

MEMORANDUM

DATE: September 12, 2018

TO: Planning Commissioners

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

PLANNING COMMISSION MEETING

September 18, 2018

Pre-meeting – 2:15 p.m. (Annex)

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

Agenda

Planning Commission

City of Decatur, AL
September 18, 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; Dan Durbin; Eddie Pike; Myna Burroughs**

1. CALL MEETING TO ORDER

2. APPROVAL OF MINUTES- August 21, 2018

3. PUBLIC HEARING

		PAGE/MAP
ZONING TEXT AMENDMENT		
A. 242-18		1-2 attachments
REZONING		
A. 1317-18	(Southside of 2 nd St. SE and east of Old Moulton Rd.)	3-9
MINOR PLAT		
A. Morris Holdings Minor Plat	(North of Upper River Rd. SE and west of Deere Rd.)	10-12 (see plat)

3. CONSENT AGENDA

CERTIFICATES

A. 3417-18	Certificate to Consolidate (North of Sherman St. SE and east of 10th Avenue SE)	13-16
B. 3418-18	Certificate to Subdivide (South of Gordon Terry Parkway and west of Woodall Rd.)	17-19
C. 3419-18	Certificate to Consolidate (South of Bibb Garrett Rd. and west of I-65)	20-23
D. 3421-18	Certificate to Consolidate (North of Vestavia Dr. SW & east of Danville Rd. SW)	24-27

SITE PLANS

A. 580-18

(North of Church St. NE and west of Riverview St. SE.)

28-29
(see plat)

4. OTHER BUSINESS

VACATION REQUESTS

A. 508-18

(South of Beltline Rd. SW and west of Highway 31 So.)

30-32

B. 509-18

(North of Vestavia Dr. SW & east of Danville Rd. SW)

33-35

**STAFF REPORT FOR
PLANNING COMMISSION
ZONING COMMITTEE SEPTEMBER 11, 2018**

PUBLIC HEARING

FILE NUMBER: ZTA 242-18

CONTROL NO. 7898

ACRES: WHOLE CITY

CURRENT ZONE: NA

NEW ZONE: NA

APPLICANT: CITY OF DECATUR

PROPERTY OWNER/PROPERTY ADDRESS: NA

REQUEST: This is a request to:

- To amend the separation requirement as it impacts Class 1 restaurants in the B5 zone, and
- Amend the B5 zoning district to add Class 1 restaurants as a use permitted on appeal and within the use permitted on appeal section to amend to make clear that the 60% section that remains does not pertain to restaurants
- Add to the definitions section a reference to Chapter 2.5
- A companion piece to this request is an amendment to Chapter 2.5 of the code of Decatur. This amendment would:
Amend the definition of restaurant in Chapter 2.5 of the code of Decatur to reduce the food to alcohol ratio from 60% food, to at least 50% of the total gross receipts being food. The amendment also clarifies what can be used when calculating the items sold for food.
- To add a definition for a Class 1 restaurant that would allow for a restaurant to have 25% food sales and as much as 75% alcohol sales,
- It also makes clear that Class 1 restaurants will not be allowed the same separation requirements in a B5 zone as Restaurants

CURRENT LANDUSE: N/A

PROPOSED LANDUSE: N/A

ONE DECATUR Future Landuse: N/A

ONE DECATUR STREET TYPOLOGY: N/A

COMMENTS AND RECOMMENDATIONS FROM ZONING COMMITTEE:
--

The committee feels that this will further Objective 6 Creating a Quality Place in the One Decatur Comprehensive Plan and recommends this amendment to the City Council. The committee would also like the council to know that they fully support the amendments to Chapter 2.5 that make this amendment possible.

**STAFF REPORT FOR
PLANNING COMMISSION
ZONING COMMITTEE SEPTEMBER 11, 2018**

FILE NUMBER: REZONING 1317-18

CONTROL NO. 7904

ACRES: 20.00

CURRENT ZONE: R4 MULTI FAMILY

NEW ZONE: B2 GENERAL BUSINESS

APPLICANT: C.S. Jones properties

PROPERTY OWNER/PROPERTY ADDRESS: Anthony and Dorothy Allen 2922 Thatch RD. Athens, AL.

REQUEST: To rezone a 20 acre tract that is south of 2nd ST SW and east of Old Moulton Rd SW from R4 Multi-family Zone to B2 General Business Zone

CURRENT LANDUSE: vacant

PROPOSED LANDUSE: Wood products retail and light manufacturing that is incidental to the use

ONE DECATUR Future Landuse: Mixed neighborhood

ONE DECATUR STREET TYPOLOGY: Old Moulton is a city connector and 2nd ST SW is a local street

Committee please review the One Decatur transportation section this property does not have direct access to Old Moulton Rd.

COMMENTS AND RECOMMENDATIONS FROM ZONING COMMITTEE:
--

This property only has access to a local St 2nd St SW. The traffic and impacts on that street of a B2 commercial use will have a negative impact on the residential uses nearby. The description of a local street in the One Decatur Comprehensive Plan is "local, slow moving streets in primarily residential neighborhoods." The committee is feels that a B2 use is not what is planned for in the mixed neighborhood indicated for this area by the One Decatur Comprehensive Plan. Mixed neighborhood allows for neighborhood scale commercial uses as a secondary use only and the committee feels that B2 uses exceed that. The committee does not support recommending the rezoning to the council.

APPLICATION FOR REZONING 1317-18



REZONING APPLICATION

FILE NO. 1317-18 CONTROL NO. 7904 DATE _____

To: Planning Commission for the
City of Decatur, Alabama

Gentlemen:

I hereby petition the City of Decatur to amend the Zoning Ordinance of the City of Decatur as hereinafter shown:

DESCRIPTION OF PROPERTY

Address of Property: 20± acres on 2nd St. SW. Decatur, AL

Lot _____ Block _____ Plat _____

Mets & Bounds: ☒ required & attached ☐ not required
Drawing (1" = 200') ☐ required & attached ☐ not required

ZONING

Present Zoning: Residential + multi family District _____

Requested Zoning: Commercial for a Business District Retail

SUPPORTING DATA

Proposed Use of Land: Retail location for community to purchase + pick up firewood, mulch, and other landscaping bulk materials.
Why petitioner feels change is justified: Community will be better served with products, services mentioned as well as 5-10 additional job growth creation.

Circulated petition: _____ made and attached _____ not made

OTHER INFORMATION

Name, Title, and full address of:

Property Owner: Anthony Allen + Dorothy Allen
2922 Trach Rd. Athens AL 35613

Petitioner: C.S. Jones Properties LLC
109 Spokemen Rd. Danville AL 35619

Relationship of Petitioner to Property Owner: Land purchaser

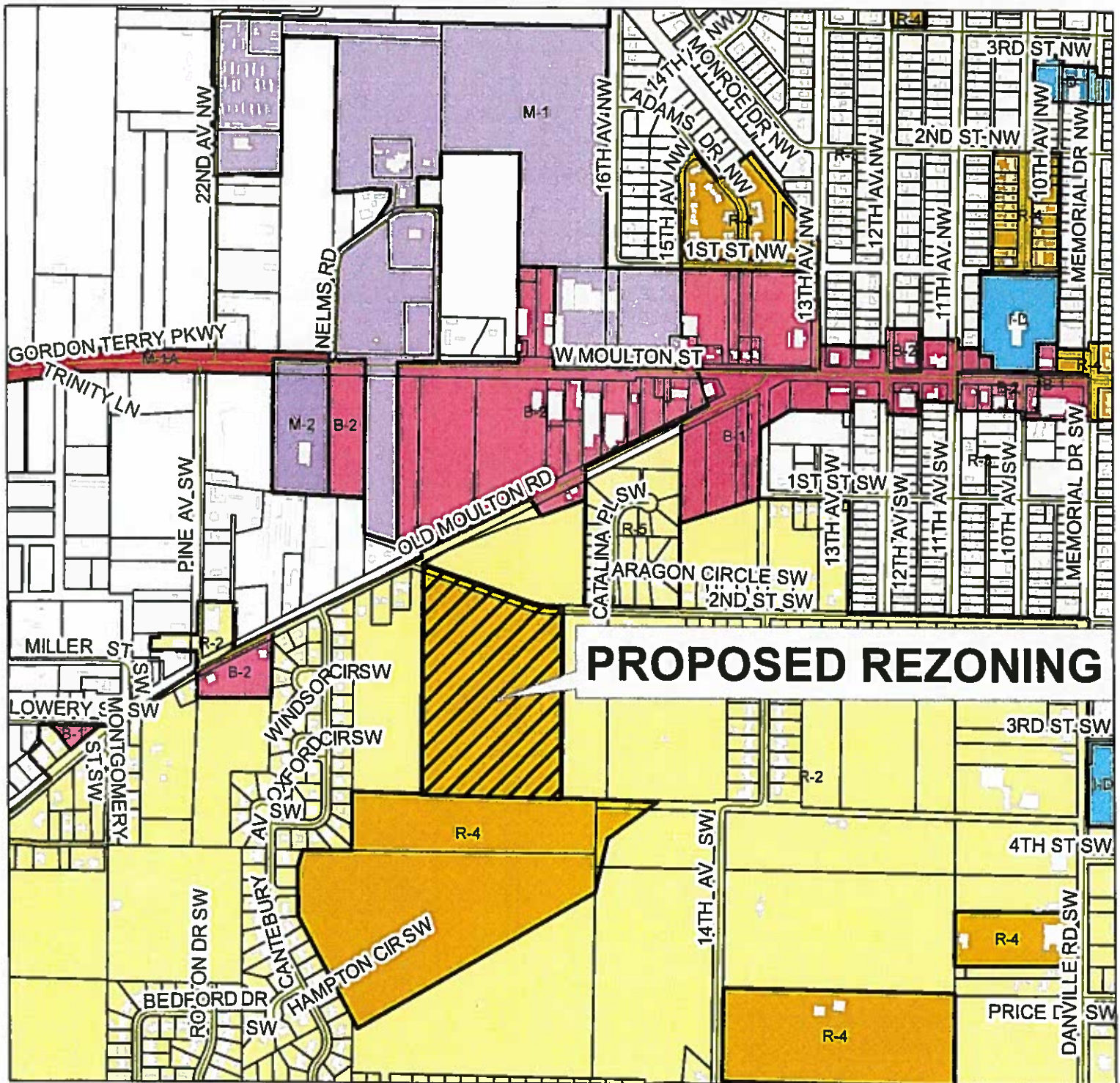
I certify the above information is true

Signature: Lanny J. Corbell, Sec. C.S. Jones Properties LLC
Phone No. 256-289-3758

Planning Department • Decatur City Hall Annex • 308 Cain Street NE • Post Office Box 488 • Decatur, AL 35602-0488
(256) 341-4720 • planningcommissionapplications@decatur-al.gov • www.DecaturAlabamaUSA.com

