



MEMORANDUM

DATE: July 15, 2020

TO: Planning Commissioners

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

PLANNING COMMISSION MEETING

July 21, 2020

Pre-meeting – 2:15 p.m. (Council Chambers)

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

Agenda Planning Commission

City of Decatur, AL

July 21, 2020

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- June 24, 2020

3. PUBLIC HEARING

		PAGE/MAP
Rezoning		
A. 1356-20	(On the west side of Highway 31 South)	1-7
B. 1360-20	(South of Bibb Garrett RD and west of I65)	8-14
C. 1361-20	(East of Beltline RD SW and south of Highway 20)	15-20
D. 1362-20	(Southeast of Old Moulton RD and northeast of Auburn DR SW)	21-24

4. CONSENT AGENDA

CERTIFICATES

A. 3494-20	Certificate (North of Stratford RD SE and west of 16 th AV SE)	25-29
B. 3495-20	Certificate (East of Shady Grove LN SW and north of Hawthorne DR SW)	30-34
C. 3496-20	(West of Danville RD SW and north of Price DR SW)	35-39

D. 3497-20	(West of San Souci Cave RD SW)	40-43
E. 3498-20	(East of Canterbury AV SW and north of Douthit ST SW)	44-49
F. 3499-20	(East of Canterbury AV SW and north of Douthit ST SW)	45-49

MINOR PLAT

A. Indian Hills Estate	(East of Indian Hills RD SW at the intersection with Burningtrees Valley DR SE)	50-54 see plat
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BOND REVIEW

A. Deerfoot Estates Add. 5		55-56
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PUBLIC HEARING

FILE NAME OR NUMBER: REZONING 1356-20

ACRES: 1.46

CURRENT ZONE: R1

APPLICANT: EDGAR AND KATHRYN ENGBERG

LOCATION AND OR PROPERTY ADDRESS: 4109 HWY 31 SOUTH

REQUEST: REZONING

NEW ZONE: B2

PROPOSED LAND USE: FRAME SHOP

ONE DECATUR FUTURE LAND USE: RESIDENTIAL LOW DENSITY

ONE DECATUR STREET TYPOLOGY: HWY 31 South is a Major Arterial

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

Conditions to be met

Pt. of Info:

Any relocation of utilities will be at the owner's expense

A landscape buffer may be required between the property and adjoining residential properties

It's important to make sure that the zoning in this area more consistent in the long term

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:

ZONING COMPARISONS

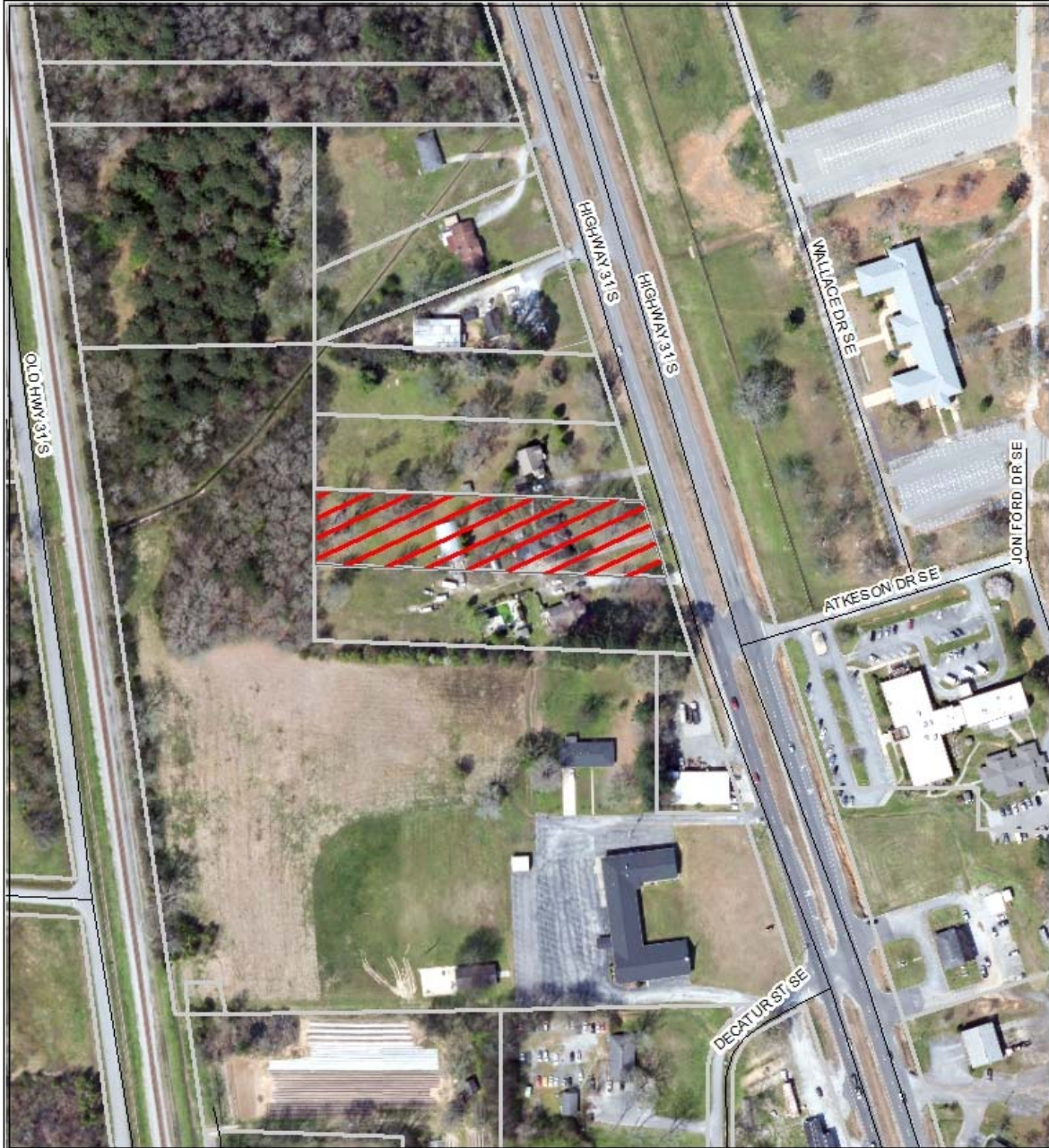
SECTION	CURRENT R1	PROPOSED B2
USES PERMITTED	<p>ALL "R" DISTRICTS Accessory structures; gardens; playgrounds; parks; public buildings; including public schools and libraries.</p> <p>R1 Single-family dwellings (See also regulations common to all "R" Districts, listed in section 25-10).</p>	<p>Clubs; 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.</p>
USES PERMITTED ON APPEAL	<p>ALL "R" DISTRICTS 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</p>	<p>Dry cleaners and laundries; and 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</p>

SECTION	CURRENT R1	PROPOSED B2
	<p>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.</p> <p>R1</p>	<p>height provision set forth therein which shall not be applicable.</p>
<p>USES PROHIBITED</p>	<p>ALL "R" DISTRICTS 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 <u>section 25-2</u>) 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>R1 Any use not permitted, or permitted on appeal, is prohibited.</p>	<p>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.</p>

SECTION	CURRENT R1	PROPOSED B2
PARKING	<p>ALL "R" DISTRICTS</p> <p>a. Off-street parking and vehicle access shall be provided as set forth in <u>section 25-16</u> 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 <u>section 25-2</u> 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>R1 THE SAME AS ALL R DISTRICTS</p>	<p>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. See <u>§ 25-16</u>. For off street parking</p>
MINIMUM LOT AREA	<p>ALL "R" DISTRICTS None specified.</p> <p>R1 Fourteen thousand (14,000) square feet</p>	<p>Same as for B-1 Business District.</p> <p>B1 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.</p>
MINIMUM BUILDING AREA	<p>ALL "R" DISTRICTS None specified.</p> <p>R1 NONE SPECIFIED</p>	
MINIMUM FRONT YARD SETBACK	<p>ALL "R" DISTRICTS Public and semi-public structures: Thirty-five (35) feet</p> <p>R1 Forty (40) feet</p>	<p>Same as for B-1, Local Shopping District.</p> <p><i>B1</i> <i>Minimum yard size: Front 25 feet; rear 20 feet;</i></p>

SECTION	CURRENT R1	PROPOSED B2
MINIMUM REAR YARD SETBACK	<p>ALL "R" DISTRICTS</p> <p>1. Public and semi-public structures: Thirty-five (35) feet.</p> <p>2. Accessory structures: Five (5) feet.</p> <p>R1 Forty-five (45) feet</p>	<p>FROM B1</p> <p>rear 20 feet</p>
MINIMUM SIDE YARD SETBACKS	<p>ALL "R" DISTRICTS</p> <p>1. Public and semi-public structures: Thirty-five (35) feet.</p> <p>2. Accessory structures: Five (5) feet.</p> <p>R1</p> <p>Fifteen (15) feet</p>	<p>FROM B1</p> <p>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 eight (8) feet wide.</p>
MAXIMUM HEIGHT	<p>ALL "R" DISTRICTS</p> <p>Forty-five (45) feet</p> <p>R1 Thirty-five (35) feet</p>	
MAXIMUM HEIGHT IN STORIES	<p>ALL "R" DISTRICTS Three (3).</p> <p>R1 Two and one-half (2½).</p>	

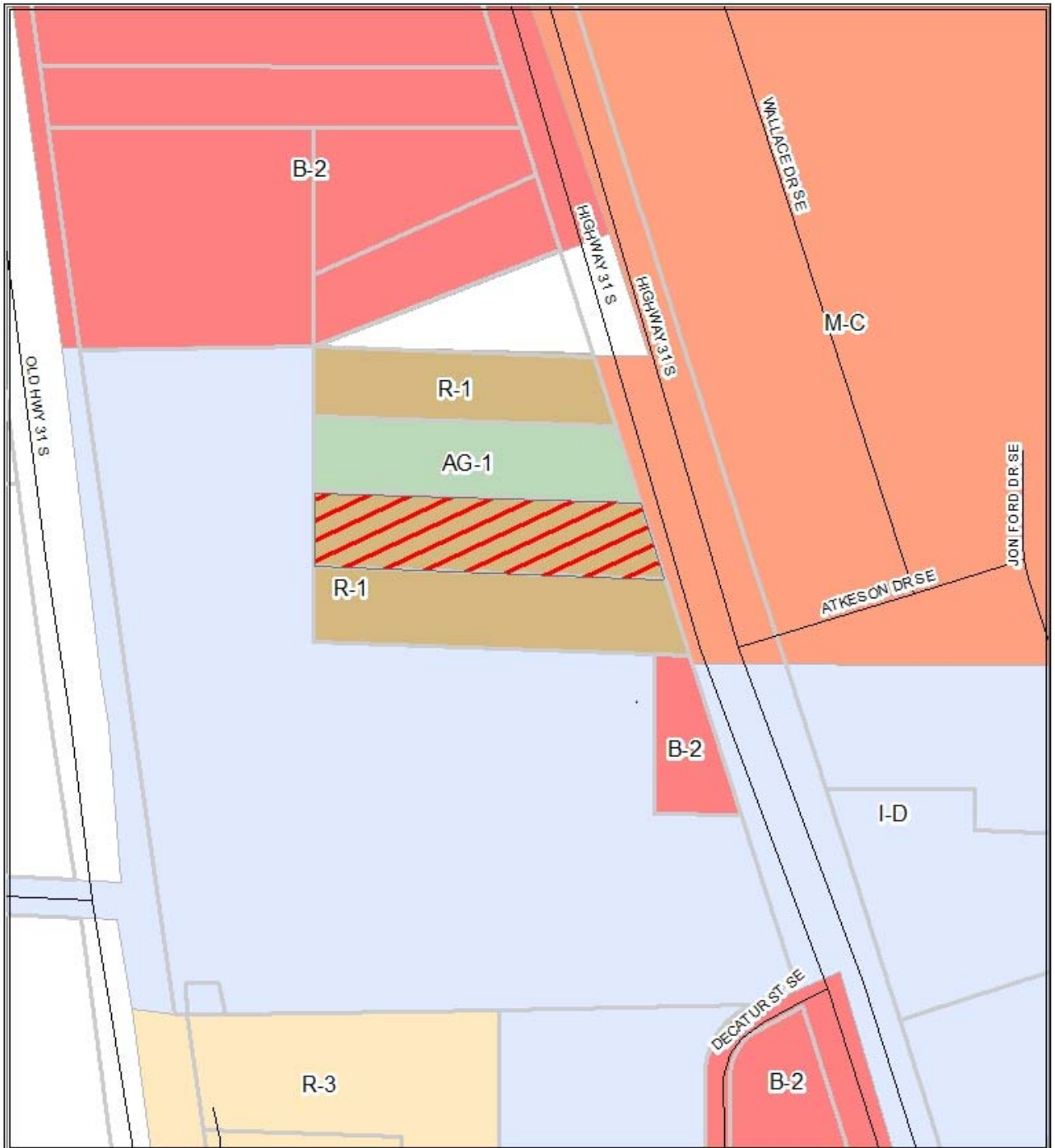
Rezoning 1356-20 **4109 Hwy 31 South**



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.



