

Summary
Decatur Planning Commission
Decatur City Hall
509 North McDonough Street
July 14, 2009
7:30 p.m.

Present: Jeff Hendrick, Hutch Moore, Tony Powers, Jack Rhodes, Jimmy Smith, Fleur Hartmann, Bill Waugh

1. James & Eleanor Moore, Sr. have requested subdivision of the property at 864 Sycamore Drive.

On a motion by Mr. Rhodes, second by Mr. Powers and all voting, "aye," the Planning Commission recommended approval of the subdivision of 864 Sycamore Drive with the following conditions:

- The subdivision must be completed in a way substantially similar to the application submitted; and
- Any house constructed on the original lot 39 as shown in Exhibit A must be located in line with or behind the existing houses located at 864 Sycamore Drive and 856 Sycamore Drive.

2. City Schools of Decatur has requested approval of an amendment to the master site plan to build a gymnasium at 220 West College Avenue (Renfroe Middle School).

On a motion by Mr. Rhodes, second by Mr. Smith and all voting, "aye," the Planning Commission recommended amending the master site plan for 220 West College Avenue with the following conditions:

- the plan be built in a way substantially similar to the plans submitted with the application,
- an additional curb cut will be built in the rear parking lot to provide access to the field for parking to satisfy the parking required by the zoning ordinance,
- all the lighting onsite will be retrofitted or constructed with shields to prevent light spillover onto the street and adjacent residential properties,
- the existing fence shall be replaced and all new fence shall be black vinyl,
- the middle school shall notify residents no less than 48 hours before a major event that an event is taking place at the middle school,
- the school shall install additional signage to direct drivers to parking on site and use temporary parking signage during major events,
- the school shall restripe the parking lot and use available tree islands as outlined in the application to provide additional onsite parking,
- no more than 1 major event shall be hosted at the middle school at one time; and,
- the city should extend the resident only parking restrictions on King's Highway.

3. Consideration of changing the land use designation for the property located at 246 North Arcadia Avenue (DeVry University) from SUB – Suburban (DeKalb County) to C – Commercial/ High Density Residential (City of Decatur).

On a motion by Mr. Rhodes, second by Mr. Powers and all voting “aye,” the Planning Commission recommended changing the land use designation for the property located at 246 North Arcadia Avenue (DeVry University) from SUB – Suburban (DeKalb County) to C – Commercial/ High Density Residential (City of Decatur).

4. Consideration of rezoning the property located at 246 North Arcadia Avenue (DeVry University) from I- Industrial (DeKalb County) to MU – Mixed Use (City of Decatur).

On a motion by Mr. Rhodes, second by Mr. Waugh and all voting “aye,” the Planning Commission recommended rezoning the property located at 246 North Arcadia Avenue (DeVry University) from I- Industrial (DeKalb County) to MU – Mixed Use (City of Decatur).

5. DeVry, Inc. has requested adoption of a regulating master site plan for the property at 246 North Arcadia Avenue.

On a motion by Mr. Rhodes, second by Mr. Powers and all voting “aye,” the Planning Commission recommended approval of the regulating master site plan for the property at 246 North Arcadia Avenue, subject to the condition that the property be developed in accordance with the plan submitted and with the following exceptions:

- the maximum building height shall be increased to 56 feet in the orange portion of the village subarea,
- off street surface parking shall be allowed adjacent to North Arcadia Avenue when a building fronts an interior street or Winn Way.

6. Consideration of changing the land use designation for the property located at 245 Winn Way from SUB – Suburban (DeKalb County) to C – Commercial/ High Density Residential (City of Decatur).

On a motion by Mr. Rhodes, second by Mr. Powers and all voting “aye,” the Planning Commission recommended changing the land use designation for the property located at 245 Winn Way from SUB – Suburban (DeKalb County) to C – Commercial/ High Density Residential (City of Decatur).

7. Consideration of rezoning the property located at 245 Winn Way from I- Industrial (DeKalb County) to C2- General Commercial (City of Decatur).

On a motion by Mr. Rhodes, second by Mr. Waugh and all voting “aye,” the Planning Commission recommended rezoning the property located at 245 Winn Way from I- Industrial (DeKalb County) to C2- General Commercial (City of Decatur).

