

MEMORANDUM

DATE: November 14, 2018

TO: Planning Commissioners

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

PLANNING COMMISSION MEETING

November 20, 2018

Pre-meeting – 2:15 p.m. (Annex)

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

Agenda Planning Commission

City of Decatur, AL

November 20, 2018

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**

1. CALL MEETING TO ORDER

2. APPROVAL OF MINUTES- October 23, 2018

3. PUBLIC HEARING

ZONING

PAGE/MAP

A. 1319-18

(South of Gordon Terry Parkway and west of McEntire Lane)

1-5

3. CONSENT AGENDA

CERTIFICATES

A. 3424-18

Certificate to Consolidate
(South of Vine St. NW and west of Washington St. NW)

6-8

B. 3425-18

Certificate to Subdivide
(South of Chula Vista Dr SW and west side of W. Chapel Hill Rd. SW)

9-12

C. 3426-18

Certificate to Subdivide
(South of 8th St. SW and east side of 24th Ave. SW)

13-16

D. 3427-18

Certificate to Consolidate & Subdivide
(South of Church St. NW and east of Sycamore St. NW)

17-20

SITE PLANS

A. 582-18

(South of Glenn St. SW and west side of Beltline Rd. SW)

21-22

(see plat)

4. OTHER BUSINESS

CERTIFICATES

- | | | |
|------------|--|-------|
| A. 3428-18 | Certificate to Subdivide
(South of Sims St. SW and west of Fairgrounds Rd. SW) | 23-26 |
| B | | |
| . 3429-18 | Certificate to Subdivide & Consolidate
(South of Chapel Hill Rd. SW and west side of Fall Bluff Dr. SW) | 27-29 |

VACATION REQUESTS

- | | | |
|-----------|---|-------|
| A. 511-18 | | 30-32 |
| | (North of Lee St. NE and west of Canal St. NE.) | |

**STAFF REPORT FOR
PLANNING COMMISSION
ZONING COMMITTEE NOVEMBER 13, 2018**

PUBLIC HEARING

FILE NUMBER: ZONING 1319-18

CONTROL NO. 7923

ACRES: 3.16

CURRENT ZONE: RECENTLY ANNEXED

NEW ZONE: M1A (Expressway Commercial)

APPLICANT: Melinda Terry for Terry Pools

PROPERTY OWNER/PROPERTY ADDRESS: 2535 Gordon Terry Parkway /South of Gordon Terry

REQUEST: To apply a zoning to a recently annexed 3.16 acre tract with adjacent to an existing M1A zone with access to Gordon Terry Parkway.

CURRENT LANDUSE: Pool store

PROPOSED LANDUSE: Pool Store

ONE DECATUR Future Landuse: Fex employment

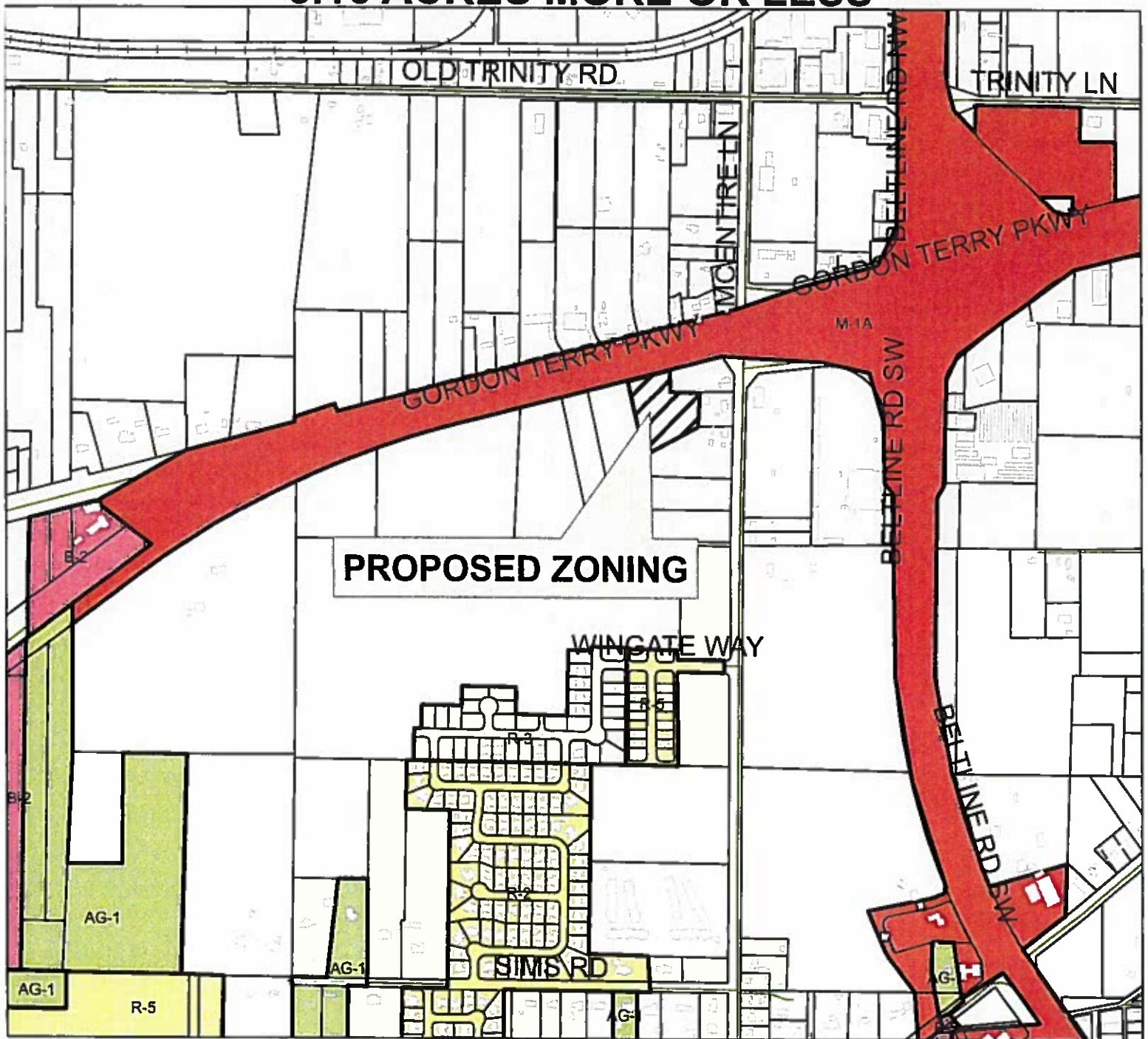
ONE DECATUR STREET TYPOLOGY: Workhorse

COMMENTS AND RECOMMENDATIONS FROM ZONING COMMITTEE:
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The One Decatur Landuse on the property is flex employment on the front, mixed neighborhood in the back and the street access is on a workhorse street (Multi-lane thoroughfares that mainly serve commuting or regional needs). The pictures show that the property is clearly commercial in nature today and the nearest contiguous zoning district is M1A. Flex employment includes low impact industrial uses contained within a building and some commercial uses. Mixed neighborhood makes provisions for neighborhood scale commercial uses. We believe this self-contained pool supplies and maintenance use with access to a workhorse classified street (Gordon Terry Parkway) would be allowed in the M1A zone and support the future land use and street type. Any future or additional development on the 3.16 acre lot should share the access already established to Gorgon Terry Parkway.




END PUBLIC HEARING

**ZONING REQUEST NO.1319-18
FROM NEWLEY ANNEXED TO M-1A
3.16 ACRES MORE OR LESS**



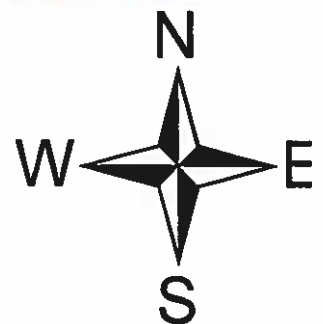
LOCATION MAP

Legend

-  Buildings
-  Ownership
-  **SUBJECT PROPERTY**

APPLICANT: TERRY POOLS

PROPOSED ZONED TO M-1A



DRAWING NOT TO SCALE

M1A zoning district

District	USE REGULATIONS	SPACE AND HEIGHT REGULATIONS	District
M-1A (Expressway Commercial District)	<p><i>Uses permitted:</i> On premises sale and off premises sale of alcoholic beverages; public and semi-public uses, including governmental buildings, hospitals, clinics, churches, schools, academies, and clubs; 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 of service not specifically restricted or prohibited; provided that special consideration is given for the development of all uses and their relationship to the adjoining service roads providing direct access, or adjoining "expressways" or other major arterial as designated by the</p>	<p><i>Minimum lot size:</i> It is the intent of the ordinance that lots of sufficient size be used for any use to provide adequate off-street parking and off-street loading space in addition to the space required for the other normal operations of the enterprise or use.</p> <p><i>Minimum yard size:</i> Sixty (60) foot minimum set back from and along the Beltline Road; thirty-five (35) foot minimum set back from and along all other public street rights-of-way; thirty-five (35) foot minimum rear yard; and no side yard required excepting a lot adjoining its side lot line another lot which is in a residential district there shall be a twenty-five (25) foot minimum yard size. Gasoline pump islands (uncovered) may be placed within the front yard or set back area along the Beltline Road provided they maintain a thirty-five (35) foot minimum set back from all public street rights-of-way. In the event of conflict between any of the provisions herein, the stricter of such provisions shall apply.</p> <p><i>Maximum building area:</i> 40 per cent of lot area including specified yard space providing that required off-street parking and off-street loading and unloading areas are provided.</p>	M-1A (Expressway Commercial District)

District	USE REGULATIONS	SPACE AND HEIGHT REGULATIONS	District
	major thoroughfare plan which may pro-	<i>Maximum height: None.</i> <i>Off-street parking: See § 25-16.</i>	
M-1A (Expressway Commercial District)	vide direct, or indirect access via a service road. The plat and plan of the proposed use and any subsequent addition thereto shall be submitted and have the approval of the planning commission before any structures or uses are authorized in these districts and before a building permit is issued for any structure or certificate of occupancy given for any use not requiring a structure. <i>Uses permitted on appeal: Light industrial operations not obnoxious, offensive or detrimental to neighboring property by reason of dust, smoke, vibration, noise, odor, or effluents; mobile home parks, provided such parks are laid out and utilities are made available for not less than ten trailers or mobile homes; and any use permitted in an R-4 Residential District, provided such use shall be subject to all district requirements thereof as set forth and specified in section 25-10 hereof, other than the maximum height provision set forth therein which shall not be applicable, provided however no such use permitted on appeal shall have direct access to the Beltline Road (Alabama Highway 67) unless such applicant shall present to the board of zoning adjustment a limited access plan in writing, approved by the city engineer, or</i>	<i>Off-street loading and unloading: Adequate space for loading and unloading of all vehicles or trucks incidental to the operation of the business or use shall be provided.</i>	M-1A (Expressway Commercial District)

