

## **MEMORANDUM**

**DATE:** July 18, 2018

**TO:** Planning Commissioners

**CC:** Mayor Tab Bowling; Wally Terry; Herman Marks;  
Tony Powell; Tom Polk; Carl Prewitt; Planning Staff

### **PLANNING COMMISSION MEETING**

**July 24, 2018**

**Pre-meeting – 2:15 p.m. (Annex)**

**Meeting – 3:15 p.m. (Council Chambers)**

# Agenda

## Planning Commission

City of Decatur, AL

**July 24 2018**

Time: 3:15 PM

City Council Chambers

Commissioners: **Kent Lawrence**, *Chairman*; **Gary Borden**, *Vice Chairman*; **Daniel Culpepper**, *Secretary*; **Chuck Ard**; **Frances Tate**; **Joseph Wynn**; **Nell Standridge**; **Eddie Pike**; **Myna Burroughs**

### 1. CALL MEETING TO ORDER

### 2. APPROVAL OF MINUTES- June 19, 2018

### 3. CONSENT AGENDA

#### OLD BUSINESS

- |            |  |     |
|------------|--|-----|
| A. 1806-93 | Certificate to Subdivide<br>(South of Gordon Terry Parkway and west of Woodall Rd. SW) | 1-2 |
|------------|--|-----|

#### CERTIFICATES

- |            |  |       |
|------------|--|-------|
| A. 3409-18 | Certificate to Subdivide<br>(North of Bowles Bridge Rd. and west of Highway 31 South)                  | 3-5   |
| B. 3411-18 | Certificate to Subdivide<br>(North side of Deerfoot Way SW and west side of Covington Lane SW)         | 6-9   |
| C. 3412-18 | Certificate to Subdivide<br>(South side of Prospect Drive SE and west side of 8 <sup>th</sup> Ave. SE) | 10-13 |
| D. 3413-18 | Certificate to Subdivide<br>(South of W. Moulton Street and northwest of Old Moulton Rd.)              | 14-17 |

#### SITE PLAN

- |           |   |                   |
|-----------|---|-------------------|
| A. 577-18 | Tire Discounters<br>(South of Beltline Rd. SE and west of Highway 31 South) | 18-20<br>see plat |
|-----------|---|-------------------|

### 4. OTHER BUSINESS

#### CERTIFICATES

- |            |   |       |
|------------|---|-------|
| A. 3410-18 | Certificate to Subdivide<br>(South of Miriam Pvt Drive and west side of Harold Drive) | 21-24 |
|------------|---|-------|

## VACATION REQUESTS

A. 504-18 25-26  
(South of Prospect Dr. SE and west of 8th Avenue SE)

B. 505-18 27-28  
(South of 12th St. SE and east of 4th Ave SE)

## ANNEXATION REQUESTS

A. 354-18 29-30  
(North of 8th St. SW and east side of Hoover Avenue SW)

## NEW BUSINESS

A. Street Renaming 31-32  
(Rename Locust Street between Somerville Rd. SE and 14<sup>th</sup> AV SE to Red Raider DR. SE)

**Staff Report  
For Planning Commission  
July 17, 2018**

<b>CONSENT AGENDA</b>
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**OLD BUSINESS**

**FILE NUMBER:** 1806 - 93

**CONTROL NO.** 4385

**ACRES:** 2.11

**CURRENT ZONE:** B-2, General Business

**NEW ZONE:** N/A

**APPLICANT:** Linda Vandiver

**PROPERTY OWNER/PROPERTY ADDRESS:** Linda Vandiver/H.M. Nowlin - property located south of Gordon Terry Parkway and west of Woodall Rd. SW

**REQUEST:** Subdivide 2.11 acres into three tracts of .37 acres, 1.00 acre and .74 acres. This application was submitted in 1993, conditions were met but the certificate was never recorded. Requesting permission for Chairman of Planning Commission to sign off on certificate for recording purposes.

**CURRENT LANDUSE:** Commercial

**PROPOSED LANDUSE:** Commercial

**ONE DECATUR Future Landuse:** N/A

**ONE DECATUR STREET TYPOLOGY:** N/A

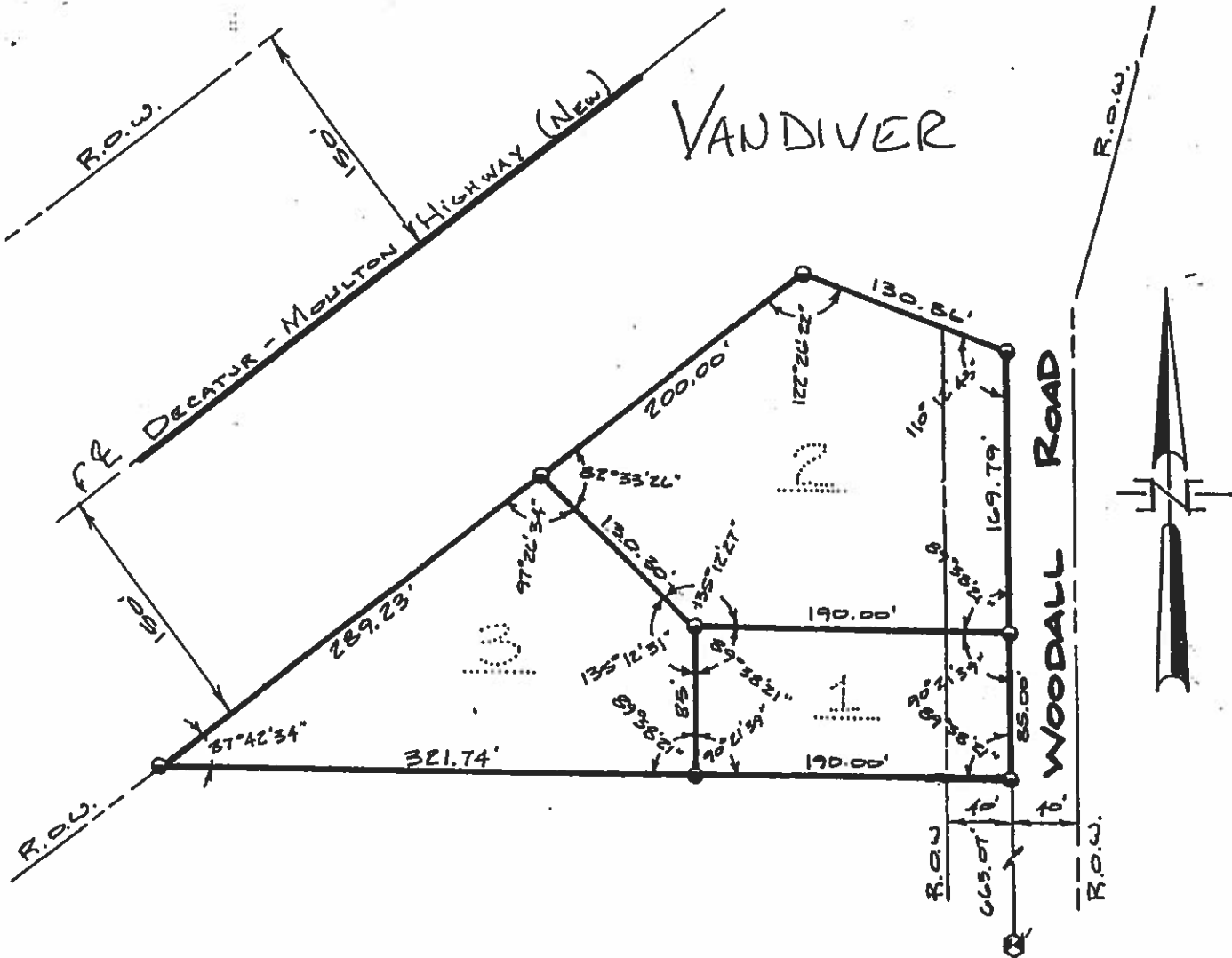
<b>COMMENTS AND RECOMMENDATIONS FROM SUBDIVISION COMMITTEE:</b>
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**Recommend approval with the following conditions:**

**The conditions on this certificate were met in 1998. It did not get signed or recorded. We need permission for the current Chairman to sign the document so we can get it completed.**

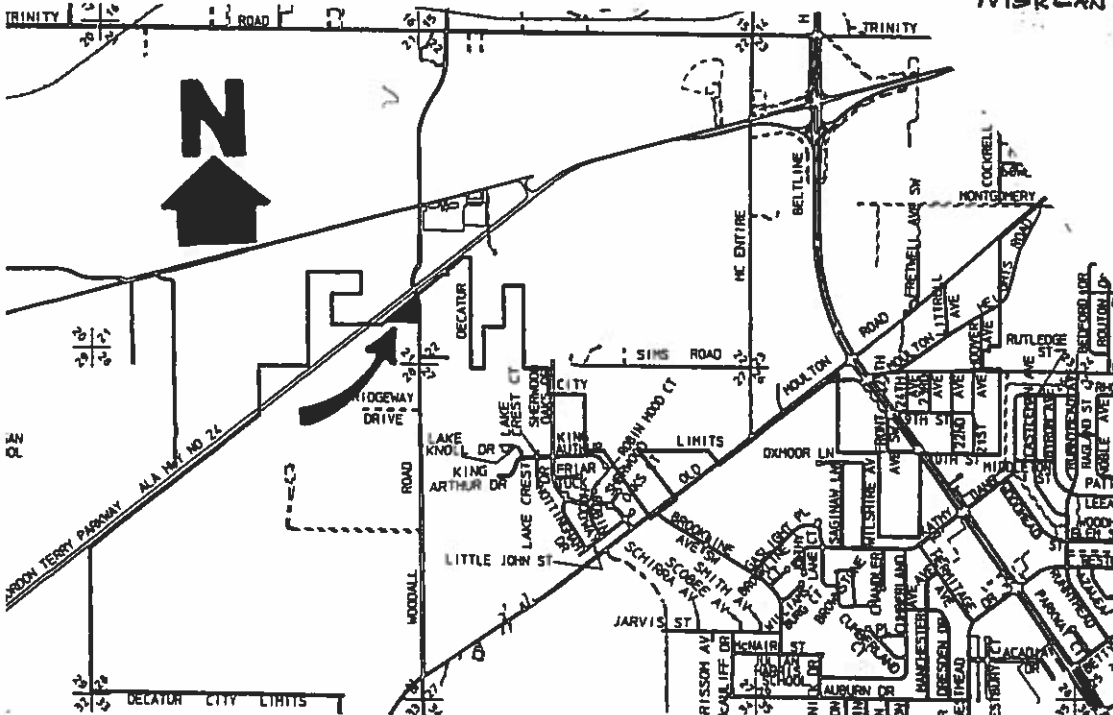
<b>COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:</b>
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CERT. TO SUBDV.  
#1806-93



SOUTHEAST CORNER OF  
SECTION 21, T5S, R5W,  
MORGAN COUNTY, ALABAMA.

