

MEMORANDUM

DATE: April 18, 2019

TO: Planning Commissioners

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

PLANNING COMMISSION MEETING

April 23, 2019

Pre-meeting – 2:15 p.m. (Annex)

Meeting – 3:30 p.m. (Council Chambers)

Agenda

Planning Commission

City of Decatur, AL

April 23, 2019

Time: 3:30 PM

City Council Chambers

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

1. CALL MEETING TO ORDER

2. APPROVAL OF MINUTES- March 19, 2019

3. PUBLIC HEARING

4. OTHER BUSINESS

PAGE/MAP

REZONINGS

- | | | |
|------------|---|-------|
| A. 1328-19 | | 1-7 |
| | (East side of I65, south of 565 west side of Belle Tower Rd a Limestone County Rd) | |
| B. 1329-19 | | 8-14 |
| | (West of Point Mallard Dr East of Greenwood Dr on the south side of Point Mallard Circle part of Point Mallard Park around the prayer chapel) | |
| C. 1330-19 | | 15-21 |
| | (Both sides of Point Mallard Circle – the rest of Point Mallard Park) | |

3. CONSENT AGENDA

CERTIFICATES

- | | | |
|------------|---|-------|
| A. 3441-19 | Certificate to Subdivide
(West side of Old Highway 31 and east of Joe Davis) | 22-27 |
| B. 3442-19 | Certificate to Subdivide
(East of I 65, south of 565 and west of Belle Tower Rd in Limestone County) | 28-31 |

4. OTHER BUSINESS

VACATION REQUEST

- | | | |
|-----------|---|-------|
| A. 514-19 | | 32-34 |
| | (Northeast corner of the intersection of Canal St and Davis St) | |

BOND REVIEWS

A. City View Estates

35-36

(South of Auburn Drive SW and west of Englewood Drive SW)

**STAFF REPORT FOR
PLANNING COMMISSION
April 23, 2019**

PUBLIC HEARING

FILE NUMBER: Rezoning 1328-19

CONTROL NO. 7956

ACRES: 30.48

CURRENT ZONE: AG2 Agricultural zone

NEW ZONE: M1 Light Manufacturing

APPLICANT: Pugh Wright McAnally for Barbara and Aaron Guthrie

PROPERTY OWNER/PROPERTY ADDRESS: East side of I65, south of 565 west side of Belle Tower Rd a Limestone County Rd

REQUEST: To rezone a 30.48 acre tract from AG2 (agricultural zone) to M1 (light manufacturing zone)

CURRENT LANDUSE: Vacant

PROPOSED LANDUSE: Trucking and warehousing

ONE DECATUR Future Landuse: Regional Mixed Use

ONE DECATUR STREET TYPOLOGY: I65 and 565 are both interstates

COMMENTS AND RECOMMENDATIONS FROM ZONING COMMITTEE:
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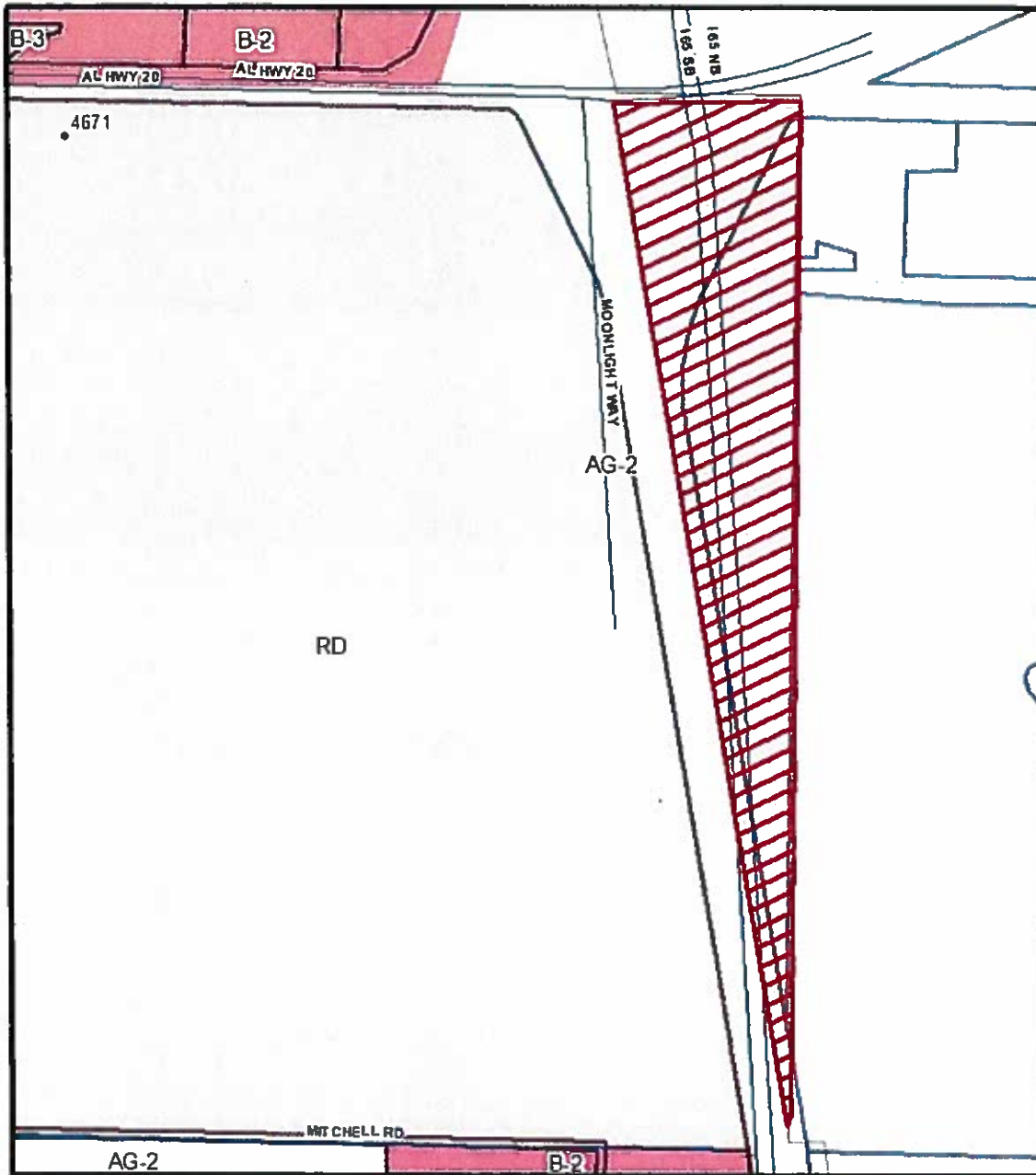
The Zoning Committee and the Planning Department recommend that the Planning Commission recommend this request to amend the zoning map to the City Council. It does meet the recommendation of the One Decatur Comprehensive plan of Regional Mixed use which is heavily commercial with light manufacturing.

Pt. of Info: The Zoning Committee recommends that a site plan be submitted that shows circulation plans, and other site improvements including landscaping and screening where possible.

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:

STAFF REPORT FOR
PLANNING COMMISSION
April 23, 2019

REZONING 1328-19 AG 2 TO M1



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.

Legend

city of 2011 330 Streets Decatur

NEW PARCEL LAYER



SUBJECT PROPERTY

STAFF REPORT FOR
PLANNING COMMISSION
April 23, 2019

REZONING 1328 from AG2 to M1 FUTURE LANDUSE



City of Decatur Department of Development
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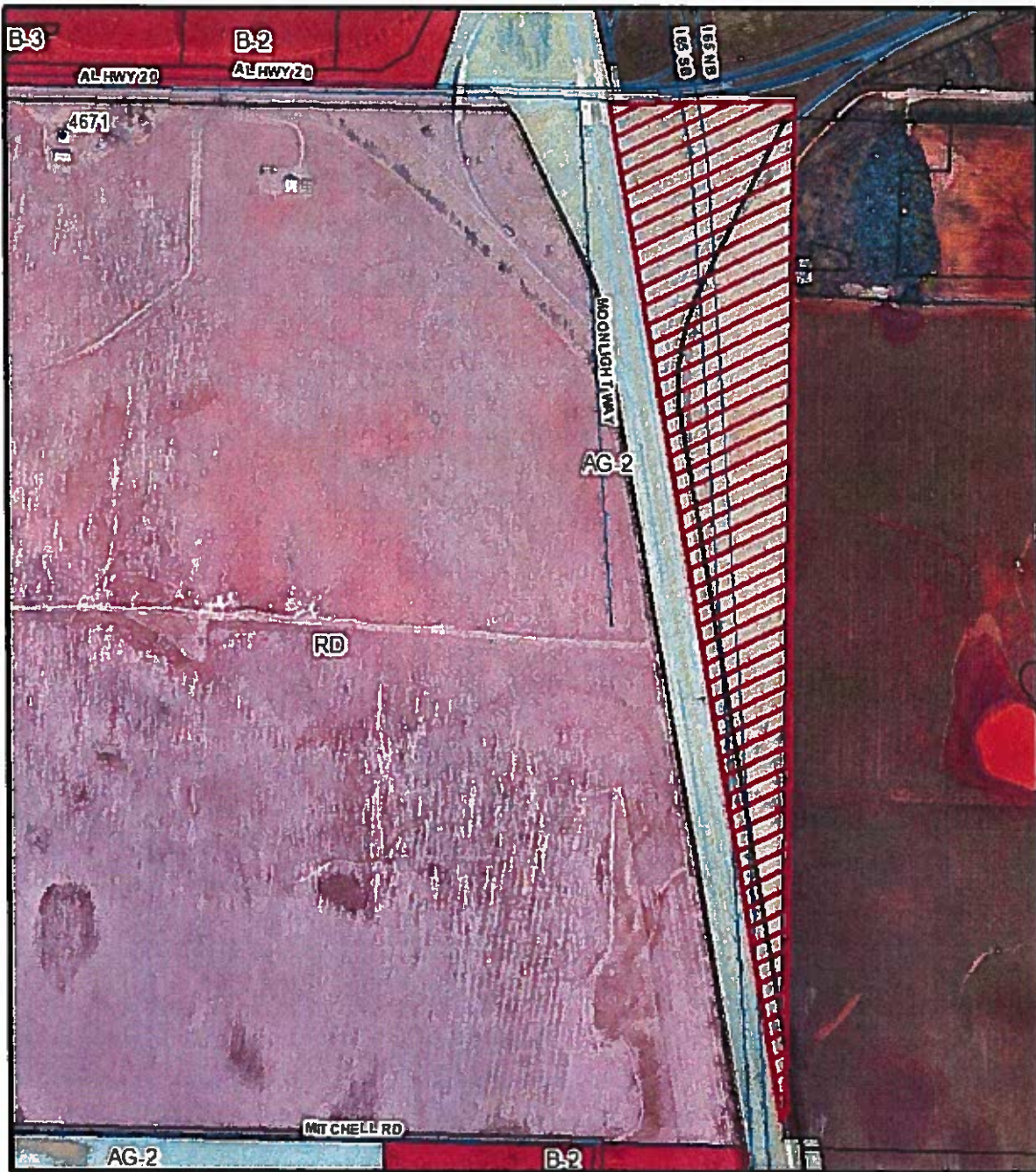
Legend
— caddis2013.CBO StreetsDecatur
□ NEW PARCEL LAYER