REZONING REQUEST NO. 1317-18

FROM R-4 TO B-2 20.00 ACRES MORE OR LESS



Legend

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

LOCATION MAP

APPLICANT : ANTHONY ALLEN

PROPERTY ZONED R-4



DRAWING NOT TO SCALE

COMPARE ZONING DISTRICTS

CODE SECTION	RESIDENTIAL	R4 MULTI FAMILY RESIDENTIAL	B2 GENERAL BUSINESS
Uses Permitted	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: Accessory structures; gardens; playgrounds; parks; public buildings; including public schools and libraries.	Dwellings and apartments for any number of families.	Uses permitted: Clubs; on premises and off premises sale of alcoholic beverages; Businesses licensed under the Deferred Presentment Services Act, and/or Pawnshop Act, and/or Dealers in Gold or Precious Items Act where there is a 1,500-foot separation between the closest property boundary of the legal lot on which the said business is located and the closest property boundary of any other legal lot on which any business licensed under these Acts is located. However, the above notwithstanding there may be one (1) of each type business licensed under the Deferred Presentment Services Act, and/or Pawnshop Act, and/or Dealers in Gold or Precious Items Act located on the same legal lot duly approved by the City of Decatur and in conformance with the Subdivision Regulations as amended. Any retail or wholesale business or service not specifically restricted or prohibited; and places of amusement and assembly.
Uses Permitted on Appeal	These uses shall also be permitted on appeal: Customary home	Clubs, not conducted for profit; rooming and boarding houses, and those	Uses permitted on appeal: Dry cleaners and laundries; and

COMPARE ZONING DISTRICTS

CODE SECTION	RESIDENTIAL	R4 MULTI FAMILY RESIDENTIAL	B2 GENERAL BUSINESS
	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 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 Code.	uses common to all "R" districts as set forth in section 25-10 hereof, and further subject to the following requirements and conditions. (See also regulations common to all "R" Districts, listed in section 25-10 and section 25-23 site plan review - R-4 Districts).	manufacturing incidental to a retail business where articles are sold at retail on the premises, not specifically prohibited herein; major automobile repairs. Any use permitted or permitted on appeal in the R-4, Residential District, and subject to all district requirements of an R-4 District as specified in section 25-10, hereof, other than the maximum height provision set forth therein which shall not be applicable.
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	Any use not permitted, or permitted on appeal, is prohibited	Stockyard; live animal or poultry sales; coal yards; lumber yards or mills; auto wrecking; gasoline, oil or alcohol storage above the ground in excess of five hundred (500) gallons, grist or flour mills; ice plants; junk, scrap paper, rag, storage or bailing, stone or monument works.

COMPARE ZONING DISTRICTS

CODE SECTION	RESIDENTIAL	R4 MULTI FAMILY RESIDENTIAL	B2 GENERAL BUSINESS
	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.		
Minimum lot area	None specified	Seven thousand (7,000) square feet, and for each additional family unit add two thousand (2,000) square feet.	<i>Minimum lot size:</i> Same as for B-1 Business District B1 District It is the intent of this section that lots of sufficient size be used for any business or service use to provide adequate parking and loading space in addition to the space required for the other normal operations of the business or service.
Maximum building area	None specified	None specified	None Specified
Minimum Front Yard	Public and semi-public structures: Thirty-five (35) feet.	Twenty-five (25) feet	Same as for B-1 Business District B1 District Front 25 feet
Minimum rear yard	1. Public and semi-public structures: Thirty-five (35) feet. 2. Accessory structures: Five (5) feet.	Thirty (30) feet	Same as for B-1 Business District B1 District rear 20 feet
Minimum side yard	1. Public and semi-public structures: Thirty-five (35) feet. 2. Accessory structures: Five (5) feet.	One side eight (8) feet and the other side six (6) feet	Same as for B-1 Business District B1 District 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

COMPARE ZONING DISTRICTS

CODE SECTION	RESIDENTIAL	R4 MULTI FAMILY RESIDENTIAL	B2 GENERAL BUSINESS
			less than eight (8) feet wide.
Minimum feet at building line	None specified	feet at building line: Fifty (50) feet for a one- or two-family dwelling plus five (5) additional feet for each additional family unit.	None Specified
Minimum building height	Forty-five (45) feet.	Thirty-five (35) feet	Maximum height: 45 feet or
Minimum height in stories	Three (3).	Two and one half (2½)	3 stories.
Parking	<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>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>Off-street parking: See § 25-16.</p> <p>Off-street loading and unloading: Shall provide space for loading and unloading for structures hereafter erected or altered when same is not on lot adjoining a public or private alley.</p>

**STAFF REPORT FOR
PLANNING COMMISSION
September 18, 2018**

FILE NUMBER: Morris Holdings Subdivision

CONTROL NO. 7902

ACRES: 142 acres

CURRENT ZONE: Outside Corp Limits

NEW ZONE:

APPLICANT: Pugh, Wright, McAnally for Morris Holdings LLC

PROPERTY OWNER/PROPERTY ADDRESS: North of Upper River Rd. SE and west of Deere Rd.

REQUEST: Subdivide 142 acres into four (4) tracts of 20 acres, 97 acres, 15 acres & 10 acres

CURRENT LANDUSE: Residential, Low Density

PROPOSED LANDUSE: Residential Medium High Density

ONE DECATUR Future Landuse: Mixed Neighborhood

ONE DECATUR STREET TYPOLOGY: Neighborhood Connector

COMMENTS AND RECOMMENDATIONS FROM SUBDIVISION COMMITTEE:

Recommend a minor plat be submitted. Number of lots being created exceeds capacity for Certificate to Subdivide.

1. Provide Minor Plat application
2. Minor plat application fees
3. Payment of recording fee
4. Property owner notification fees
5. Provide adjacent property owners for notification
6. Add county commission signature block
7. Coordinate the future Cul de Sac geometry with the County engineer
8. Verify Rights of Way with county engineer
9. Show flood information on the plat establish BFE 50 lots or more than 5 acres
10. Joe Wheeler Electric needs to following DUT&E easements
 - a. 15 foot north side of upper river rd,
 - b. east side of old river rd
 - c. west side of deere rd (DUT&E)

Prepared by: Hannah Pearson

Date: August 30, 2018

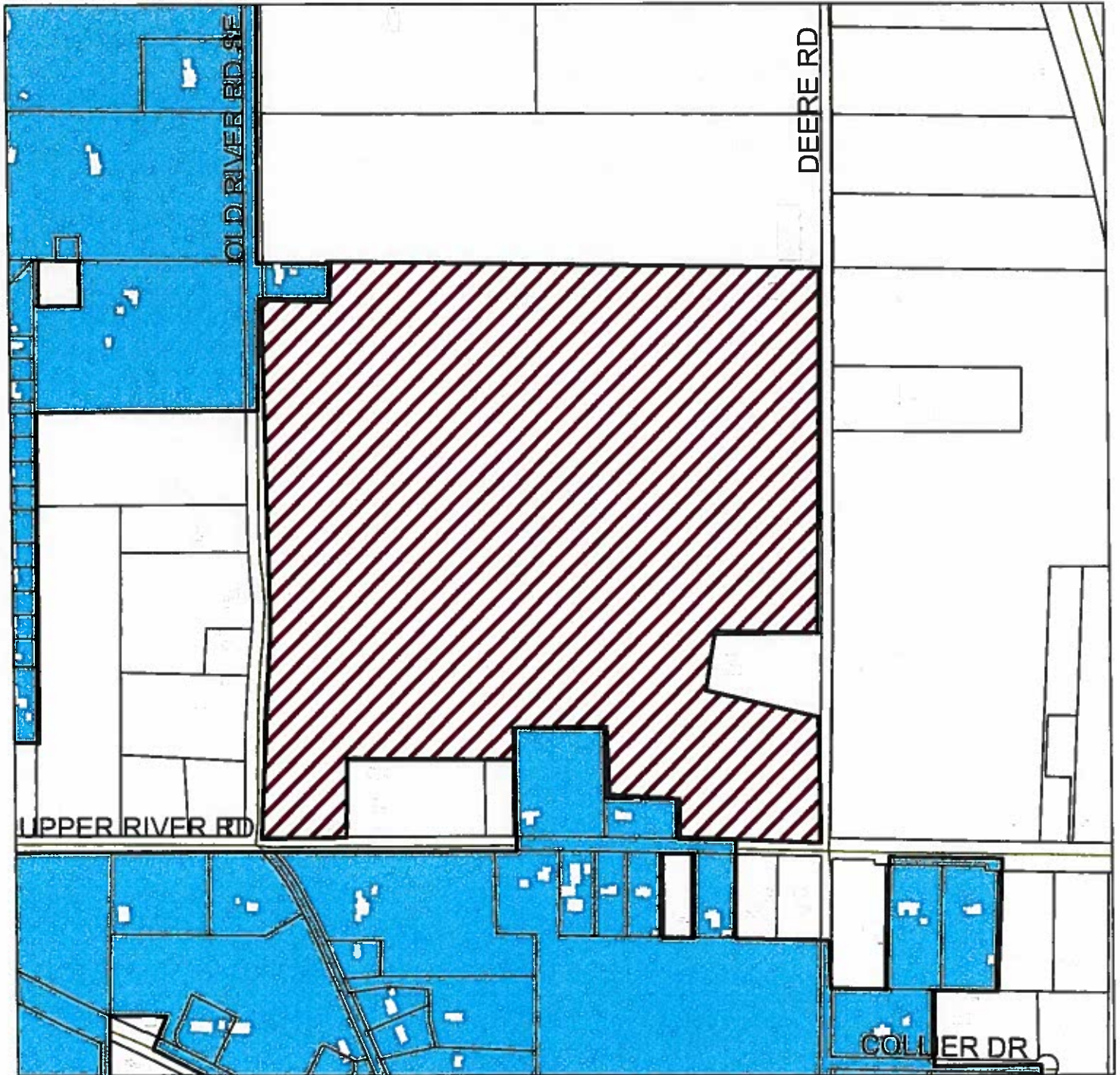
Pt. of Info:

1. Any relocation of utilities will be at the owner's expense.
2. Subdivision of property will require a Minor Plat (more than three tracts being subdivided)

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:

END PUBLIC HEARING

MORRIS HOLDINGS MINOR PLAT



LOCATION MAP

APPLICANT: MORRIS HOLDINGS LLC

PROPERTY PJ ONLY

Legend

- ☐ Ownership
☐ Buildings
☒ Corporate Limits

 **SUBJECT PROPERTY**



DRAWING NOT TO SCALE

**STAFF REPORT FOR
PLANNING COMMISSION
September 18, 2018**

CONSENT AGENDA

FILE NUMBER: Cert. # 3417-18

CONTROL NO. 7899

ACRES: .25 acres

CURRENT ZONE: R-3H, SF Residential Hist.

