

## **MEMORANDUM**

**DATE:** May 16, 2018

**TO:** Planning Commissioners

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

### **PLANNING COMMISSION MEETING**

**May 22, 2018**

**Pre-meeting – 2:15 p.m. (Annex)**

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

# Agenda Planning Commission

City of Decatur, AL

**May 22, 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- April 17, 2018

## 3. PUBLIC HEARING

### ZTA

### PAGE/MAP

A. 239-18 1-2

B. 241-18 3

### REZONING

A. 1315-18 4-9

(Located on the east side of Castle Gate BLVD north of Leybourne Dr. SW)

## 3. CONSENT AGENDA

A. 3399-18 Certificate to Consolidate 10-12  
(South of Hwy 20 and west of Beltline Rd.)

B. 3400-18 Certificate to Subdivide 13-15  
(South of Airport Rd. and east side of U.S. Highway 31 North in Limestone County.)

C. 3401-18 Certificate to Subdivide & Consolidate 16-19  
(North of Old Moulton Rd. SW and west of Red Sunset Dr. SW)

D. 3402-18 Certificate to Consolidate 20-22  
(North of 10th St. SE and west side of 5th Avenue SE)

### SITE PLAN REVIEWS

A. 575-18 23-24  
(North of 11th St. SE and east side of 16th Ave. SE) see plat

## **SUBDIVISION PLAT**

A. Replat of Lots 1-11 and 35-43 of Greystone Subdivision Add. IV (North of Modaus Rd. SW and east side of Castle Gate Blvd.)	25-26 see plat
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## **4. OTHER BUSINESS**

### **VACATION REQUESTS**

A. 502-18 (SW intersection of W. Moulton St. and Old Moulton Rd.)	27-28
B. 503-18 (North side of Summerwind Dr. SE and west of Loblolly Dr. SE)	29-30

## **5. NEW BUSINESS**

### **SIDEWALK CAFE**

A. Josie's (109 2 <sup>nd</sup> Ave. NE)	3-32
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**FILE NUMBER:** ZTA 239-18    **CONTROL NO.** 7840

**ACRES:** NA                    **CURRENT ZONE:** NA

**NEW ZONE:** NA

**APPLICANT/ADDRESS:** CITY OF DECATUR

**PROPERTY OWNER/ADDRESS:** Property is located on south side of First AV NE east of Gordon DR NE below the overpass.

**REQUEST:** To amend the boundaries of the Arts and Entertainment District to include properties on First AV SE that are compatible with the purpose of the district these properties include City Café, the Farmers Market and an adjacent parking lot that is often used by the market for display space and the building across the street which is the only building in the B5 zoning district on the North side of First AV that was left out of the district.

**CURRENT LANDUSE:** NA

**PROPOSED LANDUSE:** NA

**ONE DECATUR Future Landuse:** NA

**ONE DECATUR STREET TYPOLOGY:** NA

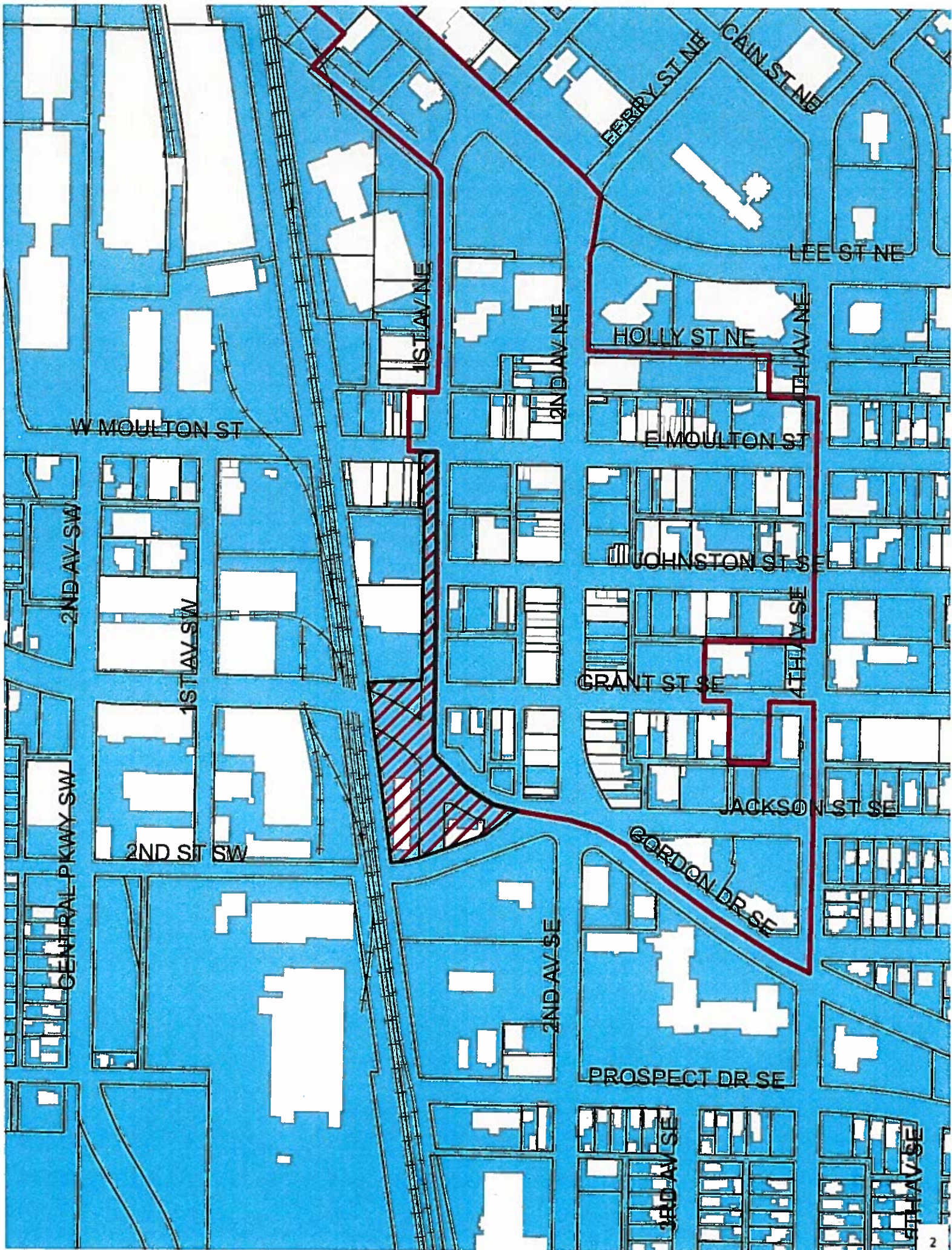
**COMMENTS AND RECOMMENDATIONS FROM ZONING COMMIT** We believe that we can expand the uses on the Farmer's Market Property and perhaps use it as part of more of our downtown events with the expansion of the Arts and Entertainment District. Creating a Quality Place Objective 6 Continue to support current revitalization efforts downtown and Enhancing our Amenities 6.5 Enhance the Farmers Market are both pertinent to this request. We believe that his will allow us to expand the uses of the covered Farmer's Market site for downtown concerts or demonstrations during downtown events. The committee and the staff recommend this request to the City Council.

**COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:** [Click or tap here to enter text.](#)

**PREPARED BY:** Karen Smith

**DATE:** MAY 8, 2018







## STAFF REPORT

**FILE NUMBER:** ZTA 241-18   **CONTROL NO.** 7849

**ACRES:** NA                    **CURRENT ZONE:** NA

**NEW ZONE:** NA

**APPLICANT/ADDRESS:** CITY OF DECATUR

**PROPERTY OWNER/ADDRESS:** NA

**REQUEST:** To make changes as directed by FEMA to Article 2 Floodplain Management of the Zoning Ordinance national flood insurance system

**CURRENT LANDUSE:** NA

**PROPOSED LANDUSE:** NA

**ONE DECATUR Future Landuse:** NA

**ONE DECATUR STREET TYPOLOGY:** NA

**COMMENTS AND RECOMMENDATIONS FROM ZONING COMMIT** This amendment is recommended by FEMA and will allow the city to remain in the National Flood Insurance System. At this time we have approximately 250 million dollars in property insured through this program. Creating a Quality Place objective 9 "Protect our watersheds and conserve sensitive habitat." Floodplain management is an essential part of protecting watersheds. The committee and the staff recommend this request to the City Council.

**COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:** [Click or tap here to enter text.](#)

**PREPARED BY:** Karen Smith

**DATE:** MAY 8, 2018

**FILE NUMBER: REZ 1315-18 CONTROL NO. 7863**

**ACRES: 2.28NA**

**CURRENT ZONE: R6**

**NEW ZONE: R5**

**APPLICANT/ADDRESS: John Strickling**

**PROPERTY OWNER/ADDRESS: John Strickling Property is located on the east side of Castle Gate BLVD north of Leybourne Dr. SW**

**REQUEST: To rezone an approximately 2.28 acre tract of land from R6 Single family semi-attached to R5 Single Family patio homes.**

**CURRENT LANDUSE: Residential**

**PROPOSED LANDUSE: Residential**

**ONE DECATUR Future Landuse: Residential medium to high density**

**ONE DECATUR STREET TYPOLOGY: Neighborhood connector limit on street parking and curb cuts**

**COMMENTS AND RECOMMENDATIONS FROM ZONING COMMIT** This will allow for a mixture of housing types in this subdivision as suggested in One Decatur Plan. The committee and the staff recommend this request to the City Council.