SUBJECT PROPERTY

STAFF REPORT FOR
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April 23, 2019

REZONING 1328-19 AG 2 TO M1



City of Decatur Department of Development
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Legend
— city .2011 DDO StreetsDecatur
□ NEW PARCEL LAYER



SUBJECT PROPERTY

**STAFF REPORT FOR
PLANNING COMMISSION
April 23, 2019**

COMPARE AG2 TO M1

SECTION	AG2	M1
Uses Permitted	<p><i>Uses permitted:</i> All uses permitted and regulated in an AG-1 agricultural district.</p> <p>Any use permitted or permitted on appeal in an R-1 Residential District and subject to all district requirements of an R-1 District as specified in section 25-10.</p>	<p><i>Uses permitted:</i> 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.</p>
Used Permitted on Appeal	<p><i>Uses permitted on appeal:</i> Manufacturing, storage and processing of natural resources indigenous to Decatur, roadside stands, provided no part of the structure of good display encroaches upon a public right-of-way or dedicated street, livestock sales, event venues, antique or craft shop and any use permitted on appeal in an AG-1 Agricultural District and subject to the same requirements and conditions set forth for the uses permitted on appeal in AG-1 Agricultural District, when these uses, in the opinion of the board of zoning adjustment will not impair an existing or potential future neighborhood and permitted subject to such conditions as the board may require to preserve and protect the character of district and otherwise promote the purpose of this</p>	<p>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.</p>

**STAFF REPORT FOR
PLANNING COMMISSION
April 23, 2019**

SECTION	AG2	MI
	chapter.	
Uses Prohibited	<i>Uses prohibited:</i> Residential, commercial and industrial uses not specifically permitted or permitted on appeal.	Uses prohibited: 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, terra cotta or tile, cement blocks, candles, disinfectants, dye-stuffs, fertilizers, mining 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; Businesses licensed under the Deferred Presentment Services Act and/or, Pawnshop Act and/or, Dealers in Gold or Precious Items Act.
Lot size and set back standards	<p><i>Minimum lot size:</i> Minimum required lot area—15,000 square feet. Minimum required lot width at building line—100 feet.</p> <p><i>Minimum yard size:</i> Front, 20 feet; rear, 45 feet; sides, 15 feet; except any structure used for the housing of livestock of any kind shall not be located closer than 100 feet to any property line or line of a district other than an agricultural district.</p> <p><i>Maximum height:</i> 35 feet or 2½ stories</p>	<p><i>Minimum lot size:</i> 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.</p> <p><i>Minimum yard size:</i> 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. 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>

**STAFF REPORT FOR
PLANNING COMMISSION
April 23, 2019**

SECTION	AG2	MI
		<i>Maximum height: None.</i> <i>Off-street parking: See § 25-16.</i>
Parking and Loading	<i>Off-street parking: See § 25-16.</i> <i>Off-street loading and unloading: Same as for an AG-1 agricultural district.</i>	<i>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.</i>

**STAFF REPORT FOR
PLANNING COMMISSION
April 23, 2019**

FILE NUMBER: 1329-19

CONTROL NO. 7959

ACRES: 12.78

CURRENT ZONE: AG1

NEW ZONE: ID

APPLICANT: City of Decatur

PROPERTY OWNER/PROPERTY ADDRESS: West of Point Mallard Dr East of Greenwood Dr on the south side of Point Mallard Circle part of Point Mallard Park around the prayer chapel, 2900 Point Mallard Circle

REQUEST: To rezone 12.78 acres from AG1 agricultural to ID institutional

CURRENT LANDUSE: Regional Park with golf, skating, archery, soccer, baseball and an aquatic center

PROPOSED LANDUSE: The same

ONE DECATUR Future Landuse: Parks/Conservation

ONE DECATUR STREET TYPOLOGY: Point Mallard Dr is a city connector

COMMENTS AND RECOMMENDATIONS FROM ZONING COMMITTEE:
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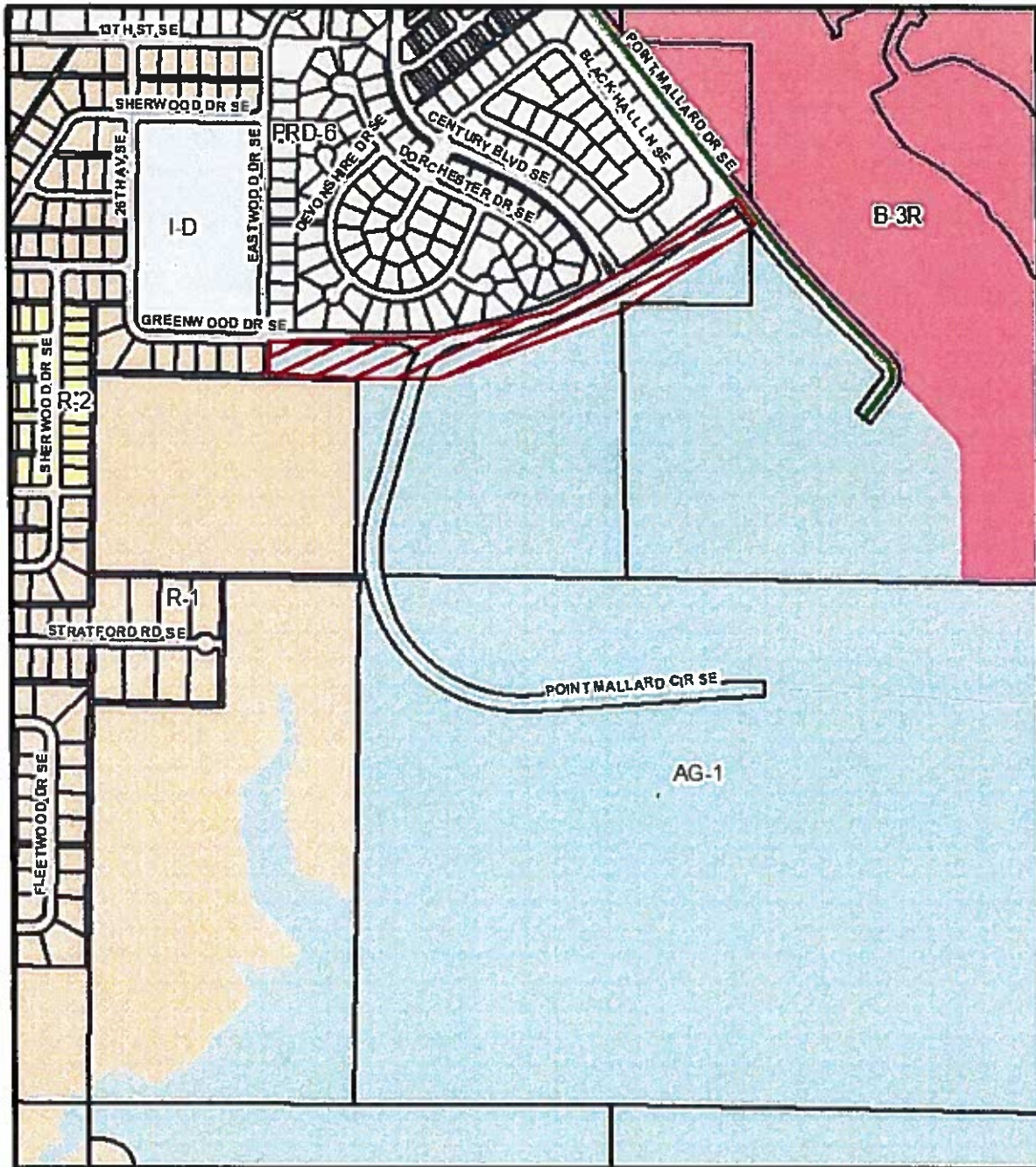
The Zoning Committee and the Planning Department recommend that the Planning Commission recommend this request to amend the zoning map to the City Council. The committee feels that establishing a contemplative buffer zone around that prayer chapel will serve a dual purpose to buffer the nearby residential district. This will support the One Decatur future landuse of Parks / Conservation area.