District	USE REGULATIONS	SPACE AND HEIGHT REGULATIONS	District
	<p>other duly designated authority, which plan must meet the approval of the board, and be a condition of any grant or approval by such board.</p> <p><i>Uses prohibited:</i> Stockyard; live animals or poultry sales; coal yards; lumber mills; auto wrecking; grist or flour mills; ice plants; junk scrap paper, rag, storage or bailing; stone or monument works. Any use as determined by Building Director whose operations would be obnoxious, offensive, or detrimental to neighborhood property by reason of dust, smoke, vibration, noise, odor, effluence, or appearance.</p>		

(Code 1956, § 27-12; Ord. No. 85-2426, §§ 10—16, 2-4-85; [Ord. No. 13-4160, §§ 1, 2](#), 9-3-13; [Ord. No. 14-4173, §§ 8—10](#), 4-7-14; [Ord. No. 15-4218, § 1](#), 6-1-15)

**STAFF REPORT FOR
PLANNING COMMISSION
November 13, 2018**

FILE NUMBER: 3424-18 Cert to Consolidate

CONTROL NO. 7916

ACRES: .33 acres

CURRENT ZONE: R-3, Single Family Residential

NEW ZONE: N/A

APPLICANT: Pugh Wright McAnally for Jewel Freeman

PROPERTY OWNER/PROPERTY ADDRESS: South of Vine St. NW and west of Washington St. NW

REQUEST: Consolidation of Lots 18 & 19 in the 4th Increment, Vine Street Phase I Redevelopment Project

CURRENT LANDUSE: Single family Residential

PROPOSED LANDUSE: Same

ONE DECATUR Future Landuse: Residential, Low Density

ONE DECATUR STREET TYPOLOGY: Local

COMMENTS AND RECOMMENDATIONS FROM THE TECHNICAL REVIEW COMMITTEE:

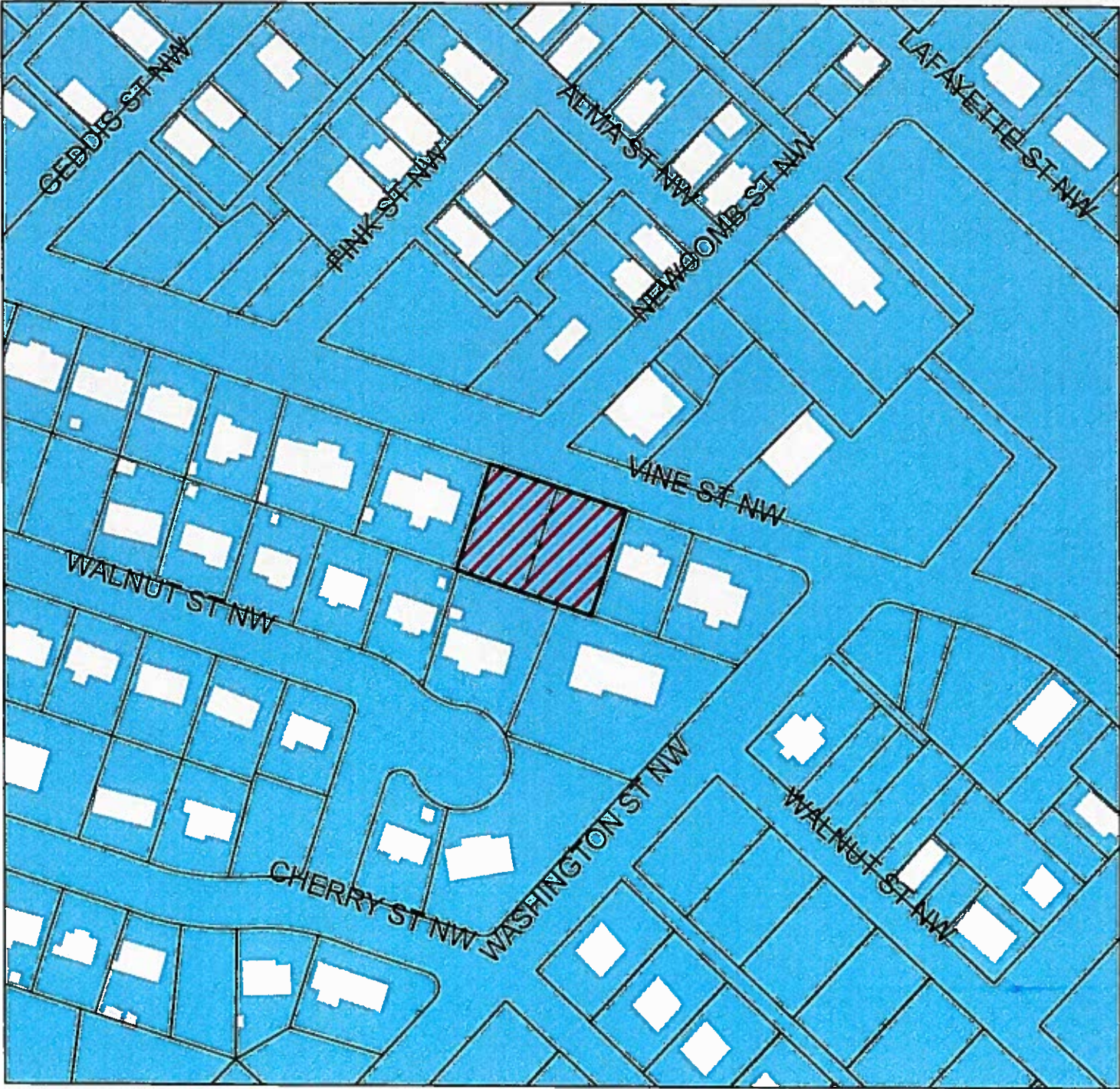
Recommend approval with the following conditions:

- 1. Payment of recording fees**

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

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:

CERTIFICATE TO CONSOLIDATE NO. 3424-18



LOCATION MAP

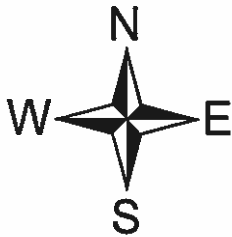
Legend

- Ownership
- Buildings
- Corporate Limits

 SUBJECT PROPERTY

APPLICANT: JEWEL FREEMAN

PROPERTY ZONED R-3



DRAWING NOT TO SCALE

CERTIFICATE TO CONSOLIDATE NO.3424-18

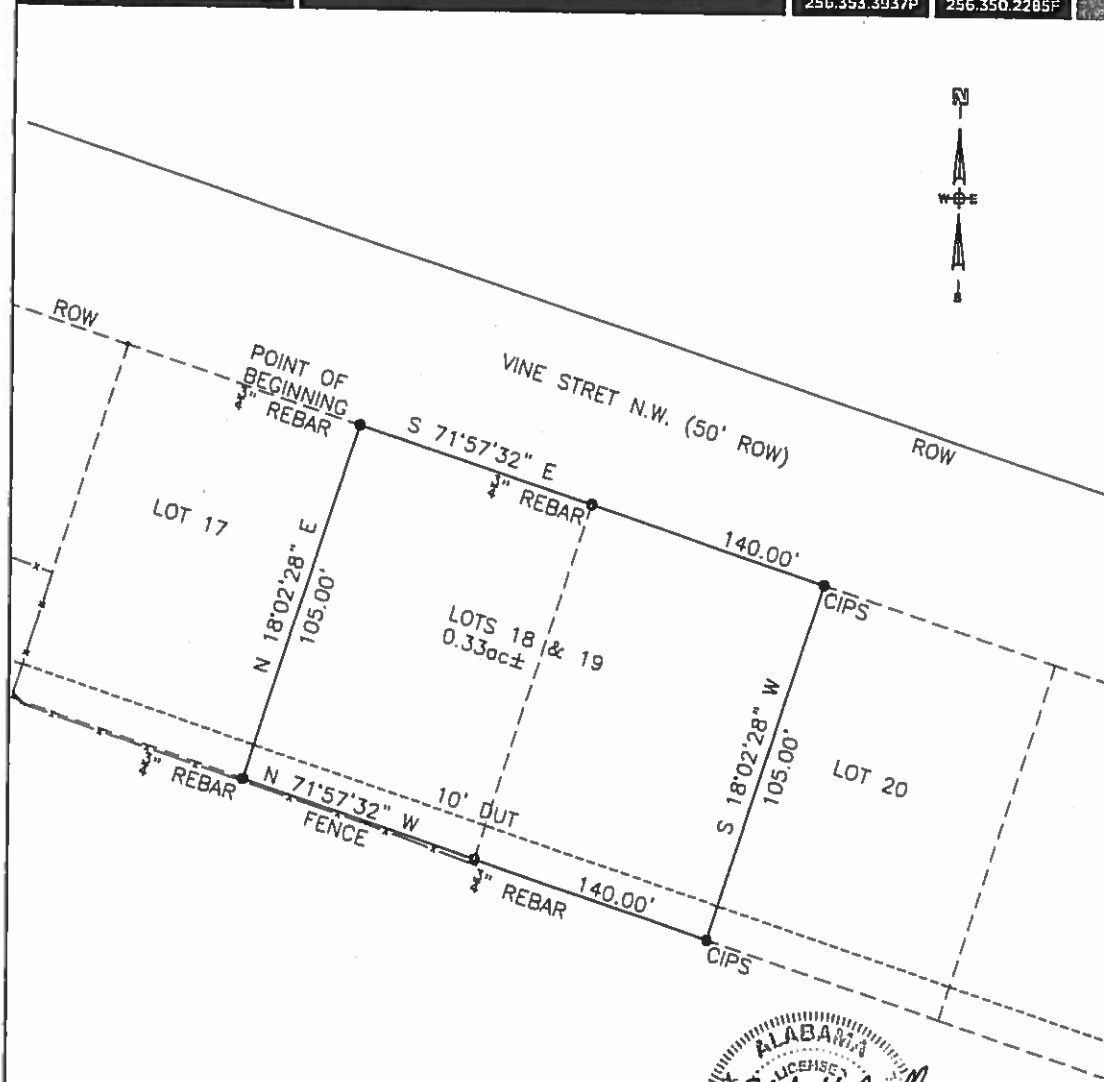


**PUGH WRIGHT
MCANALLY**
CIVIL ENGINEERS

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

256.353.3937P

256.350.2285F



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: M.B. 5, PG 108
4. PROPERTY ADDRESS IS 605 & 607 VINE STREET NW, DECATUR, AL
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 OCTOBER, 2018.



LEGEND

CIPS CAPPED IRON PIN SET
ROW RIGHT OF WAY
— — — — — CHAIN LINK FENCE



BOUNDARY SURVEY -- JEWELL FREEMAN -- 605 & 607 VINE STREET N.W.