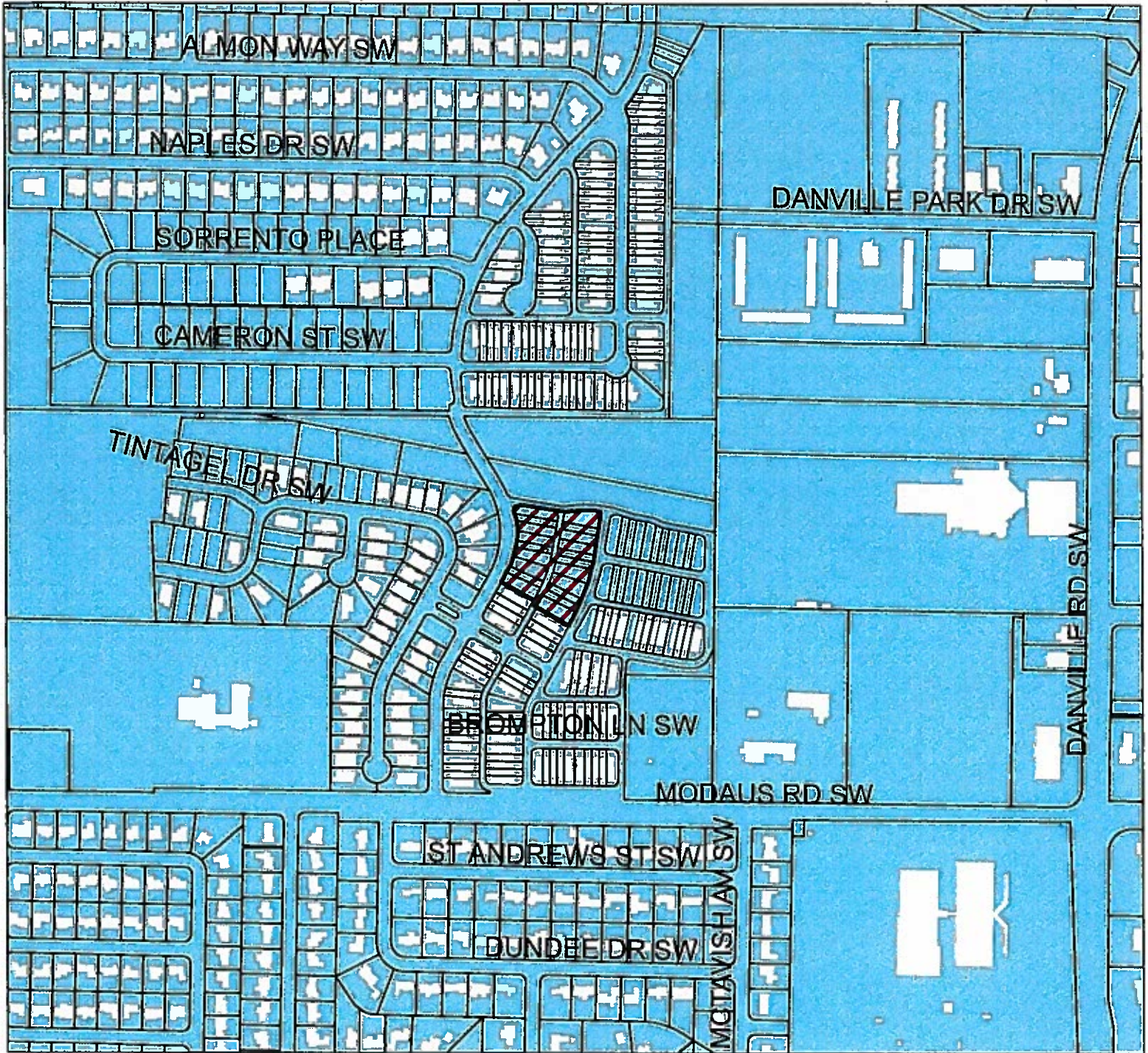
**COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:**

**PREPARED BY: Karen Smith**

**DATE: MAY 8, 2018**



# REZONING REQUEST NO.1315-18 FROM R-6 TO R-5 2.28 ACRES



## Legend



Ownership



Buildings



Corporate Limits

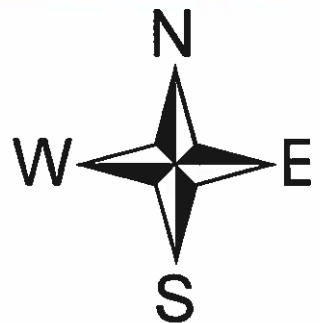


SUBJECT PROPERTY

## LOCATION MAP

**APPLICANT: GREYSTONE PROPERTIES  
OF DECATUR LLC**

**PROPERTY ZONED R-6**



DRAWING NOT TO SCALE



## COMPARE R6 AND R5

SECTION	RESIDENTIAL	R6	R5
<b>USES PERMITTED AND PERMITTED ON APPEAL</b>	<p>There is hereby created an "R" Residential District (Residential) for those areas so designated by this chapter and the zoning map of the city, which "R" Districts shall allow:</p> <p>Accessory structures; gardens; playgrounds; parks; public buildings; including public schools and libraries. 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 (1) 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</p>	<p>There is hereby created an R-6 Residential District (single-family semi-attached) for those areas so designated by this chapter and the zoning map of the City of Decatur, Alabama, which R-6 Districts shall allow single-family semi-attached residences, subject to use regulations common to all "R" Districts as set forth in section 25-10 hereof, except that accessory structure side yard setback requirements shall be the same as required in section 25-10.2(2)(D) for the main structure, and the rear yard setbacks would remain at the minimum of five (5) feet for accessory structures, and further subject to the following requirements and conditions:</p>	<p>There is hereby created an R-5 Residential District (single-family patio home) for those areas so designated by this chapter and the zoning map of the City of Decatur, Alabama, which R-5 Districts shall allow single-family patio home residences subject to use regulations common to all "R" Districts as set forth in section 25-10 hereof, and further subject to the following requirements and conditions:</p>

## COMPARE R6 AND R5

SECTION	RESIDENTIAL	R6	R5
	as a class I or class II club by the city and the state alcoholic beverage control board under and pursuant to the Alcoholic Beverage Licensing		
<b>GENERAL REQUIREMENTS</b>	<p>(1) <i>General requirements.</i></p> <p>a. Off-street parking and vehicle access shall be provided as set forth in section 25-16 hereof.</p> <p>b. A carport, porte-cochere, porch or structure part thereto, attached to or situated within five (5) 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>	<p>(1) <i>General requirements:</i></p> <p>(A) Single-family semi-attached dwellings shall not form long, unbroken lines of row housing. No more than eight (8) contiguous units shall be allowed.</p> <p>(B) Each single-family semi-attached dwelling unit shall be constructed on its own lot.</p> <p>(C) No unit located in an R-6 District shall be located closer than twenty (20) feet to a dedicated exterior street or exterior lot line on the perimeter of one district.</p> <p>(D) Maximum density (exclusive of public ROW) shall not exceed twelve (12) dwelling units per acre per development.</p> <p>(E) No unit within an R-6 District shall have direct access to an existing major thoroughfare as defined by the zoning ordinance or comprehensive plan; or a major thoroughfare as shall be defined by</p>	<p>(1) <i>General requirements:</i></p> <p>a. Each dwelling unit shall be constructed on its own lot.</p> <p>b. No dwelling or lot within a R-5 District shall have vehicle access to an existing major thoroughfare (e.g., "collector street" or higher classified street) as defined by the zoning ordinance or comprehensive plan, or a major thoroughfare as defined by future plans adopted by the planning commission of the city.</p> <p>c. There shall be a minimum separation of thirteen (13) feet between structures on separate lots.</p> <p>d. All building setback lines shall be indicated on the preliminary and final plats.</p>

## COMPARE R6 AND R5

SECTION	RESIDENTIAL	R6	R5
		future plans adopted by the planning commission of the City of Decatur.	
<b>SPECIFIC REQUIREMENTS</b>	<p>(2) <i>Specific requirements.</i></p> <p>a. Minimum lot area: None specified.</p> <p>b. Maximum building area: None specified.</p> <p>c. Minimum front yard setback:</p> <p>1. Public and semi-public structures: Thirty-five (35) feet.</p> <p>d. Minimum rear yard setback:</p> <p>1. Public and semi-public structures: Thirty-five (35) feet.</p> <p>2. Accessory structures: Five (5) feet.</p> <p>e. Minimum side yard setbacks:</p> <p>1. Public and semi-public structures: Thirty-five (35) feet.</p> <p>2. Accessory structures: Five (5) feet.</p> <p>f. Maximum building height: Forty-five (45) feet.</p> <p>g. Maximum height in stories: Three (3).</p>	<p>(2) <i>Specific requirements:</i></p> <p>(A) Minimum lot size: 2,000 square feet.</p> <p>(B) Minimum lot size at building line: 20 feet.</p> <p>(C) Minimum front yard setback: 25 feet.</p> <p>(D) Minimum side yard setbacks applicable only at unattached ends and to exterior lots of a development: 10 feet (one-story); 12 feet (two-story).</p> <p>(E) Minimum rear yard setback: 20 feet.</p> <p>(F) Maximum height in stories: 2½.</p> <p>(G) Maximum building height: 35 feet.</p> <p>(H) Off-street parking spaces per unit: 2.</p>	<p>(2) <i>Specific requirements:</i></p> <p>a. Minimum lot area: Five thousand (5,000) square feet.</p> <p>b. Maximum building area: None specified.</p> <p>c. Minimum lot width at building line: Forty (40) feet.</p> <p>d. Minimum front yard setback (also see perimeter setbacks) (1)e: Twenty (20) feet.</p> <p>e. Minimum rear yard setback (also see perimeter setbacks) (1)e: Twenty (20) feet.</p> <p>f. Minimum side yard setbacks (also see perimeter setbacks) (1)e: Five (5) feet one side, eight (8) feet the other.</p> <p>g. Maximum building height: Thirty-five (35) feet.</p> <p>h. Off-street parking: Two (2) spaces per dwelling unit.</p> <p>i. Maximum density: Seven (7) dwelling units per gross acre.</p>



## COMPARE R6 AND R5

SECTION	RESIDENTIAL	R6	R5
USES PROHIBITED	<p>h. 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>(3) <i>Uses prohibited.</i> Any use not permitted, or permitted on appeal, is prohibited.</p>	<p>j. Uses prohibited: Any use not permitted, or permitted on appeal, is prohibited.</p>

## STAFF REPORT

**FILE NUMBER:** Cert. #3399-18

**CONTROL NO.** 7864

**ACRES:** 4.16

**CURRENT ZONE:** PJ

**NEW ZONE:** N/A

**APPLICANT/ADDRESS:** Mid-South Testing on behalf of applicant

**PROPERTY OWNER/PROPERTY ADDRESS:** L&W Investments LLC – South of Hwy 20 and west of Beltline Rd. NW

**REQUEST:** Consolidate a 3.21 acre and .95 acre tract into one tract of 4.16 acres

**CURRENT LANDUSE:** Vacant

**PROPOSED LANDUSE:** Commercial/Industrial

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

**ONE DECATUR STREET TYPOLOGY:** Beltline/Workhorse

**COMMENTS AND RECOMMENDATIONS FROM SUBDIVISION COMMITTEE:** Recommend approval with the following conditions:

1. Provide copy of deed establishing ownership
2. Payment of recording fees
3. Correct range in legal description and remove duplicate line in the legal description in the total tract
4. Dedicate a 15' deep and 5' wide easement for future guy wire