NEW ZONE:

APPLICANT: Pugh, Wright, McAnally for George Danison

PROPERTY OWNER/PROPERTY ADDRESS: North of Sherman St. SE and east of 10th Avenue SE

REQUEST: Consolidate Lots 2, 4 & 6, Block 25 of DLI&F Add. No. 3

CURRENT LANDUSE: Residential, Low Density

PROPOSED LANDUSE: Same

ONE DECATUR Future Landuse: Same

ONE DECATUR STREET TYPOLOGY: Local Street

COMMENTS AND RECOMMENDATIONS FROM SUBDIVISION COMMITTEE:

Recommend approval with the following conditions:

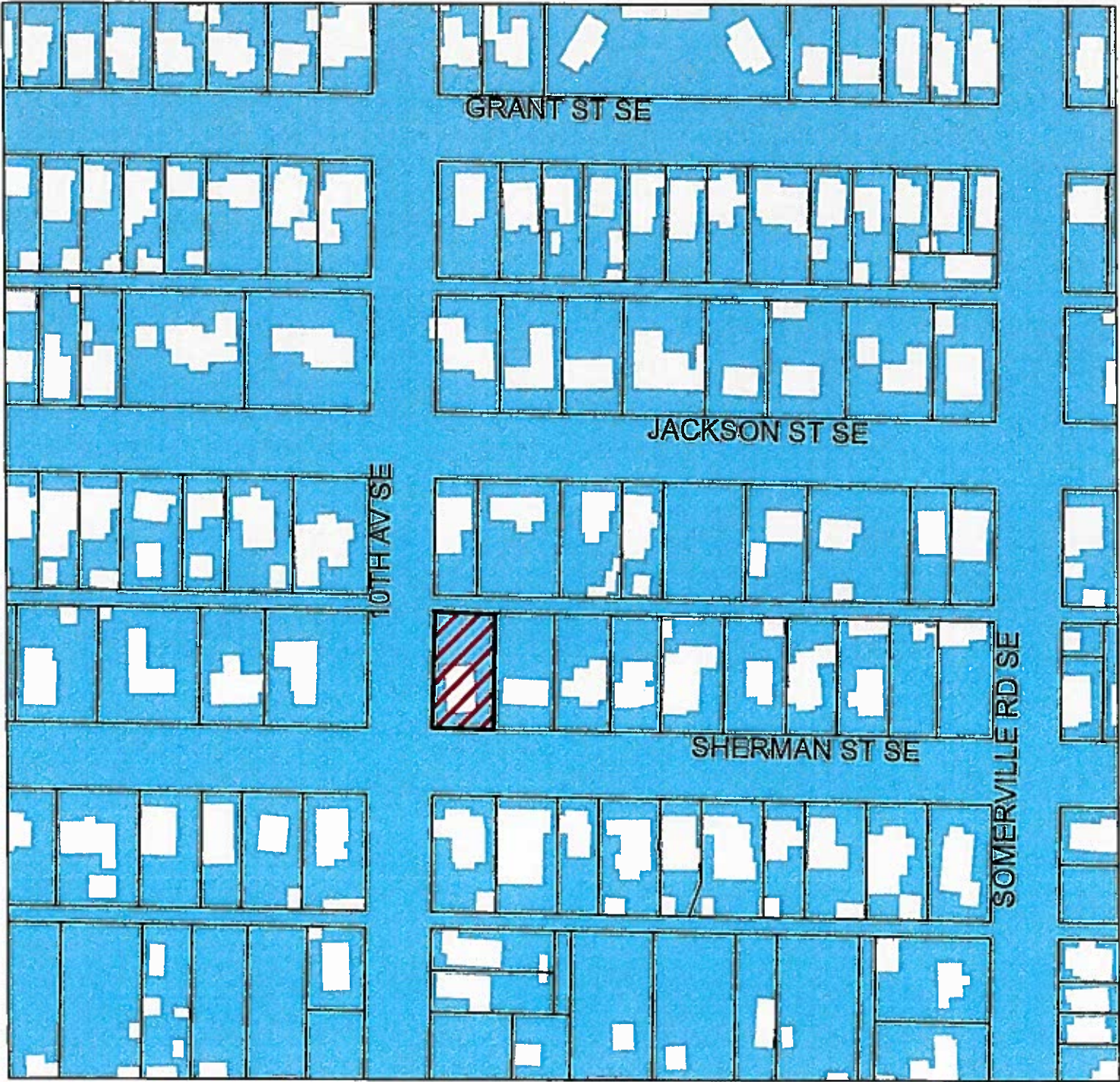
1. Payment of recording fees
2. Signed letter from applicant requesting the consolidation of lots
3. Provide a stamped and sealed survey for recording

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






COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:

Prepared by: Hannah Pearson
Date: August 30, 2018

CERTIFICATE TO CONSOLIDATE NO. 3417-18



Legend

-  Ownership
-  codgis2013.DBO.Morgan_Parcels
-  Buildings
-  CorporateLimits
-  **SUBJECT PROPERTY**

LOCATION MAP

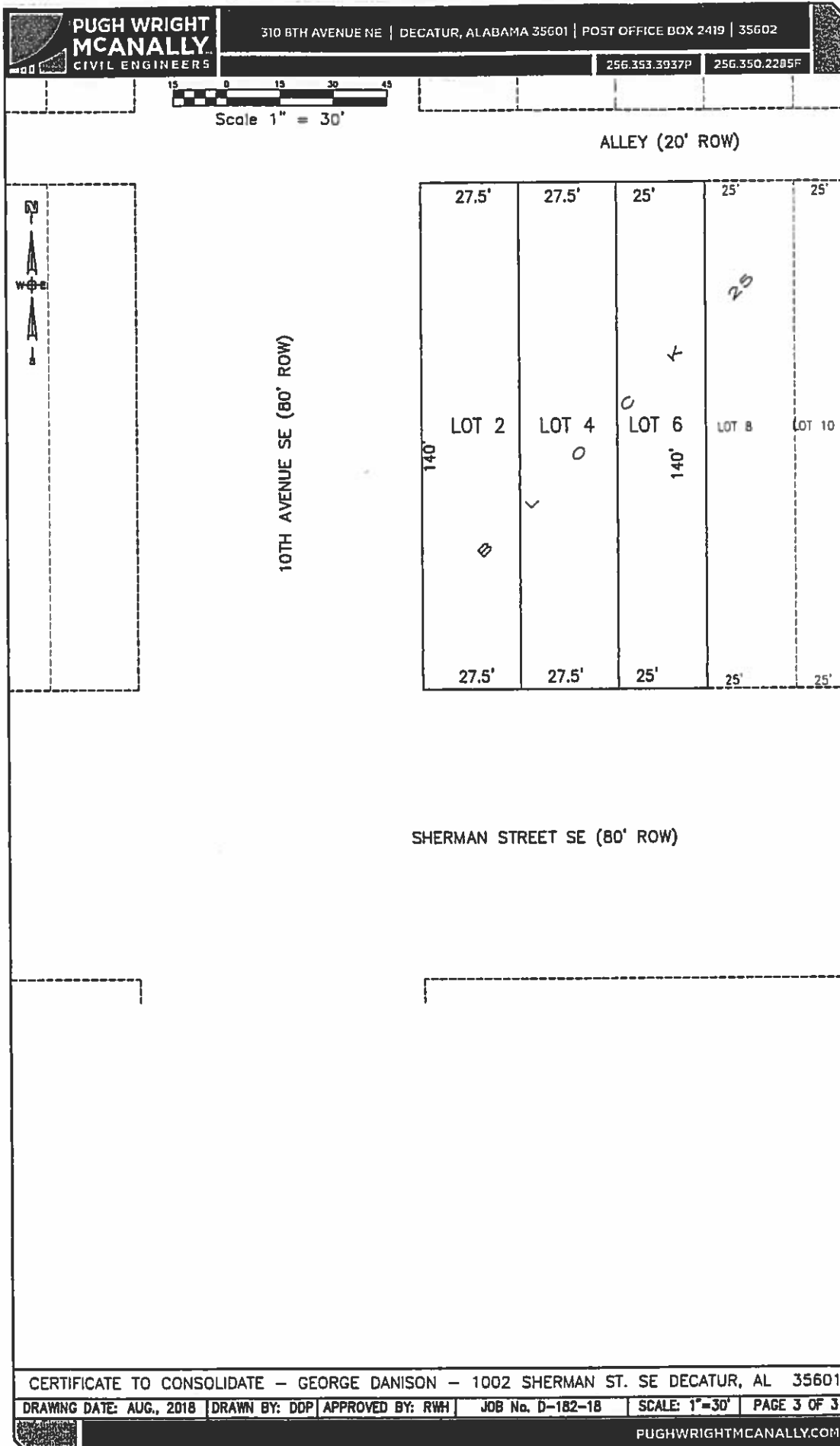
APPLICANT: GEORGE DANISON



DRAWING NOT TO SCALE

PROPERTY ZONED R-3H

CERTIFICATE TO CONSOLIDATE NO.3417-



PUGH WRIGHT MCANALLY
CIVIL ENGINEERS

310 6TH AVENUE NE | DECATUR, ALABAMA 35601 | POST OFFICE BOX 2419 | 35602

256.353.3937P 256.350.2285F

Scale 1" = 30'

N
W E
S

ALLEY (20' ROW)

UNIT ONE (0.25 Ac±)

LOT 2 LOT 4 LOT 6 LOT 8 LOT 1

10TH AVENUE SE (80' ROW)

SHERMAN STREET SE (80' ROW)

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: MB 1, PG 17 & DB 2018 PG 1641
4. PROPERTY ADDRESS IS 1002 SHERMAN STREET SE, DECATUR, AL 35601
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 IN AUGUST, 2018.

BOUNDARY SURVEY — GEORGE DANISON — 1002 SHERMAN ST. SE DECATUR, AL 35601

DRAWING DATE: AUG., 2018 DRAWN BY: DDP APPROVED BY: RWH JOB No. S-183-18 SCALE: 1"=30' PAGE 3 OF 3

PUGHWRIGHTMCANALLY.COM

**STAFF REPORT FOR
PLANNING COMMISSION
September 18, 2018**

FILE NUMBER: Cert # 3418-18

CONTROL NO. 7900

ACRES: 19.33 acres

CURRENT ZONE: M-1 & AG-1

NEW ZONE:

APPLICANT: Lee Y. Greene & Associates, Inc. for Ron & Darleen Hill

PROPERTY OWNER/PROPERTY ADDRESS: South of Gordon Terry Parkway and west of Woodall Rd.

