

Agenda Planning Commission

City of Decatur, AL

July 23, 2013

Time: 3:15 PM

City Council Chambers

Commissioners: **Gil Aldrich**, *Chairman*; **Tracy Tubbs**, *Vice Chairman*; **Em Barran**, *Secretary*;
Gary Borden; **Chuck Ard**; **Eddie Pike**; **Collis Stevenson**; **Joseph Wynn**; **Nell Standridge**

1. CALL MEETING TO ORDER

2. APPROVAL OF MINUTES June 18, 2013

3. PUBLIC HEARING

PAGE/MAP

ZONINGS AND REZONINGS

- | | | |
|------------|---------------------------------------------------------------------|-------|
| A. 1272-13 | Rezoning
(South of Cedar Street SW and West of Spring Avenue SW) | 1/7-9 |
|------------|---------------------------------------------------------------------|-------|

AMENDMENTS

- | | | |
|---------------|------------------------------------------------------------|---------|
| A. ZTA 222-13 | To amend B-5 to allow Brew Pubs | 1/10-11 |
| B. ZTA 223-13 | To amend M-1 to allow manufacturer license licensed by ABC | 1/12-13 |

PLAT REVIEW

- | | |
|----------------------------------------------------------------------------------------------------------------|--------------------|
| A. Woodtrail Estates, Addition #2 - Preliminary
(South of Chapel Hill Road SW and west of Danville Road SW) | 2/14
(see plat) |
|----------------------------------------------------------------------------------------------------------------|--------------------|

4. CONSENT APPROVALS

CERTIFICATES

- | | | |
|------------|-------------------------------------------------------------------------------------------------------------|---------|
| A. 3214-13 | Certificate to Subdivide & Consolidate
(North of West Chapel Hill Road and west of Chula Vista Drive SW) | 2/15-17 |
| B. 3215-13 | Certificate to Consolidate & Subdivide
(North of Raper Road and west end of Aday Road) | 3/18-19 |

C. 3216-13 Certificate to Subdivide & Consolidate
(South of San Souci Cave Rd. SW and west side of Danville Rd. SW)

3/20-22

END CONSENT AGENDA

VACATION REQUESTS

A. 476-13 3/23
(North of 9th Street SE and west of 6th Avenue SE)

B. 477-13 4/24
(South of Gresham Drive SW and east of Spring Avenue SW)

SITE PLAN REVIEW

A. 502-13 Zaxby's 4/25
(North of Grant St. SE and west of 6th Avenue SE) (see plat)

B. 503-13 Buffalo Wild Wings 5/26
(South of Wimberly Drive SW and west of Spring Avenue SW) (see plat)

PLAT REVIEW

A. Beltline Church of Christ - Final 5/27
(Southwest side of Beltline Rd. SW and north of Westmead Drive SW) (see plat)

BOND REVIEWS

A. Vestavia Hills 6/28

B. Cedar Grove 6/29

C. The Farm 6/30

NEW BUSNIESS

A. Vestavia Hills 6

**Minutes
Zoning Committee
July 23, 2013**

PUBLIC HEARING

REZONING REQUEST 1272-13

Applicant: Steve Reeves
Owner: Same

Zoning: R-2 to B-6
Acreage: .96 Acres

Request: This is a request to rezone a .96 acre tract from R-2 to a B-6

Location: South of Cedar Street SW and West of Spring Avenue SW.

Recomm: This is not in conformance with the Long Range Plan or compatible with the adjacent properties - recommend denial.

ZONING TEXT AMENDMENT 222-13

Applicant: The City of Decatur
Owner: NA

Zoning: NA
Acreage: NA

Request: This is a request to amend the Zoning Ordinance to allow Brew Pubs as defined by the state as a use permitted on appeal in a B5 zone. It also requires that Brew Pubs provide adequate space for loading and unloading on their property

Location: NA

Recomm: Approval. This is in conformance with the Long Range Plan.

ZONING TEXT AMENDMENT 223-13

Applicant: The City of Decatur
Owner: NA

Zoning: NA
Acreage: NA

Request: This is a request to amend the Zoning Ordinance to allow the manufacture of alcohol when properly license and to allow Brew Pubs as defined by the state as uses permitted on appeal in an M1 zone. This amendment also clarifies under prohibited uses that Alcohol for non-consumption is still not permitted.

Location: NA

Recomm: Approval. This is in conformance with the Long Range Plan

Plat Review

Woodtrail Estates, Addition No. 2 – Preliminary

Applicant: Jeff Parker/H.M. Nowlin
Owner: Same

Zoning: AG-1, Agricultural
Acreage: 11.11 acres

Request: Final plat approval to subdivide 11.11 acres into 9 one-acre lots, more or less, for single family home

Location: South of Chapel Hill Road SW and west of Danville Road SW

Conds:

1. Provide application fee of \$145.00
2. Payment for notification of adjacent property owners –
3. Add a Joe Wheeler Dedication Block to the plat

Pt. of Info:

1. ***Any relocation of utilities will be at the owner's expense.***
2. ***Provide master plan showing access before next phase of the subdivision***

Recomm: Approval with stated conditions

END PUBLIC HEARING

CONSENT AGENDA

Certificates

3214-13 Certificate to Subdivide & Consolidate

Applicant: McClain/Carter
Owner: Same

Zoning: AG-2, Agricultural
Acreage: 23.53 acres

Request: Consolidate a 20.43 acre tract and a 3.10 acre tract into a 23.53 acre tract and subdivide into two tracts of 19.75 acres and 3.62 acres

Location: North of West Chapel Hill Road and west of Chula Vista Drive SW

Conds:

1. Need application letter signed by both property owners
2. Provide copies of deeds showing ownership
3. Amend Notary Acknowledgement (change Limestone to Morgan County)
4. Provide stamped and sealed survey
5. Payment of recording fees

Pt. of Info: Any relocation of utilities will be at the owner's expense.

Recomm: Approval with stated conditions

3215-13 Certificate to Consolidate & Subdivide

Applicant: Seibert/Seibert
Owner: Same

Zoning: Outside Corp Limits
Acreage: 142.52 acres

Request: Consolidate 142.52 acres and subdivide into two tracts of 80.28 acres, 61.96 acres and .28 acres

Location: North of Raper Road and west end of Aday Road

Conds:

1. Applicants to sign application letter
2. Provide copies of deeds showing ownership

Pt. of Info: Any relocation of utilities will be at the owner's expense.

Recomm: Approval with stated conditions

3216-13 Certificate to Subdivide & Consolidate

Applicant: Bryants
Owner: Same

Zoning: AG-1, Agricultural
Acreage: 8.43 acres

Request: Consolidate 8.43 acres and subdivide into three tracts of 1.67 acres, 3.58 acres and 3.18 acres

Location: South of San Souci Cave Rd. SW and west side of Danville Rd. SW

Conds:

1. Applicants to sign application letter
2. Provide copies of deeds showing ownership
3. Show Right of Way (ROW) for Danville Road
4. Payment of recording fees
5. Verify/obtain septic tank approvals for Unit 1
6. Dedicate as utility easement per Joe Wheeler Electric along existing power lines

Pt. of Info: Any relocation of utilities will be at the owner's expense.

Recomm: Approval with stated conditions

END CONSENT AGENDA

Vacation Requests

476-13

Applicant: Ninth Street Methodist Church
Owner: Same

Zoning: RD - Redevelopment
Acreage: .07 acres

Request: Vacate the .07 acre portion of an existing 20' alley that runs north and south between Lots 23 – 30 of DLI&F, Addition No. 4, Block 103

Location: North of 9th Street SE and west of 6th Avenue SE

Conds:

1. Retain and reserve an easement across the entire portion to be vacated for existing utilities

Pt. of Info: Pay recording fees to City Clerk once request has received City Council approval.

Recomm: Approval with stated condition

477-13

Applicant: Harris, Riggs, Sanchez, Hernandez,
Hames, Mitchell, Chambers & Wallace
Owner: Same

Zoning: B-1, Local Shopping

Acreage: .17 acres

Request: Vacate the .17 acre portion of an unimproved 20' alley that lies south and contiguous to Lots 8, 9, 10 and the west 144 feet of Lot 7, Lowery Addition to Decatur

Location: South of Gresham Drive SW and east of Spring Avenue SW

Conds:

1. Retain and reserve an easement across the entire portion to be vacated for existing utilities
2. Fix signatures and notary boxes prior to going to City Council

Pt. of Info: Any relocation of utilities will be at the owner's expense.

Recomm: Approval with stated condition

Site Plan Review

502-13 Zaxby's

Applicant: Clint Miss, LLC
Owner: Same

Zoning: B-2, Gen Business
Acreage: .57 acres

Request: Site plan approval for a proposed restaurant with drive-thru

Location: North of Grant St. SE and west of 6th Avenue SE

Conds:

1. Alley entrance needs to be located further west on the north property line and widened (dedicate right of way as needed) to avoid traffic stacking into 6th Avenue SE, a high traffic corridor – or widen entrance to Grant St. and no additional curb cuts unless approved by City Engineer and/or the Alabama Department of Transportation (ALDOT)
2. Parking plans to conform to ordinance (180 square feet)

Pt. of Info:

1. ***Any relocation of utilities will be at the owner's expense.***
2. ***Parking is insufficient – will require variance request through Board of Zoning Adjustment***

3. Any work on Hwy 31 (6th Avenue) will require ALDOT permit
4. Meeting Decatur Utilities requirements with regard to grease interceptors
5. Provide plans to Morgan County Health Department

Recomm: Approval with stated conditions

503-13 Buffalo Wild Wings

Applicant: Buffalo Wild Wings
Owner: Same

Zoning: M-1A, Expressway Commercial
Acreage: 1.52 acres

Request: Site plan approval for a proposed restaurant

Location: South of Wimberly Drive SW and west of Spring Avenue SW

Conds:

1. Provide cross access parking agreement with owners of Lot 3
2. Provide photometric plan
3. Landscaping is insufficient and needs to meet ordinance requirements
4. Show base flood elevation
5. Provide Engineering copies of Alabama Department of Environmental Management (ADEM) permits and approvals

Pt. of Info:

1. ***Any relocation of utilities will be at the owner's expense.***
2. ***Grease interceptors as per Decatur Utilities***
3. ***Adjust water meter size as per Decatur Utilities***

Recomm: Approval with stated conditions

Plat Review

Beltline Church of Christ - Final

Applicant: Beltline Church of Christ
Owner: Same

Zoning: M-1A, Expressway Commercial
Acreage: 15.04 acres

Request: Final plat approval for Beltline Church of Christ property

Location: Southwest side of Beltline Rd. SW and north of Westmead Drive SW

Conds:

1. Construct or bond the frontage road
2. Payment of plat recording fees
3. Remove Mayor's signature boxes
4. Update flood map information to current flood maps not 1999

Pt. of Info:

At the time of Site Plan submission a decision shall be made about the location of the Right of Way

Recomm: Approval with stated conditions

Bond Review

Vestavia Hills

Applicant: Jim Hurst
Owner: Same

Zoning: R-3, SF Residential
Acreage:

Request: Bond review for completion of sidewalks in the Vestavia Hills Subdivision
(CD Amt: \$2,500 Maturation Date: July 22, 2013)

Location: South of Vestavia Drive S.W. and east of Danville Rd. SW

Recomm: Construct the sidewalks, per Mr. Hurst's letter to the Planning Department.

Cedar Grove, Addition No. 3

Applicant: Robert Compton
Owner: Same

Zoning: R-5, Patio Homes
Acreage: 3.16 acres

Request: Bond review for completion of sidewalks (LOC Amt: \$14,000 – Expires: September 13, 2014)

Location: West of Kensington Way SW and south of Modaus Rd. SW

Recomm: Subdivision Committee recommends extending the bond until it is due to expire.