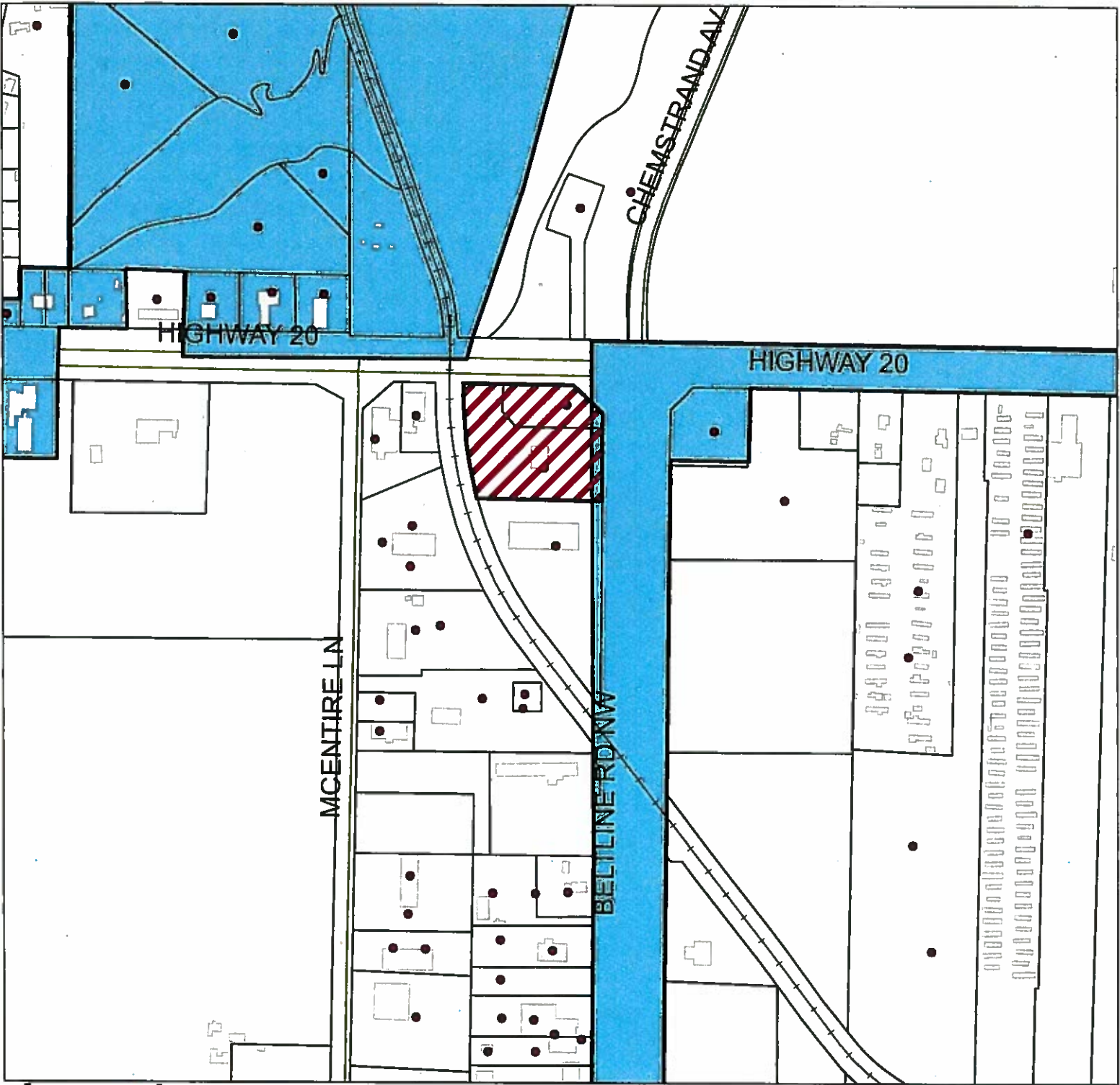
**Pt. of Info:**

- (1) Any relocation of utilities will be at the owner's expense
- (2) The City of Decatur/ALDOT will address ingress/egress at the time of site plan approval – this to be stated in the body of the certificate.





**COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:**

Report prepared by: Hannah Pearson  
5/8/2018

# CERTIFICATE TO CONSOLIDATE NO. 3399-18



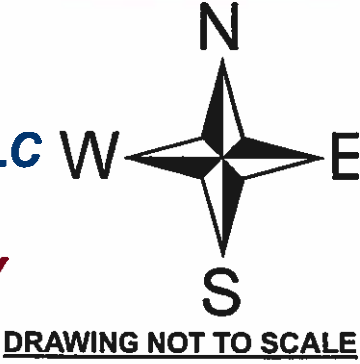
## Legend

-  Ownership
-  Buildings
-  Corporate Limits
-  SUBJECT PROPERTY

## LOCATION MAP

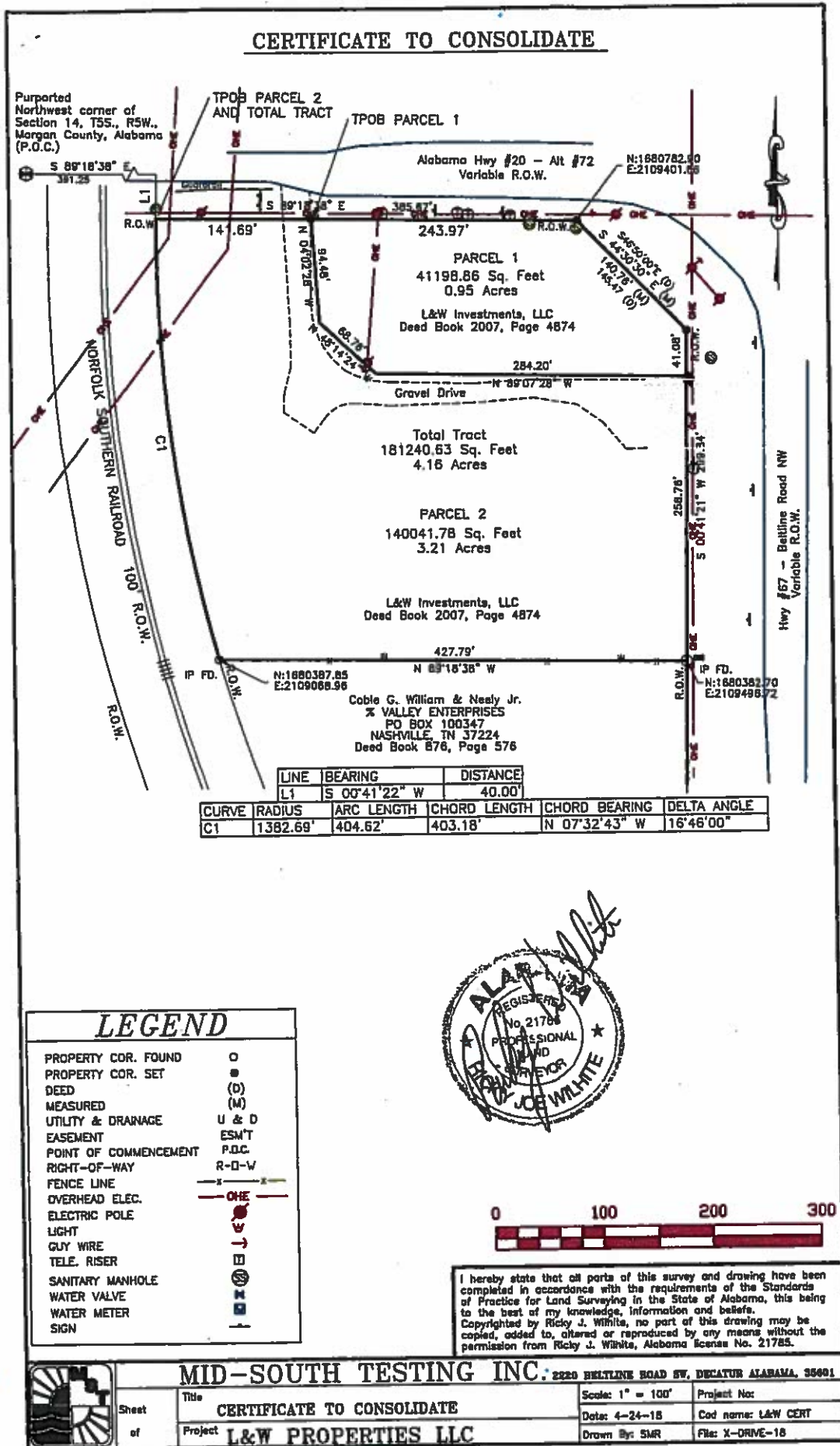
**APPLICANT: L AND W INVESTMENTS LLC**

**PROPERTY ZONED PJ ONLY**





# CERTIFICATE TO CONSOLIDATE NO. 3399-18



## STAFF REPORT

**FILE NUMBER:** Cert. #3400-18

**CONTROL NO.** 7865

**ACRES:** 265.13 acres

**CURRENT ZONE:** AG-2

**NEW ZONE:** N/A

**APPLICANT/ADDRESS:** Heritage Lane Services representing applicant

**PROPERTY OWNER/PROPERTY ADDRESS:** Brent Shaw and Shaw Properties – South of Airport Rd. and east side of U.S. Highway 31 North in Limestone County.

**REQUEST:** Subdivide 12.31 acres from 265.13 acres and create two tracts of 12.31 acres and 252.82 acres, more or less

**CURRENT LANDUSE:** Agriculture

**PROPOSED LANDUSE:** Unknown

**ONE DECATUR Future Landuse:** Community Commercial/Flex Employment Center

**ONE DECATUR STREET TYPOLOGY:** City Connector

**COMMENTS AND RECOMMENDATIONS FROM SUBDIVISION COMMITTEE:** Recommend approval with the stated conditions:

1. Provide letter from property owner requesting subdivision
2. Payment of recording fees

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

**COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:**

Report Prepared by: Hannah Pearson  
5/8/2018



# CERTIFICATE TO SUBDIVIDE NO. 3400-18



## Legend



Ownership



Buildings



Corporate Limits

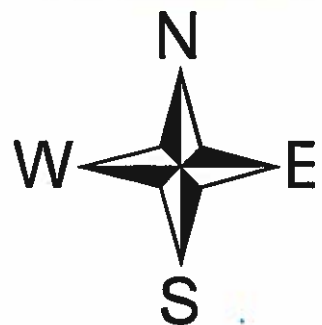


SUBJECT PROPERTY

## LOCATION MAP

**APPLICANT: SHAW PROPERTIES/  
BRENT SHAW**

**PROPERTY ZONED AG-2**



**DRAWING NOT TO SCALE**



## CERTIFICATE TO SUBDIVIDE FOR SHAW PROPERTIES/BRENT SHAW

IN SECTION 3, TOWNSHIP -5-, SOUTH, RANGE -4- WEST,  
COUNTY OF DECATUR, LIMESTONE COUNTY, ALABAMA

DATE: MAY 01, 2018  
DRAWN BY: M.H. HP  
CHECKED BY: M.H.  
FILE # 18-02-07

### LEGEND

SSCO = SANITARY SEWER CLEAN-OUT  
SSWH = SANITARY SEWER MANHOLE  
STWH = STORM WATER MANHOLE  
STHW = STORM WATER HOLE  
EDGE = EDGE OF PAVEMENT  
IRCH = IRRIGATION CONTROL VALVE  
LUGO = UTILITY & DRAINAGE EASEMENT  
MBL = MINIMUM BUILDING LINE  
P.B. = PLAT BOOK / PG. = PAGE  
ROW = RIGHT OF WAY  
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⊙ = EXISTING MAG NAIL  
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⊙ = "ILLEGIBLE."  
⚡ & ≈ = LINE BREAK