REQUEST: Subdivide approximately 19.33 acres into two tracts of 9.99 acres and 9.34 acres

CURRENT LANDUSE: Vacant

PROPOSED LANDUSE: unknown

ONE DECATUR Future Landuse: Residential, Low Density

ONE DECATUR STREET TYPOLOGY: Workhorse

COMMENTS AND RECOMMENDATIONS FROM SUBDIVISION COMMITTEE:

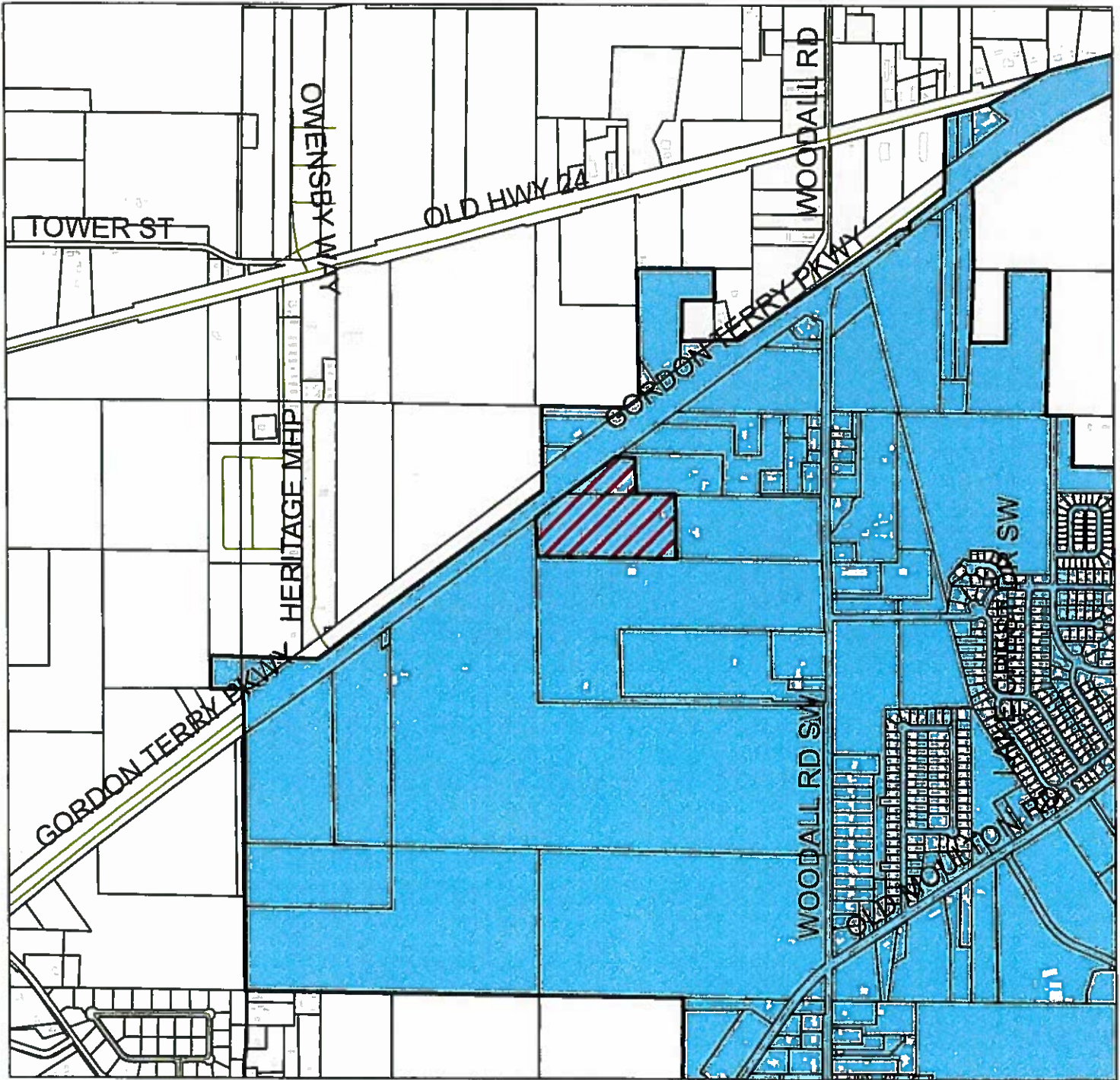
Recommend approval with the following conditions:

1. Payment of recording fees
2. Provide signed letter from property owner requesting subdivision of property
3. Provide copy of deed showing property ownership

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





COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:

CERTIFICATE TO SUBDIVIDE NO. 3418-18



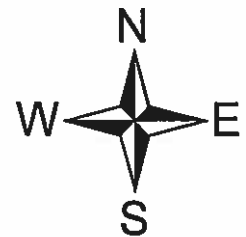
LOCATION MAP

Legend

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

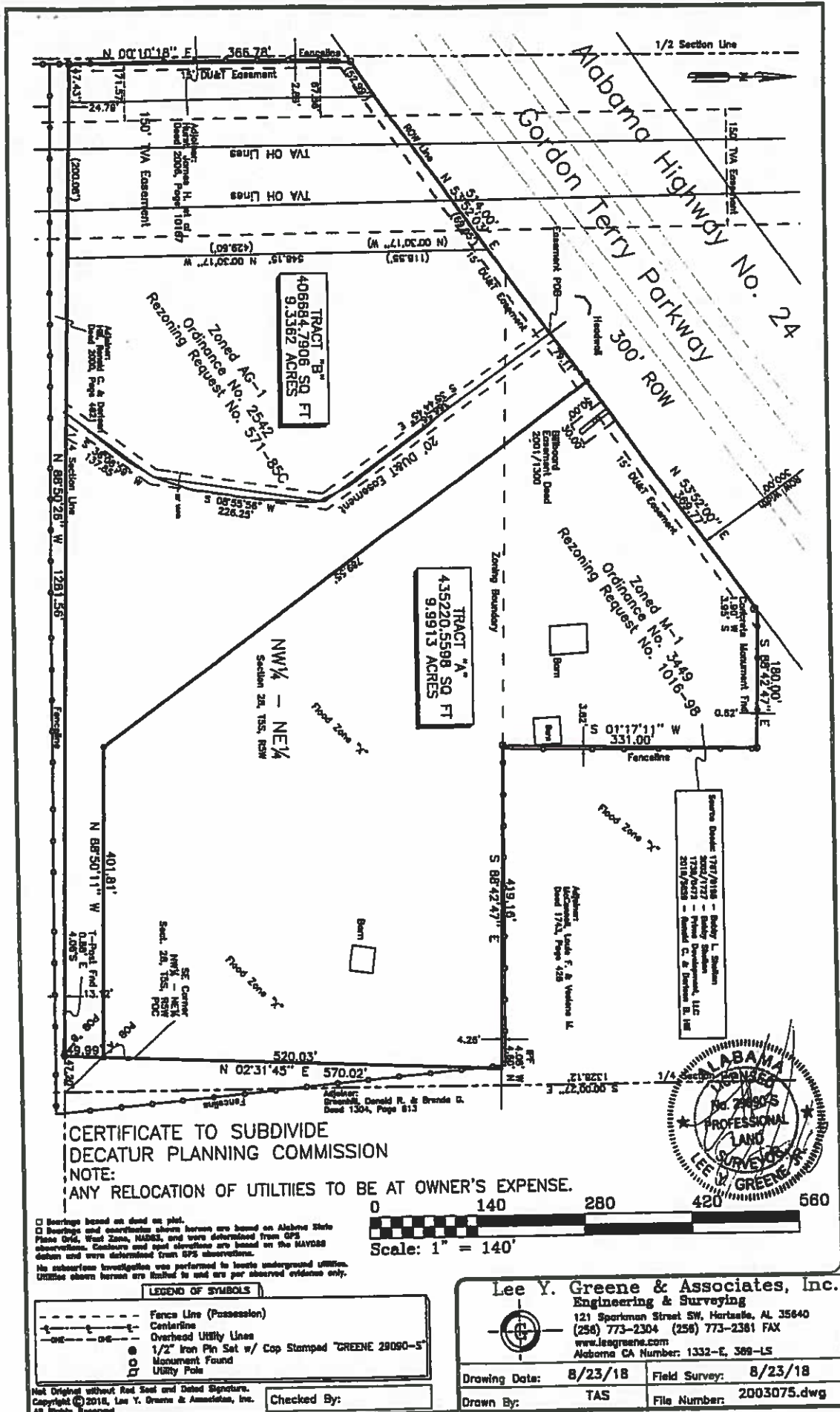
APPLICANT: RON HILL

PROPERTY ZONED M-1 AND AG-1



DRAWING NOT TO SCALE

CERTIFICATE TO SUBDIVIDE NO.3418-18



**STAFF REPORT FOR
PLANNING COMMISSION
September 18, 2018**

FILE NUMBER: Cert # 3419-18

CONTROL NO. 7901

ACRES: 102.6 acres

CURRENT ZONE: AG-2

NEW ZONE:

APPLICANT: Pugh, Wright, McAnally for W.G. Peebles & John B. Peebles

PROPERTY OWNER/PROPERTY ADDRESS: South of Bibb Garrett Rd. and west of I-65

REQUEST: Subdivide 102.6 acres into two tracts of 52.3 acres and 50.3 acres

CURRENT LANDUSE: Vacant

PROPOSED LANDUSE: possible manufacturing use

ONE DECATUR Future Landuse: Flex Employment Center

ONE DECATUR STREET TYPOLOGY: City Connector with interstate nearby

COMMENTS AND RECOMMENDATIONS FROM SUBDIVISION COMMITTEE:

Recommend approval with the following conditions:

1. Payment of recording fees
2. Verify access to water for both tracts
3. Right of Way for Bibb Garrett road to be approved by the City Engineer
4. Dedication block to be part of the Certificate to Subdivide