## LOCATION MAP



**STAFF REPORT FOR  
PLANNING COMMISSION  
July 17, 2018**

**FILE NUMBER:** 3409-18

**CONTROL NO.** 7880

**ACRES:** 20.92 acres

**CURRENT ZONE:** Outside Corp Limits

**NEW ZONE:** N/A

**APPLICANT:** Lee Y. Greene & Associates

**PROPERTY OWNER/PROPERTY ADDRESS:** Greg Lawson – property located north of Bowles Bridge Rd. and west of Highway 31 South

**REQUEST:** Subdivide 20.92 acres into two tracts of 6.00 acres and 14.92 acres

**CURRENT LANDUSE:** Undeveloped agricultural

**PROPOSED LANDUSE:** Rural/Agricultural

**ONE DECATUR Future Landuse:** N/A

**ONE DECATUR STREET TYPOLOGY:** N/A

<b>COMMENTS AND RECOMMENDATIONS FROM SUBDIVISION COMMITTEE:</b>
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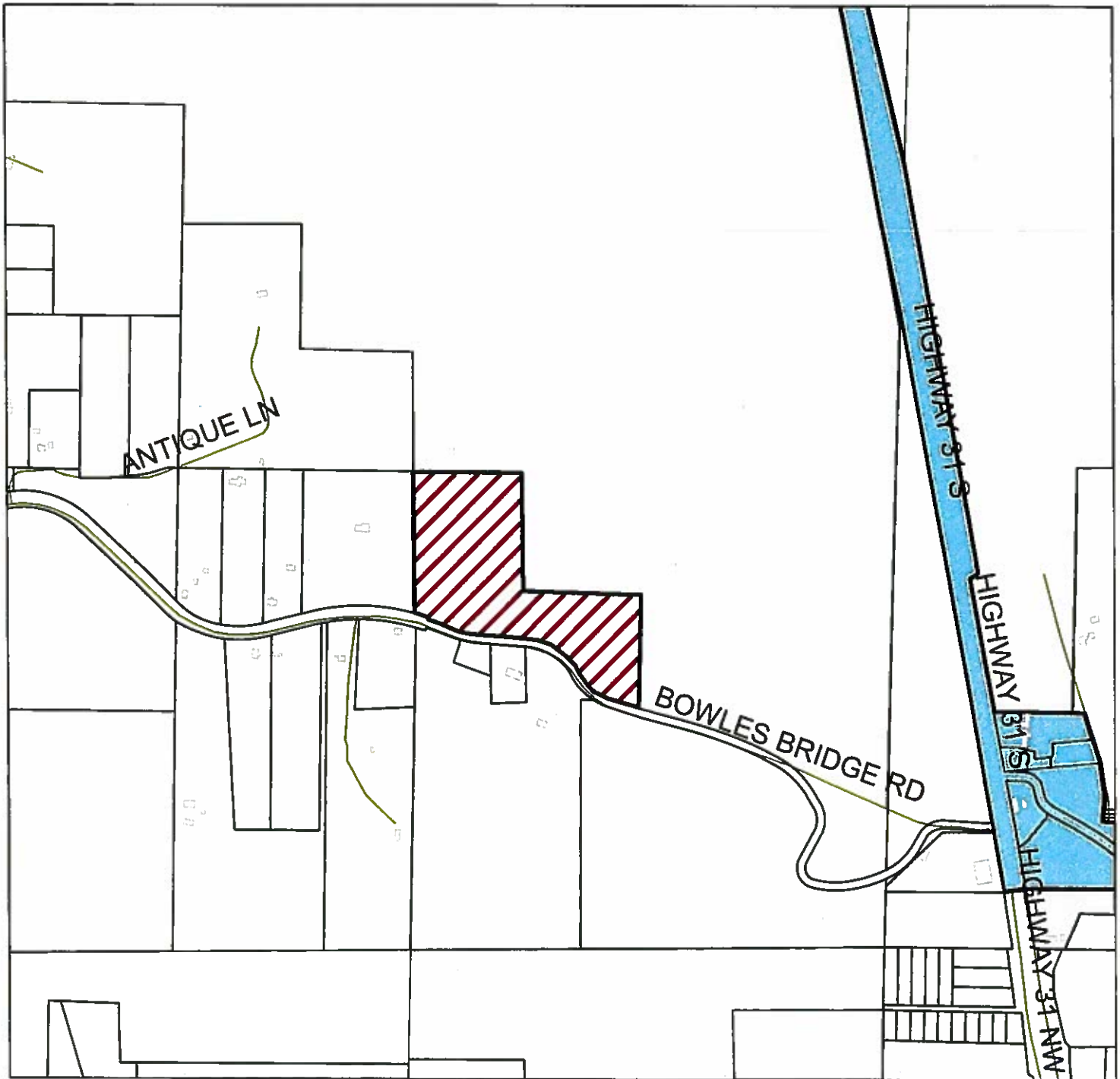
**Recommend approval with the following conditions:**

1. Provide copy of deed showing proof of ownership
2. Payment of recording fees
3. Show flood zone and flood note on the survey
4. Dedicate a 15' du&t easement along Bowles Bridge Rd.

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

<b>COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:</b>
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# CERTIFICATE TO SUBDIVIDE NO. 3409-18



## LOCATION MAP

### Legend

 codgis2013.DBO.Morgan\_Parcels

 Buildings

 CorporateLimits

 **SUBJECT PROPERTY**

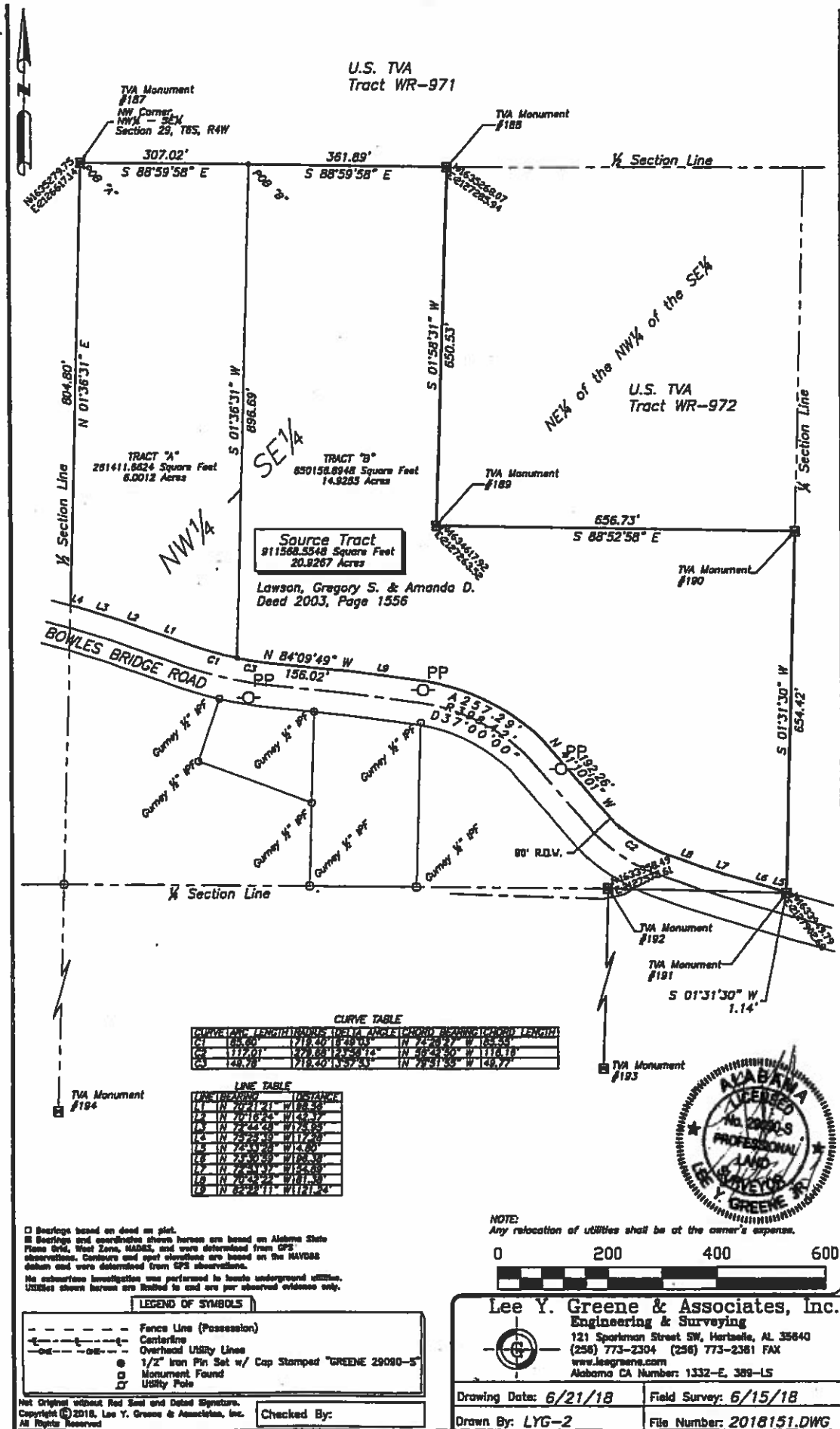
**APPLICANT: GREG LAWSON**

**PROPERTY PJ ONLY**



**DRAWING NOT TO SCALE**

# CERTIFICATE TO SUBDIVIDE NO.3409-18





**STAFF REPORT FOR  
PLANNING COMMISSION  
July 17, 2018**

**FILE NUMBER:** 3411-18

**CONTROL NO.** 7883

**ACRES:** .96

**CURRENT ZONE:** R-2, SF Residential

**NEW ZONE:** N/A

**APPLICANT:** Pugh, Wright, McAnally

**PROPERTY OWNER/PROPERTY ADDRESS:** Violet Fisher – property located north side of Deerfoot Way SW and west side of Covington Lane SW

**REQUEST:** Subdivide .96 acre tract into two tracts of .48 acres each – (reverting back to same configuration as Lot 1 and Lot 2 of Deerfoot Estates Addition IV)

**CURRENT LANDUSE:** Vacant SF Residential

**PROPOSED LANDUSE:** SF Residential – Low Density

**ONE DECATUR Future Landuse:** Residential – Low Density

**ONE DECATUR STREET TYPOLOGY:** Local

<b>COMMENTS AND RECOMMENDATIONS FROM SUBDIVISION COMMITTEE:</b>
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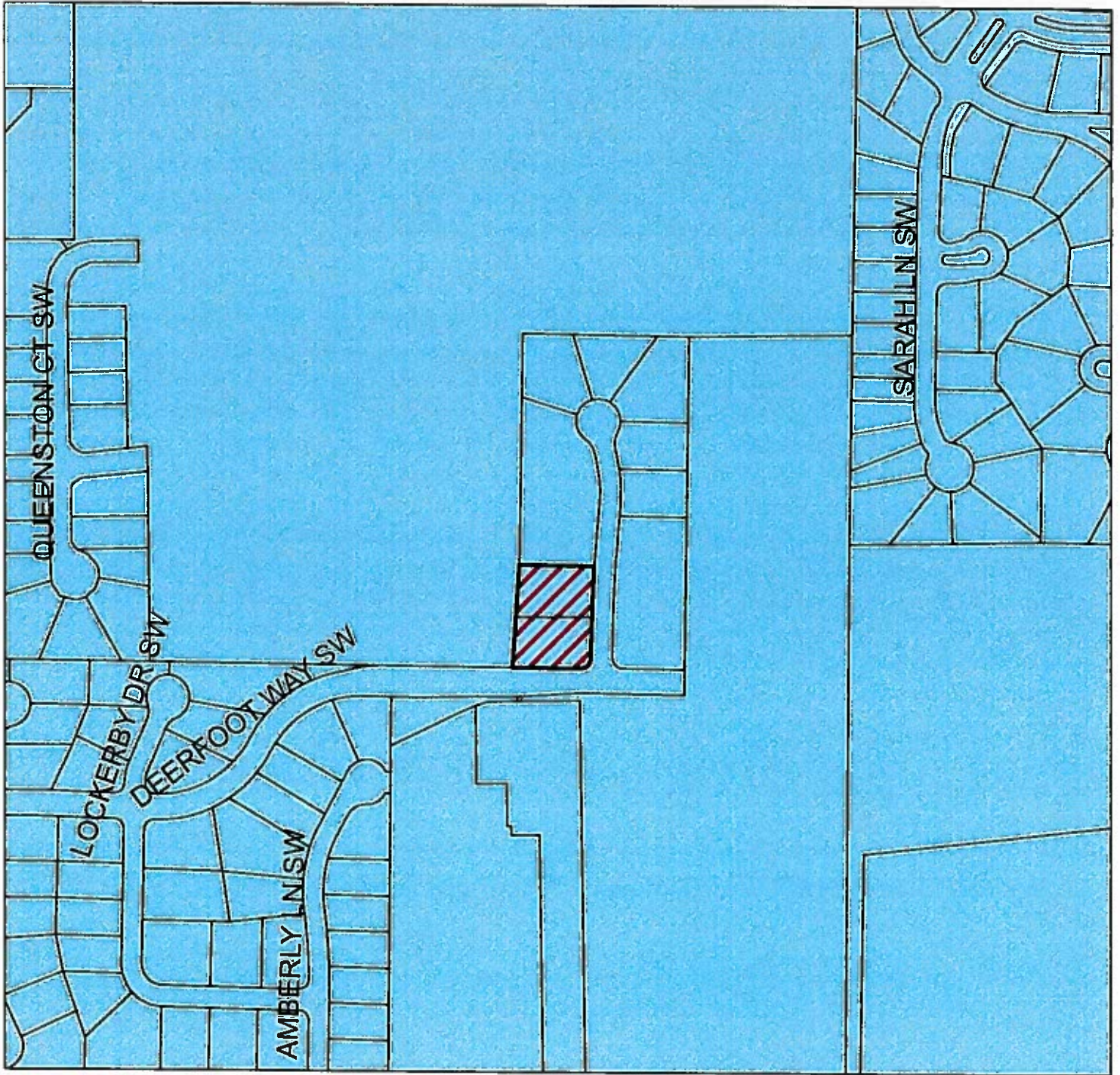
**Recommend approval with the following conditions:**