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

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:

STAFF REPORT FOR
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April 23, 2019

REZONING 1329-19 FROM AG-1 TO ID



City of Decatur Department of Development
Note: Every reasonable effort has been made to assure the accuracy of this map.
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Legend

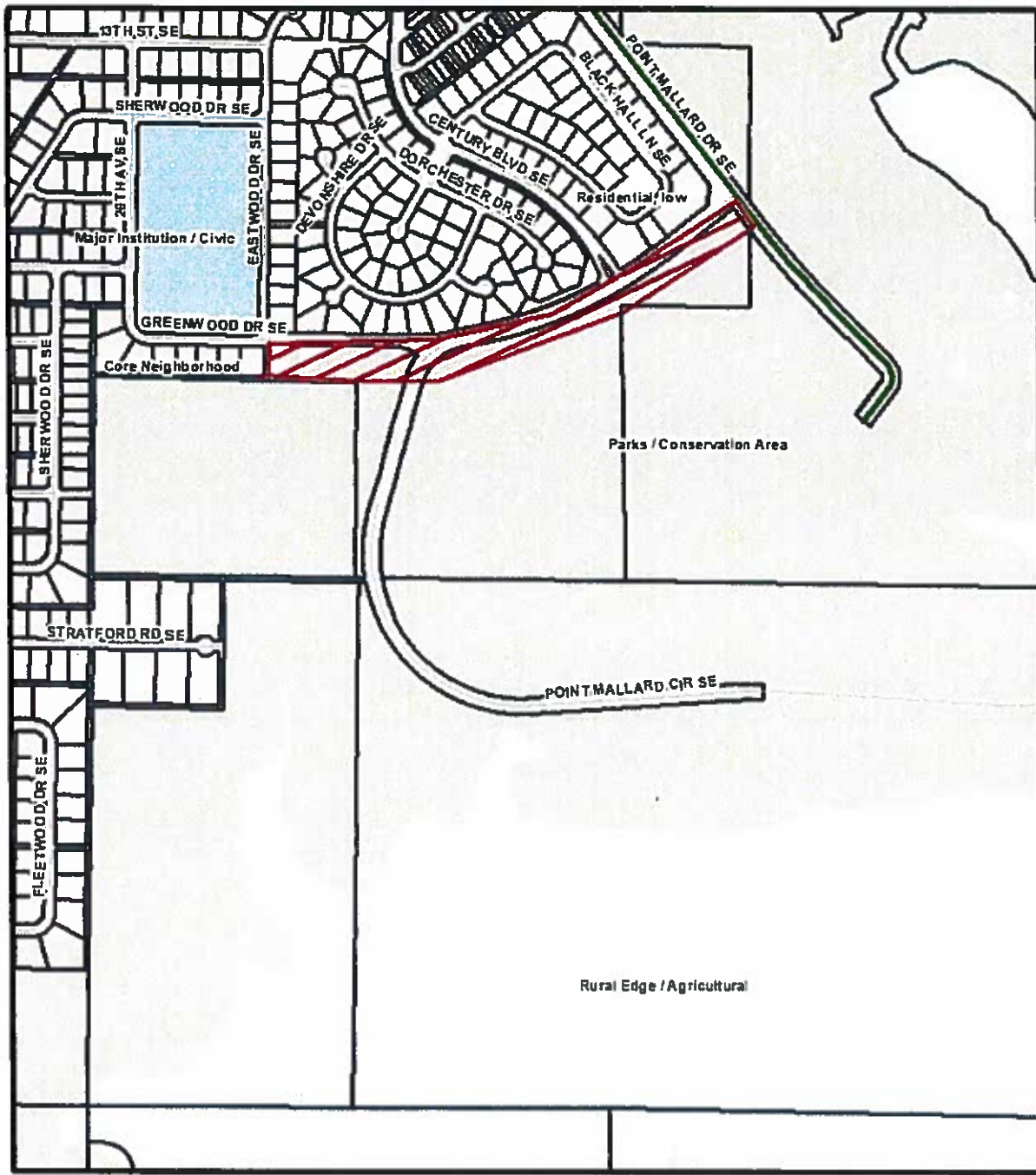
— city of 2013 DBO Streets Decatur
NEW PARCEL LAYER



SUBJECT PROPERTY

STAFF REPORT FOR
PLANNING COMMISSION
April 23, 2019

REZONING 1329-19 FROM AG1 TO ID



City of Decatur Department of Development
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Legend
— city-s2013.080 5 miles 0 decatur
NEW PARCEL LAYER



SUBJECT PROPERTY

STAFF REPORT FOR
PLANNING COMMISSION
April 23, 2019

REZONING 1329-19 FROM AG1 TO ID



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Legend
— 2013 DDO Street Decatur
NEW PARCEL LAYER

 SUBJECT PROPERTY

**STAFF REPORT FOR
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April 23, 2019**

COMPARE AG1 TO ID

SECTION	AG1	ID
Used Permitted	<p><i>Uses permitted:</i> General farming including horticulture; dairying; apiaries; livestock and poultry raising; fish hatcheries; and other similar enterprises or uses.</p> <p>Aircraft landing fields; hangars and equipment; cemeteries; golf courses, swimming pools; country clubs; recreation buildings of a public or quasi-public character, sanatoriums, convalescent and nursing homes for human care; charitable institutions; animal hospitals and kennels; private clubs, lodges, summer camps, lodging and boarding houses.</p> <p>Accessory buildings and uses customarily incidental to the above uses.</p> <p>Any use permitted or permitted on appeal in an R-1 residential district and subject to all district requirements of an R-1 district as specified in section 25-10.</p> <p>Outdoor advertising structures, provided however, that such use shall be conditional as follows: Within sixty (60) days of the time that the zoning map is amended to cause advertising structures which have been erected in an AG-1 agricultural district to fall within a residential district such structures shall be removed</p>	<p><i>Uses permitted:</i> Public and private schools, colleges and academies; auditoriums, coliseums, gymnasiums, cafeterias, fraternity and sorority houses, stadiums, athletic fields in connection with public or private schools, colleges and academies; religious, fraternal and charitable institutions; orphanages; gardens; playgrounds; parks; public buildings and book shops.</p> <p>Accessory structures and uses customarily incidental to the above permitted uses.</p>
Uses permitted on appeal	<p><i>Uses permitted on appeal:</i> Sports arenas, recreational and amusement enterprises operated on a commercial basis; clubs the chief activity of which is customarily carried on as a business; clubs; on</p>	<p><i>Uses permitted on appeal:</i> Churches, rooming and boardinghouses; restaurants; gift shops; newsstands; residential uses permitted in an R-4 residential district and subject to all</p>

**STAFF REPORT FOR
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SECTION	AG1	ID
	<p>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 the pursuant to the Alcoholic Beverage Licensing Code; on-premises and off-premises sale of alcoholic beverages by organizations complying with the definition of a class II club located on and embracing within its sole possessory right, one (1) tract or parcel of land not less than twenty (20) acres in size provided such tract or parcel of land is utilized by such organization on a regular basis for recreational or athletic purposes and further provided that such organization is duly licensed as a class II club by the City of Decatur and the Alabama Alcoholic Beverage Control Board under and pursuant to the Alcoholic Beverage Licensing Code; event venue, tourist courts, tourist homes; motor courts and trailer courts, when these uses, in the opinion of the board of zoning adjustment will not impair an existing or potential future residential neighborhood and permitted subject to such conditions as the said board may require to preserve and protect the character of the district and otherwise promote the purpose of this chapter</p>	<p>district requirements of an R-4 district as specified in section 25-10 customarily home occupations.</p>
Used prohibited	<p><i>Uses prohibited:</i> On premises and off-premises sale of alcoholic beverages, except as herein otherwise allowed; residential, commercial and industrial uses, not specifically permitted or permitted on appeal.</p>	<p><i>Uses prohibited:</i> On premises and off premises sale of alcoholic beverages; and any use not expressly permitted or permitted on appeal.</p>
Lot size and setback	<p><i>Minimum lot size:</i> Minimum required lot area—15,000 square feet. Minimum required lot width at building line—100 feet.</p> <p><i>Minimum yard size:</i> Front, 20 feet; rear, 45 feet; sides, 15 feet; except any</p>	<p><i>Minimum lot size:</i> It is the intent of this section that lots of sufficient size be used for any business of service use to provide adequate parking and loading space in addition to the space required for the other normal operations of the business or service.</p>

**STAFF REPORT FOR
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April 23, 2019**

SECTION	AG1	ID
	structure used for the housing of livestock of any kind shall not be located closer than 100 feet to any property line or line of a district other than an agricultural district. <i>Maximum height:</i> 35 feet or 2½ stories.	<i>Minimum yard size:</i> Front, 25 feet; rear, 20 feet; side, 15 feet; except on a lot adjoining along its side line a lot which is in a residential district, there shall be a side yard not less than 25 feet wide. <i>Maximum height:</i> 45 feet or 3 stories.
Parking and loading	<i>Off-street parking:</i> See § 25-16. <i>Off-street loading and unloading:</i> Shall provide adequate space for loading and unloading on rear and/or side yard.	<i>Off-street parking:</i> See § 25-16. <i>Off-street loading and unloading:</i> Shall use required rear or side yard for loading and unloading.