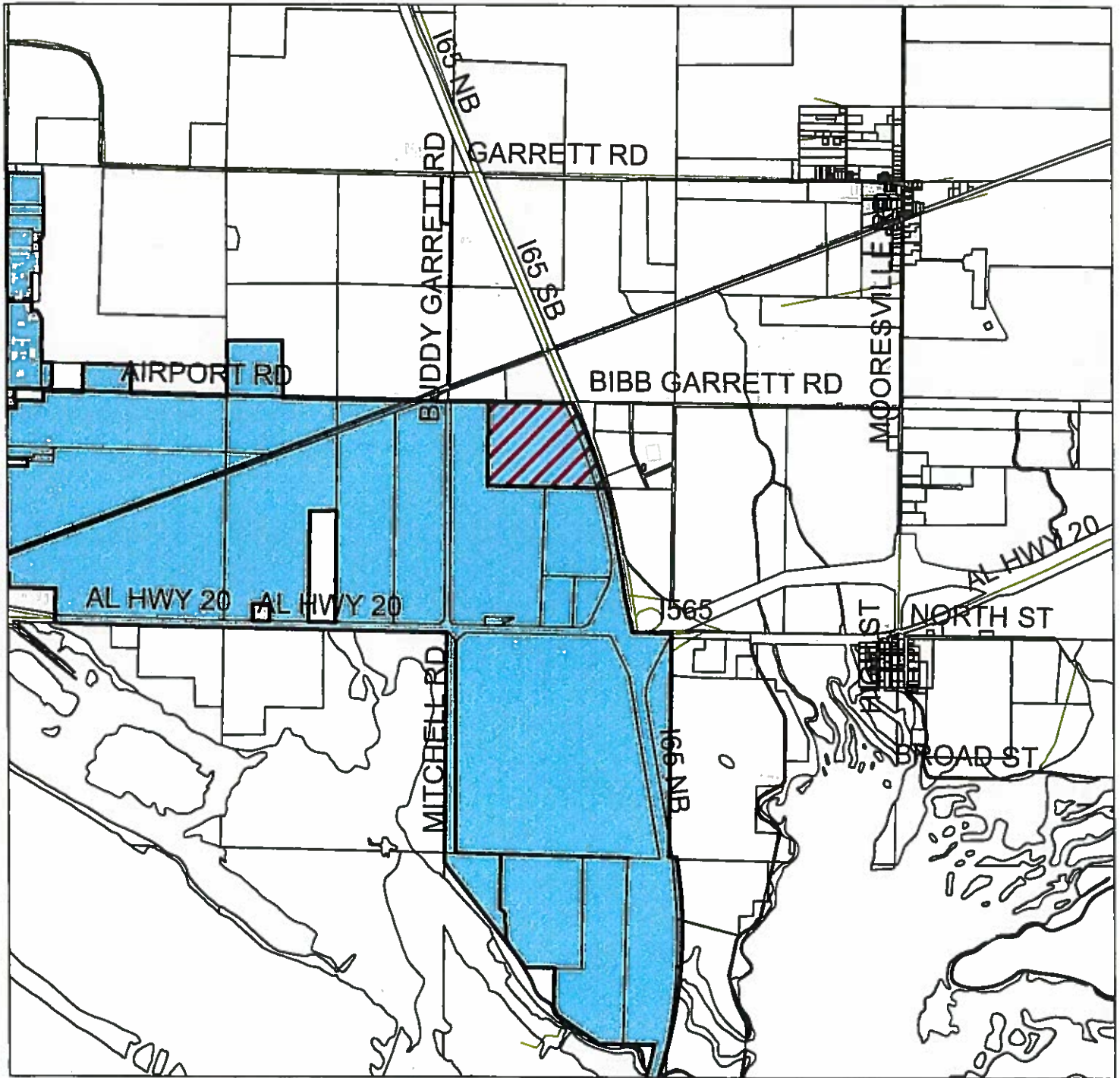
Pt. of Info:

1. ***Any relocation of utilities will be at the owner's expense.***
2. ***Site plan approval will be required prior to any development. Need discussion regarding road improvements prior to development.***

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:





Prepared by: Hannah Pearson
Date: August 30, 2018

CERTIFICATE TO SUBDIVIDE NO. 3419-18



LOCATION MAP

Legend

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

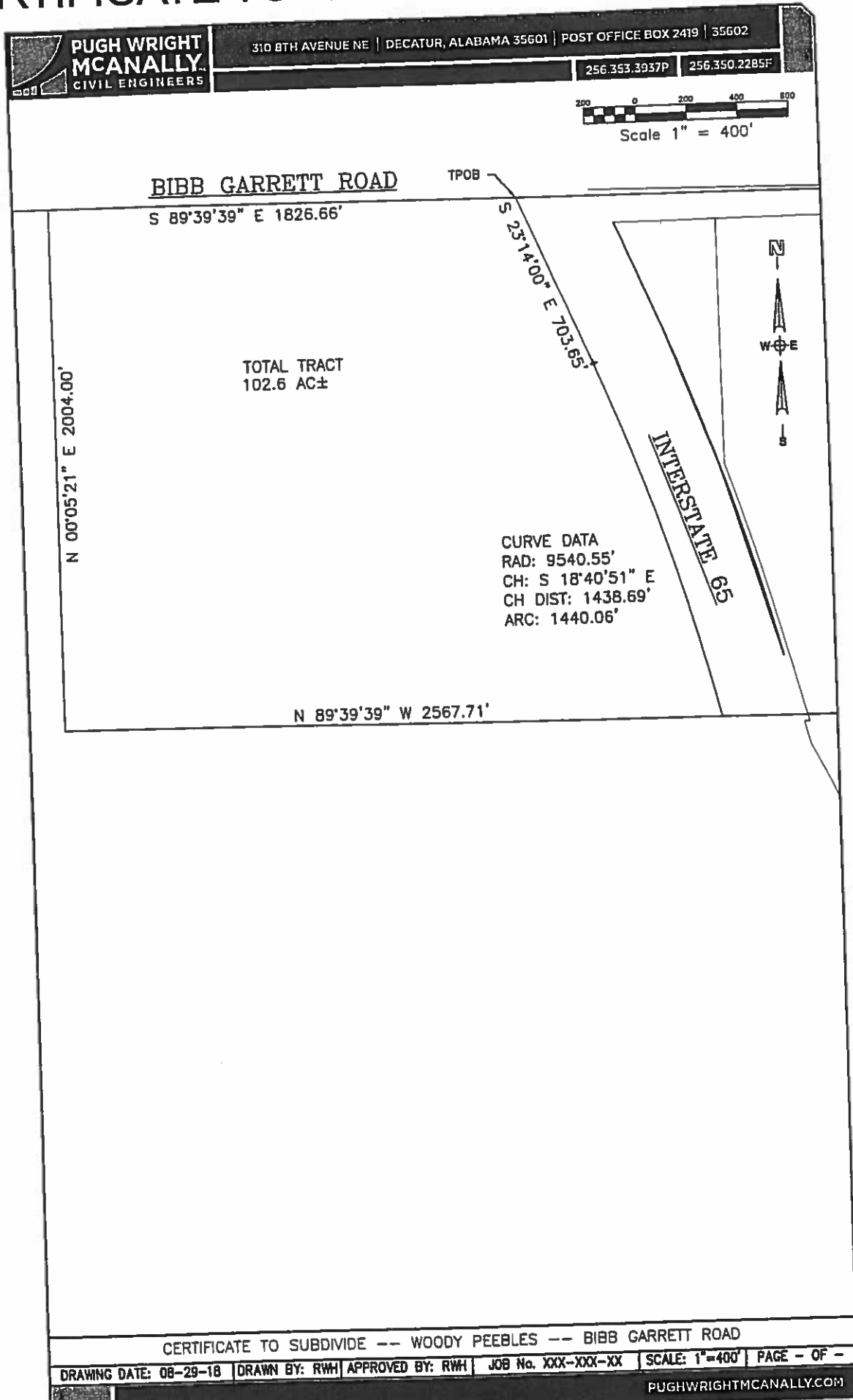
**APPLICANT: WOODY PEEBLES AND
JOHN PEEBLES**

PROPERTY ZONED AG-2

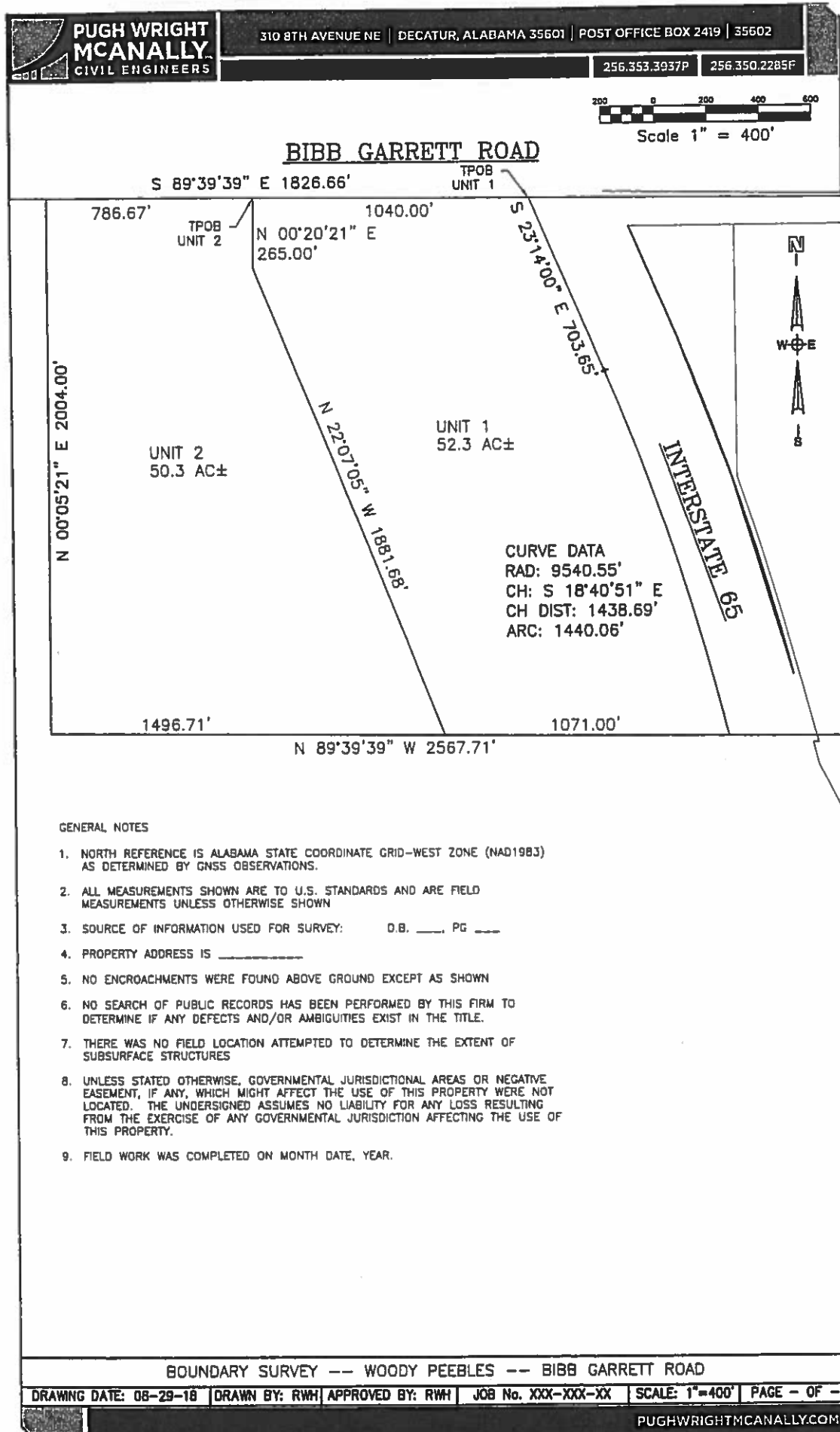


DRAWING NOT TO SCALE

CERTIFICATE TO SUBDIVIDE NO.3419-18



CERTIFICATE TO SUBDIVIDE NO.3419-18



**STAFF REPORT FOR
PLANNING COMMISSION
September 18, 2018**

FILE NUMBER: 3421-18

CONTROL NO. 7907

ACRES: 5.78 acres

CURRENT ZONE: R-3, SF Residential

NEW ZONE:

APPLICANT: Pugh, Wright, McAnally for James & Michelle Bell

PROPERTY OWNER/PROPERTY ADDRESS: North of Vestavia Dr. SW & east of Danville Rd. SW

REQUEST: Consolidate Lots 9 and 10 of Vestavia Hills Subdivision into one tract of 5.78 acres

