

O-24-Z-YY

AN ORDINANCE
GRANTING A SPECIAL EXCEPTON
TO THE HEIGHT REQUIREMENTS
FOR 111 CHURCH STREET

WHEREAS, the Decatur City Commission approved Ordinance O-24-Z-XX granting a conditional use permit for a townhouse use for the property at 111 Church Street on March 18, 2024; and

WHEREAS, the Decatur City Commission has considered the proposed application for a special exception, 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 a request for special exception meets the standards established in Section 11.2.4. of the Decatur Unified Development Ordinance; and

WHEREAS, the Decatur City Commission wishes to grant a special exception in accordance with standards established in Section 11.2.4. of the Decatur Unified Development Ordinance, to increase the maximum height of 40 feet to 50 feet for a townhouse use proposed for the property located at 111 Church Street; 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 special exception to increase the maximum height of 40 feet to 50 feet for a townhouse use proposed for the property located at 111 Church Street, identified on the attached Exhibit "A" as the subject property, is approved.

Approved this _____ day of _____, 2024.

Attest: _____
Meredith Roark
City Clerk

Exhibit "A"





1/27/2017

A100

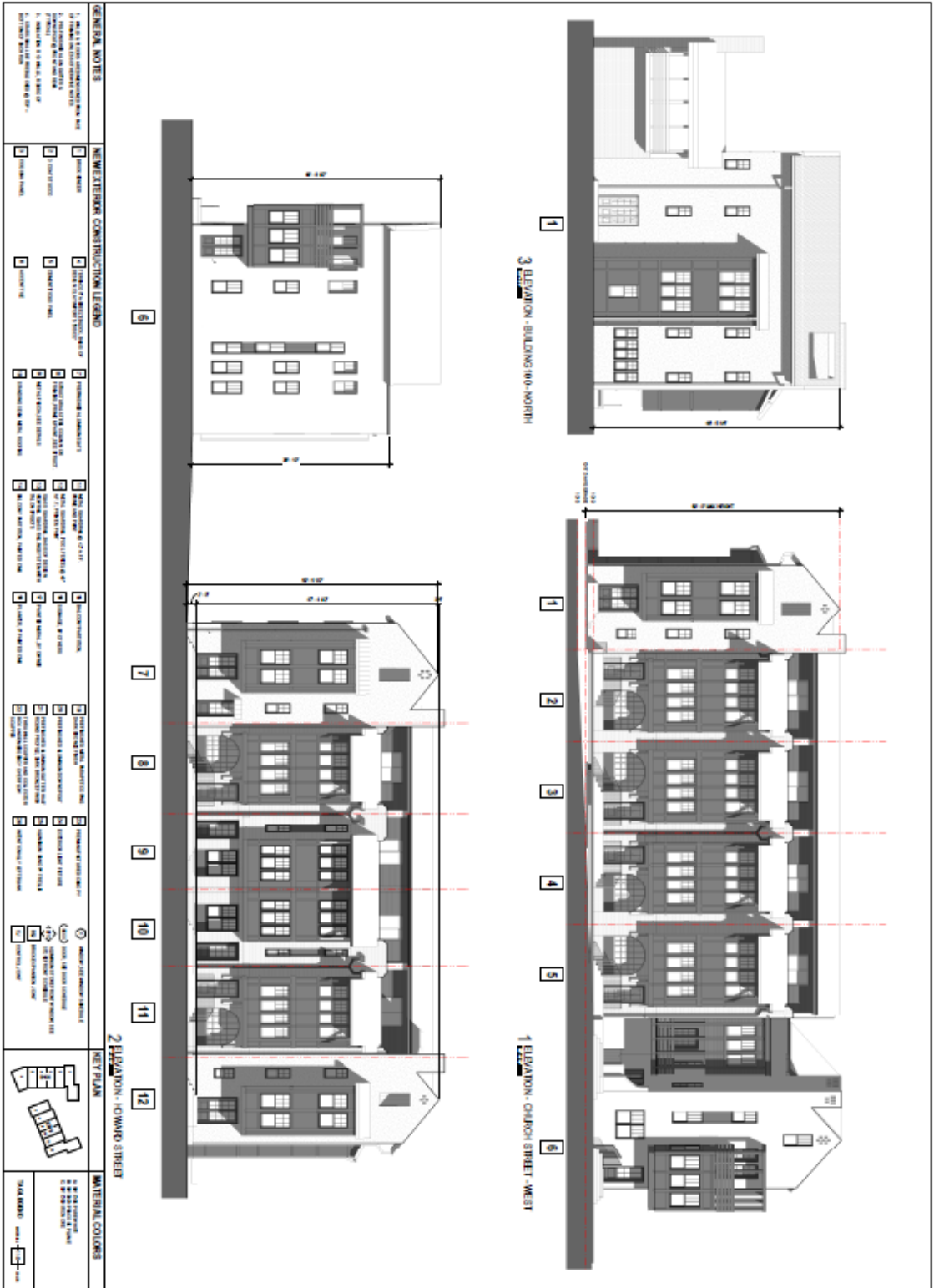
111 CHURCH STREET TOWNHOMES
 JACKBILT DEVELOPMENT
 111 CHURCH STREET, DECATUR, GA 30030

SITE PLAN

DATE: 2/2/2017



DESIGN



	OFFICE OF DESIGN ARCHITECTURAL FIRM, INC. 12345 MAIN STREET, SUITE 100 ATLANTA, GA 30303 TEL: 404-123-4567 WWW.OFFICEOFDESIGN.COM	111 CHURCH STREET TOWNHOMES JACKBILT DEVELOPMENT 111 CHURCH STREET, DECATUR, GA 30030	DATE: 03/23/2023
			DRAWING NO.: A301



2 CHURCH STREET LOOKING NORTH



1 AERIAL VIEW



3 EDWARD STREET



4 EDWARD STREET VIEW



DATE	2/21/2023
PROJECT	111 CHURCH STREET TOWNHOMES
LOCATION	111 CHURCH STREET, DECATUR, GA 30030
SCALE	AS SHOWN
DESIGNER	OFFICE OF DESIGN
ARCHITECT	OFFICE OF DESIGN
ENGINEER	OFFICE OF DESIGN
LANDSCAPE ARCHITECT	OFFICE OF DESIGN
PLUMBER	OFFICE OF DESIGN
ELECTRICIAN	OFFICE OF DESIGN
Mechanical	OFFICE OF DESIGN
Structural	OFFICE OF DESIGN
Other	OFFICE OF DESIGN

111 CHURCH STREET TOWNHOMES
 JACKBILT DEVELOPMENT
 111 CHURCH STREET, DECATUR, GA 30030

A304

DATE: 2/21/2023
 PROJECT: 111 CHURCH STREET TOWNHOMES
 LOCATION: 111 CHURCH STREET, DECATUR, GA 30030
 SCALE: AS SHOWN
 DESIGNER: OFFICE OF DESIGN
 ARCHITECT: OFFICE OF DESIGN
 ENGINEER: OFFICE OF DESIGN
 LANDSCAPE ARCHITECT: OFFICE OF DESIGN
 PLUMBER: OFFICE OF DESIGN
 ELECTRICIAN: OFFICE OF DESIGN
 MECHANICAL: OFFICE OF DESIGN
 STRUCTURAL: OFFICE OF DESIGN
 OTHER: OFFICE OF DESIGN

111 CHURCH STREET TOWNHOMES