**STAFF REPORT FOR
PLANNING COMMISSION
April 23, 2019**

FILE NUMBER: 1330-19

CONTROL NO. 7959

ACRES: 194.11

CURRENT ZONE: AG1 agricultural

NEW ZONE: B3R riverfront commercial

APPLICANT: City of Decatur

PROPERTY OWNER/PROPERTY ADDRESS: Both sides of Point Mallard Circle – the rest of Point Mallard Park

REQUEST: To rezone 194.11 acres from AG1 (agricultural) to B3R (riverfront commercial)

CURRENT LANDUSE: Regional Park with golf, skating, archery, soccer, baseball and an aquatic center

PROPOSED LANDUSE: Recreation

ONE DECATUR Future Landuse: Parks / conservation

ONE DECATUR STREET TYPOLOGY: Point Mallard Circle is a local street

COMMENTS AND RECOMMENDATIONS FROM ZONING COMMITTEE:
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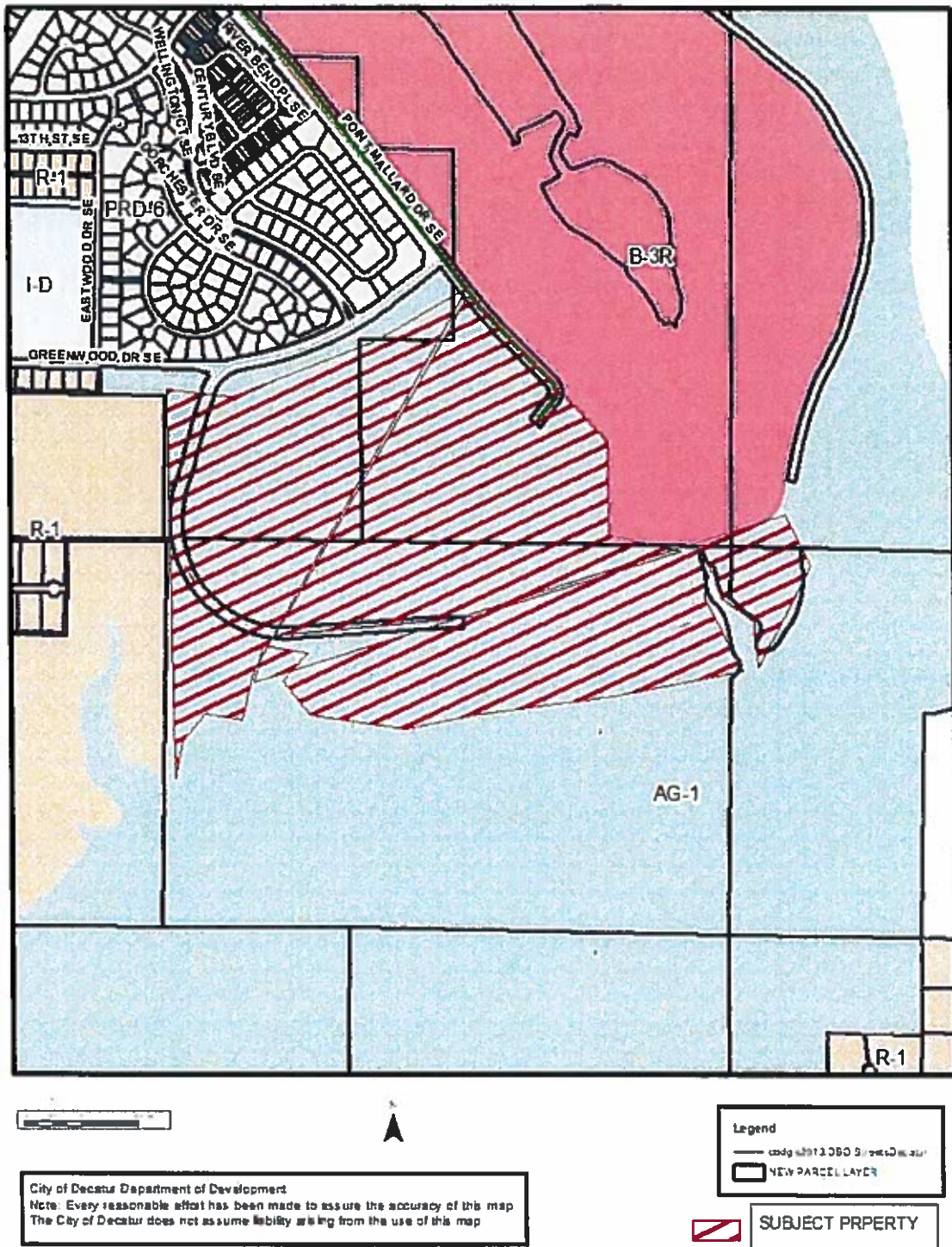
The Zoning Committee and the Planning Department recommend that the Planning Commission recommend this request to amend the zoning map to the City Council. This will extend the B3R zoning that has been applied to the golf course to the rest of the park and expand the riverfront type uses.

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

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:

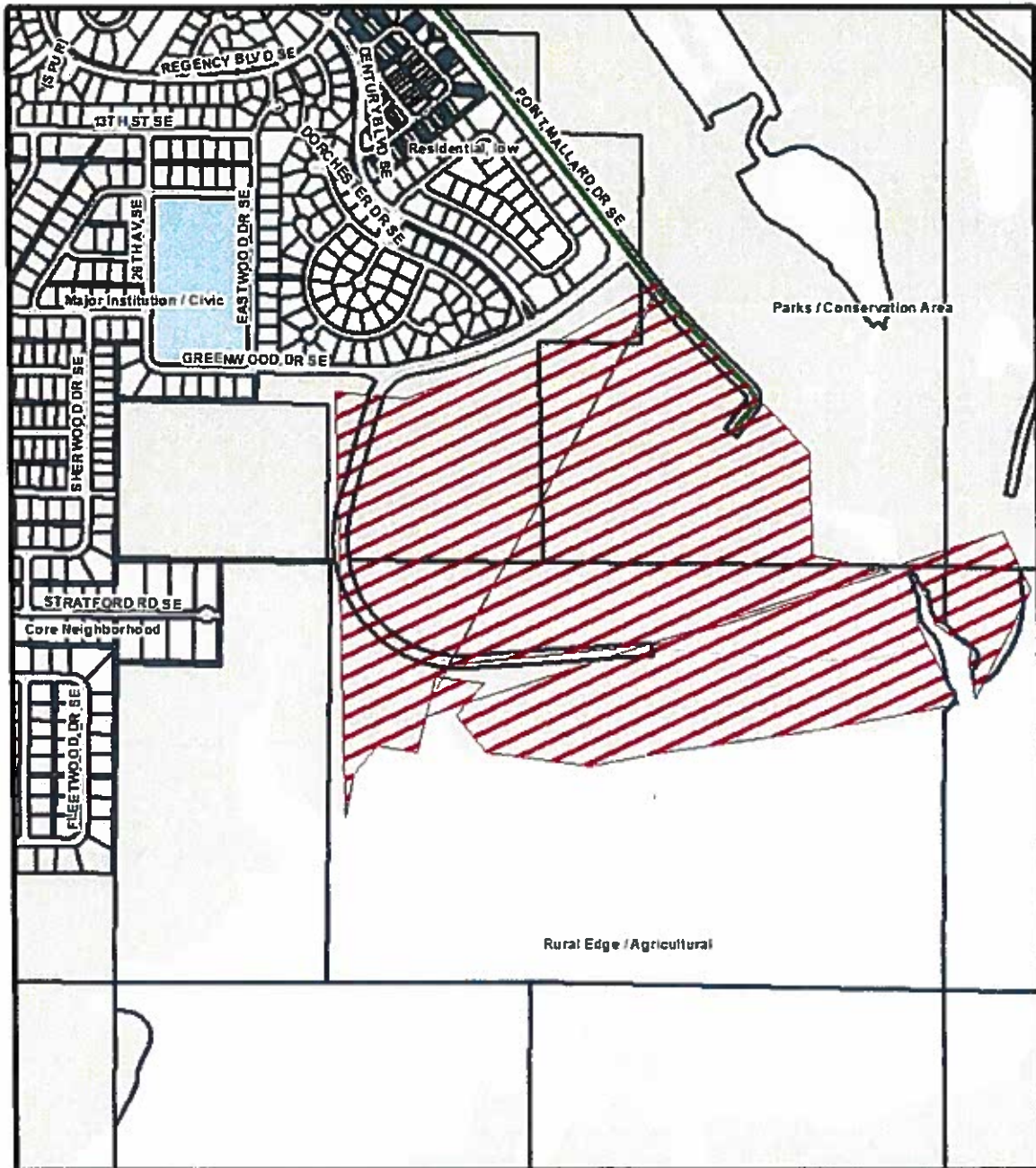
STAFF REPORT FOR
PLANNING COMMISSION
April 23, 2019

REZONING 1330-19 FROM AG1 TO B3R



STAFF REPORT FOR
PLANNING COMMISSION
April 23, 2019

REZONING 1330-19 FROM AG1 TO B3R FUTURE LANDUSE



City of Decatur Department of Development
Note: Every reasonable effort has been made to assure the accuracy of this map.
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Legend
— city 2013 CDD StreetsDecatur
NEW PARCEL LAYER

 SUBJECT PROPERTY

STAFF REPORT FOR
PLANNING COMMISSION
April 23, 2019

REZONING 1330-19 FROM AG1 TO B3R



City of Decatur Department of Development
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Legend
— 2019 City of Decatur
NEW PARCEL LAYER