CURRENT LANDUSE: Residential, Low Density

PROPOSED LANDUSE: Residential, Low Density

ONE DECATUR Future Landuse: Residential, Low Density

ONE DECATUR STREET TYPOLOGY: Local

COMMENTS AND RECOMMENDATIONS FROM SUBDIVISION COMMITTEE:

The Subdivision Committee recommends approval with the following conditions:

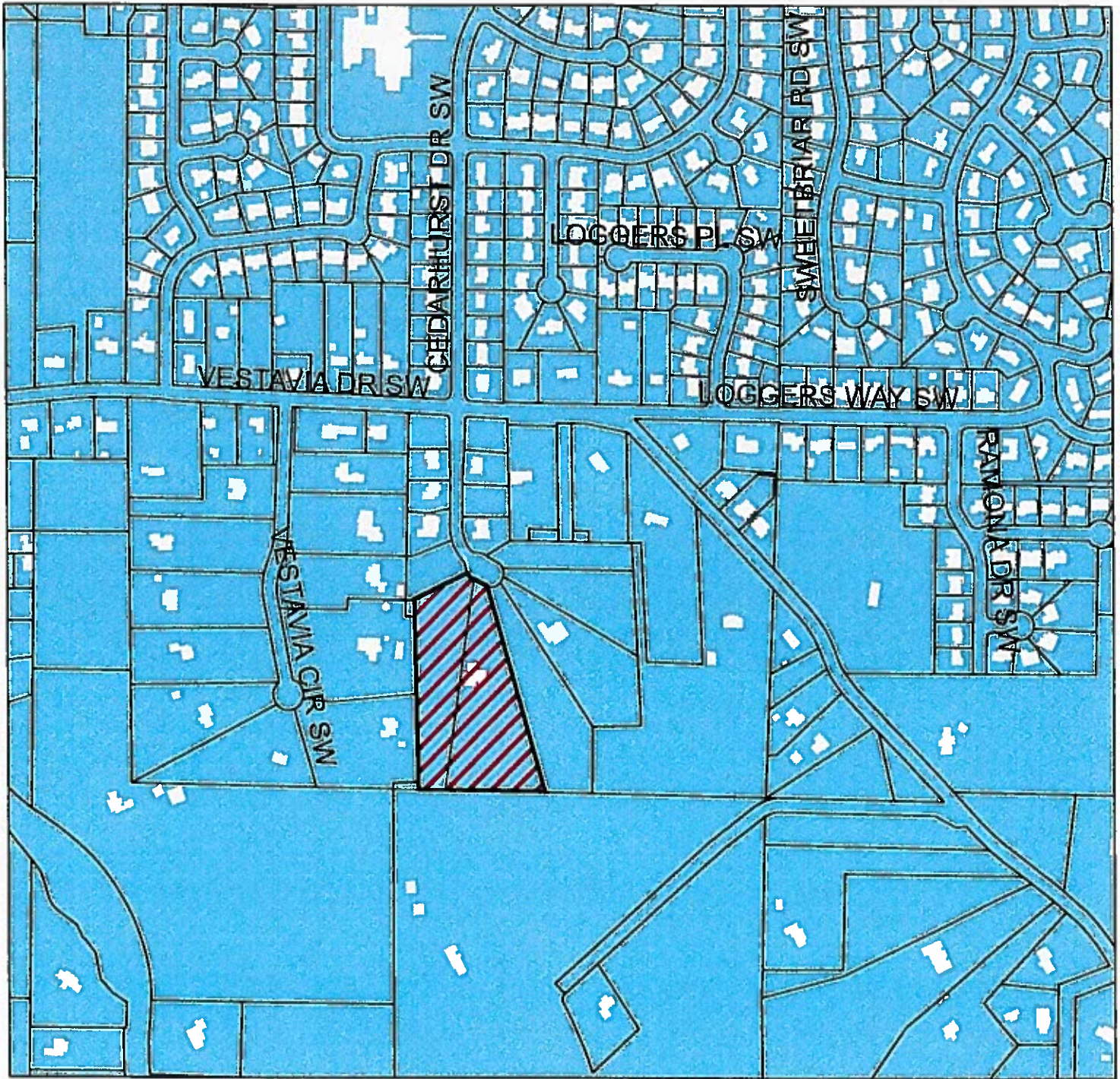
1. Provide letter from property owner requesting consolidation of land
2. Payment of recording fees
3. Provide a stamped and sealed survey for recording

Pt. of Info:

1. Any relocation of utilities will be at the owner's expense.
2. There is also a vacation of easement on this property

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:

CERTIFICATE TO CONSOLIDATE NO. 3421-18



LOCATION MAP

Legend

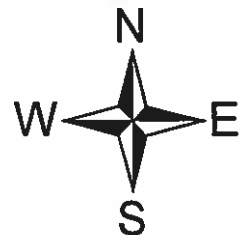
-  Ownership
-  Buildings
-  Corporate Limits



SUBJECT PROPERTY

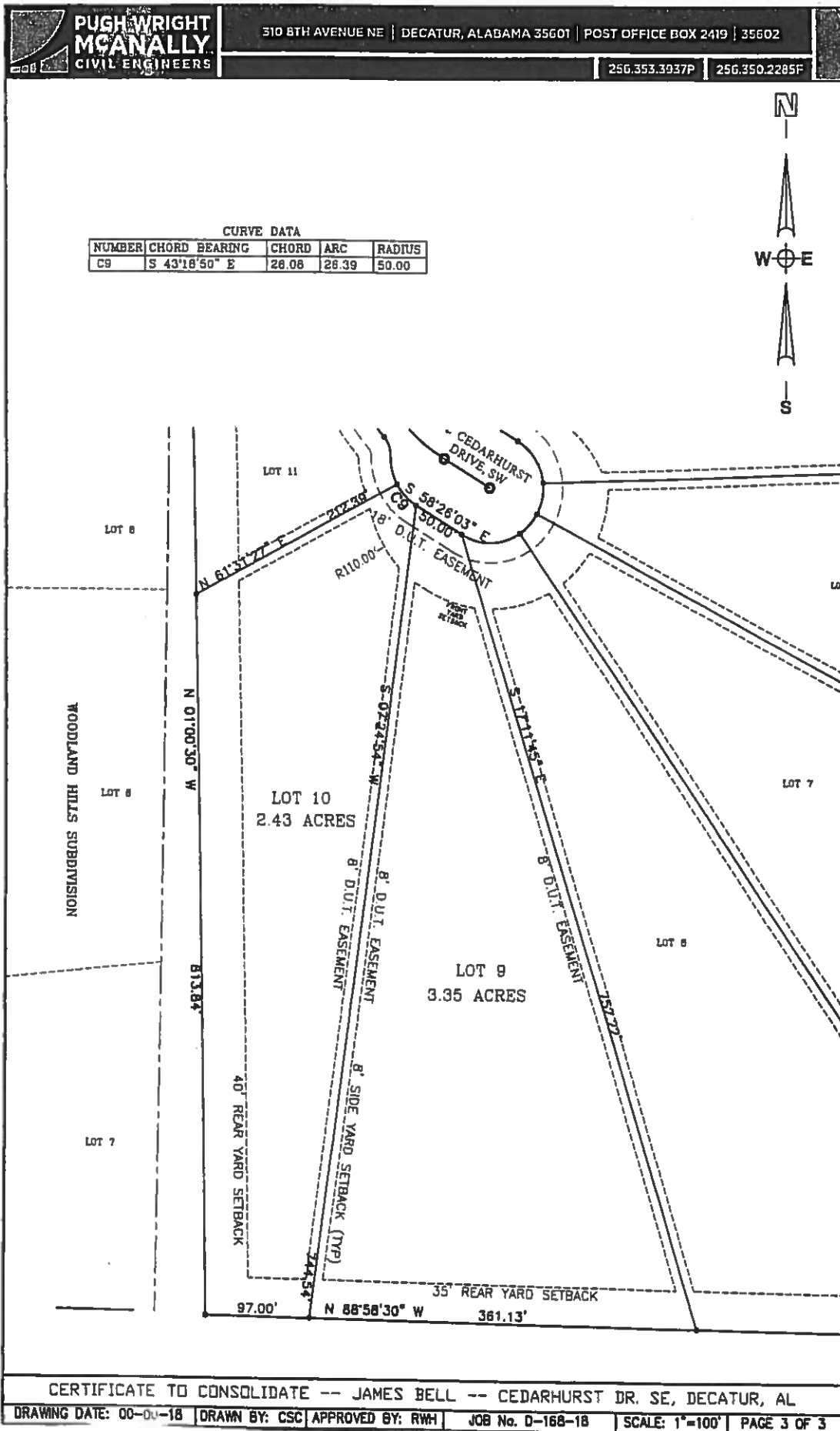
**APPLICANT: JAMES L. BELL AND
MICHELLE BELL**

