

Downtown Decatur Neighbors

Planning & Development Committee

Planning/Zoning & Ordinances

- Need: a champion within city government with whom we can discuss issues
- Possibilities mentioned – Fred Boykin or Scott Drake
- Presentation addressing:
 - General Planning
 - Zoning and Ordinances

Planning

- Outline need for a comprehensive plan including perceived problems resulting from incomplete plan
 - Missing pieces from 2010 plan
 - 10 years is too long a time-frame for updating plans
- No comprehensive land use plan (including relationship of building sizes; 1 story next to 6 story, etc.)
 - Residences, retail, restaurants, institutional, general office
- Don't rule out downtown pedestrian mall

Zoning and ordinances

- With the current C-2 downtown zoning ,we feel that there is insufficient protection of residents of apartments and condominiums in the “Commercial Zone” of downtown
 - If you invest and buy in-town, where is your protection?
 - Buffer requirements for single family not applicable for MFD
 - Hearing process
 - Only one mandatory meeting? Notices relating to the meeting? Must be an immediate "neighbor" to provide comment or input on plans
 - 315 example
- Work with city to make sure projects meet development codes before developer is released and residents left holding the bag for shoddy workmanship.
 - Examples from 2011 meeting with Floyd
- Traffic and impact studies when a major new development with an influx of new residents – understand policy and practice
- Annexation? Who is looking at this issue from the perspective of existing residents?

“Field Trips”

- Need to meet with Lyn Menne or Peggy Merriss to identify and schedule the following meetings. (Jean O’Callahan to make contact to schedule meeting.)
 - Web-Master: identify and locate planning, ordinances, and other documents; reporting process if things are missing or links broken
 - To understand inspection process as it relates to MFD’s
 - Follow up on 2011 meeting with Bill Floyd – have things changed?
 - PW office to understand how to best report and deal with pedestrian safety issues (Kathie Allen to undertake identifying a “top five” list as well as other pedestrian info; location needs; maintenance of pedestrian crossings; option of buttons/signals)
 - Who do we meet with to better understand the variance process
 - Internally approved variances;
 - Variances from zoning codes;
 - Exceptions

Ongoing Activity

- Monitor PC, DDA, ZB agenda and activities
- Notify others when need arises for attendance or action when action is to be taken at PC, DDA, City Commission, etc. The process we followed for the “juice bar” being an example.

“Back burner” Issues

- Back burner not because of lack of importance, but some of other things we have identified placed at higher priority
 - The item in the City Plan covering synchronization of lights deferred from 2015 to 2017
 - Traffic flow, traffic plan for future, congestion, parking
 - Railroad crossings - noise/safety
 - Infrastructure including Decatur wifi; Google fiber