SUBJECT PROPERTY

**STAFF REPORT FOR
PLANNING COMMISSION
April 23, 2019**

COMPARE AG1 TO B3R

SECTION	AG1	B3R
Used Permitted	<p><i>Uses permitted:</i> General farming including horticulture; dairying; apiaries; livestock and poultry raising; fish hatcheries; and other similar enterprises or uses.</p> <p>Aircraft landing fields; hangars and equipment; cemeteries; golf courses, swimming pools; country clubs; recreation buildings of a public or quasi-public character, sanatoriums, convalescent and nursing homes for human care; charitable institutions; animal hospitals and kennels; private clubs, lodges, summer camps, lodging and boarding houses.</p> <p>Accessory buildings and uses customarily incidental to the above uses.</p> <p>Any use permitted or permitted on appeal in an R-1 residential district and subject to all district requirements of an R-1 district as specified in section 25-10.</p> <p>Outdoor advertising structures, provided however, that such use shall be conditional as follows: Within sixty (60) days of the time that the zoning map is amended to cause advertising structures which have been erected in an AG-1 agricultural district to fall within a residential district such structures shall be removed</p>	<p><i>Uses permitted:</i> Clubs; on premises and off premises sale of alcoholic beverages; hotels, motels, restaurants, educational, cultural, or recreational uses, any retail business or service dependent on tourist trade or supportive of tourist activity; and any use permitted in a B-6, Office District and subject to all district requirements of said district as specified in section 25-11 hereof.</p>
Uses permitted on appeal	<p><i>Uses permitted on appeal:</i> Sports arenas, recreational and amusement enterprises operated on a commercial basis; clubs the chief activity of which is customarily carried on as a business; clubs; on premises and off premises sale of</p>	<p><i>Uses permitted on appeal:</i> Residential uses limited to R-4 multifamily; R-5 single-family patio homes; and R-6 single-family semi-attached townhomes; and private or public parking garages or facilities.</p>

**STAFF REPORT FOR
PLANNING COMMISSION
April 23, 2019**

SECTION	AG1	B3R
	<p>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 the pursuant to the Alcoholic Beverage Licensing Code; on-premises and off-premises sale of alcoholic beverages by organizations complying with the definition of a class II club located on and embracing within its sole possessory right, one (1) tract or parcel of land not less than twenty (20) acres in size provided such tract or parcel of land is utilized by such organization on a regular basis for recreational or athletic purposes and further provided that such organization is duly licensed as a class II club by the City of Decatur and the Alabama Alcoholic Beverage Control Board under and pursuant to the Alcoholic Beverage Licensing Code; event venue, tourist courts, tourist homes; motor courts and trailer courts, when these uses, in the opinion of the board of zoning adjustment will not impair an existing or potential future residential neighborhood and permitted subject to such conditions as the said board may require to preserve and protect the character of the district and otherwise promote the purpose of this chapter</p>	
Used prohibited	<p><i>Uses prohibited:</i> On premises and off-premises sale of alcoholic beverages, except as herein otherwise allowed; residential, commercial and industrial uses, not specifically permitted or permitted on appeal.</p>	<p><i>Uses prohibited:</i> Any use not permitted or permitted on appeal.</p>
Lot size and setback	<p><i>Minimum lot size:</i> Minimum required lot area—15,000 square feet. Minimum required lot width at building line—100 feet.</p> <p><i>Minimum yard size:</i> Front, 20 feet; rear, 45 feet; sides, 15 feet; except any structure used for the housing of</p>	<p>(4) <i>Minimum lot size:</i> It is the intent of this section that lots of sufficient size be used for any allowed use to provide adequate parking and loading space in addition to the space required for other normal operations of the enterprises.</p>

**STAFF REPORT FOR
PLANNING COMMISSION
April 23, 2019**

SECTION	AG1	B3R
	livestock of any kind shall not be located closer than 100 feet to any property line or line of a district other than an agricultural district. <i>Maximum height:</i> 35 feet or 2½ stories.	<p>(5) <i>Minimum yard size:</i> Front, thirty-five (35) feet; rear, thirty-five (35) feet; side, not specified, except on a lot adjoining along its side lot line a lot which is in a residential district, there shall be a side yard not less than fifteen (15) feet wide.</p> <p>(6) <i>Maximum height:</i> Nonspecified, but must meet applicable building codes, especially with regard to fire protection.</p>
Parking and loading	<p><i>Off-street parking:</i> See § 25-16.</p> <p><i>Off-street loading and unloading:</i> Shall provide adequate space for loading and unloading on rear and/or side yard.</p>	<p>(7) <i>Off-street parking:</i> See section 25-16.</p> <p>(8) <i>Off-street loading and unloading:</i> Shall use required rear or side yard for loading and unloading.</p>
Site Plan Review		<p><i>Site plan review:</i> A site plan shall be submitted to the planning commission for its review prior to a permit for development being granted in any B-3R zone or prior to any use permitted on appeal being granted by the board of zoning adjustment. The site plan shall include as a minimum, automobile ingress and egress to the property, parking, building location setback, landscaping, orientation and accessibility of development to riverfront and surrounding uses, and accessibility to the riverfront by pedestrian walkway and orientation of development to any public riverfront promenade as may be developed or extended in the future.</p>

END PUBLIC HEARING

**STAFF REPORT FOR
PLANNING COMMISSION
April 23, 2019**

CONSENT AGENDA

FILE NUMBER: CERTIFICATE TO SUBDIVIDE 3441-19

CONTROL NO. 7954

ACRES: 3.78

CURRENT ZONE: AG1

NEW ZONE: NA

APPLICANT: Pugh Wright McAnally representing Brenda Williams

PROPERTY OWNER/PROPERTY ADDRESS: 4709 Old Highway 31 South – west side of Old Highway 31 and east of Joe Davis Dr.

REQUEST: To subdivide a 3.78 acre tract into two tracts of 1.90 acres and 1.88 acres

CURRENT LANDUSE: Residential

PROPOSED LANDUSE: Residential

ONE DECATUR Future Landuse: Rural Edge/ Agriculture

ONE DECATUR STREET TYPOLOGY: Both Old Highway 31 South and Joe Davis DR are local streets

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:
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Recommend approval with the following conditions:

1. Recording fees
2. Sealed survey for recording
3. Copy of deed to the property
4. Subject to health department approval
5. Locate gas line and dedicate an easement on the north property line
6. Dedicate easements subject to approval of Joe Wheeler Electric (there is a line coming off Joe Davis DR 30 feet 15 each side and a 50 easement on transmission line that runs along old highway 31)

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

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:

STAFF REPORT FOR
PLANNING COMMISSION
April 23, 2019

CERTIFICATE TO SUBDIVIDE 3441-19



City of Decatur Department of Development
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Legend

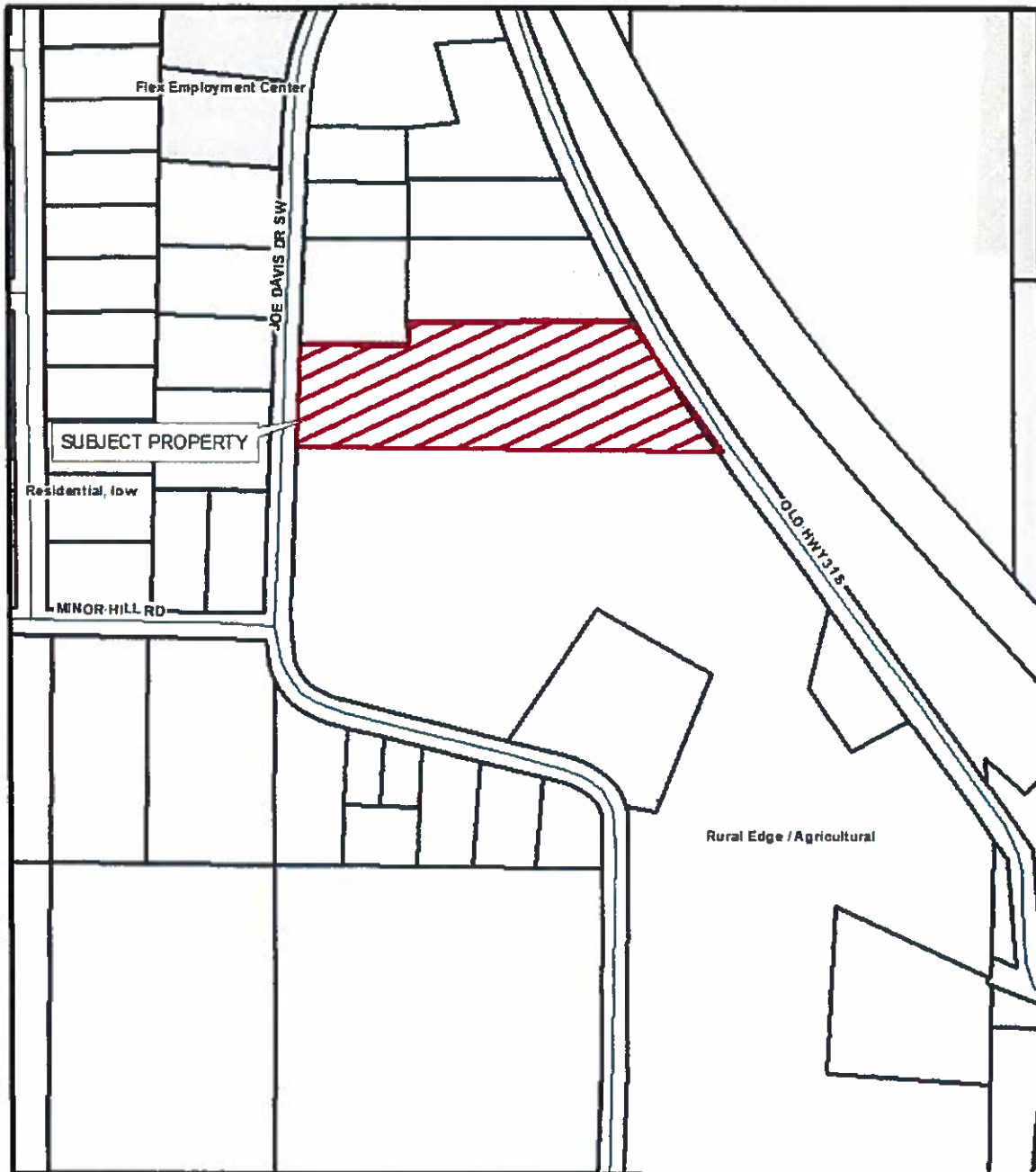
— caddg s2711080 S:\area2\decatur
NEW PARCEL LAYER