**Rezoning 1356-20
4109 Hwy 31 South**



City of Decatur Department of Development
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FILE NAME OR NUMBER: Rezoning 1360-20

ACRES: 75.23

CURRENT ZONE: AG2

APPLICANT: PWM for WG Peebles III & John Brent Peebles

LOCATION AND OR PROPERTY ADDRESS: South of Bibb Garrett Rd, West of I65

REQUEST: Rezoning

NEW ZONE: M1

PROPOSED LAND USE: Commercial

ONE DECATUR FUTURE LAND USE: Flex Employment Center

ONE DECATUR STREET TYPOLOGY: Bibb Garrett Rd is a local street

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:
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Conditions to be met

1. Check for \$300 Made out to City of Decatur
2. Copy of Deed

Pt. of Info:

Any relocation of utilities will be at the owner's expense

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:

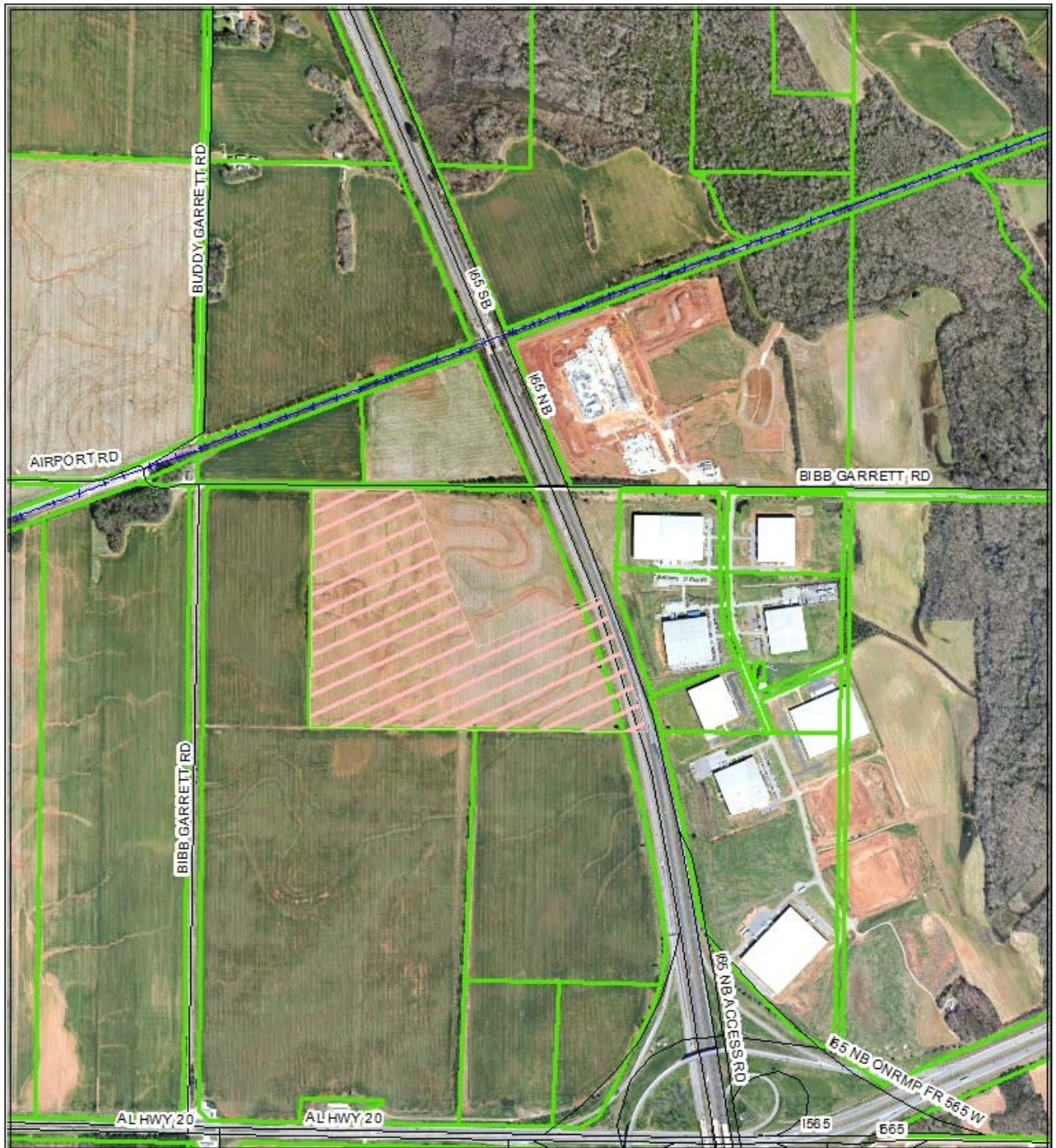
	AG-1	M-1
Uses Permitted	<p>Uses permitted: General farming including horticulture; dairying; apiaries; livestock and poultry raising; fish hatcheries; and other similar enterprises or uses.</p> <p>Aircraft landing fields; hangars and equipment; cemeteries; golf courses, swimming pools; country clubs; 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 and 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>Uses permitted: 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>

	AG-1	M-1
Uses Permitted On Appeal	<p>Uses permitted on appeal: 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 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 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; 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>Uses permitted on appeal: Mobile home parks. 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>

	AG-1	M-1
Uses Prohibited	Uses prohibited: On premises and off premises sale of alcoholic beverages, except as herein otherwise allowed; residential, commercial and industrial uses, not specifically permitted on appeal.	Uses prohibited: Abattoirs; 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, ammonia, bleaching powder, brick, pottery, terracotta or tile, cement blocks, candles, disinfectants, dye-stuffs, fertilizers, illuminating 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.

	AG-1	M-1
Yard and setback requirements	<p>Minimum lot size: Minimum required lot area 15,000 square feet, Minimum required lot width at building line – 100 feet</p> <p>Minimum yard size; 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>Maximum height: 35 feet or 2 ½ stories.</p> <p>Off-street parking; See § 25-16</p> <p>Off-street loading and unloading; Shall provide adequate space for loading and unloading on rear and/or side yard.</p>	<p>Minimum lot size: 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>Minimum yard size:</p> <p>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.</p> <p>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> <p>Maximum height: None.</p> <p>Off-street parking: See § 25-16.</p> <p>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.</p>

REZONING 1360-20



City of Decatur Department of Development

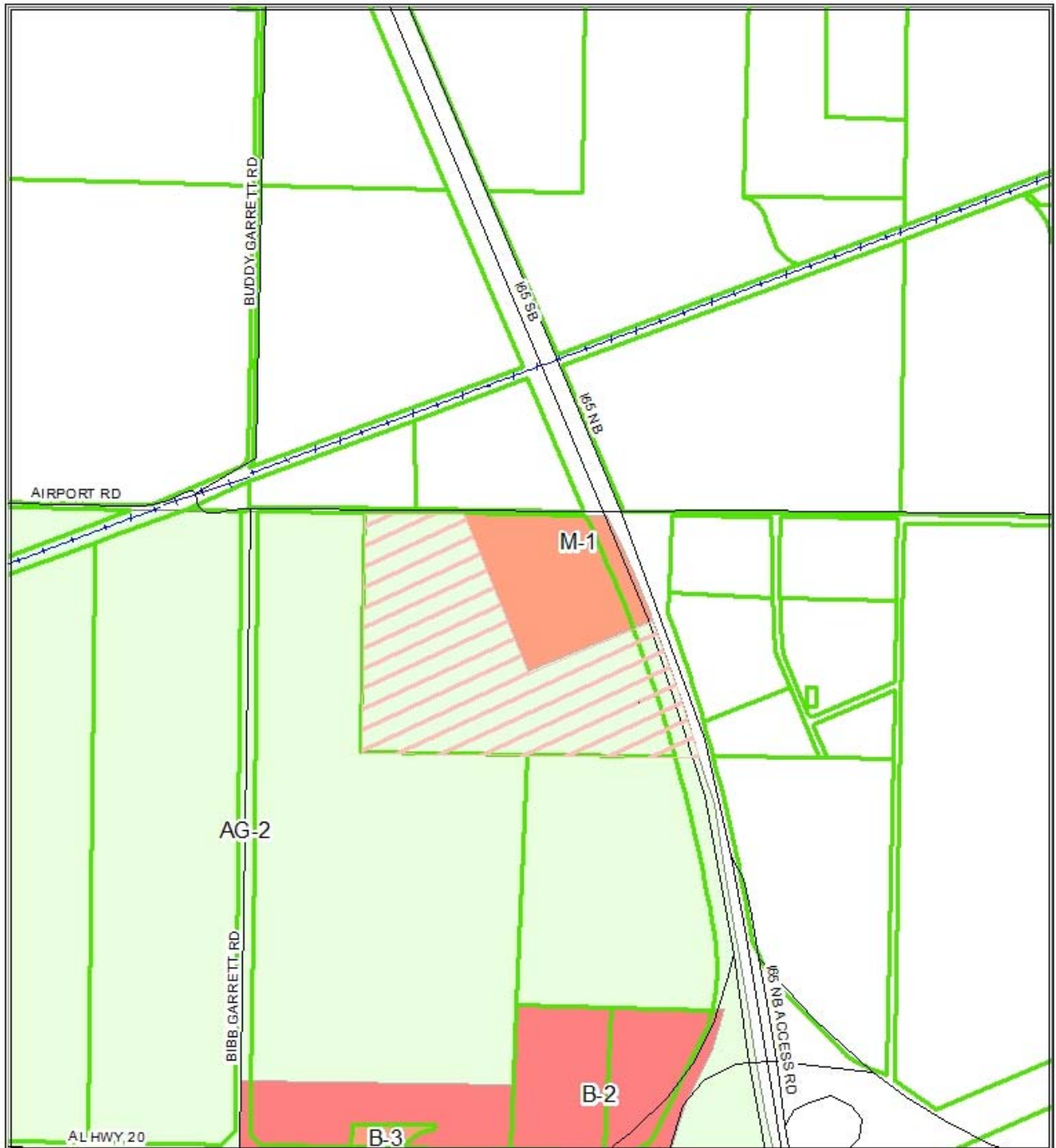
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Streets

REZONING 1360-20



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FILE NAME OR NUMBER: Zoning Request 1361-20

ACRES: 1.67

CURRENT ZONE: N/A

APPLICANT: RaceTrac Petroleum

LOCATION AND OR PROPERTY ADDRESS: Hwy 20 South at Beltline Rd

REQUEST: Pre Zone to M1A prior to annexation

NEW ZONE: M1A

PROPOSED LAND USE: Convenience Store and Gas Station

ONE DECATUR FUTURE LAND USE: Flex Employment Center

ONE DECATUR STREET TYPOLOGY: Highway 20 South and Beltline Rd are principal arterials

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:
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Conditions to be met

1. Contingent on annexation into City of Decatur in 180 days
2. Contingent on sale and appropriate subdivision of the 1.67 acre parcel from Foster Properties' 6.54 Acre Parcel, and consolidation with the existing parcel

Pt. of Info:

Any relocation of utilities will be at the owner's expense

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:

M1A zoning district

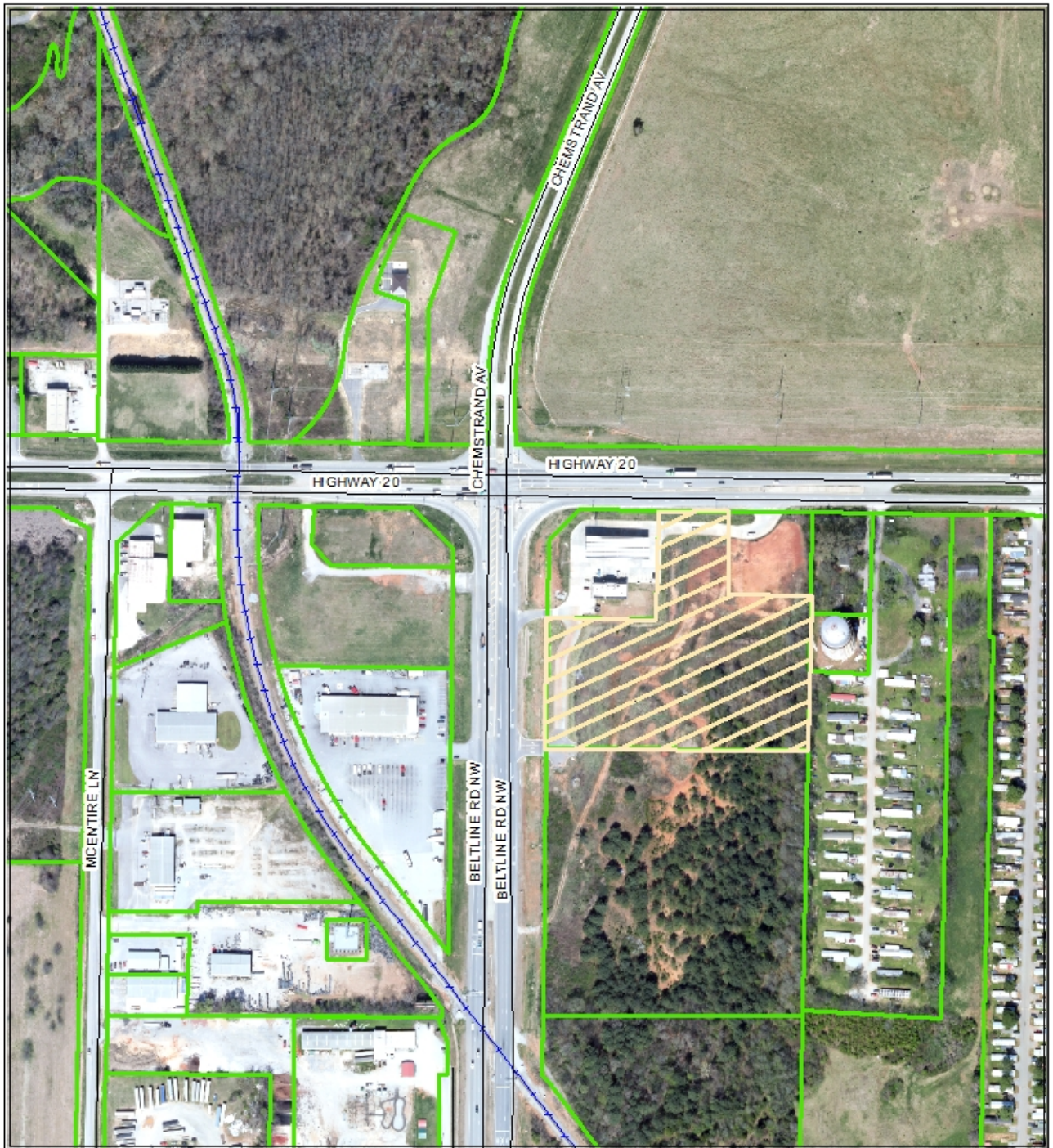
District	USE REGULATIONS	SPACE AND HEIGHT REGULATIONS	District
M-1A (Expressway Commercial District)	<p><i>Uses permitted:</i> On premises sale and off premises sale of alcoholic beverages; public and semi-public uses, including governmental buildings, hospitals, clinics, churches, schools, academies, 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 major thoroughfare plan which may pro-</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> <p><i>Maximum height:</i> None.</p> <p><i>Off-street parking:</i> See § 25-16.</p>	M-1A (Expressway Commercial District)

District	USE REGULATIONS	SPACE AND HEIGHT REGULATIONS	District
M-1A (Expressway Commercial District)	<p>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.</p> <p><i>Uses permitted on appeal:</i> 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 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</p>	<p><i>Off-street loading and unloading:</i> Adequate space for loading and unloading of all vehicles or trucks incidental to the operation of the business or use shall be provided.</p>	M-1A (Expressway Commercial District)

District	USE REGULATIONS	SPACE AND HEIGHT REGULATIONS	District
	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.		

