



Planning Commission Staff Report
March 2024

The Planning Commission will meet on March 12, 2024. The following staff report has been prepared for an application that was received by the Planning and Zoning Division of the Community and Economic Development Department.

Applicant: Andrew Rutledge w/ Office of Design

Property Address: 111 Church Street

Parcel ID: 15 246 02 027

Present Land Use Category: C – Commercial and High Density Residential

Present Zoning District: C-2 - General Commercial

1. **General Site and Project Information.** The subject property is an approximate 0.53 acre parcel (23,071 SF) currently owned by Stanley Ward. There is currently a one-story building and surface parking on the property. The building is currently vacant.
2. **Zoning Requests.** There are two pending applications before the Planning Commission. A conditional use permit, to allow for a 12-unit townhome development, and a Special Exception for a height variance to increase the building height from 40 feet to 50 feet tall (increase of 10 feet). Both applications require approval by the Decatur City Commission with a recommendation from the Planning Commission.
3. **Requested Conditional Use Permit.** Per the Allowed Use Table in Section 6.2. of the UDO, townhomes are allowed within the C-2 General Commercial district with a conditional use permit. In accordance with the site plan and elevations provided, the Applicant is proposing a development with 12 units.

Since the for sale/ owner occupied development has more than 5 units, 10% of the units (2 units) will be offered to households that do not exceed 120% of the U.S. Department of Housing & Urban Development's Atlanta-Sandy Springs-Roswell Area Median Income (AMI) for the family size in the household.

The limits are set forth in the chart below:

2023 Homeownership Sale Price Maximums (Based on 2023 Income Limits)					
	Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Max Sale Price at 60%	\$128,700	\$137,880	\$165,420	\$191,160	\$213,300
Max Sale Price at 80%	\$171,600	\$183,840	\$220,560	\$254,880	\$284,400
Max Sale Price at 100%	\$214,500	\$229,800	\$275,700	\$318,600	\$355,500
Max Sale Price at 120%	\$257,400	\$275,760	\$330,840	\$382,320	\$426,600
Max Sale Price at 140%	\$300,300	\$321,720	\$385,980	\$446,040	\$497,700

4. **Conditional Use Permit Review Standards.** Per Section 11.2.3.J. of the UDO, the following standards of Section 11.2.3.G. shall be considered when a conditional use permit is requested:
- 1) Whether the proposed use is suitable in view of the use and development of adjacent and nearby property.
 - 2) Whether the proposed use is consistent with the requirements of the zoning district in which the use is proposed to be located.
 - 3) Whether the proposed use adversely affects the existing use or usability of adjacent or nearby property.
 - 4) Whether the proposed use results in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or other public facilities.
 - 5) Whether there is adequate ingress and egress to the subject property, including evaluation of the traffic impact of the proposed use relative to street capacity and safety of public streets and nearby pedestrian uses.
 - 6) Whether there are other existing or changing conditions which, because of their impact on the public health, safety, morality and general welfare of the community, give supporting grounds for either approval or disapproval of the proposed use.

5. ***Requested Special Exception.*** The Applicant is requesting a Special Exception for a height variance to increase the maximum building height of 40 feet to 50 feet, which is an increase of 10 feet.
6. ***General Considerations for Special Exceptions.*** The following standards shall be considered in determining whether a special exception shall be approved:
 - 1) The suitability of the proposed exception in view of the use and development of adjacent and nearby properties.
 - 2) The impact that the proposed exception will have on the existing use or usability of adjacent or nearby properties.
 - 3) The impact that the proposed exception will have on the public safety, traffic on the public streets, transportation facilities, utilities and other public services.
 - 4) The impact that the proposed exception will have on established property values and on the health, safety, comfort and general welfare of the residents of the City.
 - 5) Any additional criteria set forth in the section authorizing the special exception.
7. ***Special Exceptions to Height Requirements.*** Special exceptions to the height requirements may be approved after consideration of the following standards:
 - 1) The uses and heights of adjacent or nearby buildings.
 - 2) The impact that the proposed building will have on the light, air, and shading of adjacent and nearby properties.
 - 3) The impact that the proposed building will have on the public safety, traffic on the public streets, transportation facilities, utilities, and other public services.
 - 4) The impact that the proposed building will have on the public safety, traffic on the public streets, transportation facilities, utilities, and other public services.
 - 5) The impact that the proposed building will have on established property values and on the health, safety, comfort and general welfare of the residents of the City.
8. ***Other information.*** The project remains subject to all applicable codes of the Unified Development Ordinance. Further technical analysis of compliance with tree canopy,

