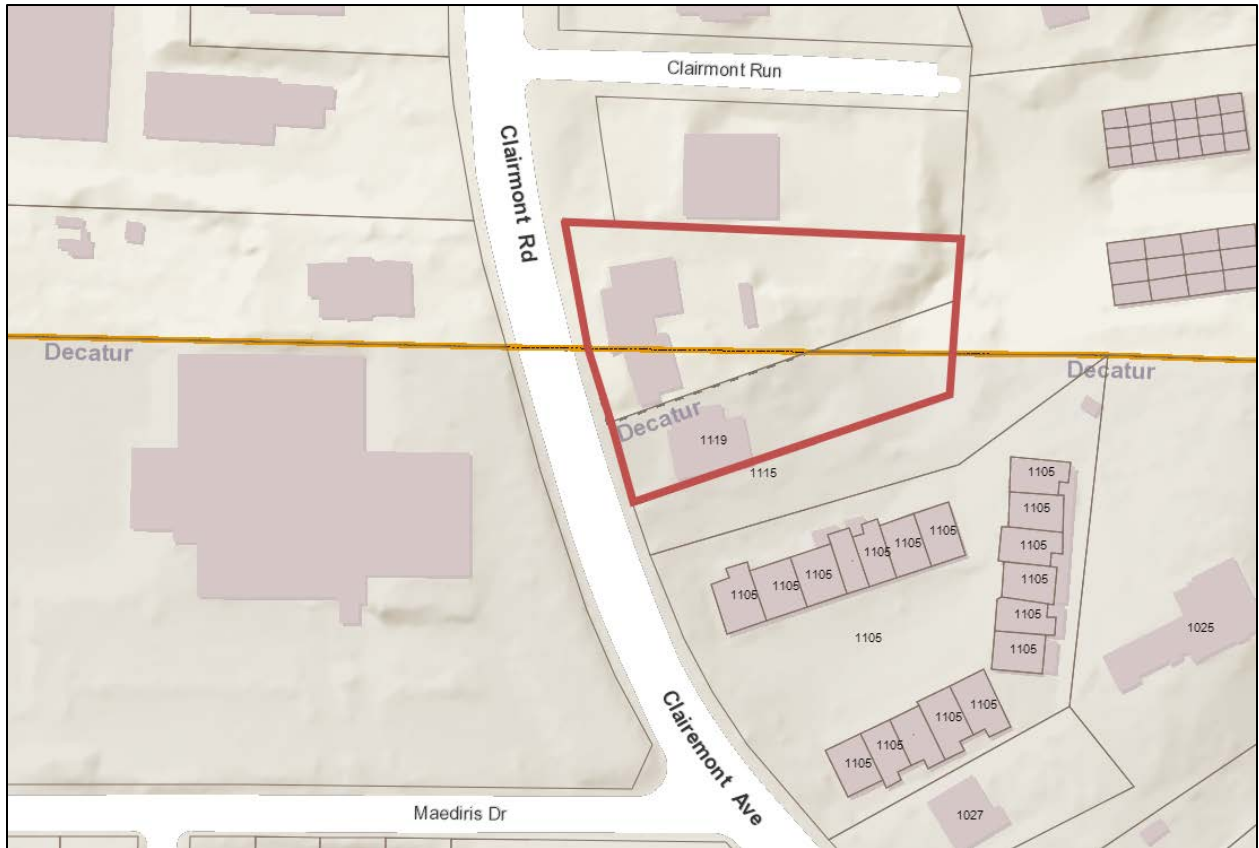
exterior appearance of buildings that is visible from any public right-of-way; or f)
The addition of outdoor equipment and machinery; and

4. The requirements of the conditional use permit shall be required of the property owner and all subsequent owners.

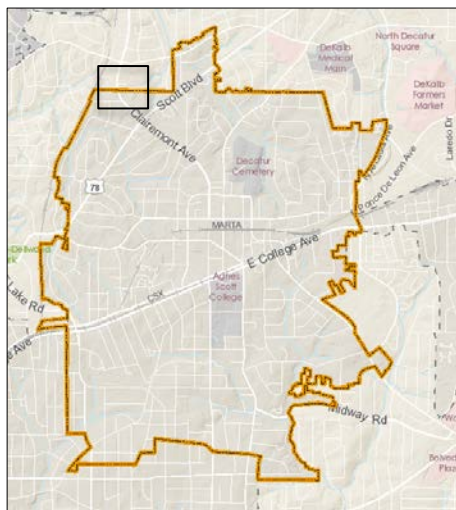
Approved this _____ day of _____, 2023.

Attest: _____
Meredith Roark
City Clerk

Exhibit "A" Location Map



Location of Subject Parcels
Source: Decatur OneMap



City of Decatur boundary with location outlined
Source: Decatur OneMap