(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)

**PREZONING 1361-20
A 1.67 ACRE PORTION OF THE
LOT INDICATED BELOW**



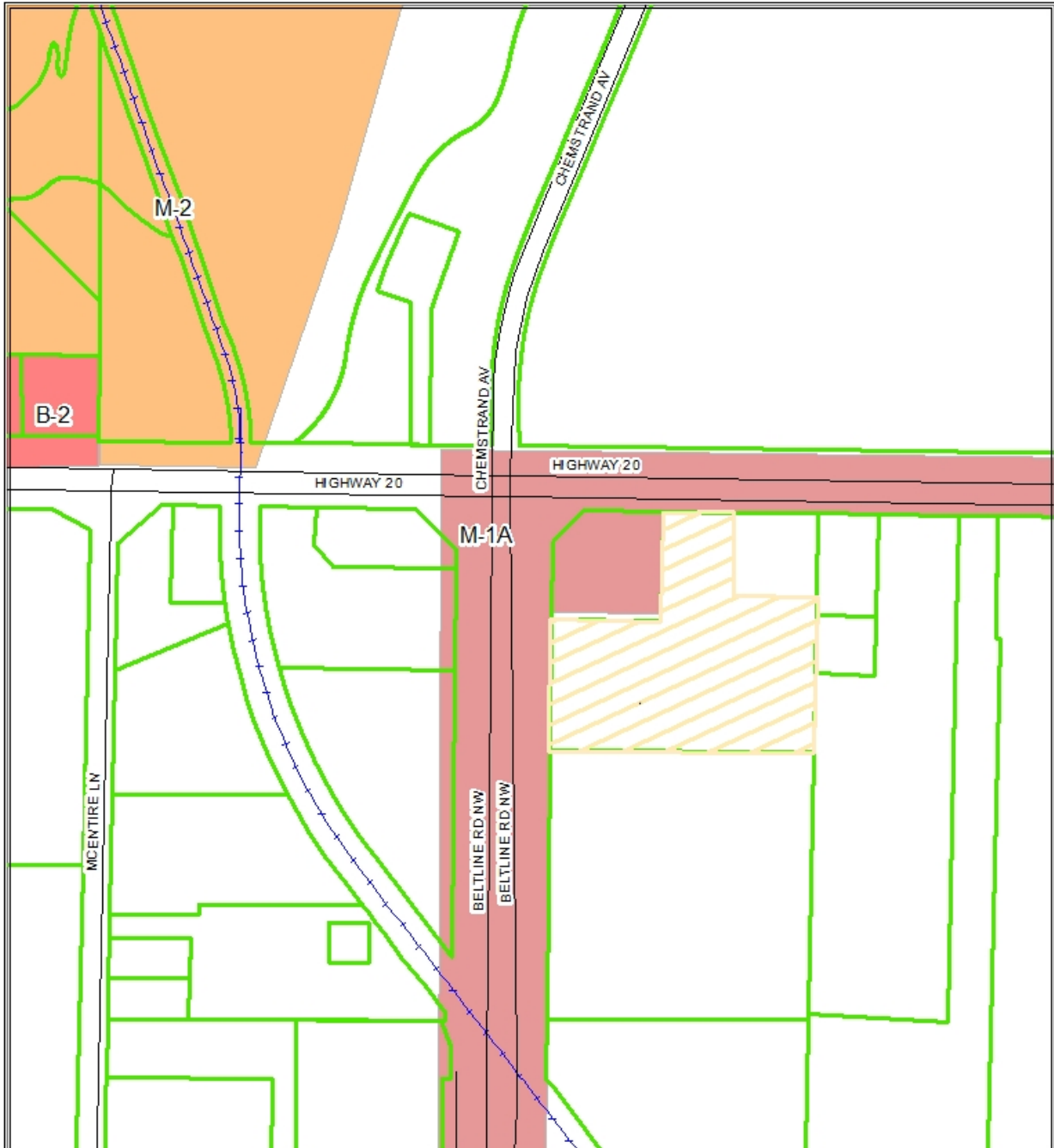
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Streets

**PREZONING 1361-20
A 1.67 ACRE PORTION OF THE
LOT INDICATED BELOW**



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Streets

FILE NAME OR NUMBER: Rezoning Request 1362-20

ACRES: 32.32

CURRENT ZONE: ID and R2

APPLICANT: PWM for Vernon Lane

LOCATION AND OR PROPERTY ADDRESS: 2735 Old Moulton Rd, also borders Auburn Drive ROW

REQUEST: Rezoning

NEW ZONE: AG1

PROPOSED LAND USE: Cattle Grazing/Farm

ONE DECATUR FUTURE LAND USE: Residential Low Density

ONE DECATUR STREET TYPOLOGY: Old Moulton Rd SW is a Minor Arterial, Auburn Dr SW is an Urban Collector

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:
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Conditions to be met

Pt. of Info:

1. Note both ID and R2 on application

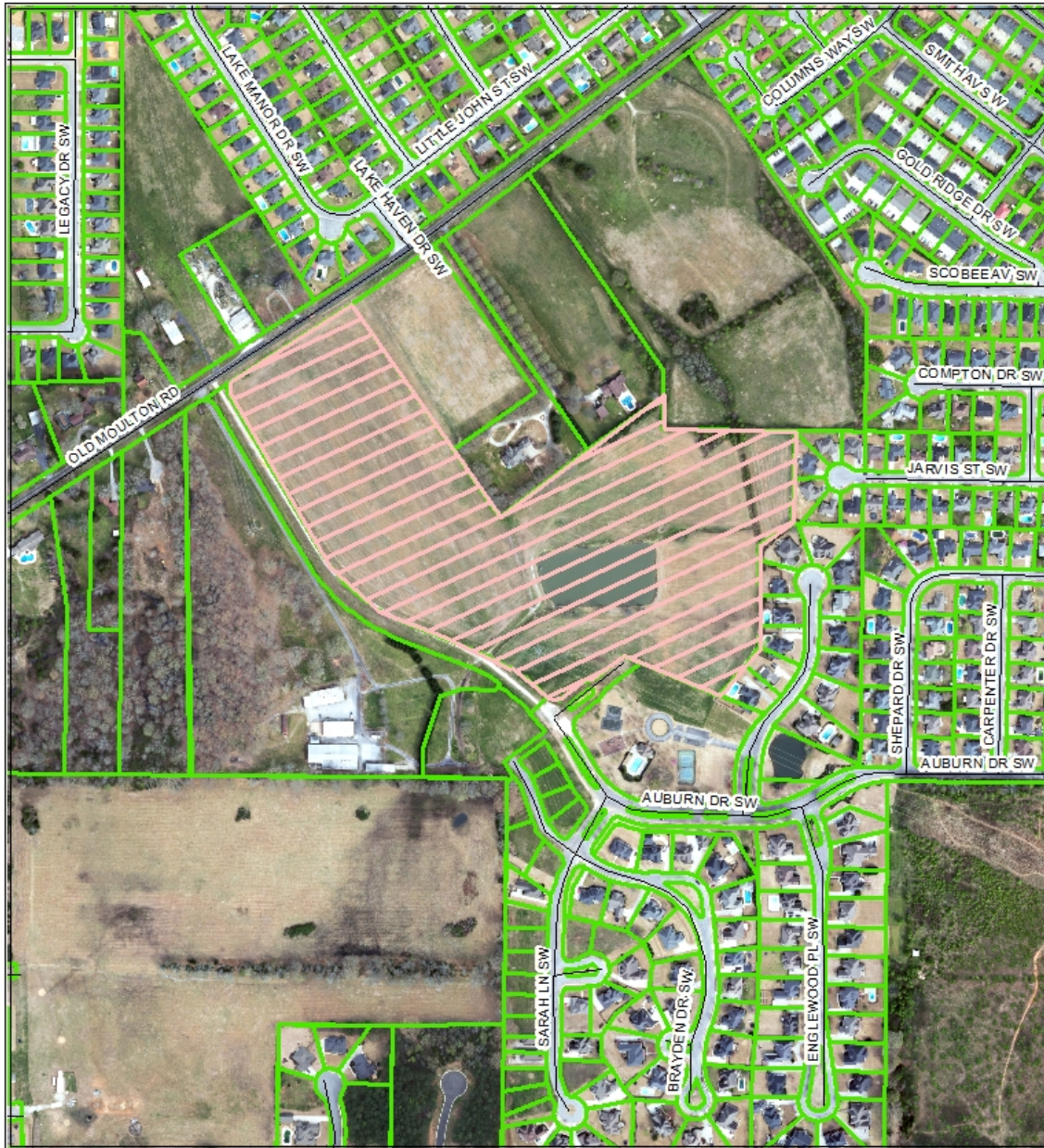
Any relocation of utilities will be at the owner's expense

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:

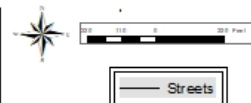
	AG-1	All R District – R3 & ID
Uses Permitted	<p>Uses permitted: General farming including horticulture; dairying; apiaries; livestock and poultry raising; fish hatcheries; and other similar enterprises or uses.</p> <p>Aircraft landing fields; hangars and equipment; cemeteries; golf courses, swimming 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 and 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>All R District</p> <p>There are hereby created a "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.</p> <p>R-3</p> <p>There is hereby created an R-3 Residential District for those areas so designated by this chapter and the zoning map of the City, which R-3 Districts shall allow: Single family dwellings. (See also regulations common to all "R" Districts, listed in Section 25-10)</p> <p>ID</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>

<p>Uses Permitted On Appeal</p>	<p>Uses permitted on appeal: 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 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 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; 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>All R District</p> <p>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 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 of Decatur and the Alabama Alcoholic Beverage Control Board under and pursuant to the Alcoholic Beverage Licensing Code.</p> <p>R-3 same as above</p> <p>ID</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 district requirements of an R-4 district as specified in section 25-10 customary home occupations.</p>
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REZONING 1362-20
2735 OLD MOULTON RD



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END PUBLIC HEARING

CONSENT AGENDA

FILE NAME OR NUMBER: Certificate 3494-20

ACRES: 1.16

CURRENT ZONE: R1

APPLICANT: Pugh Wright McAnally for Mike and Elizabeth Vickery

LOCATION AND OR PROPERTY ADDRESS: 2009 16th Ave SE

REQUEST: Adjust Lot Lines to Create Two lots from Three Existing Lots

NEW ZONE: N/A

PROPOSED LAND USE:

ONE DECATUR FUTURE LAND USE: Residential Low Density

ONE DECATUR STREET TYPOLOGY: 16th Ave SE and Stratford Rd SE are Urban Collectors

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

Conditions to be met

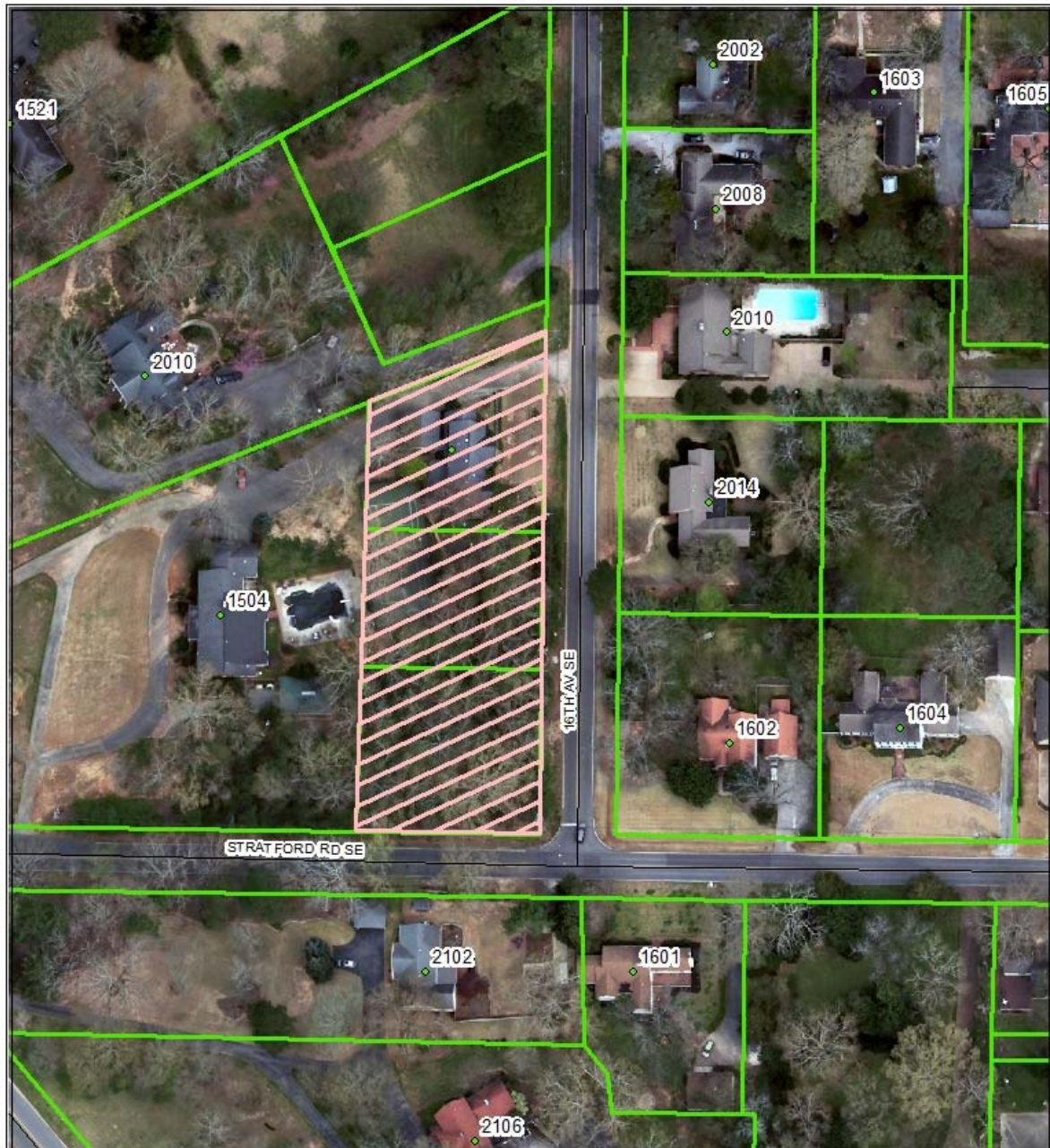
1. Recording Fees
2. Signed and Sealed Survey
3. Show appropriate right of Way on final survey

Pt. of Info:

Any relocation of utilities will be at the owner's expense

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:

2009 16TH AVE SE AERIAL



City of Decatur Department of Development
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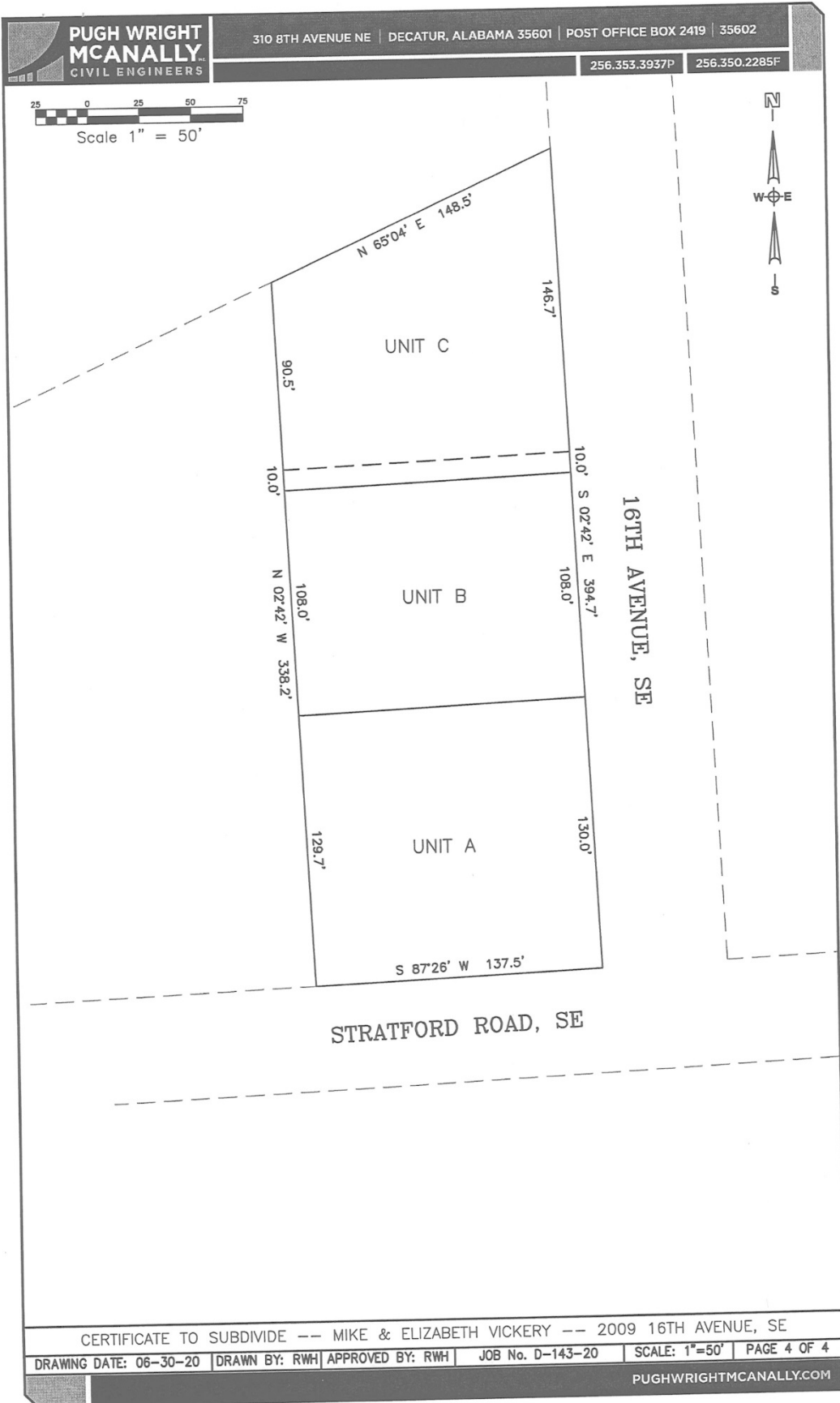


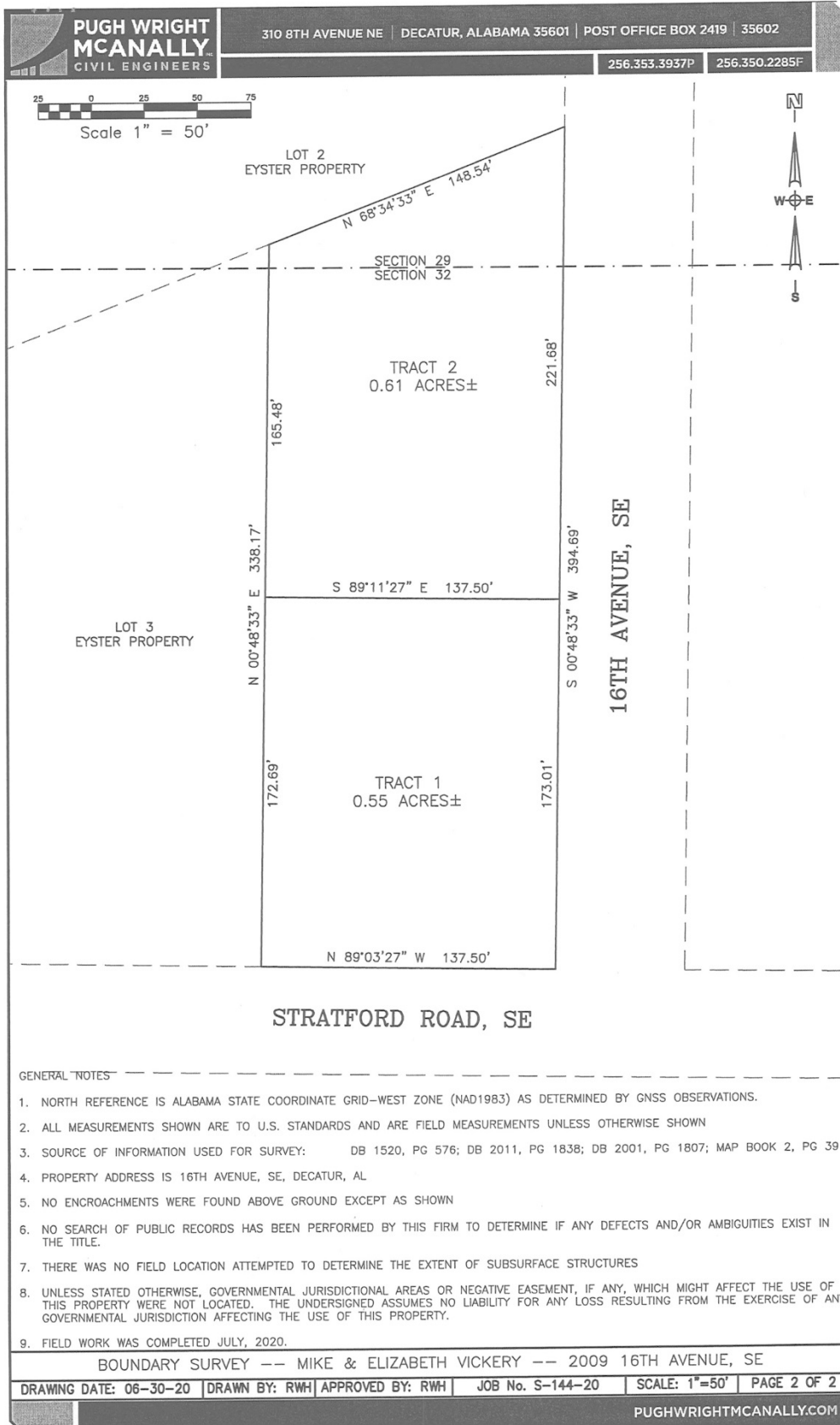
2009 16TH AVE SE ZONING



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FILE NAME OR NUMBER: Certificate 3495-20

ACRES: 4.379

CURRENT ZONE: R3 & AG1

APPLICANT: PWM for Linda Ferguson

LOCATION AND OR PROPERTY ADDRESS: 2012 Shady Grove Ln SW

REQUEST: Consolidate Four Lots into Two Parcels

NEW ZONE: N/A

PROPOSED LAND USE:

ONE DECATUR FUTURE LAND USE: Residential Low Density

ONE DECATUR STREET TYPOLOGY: Shady Grove Ln SW is a minor arterial

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:
--

Conditions to be met

1. Recording Fees
2. Signed Letter Requesting consolidation
3. Signed and Sealed Survey
4. Septic approval by Morgan County Health Department for lot A

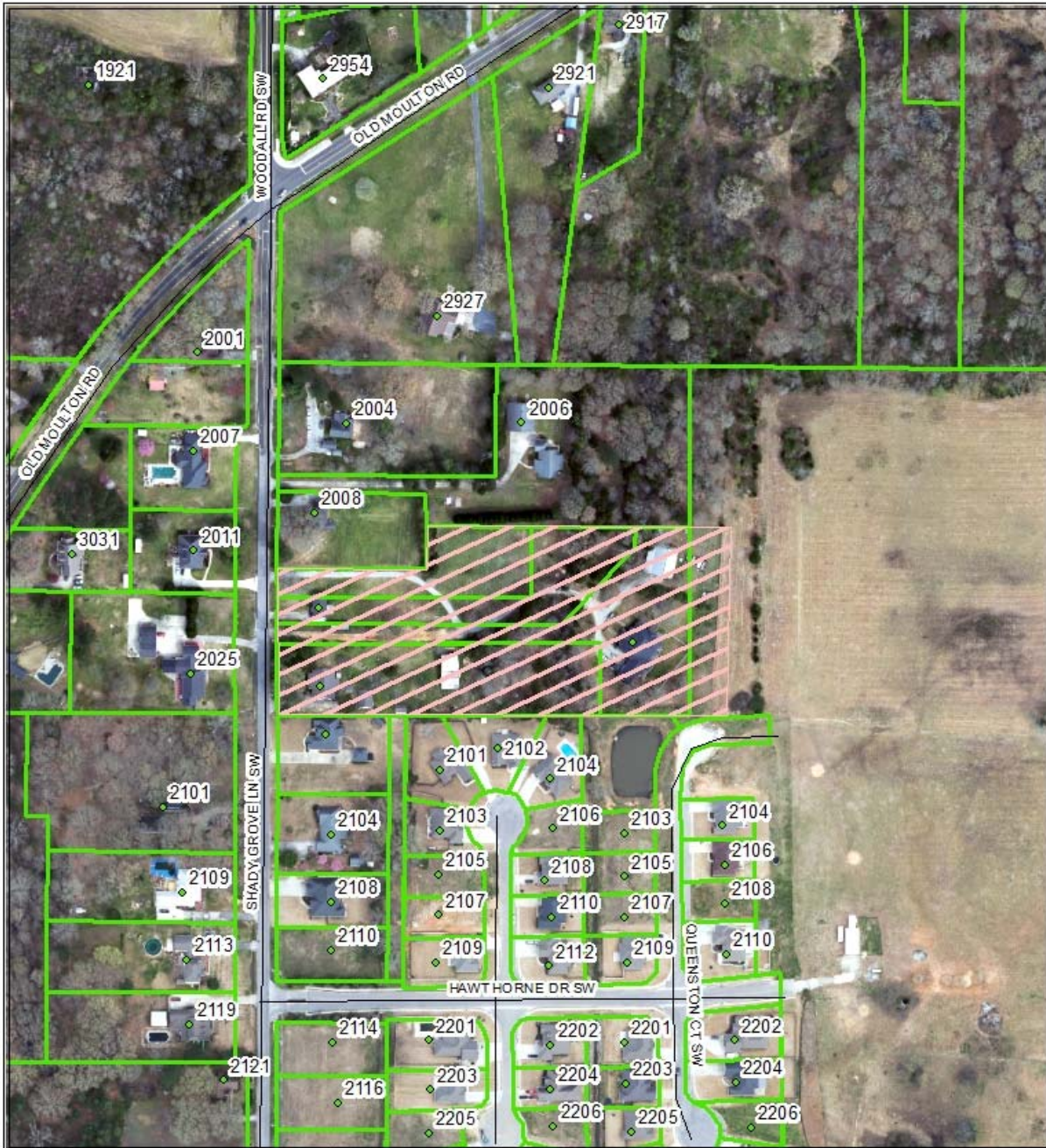
Pt. of Info:

This will result in split zoning of tract B, which is not preferable

Any relocation of utilities will be at the owner's expense

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:

2012 SHADY GROVE LN SW AERIAL



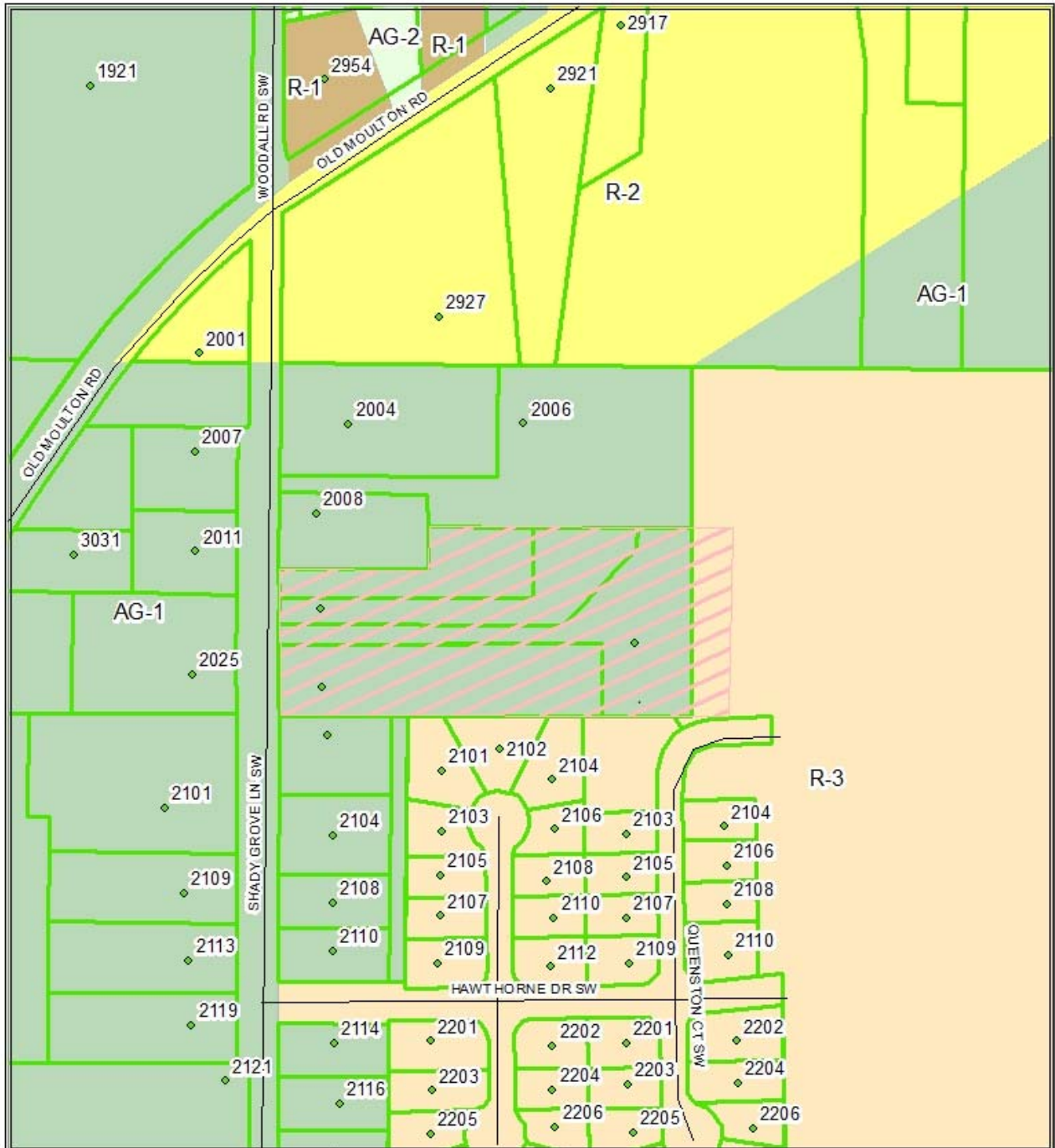
City of Decatur Department of Development