DRAWING DATE: 10-23-18 DRAWN BY: CSC APPROVED BY: HBM JOB NO. S-229-18 SCALE: 1"=40' PAGE 2 OF 2

PUGHWRIGHTMCANALLY.COM

**STAFF REPORT FOR
PLANNING COMMISSION
November 13, 2018**

FILE NUMBER: 3425-18 Certificate to Subdivide

CONTROL NO. 7917

ACRES: 10.63 acres

CURRENT ZONE: AG-2, Agricultural

NEW ZONE:

APPLICANT: Pugh, Wright, McAnally for Tim and Teresa West and Ben Bayless

PROPERTY OWNER/PROPERTY ADDRESS: South of Chula Vista Dr SW and west side of W. Chapel Hill Rd. SW

REQUEST: Subdivide 10.63 acres into three tracts of 2.10 acres, 6.99 acres and 1.15 acres

CURRENT LANDUSE: Single Family Residential

PROPOSED LANDUSE: Single Family Residential

ONE DECATUR Future Landuse: Low Density Residential

ONE DECATUR STREET TYPOLOGY: Neighborhood Connector

COMMENTS AND RECOMMENDATIONS FROM THE TECHNICAL REVIEW COMMITTEE:

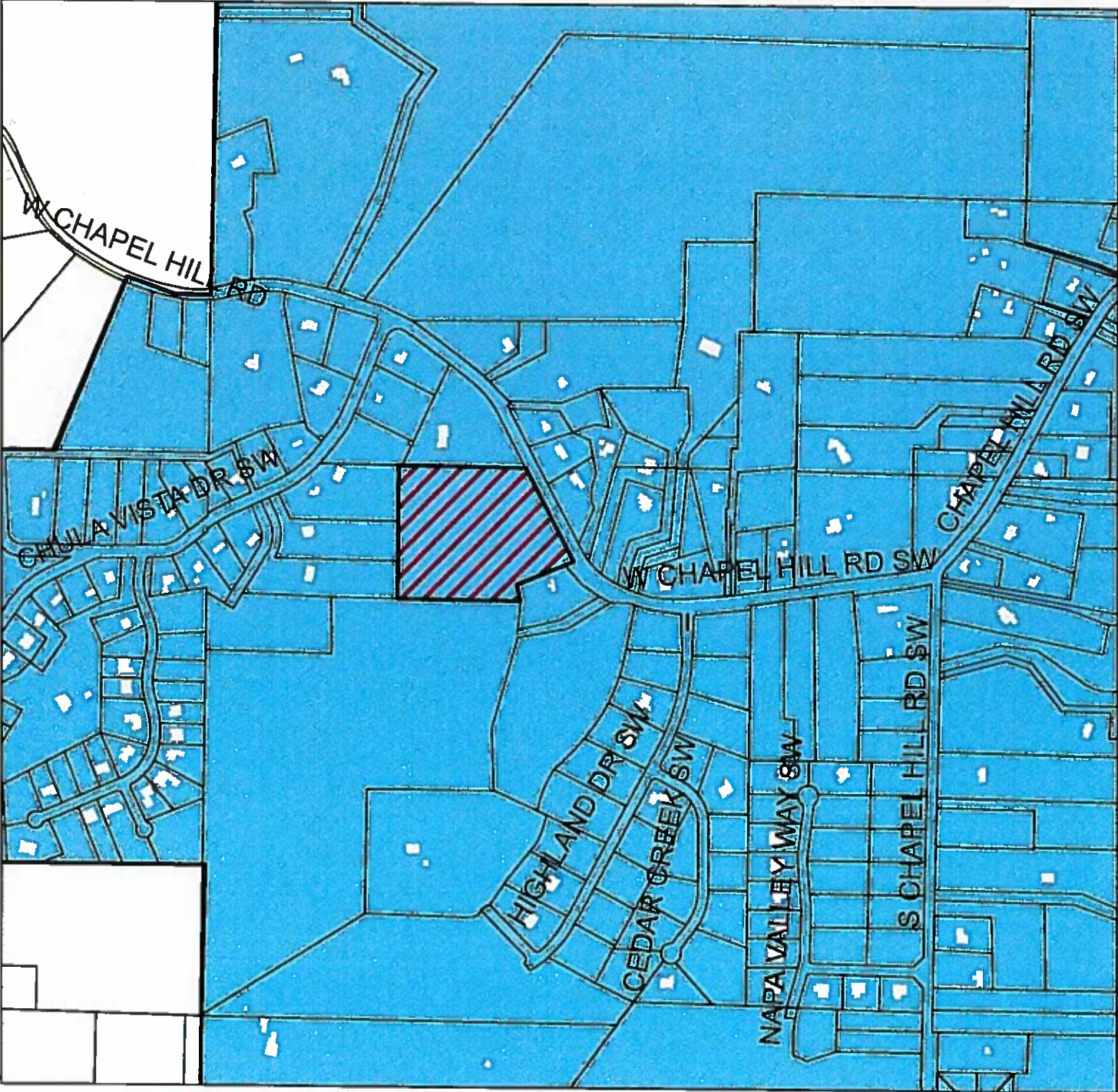
Recommend approval with the following conditions:

1. Payment of recording fees
2. Provide a stamped and sealed survey with State Plane Coordinates for recording
3. Provide septic tank approvals for Tract 1 and Tract 3
4. Provide letter from all owners requesting subdivision of land (Bayless missing)
5. Amend Certificate to include Bayless property owner
6. Dedicate 5' electric easement on frontage of all three tracts and dedicate 10' (5' each side) between lots 2 & 3

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

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:

CERTIFICATE TO SUBDIVIDE NO. 3425-18



LOCATION MAP

APPLICANT: TIM AND TERESA WEST

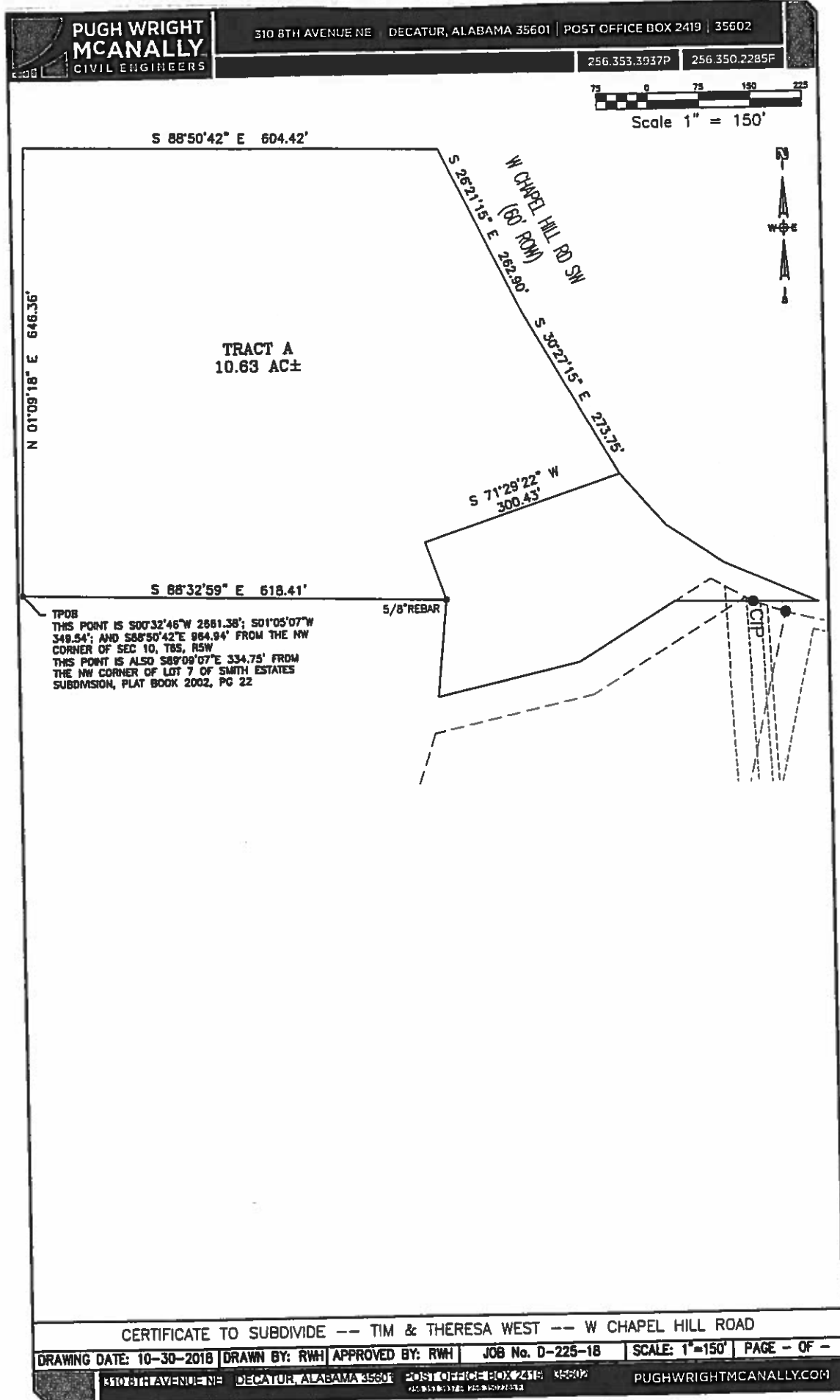
PROPERTY ZONED AG-2

Legend

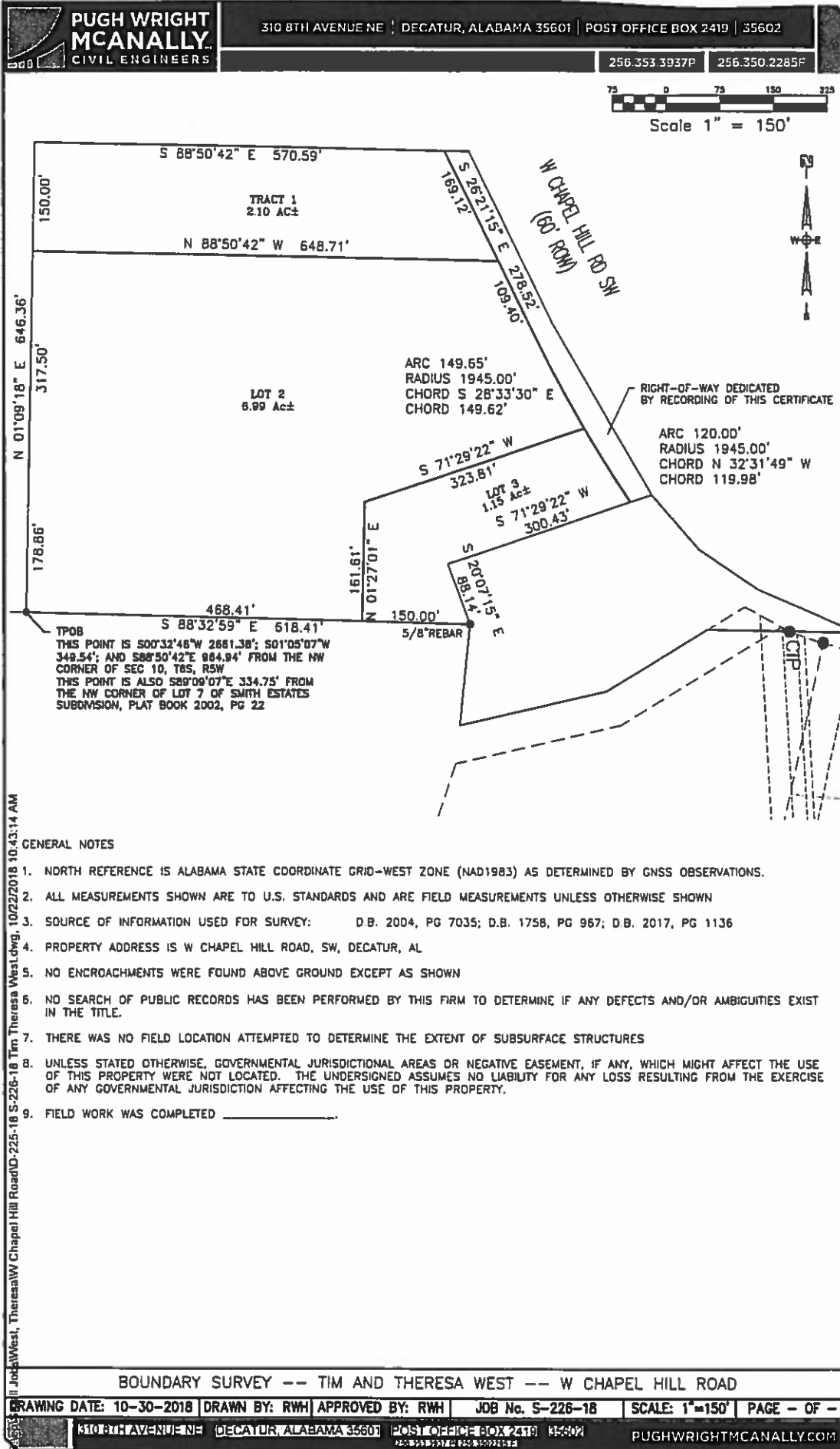
- Ownership
- Buildings
- Corporate Limits
- SUBJECT PROPERTY