landscaping and site lighting, hydrology report, storm water retention, right-of-way improvements, off-street parking spaces, and local life safety and fire codes will take place and implemented during the permitting process.

9. **Downtown Development Authority Action.** At its January 12, 2024 meeting, the Decatur Downtown Development Authority recommended approval of this 12 unit townhome project.

10. **Relevancy to the 2020 Strategic Plan (Destination: 2030):**

Everything is Connected. These strategic categories show how each policy and action is connected to this proposed development.







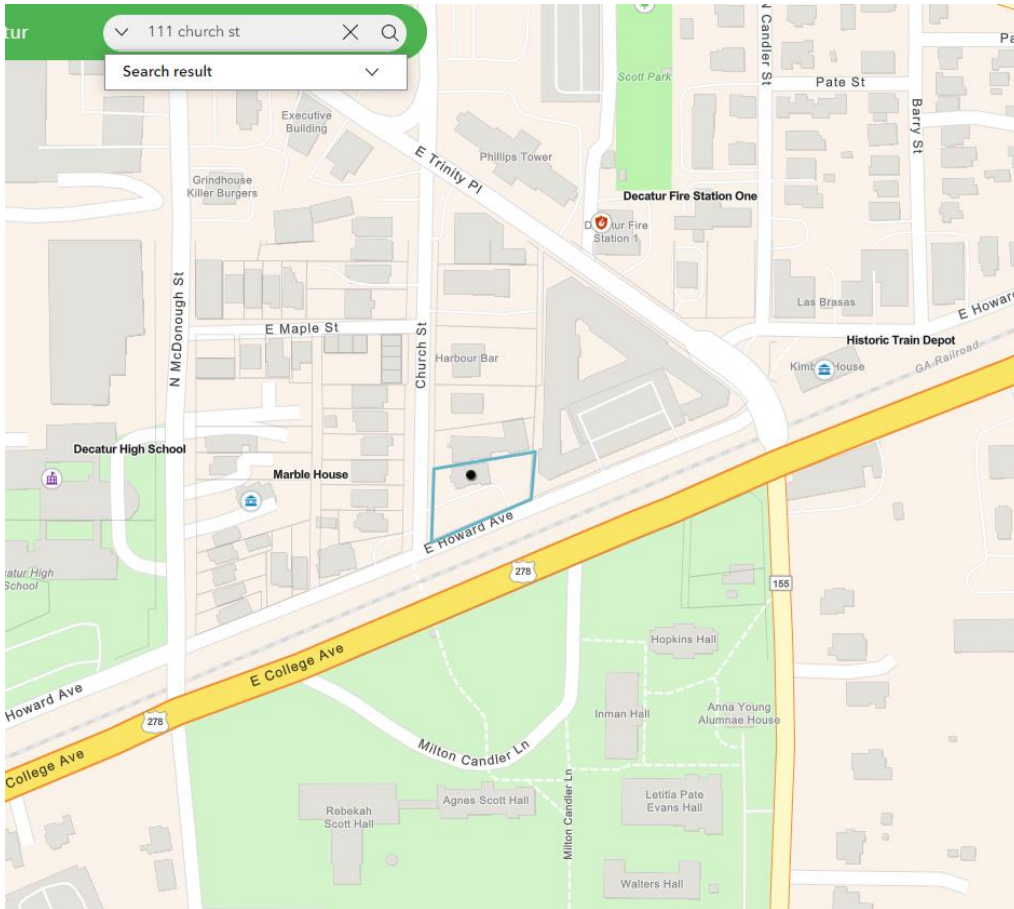
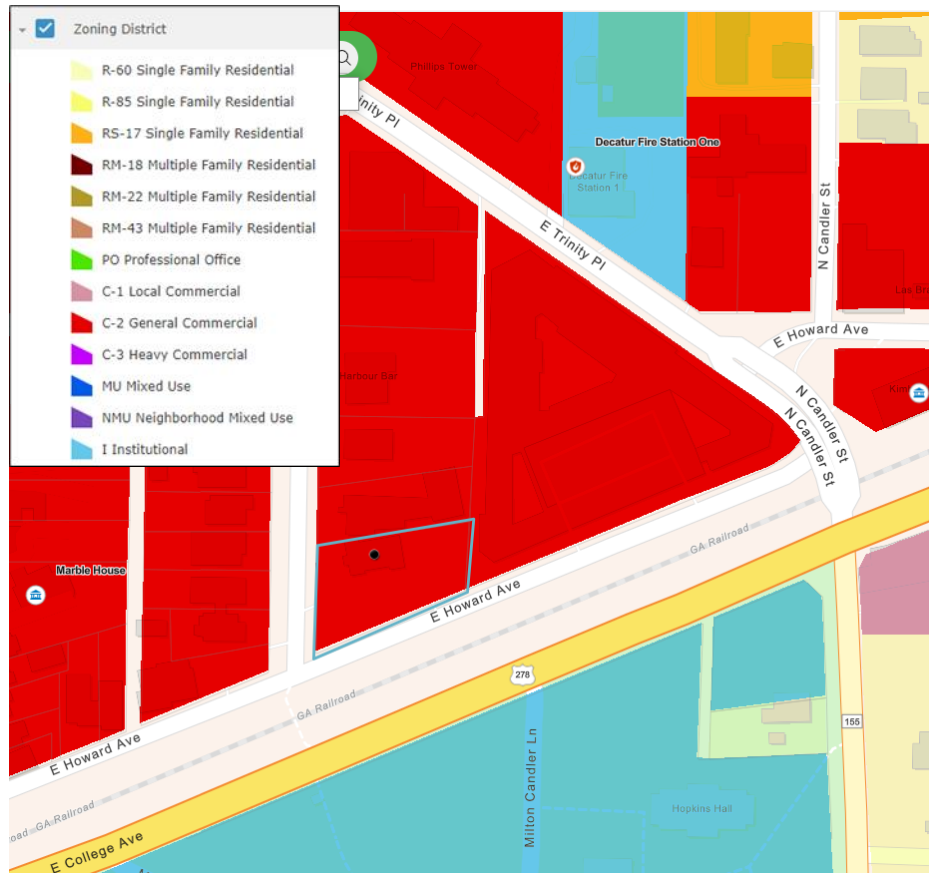
 Equity & Racial Justice	 Climate Action	 Civic Trust	 Affordable Housing	 Mobility	 Economic Growth
EG.06 Provide housing options that restore Decatur's diversity.	CA.17 Reduce construction waste.	CT.06 Draw on the expertise of advisory boards.	AH.01s Develop new affordable housing.	MB.02 Plan for the 10-minute neighborhood.	EG.13 Adopt healthy building design guidelines.
	CA.30 Encourage usable greenspace in new developments.		AH.02 Ensure that each neighborhood provides its share of affordable housing.	MB.20 Encourage more bike parking.	EG.5 Fill in the gaps.

Exhibit A Location Map



Source: City of Decatur OneMap

Exhibit B Zoning Map



Source: City of Decatur one Map

Exhibit C
Property Views



View of 111 Church Street from Church Street.
Source: Google



View of 111 Church Street from E Howard Avenue.
Source: Google



*Aerial view of subject property at 111 Church Street.
Source: DeKalb County Imagery 2022.*