1. Payment of recording fees
2. Provide stamped and sealed survey for recording

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





<b>COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:</b>
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# CERTIFICATE TO SUBDIVIDE NO. 3411-18



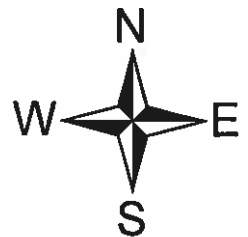
## LOCATION MAP

### Legend

-  Ownership
-  Corporate Limits
-  Buildings
-  **SUBJECT PROPERTY**

***APPLICANT: VIOLET FISHER***

**PROPERTY ZONED R-2**



**DRAWING NOT TO SCALE**

# CERTIFICATE TO SUBDIVIDE NO.3411-18

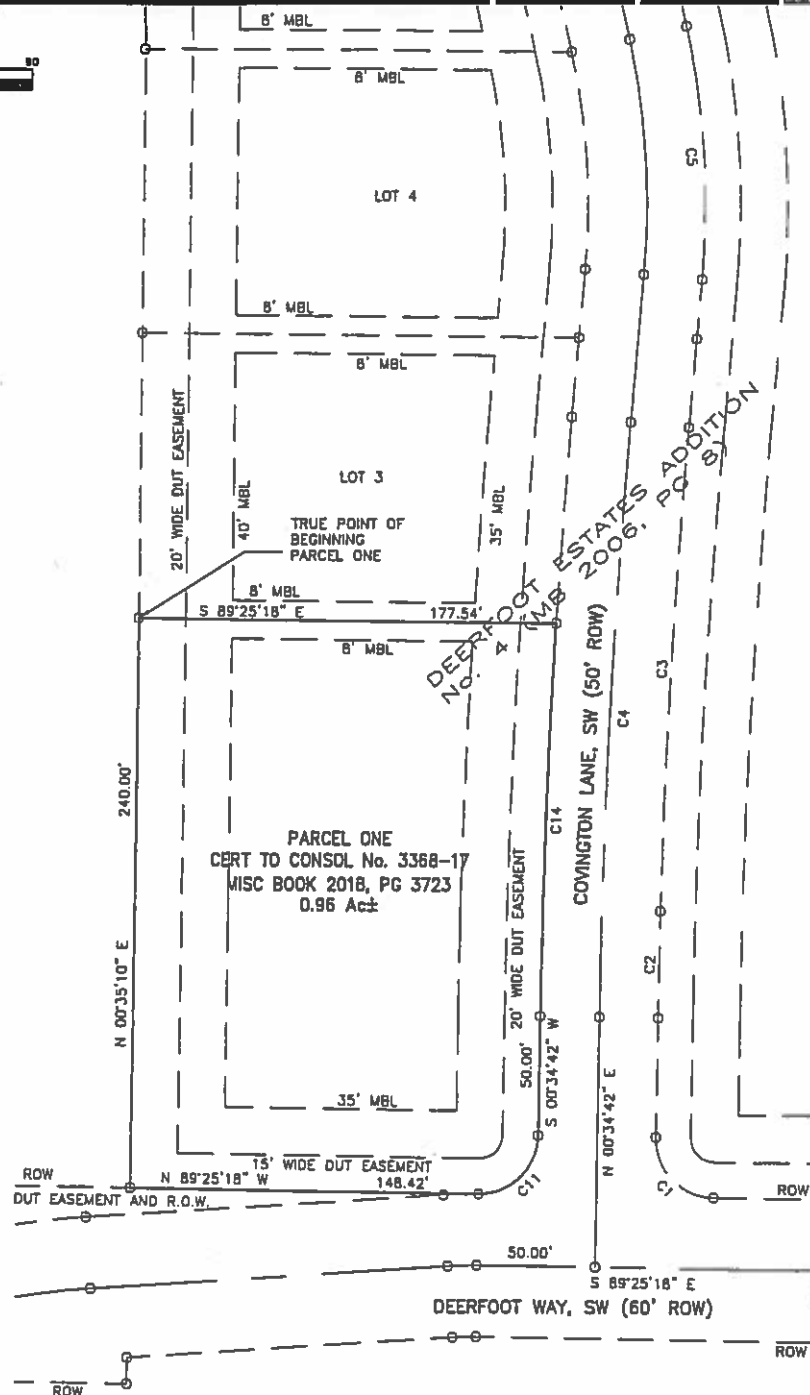
**PUGH WRIGHT  
MCANALLY**  
CIVIL ENGINEERS

310 8TH AVENUE NE | DECATUR, ALABAMA 35601 | POST OFFICE BOX 2419 | 35602

256.353.3937P

256.350.2285F

Scale 1" = 60'



CURVE	RADIUS	ARC LEN	CHORD LEN	CHORD BRG
C1	25.00'	39.27'	35.36'	N 44°25'18" W
C2	3214.73'	45.01'	45.01'	N 00°58'48" E
C3	3214.73'	202.94'	202.91'	N 03°11'20" E
C4	3239.73'	249.88'	249.82'	N 02°47'18" E
C5	346.82'	108.91'	108.49'	N 03°50'02" W
C6	50.00'	37.50'	36.83'	N 08°49'12" E
C7	52.50'	243.68'	76.83'	N 77°20'08" E
C8	346.82'	86.39'	86.16'	N 02°08'17" W
C9	346.82'	20.53'	20.52'	N 10°58'10" W
C10	52.50'	27.24'	26.93'	N 15°26'31" E
C11	25.00'	39.27'	35.36'	S 45°34'42" W
C12	3264.73'	45.01'	45.01'	S 00°58'24" W
C13	3264.73'	120.07'	120.08'	S 02°25'18" W
C14	3264.73'	165.07'	165.06'	S 02°01'37" W

CERTIFICATE TO SUBDIVIDE -- VIOLET FISHER -- COVINGTON LANE, SW, DECATUR, AL

DRAWING DATE: JUNE 2018

DRAWN BY: DDP

APPROVED BY: RWH

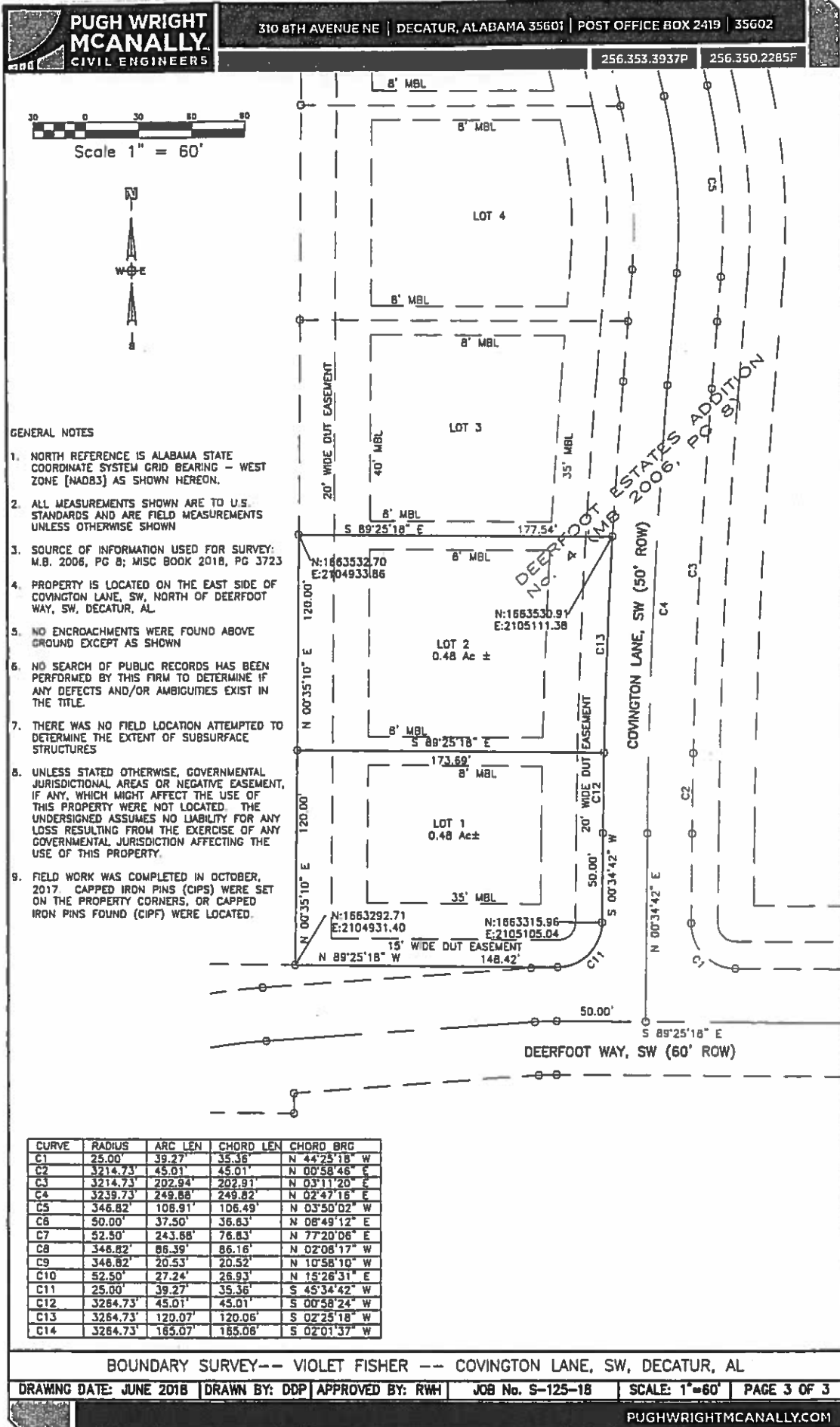
JOB No. D-124-18

SCALE: 1"=60'

PAGE 3 OF 3

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# CERTIFICATE TO SUBDIVIDE NO.3411-18





**STAFF REPORT FOR  
PLANNING COMMISSION  
July 17, 2018**

**FILE NUMBER:** 3412-18

**CONTROL NO.** 7884

**ACRES:** Approx. .30

**CURRENT ZONE:** R-3, SF Residential

**NEW ZONE:** N/A

**APPLICANT:** Pugh, Wright McAnally

**PROPERTY OWNER/PROPERTY ADDRESS:** JEG Investments LLC – property located on the south side of Prospect Drive SE and west side of 8<sup>th</sup> Ave. SE