DRAWING NOT TO SCALE

CERTIFICATE TO SUBDIVIDE NO.3425-18



CERTIFICATE TO SUBDIVIDE NO.3425-18



**STAFF REPORT FOR
PLANNING COMMISSION
November 13, 2018**

FILE NUMBER: 3426-18 Certificate to Subdivide

CONTROL NO. 7918

ACRES: .32 acres

CURRENT ZONE: Planning Jurisdiction

NEW ZONE:

APPLICANT: Pugh, Wright, McAnally for Antoinette Elliott

PROPERTY OWNER/PROPERTY ADDRESS: South of 8th St. SW and east side of 24th Ave. SW

REQUEST: Subdivide Lots 6 & 8 of Block 8, Griffin Addition Subdivision into two (2) tracts of .16 acres each

CURRENT LANDUSE: Vacant

PROPOSED LANDUSE: Single Family Residential

ONE DECATUR Future Landuse: Low Density, Residential

ONE DECATUR STREET TYPOLOGY: Local

COMMENTS AND RECOMMENDATIONS FROM THE TECHNICAL REVIEW COMMITTEE:

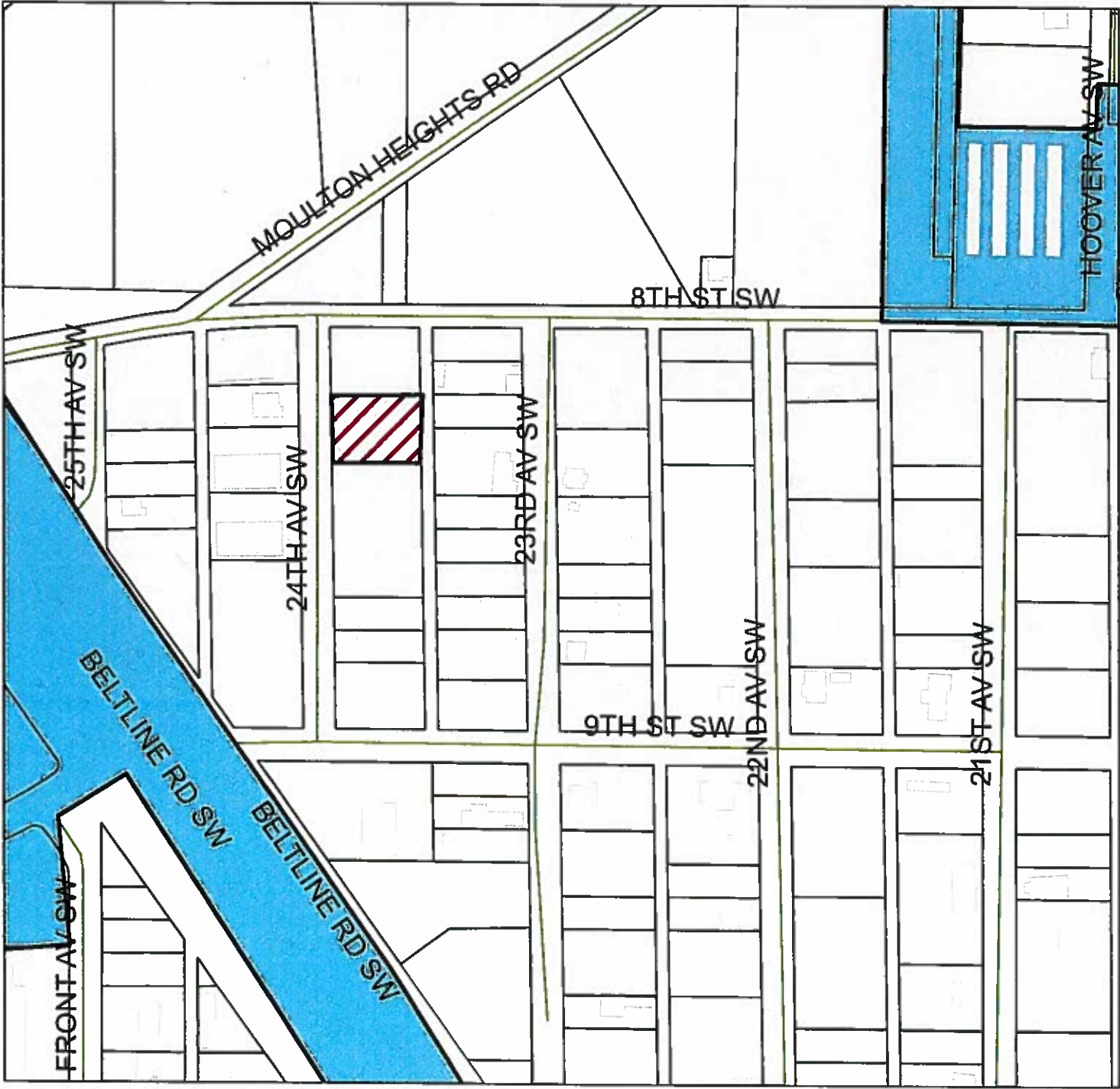
Recommend approval with the following conditions:

1. Payment of recording fees
2. Provide copy of deed showing proof of ownership
3. Reformat certificate as "Extraterritorial"
4. Provide stamped and sealed survey with State Plane Coordinates for recording

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

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:

CERTIFICATE TO SUBDIVIDE NO. 3426-18



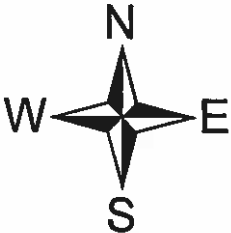
LOCATION MAP

Legend

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

APPLICANT: ANTOINETTE ELLIOTT

PROPERTY PJ ONLY



DRAWING NOT TO SCALE

CERTIFICATE TO SUBDIVIDE NO.3426-18

PUGH WRIGHT MCANALLY CIVIL ENGINEERS	310 8TH AVENUE NE DECATUR, ALABAMA 35601 POST OFFICE BOX 2419 35602	256.353.3937P	256.350.2285F
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LEGEND

GENERAL NOTES

1. NORTH REFERENCE IS FROM PLAT
2. ALL MEASUREMENTS SHOWN ARE TO U.S. STANDARDS AND ARE FIELD MEASUREMENTS UNLESS OTHERWISE SHOWN
3. SOURCE OF INFORMATION USED FOR SURVEY: P.B. 1, PG 30
4. PROPERTY ADDRESS IS 24TH AVE. SW DECATUR, AL 35601
5. NO ENCRDACHMENTS 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.

ROW RIGHT OF WAY

Scale 1" = 30'

CERTIFICATE TO SUBDIVIDE -- ANTOINETTE ELLIOTT -- 24TH AVE. SW DECATUR			
DRAWING DATE: 10-29-18	DRAWN BY: CSC	APPROVED BY: RWH	JOB No. D-231-18
SCALE: 1"=30'		PAGE 2 OF 2	
PUGHWRIGHTMCANALLY.COM			

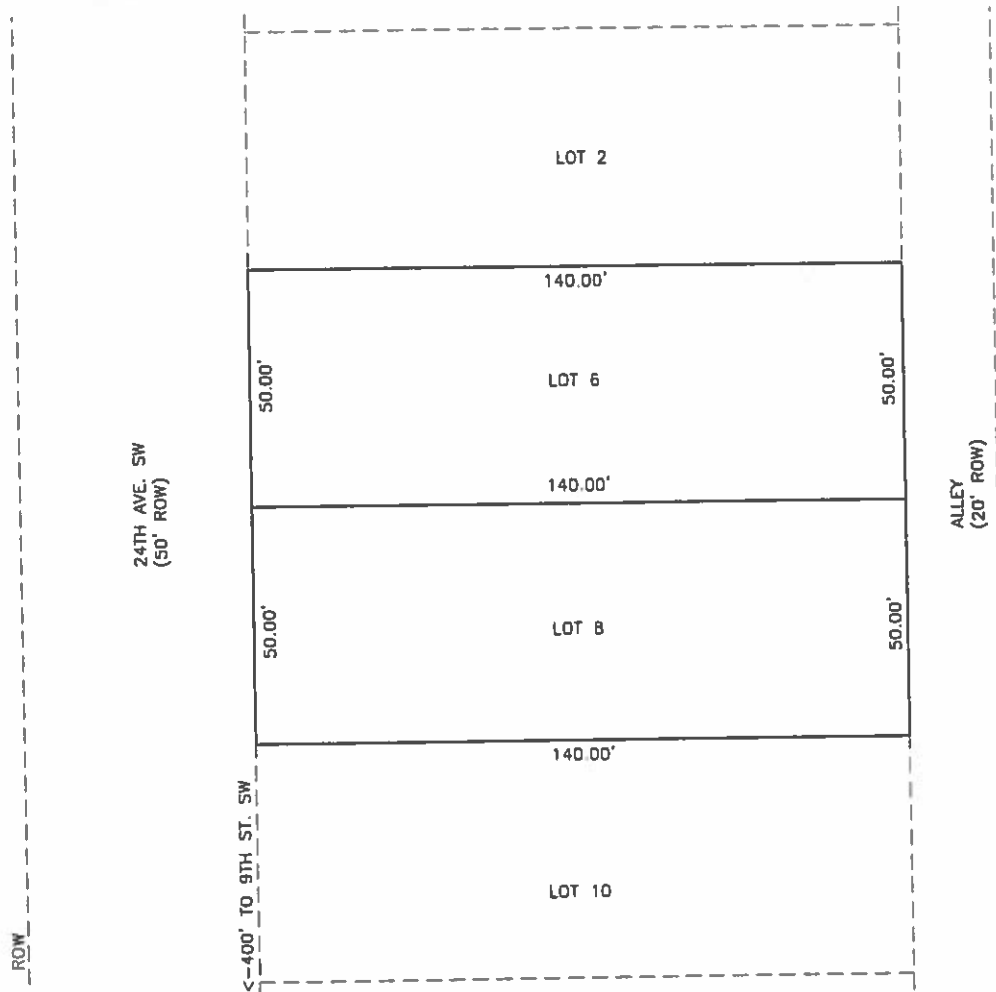
CERTIFICATE TO SUBDIVIDE NO.3426-18

**PUGH WRIGHT
MCANALLY**
CIVIL ENGINEERS

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

256.353.3937P

256.350.2285F



GENERAL NOTES

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3. SOURCE OF INFORMATION USED FOR SURVEY: P.B. 1, PG 30
4. PROPERTY ADDRESS IS 24TH AVE. SW 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.
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LEGEND

ROW RIGHT OF WAY



Scale 1" = 30'

BOUNDARY SURVEY -- ANTOINETTE ELLIOTT -- 24TH AVE. SW DECATUR

DRAWING DATE: 10-29-18 | DRAWN BY: CSC | APPROVED BY: RWH | JOB No. S-232-18 | SCALE: 1"=30' | PAGE 2 OF 2

PUGHWRIGHTMCANALLY.COM

**STAFF REPORT FOR
PLANNING COMMISSION
November 13, 2018**

FILE NUMBER: 3427-18 Certificate to Subdv & Cons.