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Streets

2012 SHADY GROVE LN SW ZONING



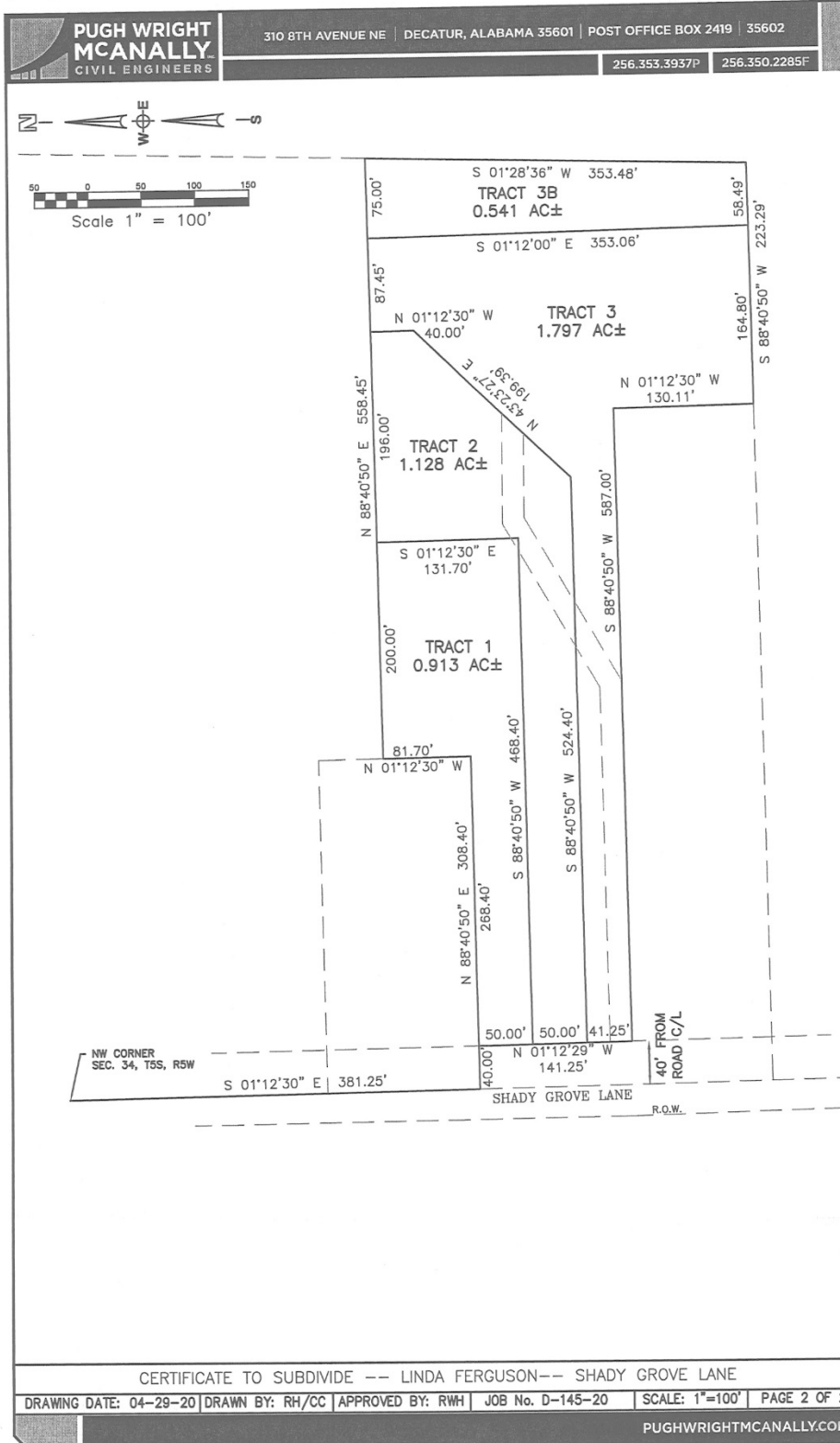
City of Decatur Department of Development

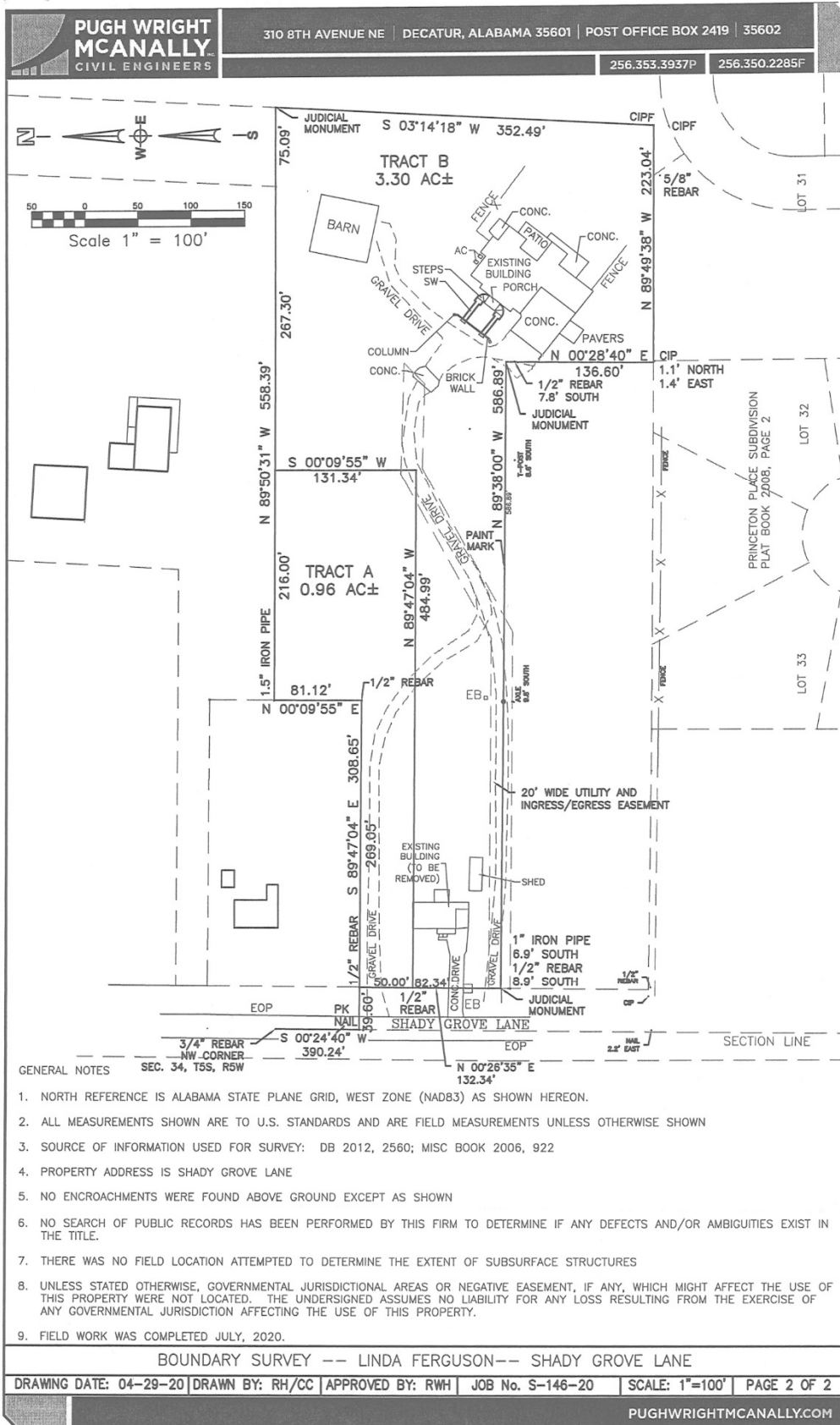
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0 10 20 30 Feet

Streets





FILE NAME OR NUMBER: 3496-20

ACRES: .987

CURRENT ZONE: R2

APPLICANT: Travis Henry for James D. Morrill

LOCATION AND OR PROPERTY ADDRESS: Price Dr SW at Danville Rd SW

REQUEST: Adjust lot lines to create three lots out of four parcels

NEW ZONE: N/A

PROPOSED LAND USE:

ONE DECATUR FUTURE LAND USE: Core Neighborhood

ONE DECATUR STREET TYPOLOGY: Price Dr SW is a local street, Danville Rd SW is a Minor Arterial

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:
--

Conditions to be met

1. Recording Fees

Pt. of Info:

Any relocation of utilities will be at the owner's expense

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:

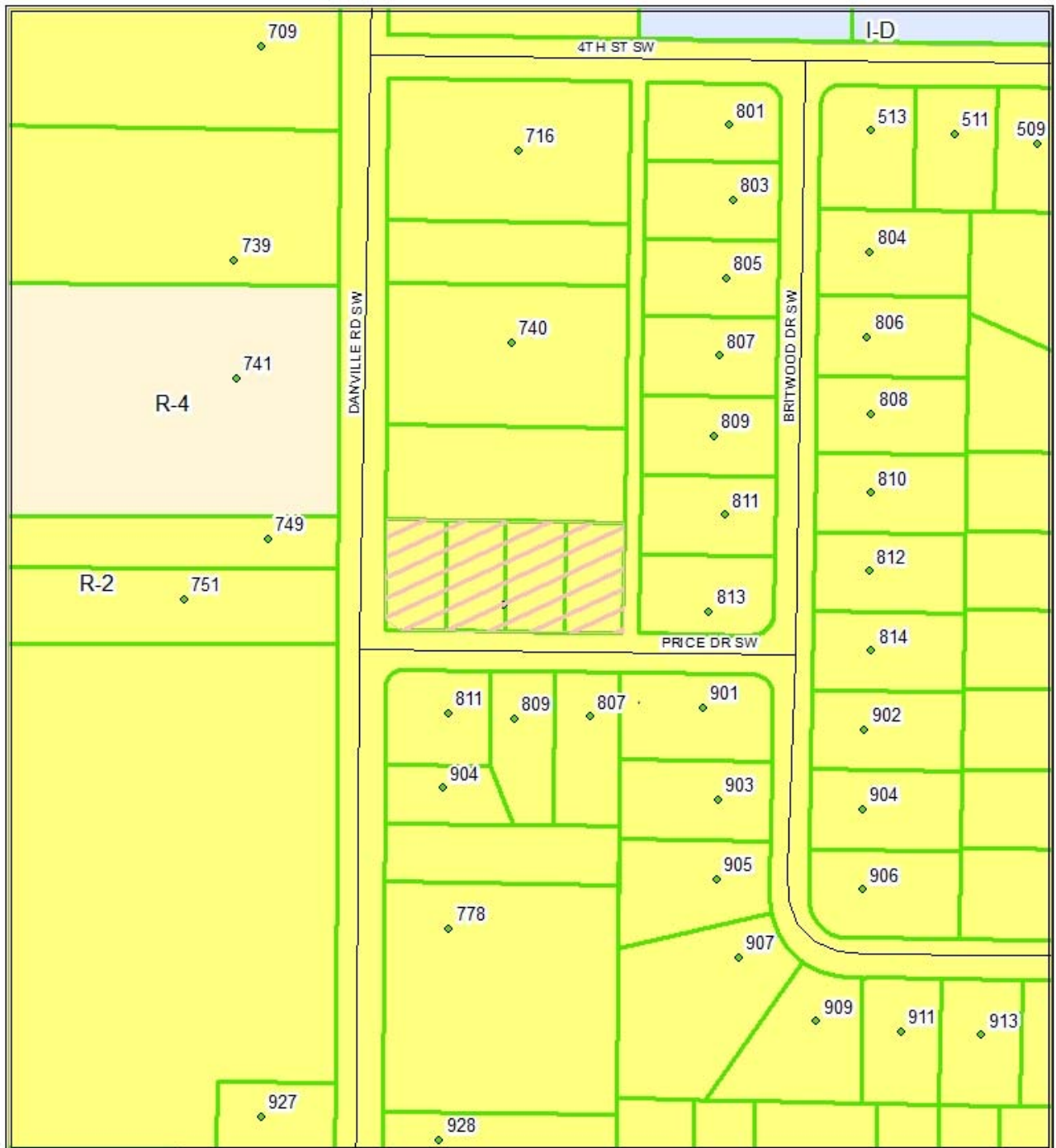
PRICE DR SW AERIAL



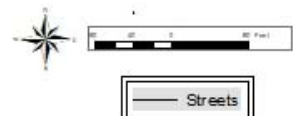
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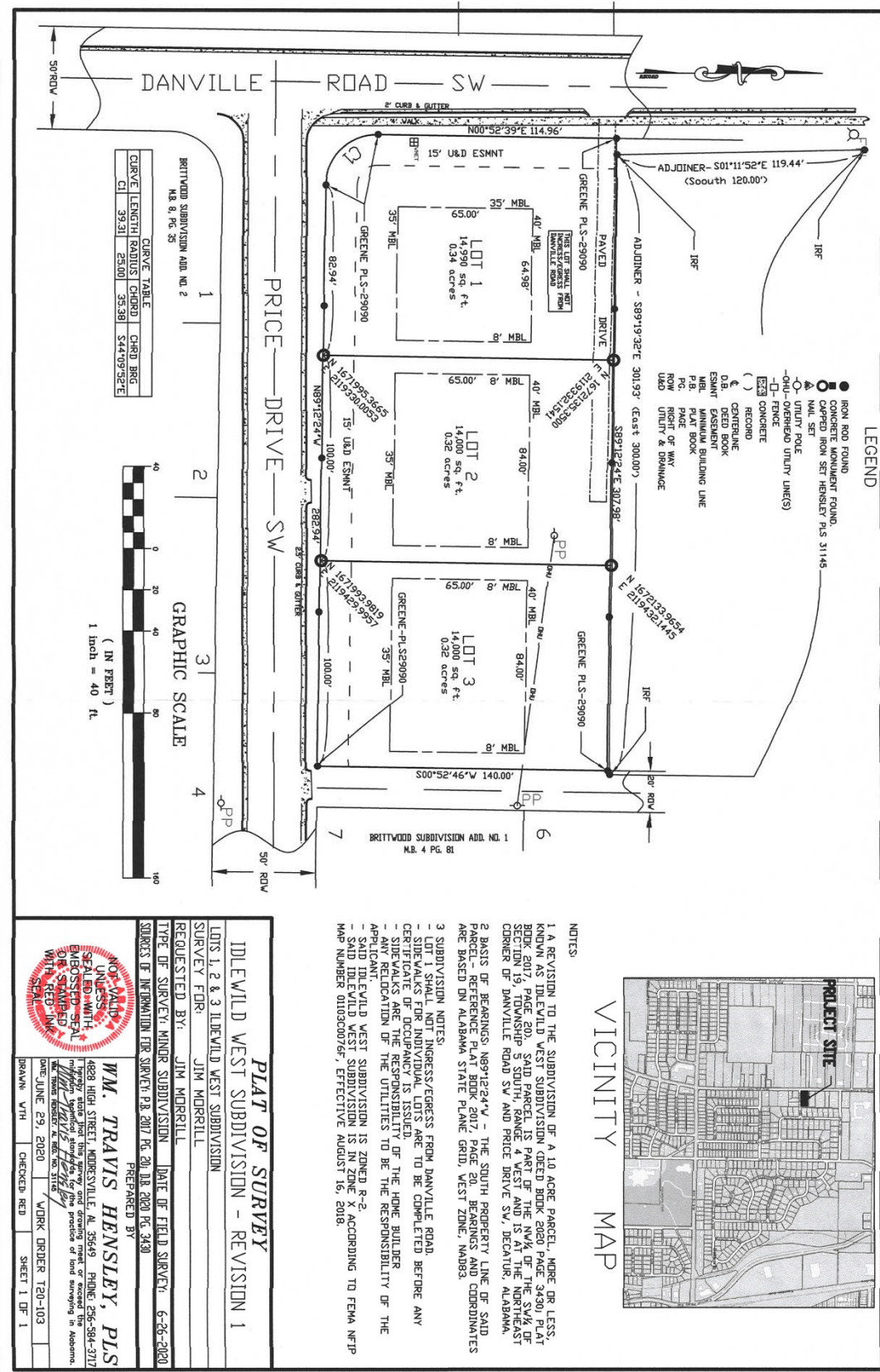


PRICE DR SW ZONING



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FILE NAME OR NUMBER: Certificate 3497-20

ACRES: 28.67

CURRENT ZONE: AG1

APPLICANT: H. M. Nowlin and Jeff Parker

LOCATION AND OR PROPERTY ADDRESS: 3820 South Woodtrail Rd SW

REQUEST: Consolidate two lots into one

NEW ZONE: N/A

PROPOSED LAND USE:

ONE DECATUR FUTURE LAND USE: Residential Low Density

ONE DECATUR STREET TYPOLOGY: South Woodtrail Rd SW is a Local Street

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:
--

Conditions to be met

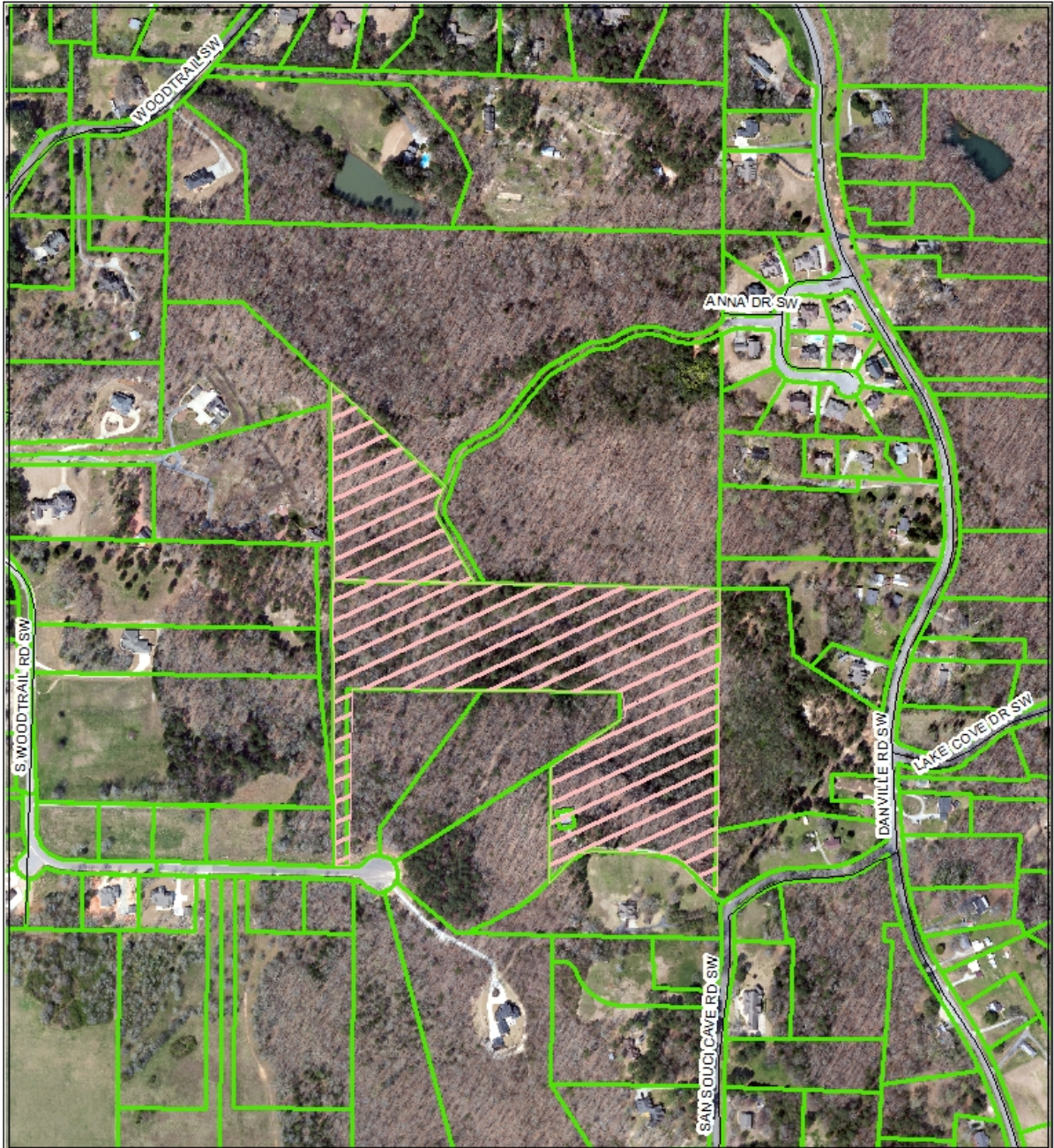
1. Recording Fees
2. Need signed and sealed survey

Pt. of Info:

Any relocation of utilities will be at the owner's expense

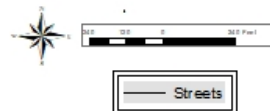
COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:

CERT 3497-20
3820 SOUTH WOODTRAIL

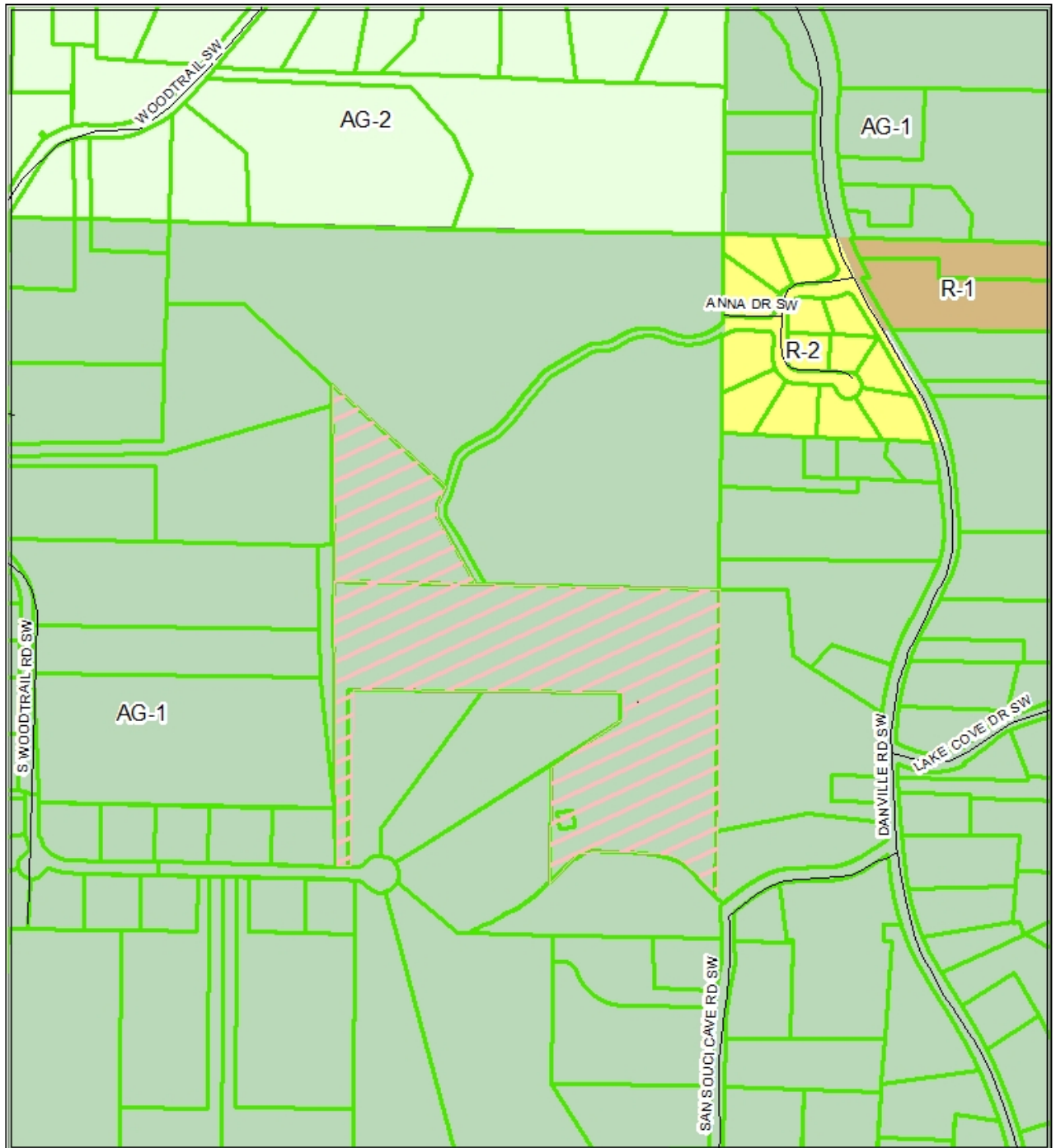


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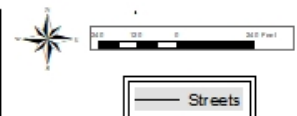
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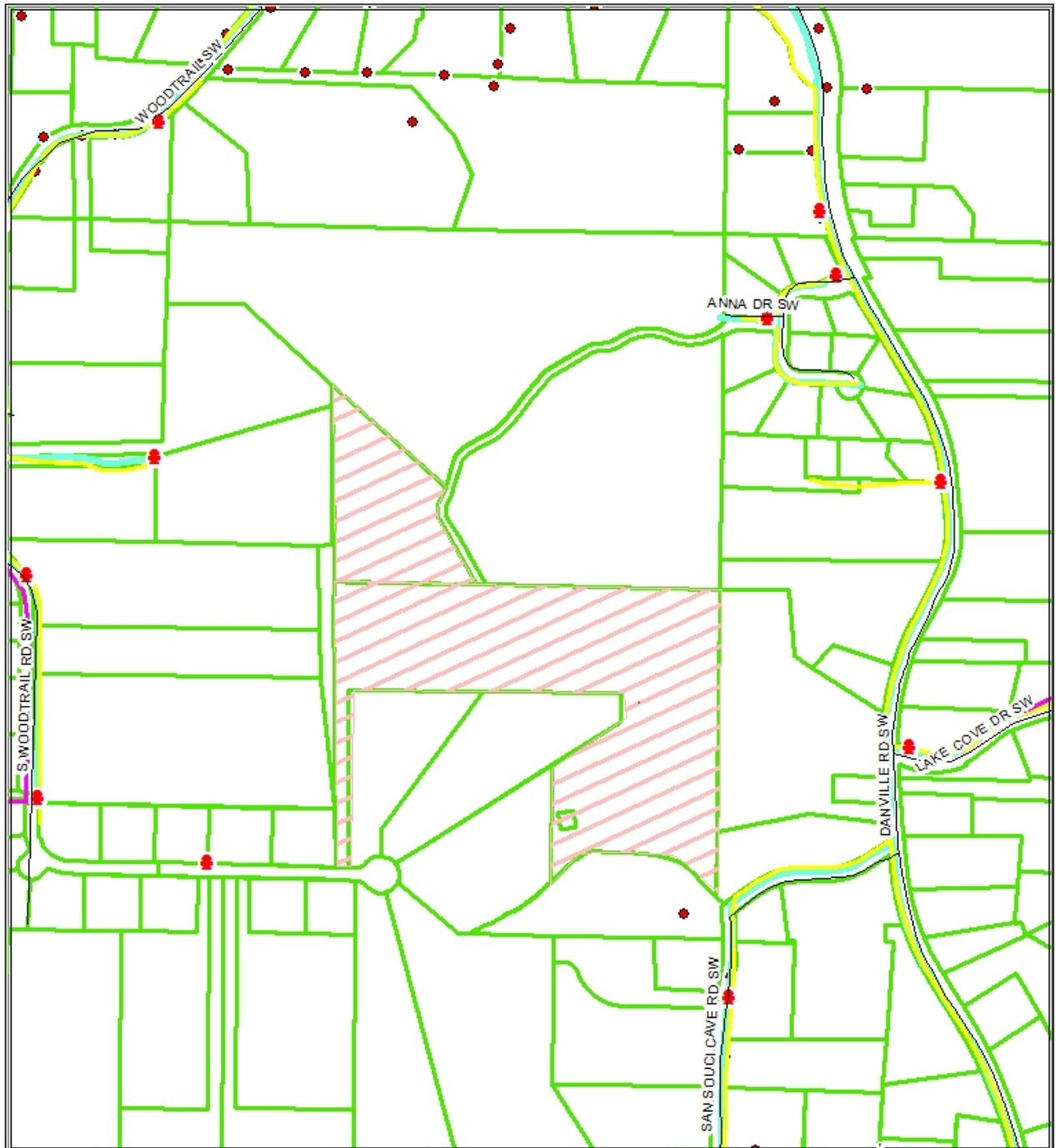
CERT 3497-20
3820 SOUTH WOODTRAIL



