

**MINUTES OF THE MEETING  
OF THE  
DECATUR PLAN COMMISSION**

Thursday, February 1, 2018  
City Council Chamber, Decatur Civic Center

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**I. Call to Order and Determination of a Quorum**

The February 1, 2018 meeting of the Decatur City Plan Commission was called to order at 3:00 P.M. in the City Council Chamber, Third Floor of the Decatur Civic Center, by Chairman Glenn Livingston who determined a quorum was present.

Members Present: Bruce Frantz, Bruce Jeffery, Jack Myatt, Kent Newton,  
Susie Peck, Mike Peoples, Terry Smith, Glenn Livingston

Members Absent: Bill Clevenger

Staff Present: Ray Lai, Joselyn Stewart, Griffin Enyart, John Robinson, Janet Poland

**II. Approval of Minutes of the December 7, 2017 City Plan Commission Meeting**

It was moved and seconded (Newton/Peck) to approve the minutes of the December 7, 2017 meeting of the Decatur City Plan Commission. Motion carried with Glenn Livingston abstaining.

**III. New Business**

Case No. 18-02      Petition of LARRY STANLEY, to rezone from R-3 Single Family Residence District to B-1 Neighborhood Shopping District located at 2152 EAST PRAIRIE STREET.

Mrs. Joselyn Stewart was sworn in by Mrs. Janet Poland.

Plan Commissioner Bruce Jeffery entered the meeting at 3:02 P.M.

Mrs. Stewart presented the recommendation of staff:

The subject site is a vacant lot of approximately 6,080 square feet located at 2152 East Prairie Street. This subject site is zoned R-3 Single Family Residence District.

The petitioner proposes to rezone the subject site from R-3 Single Family Residence District to B-1 Neighborhood Shopping District.

The surrounding zoning includes B-2 Commercial District to the north, B-1 Neighborhood Shopping District to the east and south, R-3 Single-Family Residence District to the south and west. The Macon County and Decatur Comprehensive Plan shows this area as Residential-Low Density. The proposed B-1 zoning would be compatible with adjacent zoning and uses to the north, east and south.

The subject site is located within a mixed-use area and rezoning to B-1 Neighborhood Shopping District should have no adverse effect on the general area or the City as a whole.

If the property were to be developed for a commercial use in the future, a buffer yard with screening would be required along the west property line in order to protect the abutting residential use. Since the site is located on a corner lot, a 25-foot setback would also be required along the east and south property lines.

Staff recommends approval of the rezoning.

Section XXIX, of the Zoning Ordinance, requires the Plan Commission to hold a public hearing on a rezoning request, and then forward its report and recommendation to the City Council for a final decision. A motion to forward Case No. 18-02 to City Council by the Plan Commission with a recommendation is warranted.

Staff presented slides of the site and surrounding properties (available for viewing upon request).

Mr. Larry Stanley, petitioner, was sworn in by Mrs. Poland.

Mr. Stanley stated he is the owner of the former Del Carmen's site which is adjacent to this property. He purchased this property a few years ago with plans for an additional parking lot. He would like to rezone the property to rebuild so that he can meet the current setback requirements.

There were no questions and no objectors present.

It was moved and seconded (Frantz/Peck) to forward Case No. 18-02 to the City Council with a recommendation for approval as presented by staff. Motion carried unanimously.

Case No. 18-03      Petition of JOAN COFFMAN, FACHE,  
PRESIDENT/CEO (St. Mary's Hospital) to amend the  
PD Planned Development District located at 1800  
EAST LAKE SHORE DRIVE.

Mrs. Stewart presented the recommendation of staff:

The approximately 33 acre-subject site currently contains St. Mary's Hospital, medical offices, and parking lots.

In 2002, the subject site was rezoned from R-3 Single Family Residence District and O-1 Office District to an O-1 PUD Planned Unit Development District for a new office building and additional parking. It was then rezoned to a Planned Development District (PD) in 2003 when the hospital acquired more property and requested to add more signage. The PD was then amended in 2007 to allow for emergency room directional signage on the property. An amendment occurred in September of 2008 to allow for additional acreage to be added to the west, a new sign and 245 new parking spaces. Another amendment in March of 2009 allowed for the expansion of the emergency department, admitting and lobby areas as well as additional parking spaces. In February of 2010 an amendment occurred to allow for temporary signage to promote the emergency room expansion until the construction project is completed. The temporary signage was to be removed when the construction project was completed or by June 30, 2012. The latest amendment occurred in September of 2011 that allowed for four (4) new monument style freestanding signs on campus.