CONTROL NO. 7919

ACRES: Approx .53 acres

CURRENT ZONE: B-5, Central Business &
B-3, Single Family Residential

NEW ZONE:

APPLICANT: Pugh, Wright, McAnally for City of Decatur – Community Development

PROPERTY OWNER/PROPERTY ADDRESS: South of Church St. NW and east of Sycamore St. NW

REQUEST: Consolidate a .30 acre tract and a .23 acre to create a .53 acre tract and re-subdivide into two tracts of .25 acres and .28 acres

CURRENT LANDUSE: Single Family Residential

PROPOSED LANDUSE: Same

ONE DECATUR Future Landuse: Urban Neighborhood/Park/Conservation Area

ONE DECATUR STREET TYPOLOGY: Local

COMMENTS AND RECOMMENDATIONS FROM THE TECHNICAL REVIEW COMMITTEE:

Recommend approval with the following conditions:

1. Payment of recording fee
2. Provide a stamped and sealed survey with State Plane coordinates for recording
3. Consolidate Tract 2 with existing tract for Turner Surles - revise survey to include all City of Decatur owned property.

Pt. of Info: Any relocation of utilities will be at the owner's expense. Existing electrical lines - will need to dedicate any easements as required by Decatur Utilities

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:



LOCATION MAP

Legend

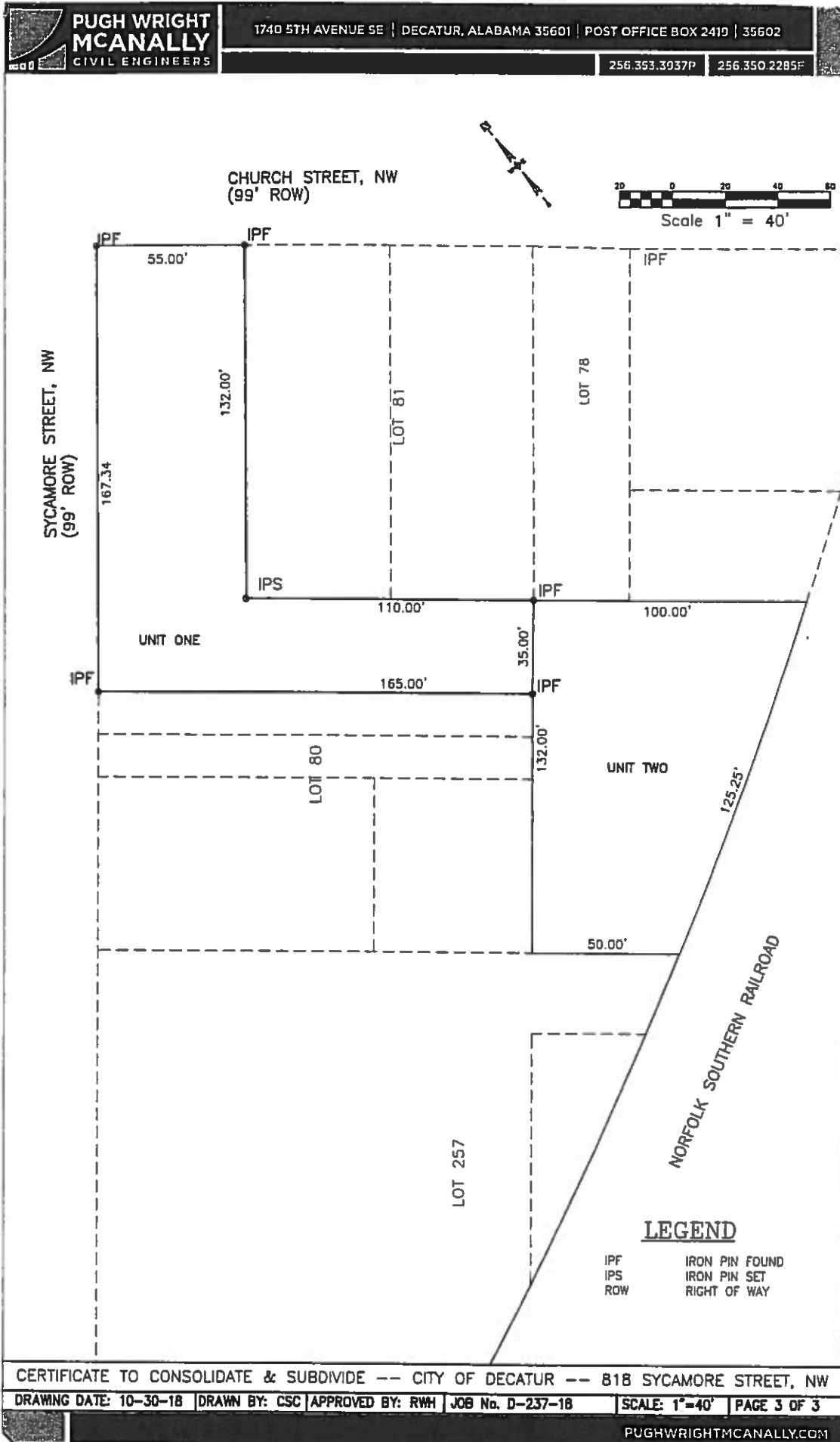
-  codgis2013.DBO.Morgan_Parcels
-  Buildings
-  CorporateLimits
-  **SUBJECT PROPERTY**

APPLICANT: CITY OF DECATUR COMM. DEVE.

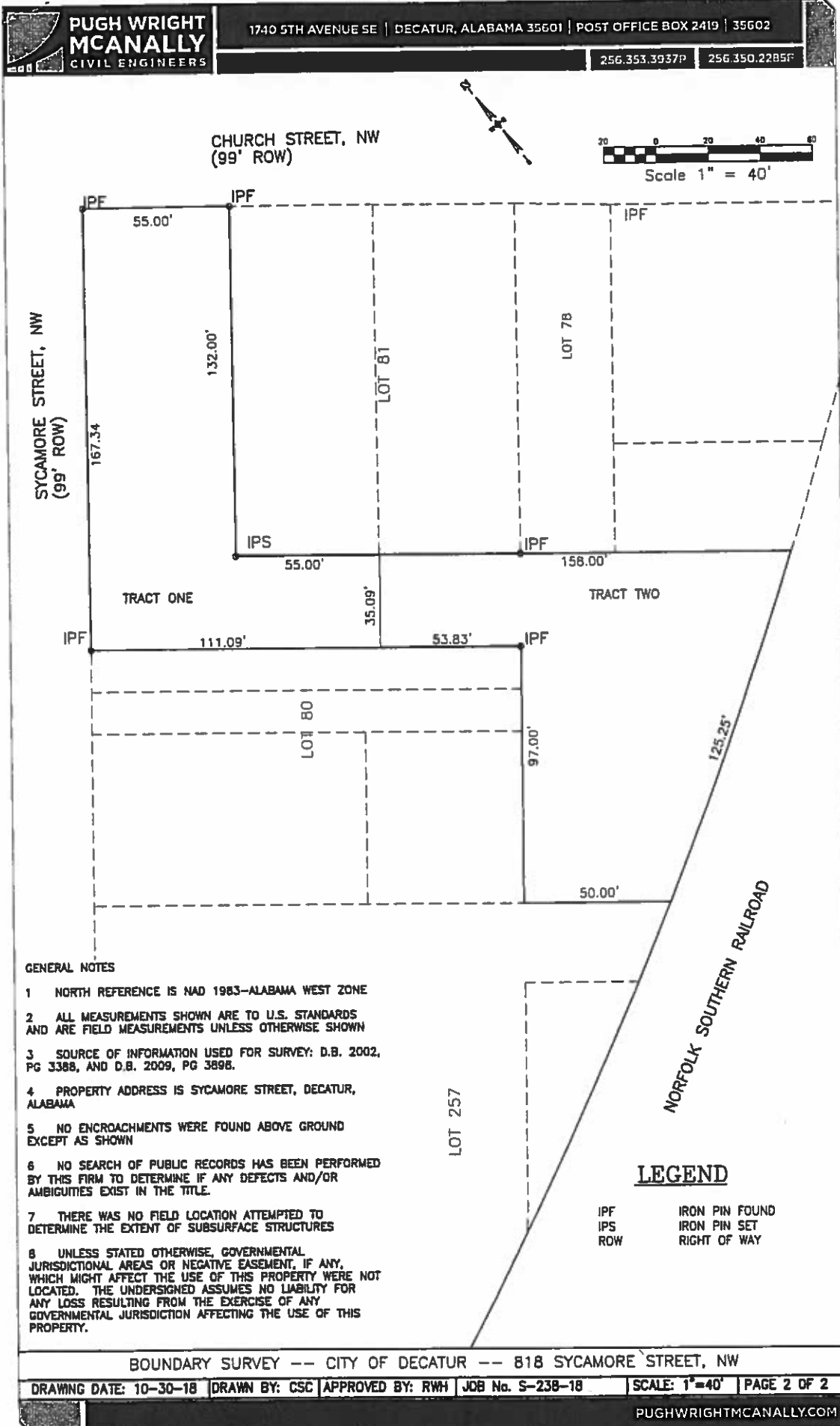
PROPERTY ZONED B-5 AND R-3



CERTIFICATE TO CONSOLIDATE AND SUBDIVIDE NO.3427-18



CERTIFICATE TO CONSOLIDATE AND SUBDIVIDE NO.3427-18



**STAFF REPORT FOR
PLANNING COMMISSION
November 13, 2018**

FILE NUMBER: 582-18 Site Plan

CONTROL NO. 7922

ACRES: 9.77 acres

CURRENT ZONE: M-1A, Expressway Comm

NEW ZONE:

APPLICANT: Gonzales – Strength & Assoc. for Aldi's Grocery Store

PROPERTY OWNER/PROPERTY ADDRESS: South of Glenn St. SW and west side of Beltline Rd. SW