PROPERTY ZONED R-3

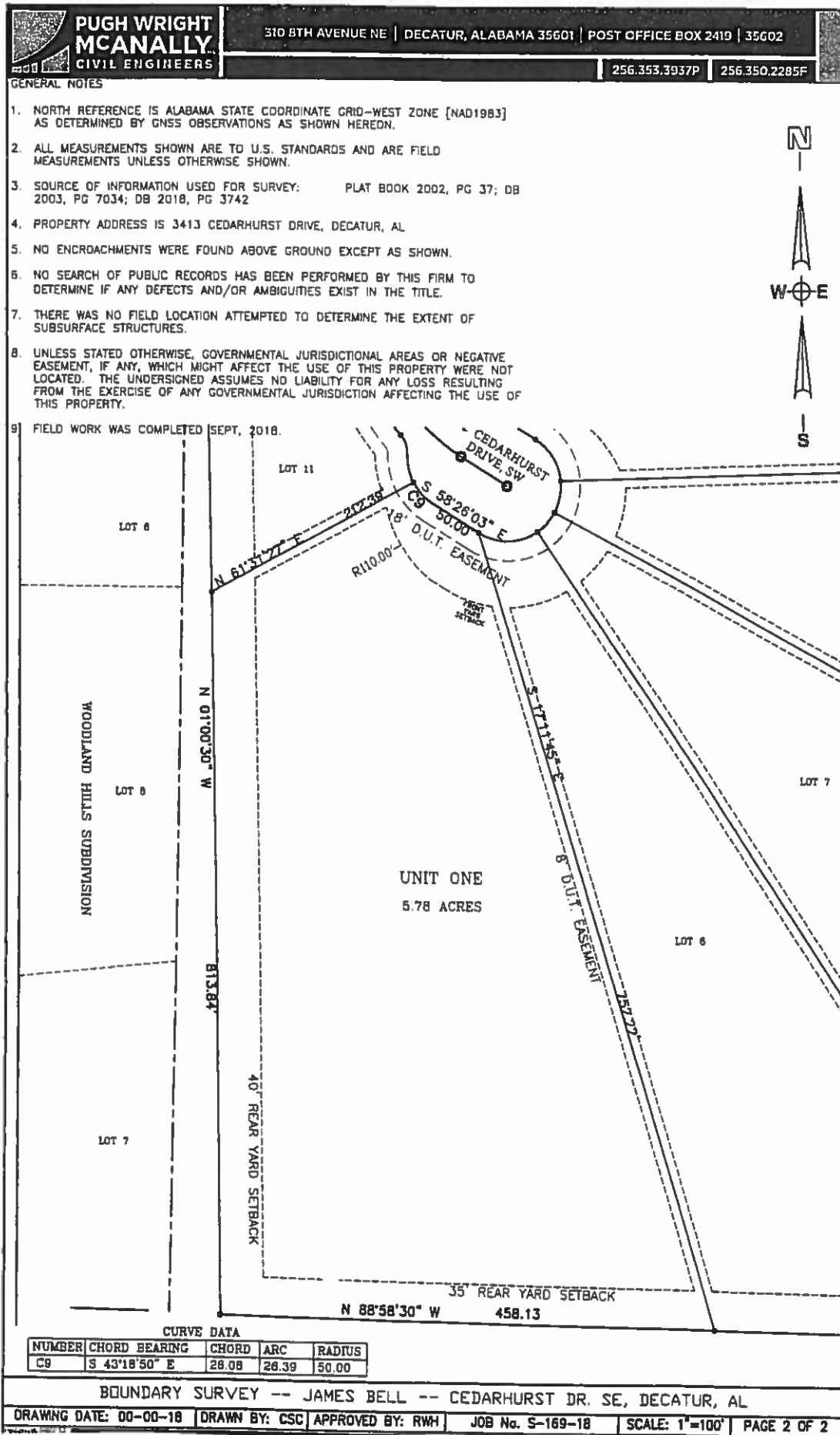


DRAWING NOT TO SCALE

CERTIFICATE TO CONSOLIDATE NO.3421-18



CERTIFICATE TO CONSOLIDATE NO.3421-18



**STAFF REPORT FOR
PLANNING COMMISSION
September 18, 2018**

FILE NUMBER: SP# 580-18

CONTROL NO. 7906

ACRES: 12.97

CURRENT ZONE: M-2, Heavy Industry

NEW ZONE:

APPLICANT: for Bunge North America Inc.

PROPERTY OWNER/PROPERTY ADDRESS: North of Church St. NE and west of Riverview St. SE

REQUEST: Site plan approval for the construction of a Tank Farm

CURRENT LANDUSE: Heavy Industry

PROPOSED LANDUSE: Same

ONE DECATUR Future Landuse: Urban Edge Mixed Use

ONE DECATUR STREET TYPOLOGY: City Connector

COMMENTS AND RECOMMENDATIONS FROM SUBDIVISION COMMITTEE:

Recommend approval with the following conditions:

1. Completion of Certificate to Consolidate 3391-18
2. Meet conditions of Decatur Utilities

Pt. of Info:

1. Any relocation of utilities will be at the owner's expense.
2. Contact the Morgan County Health Department and provide them with site plan information

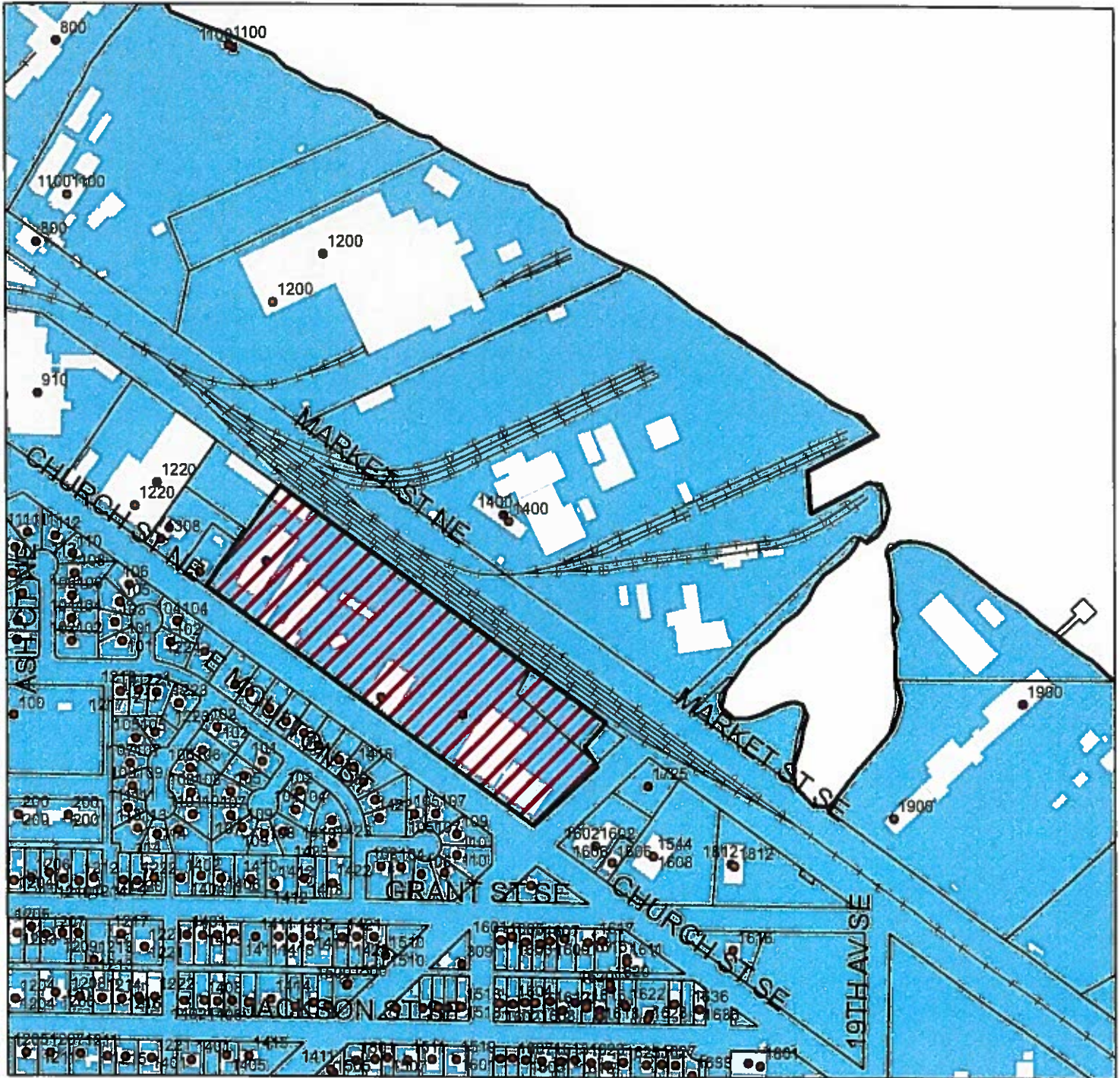
COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:

END CONSENT AGENDA

Prepared by: Hannah Pearson

Date: August 30, 2018





SITE PLAN NO. 580-18



LOCATION MAP

APPLICANT: BUNGE NORTH AMERICA INC

Legend

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

PROPERTY ZONED M-2



DRAWING NOT TO SCALE

**STAFF REPORT FOR
PLANNING COMMISSION
September 18, 2018**

OTHER BUSINESS

FILE NUMBER: VAC 508-18

CONTROL NO. 7897

ACRES: .07 acres

CURRENT ZONE: M-1A, Expressway Comm.

NEW ZONE:

APPLICANT: Pugh, Wright, McAnally for Decatur Ventures LTD

PROPERTY OWNER/PROPERTY ADDRESS: South of Beltline Rd. SW and west of Highway 31 So.

REQUEST: Vacate a portion of an existing 20' wide utility easement

CURRENT LANDUSE: Expressway Commercial

PROPOSED LANDUSE: Same

ONE DECATUR Future Landuse: General Mixed Use

ONE DECATUR STREET TYPOLOGY: Workhorse

COMMENTS AND RECOMMENDATIONS FROM SUBDIVISION COMMITTEE:

Recommend approval with the following conditions:

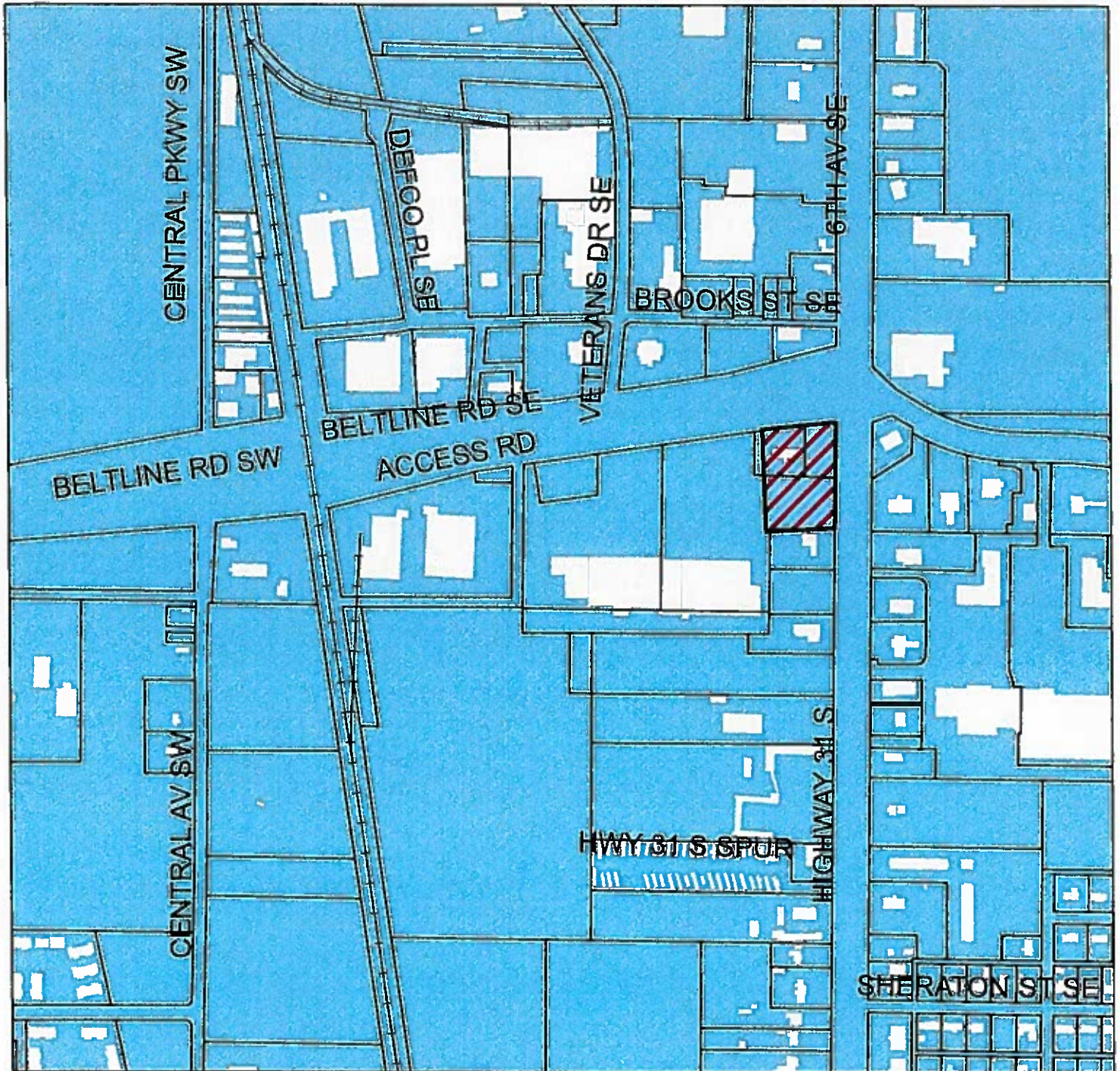
Pt. of Info:

1. Any relocation of utilities will be at the owner's expense.
2. The applicant will be notified of the needed recording fees once this vacation has been approved by the City Council and is ready to record.