### LEGEND

LP = LIGHT POLE  
⊙ = GAS VALVE  
GN & Ⓜ = GAS METER  
⊙ = COVERED CONC. PAD  
⊙ = COVERED NO PAD  
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⊙ = UTILITY POLE  
Ⓜ = TELEPHONE RISER BOX  
Ⓜ = FENCE LINE  
Ⓜ = OVER HEAD UTILITIES  
Ⓜ = WATER METER  
W & HV = WATER VALVE  
FH & Ⓜ = WATER HYDRANT

### HERITAGE LAND SERVICES

UNITED STATES OF AMERICA  
COUNTY OF DECATUR, ALABAMA  
SECTION 3, TOWNSHIP -5-, SOUTH, RANGE -4- WEST

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FILE # 18-02-07

### LEGEND

SSCO = SANITARY SEWER CLEAN-OUT  
SSWH = SANITARY SEWER MANHOLE  
STWH = STORM WATER MANHOLE  
STHW = STORM WATER HOLE  
EDGE = EDGE OF PAVEMENT  
IRCH = IRRIGATION CONTROL VALVE  
LUGO = UTILITY & DRAINAGE EASEMENT  
MBL = MINIMUM BUILDING LINE  
P.B. = PLAT BOOK / PG. = PAGE  
ROW = RIGHT OF WAY  
MAC NAIL SET  
⊙ = EXISTING MAG NAIL  
⊙ = EXISTING 1/2" PIPE  
⊙ = EXISTING 1/2" REBAR  
⊙ = EXISTING 5/8" REBAR  
⊙ = EXISTING RAILROAD SPIKE  
⊙ =

7. I HEREBY CERTIFY (OR STATE) THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

## SURVEYORS

SIGNATURE \_\_\_\_\_  
ALABAMA LICENSE NO: 31335

DATE MAY 01 1968

DATE: MAY 11, 2018

ALABAMA LICENSE NO: 31335

"IN USE AS"  
NORTHWEST CORNER OF  
SECTION 3, TOWNSHIP 5  
SOUTH, RANGE 4 WEST  
AL. SPC. (WEST)  
N-1689789.149'  
E-2133727.594'

HERITAGE LAND SERVICES  
12320 U.S. HWY 31 LOT 1  
ATHENS, AL 35611  
AL REG. NO. CA-938-LS  
258-233-7883



AIRPORT ROAD

OAKLAND CEMETERY  
(DEED NOT FOUND)

P.O.C.

3.29  
SHAW TRUST  
FICHE 2337.

MARY S ROGERS  
VOL 704, PG. 706

**MARY SHAW ROGERS**

## TRACE

AW PROPERTIES LLC  
Y 2003, PAGE 46448  
(DEED SOURCE)

P.O.B.  
AL. SPC. (WEST)  
N-1688819.754  
F-2133787.601

SHAW PROPERTIES LLC  
RLPY 2003, PAGE 46446  
(DEED SOURCE)

**MITCHELL-FRAZIER  
FARMS LIMITED TRUST  
RLPY 2000, PAGE 40764**

SHAW, SHANTINA JEFFREYS  
RLPY 2010, PG 65871

BRENT ALLEN SHAW GST EXEMPT TRUST  
RLPY 2007, PAGE 15471

LINE DATA		CURVE DATA		CHORD BEARING		CHORD		CHORD BEARING	
LINE#	DISTANCE	CURVE#	RADIUS	ARC	CHORD	ARC	CHORD	ARC	CHORD
1	75.00	1	270.00	278.11	268.85	S 46° 23' 02" E	5' 48" 23' 02" E		
2	65.10	2	359.82	67.38	67.28	S 22° 07' 01" E	5' 22" 07' 01" E		
3	60.00	3	359.82	225.92	222.23	S 45° 27' 44" E	5' 45" 27' 44" E		
4	100.00	4	359.92	186.94	185.44	N 76° 43' 54" W	10' 76° 43' 54" W		

U.S. HIGHWAY 31 150' R.O.W.

## STAFF REPORT

**FILE NUMBER:** Cert. #3401-18

**CONTROL NO.** 7866

**ACRES:** 1.37

**CURRENT ZONE:** AG-1 and R-2

**NEW ZONE:** N/A

**APPLICANT/ADDRESS:** Pugh, Wright, McAnally representing applicant

**PROPERTY OWNER/PROPERTY ADDRESS:** Rita Hazel & Christopher & Audra Senior – North of Old Moulton Rd. SW and west of Red Sunset Dr. SW

**REQUEST:** Consolidate 1.37 acres and subdivide into two tracts of .75 acres and .62 acres

**CURRENT LANDUSE:** Residential, Low Density

**PROPOSED LANDUSE:** Same

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

**ONE DECATUR STREET TYPOLOGY:** City Connector/Local Street

**COMMENTS AND RECOMMENDATIONS FROM SUBDIVISION COMMITTEE:** Approval with the stated conditions:

1. Provide letters from property owners requesting subdivision & consolidation
2. Payment of recording fees
3. Provide a stamped and sealed survey for recording

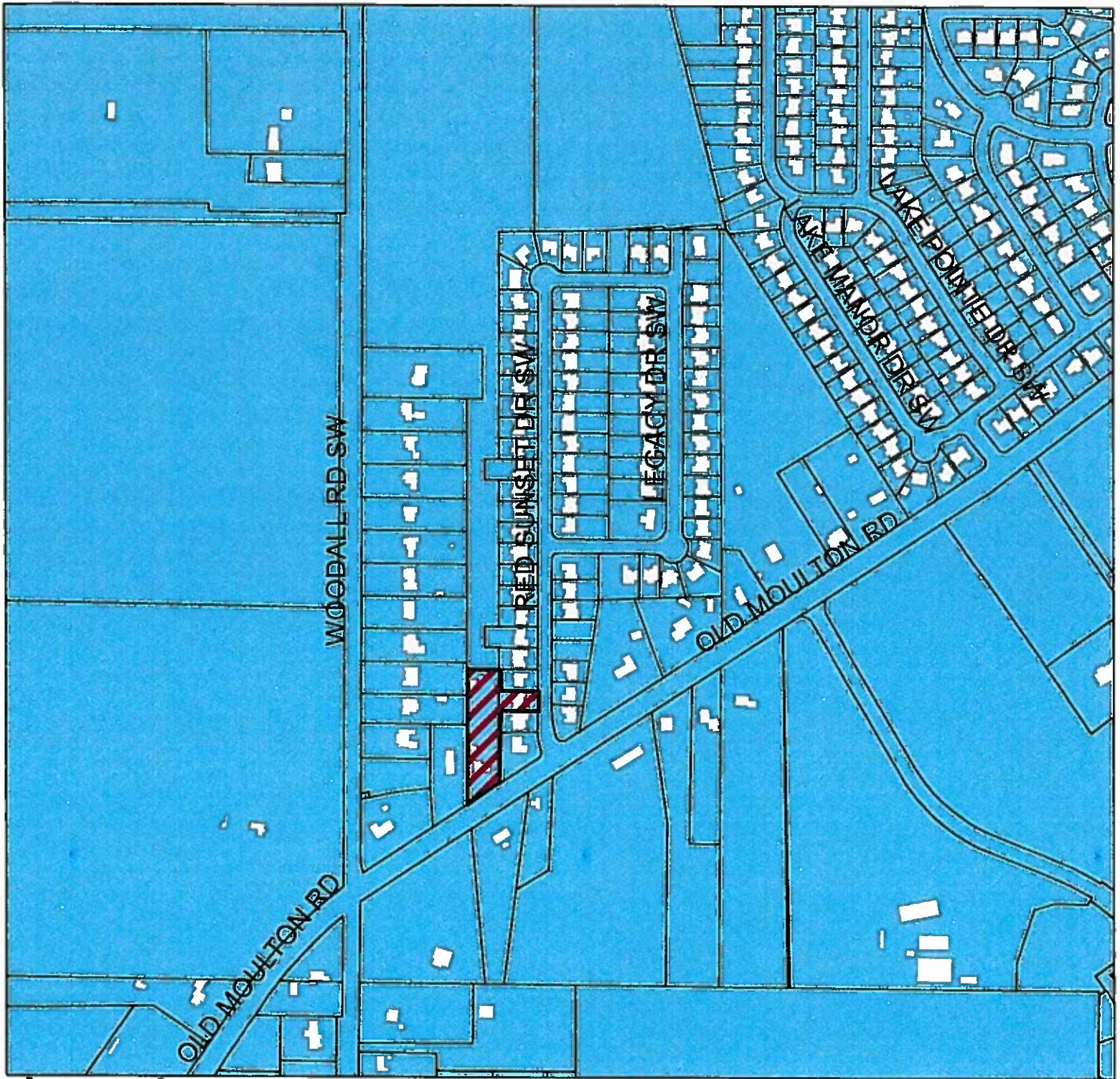
**Pt. of Info:** Any relocation of utilities will be at the owner's expense.

**COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:**





Report prepared by: Hannah Pearson  
5/8/2018



# CERTIFICATE TO SUBDIVIDE AND CONSOLIDATE NO. 3401-18



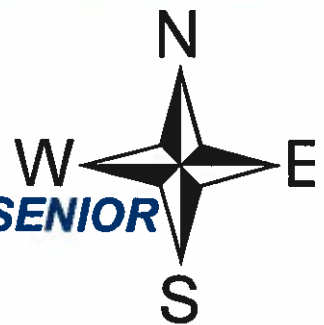
## Legend

-  Ownership
-  Buildings
-  Corporate Limits
-  SUBJECT PROPERTY

## LOCATION MAP

**APPLICANT: RITA HAZEL AND  
CHRISTOPHER SENIOR AND AUDRA M. SENIOR**

**PROPERTY ZONED AG-1 AND R-2**



**DRAWING NOT TO SCALE**



**PUGH WRIGHT MCANALLY**  
CIVIL ENGINEERS

319 8TH AVENUE NE | DECATUR, ALABAMA 35601 | POST OFFICE BOX 2419 | 35602

256.353.3937P 256.350.2285F

Scale 1" = 50'

N  
W E  
S

THIS POINT IS N00°51'35"E 2234.55';  
S89°58'47"E 389.20'; & S00°12'38"W 1127.10';  
FROM THE SW CORNER SECTION 27, T5S, R5W

CIP N 89°31'25" W 111.38'

BUILDING

LOT 4

S 89°49'21" E 140.00'

LOT 3  
UNIT 2  
0.24 AC±

S 89°49'21" E 140.00'

LOT 2

LOT 1

SUMMER SHADE SUBDIVISION

RED SUNSET DRIVE  
(50' R.O.W.)