SUBJECT PROPERTY

STAFF REPORT FOR
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CERTIFICATE TO SUBDIVIDE 3441-19



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NEW PARCEL LAYER

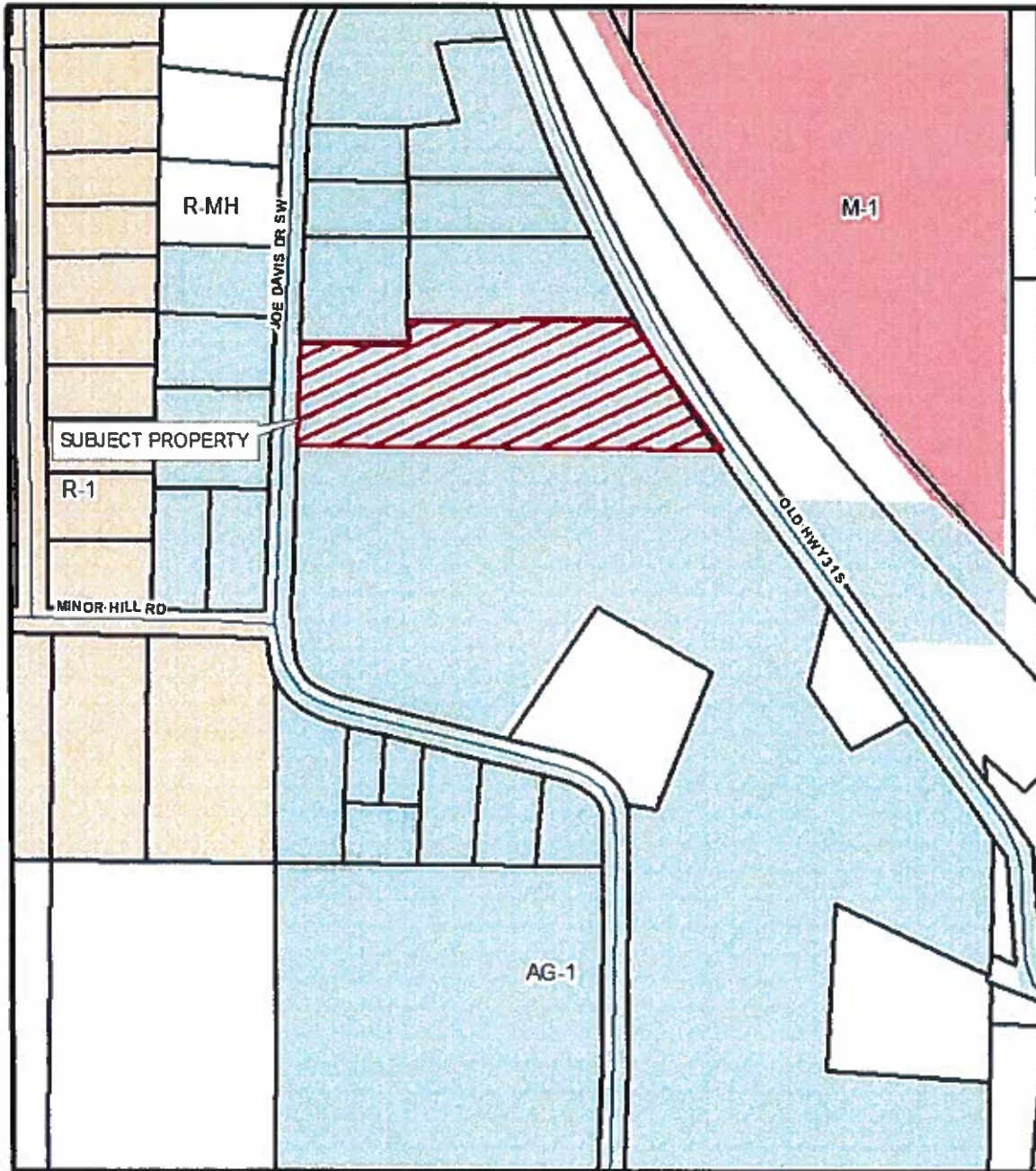
City of Decatur



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CERTIFICATE TO SUBDIVIDE 3441-19



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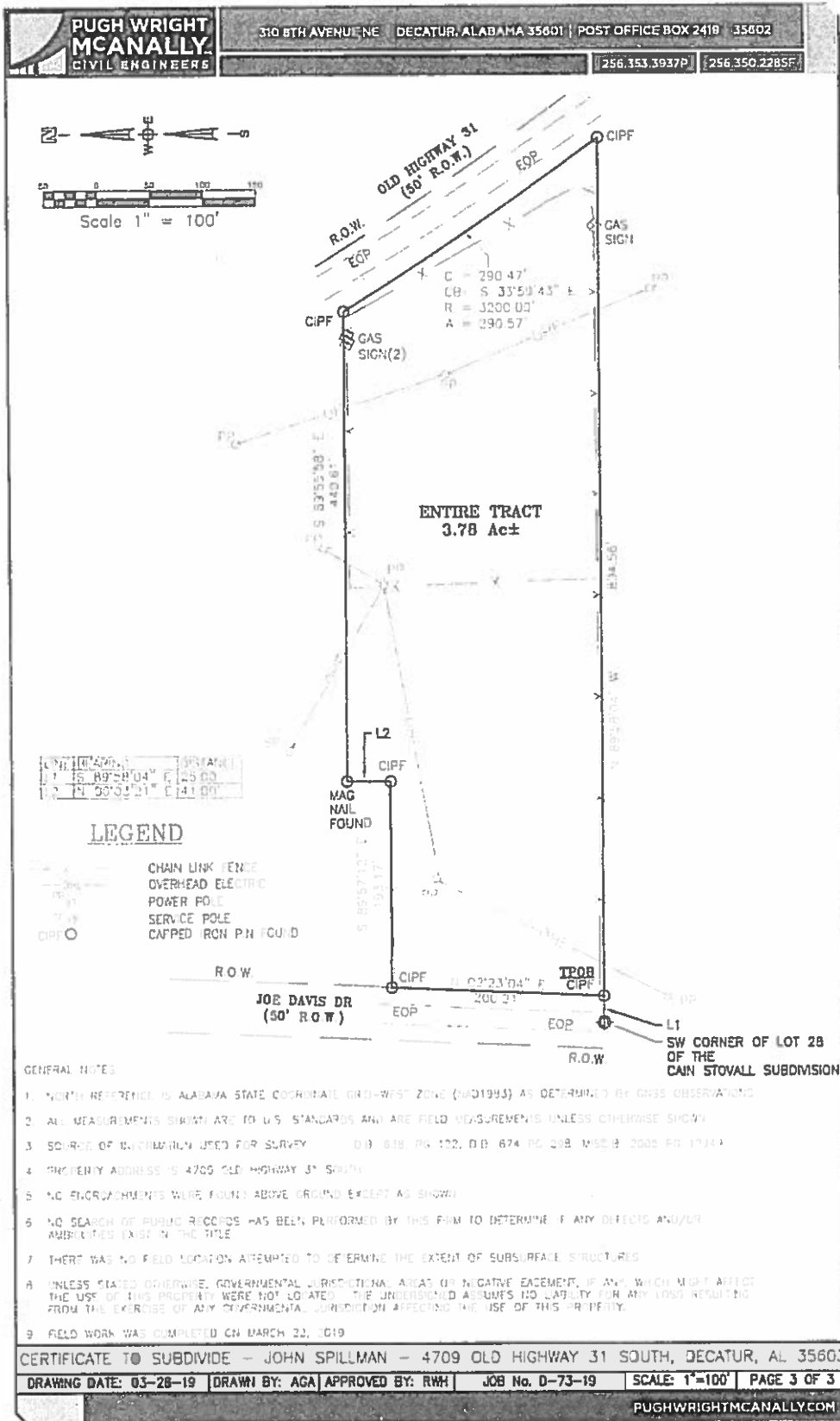
Legend