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CERT 3497-20
3820 SOUTH WOODTRAIL



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FILE NAME OR NUMBER: Certificate 3498-20

ACRES: 73.3

CURRENT ZONE: R4 and R2

APPLICANT: Morrell Engineering for Maund

LOCATION AND OR PROPERTY ADDRESS: 701 14th Ave SW, East of Canterbury Ave SW, North of Douthit St SW

REQUEST: Consolidate five tracts into one

NEW ZONE: N/A

PROPOSED LAND USE:

ONE DECATUR FUTURE LAND USE: Mixed Neighborhood

ONE DECATUR STREET TYPOLOGY: Canterbury Ave SW, Douthit St, and 14th Ave SW are all urban collectors

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:
--

Conditions to be met

1. Recording Fees
2. Signed and Sealed Survey
3. Signed Letter Requesting Consolidation
4. Need updated survey to show NE tract as unimproved 3rd St SW right of way
5. Show right of way for surrounding streets on survey
6. Show DU easement on northern edge of property line
7. Need 10' DU Easement along south property line, on back boundary of properties facing Douthit St SW.

Pt. of Info:

Any relocation of utilities will be at the owner's expense

This Certificate consolidates four lots into one, which will be divided into two by Cert 3499-20.

Check on potential ROW on northeast corner.

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:

FILE NAME OR NUMBER: Certificate 3499-20

ACRES: 73.3

CURRENT ZONE: R4 and R2

APPLICANT: Morrell Engineering for Maund

LOCATION AND OR PROPERTY ADDRESS: 701 14th Ave SW, East of Canterbury Ave SW, North of Douthit St SW

REQUEST: Divide one tract into two parcels

NEW ZONE: N/A

PROPOSED LAND USE:

ONE DECATUR FUTURE LAND USE: Mixed Neighborhood

ONE DECATUR STREET TYPOLOGY: Canterbury Ave SW, Douthit St, and 14th Ave SW are all urban collectors

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:
--

Conditions to be met

1. Recording Fees
2. Signed and Sealed Survey
3. Signed Letter Requesting Subdivision
4. Approval of Certificate 3498-20
5. Need updated survey to show NE tract as unimproved 3rd St SW right of way
6. Show right of way for surrounding streets on survey
7. Show DU easement on northern edge of property line
8. Need 10' DU Easement along south property line, on back boundary of properties facing Douthit St SW.

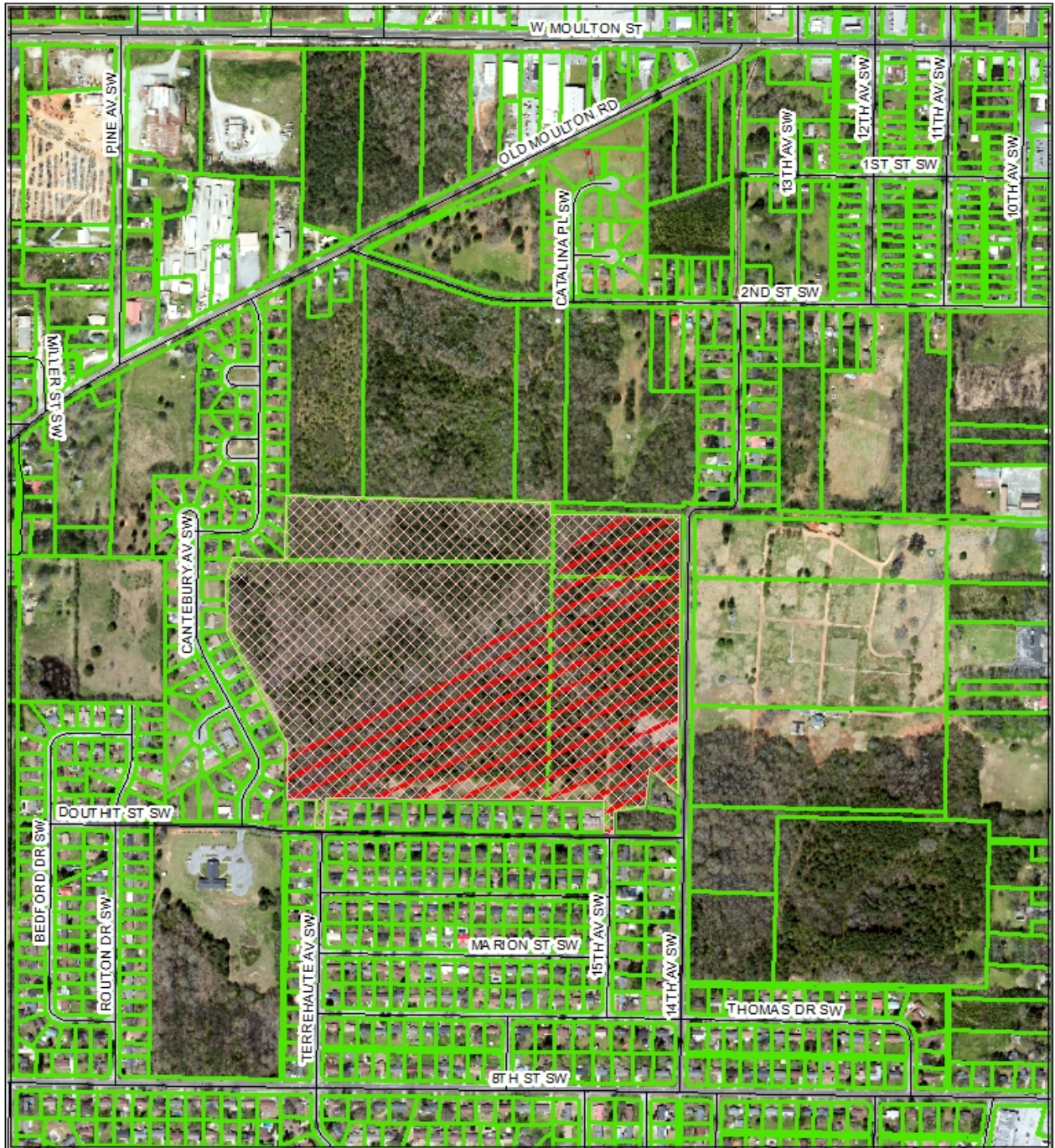
Pt. of Info:

Any relocation of utilities will be at the owner's expense

This certificate will divide the lot created by Cert 3498-20 into two lots

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:

701 14TH AVE SW CERTIFICATES IN PINK



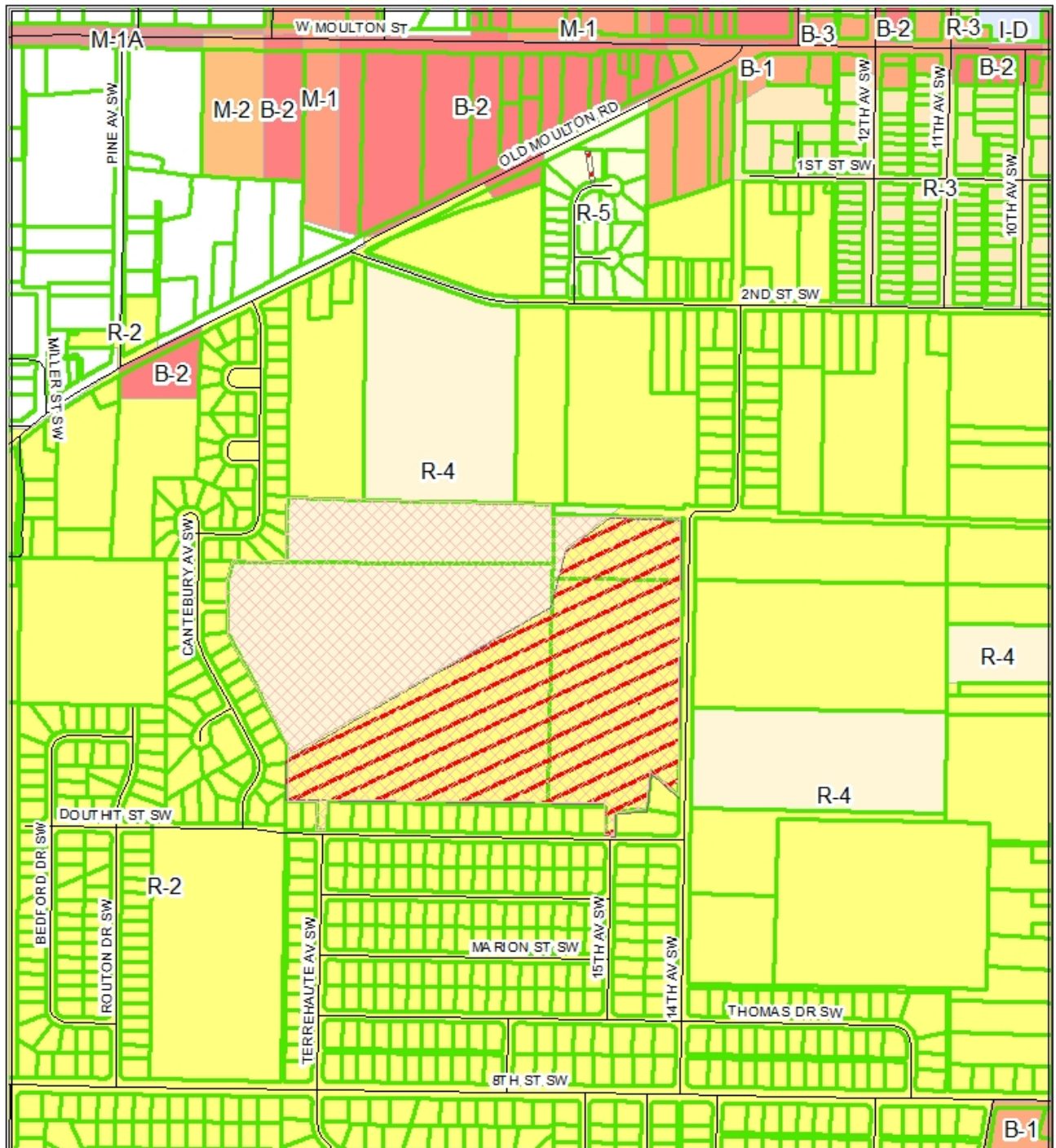
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Streets

701 14TH AVE SW CERTIFICATES IN PINK

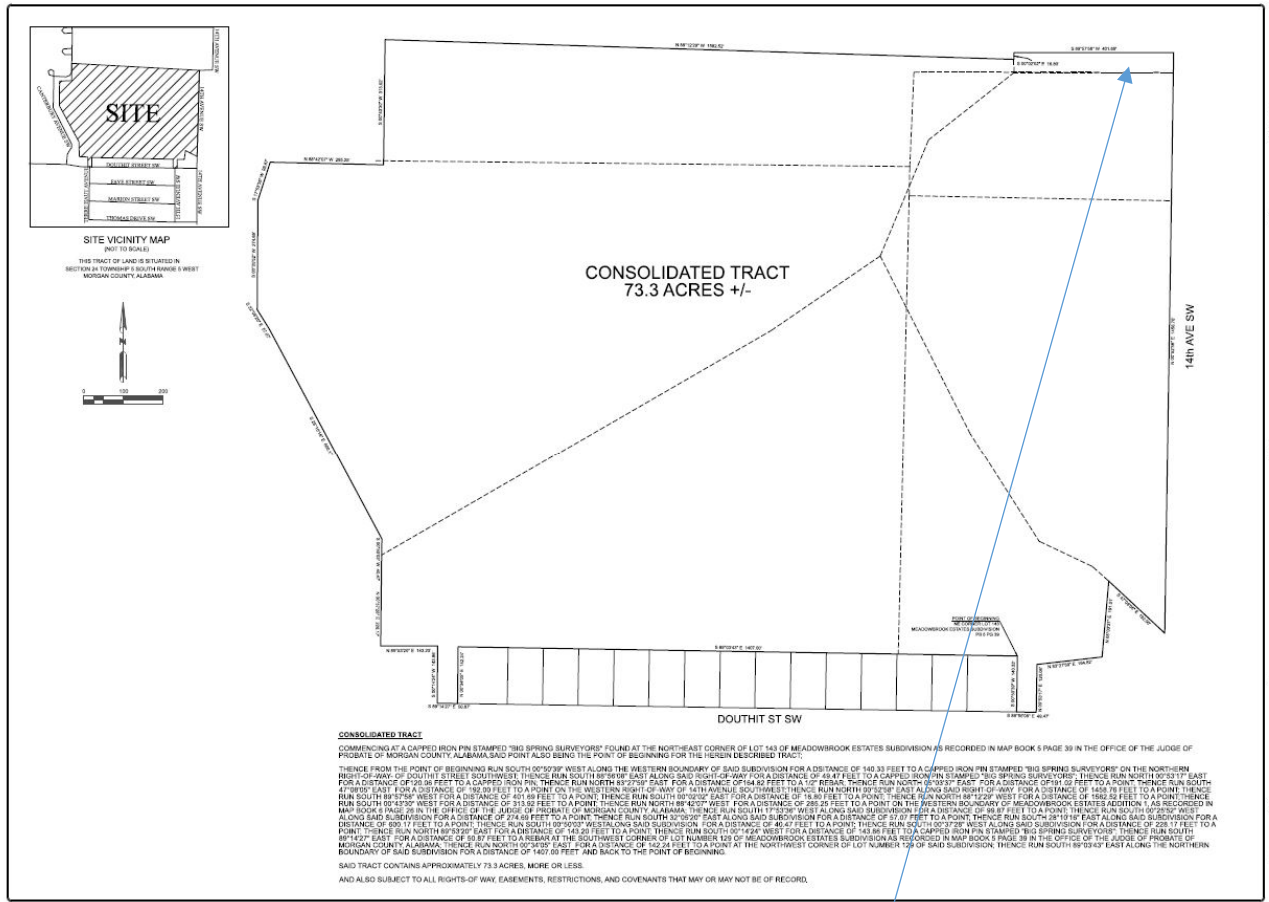


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0 50 100 200 Feet

Streets



This is a section of unimproved right

FILE NAME OR NUMBER: Indian Hills Estates

ACRES: 27.37

CURRENT ZONE: AG1

APPLICANT: PWM for Burningtree Valley Associates

LOCATION AND OR PROPERTY ADDRESS: East of Indian Hills Rd SE, at intersection with Burningtree Valley Dr SE