UNIT 1  
1.13 AC±

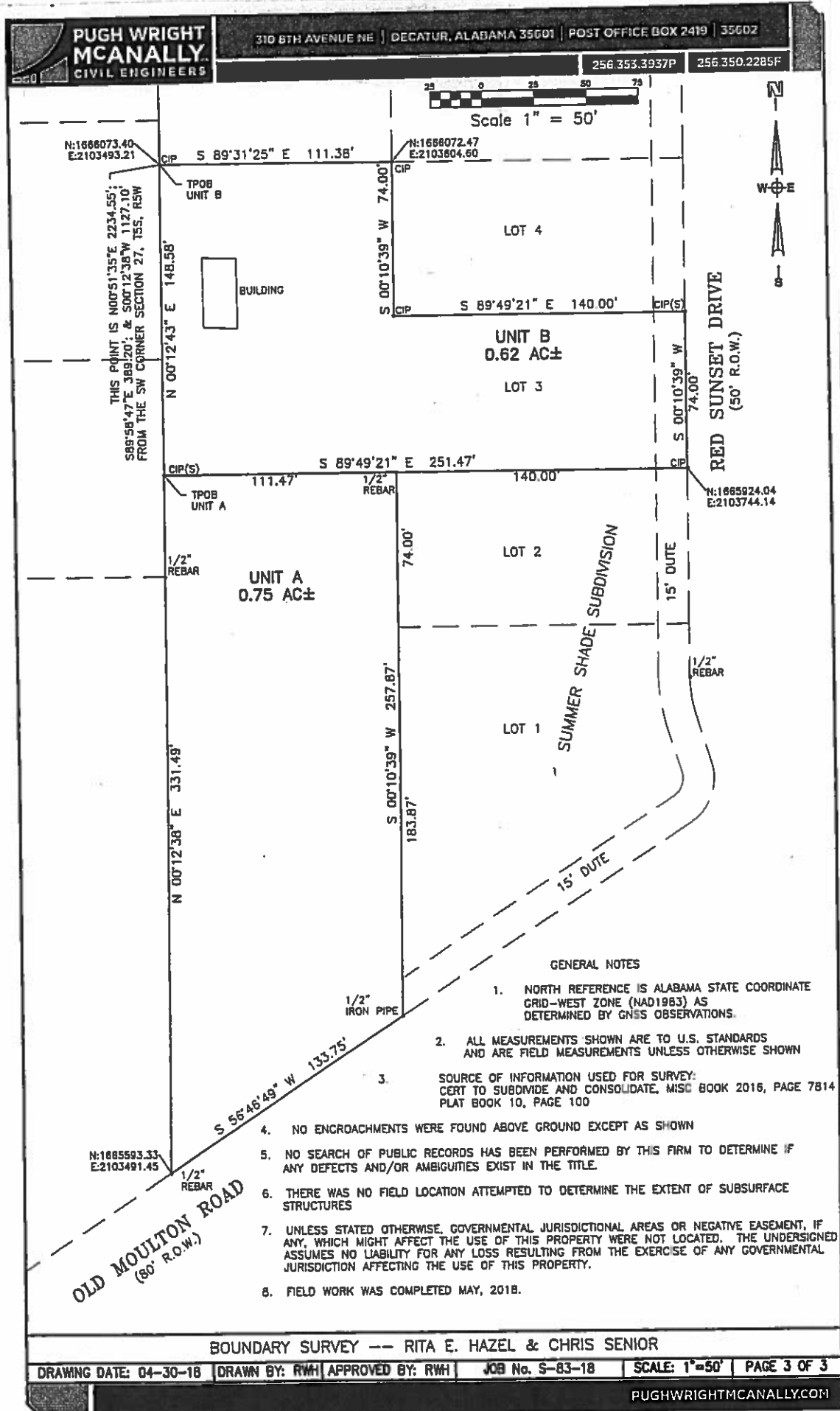
OLD MOULTON ROAD  
(80' R.O.W.)

1/2" REBAR

1/2" IRON PIPE

15' DUTE

# CERTIFICATE TO SUBDIVIDE AND CONSOLIDATE NO.3401-18



## STAFF REPORT

**FILE NUMBER:** Cert.#3402-18

**CONTROL NO.** 7867

**ACRES:** .39 acres

**CURRENT ZONE:** Redevelopment District

**NEW ZONE:** N/A

**APPLICANT/ADDRESS:** Coffman & Bedlow Land Surveyors LLC

**PROPERTY OWNER/PROPERTY ADDRESS:** Maria Flores – North of 10th St. SE and west side of 5th Avenue SE

**REQUEST:** Consolidate Lots 18, 20 & 22 of Block 124 of DLI&F, Add. No. 4

**CURRENT LANDUSE:** Residential

**PROPOSED LANDUSE:** Hair Salon

**ONE DECATUR Future Landuse:** Urban Edge Mixed Use

**ONE DECATUR STREET TYPOLOGY:** Local Street

**COMMENTS AND RECOMMENDATIONS FROM SUBDIVISION COMMITTEE:** Approval with the stated conditions:

1. Provide letter from property owner requesting consolidation
2. Payment of recording fees
3. Provide copy of deed showing proof of ownership
4. Provide stamped and sealed survey for recording

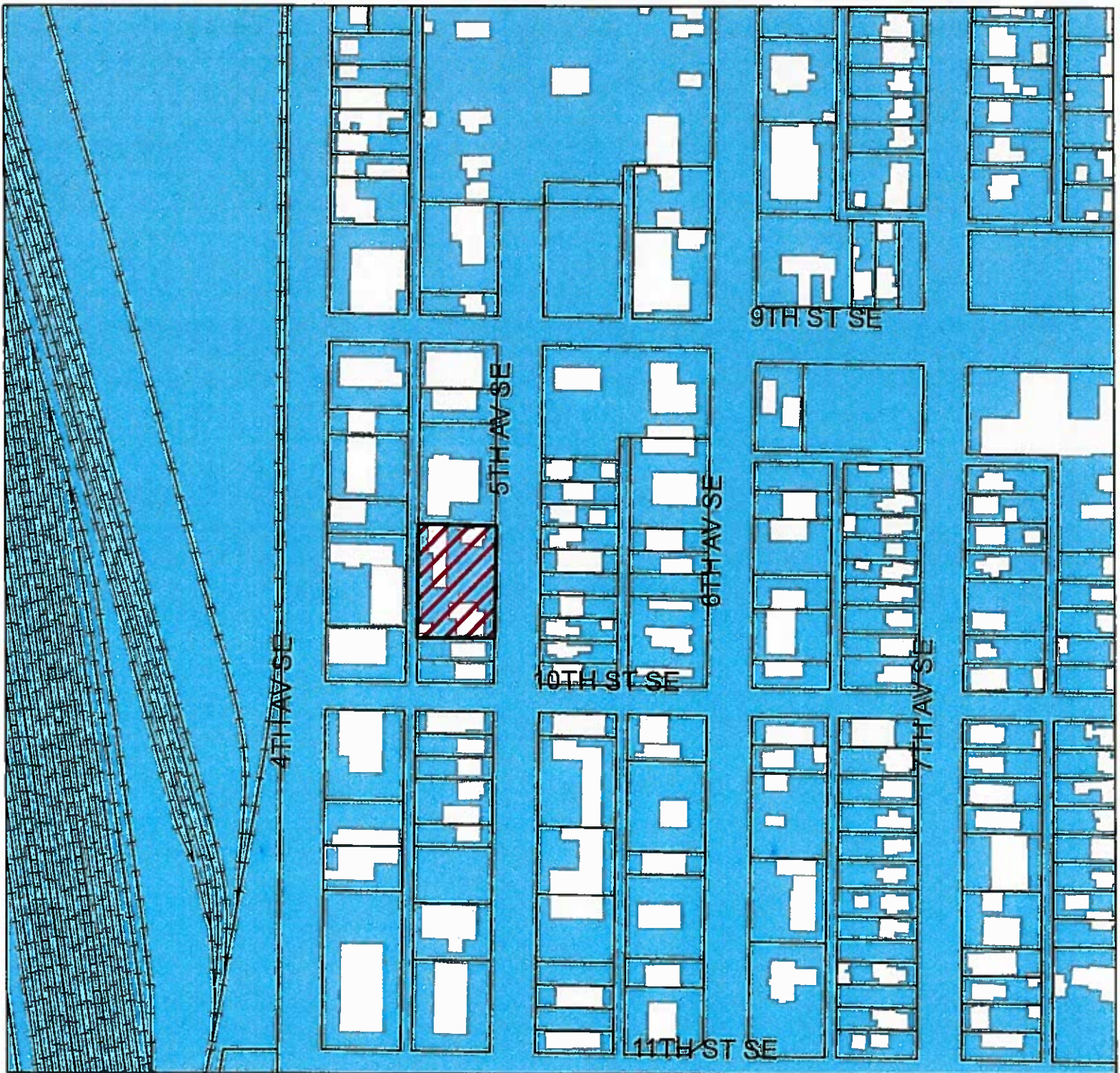
**Pt. of Info:** Any relocation of utilities will be at the owner's expense.

**COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:**





Report Prepared by: Hannah Pearson  
5/8/2018



# CERTIFICATE TO CONSOLIDATE NO. 3402-18



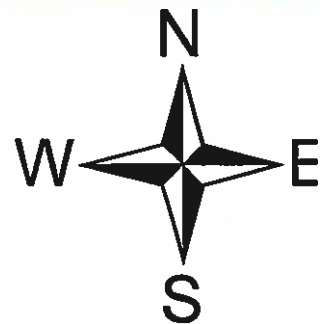
## Legend

-  Ownership
-  Buildings
-  Corporate Limits
-  SUBJECT PROPERTY

## LOCATION MAP

**APPLICANT: MARIA FLORES**

**PROPERTY ZONED RD**



**DRAWING NOT TO SCALE**

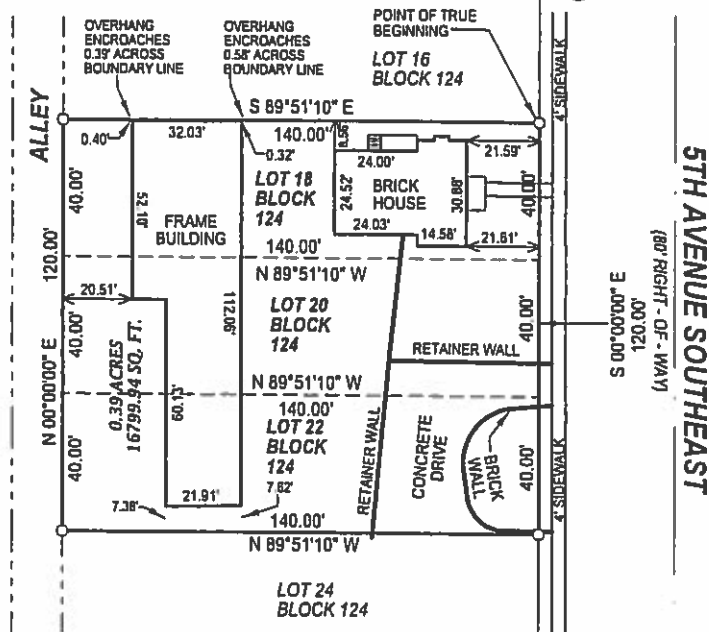
# CERTIFICATE TO CONSOLIDATE NO.3402-18

**LOTS 18, 20, AND 22 OF BLOCK  
124 OF THE DLI&F COMPANY,  
ADDITION NO. 4, DECATUR, AL.,  
MAP BOOK 1, PAGE 20**

REFERENCE DEED = RLPY 2017,  
PAGE 10355.

NOTE: FIELD SURVEY COMPLETED  
FEBRUARY 23, 2018.

POINT OF COMMENCEMENT  
SET MAG NAIL @ THE  
NORTHEAST CORNER OF  
THE INTERSECTION OF  
5TH AVENUE SOUTHEAST,  
& 9TH STREET SOUTHEAST,  
BEING THE NORTHEAST  
CORNER OF BLOCK 124  
OF THE DLI&F COMPANY  
ADDITION NO. 4, DECATUR,  
ALABAMA, MAP BOOK 1,  
PAGE 20



1. Unless stated otherwise, jurisdictional areas, if any, which impact on the use of the premises were not located. No liability is assumed by the undersigned for any loss resulting from the exercise of any jurisdiction affecting the use of the premises.

2. Unless stated otherwise hereon, this survey was prepared without benefit of an abstract of title. No liability is assumed by the undersigned for loss relating to any matter that might be discovered by an abstract or title search of the property.

3. Unless stated otherwise hereon, only evidence of easements or structures thereto which are apparent from a casual above ground inspection of the premises as shown.

4. Unless stated otherwise hereon, no evidence of any type of easements, including prescriptive easements or any structures thereto were located during the survey of the premises. If easement information is needed, an abstract of title and detailed inspection of the premises is required to be performed at an additional fee. No liability is assumed by the undersigned for any loss that may be associated with the existence of any type of easement.

5. No investigation was made during the performance of the survey to discover evidence of the existence of any structure which may indicate the location of buried utilities on the premises. Buried utilities may or may not exist. Interested parties should investigate the existence of utilities, if any, and verify.

6. The premises shown and described hereon are subject to any existing easements, right-of-ways, restrictions, and setback lines whether or not recorded in the public records.

Note: There was no request or attempt made to locate nor show on this plat any improvements on this tract of land.

The accuracy of the measurements has been substantiated by the computations of a closed field traverse as the relative error of closure was not greater than one foot in 10,000 feet.

I hereby state that this survey and drawing has been completed in accordance with the requirements of the current Standards of Practice for Land Surveying in the State of Alabama.

## LEGEND

✕	PRIVACY FENCE
○	SET 5/8 INCH REBAR 'COFFMAN & BEDDOW CA-0888-LS'
⊕	SET MAG NAIL

## CERTIFICATE TO CONSOLIDATE FOR MARIA FLORES

COFFMAN & BEDDOW  
LAND SURVEYORS LLC  
18960 UPPER FORT  
HAMPTON ROAD  
ELKMONT, ALABAMA, 35620  
PHONE (256) 732-4787  
FAX (256) 732-4229

SCALE: 1" = 40'  
DATE: 02/28/2018  
APPROVED BY: RGC  
DRAWN BY: RGC  
REVISED:  
DRAWING NO. 18-31



## STAFF REPORT

**FILE NUMBER:** SP# 575-18

**CONTROL NO.** 7870

**ACRES:** 15 acres

**CURRENT ZONE:** R-2, SF Residential & B-1

**NEW ZONE:** N/A

**APPLICANT/ADDRESS:** Pugh, Wright, McAnally representing

**PROPERTY OWNER/PROPERTY ADDRESS:** Alabama Baptist Children's Home – North of 11th St. SE and east side of 16th Ave. SE

**REQUEST:** Site plan approval for additions to the Alabama Baptist Children's Home

**CURRENT LANDUSE:** Residential

**PROPOSED LANDUSE:** Same

**ONE DECATUR Future Landuse:** Urban Neighborhood

**ONE DECATUR STREET TYPOLOGY:** Neighborhood Connector/Local Street

**COMMENTS AND RECOMMENDATIONS FROM SUBDIVISION COMMITTEE:** Approval with the stated conditions:

- (1) Dedicate a 15' utility easement for the extension of the water line.

**Pt. of Info:**

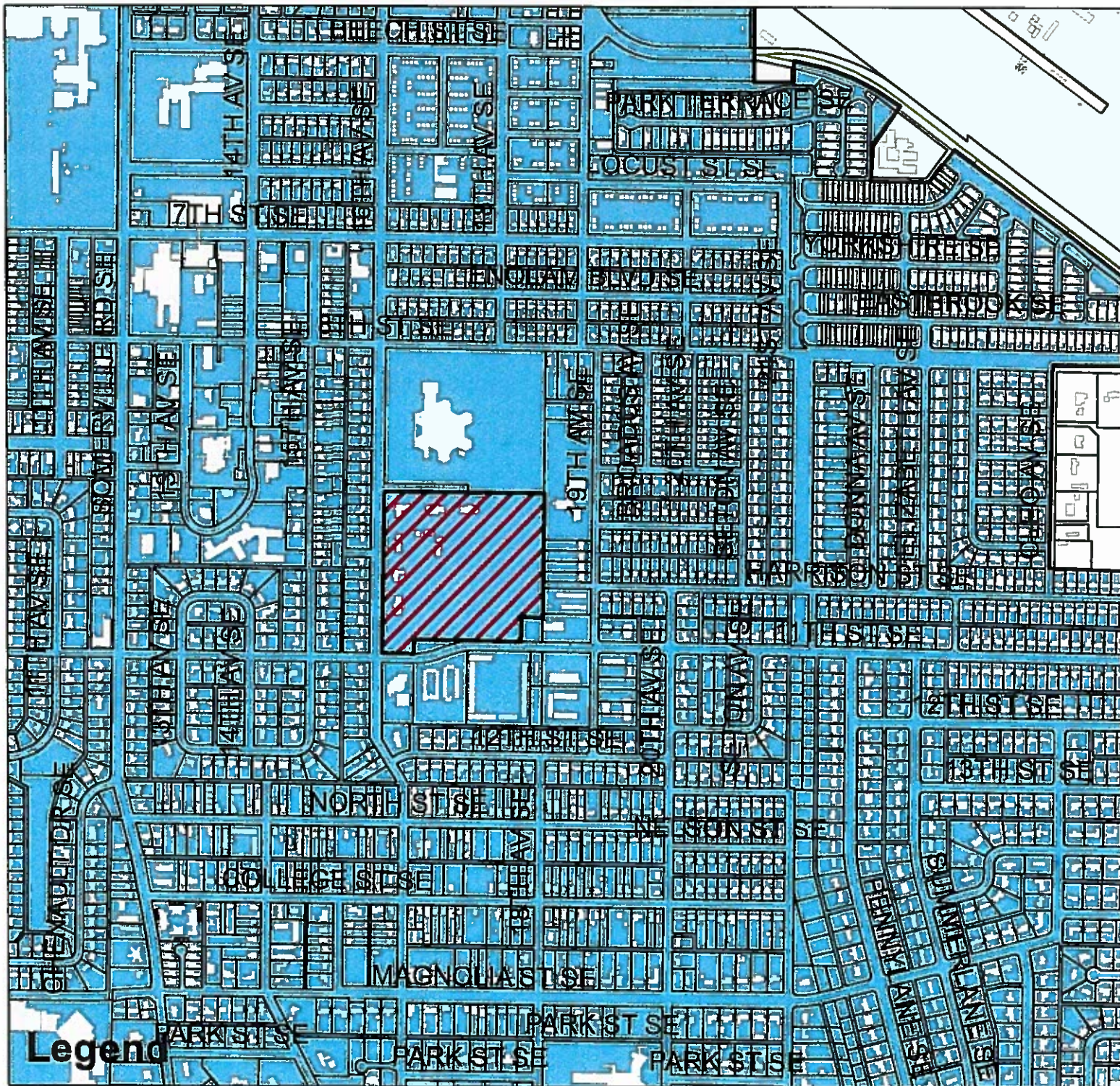
- (1) Any relocation of utilities will be at the owner's expense.
- (2) Property zoned B-1 needs to be rezoned to R-2

**COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:**

Report prepared by: Hannah Pearson  
5/8/2018



# SITE PLAN NO. 575-18



**Legend**



codgis2013.DBO.Morgan Parcels



Ownership



Buildings



Corporate Limits



SUBJECT PROPERTY

## LOCATION MAP

**APPLICANT: ALABAMA BAPTIST  
CHILDREN HOME INC.**

**PROPERTY ZONED B-1 AND R-2**



**DRAWING NOT TO SCALE**



## STAFF REPORT

**FILE NUMBER:** Greystone, Add #4 – Replat of Lots 1 – 11 and 35 - 43

**CONTROL NO.** 7863

**ACRES:** 2.28 acres

**CURRENT ZONE:** R-6, Townhomes

**NEW ZONE:** R-5, Patio Homes

**APPLICANT/ADDRESS:** White Lynn & Collins - Civil Engineers

**PROPERTY OWNER/PROPERTY ADDRESS:** Greystone Properties of Decatur LLC – North of Modaus Rd. SW and east side of Castle Gate Blvd.