NEW PARCEL LAYER
city of decatur 2013 000 91 east decatur

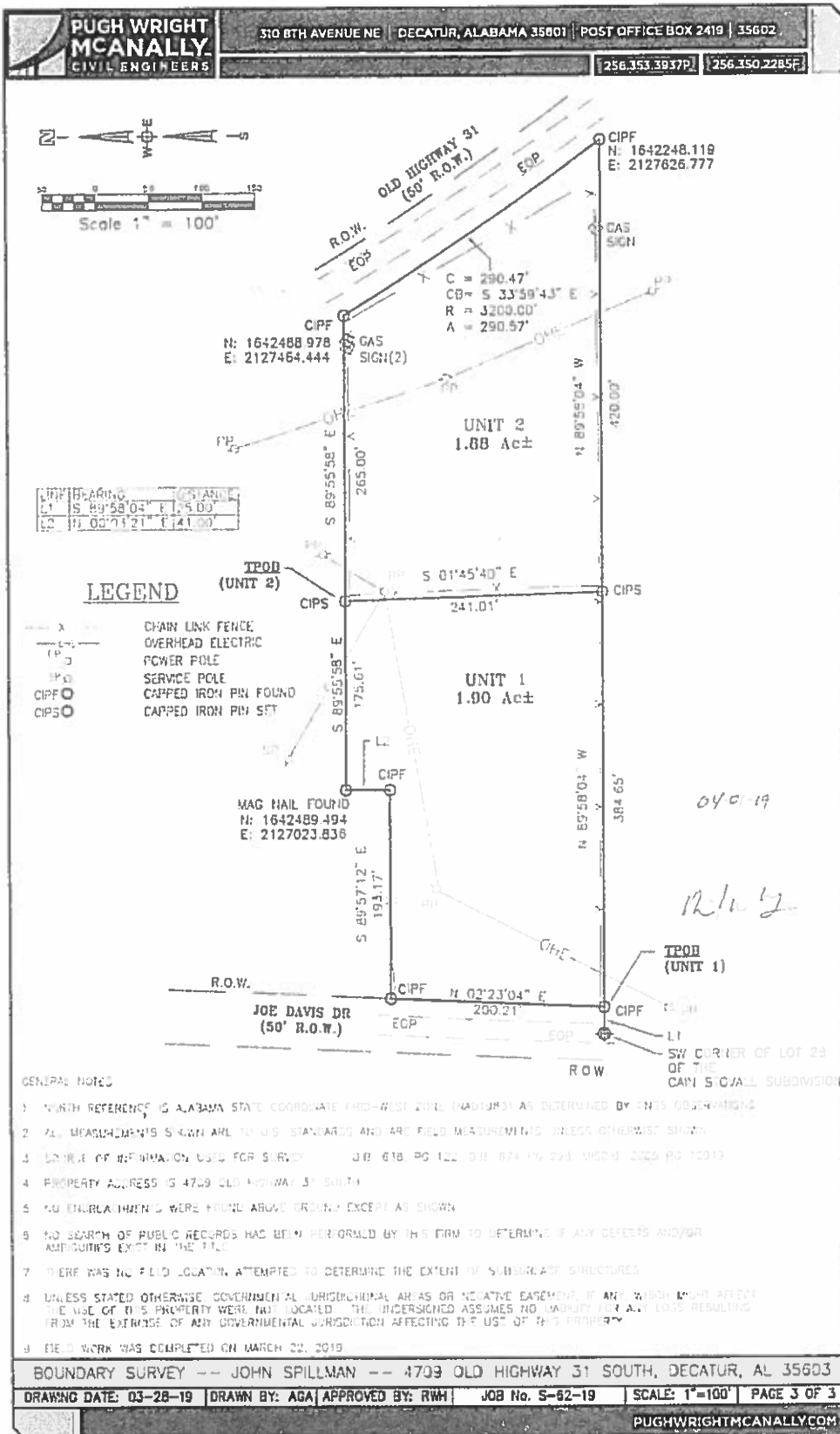


SUBJECT PROPERTY

STAFF REPORT FOR PLANNING COMMISSION April 23, 2019



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**STAFF REPORT FOR
PLANNING COMMISSION
April 23, 2019**

FILE NUMBER: CERTIFICATE 3442-19

CONTROL NO. 7955

ACRES: 30.48

CURRENT ZONE: AG2

NEW ZONE: There is a rezoning request to go to M1 – 1328-19

APPLICANT: Pugh Wright McAnally for Guthrie

PROPERTY OWNER/PROPERTY ADDRESS: Located east of I 65, south of 565 and west of Belle Tower Rd in Limestone County

REQUEST: To create a 30.48 acre tract

CURRENT LANDUSE: Vacant

PROPOSED LANDUSE: Warehouses

ONE DECATUR Future Landuse: Regional mixed use

ONE DECATUR STREET TYPOLOGY: I 65 and 565 are both interstates

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:
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Recommend approval with the following conditions:

1. Recording fees
2. Sealed survey with three State Plane Coordinates
3. Show the Southern National gas line and easement on the property.
4. Gas easement needed for Decatur Utilities approved by DU.
5. Confirm right of way for Belle Towner RD subject to approval of city engineer and Limestone county
6. Add a plat note about using a well at this time.

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

There is no public water to this property and a well is proposed.

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:

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CERTIFICATE TO SUBDIVIDE 3442-19



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.

Legend

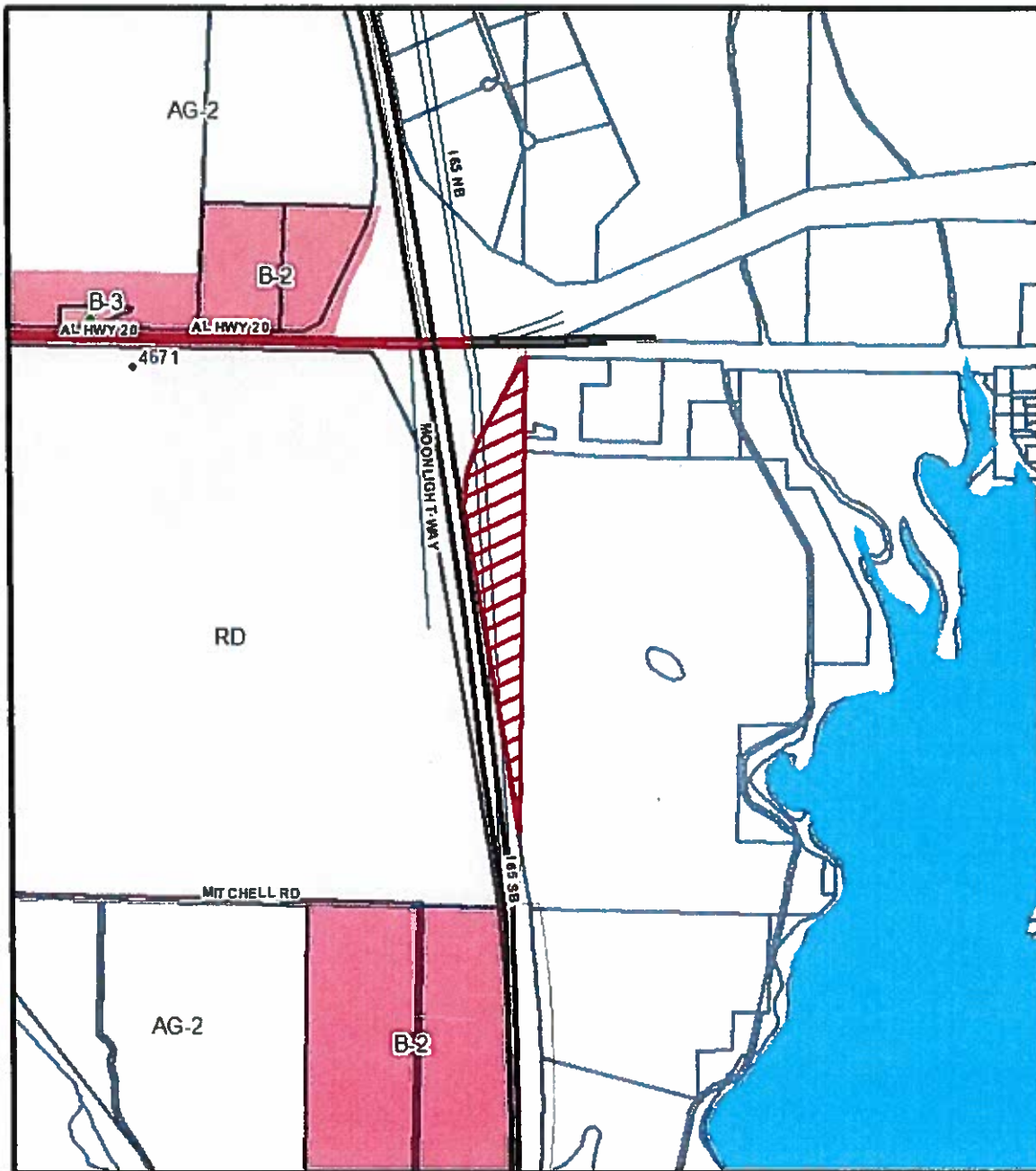
— cad g:2013 000 StreetID map
NEW PARCEL LAYER



SUBJECT PROPERTY

STAFF REPORT FOR
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CERTIFICATE TO SUBDIVIDE 3442-19



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Legend

— city of 2013 DBO Street Decatur
NEW PARCEL LAYER



SUBJECT PROPERTY

END CONSENT AGENDA



**STAFF REPORT FOR
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April 23, 2019**

OTHER BUSINESS

FILE NUMBER: Vacation 514-19

CONTROL NO. 7958

ACRES: .01 on Davis St and .015 on Canal St

CURRENT ZONE: R3H

NEW ZONE: N/A

APPLICANT: Lee Greene representing Kimberley Williams and Raymond Gronski

PROPERTY OWNER/PROPERTY ADDRESS: 307 Canal ST NE; Northeast corner of the intersection of Canal St and Davis St

REQUEST: To vacate 6 feet of Davis St and 11.5 feet of Canal ST

CURRENT LANDUSE: Residential

PROPOSED LANDUSE: Residential

ONE DECATUR Future Landuse: Core neighborhood

ONE DECATUR STREET TYPOLOGY: Both Davis and Canal are local streets

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:
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Recommend approval with the following conditions:

1. Amend request to show 11.48 feet on Canal St and 2 feet on Davis Street (to allow for the installation of a 4 foot sidewalk in the future)
2. Provide declaration of vacation signed by both applicants
3. Retain the 11.42 on Canal ST as an easement
4. Retain the 2 feet vacated on Davis ST as an easement

Pt. of Info:

1. Any relocation of utilities will be at the owner's expense.
2. Applicant will be notified of recording fees after the application has been approved by the City Council.
3. Completed paper work must be in the Planning Department by the morning of April 19 in order for this to go to council.