REQUEST: Site plan approval for the construction of new Aldi's Grocery Store

CURRENT LANDUSE: Commercial

PROPOSED LANDUSE: Same

ONE DECATUR Future Landuse: Community Commercial

ONE DECATUR STREET TYPOLOGY: Beltline

COMMENTS AND RECOMMENDATIONS FROM THE TECHNICAL REVIEW COMMITTEE:

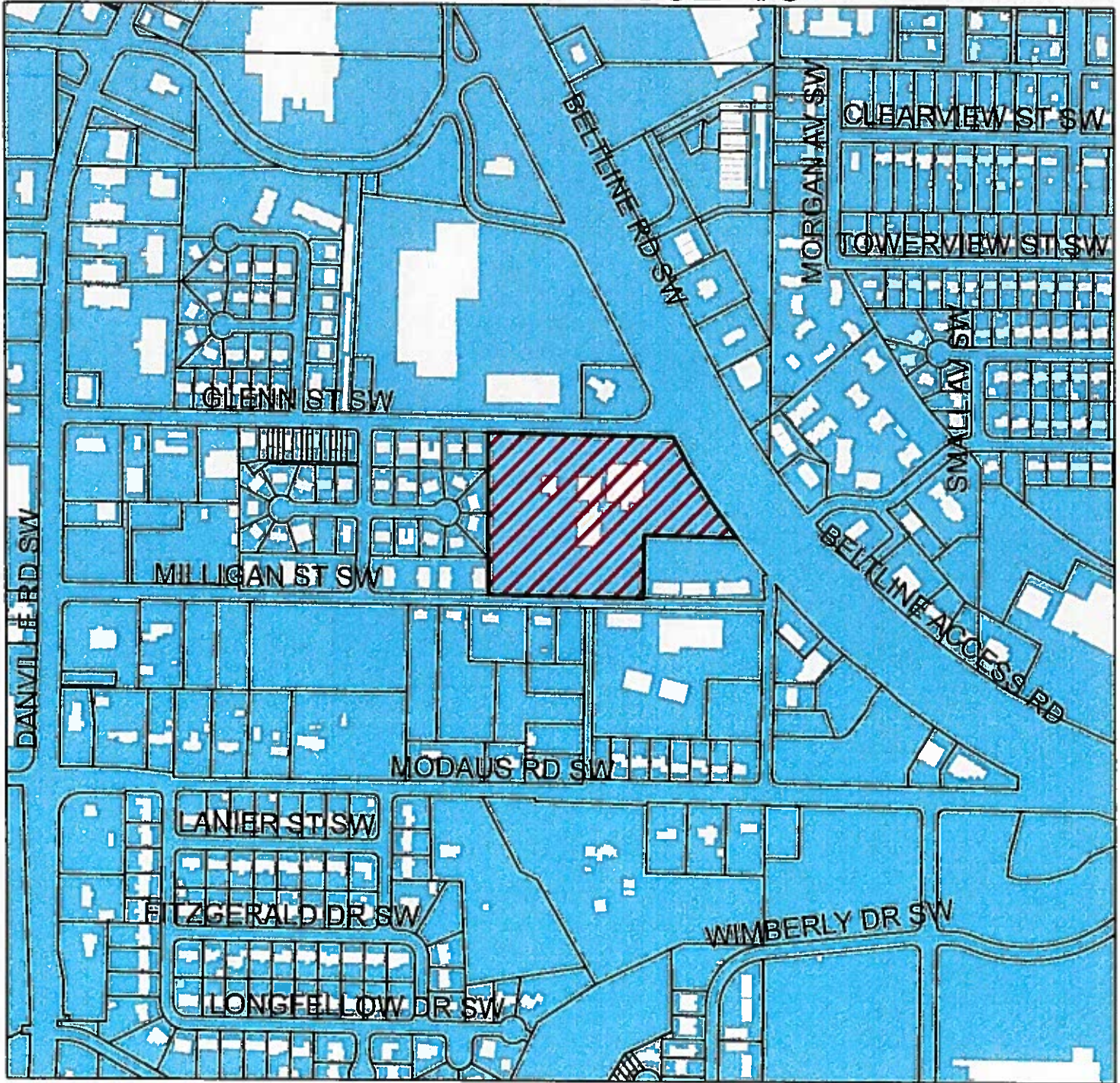
Recommend approval with the following conditions:

1. Provide irrigation and lighting plans for review and approval
2. Show road being built out to the south property line
3. Show high pressure 6" gas line on the site plan
4. Provide drainage report to ALDOT if pipe is existing (runs perpendicular to State Hwy in ROW) if it is new, it will have to be permitted through ALDOT (see pg C4 in Civil Plan)
5. Show construction of sidewalks along the access road and Glenn Street SW

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

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:

SITE PLAN 582-18



LOCATION MAP

Legend

-  Ownership
-  Buildings
-  Corporate Limits



SUBJECT PROPERTY

APPLICANT: ALDI GROCERY STORE

PROPERTY ZONED M-1A



DRAWING NOT TO SCALE

**STAFF REPORT FOR
PLANNING COMMISSION
November 13, 2018**

FILE NUMBER: 3428-18 Certificate to Subdivide

CONTROL NO. 7920

ACRES: 43.44 acres

CURRENT ZONE: AG-2, Agricultural

NEW ZONE:

APPLICANT: Pugh, Wright, McAnally for State Products Mart

PROPERTY OWNER/PROPERTY ADDRESS: South of Sims St. SW and west of Fairgrounds Rd. SW

REQUEST: Subdivide Lot 1 of the Re-subdivision of Lot 1 Fairgrounds Subdivision into three tracts of 11.79 acres, .75 acres and 30.90 acres

CURRENT LANDUSE: Vacant fairgrounds/cemetery

PROPOSED LANDUSE: Unknown

ONE DECATUR Future Landuse: Major Institution/Civic Campus

ONE DECATUR STREET TYPOLOGY: Local

COMMENTS AND RECOMMENDATIONS FROM THE TECHNICAL REVIEW COMMITTEE:

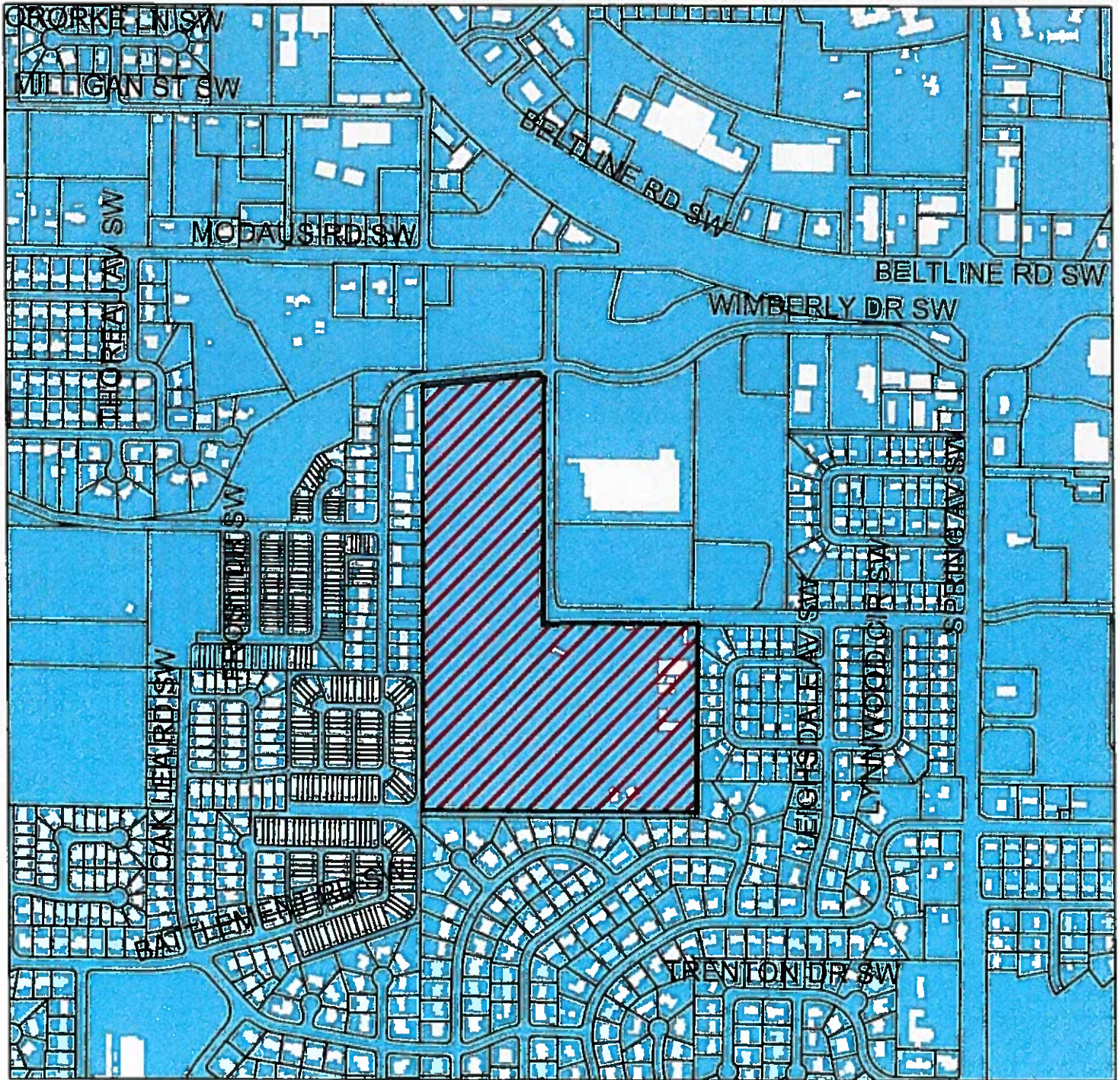
Recommend approval with the following conditions:

1. Copy of deed showing property ownership
2. Payment of recording fees
3. Provide a stamped and sealed survey with State Plane Coordinates for recording
4. Extend water line to Unit 3 per DU

Pt. of Info: Any relocation of utilities will be at the owner's expense. Site plan approval for Units 1 & 3 will be required prior to development.