**REQUEST:** Subdivide .31 acres into two tracts of 8,557 sq ft. and 5,072 sq ft.

**CURRENT LANDUSE:** SF Residential

**PROPOSED LANDUSE:** Same

**ONE DECATUR Future Landuse:** Urban Neighborhood

**ONE DECATUR STREET TYPOLOGY:** Local and City Connector

<b>COMMENTS AND RECOMMENDATIONS FROM SUBDIVISION COMMITTEE:</b>
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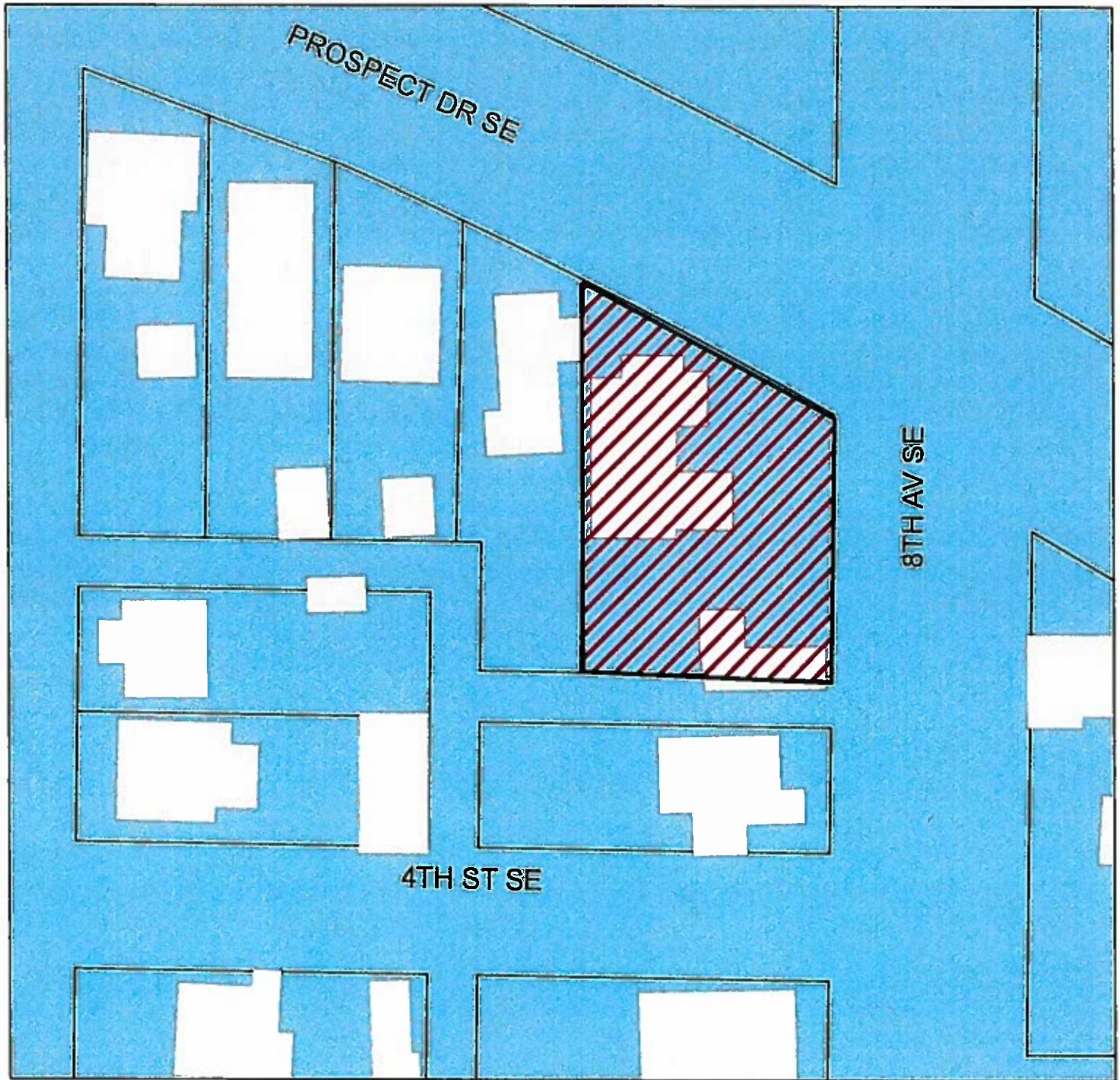
**Recommend approval with the following conditions:**

1. Applicant to provide signed letter requesting subdivision
2. Payment of recording fees
3. Provide a stamped and sealed survey with State Plane Coordinates
4. Relocate water and sewer lines as directed by Decatur Utilities
5. Dedicate a 10' easement for existing gas line (5' either side)
6. Subject to approval of Vacation Request 504-18

**Pt. of Info:** (1) Any relocation of utilities will be at the owner's expense. (2) Units 1 & 2 will be non-conforming lots in size for an R-3 and setback.





<b>COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:</b>
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# CERTIFICATE TO SUBDIVIDE NO.3412-18



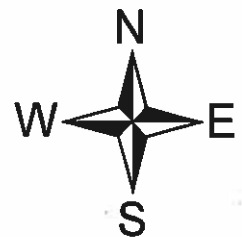
## LOCATION MAP

### Legend

-  Buildings
-  Ownership
-  Corporate Limits
-  **SUBJECT PROPERTY**

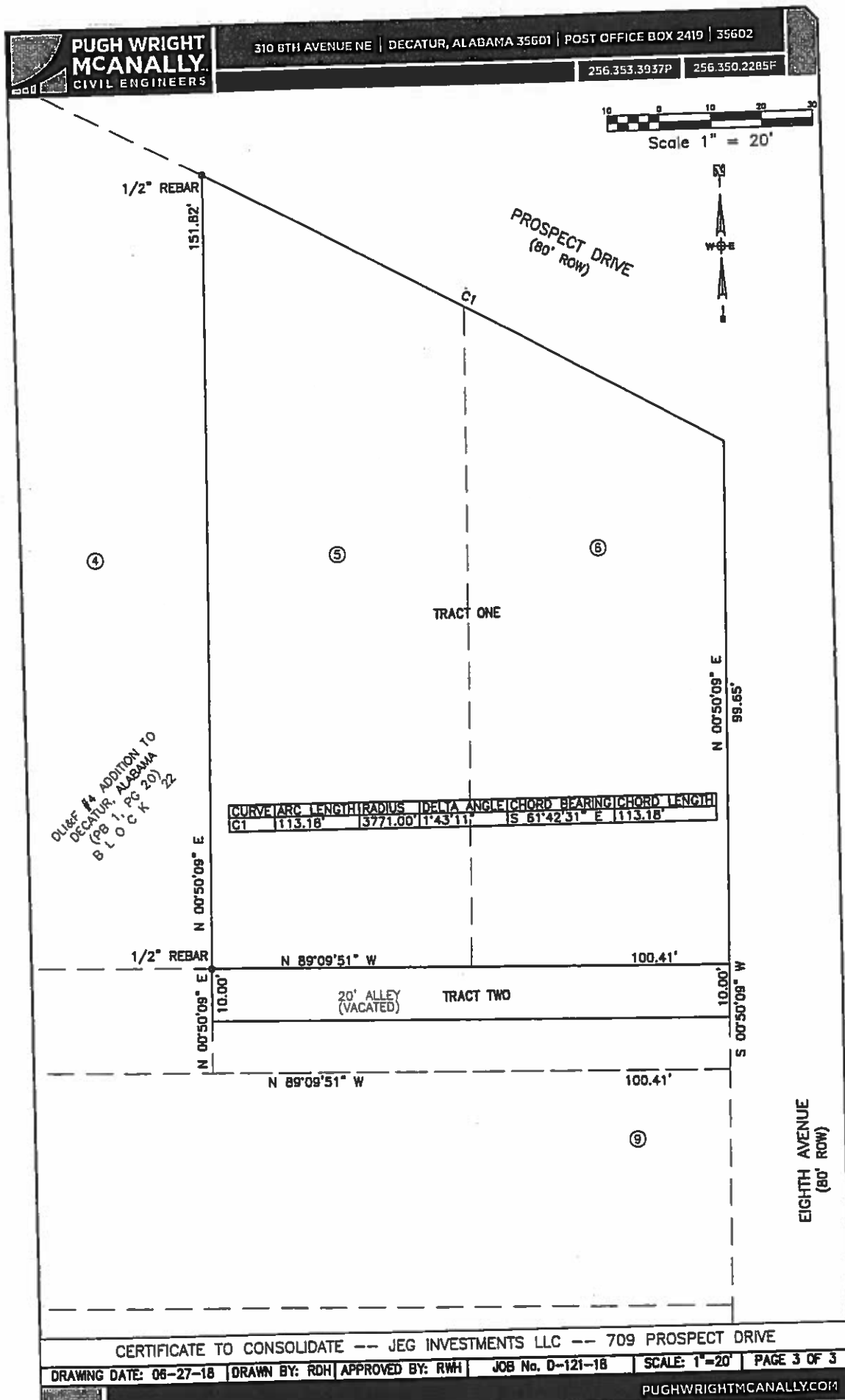
***APPLICANT: JEG INVESTMENTS, LLC***

**PROPERTY ZONED R-3**



**DRAWING NOT TO SCALE**

**CERTIFICATE TO SUBDIVIDE NO.3412-18**



**PUGH WRIGHT MCANALLY**  
CIVIL ENGINEERS

310 8TH AVENUE NE | DECATUR, ALABAMA 35001 | POST OFFICE BOX 2419 | 35002

256.353.3937P 256.350.2285F

**CURVE DATA**  
ARC LENGTH: 113.18'  
RADIUS: 3771.00'  
CHORD: 5 61'42.31" E  
CHORD LENGTH: 113.18'

Scale 1" = 20'

**LEGEND**  
CIPS CAPPED IRON PIN SET  
ROW RIGHT-OF-WAY  
PB PLAT BOOK

**GENERAL NOTES**

1. NORTH REFERENCE IS ALABAMA STATE COORDINATE GRID--WEST ZONE (NAD1983) AS DETERMINED BY GNSS OBSERVATIONS.
2. ALL MEASUREMENTS SHOWN ARE TO U.S. STANDARDS AND ARE FIELD MEASUREMENTS UNLESS OTHERWISE SHOWN
3. SOURCE OF INFORMATION USED FOR SURVEY: P.B. 1, PG 20
4. NO ENCROACHMENTS WERE FOUND ABOVE GROUND EXCEPT AS SHOWN
5. NO SEARCH OF PUBLIC RECORDS HAS BEEN PERFORMED BY THIS FIRM TO DETERMINE IF ANY DEFECTS AND/OR AMBIGUITIES EXIST IN THE TITLE.
6. THERE WAS NO FIELD LOCATION ATTEMPTED TO DETERMINE THE EXTENT OF SUBSURFACE STRUCTURES
7. UNLESS STATED OTHERWISE, GOVERNMENTAL JURISDICTIONAL AREAS OR NEGATIVE EASEMENT, IF ANY, WHICH MIGHT AFFECT THE USE OF THIS PROPERTY WERE NOT LOCATED. THE UNDERSIGNED ASSUMES NO LIABILITY FOR ANY LOSS RESULTING FROM THE EXERCISE OF ANY GOVERNMENTAL JURISDICTION AFFECTING THE USE OF THIS PROPERTY.
8. FIELD WORK WAS COMPLETED JUNE, 2018.

**PROPERTY SURVEY -- JEG INVESTMENTS LLC -- 709 PROSPECT DRIVE**

DRAWING DATE: 06-27-18 | DRAWN BY: RDH | APPROVED BY: RWH | JOB No. S-122-18 | SCALE: 1"=20' | PAGE 2 OF 2

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**STAFF REPORT FOR  
PLANNING COMMISSION  
July 17, 2018**

**FILE NUMBER:** 3413-18

**CONTROL NO.** 7889

**ACRES:** 6.17

**CURRENT ZONE:** B-2, General Business

**NEW ZONE:** N/A

**APPLICANT:** Pugh, Wright McAnally

**PROPERTY OWNER/PROPERTY ADDRESS:** John & Sue Strickling – property located south of W. Moulton Street and northwest of Old Moulton Rd.