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VACATION REQUEST 514-19



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Legend

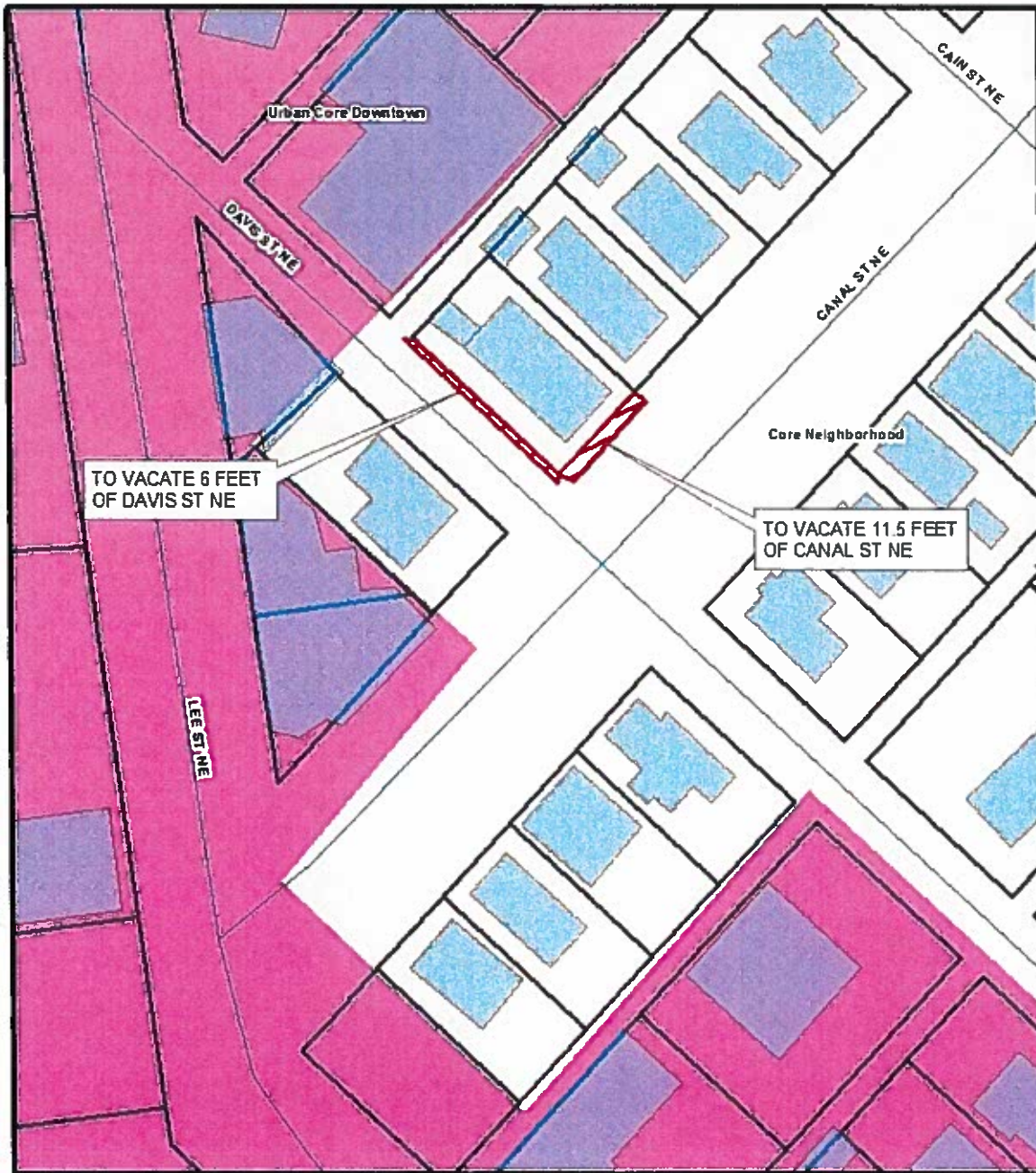
— City of Decatur Streets
NEW PARCEL LAYER



SUBJECT PROPERTY

STAFF REPORT FOR
PLANNING COMMISSION
April 23, 2019

VACATION REQUEST 514-19



City of Decatur Department of Development
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Legend

— 2013 OBO Streets Decatur
NEW PARCEL LAYER



SUBJECT PROPERTY

**STAFF REPORT FOR
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April 23, 2019**

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:

FILE NUMBER: Bond review City View Estates

CONTROL NO. N/A

ACRES: N/A

CURRENT ZONE: R2 and R5

NEW ZONE: N/A

APPLICANT: Vernon Lane

PROPERTY OWNER/PROPERTY ADDRESS: Auburn DR in City View Estate

REQUEST: To review a bond in the amount of \$30,000.00 for the completion of sidewalks in City View Estates the date on the Letter of Credit in our files is May 22.

CURRENT LANDUSE: Residential

PROPOSED LANDUSE: Residential

ONE DECATUR Future Landuse: Residential low density

ONE DECATUR STREET TYPOLOGY: Local

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

Recommend approval with the following conditions:

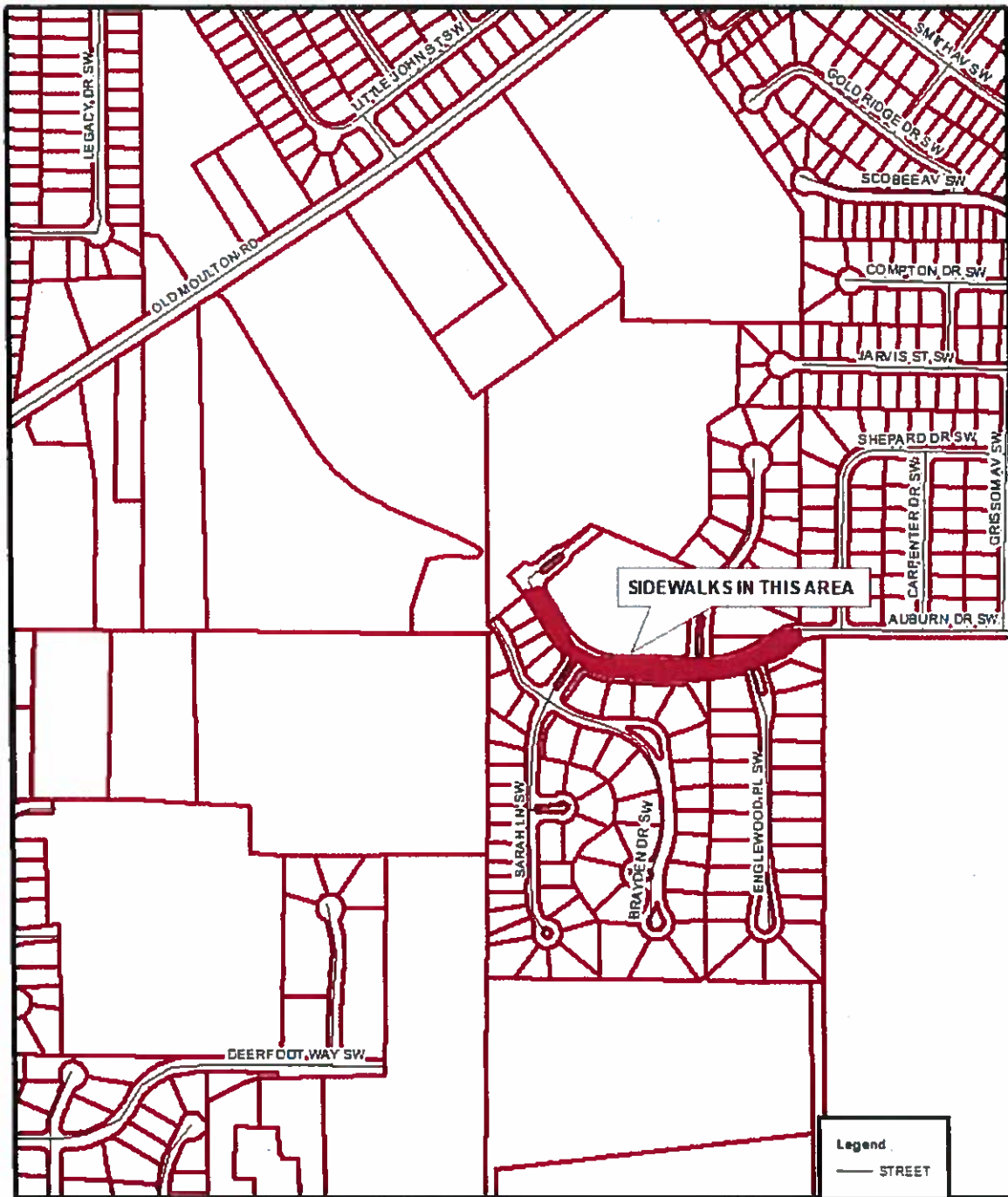
At a minimum extending the bond an additional thirty days if further discussion of the public improvements is desired.

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

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:

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BOND REVIEW CITY VIEW 3



City of Decatur Department of Development
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