**REQUEST:** Final approval of the replat of Lots 1 through 11 and 35 through 43 into 11 patio home lots

**CURRENT LANDUSE:** Townhome Lots – Medium High Density

**PROPOSED LANDUSE:** Patio Homes, Low Density

**ONE DECATUR Future Landuse:** Medium High Density Residential

**ONE DECATUR STREET TYPOLOGY:** Neighborhood Connector

**COMMENTS AND RECOMMENDATIONS FROM SUBDIVISION COMMITTEE:** Approval with the stated conditions:

1. Payment of \$21.00 for plat recording fee
2. Add plat note that sidewalks will be constructed on the east side of Castle Gate Blvd.

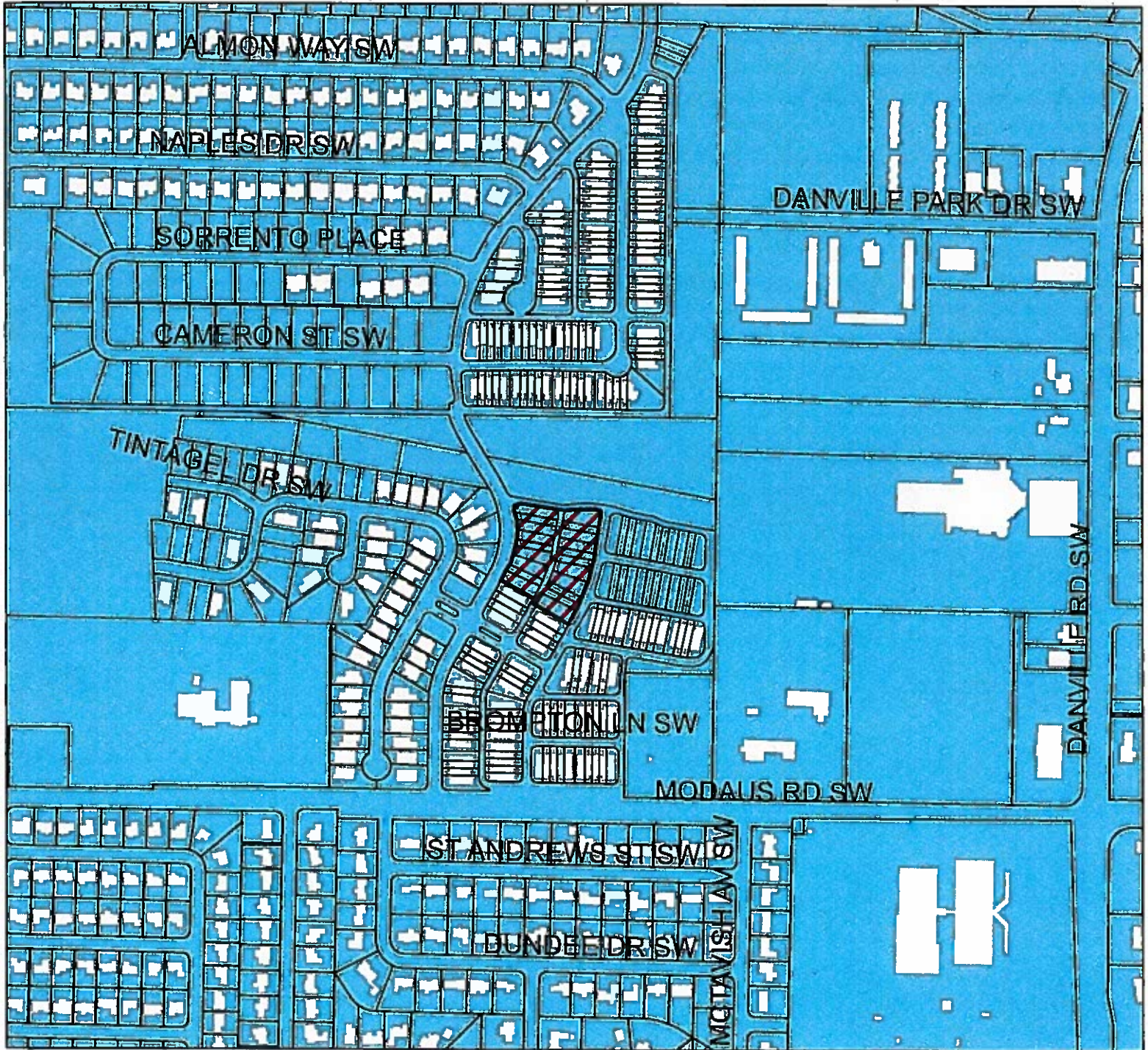
**Pt. of Info:**

- (1) Any relocation of utilities will be at the owner's expense
- (2) Subject to approval of Rezoning Request 1315-18





**COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:**

Report prepared by: Hannah Pearson  
5/8/2018

# GREYSTONE SUBDIVISION ADD. 4 A RE-PLAT OF LOTS 1 THRU 11 AND 35 THRU 43



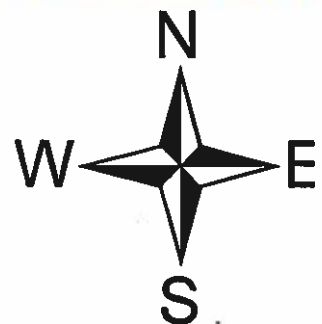
## Legend

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

## LOCATION MAP

**APPLICANT: GREYSTONE PROPERTIES  
OF DECATUR LLC**

**PROPERTY ZONED R6**



**DRAWING NOT TO SCALE**



**STAFF REPORT**

**FILE NUMBER:** Vac. #502-18

**CONTROL NO.** 7868

**ACRES:** .12 acres

**CURRENT ZONE:** B-1, Bus. Local Shopping

**NEW ZONE:** N/A

**APPLICANT/ADDRESS:** Pugh, Wright, McAnally representing

**PROPERTY OWNER/PROPERTY ADDRESS:** S. Chivukula & G. Penmathsa – SW intersection of W. Moulton St. and Old Moulton Rd.

**REQUEST:** Vacate .12 acres of public ROW

**CURRENT LANDUSE:** Commercial

**PROPOSED LANDUSE:** Same

**ONE DECATUR Future Landuse:** Community Commercial

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

**COMMENTS AND RECOMMENDATIONS FROM SUBDIVISION COMMITTEE:** Approval with stated conditions:

1. Declaration of Vacation to be signed by both applicants

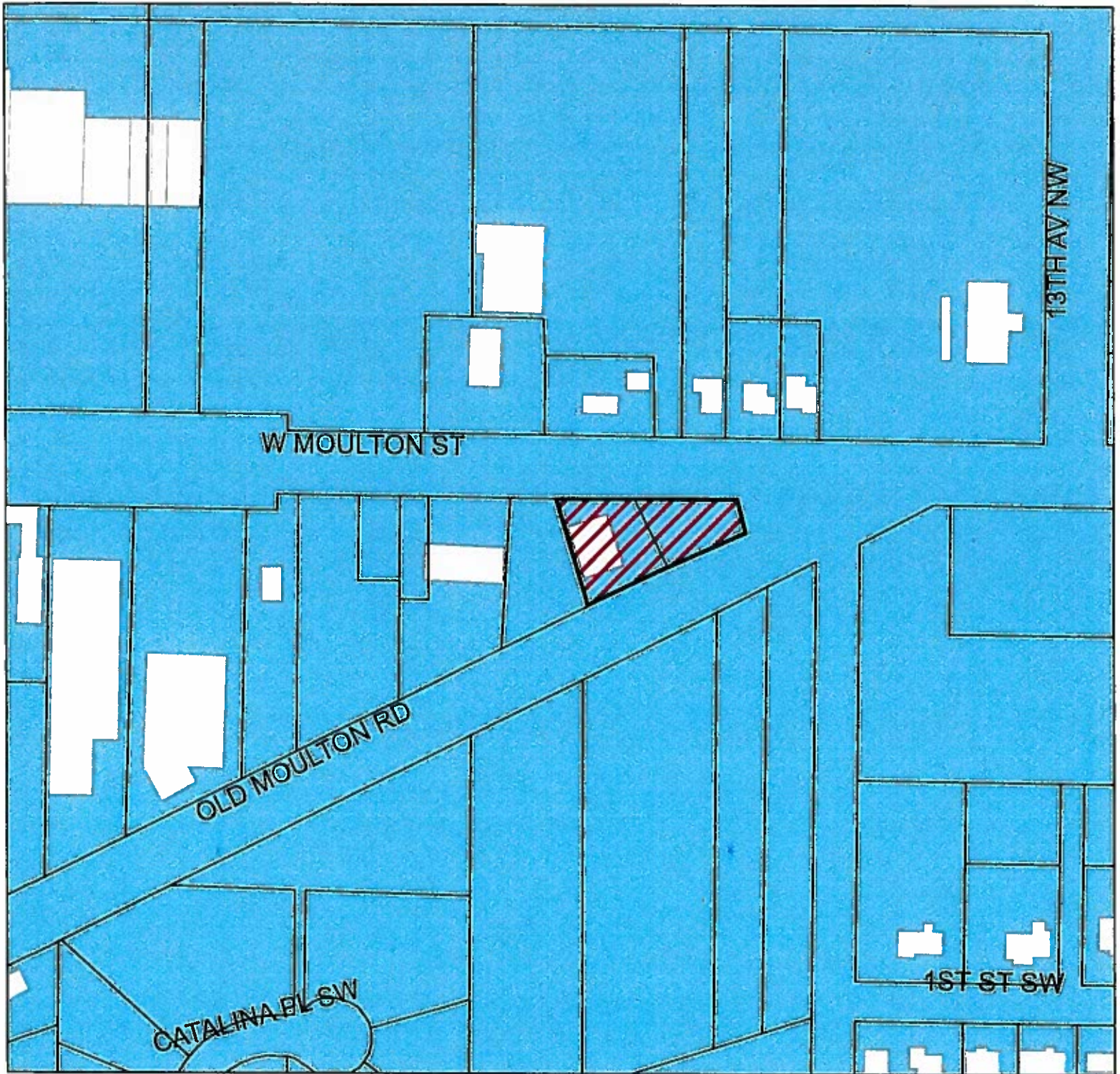
**Pt. of Info:**

- (1) Any relocation of utilities will be at the owner's expense.
- (2) Sidewalks will be required and reviewed at the time of Site Plan approval.





**COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:**

Report Prepared by: Hannah Pearson  
5/8/2018

# VACATION REQUEST NO. 502-18



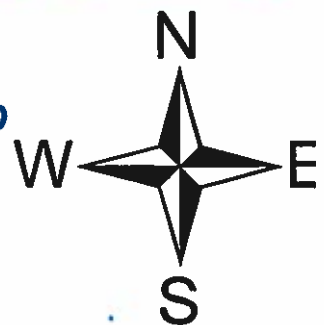
## Legend

-  Ownership
-  Buildings
-  Corporate Limits
-  SUBJECT PROPERTY

## LOCATION MAP

**APPLICANT: SUBRAHMANY CHIVUKULA AND  
GAYATHRI PENMATHSA**

**PROPERTY ZONED B-1**



**DRAWING NOT TO SCALE**



## STAFF REPORT

**FILE NUMBER:** Vac. #503-18

**CONTROL NO.** 7869

**ACRES:** .06 acres

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

**NEW ZONE:** N/A

**APPLICANT/ADDRESS:** Pugh, Wright McAnally representing

**PROPERTY OWNER/PROPERTY ADDRESS:** George and Angela Burton – North side of Summerwind Dr. SE and west of Loblolly Dr. SE

**REQUEST:** Vacate .06 acres (15' DU&T easement) – a portion of Lot 12 of Burningtree Valley, Add. #2 and a portion of common area abutting Lot 54 of Burningtree Valley Subdivision

**CURRENT LANDUSE:** Residential, Low Density

**PROPOSED LANDUSE:** Same

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

**ONE DECATUR STREET TYPOLOGY:** Local Street

**COMMENTS AND RECOMMENDATIONS FROM SUBDIVISION COMMITTEE:** Approval with the stated conditions:

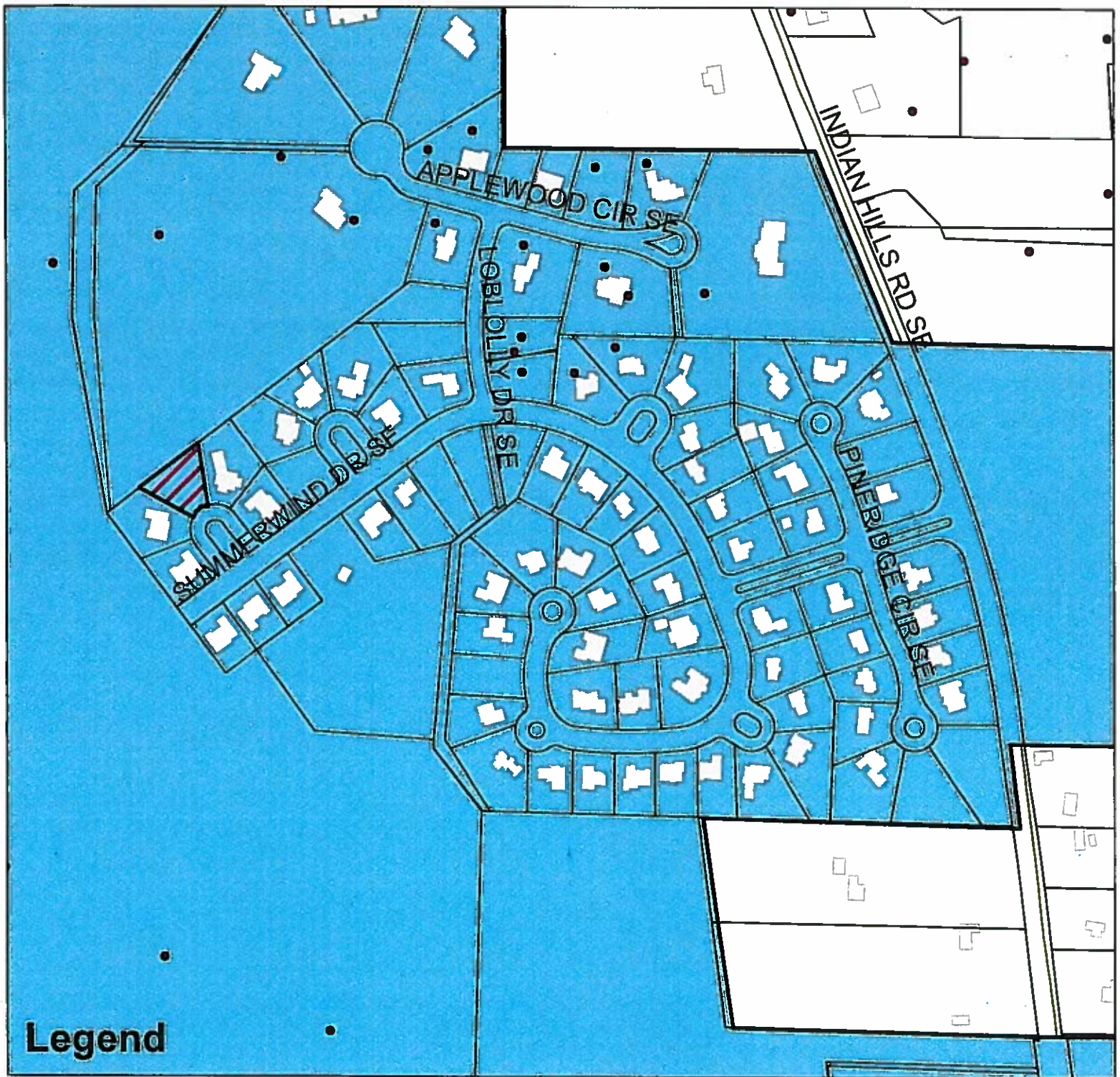
1. Applicants to sign "Declaration"

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

**COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:**

Report prepared by: Hannah Pearson  
5/8/2018

# VACATION REQUEST NO. 503-18



## Legend

-  Ownership
-  codgis2013.DBO.Morgan\_Parcels
-  Buildings
-  CorporateLimits
-  SUBJECT PROPERTY

## LOCATION MAP

**APPLICANT: GEORGE AND ANGELA BURTON**

**PROPERTY ZONED R-2**



**DRAWING NOT TO SCALE**

## STAFF REPORT

**FILE NUMBER:** SIDEWALK CAFÉ      **CONTROL NO.** [Click or tap here to enter text.](#)

**ACRES:** [Click or tap here to enter text.](#)      **CURRENT ZONE:** B5 SIDEWALK CAFÉ OVERLAY

**NEW ZONE:** NA

**APPLICANT/ADDRESS:** John Wheat for Josie's at 109 2nd AV NE

**PROPERTY OWNER/ADDRESS:** Elizabeth Edwards

**REQUEST:** To allow a new sidewalk café on Second AV in downtown Decatur

**CURRENT LANDUSE:** Sidewalk

**PROPOSED LANDUSE:** Sidewalk and café

**ONE DECATUR Future Landuse:** NA

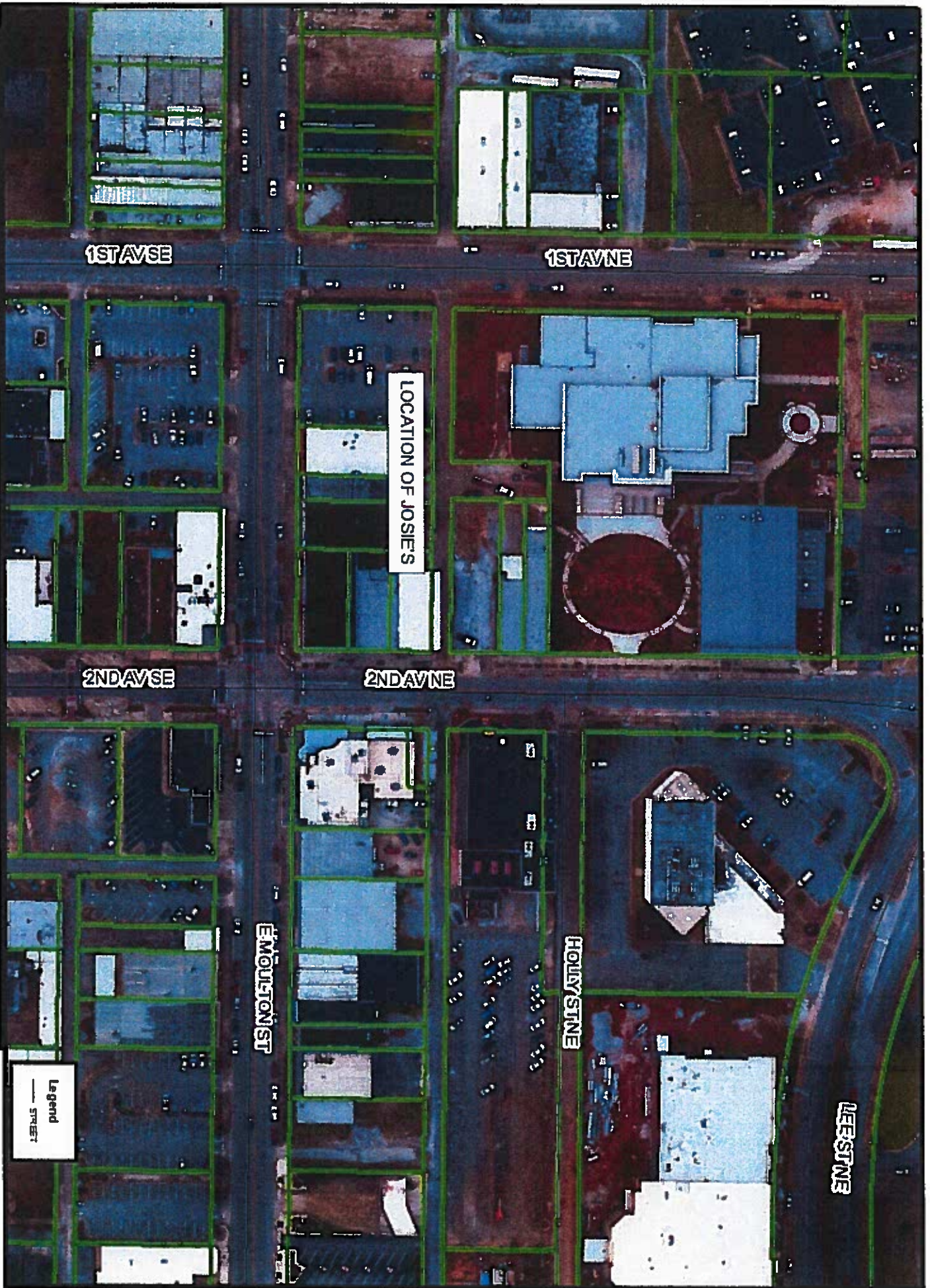
**ONE DECATUR STREET TYPOLOGY:** NA

**COMMENTS AND RECOMMENDATIONS:** This will go where a sidewalk café existed in the past. The committee recommends allowing the re-establishment of the sidewalk café with the proposed changes.

**COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:** [Click or tap here to enter text.](#)

**PREPARED BY:** Karen Smith





City of Decatur Department of Development  
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.

Legend

STREET