**REQUEST:** Subdivide 6.17 acres into two tracts of 4.41 acres and 1.76 acres

**CURRENT LANDUSE:** Commercial

**PROPOSED LANDUSE:** Unknown

**ONE DECATUR Future Landuse:** Community Commercial

**ONE DECATUR STREET TYPOLOGY:** City Connector and Workhorse

<b>COMMENTS AND RECOMMENDATIONS FROM SUBDIVISION COMMITTEE:</b>
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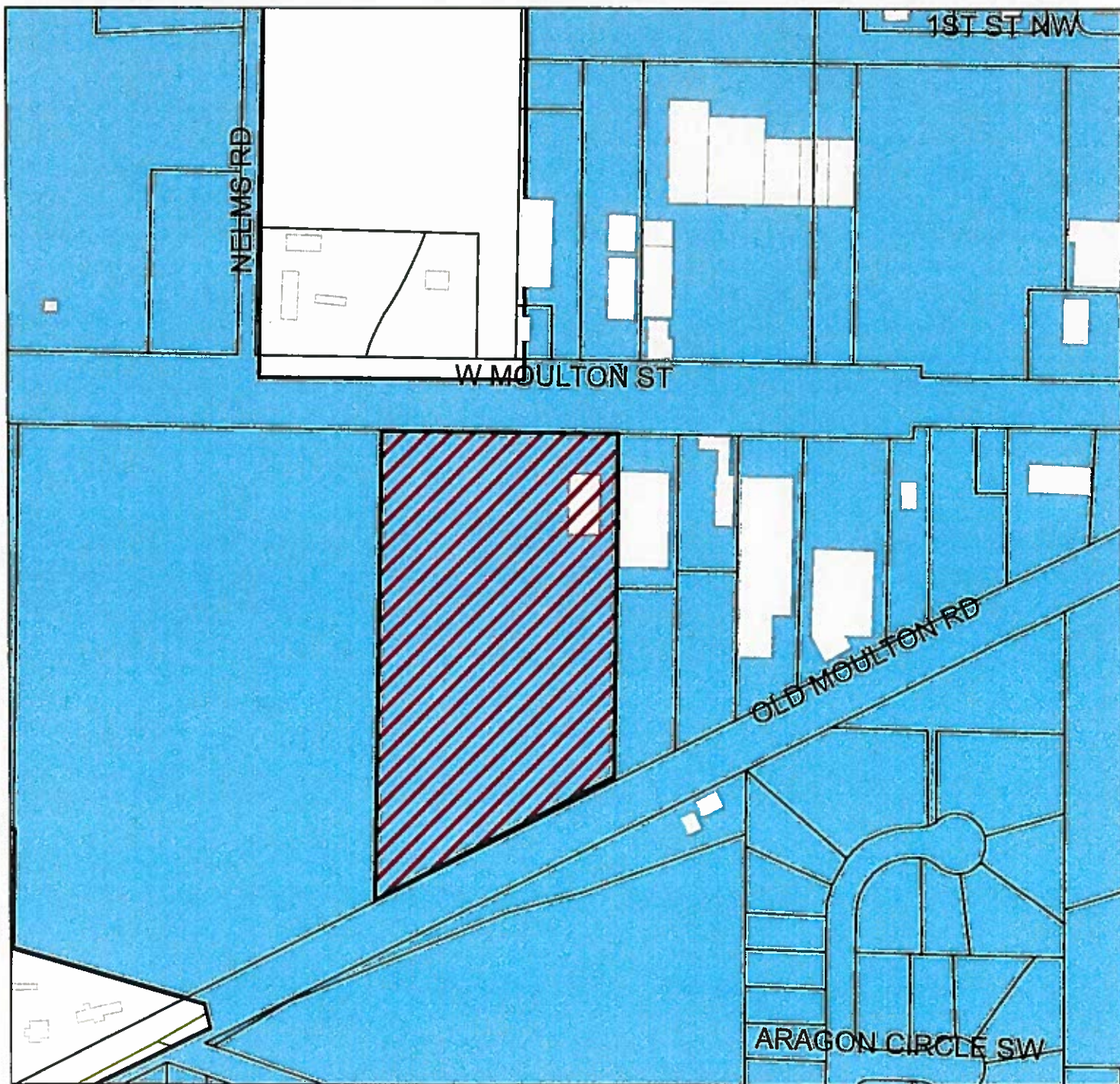
**Recommend approval with the following conditions:**

1. Signed letter from applicants requesting subdivision of property
2. Payment of recording fees
3. Provide a stamped and sealed survey for recording with State Plane Coordinates
4. Verify/obtain septic tank approval for Parcel 2 or extend sewer
5. Dedicate a 15' utility easement along Parcel 1 on West Moulton Street

**Pt. of Info:** Any relocation of utilities will be at the owner's expense. 2. Property owner will be responsible for any driveway cuts along West Moulton Street

<b>COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:</b>
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# CERTIFICATE TO SUBDIVIDE NO. 3413-18



## LOCATION MAP

### Legend

 codgis2013.DBO.Morgan\_Parcels

 Buildings

 CorporateLimits

 **SUBJECT PROPERTY**

**APPLICANT: JOHN R. AND SUE S. STRICKLING**

**PROPERTY ZONED B-2**



**DRAWING NOT TO SCALE**

# CERTIFICATE TO SUBDIVIDE NO.3413-18

**PUGH WRIGHT  
MCANALLY**  
CIVIL ENGINEERS

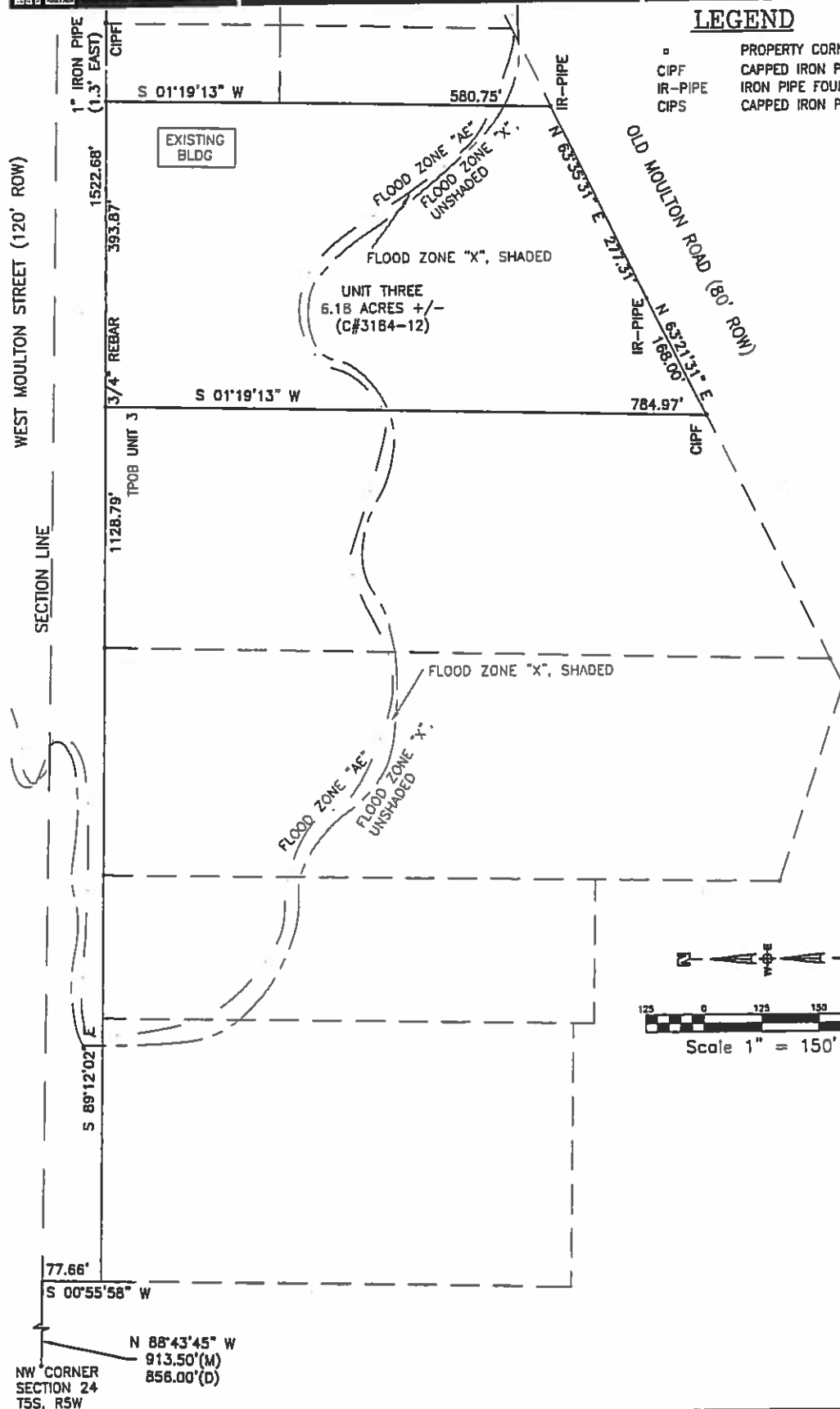
310 8TH AVENUE NE | DECATUR, ALABAMA 35601 | POST OFFICE BOX 2419 | 35602

256.353.3937P

256.350.2285F

## LEGEND

- PROPERTY CORNERS
- CIPF CAPPED IRON PIN FOUND
- IR-PIPE IRON PIPE FOUND
- CIPS CAPPED IRON PIN SET



CERTIFICATE TO SUBDIVIDE -- JOHN AND SUE STRICKLING -- WEST MOULTON STREET

DRAWING DATE: 06-29-18 | DRAWN BY: RDH | APPROVED BY: RWH | JOB No. D-128-18 | SCALE: 1\"=150' | PAGE 3 OF 3

PUGHWRIGHTMCANALLY.COM

# CERTIFICATE TO SUBDIVIDE NO.3413-18



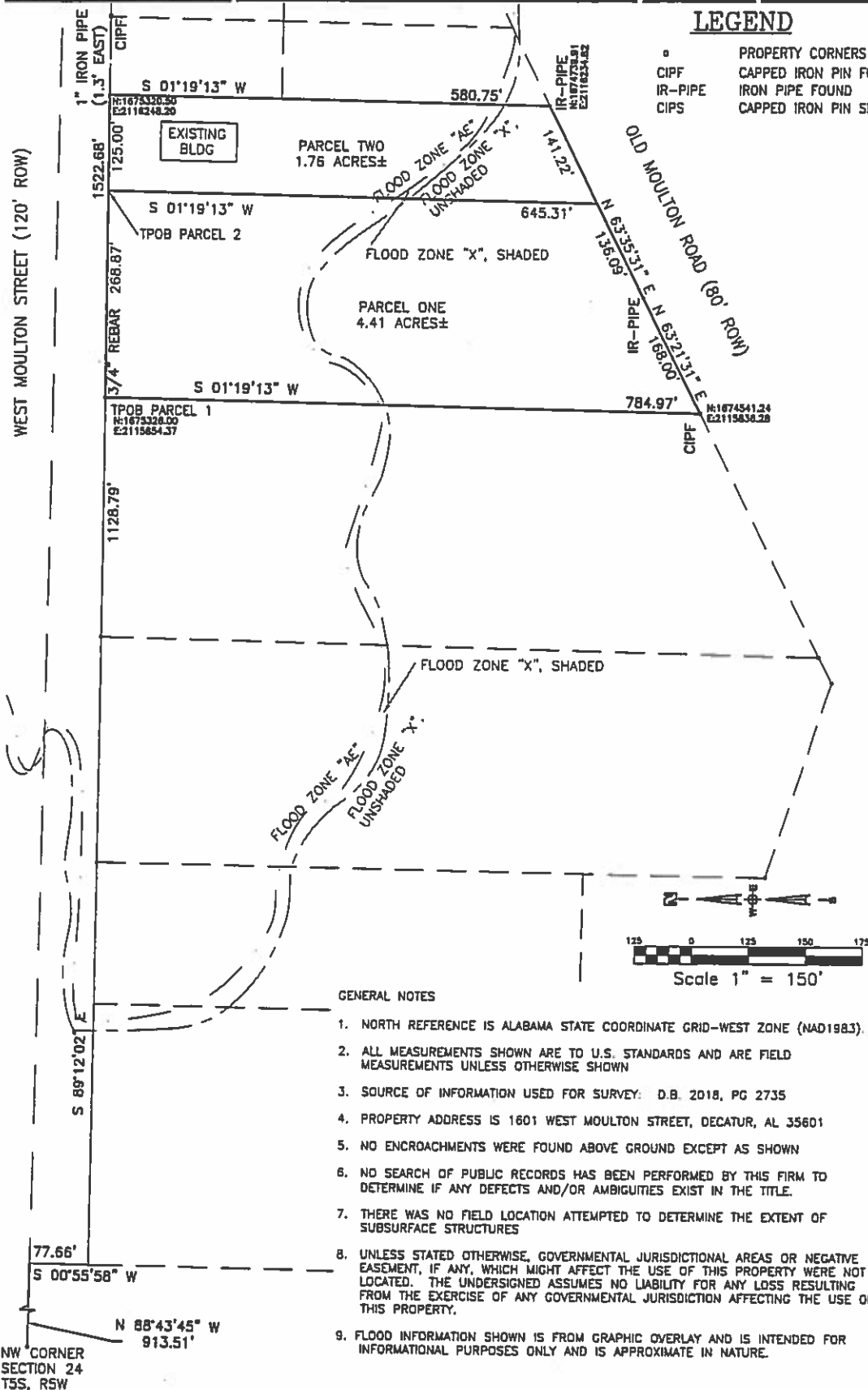
1740 5TH AVENUE SE | DECATUR, ALABAMA 35601 | POST OFFICE BOX 2419 | 35602