REQUEST: Layout and Final Approval of minor plat

NEW ZONE: N/A

PROPOSED LAND USE:

ONE DECATUR FUTURE LAND USE: Residential Low Density

ONE DECATUR STREET TYPOLOGY: Indian Hills Rd SE is an Urban Collector, Burningtree Valley Dr SE is a local street

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:
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Conditions to be met

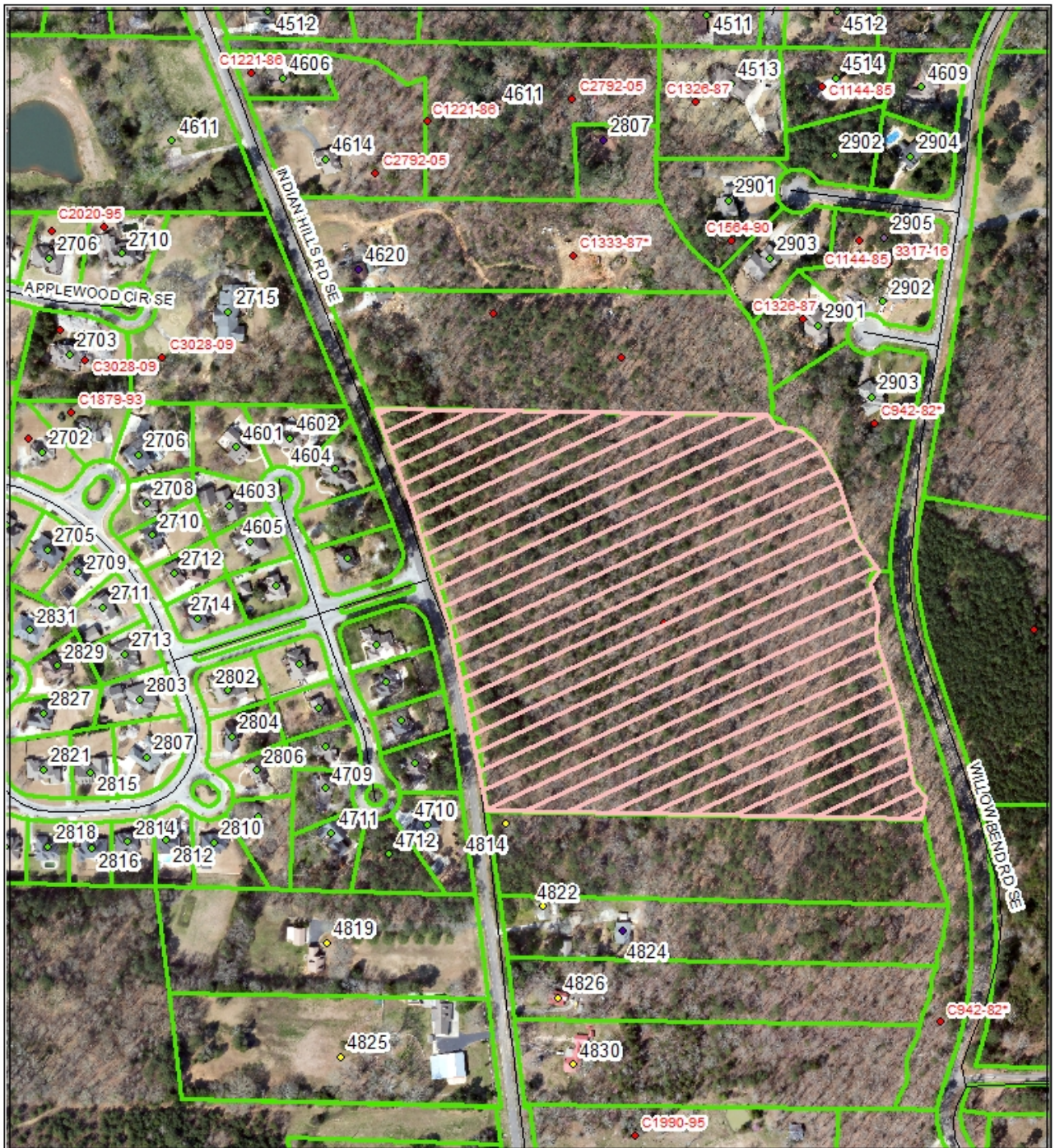
1. Recording Fees
2. Add plat note stating that further subdivision will require connection to city sewer

Pt. of Info:

Any relocation of utilities will be at the owner's expense

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:

**INDIAN HILLS ESTATES
MINOR PLAT**



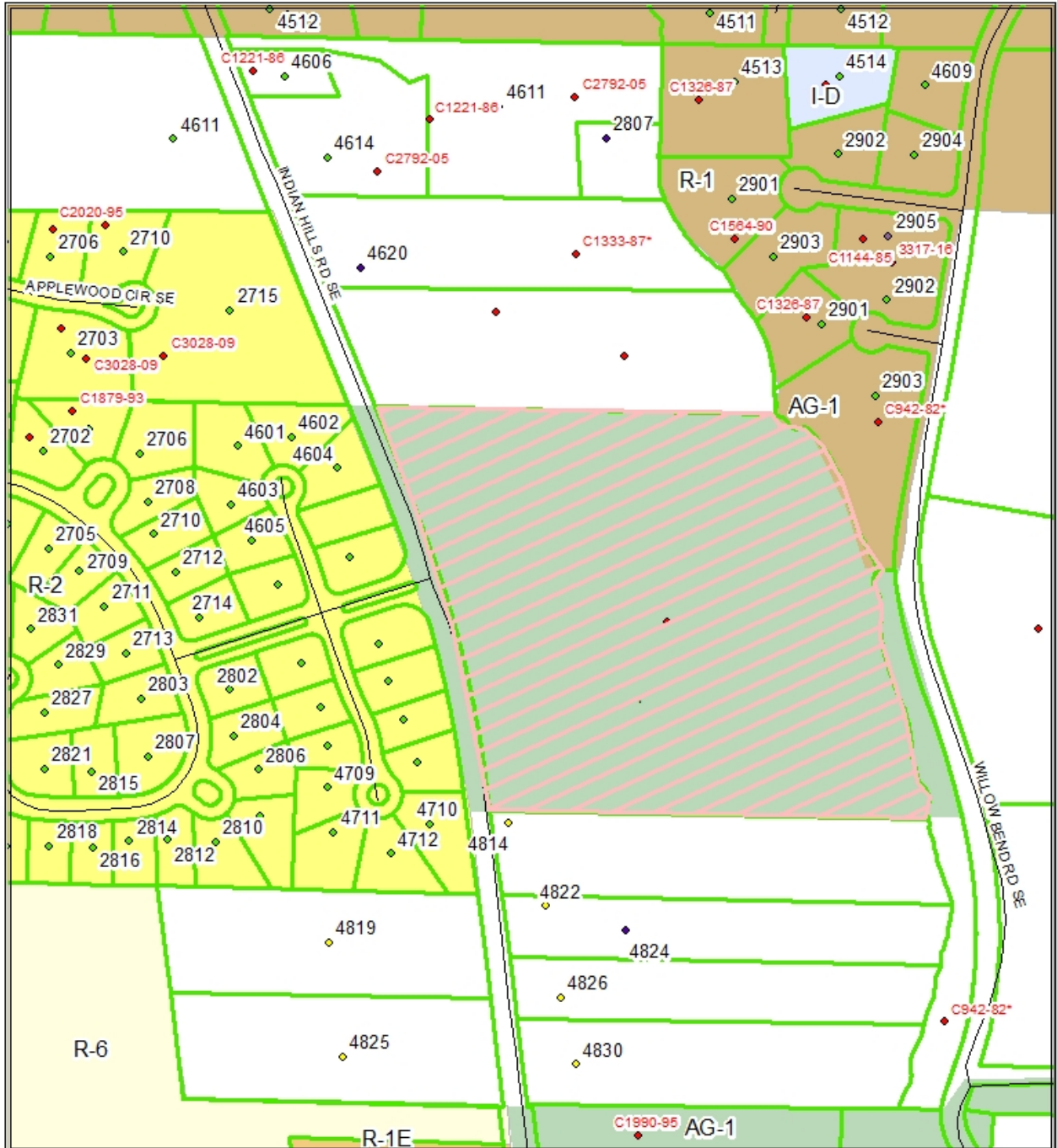
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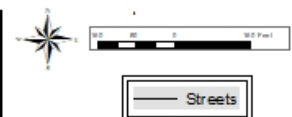


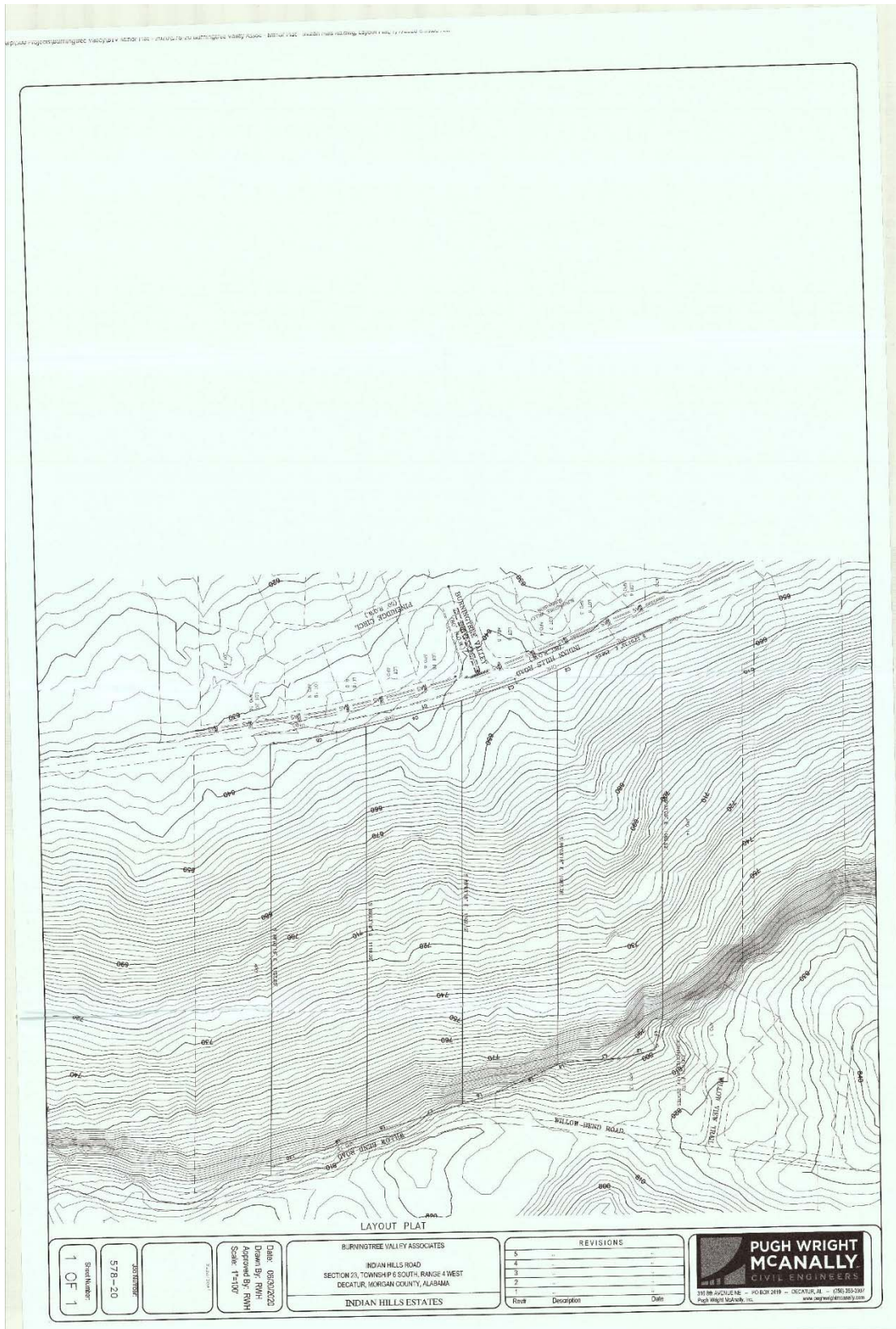
Streets

INDIAN HILLS ESTATES MINOR PLAT



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FILE NAME OR NUMBER: Deer Foot Estates Addition 5 Bond Review Update

ACRES: N/A

CURRENT ZONE: N/A

APPLICANT: IRA Innovations LLC

LOCATION AND OR PROPERTY ADDRESS: Deer Foot estates addition 5

REQUEST: Bond review update for Deer Foot 5 public improvements – Bond coming due August 29, 2020 – Department Will send a notification letter

NEW ZONE: N/A

PROPOSED LAND USE: same

ONE DECATUR FUTURE LAND USE: Residential Low Density

ONE DECATUR STREET TYPOLOGY: Deer Foot Way SW is an urban collector

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:
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Conditions to be met

Pt. of Info:

1. Review by City Engineer – Just an update, the planning department will generate a letter to IRA Innovations

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:

[illegible]