The Farm Sidewalk Construction

Applicant: David Peek
Owner: Same

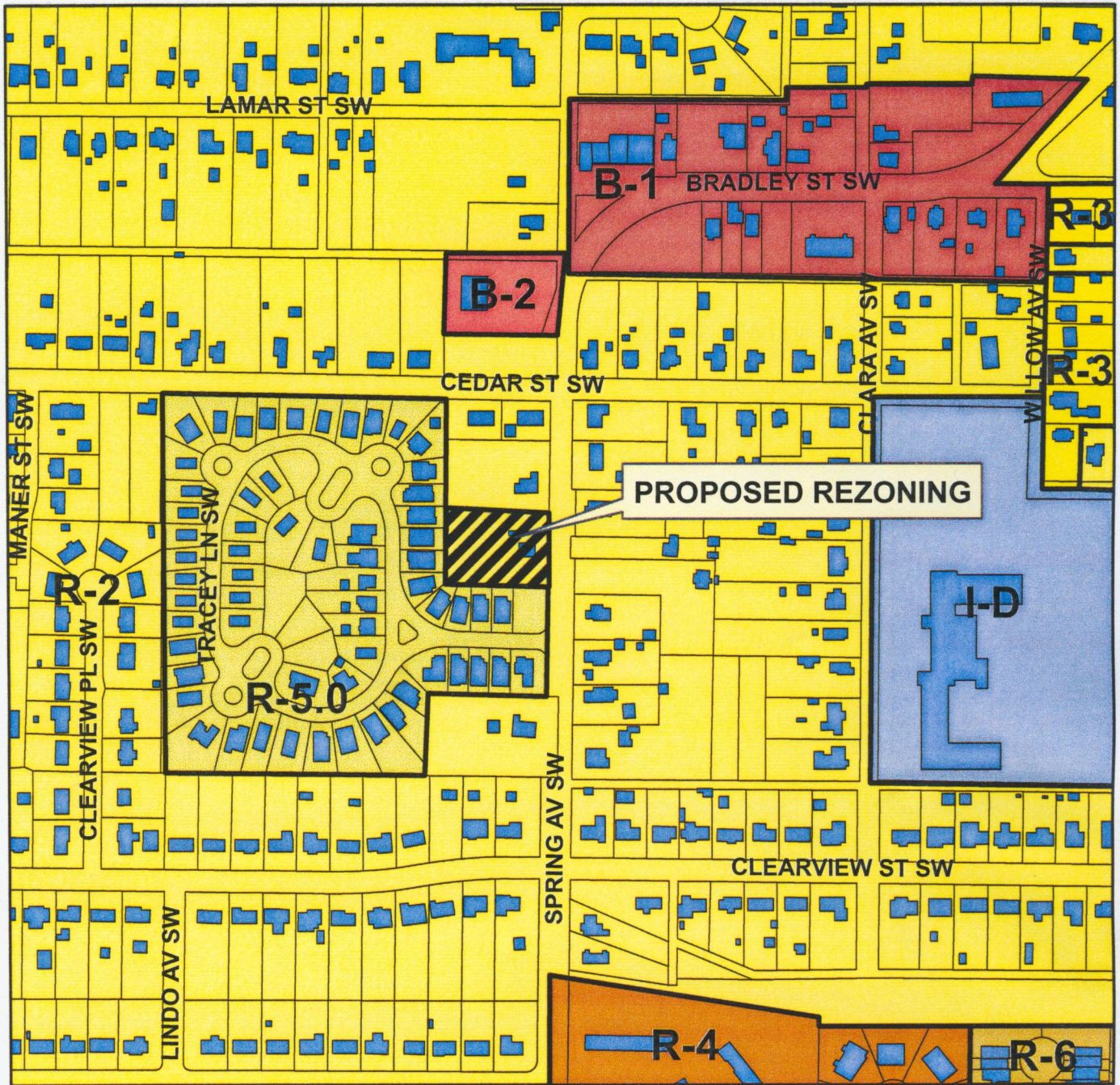
Zoning: R-5
Acreage: 8.5

Request: Bond Review for extension of Bridle Path and the completion of Sidewalks in the Farm. (Letter of Credit in the amount of 25,000.00 which expires June 19, 2014)

Location: South of Vestavia Drive SW and west of Spring Avenue SW

Recomm: All the Planning Department to negotiate with developer on an adjusted improvement amount.

REZONING REQUEST NO.1272-13
FROM R-2 TO B-6 .96 ACRES



Legend



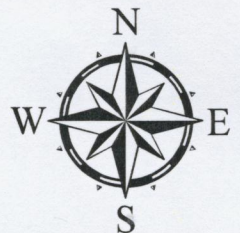
SUBJECT PROPERTY

PROPERTY ZONED R2

LOCATION MAP

PREPARED BY THE CITY OF DECATUR
PLANNING DEPARTMENT

APPLICANT : STEVE REEVES



DRAWING NOT TO SCALE

Note: Every reasonable effort has been made to assure the accuracy of this map. The City of Decatur does not assume liability arising from the use of this map. This map is provided without warranty of any kind, either expressed or implied.

Compare R2 to B6

	R-2	B6
Uses Permitted	<p>There are hereby created a "R" Residential District (Residential) for those areas so designated by this chapter and the zoning map of the City, which "R" Districts shall allow: Accessory structures; gardens; playgrounds; parks; public buildings; including public schools and libraries.</p> <p>There is hereby created an R-2 Residential District for those areas so designated by this chapter and the zoning map of the City, which R-2 Districts shall allow: Single family dwellings. (See also regulations common to all "R" Districts, listed in Section 25-10)</p> <p>(1) <i>General requirements.</i></p> <ol style="list-style-type: none"> a. Off-street parking and vehicle access shall be provided as set forth in section 25-16 hereof. b. A carport, porte-cochere, porch or structure part thereto, attached to or situated within five feet of the main structure as defined in section 25-2 thereof, shall be considered as a part of the main building and shall be subject to the setback and side yard requirements of the district in which it is located. 	<p><i>Uses permitted:</i> The following specified office uses, with structures to accommodate the same; real estate, professional, managerial, insurance, clerical, clinics, health clubs, health spas and related uses.</p>
Uses Permitted On Appeal	<p>These uses shall also be permitted on appeal: Customary home occupations; public utilities, general hospitals for humans, except primary for mental cases; semi-public buildings; golf courses; municipal, county, state or federal use; clubs located on and embracing within its sole possessory right, one tract or parcel of land not less than twenty (20) acres in size; and on premises and off premises sale of alcoholic beverage by clubs meeting the acreage requirements above when duly licensed as a class I or class II club by the City of Decatur and the Alabama Alcoholic Beverage Control Board under and pursuant to the Alcoholic Beverage Licensing Code.</p>	<p>Uses permitted on appeal: Any uses permitted or permitted on appeal in an R-4, Residential District, and subject to all district requirements of said district as specified in section 25-10, hereof, other than the maximum height provision set forth therein which shall not be applicable; and any office use not specified as a permitted use.</p>
Uses Prohibited	<p>Uses prohibited: Except as expressly permitted, or permitted on appeal, the following uses are prohibited in all residential districts, including without limitation planned residential development districts, specialty and restricted residential districts: ("R" Districts): All buildings, structures and units constructed off-site (except for modular homes as in section 25-2) without regard to whether or not such building, structures or units are designed and built in compliance with state or federal standards, including without limitation, mobile homes, manufactured homes, house trailers, and trailer coaches; trailer or manufactured home parks, courts or camps, and commercial and industrial uses, including parking lots and parking areas in connection with any of these uses, not specifically permitted.</p>	<p><i>Uses prohibited:</i> Any use not permitted or permitted on appeal.</p>

	R-2	B6
Yard and setback requirements	<p><i>Specific Requirements.</i></p> <ul style="list-style-type: none"> a. Minimum lot area: Ten thousand (10,000) square feet. b. Maximum building area: None specified c. Minimum front yard setback: Thirty-five (35) feet d. Minimum rear yard setback: Forty (40) feet e. Minimum side yard setbacks: Eight (8) feet f. Minimum feet at building line: Seventy (70) feet g. Maximum building height: Thirty-five (35) feet. h. Maximum height in stories: Two and one half (2 1/2). <p>2. Uses prohibited: Any use not permitted, or permitted on appeal, is prohibited.</p>	<p><i>Minimum lot size: It is the intent of this section that lots of sufficient size be used for any business or service use to provide adequate parking and loading space in addition to the spaces required for the other normal operations of the business or service.</i></p> <p><i>Minimum yard size: Front 25 feet; rear 20 feet; side, not specified, except on a lot adjoining along its side lot line which is in a residential district, there shall be a side yard not less than eight (8) feet wide.</i></p> <p><i>Maximum height: None</i></p> <p><i>Off-street parking: (see section 25-16. Off-street automobile storage)</i></p> <p><i>Off street loading and unloading: (See Section 25-16. Off –street [required rear or side yard for loading and unloading.)</i></p>

B5 AS A USE PERMITTED ON APPEAL

SECTION	PROPOSED	CURRENT
USES PERMITTED	Off premises sale of alcoholic beverages; On premises sale of alcoholic beverages by the Princess Theatre Center for the Performing Arts and any other valid responsible organization of good reputation, if duly licensed as a special retail licensee; on premises sale of alcoholic beverages by duly licensed restaurants; and on premises sale of alcoholic beverages by lounges located in and constituting an integral part of a restaurant licensed by the Alabama Alcoholic Beverage Control Board to sell alcoholic beverages as a restaurant; and on premises sale by a lounge located in, and constituting an integral part of a hotel or motel having fifty or more rooms for rent to the public; Residential Dwelling (multiple family or single family); provided that such dwellings conform to all requirements set forth in the Residential Zoning Requirements (Section 25-10) other than the maximum height provision, setback requirements, lot size, and parking set forth therein, which shall not be applicable. Retail stores and markets. including the following types: food, general merchandise; apparel; furniture; household and hardware; radio and T.V.; drugs and sundries; jewelry and gifts; florists; sporting goods; and similar types. Services including the following types: dry cleaning and laundry pickup stations; filling stations, provided however that gasoline storage above ground is prohibited; barber shops and beauty shops; shoe repair; offices; hotels; motels post offices, banks; theaters and similar services. Public buildings, including public schools and libraries; public utilities; semi-public buildings; municipal. county. state and federal buildings; gardens; playgrounds and parks.	Off premises sale of alcoholic beverages; On premises sale of alcoholic beverages by the Princess Theatre Center for the Performing Arts and any other valid responsible organization of good reputation, if duly licensed as a special retail licensee; on premises sale of alcoholic beverages by duly licensed restaurants; and on premises sale of alcoholic beverages by lounges located in and constituting an integral part of a restaurant licensed by the Alabama Alcoholic Beverage Control Board to sell alcoholic beverages as a restaurant; and on premises sale by a lounge located in, and constituting an integral part of a hotel or motel having fifty or more rooms for rent to the public; Residential Dwelling (multiple family or single family); provided that such dwellings conform to all requirements set forth in the Residential Zoning Requirements (Section 25-10) other than the maximum height provision, setback requirements, lot size, and parking set forth therein, which shall not be applicable. Retail stores and markets. including the following types: food, general merchandise; apparel; furniture; household and hardware; radio and T.V.; drugs and sundries; jewelry and gifts; florists; sporting goods; and similar types. Services including the following types: dry cleaning and laundry pickup stations; filling stations, provided however that gasoline storage above ground is prohibited; barber shops and beauty shops; shoe repair; offices; hotels; motels post offices, banks; theaters and similar services. Public buildings, including public schools and libraries; public utilities; semi-public buildings; municipal. county. state and federal buildings; gardens; playgrounds and parks.
USES PERMITTED ON APPEAL	Uses permitted on appeal: Restaurants; clubs; on premises and off premises sale of alcoholic beverages by clubs when duly licensed as a Class I club by the City of Decatur and the Alabama Alcoholic Beverage Control Board under and pursuant to the Alcoholic Beverage Licensing Code; and on premises and off	Uses permitted on appeal: Restaurants; clubs; on premises and off premises sale of alcoholic beverages by clubs when duly licensed as a Class I club by the City of Decatur and the Alabama Alcoholic Beverage Control Board under and pursuant to the Alcoholic Beverage Licensing Code; and on premises and off

B5 AS A USE PERMITTED ON APPEAL

SECTION	PROPOSED	CURRENT
	premises sale of beer and table wine by food establishments which have monthly gross receipts from the serving of meals and food that constitute more than sixty (60) percent of the monthly gross receipts of the business; architecturally compatible accessory structures may be permitted as a uses permitted on appeal for a residential use; Brewpubs as defined by Chapter 4A of Title 28 the Code of Alabama (Alabama Brewpub Act) and subject to all requirements of that Chapter, as last amended; dry cleaners and laundries; manufacturing incidental to a retail business where articles are sold at retail on the premises, for only those uses specifically permitted	premises sale of beer and table wine by food establishments which have monthly gross receipts from the serving of meals and food that constitute more than sixty (60) percent of the monthly gross receipts of the business; architecturally compatible accessory structures may be permitted as a uses permitted on appeal for a residential use; dry cleaners and laundries; manufacturing incidental to a retail business where articles are sold at retail on the premises, for only those uses specifically permitted.
USES PROHIBITED	Uses prohibited: Major auto repair, except as may be a part of a new car sales. Any use not permitted or permitted on appeal.	Uses prohibited: Major auto repair, except as may be a part of a new car sales. Any use not permitted or permitted on appeal.
MINIMUM LOT SIZE	Minimum lot size: It is the intent of this section that lots of sufficient size be used for any business or service use to provide adequate parking and loading space in addition to the spaces required for the other normal operations of the business or service	<i>Minimum lot size:</i> It is the intent of this section that lots of sufficient size be used for any business or service use to provide adequate parking and loading space in addition to the spaces required for the other normal operations of the business or service.
MINIMUM YARD SIZE	<i>Minimum yard size:</i> None specified	<i>Minimum yard size:</i> None specified
MAXIMUM BUILDING AREA		
MAXIMUM HEIGHT	<i>Maximum height :</i> None specified	<i>Maximum height :</i> None specified
OFF STREET PARKING	Off-street parking: None specified	<i>Off-street parking:</i> None specified
OFF STREET LOADING AND UNLOADING	Off-street loading and unloading: <i>Shall provide space for loading and unloading for structures hereafter erected or altered. In the case of Brewpubs provisions shall be made for adequate space for loading or unloading all vehicles or trucks incidental to the operation of the Brewpub on site.</i>	Off-street loading and unloading: <i>Shall provide space for loading and unloading for structures hereafter erected or altered.</i>

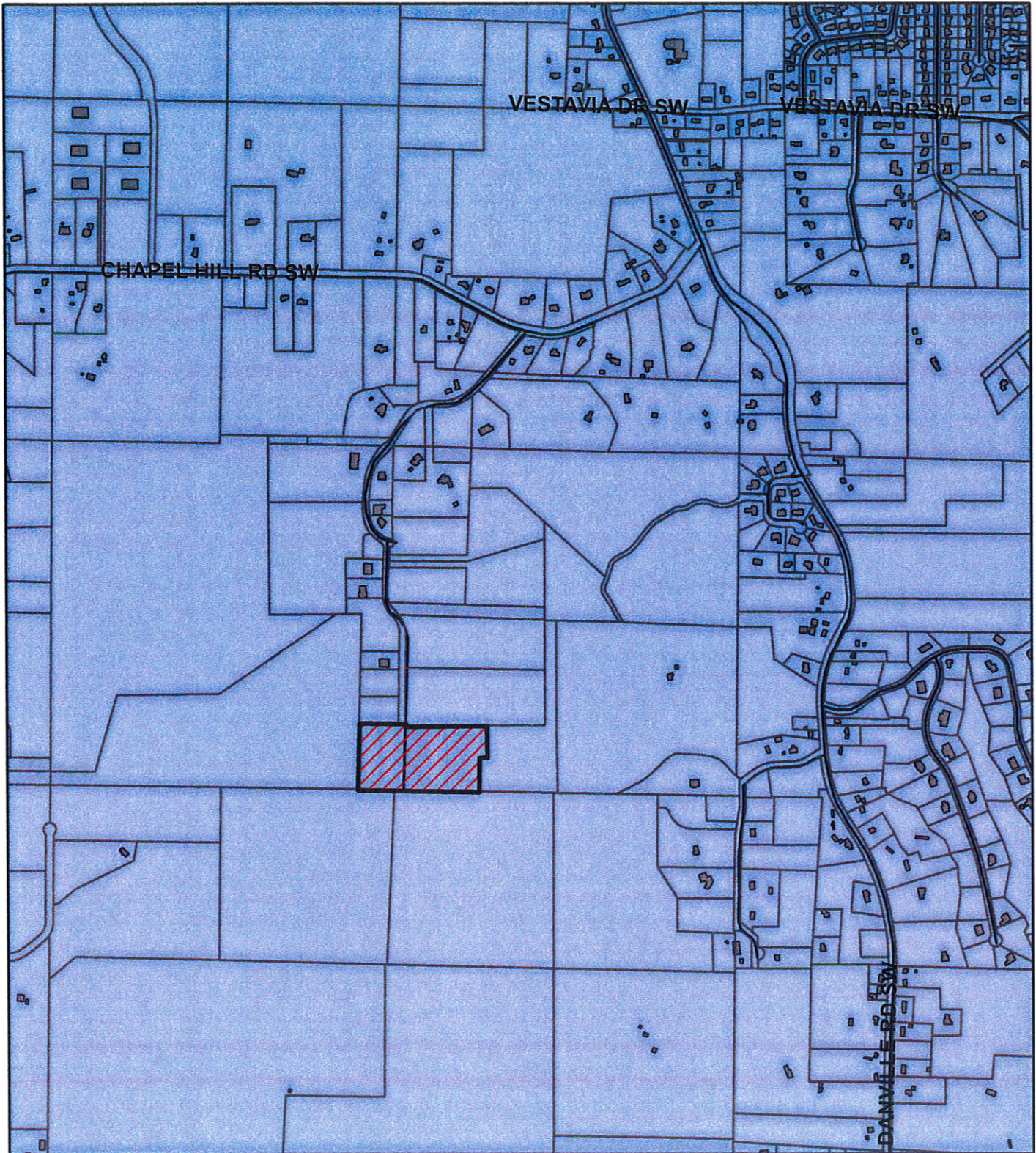
M1 USE PERMITTED ON APPEAL

SECTION	PROPOSED	CURRENT
USES PERMITTED	Uses permitted: Off premises sale of alcoholic beverages; clubs; and on premises and off premises sale of alcoholic beverages by clubs when duly licensed as a class I club by the City of Decatur and the Alabama Alcoholic Beverage Control Board under and pursuant to the Alcoholic Beverage Licensing Code, light industrial operations, not obnoxious, offensive, or detrimental to neighborhood property by reason of dust, smoke, vibration, noise, odor, effluence, or appearance (i.e. ice cream plants and creameries; cold storage plants; ice plants; bottling and central distribution plants; warehouses; dry cleaners and laundries). Any retail or wholesale business or service not specifically restricted or prohibited.	Uses permitted: Off premises sale of alcoholic beverages; clubs; and on premises and off premises sale of alcoholic beverages by clubs when duly licensed as a class I club by the City of Decatur and the Alabama Alcoholic Beverage Control Board under and pursuant to the Alcoholic Beverage Licensing Code, light industrial operations, not obnoxious, offensive, or detrimental to neighborhood property by reason of dust, smoke, vibration, noise, odor, effluence, or appearance (i.e. ice cream plants and creameries; cold storage plants; ice plants; bottling and central distribution plants; warehouses; dry cleaners and laundries). Any retail or wholesale business or service not specifically restricted or prohibited.
USES PERMITTED ON APPEAL	Uses permitted on appeal: Mobile home parks. ; Brewpubs as defined by Chapter 4A of Title 28 the Code of Alabama (Alabama Brewpub Act) and subject to all requirements of that Chapter, as last amended; Sale of alcoholic beverages by a manufacturers licensee when duly licensed by the City of Decatur and the Alabama Alcoholic Control Board under and pursuant to the Alcoholic Beverage Licensing Code, as last amended Any uses permitted or permitted on appeal in an R-4, Residential District and subject to all district requirements of said district as specified in section 25-10, hereof, other than the maximum height provision set forth therein which shall not be applicable.	Uses permitted on appeal: Mobile home parks. Any uses permitted or permitted on appeal in an R-4, Residential District and subject to all district requirements of said district as specified in section 25-10, hereof, other than the maximum height provision set forth therein which shall not be applicable.
USES PROHIBITED	Uses prohibited: Abattoirs; slaughterhouse; stockyard; bag cleaning; boiler and tank works; central mixing plant for cement, mortar, plaster and painting materials; curing, tanning or storage of hides; distillation of bones, coal, tar, or wood; fat rendering; forage plants; gasoline storage above ground in excess of five hundred (500) gallons; manufacture of acetylene, acid, alcohol for non-consumption , ammonia, bleaching powder, brick, pottery, terracotta or tile, cement blocks, candles, disinfectants, dye-stuffs, fertilizers, illuminating or heating gas, including storage of same, paint, turpentine, varnish, soap,	Uses prohibited: Abattoirs; slaughterhouse; stockyard; bag cleaning; boiler and tank works; central mixing plant for cement, mortar, plaster and painting materials; curing, tanning or storage of hides; distillation of bones, coal, tar, or wood; fat rendering; forage plants; gasoline storage above ground in excess of five hundred (500) gallons; manufacture of acetylene, acid, alcohol, ammonia, bleaching powder, brick, pottery, terracotta or tile, cement blocks, candles, disinfectants, dye-stuffs, fertilizers, illuminating or heating gas, including storage of same, paint, turpentine, varnish, soap, and tar products; wool pulling or scouring; junk yards; cotton waste reclaiming; and similar types of plants or operations.

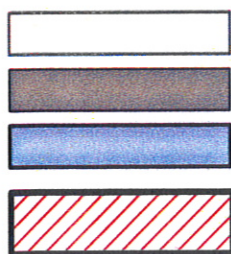
M1 USE PERMITTED ON APPEAL

SECTION	PROPOSED	CURRENT
	and tar products; wool pulling or scouring; junk yards; cotton waste reclaiming; and similar types of plants or operations.	
MINIMUM LOT SIZE	Minimum lot size: It is the intent of the section that lots of sufficient size be used for any industrial, service or business use for any industrial, service or business use space in addition to the space required for the other normal operation of the enterprise	Minimum lot size: It is the intent of the section that lots of sufficient size be used for any industrial, service or business use for any industrial, service or business use space in addition to the space required for the other normal operation of the enterprise
MINIMUM YARD SIZE	<p>Minimum yard size:</p> <p>FRONT YARD: None specified, except where existing establishments (other than residential) are set back, any new structures shall be set back not less than the average of the setbacks of the existing establishments within one hundred (100) feet each side thereof.</p> <p>SIDE YARDS: None specified, excepting a lot, adjoining its side lot line another lot which is in a residential district, there shall be a side yard not less than eight (8) feet wide.</p>	<p>Minimum yard size:</p> <p>FRONT YARD: None specified, except where existing establishments (other than residential) are set back, any new structures shall be set back not less than the average of the setbacks of the existing establishments within one hundred (100) feet each side thereof.</p> <p>SIDE YARDS: None specified, excepting a lot, adjoining its side lot line another lot which is in a residential district, there shall be a side yard not less than eight (8) feet wide.</p>
MAXIMUM BUILDING AREA		
MAXIMUM HEIGHT	Maximum height: None.	<i>Maximum height</i> : None specified
OFF STREET PARKING	Off-street parking: See § 25-16.	<i>Off-street parking: See § 25-16.</i>
OFF STREET LOADING AND UNLOADING	Off-street loading and unloading: Shall provide adequate space for loading or unloading all vehicles or trucks incidental to the operation of the industry or use.	Off-street loading and unloading: Shall provide adequate space for loading or unloading all vehicles or trucks incidental to the operation of the industry or use.