256.353.3937P

256.350.2285F

## LEGEND

- PROPERTY CORNERS
- CIPF CAPPED IRON PIN FOUND
- IR-PIPE IRON PIPE FOUND
- CIPS CAPPED IRON PIN SET



PROPERTY SURVEY -- JOHN AND SUE STRICKLING -- WEST MOULTON STREET

DRAWING DATE: 06-29-18 | DRAWN BY: RDH | APPROVED BY: RWH | JOB No. S-129-18 | SCALE: 1"=150' | PAGE 3 OF 3

PUGHWRIGHTMCANALLY.COM

**STAFF REPORT FOR  
PLANNING COMMISSION  
July 17, 2018**

**FILE NUMBER:** SP# 577-18

**CONTROL NO.** 7888

**ACRES:** .82

**CURRENT ZONE:** M-1A, Expressway Comm

**NEW ZONE:** N/A

**APPLICANT:** Leesman Engineering & Associates

**PROPERTY OWNER/PROPERTY ADDRESS:** Decatur Ventures Ltd – property located south of Beltline Rd. SE and west of Highway 31 South

**REQUEST:** Site plan approval for the construction of an Auto Service Center

**CURRENT LANDUSE:** Expressway Commercial

**PROPOSED LANDUSE:** Same

**ONE DECATUR Future Landuse:** Regional Mixed Use

**ONE DECATUR STREET TYPOLOGY:** Workhorse

<b>COMMENTS AND RECOMMENDATIONS FROM SUBDIVISION COMMITTEE:</b>
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**Recommend approval with the following conditions:**

**None**

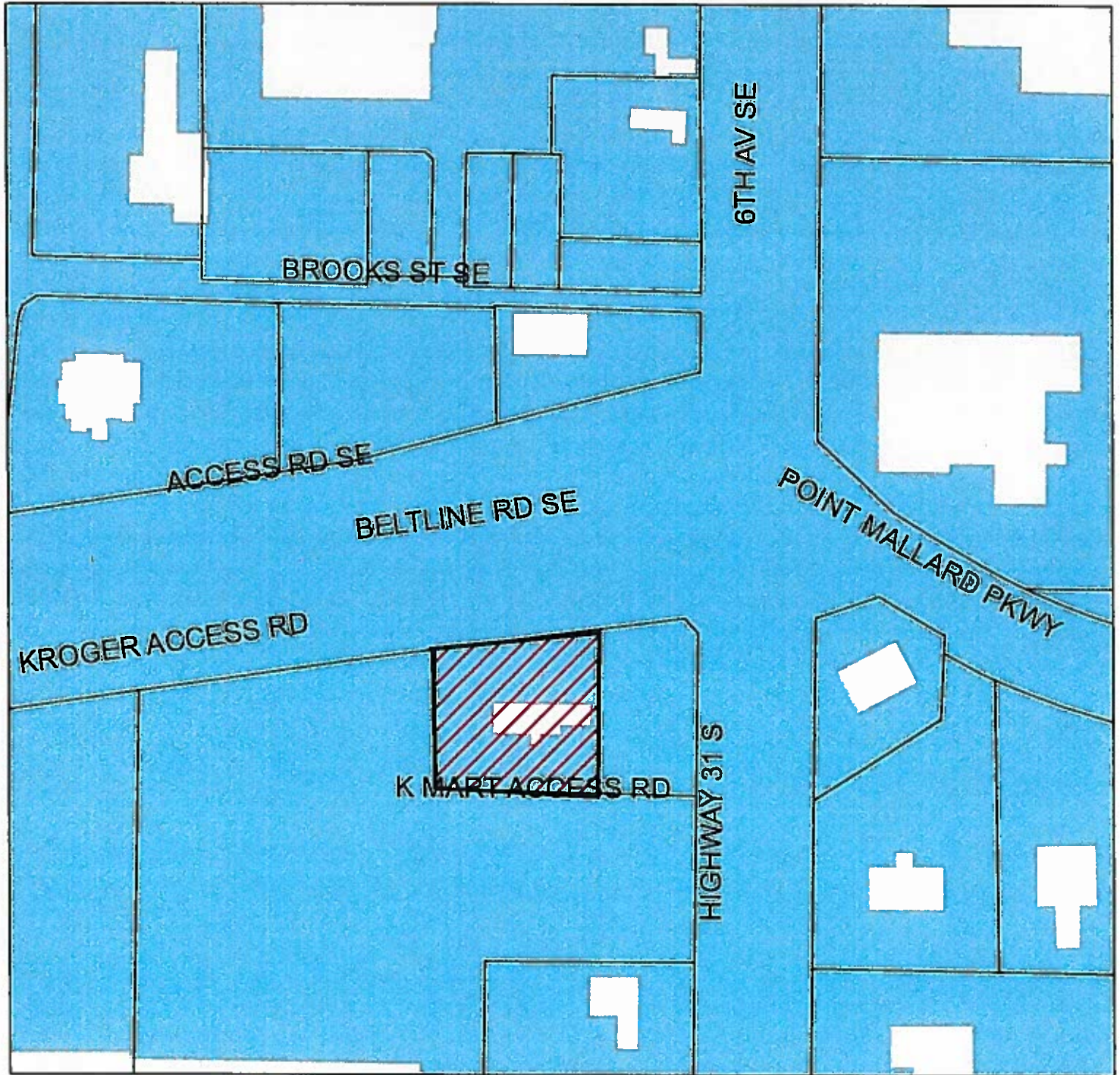
**Pt. of Info:** Any relocation of utilities will be at the owner's expense.

<b>COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:</b>
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<b>END CONSENT AGENDA</b>
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# SITE PLAN NO. 577-18



## LOCATION MAP

### Legend

-  Ownership
-  Buildings
-  Corporate Limits
-  **SUBJECT PROPERTY**

**APPLICANT: TD MGMT, LTD**

**PROPERTY M-1A, EXPRESSWAY  
COMMERCIAL**



**DRAWING NOT TO SCALE**



**STAFF REPORT FOR  
PLANNING COMMISSION  
July 17, 2018**

<b>OTHER BUSINESS</b>
-----------------------

**FILE NUMBER:** 3410-18

**CONTROL NO.** 7882

**ACRES:** .82

**CURRENT ZONE:** Outside Corp Limits

**NEW ZONE:** N/A

**APPLICANT:** Pugh, Wright, McAnally

**PROPERTY OWNER/PROPERTY ADDRESS:** Eusebio Abrajan & Veronica Gaspar – property located south of Miriam Pvt Drive and west side of Harold Drive

**REQUEST:** Subdivide Lot 21 of Stone Acres Subdivision .82 acres into two tracts of .41 acres each

**CURRENT LANDUSE:** Single family residential – low density

**PROPOSED LANDUSE:** Single family residential

**ONE DECATUR Future Landuse:** N/A

**ONE DECATUR STREET TYPOLOGY:** N/A

<b>COMMENTS AND RECOMMENDATIONS FROM SUBDIVISION COMMITTEE:</b>
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**Recommend approval with the following conditions:**

1. Provide applicant letter to request subdivision
2. Verify/obtain septic tank approvals for both tracts
3. Payment of recording fees
4. Unit A does not front on a public ROW –reconfigure subdivision of property to meet Subdivision Regulations
5. Provide a stamped and sealed survey for recording

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

<b>COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:</b>
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# CERTIFICATE TO SUBDIVIDE NO. 3410-18



## LOCATION MAP

### Legend

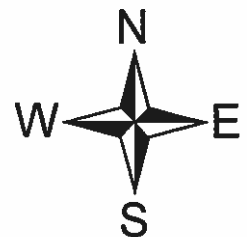
-  Ownership
-  Buildings



**SUBJECT PROPERTY**

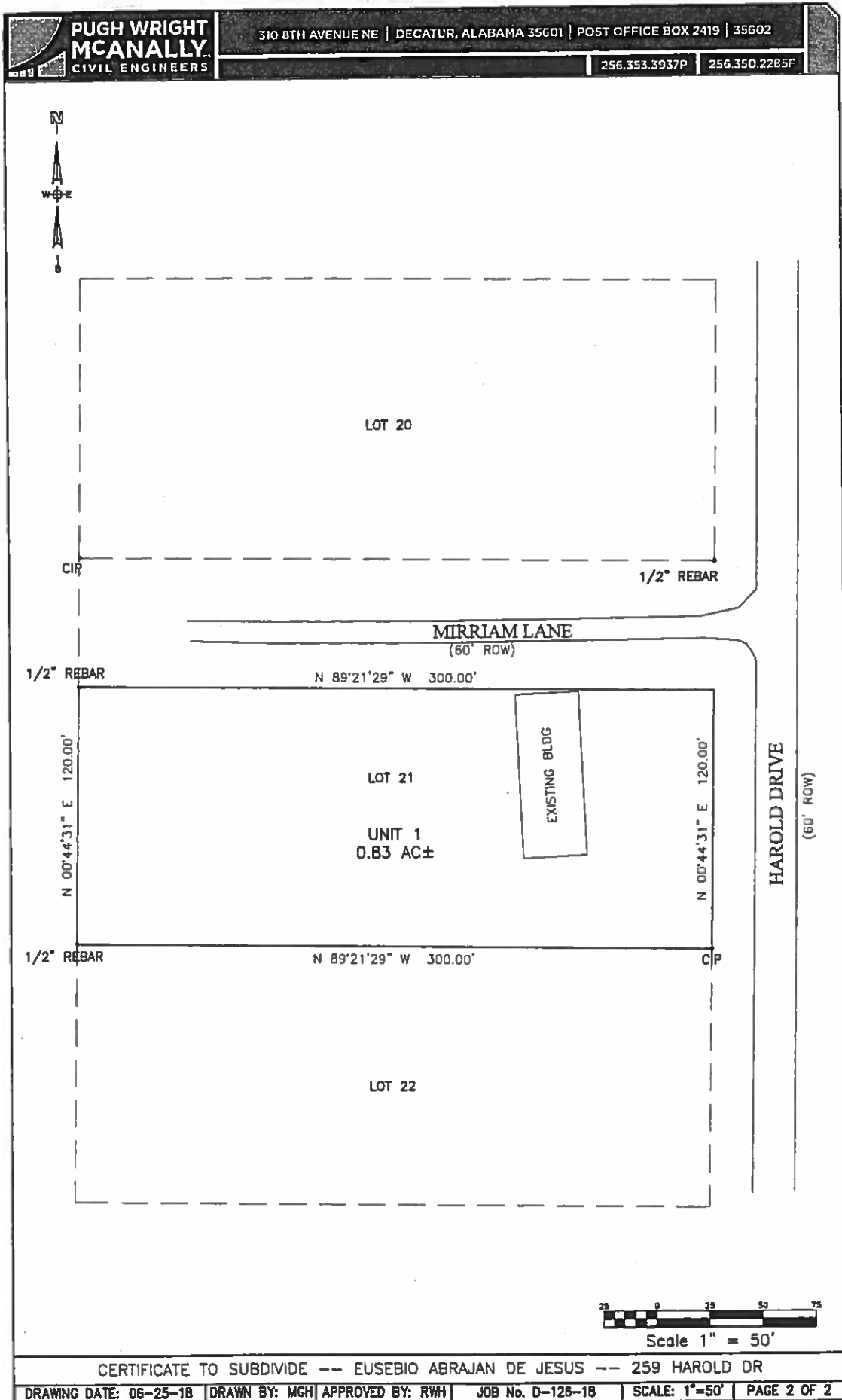
***APPLICANT: EUSEBIO ABRAJAN AND  
VERONICA FIERROS GASPAR***