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:

CERTIFICATE TO SUBDIVIDE NO. 3428-18



LOCATION MAP

Legend

 codgis2013.DBO.Morgan_Parcels

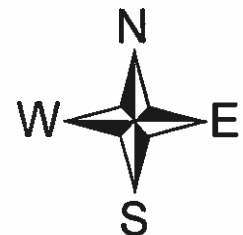
 Buildings

 CorporateLimits

 **SUBJECT PROPERTY**

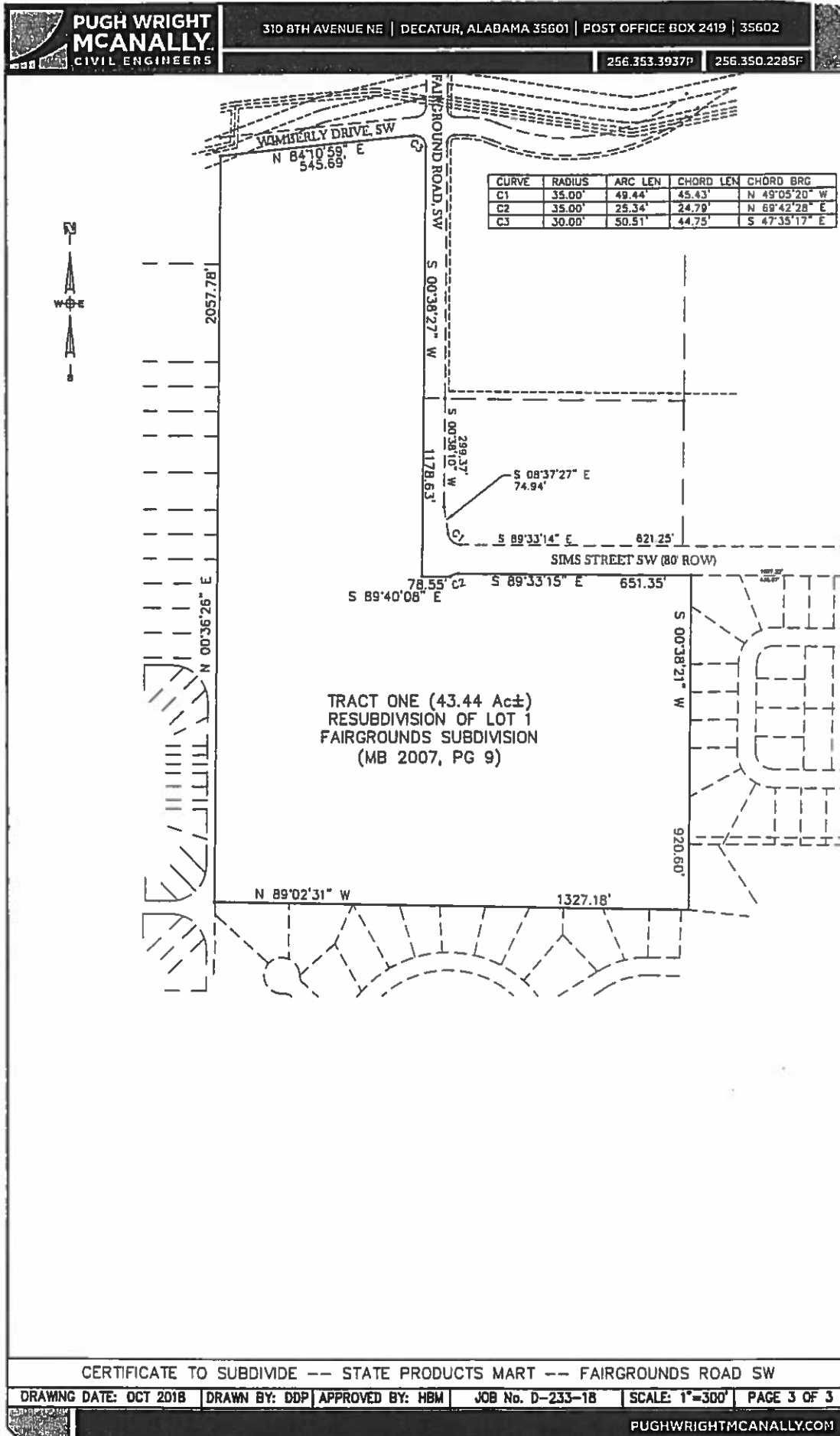
APPLICANT: STATE PRODUCTS MART

PROPERTY ZONED AG-2

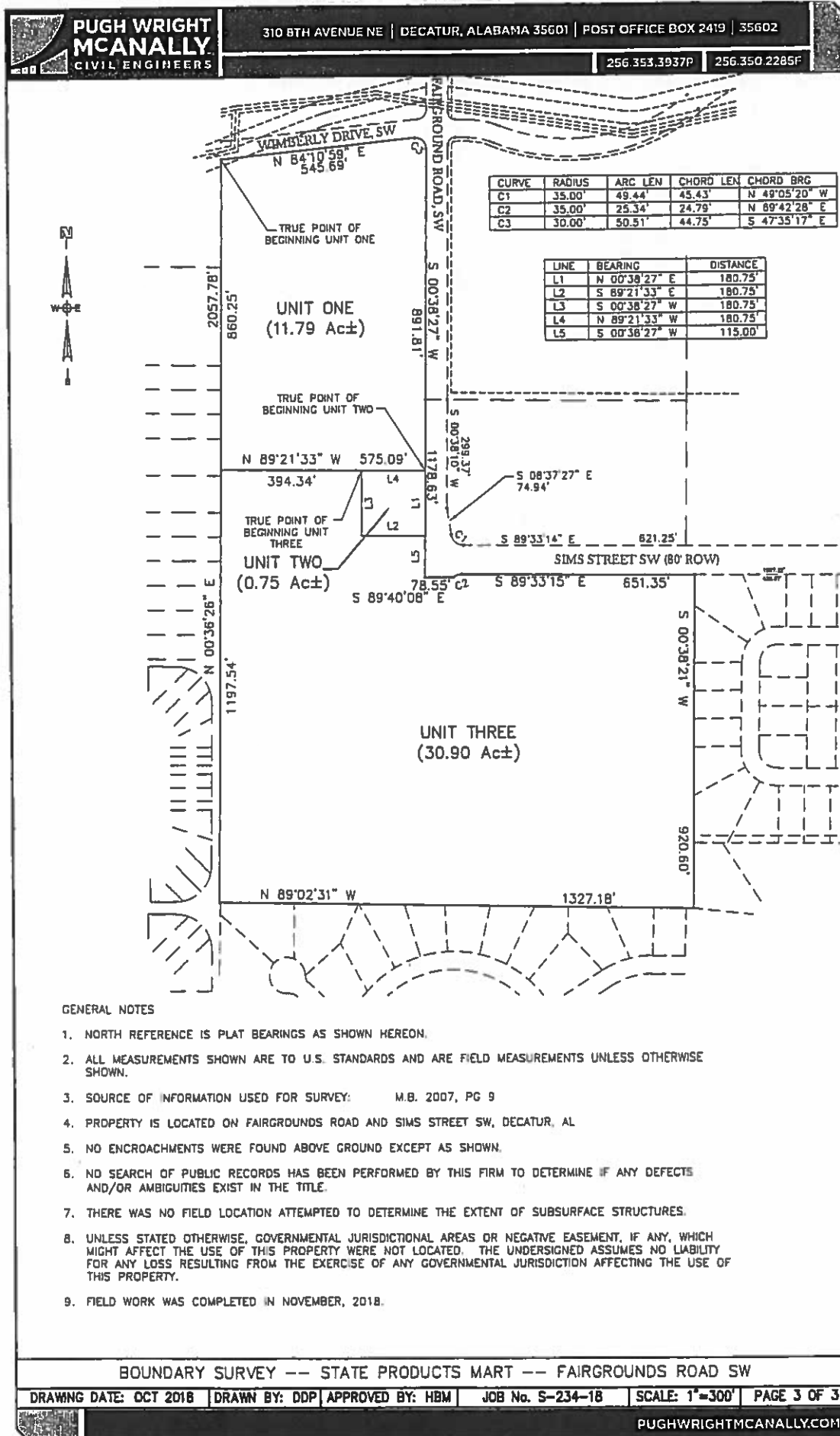


DRAWING NOT TO SCALE

CERTIFICATE TO SUBDIVIDE NO.3428-18



CERTIFICATE TO SUBDIVIDE NO.3428-18



**STAFF REPORT FOR
PLANNING COMMISSION
November 13, 2018**

FILE NUMBER: 3429-18 Cert. to Subdivide & Cons.

CONTROL NO. 7924

ACRES:

CURRENT ZONE: R-1, Single Family Residential

NEW ZONE: N/A

APPLICANT: Lee Y Greene & Associates for Timothy Swims

PROPERTY OWNER/PROPERTY ADDRESS: South of Chapel Hill Rd. SW and west side of Fall Bluff Dr. SW

REQUEST: Subdivide .16 acres from the Littrell property and consolidate it with a .60 acre tract to create two tracts of .76 acres and the revised Littrell tract.

CURRENT LANDUSE: SF Residential

PROPOSED LANDUSE: Same

ONE DECATUR Future Landuse: Low Density Residential

ONE DECATUR STREET TYPOLOGY: Local

COMMENTS AND RECOMMENDATIONS FROM THE TECHNICAL REVIEW COMMITTEE:

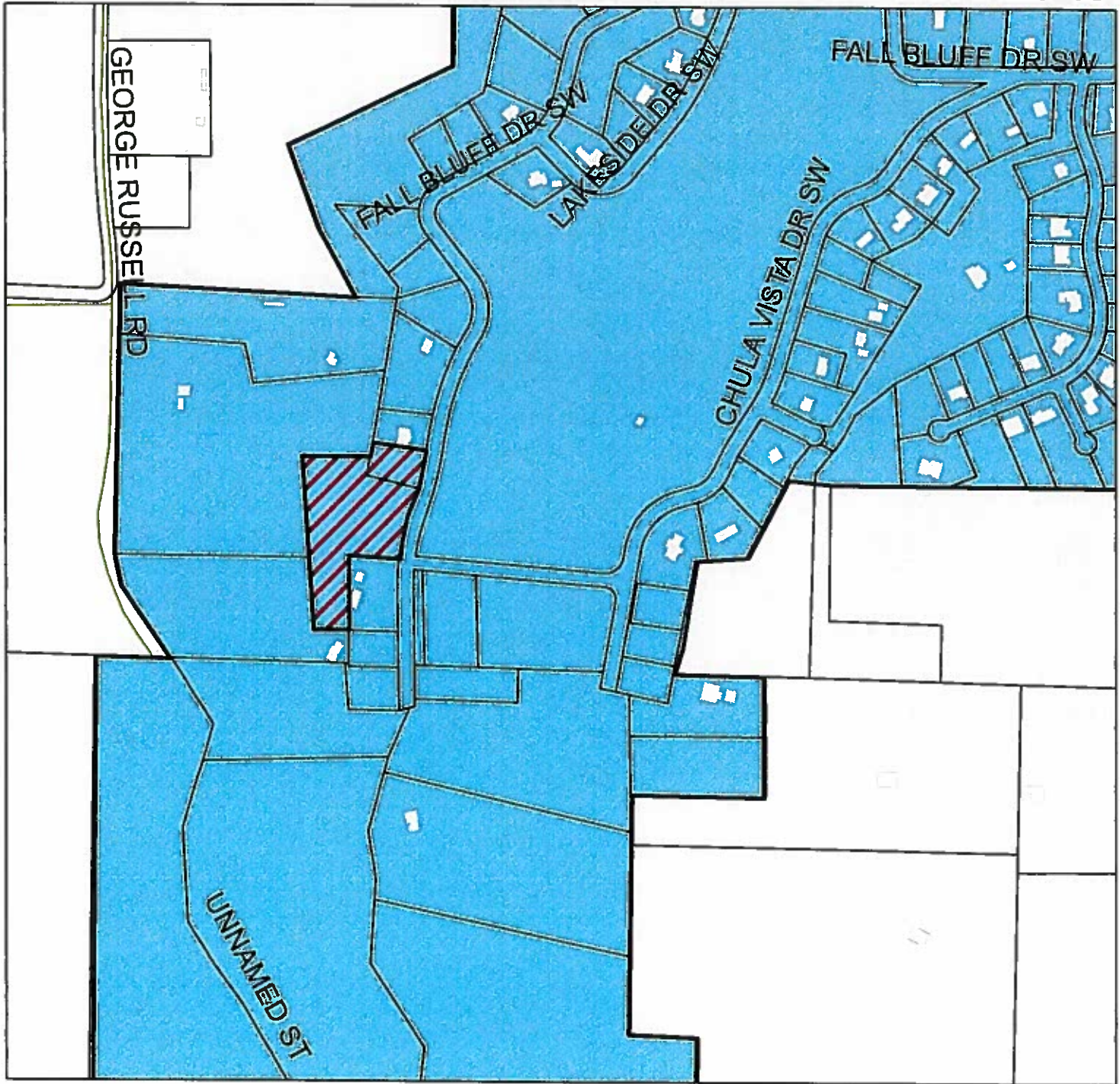
Recommend approval with the following conditions:

1. Submission of owner letter requesting subdivision and consolidation
2. Provide copy of deed showing property ownership
3. Payment of recording fees
4. Verify septic tank approval
5. Submission of Certificate with stamped and sealed survey showing State Plane Coordinates for recording
6. Revise survey to include all of the Littrell property on the survey
7. Dedicate 15' easement for existing electric line (Joe Wheeler Electric)

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

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:

CERTIFICATE TO SUBDIVIDE AND CONSOLIDATE NO. 3429-18



LOCATION MAP

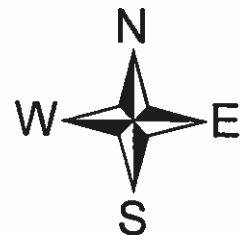
Legend

-  Ownership
-  Buildings
-  Corporate Limits

 **SUBJECT PROPERTY**

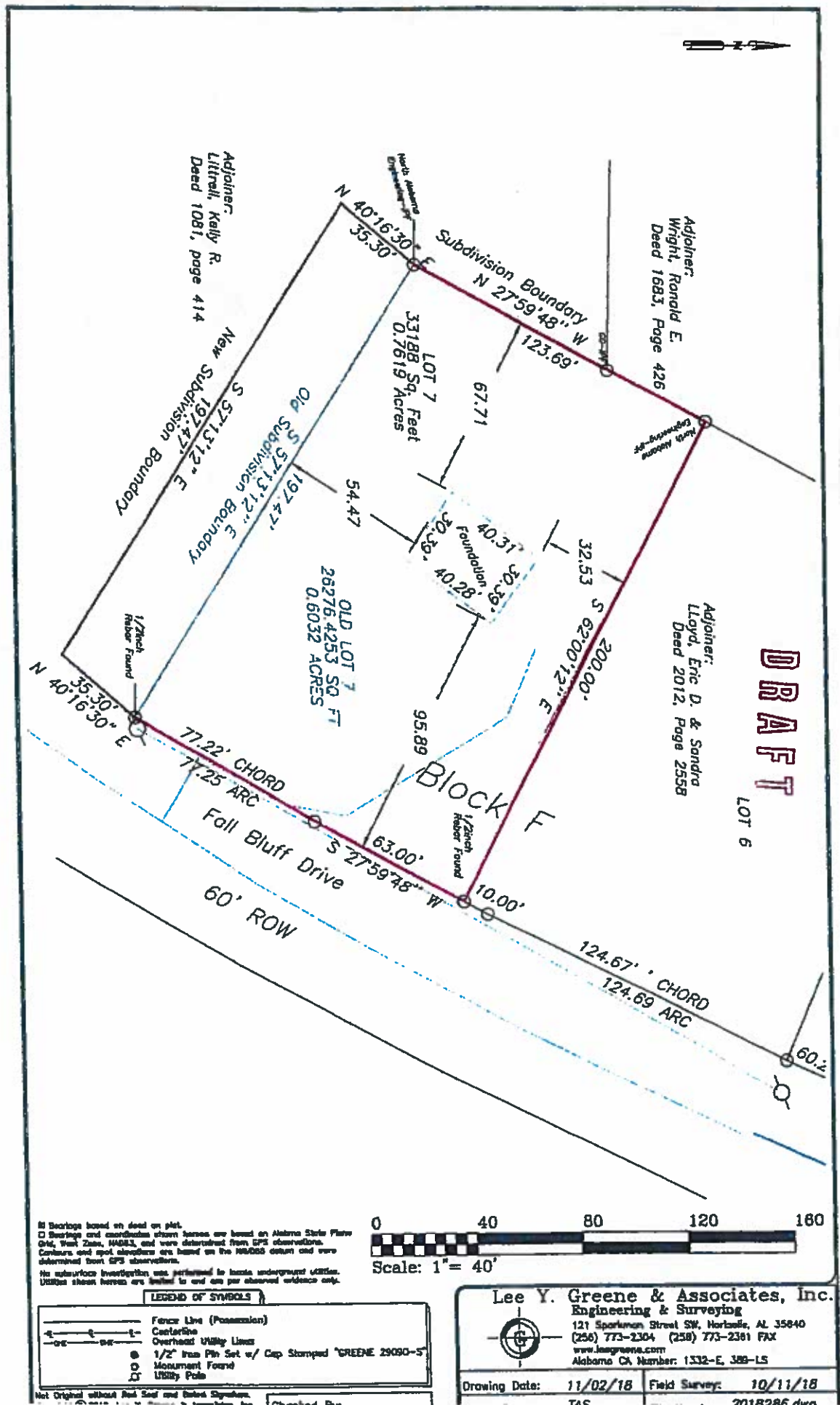
APPLICANT: TIMOTHY SWIMS

PROPERTY ZONED R-1



DRAWING NOT TO SCALE

CERTIFICATE TO SUBDIVIDE AND CONSOLIDATE NO.3429-18



**STAFF REPORT FOR
PLANNING COMMISSION
November 13, 2018**

FILE NUMBER: 511-18 Vacation Request

CONTROL NO. 7921

ACRES: .03 acres

CURRENT ZONE: B-5, Central Business District &
R-3H, Single Family Historic Res.

NEW ZONE:

APPLICANT: Pugh, Wright, McAnally for Giles, Barrett & Temple

PROPERTY OWNER/PROPERTY ADDRESS: North of Lee St. NE and west of Canal St. NE

REQUEST: Vacate .03 acres of ROW for 15' wide alley

CURRENT LANDUSE: SF Residential and Commercial

PROPOSED LANDUSE: Unknown

ONE DECATUR Future Landuse: Urban Core Downtown

ONE DECATUR STREET TYPOLOGY: City Connector/Local

COMMENTS AND RECOMMENDATIONS FROM THE TECHNICAL REVIEW COMMITTEE:

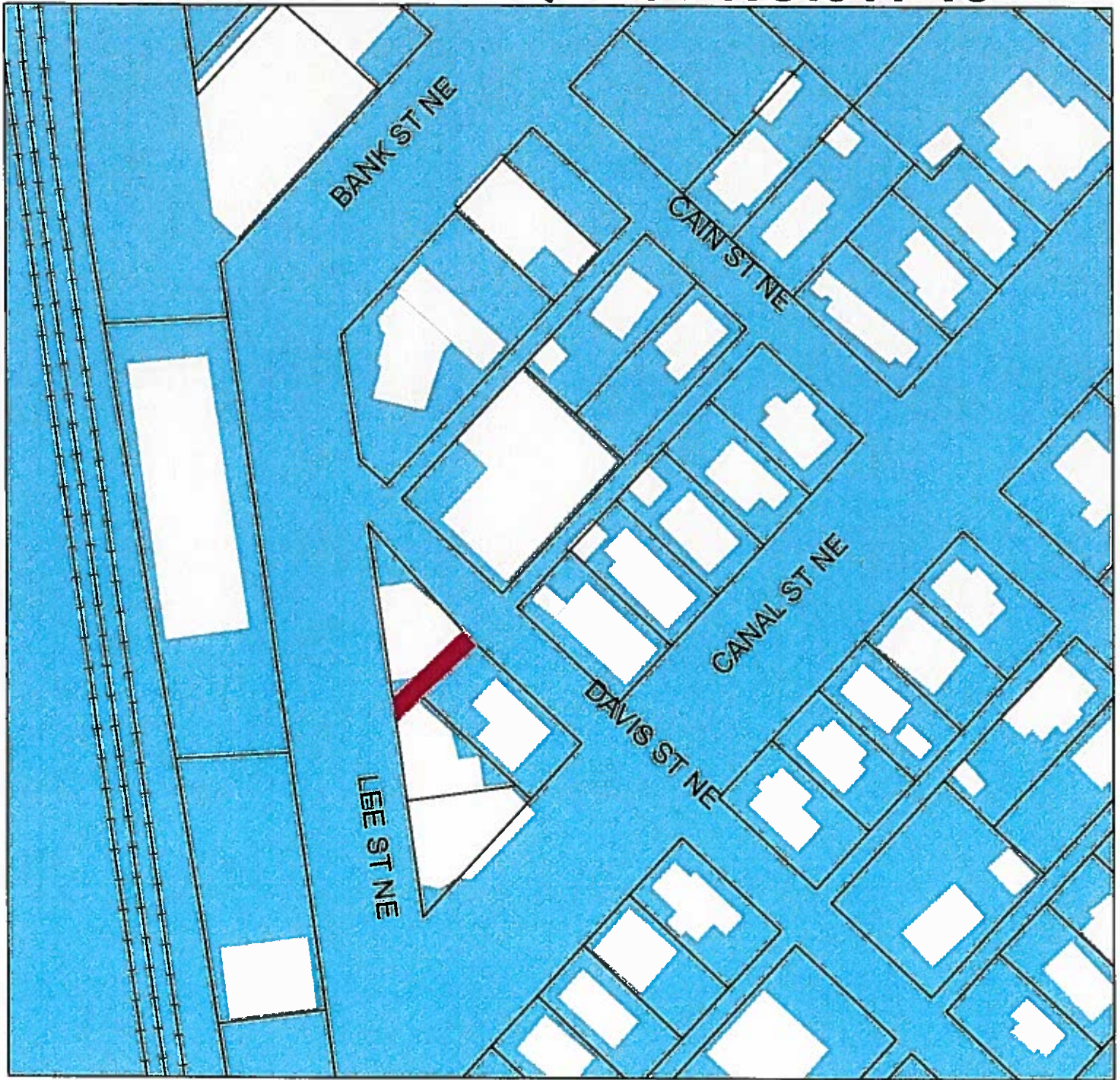
Recommend approval with the following conditions:

1. Remove language regarding retaining easements in the Planning Commission and City Council resolutions

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

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:

VACATION REQUEST NO.511-18



LOCATION MAP

Legend

-  Ownership
-  Buildings
-  Corporate Limits



SUBJECT PROPERTY

**APPLICANT: WEBB GILES, JEREMY BARRETT
AND BLAIR TEMPLE**

PROPERTY ZONED B-5 AND R-3H



DRAWING NOT TO SCALE