The petitioner requests that the current PD Planned Development District be amended to allow for the construction of a two-story medical office building and additional parking spaces in the southwestern portion of the hospital campus. No other changes are proposed. The total square footage of the building addition will be 29,125 square feet (basement 1,990 sq. ft., first floor 13,735

sq. ft., and second floor 13,400 sq. ft.). It would be located on a portion of an existing parking area and be connected to an existing medical office building.

Currently the site has a total of 1,137 parking stalls on its campus. The required parking spaces is 1,105. A total of 89 spaces will be removed to accommodate the new building addition. Seventy-eight (78) spaces will be added at the new northwest parking lot fronting on South 16<sup>th</sup> Street plus an additional 23 stalls adjacent to the new building, resulting in the grand total of 1,149 stalls on the entire campus.

There is also an area to the south of the newly proposed parking area for 42 stalls to be constructed in the future. Since this is shown on the site plan for this PD amendment, no other zoning amendment process will be required. The petitioner will just need to submit site plans for staff review and pull any required building permits at the time of construction.

The proposed uses for the amendment to the current PD District are consistent and compatible with the character of the other uses on the hospital campus and the areas.

This PD District amendment is consistent with the intent of the original PD District and the Comprehensive Plan.

The PD site plan has been reviewed and approved by the City's Technical Review Committee, including Planning, Engineering and Fire.

Based on the analysis, staff recommends approval of the proposed Amended PD Planned Development District with the following condition:

1. Final site, landscaping and lighting plans shall be submitted to and approved by the Economic and Community Development Department, Public Works Department and the Fire Department prior to building permits being released.

Section XIX.G.2. of the City of Decatur Zoning Ordinance requires the Plan Commission to hold a public hearing to review the Planned Development plan amendment and report its findings concerning the effect on the comprehensive plan and compliance with the standards of review to the City Council. A motion to forward Case Number 18-03 to the City Council with a recommendation is encouraged.

Staff presented slides of the site and surrounding properties (available for viewing upon request).

It was asked if there were requirements as to how far parking could be from the building. Mrs. Stewart said the parking just has to be on the property.

The petitioner's consulting team presented slides of the development proposal (available for viewing upon request).

Mr. Kevin Handy, architect, was sworn in by Mrs. Poland.

Mr. Handy stated the proposed addition will be a two-story walk-in clinic for HSHS St. Mary's with ground floor mechanical storage. The entrance will face north. Renovations will also be done at the 1750 building which is clinic space east of the proposed addition. The exterior of the building will match the hospital brick.

Mr. Neil Brumleve, Massie Massie & Associates, was sworn in by Mrs. Poland.

Mr. Brumleve explained where the proposed addition and the modified/expanded parking will be on the HSHS campus. The landscape requirements will be met as well as the screening along East Lake Shore Drive and South 16<sup>th</sup> Street.

The Commission asked how the storm water will be handled with the addition of the building and parking.

Mr. Gary Clack, Hanson Engineering, was sworn in by Mrs. Poland.

Mr. Clack stated the additional storm water would be handled in two (2) ways. There is currently an underground storm water detention west of the emergency department which will handle the northwest parking lot area. The storm water from the medical office building will be directed and handled by the detention pond west of the helicopter pad.

No objectors spoke at the public hearing.

It was moved and seconded (Peck/Jeffery) to forward Case No. 18-03 to the City Council with a recommendation for approval as presented by staff. Motion carried unanimously.

#### **IV. Appearance of Citizens**

No citizen expressed comments.

#### **V. Comments and Information from Commission Members**

Commission members discussed the 15-minute time period for the "Appearance of Citizens". Staff stated this is for citizens that attend the Plan Commission meeting and are not part of a case being presented. The petitioners and representatives tied to a case are allowed all the time they need to speak.

Commission members and staff discussed a comment made at the last City Council meeting concerning the changing or addition of conditions for the cases.

#### **VI. Adjournment**

There being no further business, it was moved and seconded (Newton/Jeffery) to adjourn the meeting. Motion carried unanimously. Chairman Livingston declared the meeting adjourned at 3:28 P.M.

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Kent Newton, Secretary  
Decatur City Plan Commission