**PROPERTY PJ ONLY**



**DRAWING NOT TO SCALE**

# CERTIFICATE TO SUBDIVIDE NO.3410-18



**PUGH WRIGHT  
MCANALLY  
CIVIL ENGINEERS**

310 8TH AVENUE NE | DECATUR, ALABAMA 35601 | POST OFFICE BOX 2419 | 35602

256.353.3937P | 256.350.2285F

LOT 20

LOT 22

MIRRIAM LANE  
(60' ROW)

HAROLD DRIVE  
(60' ROW)

UNIT A  
0.41 AC±

UNIT B  
0.41 AC±

EXISTING BLDG

1/2" REBAR

CIP

N:1656985.57  
E:2100308.28

N:1656982.33  
E:2100608.06

N:1656865.70  
E:2100306.77

N:1656862.34  
E:2100606.51

N 89°21'29" W 300.00'

N 00°44'31" E 120.00'

N 00°44'31" E 120.00'

N 89°21'29" W 300.00'

CIPS

TPOB

UNIT A

UNIT B

CIP

GENERAL NOTES

1. NORTH REFERENCE IS ALABAMA STATE COORDINATE GRID—WEST ZONE (NAD1983) AS DETERMINED BY GNSS OBSERVATIONS.
2. ALL MEASUREMENTS SHOWN ARE TO U.S. STANDARDS AND ARE FIELD MEASUREMENTS UNLESS OTHERWISE SHOWN
3. SOURCE OF INFORMATION USED FOR SURVEY: D.B. 2017, PG 4349
4. PROPERTY ADDRESS IS 259 HAROLD DR
5. NO ENCROACHMENTS WERE FOUND ABOVE GROUND EXCEPT AS SHOWN
6. NO SEARCH OF PUBLIC RECORDS HAS BEEN PERFORMED BY THIS FIRM TO DETERMINE IF ANY DEFECTS AND/OR AMBIGUITIES EXIST IN THE TITLE.
7. THERE WAS NO FIELD LOCATION ATTEMPTED TO DETERMINE THE EXTENT OF SUBSURFACE STRUCTURES
8. UNLESS STATED OTHERWISE, GOVERNMENTAL JURISDICTIONAL AREAS OR NEGATIVE EASEMENT, IF ANY, WHICH MIGHT AFFECT THE USE OF THIS PROPERTY WERE NOT LOCATED. THE UNDERSIGNED ASSUMES NO LIABILITY FOR ANY LOSS RESULTING FROM THE EXERCISE OF ANY GOVERNMENTAL JURISDICTION AFFECTING THE USE OF THIS PROPERTY.
9. FIELD WORK WAS COMPLETED ON JUNE 8, 2018.

Scale 1" = 50'

BOUNDARY SURVEY -- EUSEBIO ABRAJAN DE JESUS -- 259 HAROLD DR

DRAWING DATE: 06-25-18 | DRAWN BY: MGH | APPROVED BY: RWH | JOB No. S-127-18 | SCALE: 1"=50' | PAGE 2 OF 2

**STAFF REPORT FOR  
PLANNING COMMISSION  
July 17, 2018**

**FILE NUMBER:** Vac 504-18

**CONTROL NO.** 7886

**ACRES:** .02

**CURRENT ZONE:** R-3, SF Residential

**NEW ZONE:** N/A

**APPLICANT:** Pugh, Wright McAnally

**PROPERTY OWNER/PROPERTY ADDRESS:** JEG Investments, LLC & Rickey & Deborah Burnett – property located south of Prospect Dr. SE and west of 8th Avenue SE

**REQUEST:** Vacate an existing 20' alley

**CURRENT LANDUSE:** Single Family Residential

**PROPOSED LANDUSE:** Same

**ONE DECATUR Future Landuse:** Urban Neighborhood

**ONE DECATUR STREET TYPOLOGY:** City Connector and Local

<b>COMMENTS AND RECOMMENDATIONS FROM SUBDIVISION COMMITTEE:</b>
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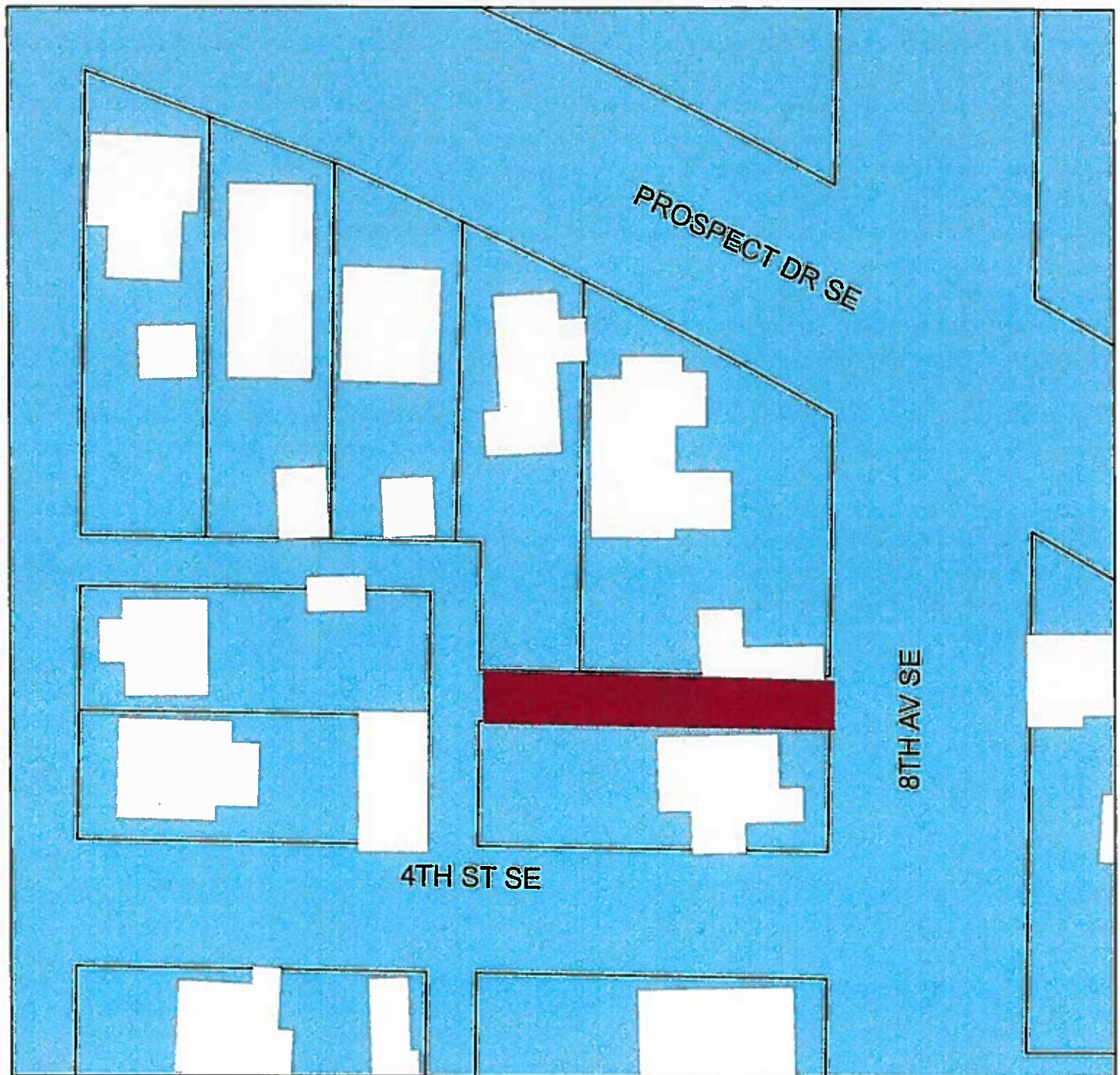
**Recommend approval with the following conditions:**

1. Applicant's to sign Declaration of Vacation
2. A portion of the vacated alley to be retained as an easement. (Said portion to be determined by Decatur Utilities)

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

<b>COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:</b>
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# VACATION REQUEST NO. 504-18



## LOCATION MAP

### Legend

-  Buildings
-  Ownership
-  Corporate Limits



SUBJECT PROPERTY

**APPLICANT: JEG INVESTMENTS, LLC  
AND RICKEY AND DEBORAH BURNETT**

**PROPERTY ZONED R-3**



DRAWING NOT TO SCALE

**STAFF REPORT FOR  
PLANNING COMMISSION  
July 17, 2018**

**FILE NUMBER:** Vac 505-18

**CONTROL NO.** 7887

**ACRES:** .55

**CURRENT ZONE:** M-2, Heavy Industry

**NEW ZONE:** N/A

**APPLICANT:** Pugh, Wright, McAnally

**PROPERTY OWNER/PROPERTY ADDRESS:** Cook's Pest Control – property is located south of 12th St. SE and east of 4th Ave SE

**REQUEST:** Vacate 13<sup>th</sup> St. (60' ROW) SE between 4<sup>th</sup> Ave SE and 5<sup>th</sup> Ave SE

**CURRENT LANDUSE:** Heavy Industry

**PROPOSED LANDUSE:** Same

**ONE DECATUR Future Landuse:** Flex Employment Center

**ONE DECATUR STREET TYPOLOGY:** Neighborhood Connector and Local

<b>COMMENTS AND RECOMMENDATIONS FROM SUBDIVISION COMMITTEE:</b>
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**Recommend approval with the following conditions:**

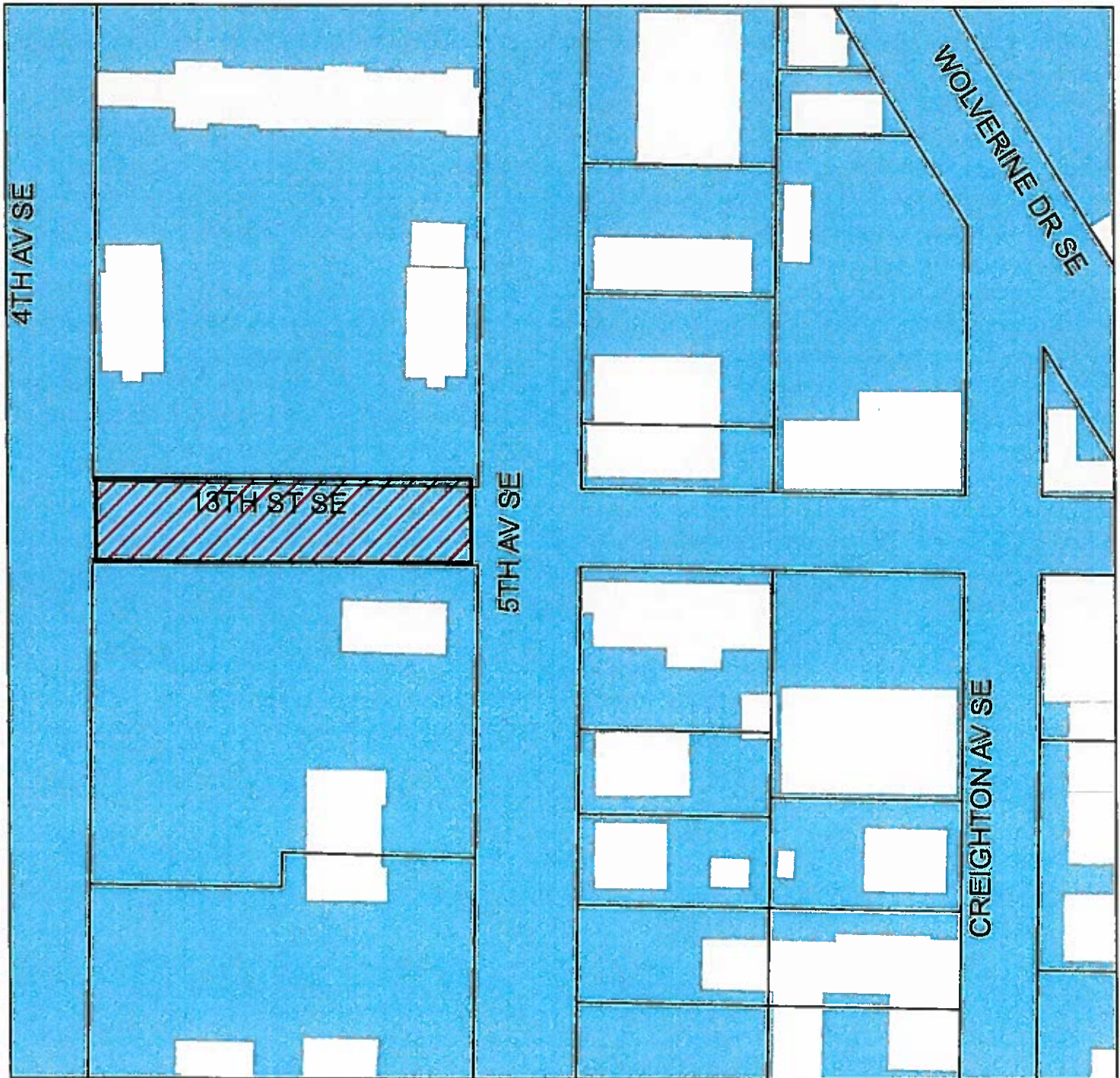
1. Applicant to sign Declaration of Vacation
2. Entire width of street ROW to be retained and dedicated as a utility easement
3. Provide concept plan for closure of street, subject to review and approval from the Technical Review Committee and Planning Commission prior to proceeding to City Council