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:

Prepared by: Hannah Pearson
Date: August 30, 2018

VACATION REQUEST NO. 508-18







LOCATION MAP

APPLICANT: DECATUR VENTURES, Ltd

PROPERTY ZONED M-1A

Legend

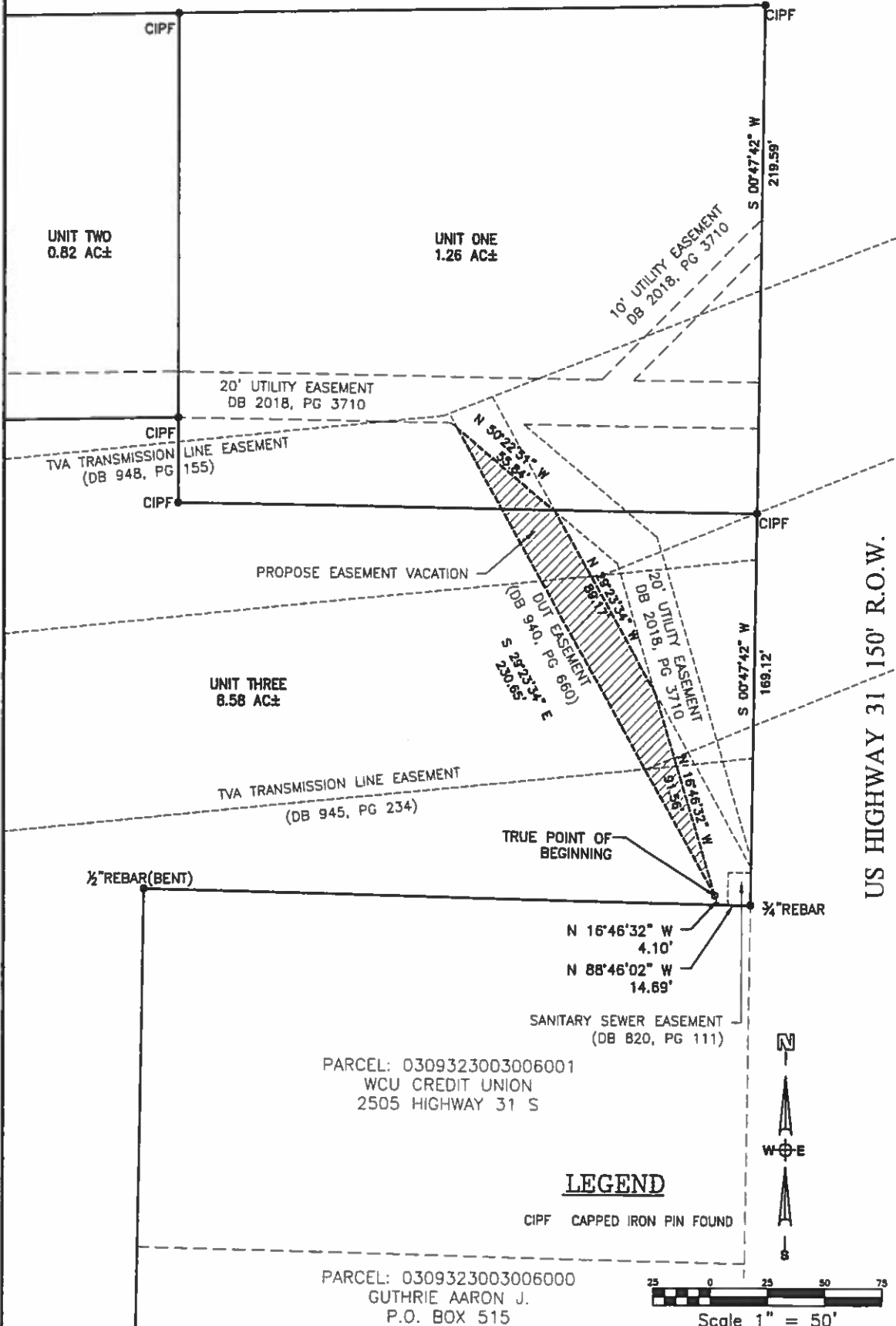
-  Ownership
-  Buildings
-  Corporate Limits
-  **SUBJECT PROPERTY**



DRAWING NOT TO SCALE



BELTLINE RD (AL HIGHWAY 67) R.O.W. VARIES



EASEMENT VACATION -- DECATUR VENTURES LTD -- BELTLINE ROAD

DRAWING DATE: 07-24-18 | DRAWN BY: AGA | APPROVED BY: RWH | JOB No. D-148-18 | SCALE: 1"=50' | PAGE 7 OF 7

**STAFF REPORT FOR
PLANNING COMMISSION
September 18, 2018**

FILE NUMBER: VAC 509-18

CONTROL NO. 7910

ACRES:

CURRENT ZONE: R-3, SF Residential

NEW ZONE:

APPLICANT: Pugh, Wright, McAnally for James & Michelle Bell

PROPERTY OWNER/PROPERTY ADDRESS: North of Vestavia Dr. SW & east of Danville Rd. SW

REQUEST:

CURRENT LANDUSE: Residential, Low Density

PROPOSED LANDUSE: Same

ONE DECATUR Future Landuse: Residential, Low Density

ONE DECATUR STREET TYPOLOGY: Local

COMMENTS AND RECOMMENDATIONS FROM SUBDIVISION COMMITTEE:

Recommend approval with the following conditions:

- 1. Completion of Certificate 3421-18**

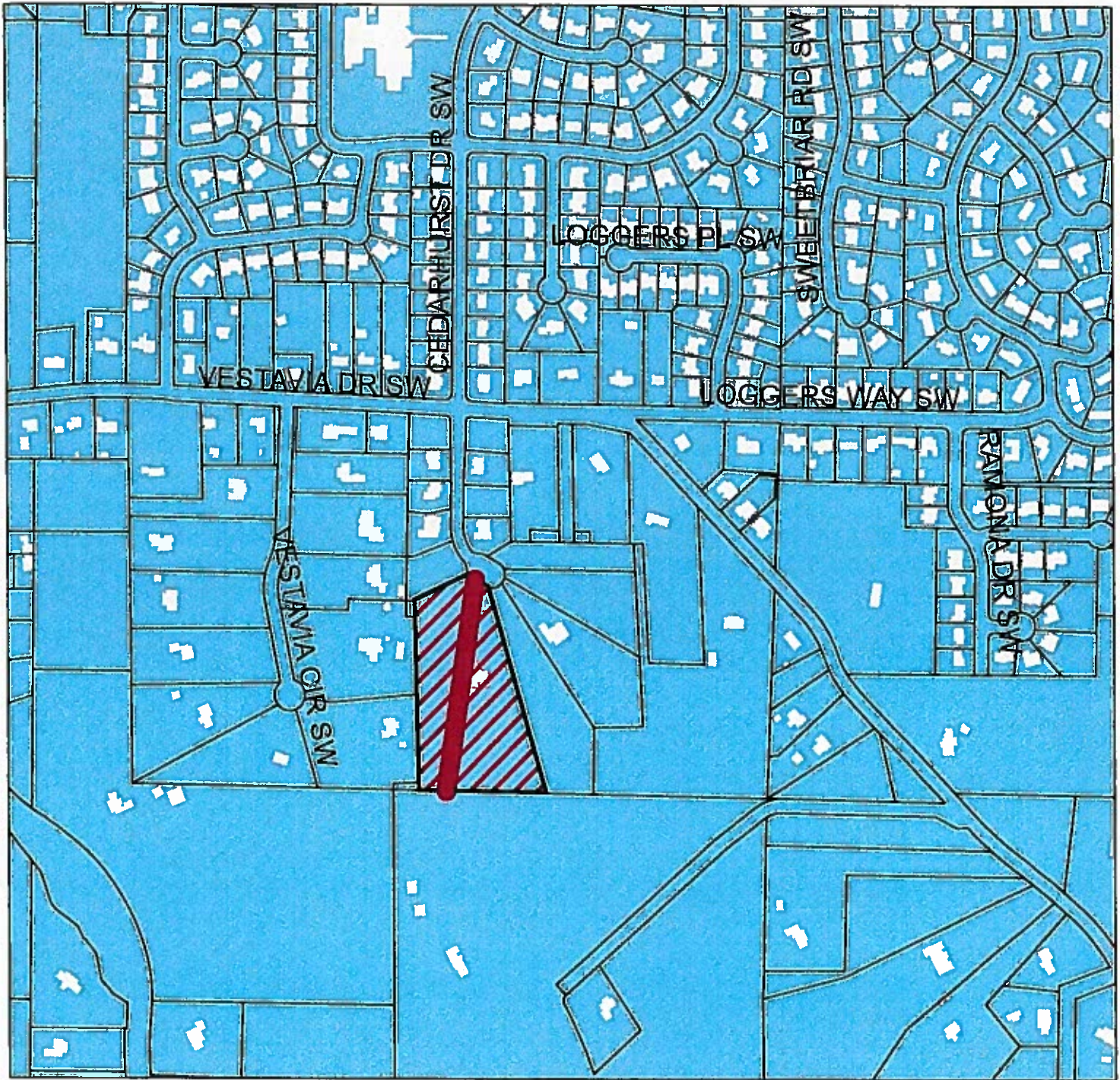
Pt. of Info:

- 1. Any relocation of utilities will be at the owner's expense.**
- 2. The applicant will be notified of the needed recording fees once this vacation has been approved by the City Council and is ready to record.**

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:





Prepared by: Hannah Pearson
Date: August 30, 2018

VACATION REQUEST NO.509-18



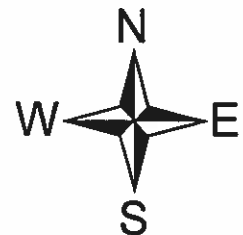
LOCATION MAP

Legend

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

**APPLICANT: JAMES L. BELL AND
MICHELLE BELL**

PROPERTY ZONED R-3



DRAWING NOT TO SCALE



PUGHWRIGHTMCANALLY.COM