WOODTRAIL ESTATES ADD. NO. 2 SUBDIVISION PLAT



Legend



codgis2013.DBO.MorganSVW_Parcel_CAMA

bldg

corplim

**SUBJECT PROPERTY
ZONED AG-1**

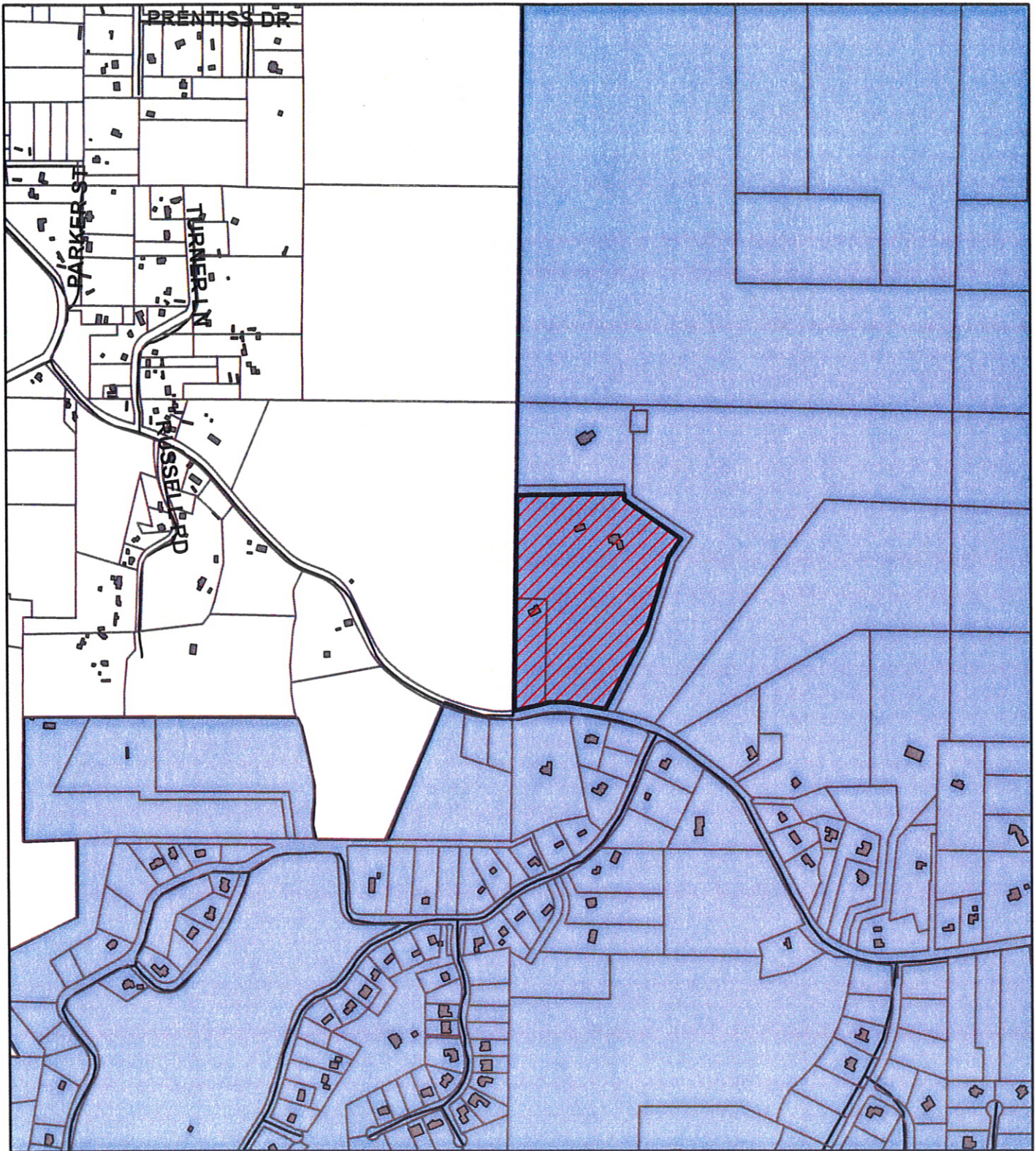
LOCATION MAP

APPLICANT: PARKER AND NOWLIN

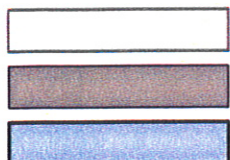


DRAWING NOT TO SCALE

CERTIFICATE TO SUBDIVIDE NO. 3214-13



Legend



codgis2013.DBO.MorganSVW_Parcel_CAMA

bldg APPLICANT: KARI M. McCLAIN, DONALD LAYNE AND
ELIZABETH ERICKSON CARTER

corplim



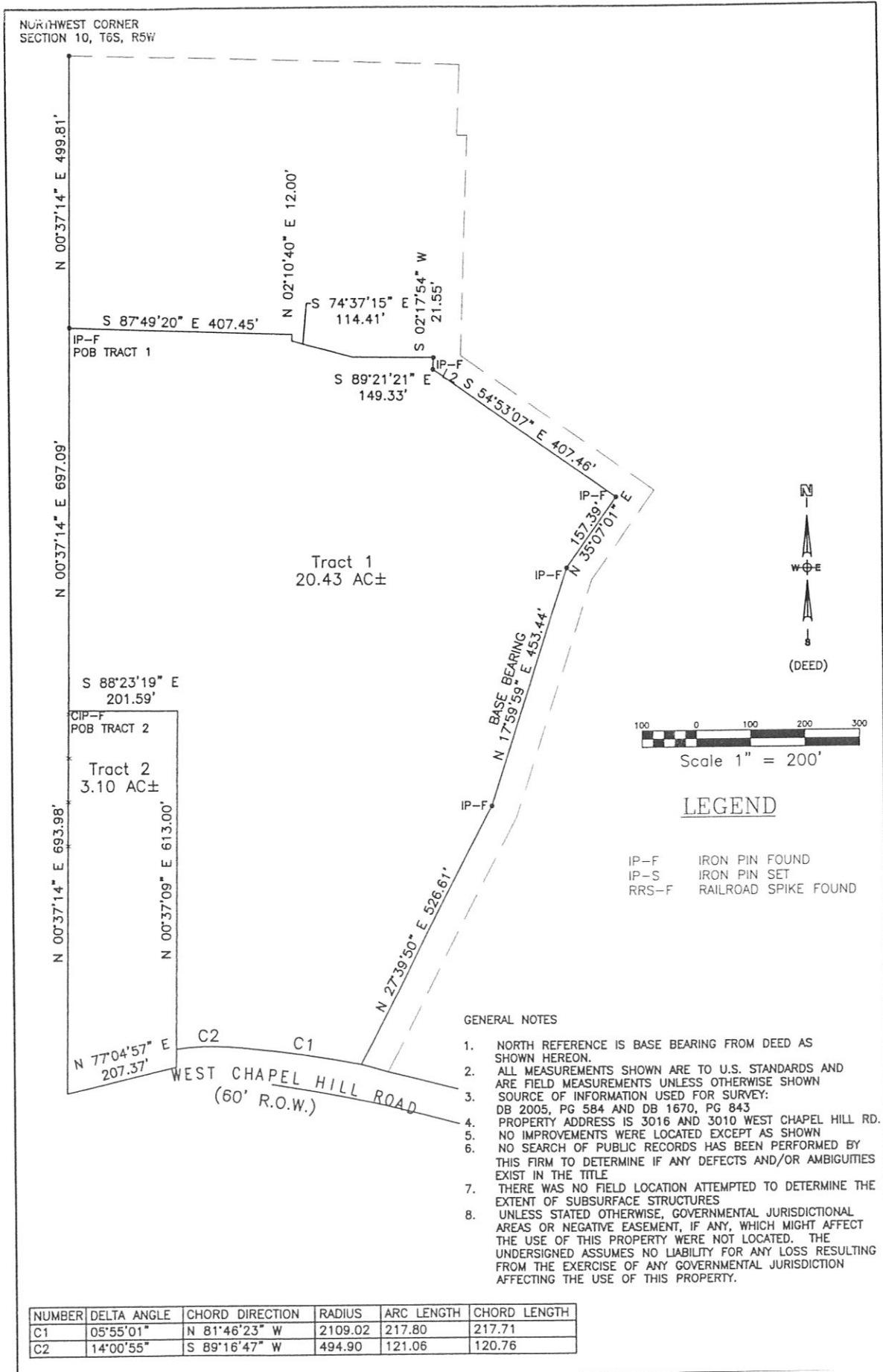
SUBJECT PROPERTY

LOCATION MAP



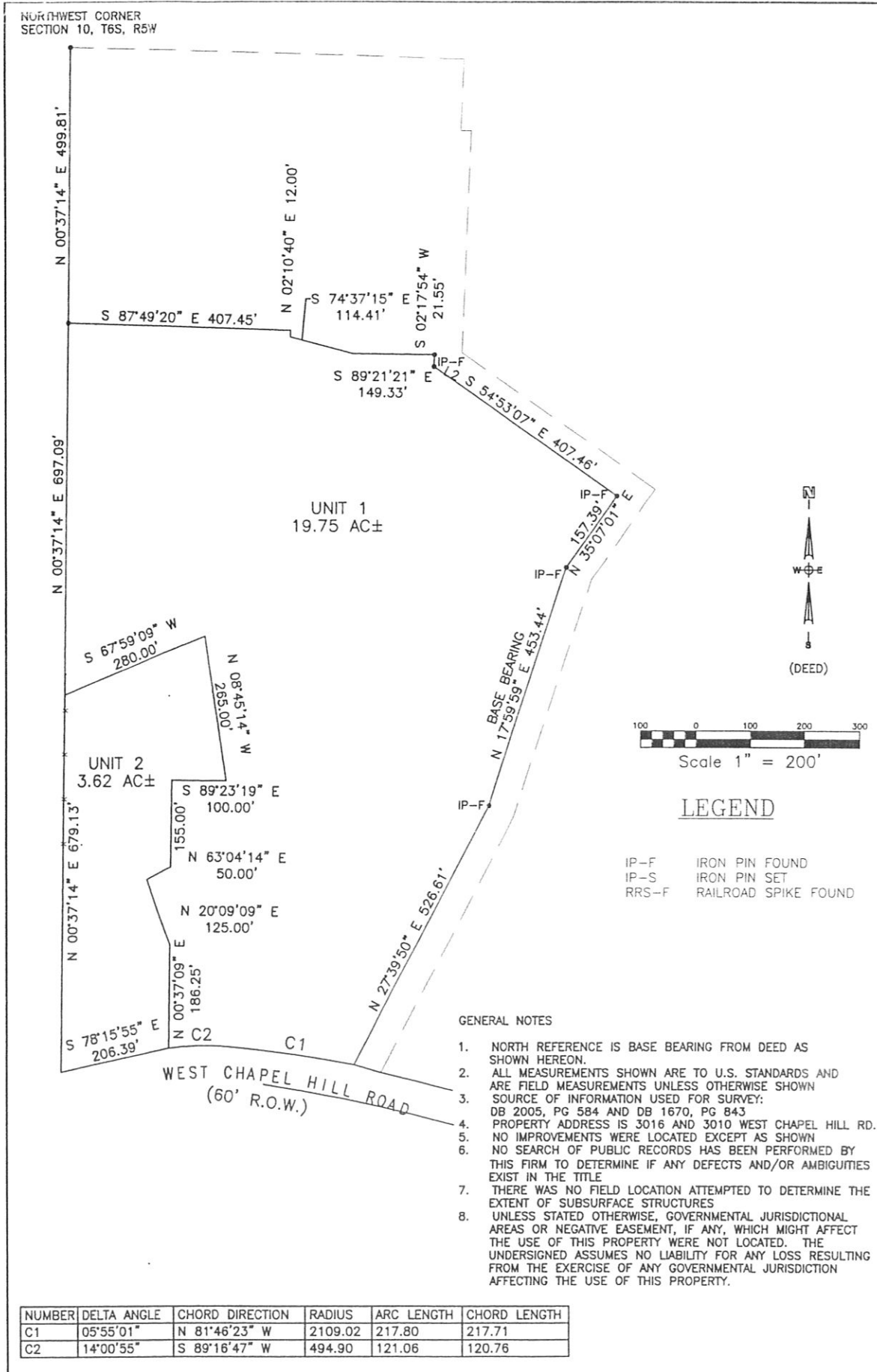
DRAWING NOT TO SCALE

CERTIFICATE TO SUBDIVIDE 3214-13



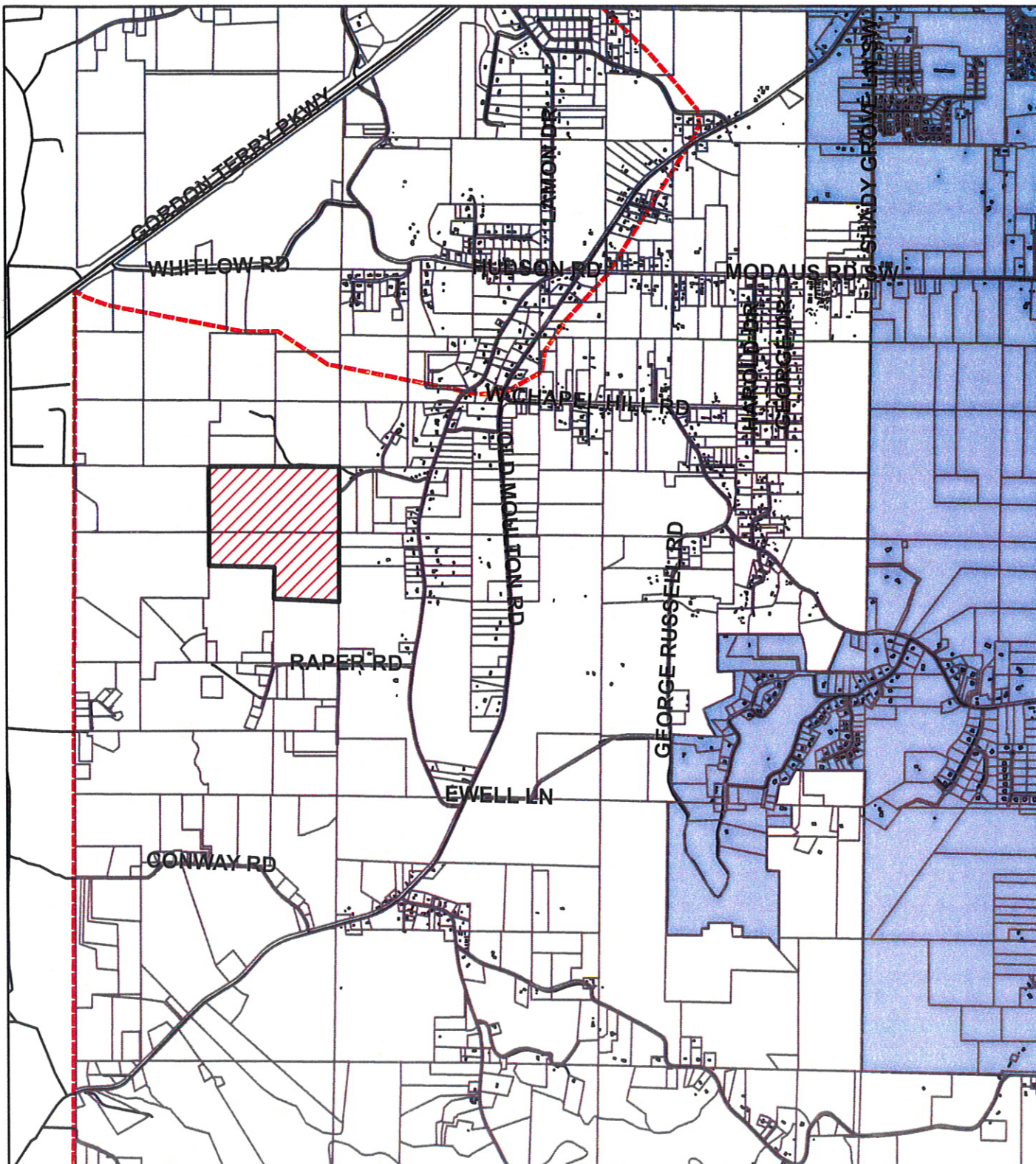
CERTIFICATE TO CONSOLIDATE AND SUBDIVIDE 3016 & 3010 WEST CHAPEL HILL ROAD DECATUR, ALABAMA		PAGE 4 OF 7	
RICHARD W. HUMPHREY, P.C. PROFESSIONAL ENGINEERING/PROFESSIONAL LAND SURVEYING 410 GRANT STREET DECATUR, ALABAMA 35605 PHONE: 256.227.1994		DRAWN BY: R. HUMPHREY APPROVED BY: R. HUMPHREY	