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

<b>COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:</b>
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# VACATION REQUEST 505-18



## LOCATION MAP

### Legend

-  Ownership
-  Buildings
-  Corporate Limits
-  **SUBJECT PROPERTY**

***APPLICANT: COOK'S PEST CONTROL, INC.***

**PROPERTY M2 - HEAVY INDUSTRY**



DRAWING NOT TO SCALE

**STAFF REPORT FOR  
PLANNING COMMISSION  
July 17, 2018**

**FILE NUMBER:** Annex 354-18

**CONTROL NO.** 7881

**ACRES:** .64

**CURRENT ZONE:** N/A

**NEW ZONE:** M-1, Light Industry

**APPLICANT:** Raimey Ellenberg

**PROPERTY OWNER/PROPERTY ADDRESS:** Darryl McMillan – property is located

**REQUEST:** Annex .64 acres into the city limits of Decatur

**CURRENT LANDUSE:** Vacant property

**PROPOSED LANDUSE:** Light industry/commercial

**ONE DECATUR Future Landuse:** Community Commercial

**ONE DECATUR STREET TYPOLOGY:** City Connector

<b>COMMENTS AND RECOMMENDATIONS FROM SUBDIVISION COMMITTEE:</b>
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Recommend approval with the following conditions:

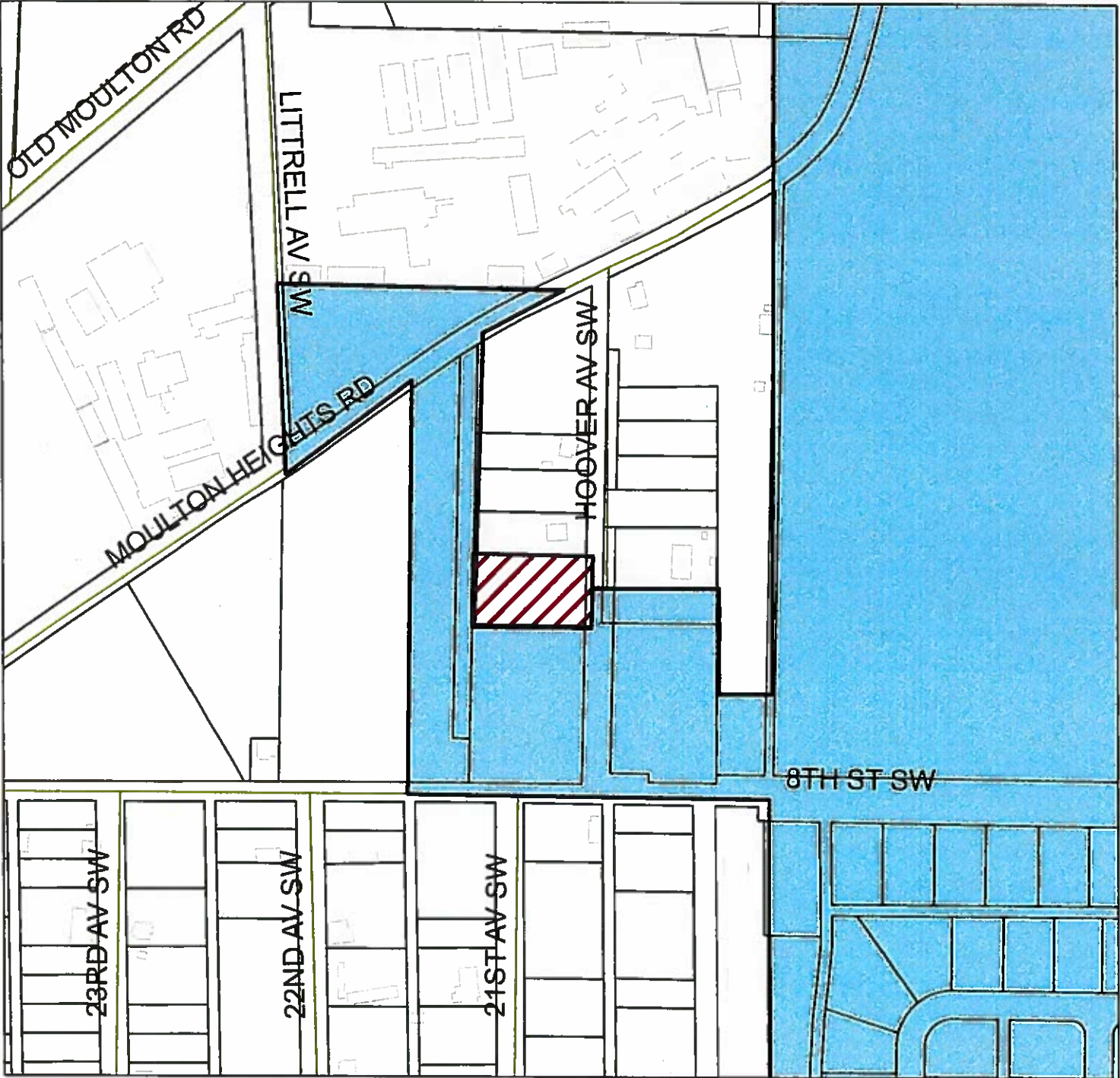
None.

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

<b>COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:</b>
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ANNEXATION REQUEST NO. 354-18 .64 ACRES



LOCATION MAP

Legend

- Ownership
- Corporate Limits
- Buildings
- SUBJECT PROPERTY

APPLICANT: DARRYL McMILLAN

PROPERTY PJ ONLY



DRAWING NOT TO SCALE

**STAFF REPORT FOR  
PLANNING COMMISSION**

**FILE NUMBER:** NA

**CONTROL NO.** NA

**ACRES:** NA

**CURRENT ZONE:** ID institutional

**NEW ZONE:** NA

**APPLICANT:** City of Decatur and Decatur City Schools

**PROPERTY OWNER/PROPERTY LOCATION/ ADDRESS:** City of Decatur

**REQUEST:** to rename Locust Street between Somerville Rd. SE and 14<sup>th</sup> AV SE to Red Raider DR. SE

**CURRENT LANDUSE:** Public Street at the front entrance to the New Decatur High School building

**PROPOSED LANDUSE:** The same

**ONE DECATUR Future Landuse:** Civic institutional

**ONE DECATUR STREET TYPOLOGY:** Local Street

<b>COMMENTS AND RECOMMENDATIONS FROM SUBDIVISION COMMITTEE:</b>
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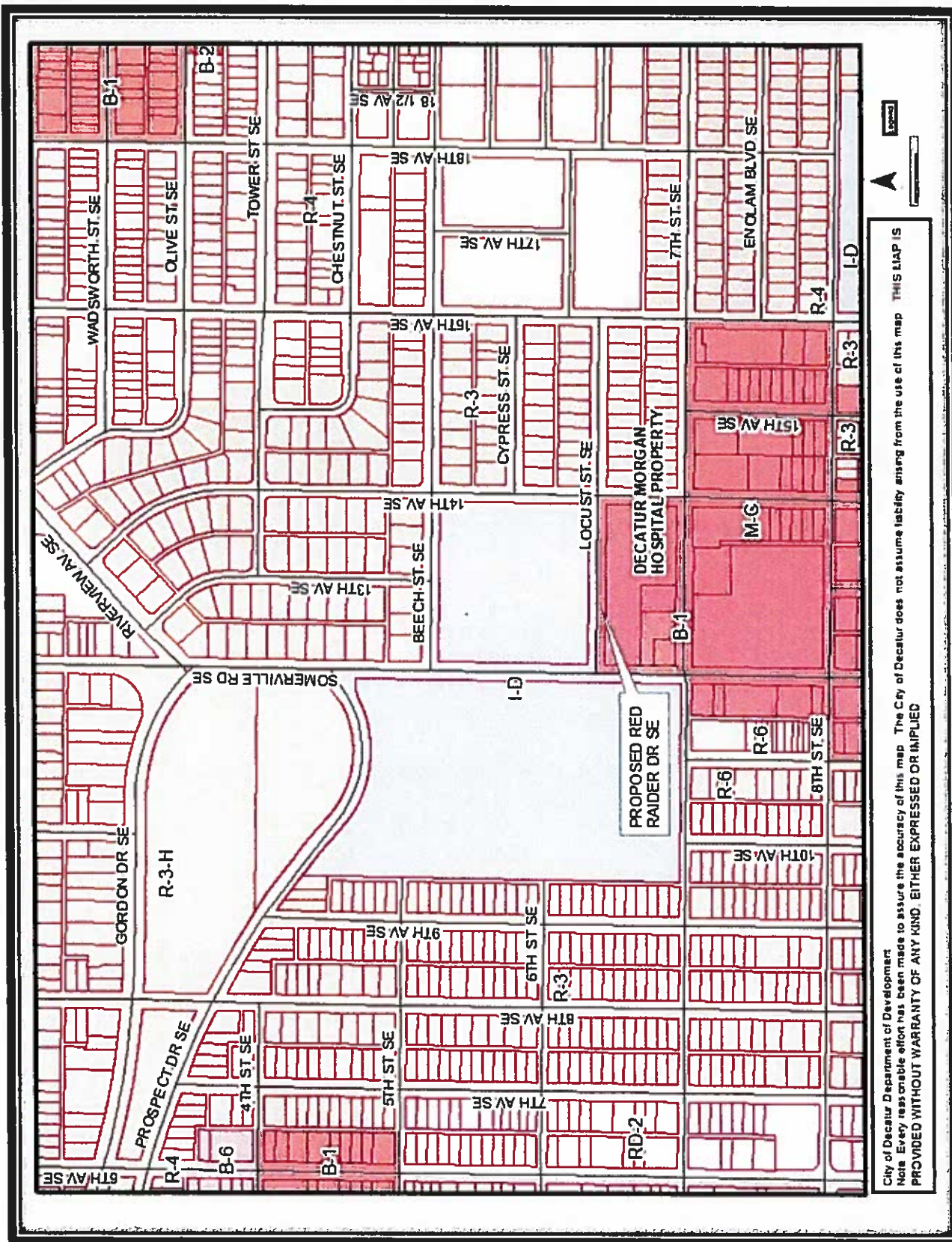
Recommend approval. There are not actual addresses in this block at this time and it will reflect school spirit and enthusiasm.

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

<b>COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:</b>
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Prepared by:  
Date:





Prepared by:

Date: