

**AGENDA  
ZONING COMMITTEE MEETING  
MARCH 15, 2016  
11:00 AM  
CITY HALL ANNEX – 308 CAIN ST. NE**

**Members:** George Barran, Chairman Board of Zoning Adjustment, Gary Borden, Secretary, Planning Commission  
**Others present:** Wally Terry and Karen Smith

**ZTA 234.16**

Applicant: City of Decatur    Zoning: N/A

Owner: N/A    Acreage: N/A

Request: To amend B3R to fix the parking reference.

Location: The City of Decatur

Recomm: The Zoning Committee recommends approval.

**REZONING 1297-16**

Applicant: Pugh Wright McAnally    Zoning: R1

Owner: Prime Development, LLC    Acreage: .94

Request: To rezone .94 acres form R1 Single Family Residential to B2 General Business

Location: West side of Indian Hills Rd. SE between Upper River Rd. SE and Point Mallard Parkway.

Recomm: This property is surrounded by B2 zoning. It will require an amendment to our land use plan which we feel is appropriate at this time. In 1985 when the property was annexed and zoned it was recommended as B1 which was changed later to AG1. In 1992 the property owner was part of a group that requested R1 zoning for this area. We feel today that property South of Upper River Rd. and east west of Indian Hills Rd. could support a planned commercial zone, as was considered in 1985 with a B1 recommendation. The committee recommends amending the projected landuse for the area and approving this rezoning.

## REZONING 1298-16

Applicant: Pugh Wright McAnally

Zoning: R1

Owner: Morris Holdings

Acreage: 4.20

Request: To rezone 4.20 acres form R1 Single Family Residential to B2 General Business

Location: At the Southwest corner of the intersection of Upper River Rd. SE and Indian Hills Rd. SE north of Point Mallard Parkway

Recomm: This property touches a B2 zoning district on the southern boundary. It will require an amendment to our land use plan which we feel is appropriate at this time. In 1985 when the property was annexed and zoned it was recommended as B1 which was changed later to AG1. In 1992 the property owner was part of a group that requested R1 zoning for this area. We feel today that property South of Upper River Rd. and east west of Indian Hills Rd. could support a planned commercial zone, as was considered in 1985 with a B1 recommendation. The committee recommends amending the projected landuse for the area and approving this rezoning.

## REZONING 1299-16

Applicant: Pugh Wright McAnally

Zoning: AG1

Owner: Hi Cotton, LLC

Acreage: 9.26

Request: To rezone 9.26 acres from AG1 Agricultural to B2 General Business

Location: South side of Upper River Rd. SE West of Indian Hills Rd. SE

Recomm: This property touches a B2 zoning district on the western boundary. It will require an amendment to our land use plan which we feel is appropriate at this time. In 1985 when the property was annexed and zoned part of it was recommended as B1 which was changed later to AG1. We feel today that property South of Upper River Rd. and east west of Indian Hills Rd. could support a planned commercial zone, as was considered in 1985 with a B1 recommendation. The committee recommends amending the projected landuse for the area and approving this rezoning as part of the larger proposal.