FIELD WORK COMPLETED: FEB 2013		SCALE: 1"=100'	
DRAWING DATE: 07-02-13		JOB No.	

CERTIFICATE TO SUBDIVIDE 3214-13

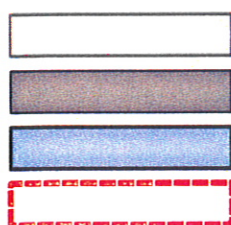


RICHARD W. HUMPHREY, P.C. PROFESSIONAL ENGINEERING/PROFESSIONAL LAND SURVEYING 410 GRANT STREET DECATUR, ALABAMA 35603 P.E. NO. 256,227,1994		BOUNDARY SURVEY 3016 & 3010 WEST CHAPEL HILL ROAD DECATUR, ALABAMA	
FIELD WORK COMPLETED: FEB 2013 DRAWING DATE: 07-02-13	DRAWN BY: R. HUMPHREY APPROVED BY: R. HUMPHREY	SCALE: 1"=100' JOB No.	PAGE 7 OF 7

CERTIFICATE TO CONSOLIDATE AND SUBDIVIDE NO. 3215-13



Legend



codgis2013.DBO.MorganSVW_Parcel_CAMA

bldg

corplim

pj



SUBJECT PROPERTY

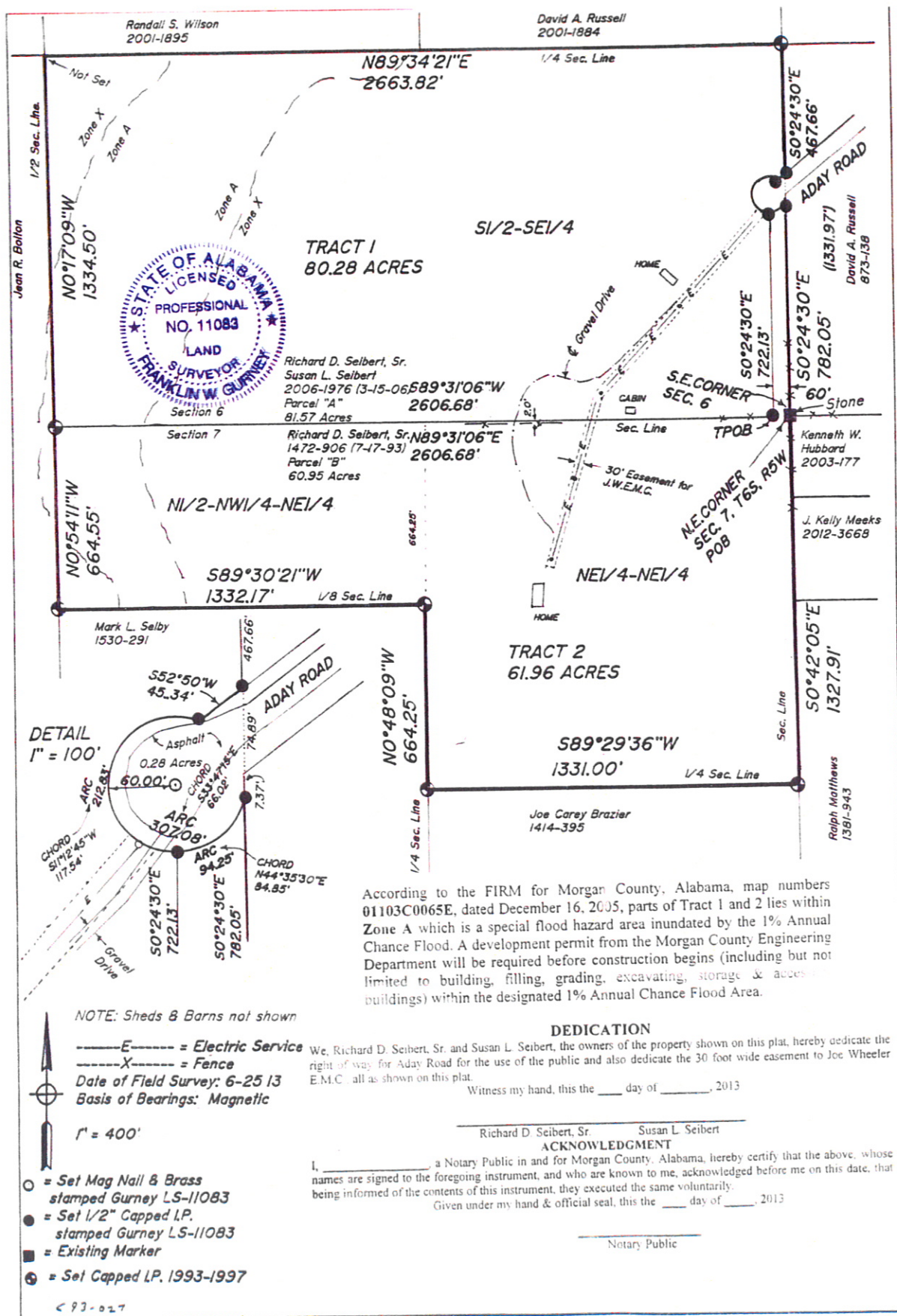
LOCATION MAP

APPLICANT: RICHARD D. SEIBERT, SR. AND SUSAN L. SEIBERT



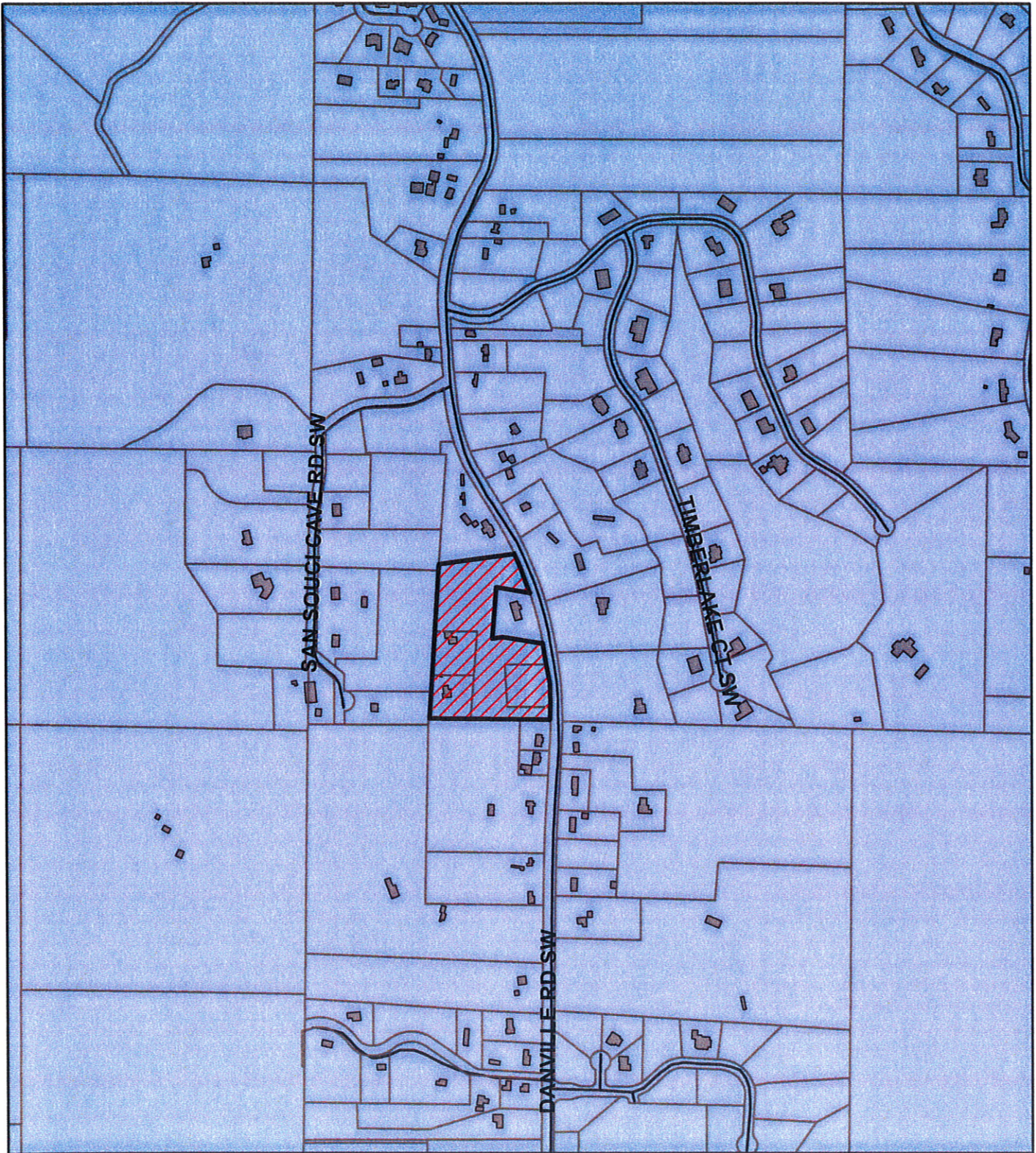
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CERTIFICATE TO CONSOLIDATE AND SUBDIVIDE 3215-13

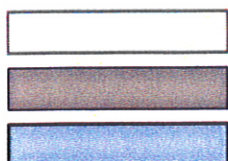


GURNEY'S SURVEYING COMPANY, INC.		HARTSELLE, AL 35640	
1222 MAIN STREET WEST		(256) 773-2882	
TITLE:		NO. 93-181	
SCALE:		DATE: 7-1-13	
1" = 400'		Sheet 1 of 2	
DRAWN BY: fwg		Certificate to Consolidate and then Subdivide	

CERTIFICATE TO CONSOLIDATE AND SUBDIVIDE NO. 3216-13



Legend



codgis2013.DBO.MorganSVW_Parcel_CAMA

bldg

corplim

LOCATION MAP

APPLICANT: CYNTHIA L. BRYANT, GERELDEAN BRYANT,
STANLEY LEE BRYANT, AND STEVEN DEE BRYANT



SUBJECT PROPERTY

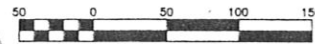


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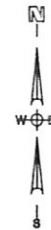
**PUGH WRIGHT
MCANALLY**
CIVIL ENGINEERS

256.353.3937P

256.350.2285F



Scale 1" = 100



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1960.69'	94.59'	94.59'	N 20°22'44" W	2°45'51"
C2	1960.69'	153.76'	153.72'	N 09°03'03" W	4°29'35"
C3	1960.69'	210.10'	210.00'	N 03°44'04" W	6°08'23"
C4	1960.69'	78.33'	78.32'	N 00°28'48" E	2°17'20"
C5	1960.69'	12.07'	12.07'	N 11°28'25" W	0°21'10"
C6	1960.69'	251.41'	251.24'	N 15°19'24" W	7°20'49"

DRAWING DATE: 06-11-13	DRAWN BY: RDH	APPROVED BY: RWH	JOB No. D-74-13	SCALE: 1"=100'	PAGE 6 OF 6
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JOB No. D-74-13

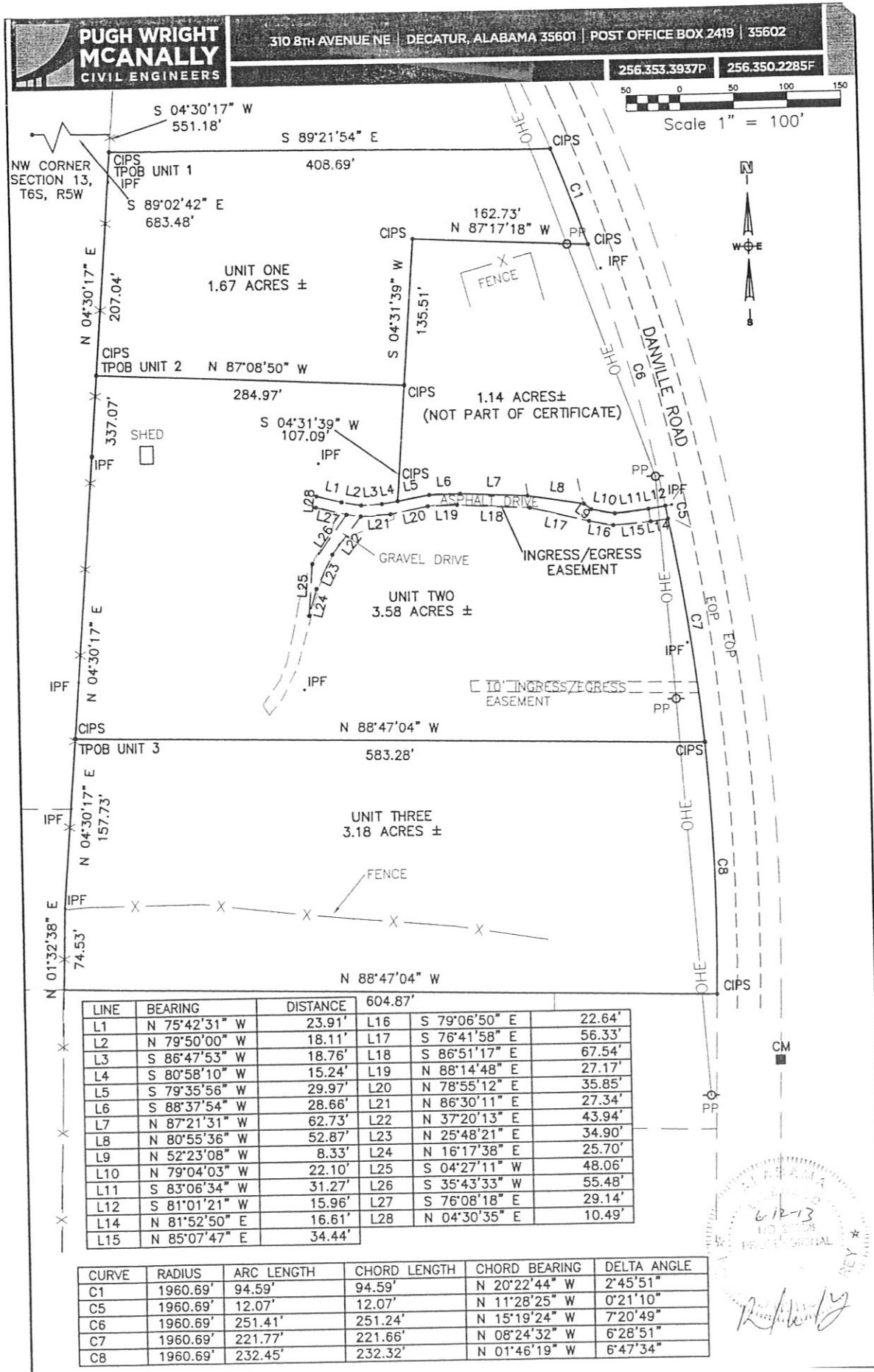
APPROVED BY: RWH

3	DRAWN BY: R
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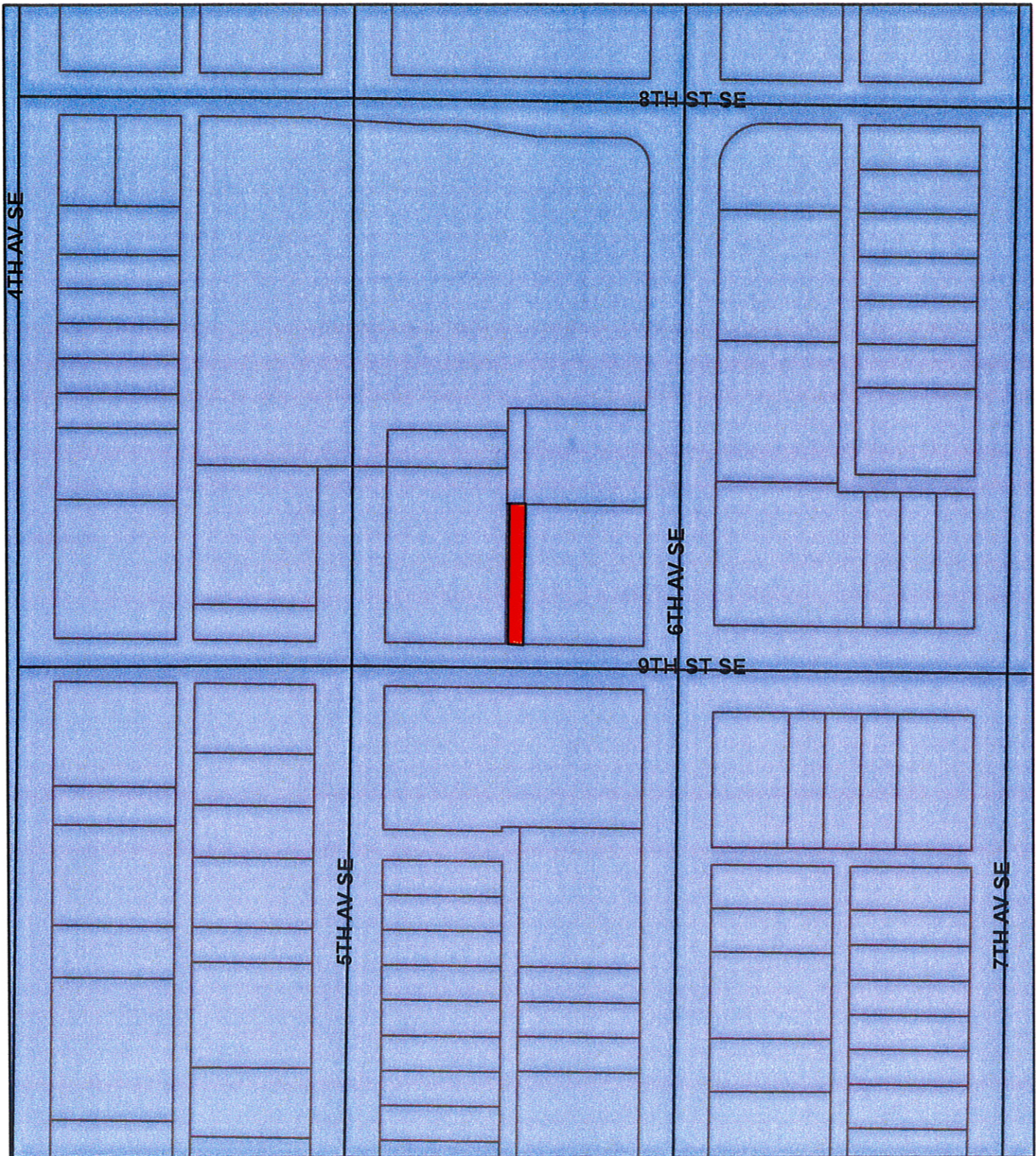
ISSUING DATE: 06-

PUGHWRIGHTMCANALLY.COM

CERTIFICATE TO CONSOLIDATE AND SUBDIVIDE 3216-13



VACATION REQUEST NO. 476-13



Legend



codgis2013.DBO.MorganSVW_Parcel_CAMA

corplim

**PROPOSED ALLEY
VACATION**

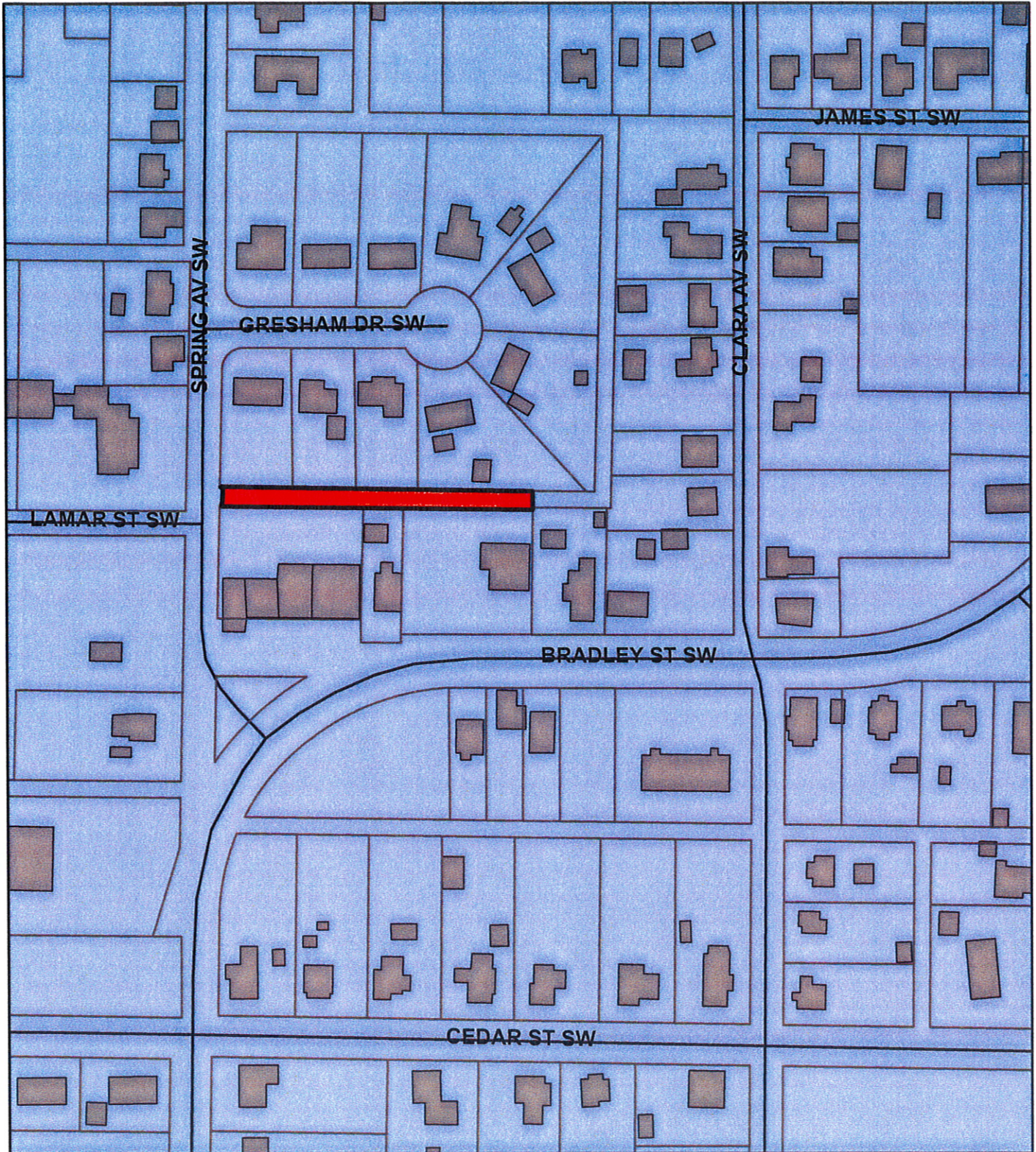
LOCATION MAP

NINTH STREET METHODIST CHURCH

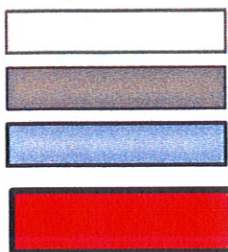


DRAWING NOT TO SCALE

VACATION REQUEST NO. 477-13



Legend



codgis2013.DBO.MorganSVW_Parcel_CAMA

bldg

corplm

**PROPOSED ALLEY
VACATION**

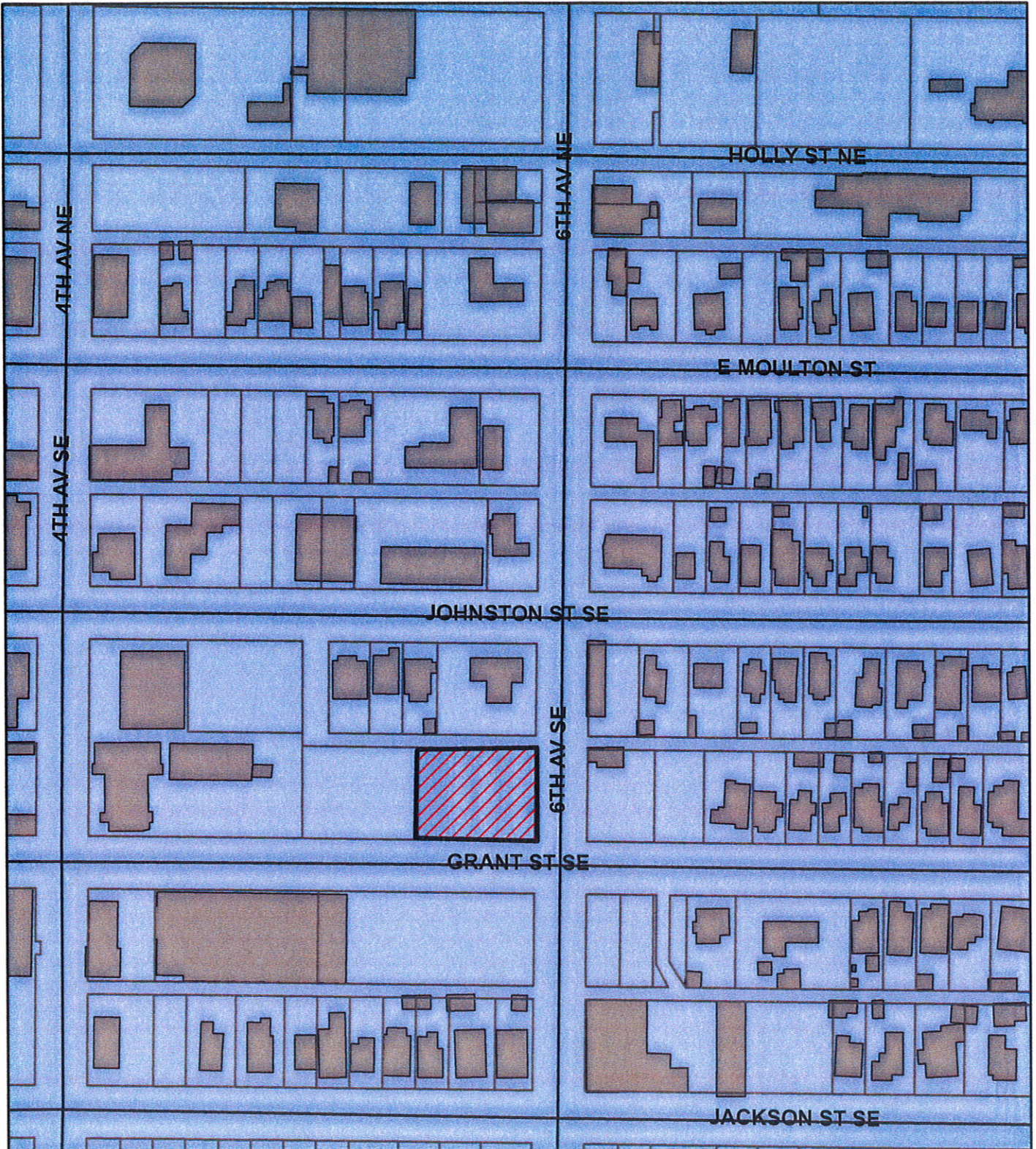
LOCATION MAP

HARRIS, RIGGS, SANCHEZ, HERNANDEZ, HAMES, MITCHELL,
CHAMBERS, AND WALLACE

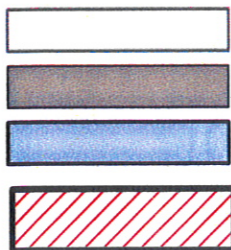


DRAWING NOT TO SCALE

SITE PLAN 502-13



Legend



codgis2013.DBO.MorganSVW_Parcel_CAMA

bldg

corplim

APPLICANT: CLINT MISS, LLC

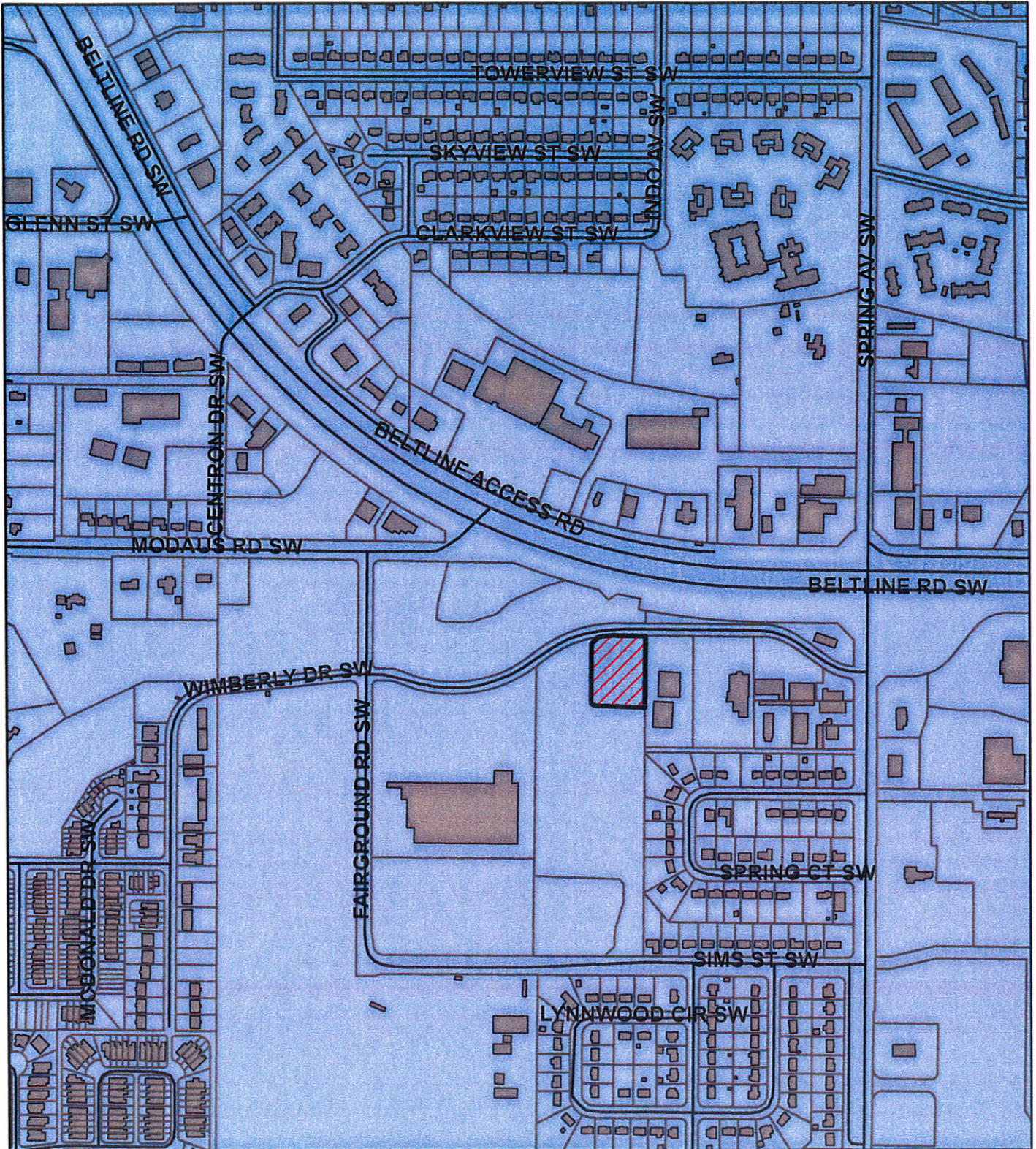
**SUBJECT PROPERTY
ZONED B-2**

LOCATION MAP

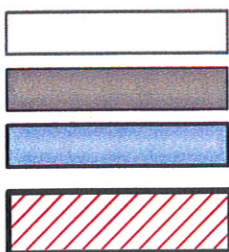


DRAWING NOT TO SCALE

SITE PLAN 503-13



Legend



codgis2013.DBO.MorganSVW_Parcel_CAMA

bldg

corplim

**SUBJECT PROPERTY
ZONED M-1A**

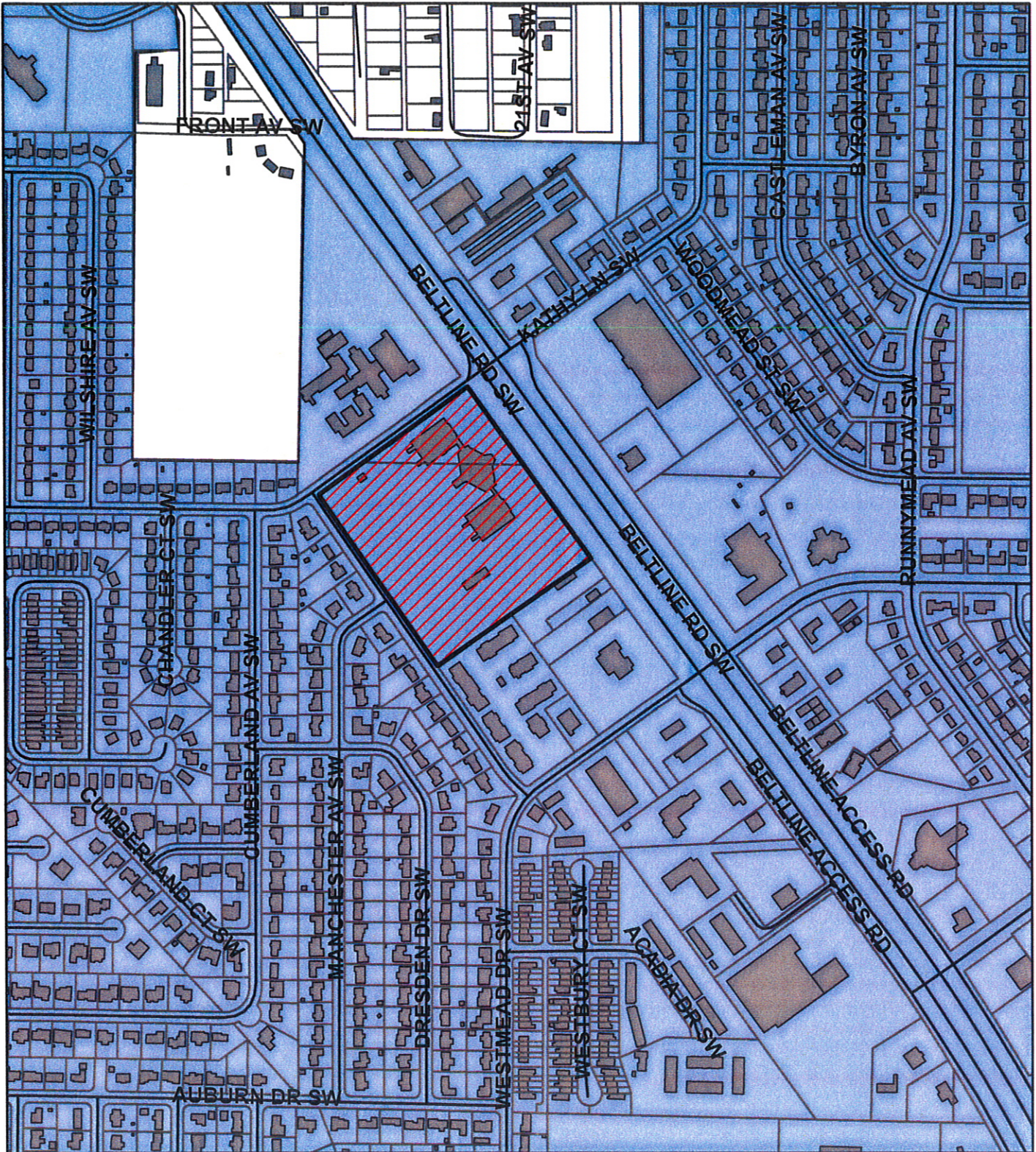
LOCATION MAP

APPLICANT: BUFFALO WILD WINGS

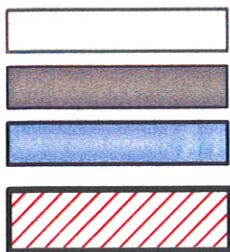


DRAWING NOT TO SCALE

BELTLINE CHURCH OF CHRIST SUBDIVISION PLAT



Legend



codgis2013.DBO.MorganSVW_Parcel_CAMA

bldg

corplim

**SUBJECT PROPERTY
ZONED M-1A**

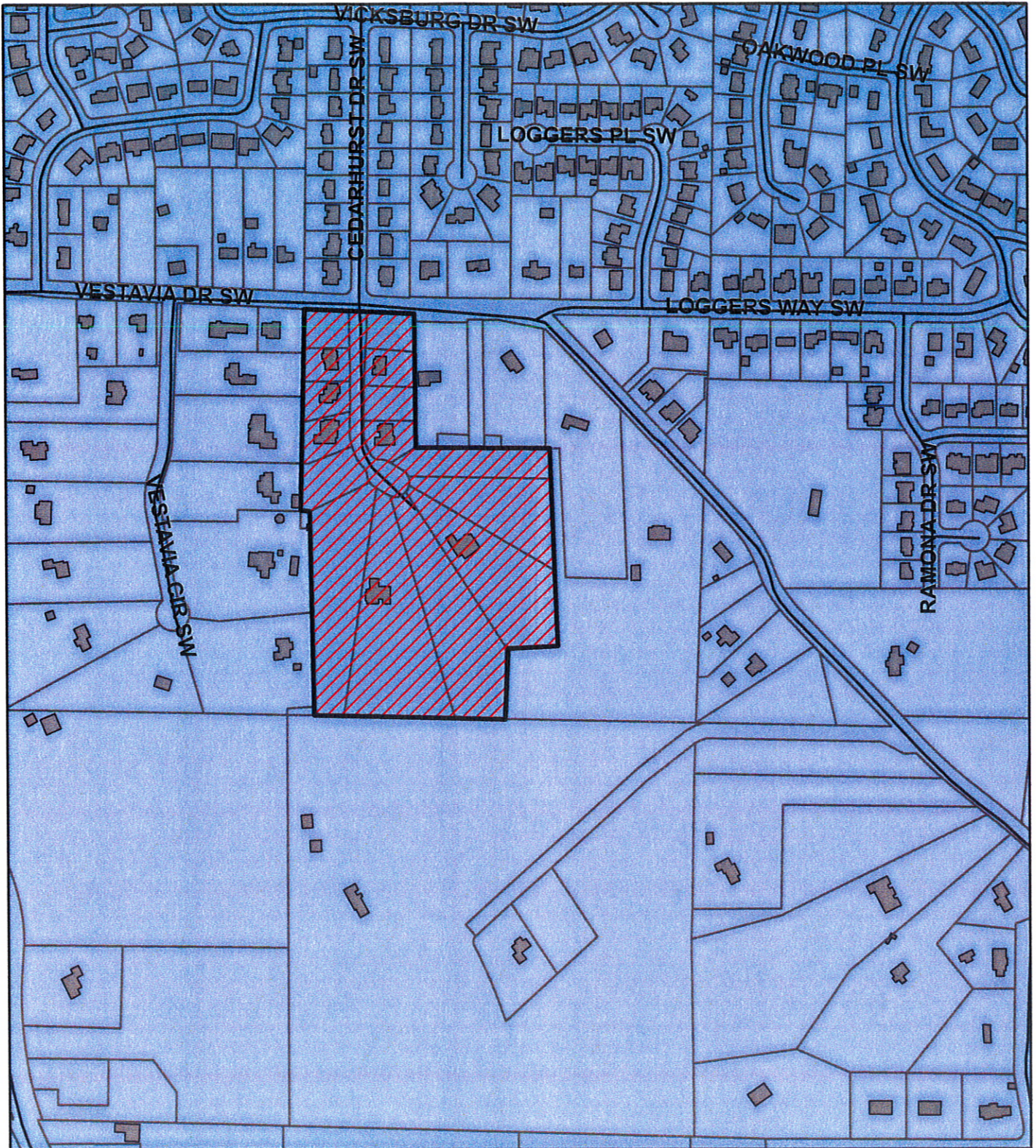
LOCATION MAP

APPLICANT: BELTLINE CHURCH OF CHRIST

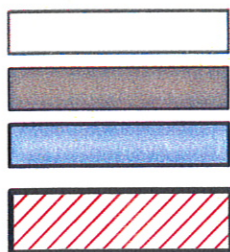


DRAWING NOT TO SCALE

VESTAVIA HILLS SUBDIVISION PLAT (SIDEWALK) BOND



Legend



codgis2013.DBO.MorganSVW_Parcel_CAMA

bldg

corplim

**SUBJECT PROPERTY
ZONED R-3**

LOCATION MAP

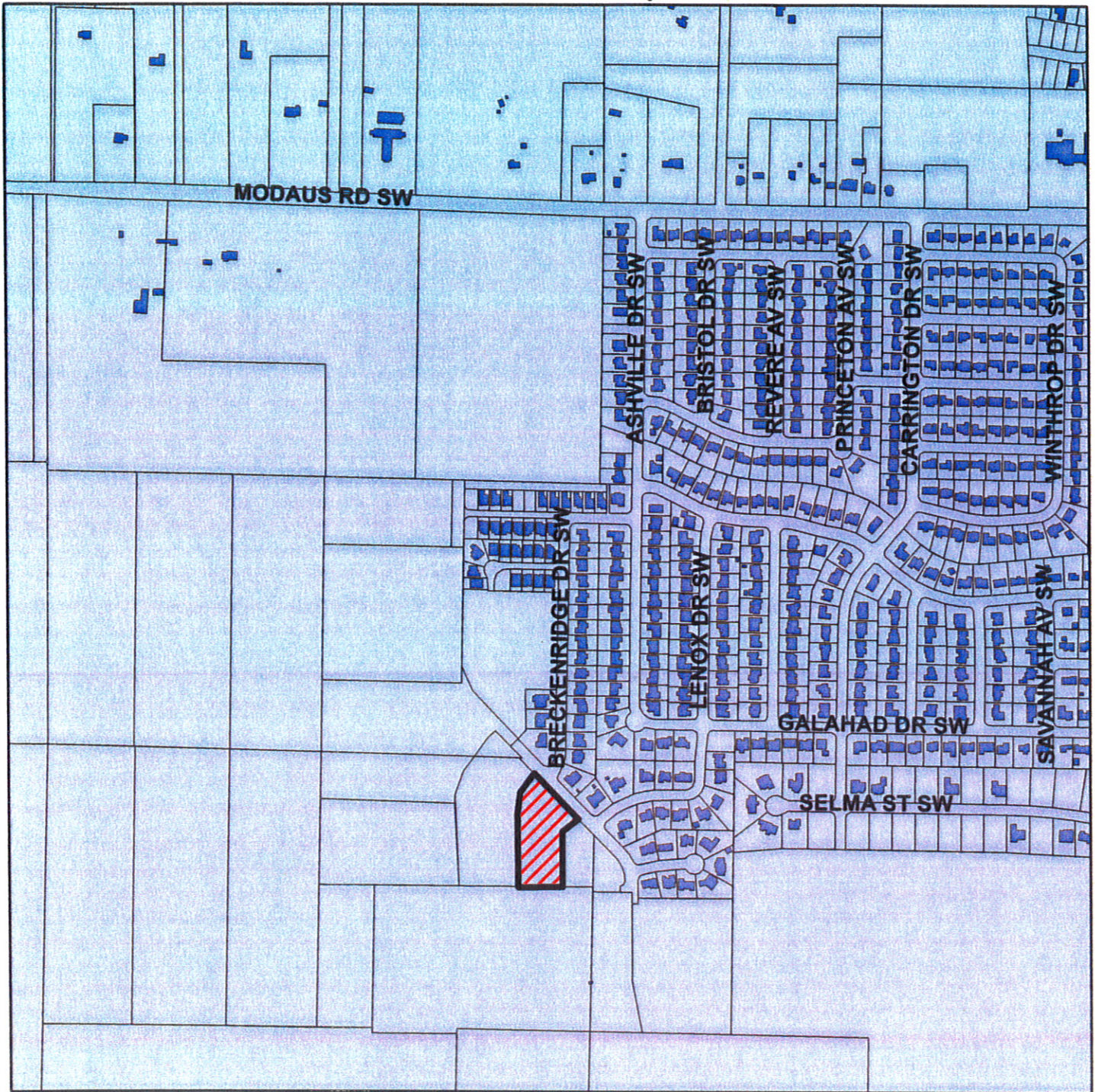
APPLICANT: JAMES E. HURST



DRAWING NOT TO SCALE

CEDAR GROVE SUBDIVISION ADD. NO. 3




BOND REVIEW



LOCATION MAP

PREPARED BY THE CITY OF DECATUR
PLANNING DEPARTMENT

Legend

-  bldg
-  corplim
-  SUBJECT PROPERTY

APPLICANT: ROBERT COMPTON



DRAWING NOT TO SCALE

Note: Every reasonable efforts has been made to assure the accuracy of this map. The City of Decatur does not assume liability arising from the use of this map. This map is provided without warranty of any kind, either expressed or implied.

ZONED R-5




THE FARM SIDEWALK CONSTRUCTION PLAN
APPROVED BY PLANNING COMMISSION MAY 09



LOCATION MAP

Legend

 bldg

-  SIDEWALK CONSTRUCTED
-  SIDEWALK BUILT WHEN STREET COMPLETED
-  CROSSWALK

ZONED R-2 AND R-5

PREPARED BY THE CITY OF DECATUR
PLANNING DEPARTMENT

APPLICANT: DAVID PEEK



DRAWING NOT TO SCALE

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