



MEMORANDUM

DATE: September 20th, 2022

TO: Planning Commissioners

CC: Mayor Tab Bowling; Ruth Priest; Herman Marks;
Tom Polk; Dane Shaw, Carl Prewitt; Planning
Staff

PLANNING COMMISSION MEETING

September 20th, 2022

Pre-meeting – 2:45 p.m. (Council
Chambers)

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

Agenda

Planning Commission

City of Decatur, AL

September 20th, 2022

Time: 3:30 PM

City Council Chambers

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

CALL MEETING TO ORDER

PUBLIC HEARING

Zoning

PAGE/MAP

- | | |
|--|-------|
| A. Rezoning 1402-22-City of Decatur-4318 Central Ave SW | 1-5 |
| B. Rezoning 1403-22-LBYD for Castle Rock Global Holdings, Inc. | 6-13 |
| C. Rezoning 1404-22-Roger Glaze | 14-19 |
| D. Rezoning 1405-22-LBYD for Habitat for Humanity of Morgan County | 20-30 |
| E. Rezoning 1406-22-Mark McCurry for INW, LLC | 31-35 |
| F. Rezoning 1407-22-Martin Crawford Jr for James Bolan | 36-41 |

Minor Plats

- | | |
|---|-------|
| A. Minor Plat-Replat of lots 20 & 21, replat of Heatherwood and Heatherwood Add 1 | 42-45 |
| B. Minor Plat-Replat of lots 1 & 2 of City View Estates-Charlotte Add 3 | 46-49 |

Planned Residential District

- | | |
|--|-------|
| A. Master Development Plan for a PRD-7 on Central Ave SW | 50-53 |
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CONSENT AGENDA

Certificates

- A. Certificate 3581-22-Engineering Development Group for OLP Wash Partners, LLC

54-57

PUBLIC HEARING

ZONING

FILE NAME OR NUMBER: Rezoning 1402-22

ACRES: 1.2995

CURRENT ZONE: None

APPLICANT: City of Decatur

LOCATION AND OR PROPERTY ADDRESS: 4318 Central Ave SW

REQUEST: Zone newly annexed parcel to R-1

NEW ZONE: R-1 (Single Family Residential)

PROPOSED LAND USE: Residential

ONE DECATUR FUTURE LAND USE: Mixed Neighborhood

ONE DECATUR STREET TYPOLOGY: Central Ave SW is a Minor Arterial

COMMENTS AND RECOMMENDATIONS FROM ZONING COMMITTEE:

Comments from Zoning Committee

Zoning Committee was in favor of this rezoning

Conditions to be met

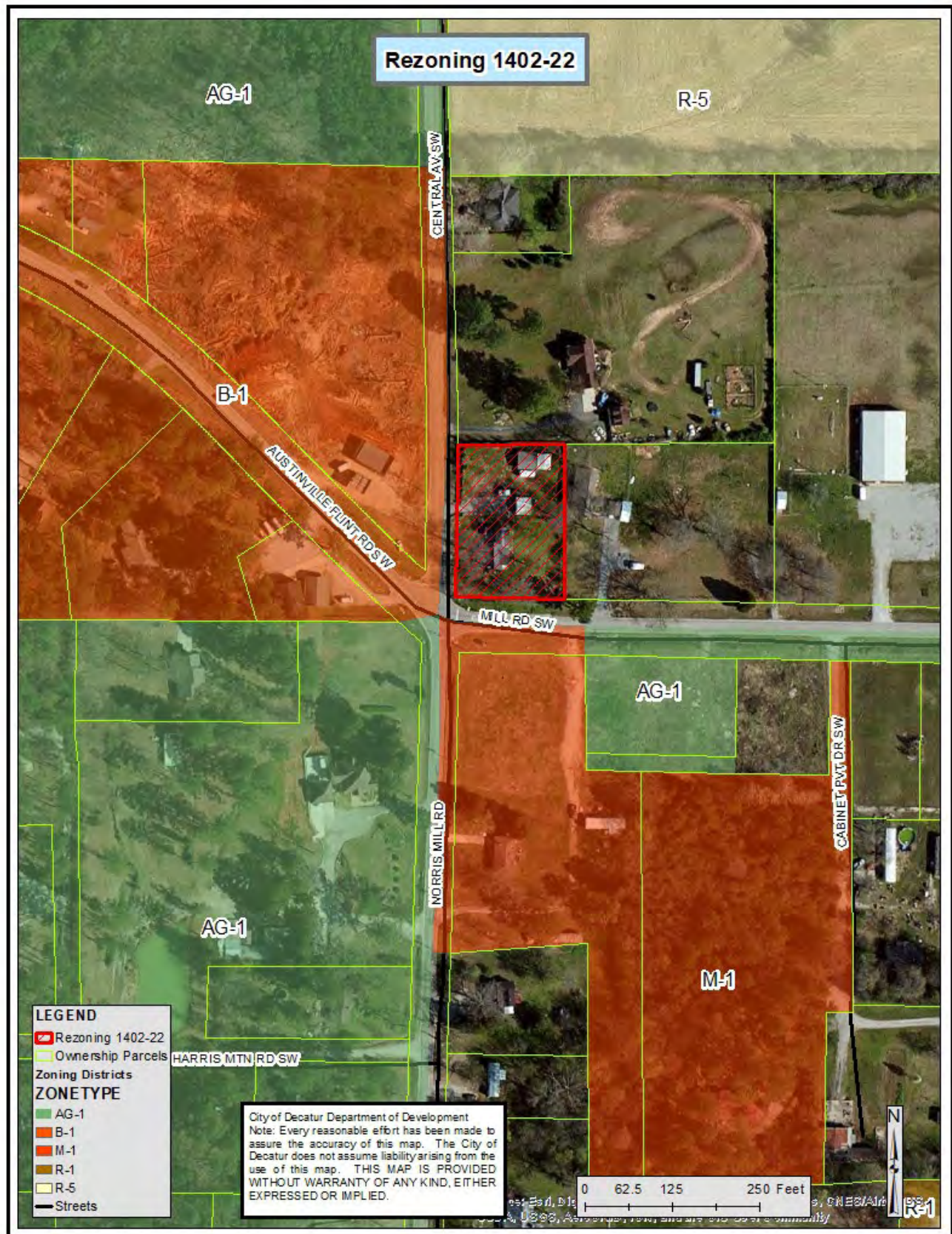
None

Pt. of Info:

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

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:





ZONING DISTRICT R-1		September 13, 2022
SECTION	R-1	
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.	
USES PERMITTED ON APPEAL	These uses shall also be permitted on appeal: Customary home occupations; public utilities, general hospitals for humans, except primary for mental cases; semi-public buildings; golf courses; municipal, county, state or federal use; clubs located on and embracing within its sole possessory right, one (1) tract or parcel of land not less than twenty (20) acres in size; and on premises and off premises sale of alcoholic beverage by clubs meeting the acreage requirements above when duly licensed 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 PROHIBITED	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	

ZONING DISTRICT R-1		September 13, 2022
SECTION	R-1	
	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.	
MINIMUM LOT AREA	Fourteen thousand (14,000) square feet.	
MAXIMUM BUILDING AREA	None specified.	
MINIMUM FRONT YARD	Forty (40) feet.	
MINIMUM REAR YARD SETBACK	Forty-five (45) feet.	
MINIMUM SIDE YARD SETBACK	Fifteen (15) feet.	
MINIMUM FEET AT BUILDING LINE	One-hundred (100) feet.	
MAXIMUM BUILDING HEIGHT	Thirty-five (35) feet.	
MAXIMUM HEIGHT IN STORIES	Two and one half (2½).	
OFF STREET PARKING	a. Off-street parking and vehicle access shall be provided as set forth in section 25-16 hereof. 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.	
OFF-STREET UNLOADING	None specified.	

FILE NAME OR NUMBER: Rezoning 1403-22

ACRES: 14.51

CURRENT ZONE: AG-1 (Agricultural)

APPLICANT: LBYD for Castle Rock Global Holdings, Inc.

LOCATION AND OR PROPERTY ADDRESS: 2845 Modaus Rd SW

REQUEST: Rezone 14.51 acres from AG-1 to R-5

NEW ZONE: R-5 (Single family patio home)

PROPOSED LAND USE: Residential

ONE DECATUR FUTURE LAND USE: Mixed Neighborhood

ONE DECATUR STREET TYPOLOGY: Modaus Rd SW is a Minor Arterial

<p>COMMENTS AND RECOMMENDATIONS FROM ZONING COMMITTEE:</p>

Comments from Zoning Committee

Zoning Committee was in favor of this rezoning

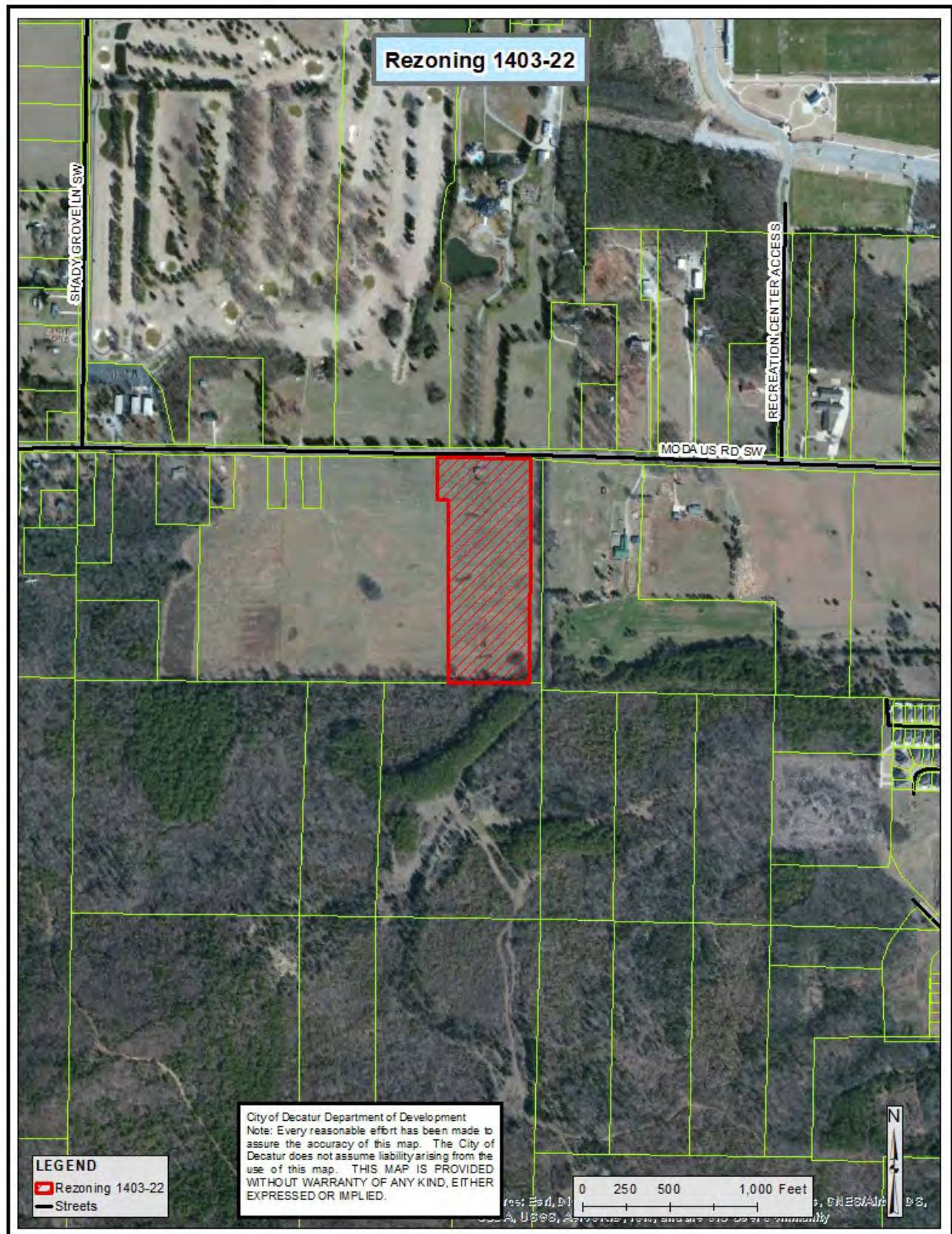
Conditions to be met

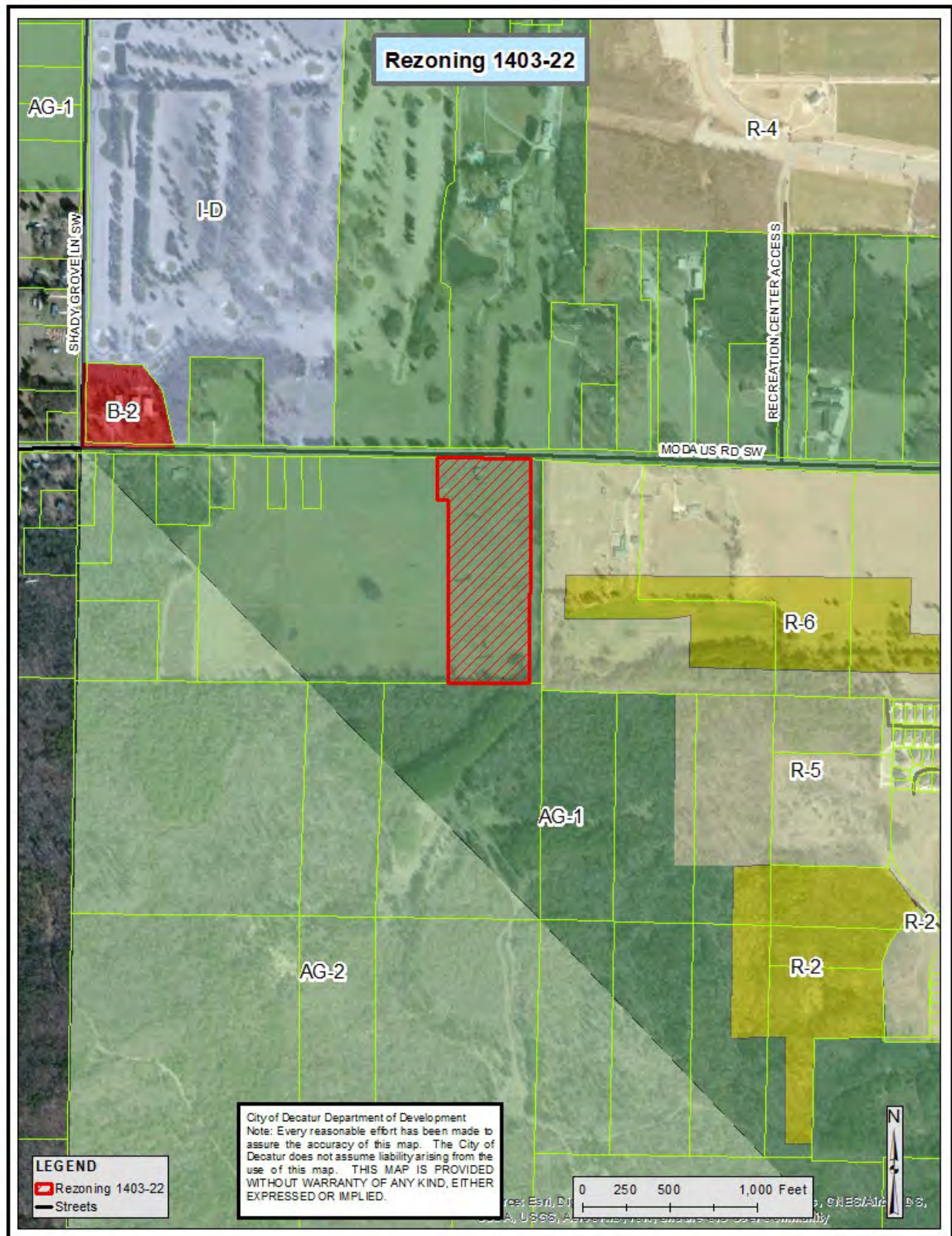
1. Need \$300 application fee

Pt. of Info:

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

<p>COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:</p>
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ZONING DISTRICT COMPARISON AG-1 TO R-5		September 13, 2022
SECTION	AG-1	R-5
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 an R-1 residential district and subject to all district requirements of an R-1 district as specified in section 25-10.</p> <p>a. 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>There is hereby created an R-5 Residential District (single-family patio home) for those areas so designated by this chapter and the zoning map of the City of Decatur, Alabama, which R-5 Districts shall allow single-family patio home residences subject to use regulations common to all "R" Districts as set forth in section 25-10 hereof, and further subject to the following requirements and conditions:</p> <p>(1) General requirements:</p> <p>a.) Each dwelling unit shall be constructed on its own lot.</p> <p>b.) No dwelling or lot within a R-5 District shall have vehicle access to an existing major thoroughfare (e.g., "collector street" or higher classified street) as defined by the zoning ordinance or comprehensive plan, or a major thoroughfare as defined by future plans adopted by the planning commission of the city.</p> <p>c.) There shall be a minimum separation of thirteen (13) feet between structures on separate lots.</p> <p>d.) All building setback lines shall be indicated on the preliminary and final plats.</p> <p>e.) Perimeter setbacks: 1. Reserved. 2. Where R-5 lots adjoin (in any manner or configuration) a major thoroughfare (e.g. collector street or higher classification), then an additional</p>

ZONING DISTRICT COMPARISON AG-1 TO R-5		September 13, 2022
SECTION	AG-1	R-5
		twenty-foot setback shall be added to those setback requirements set forth hereinbelow in subsections (2)(d) through (2)(f), of this section and shall be measured from the lot line.
USES PERMITTED ON APPEAL	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 (1) tract or parcel of land not less than twenty (20) acres in size provided such tract or parcel of land is utilized by such organization on a regular basis for recreational or athletic purposes and further provided that such organization is duly licensed as a class II club by the City of Decatur and the Alabama Alcoholic Beverage Control Board under and pursuant to the Alcoholic Beverage Licensing Code; event venue, tourist courts, tourist homes; motor courts and trailer courts, when these uses, in the opinion of the board of zoning adjustment will not impair an existing or potential future residential neighborhood and permitted subject to such conditions as the said board may	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. These uses shall also be permitted on appeal: Customary home occupations; public utilities, general hospitals for humans, except primary for mental cases; semi-public buildings; golf courses; municipal, county, state or federal use; clubs located on and embracing within its sole possessory right, one (1) tract or parcel of land not less than twenty (20) acres in size; and on premises and off premises sale of alcoholic beverage by clubs meeting the acreage requirements above when duly licensed 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.

ZONING DISTRICT COMPARISON AG-1 TO R-5		September 13, 2022
SECTION	AG-1	R-5
	require to preserve and protect the character of the district and otherwise promote the purpose of this chapter.	
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 or permitted on appeal.	Uses prohibited: Except as expressly permitted, or permitted on appeal, the following uses are prohibited in all residential districts, including without limitation planned residential development districts, specialty and restricted residential districts: ("R" Districts): All buildings, structures and units constructed off-site (except for modular homes as in section 25-2) without regard to whether or not such building, structures or units are designed and built in compliance with state or federal standards, including without limitation, mobile homes, manufactured homes, house trailers, and trailer coaches; trailer or manufactured home parks, courts or camps, and commercial and industrial uses, including parking lots and parking areas in connection with any of these uses, not specifically permitted.
MINIMUM LOT AREA	Minimum lot size: 15,000 square feet.	Minimum lot area: Five thousand (5,000) square feet.
MAXIMUM BUILDING AREA	Maximum building area: None specified.	Maximum building area: None specified.
MINIMUM FRONT YARD	Minimum front yard setback: 20 feet.	Minimum front yard setback (also see perimeter setbacks) (1)e: Twenty (20) feet.
MINIMUM REAR YARD SETBACK	Minimum rear yard setback: 45 feet.	Minimum rear yard setback (also see perimeter setbacks) (1)e: Twenty (20) feet.
MINIMUM SIDE YARD SETBACK	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.	Minimum side yard setbacks (also see perimeter setbacks) (1)e: Five (5) feet one side, eight (8) feet the other.
MINIMUM LOT WIDTH	Minimum required lot width at building line—100 feet.	Minimum lot width at building line: Forty (40) feet.

ZONING DISTRICT COMPARISON AG-1 TO R-5		September 13, 2022
SECTION	AG-1	R-5
MAXIMUM BUILDING HEIGHT	Maximum height: 35 feet	Maximum building height: Thirty-five (35) feet.
MAXIMUM HEIGHT IN STORIES	Maximum height in stories: Two and one-half (2½).	None specified.
OFF STREET PARKING	Off-street parking: See § 25-16. Off-street loading and unloading: Shall provide adequate space for loading and unloading on rear and/or side yard.	Off-street parking: Two (2) spaces per dwelling unit.

FILE NAME OR NUMBER: Rezoning 1404-22

ACRES: 3.97

CURRENT ZONE: R-2 (Single family residential)

APPLICANT: Roger Glaze

LOCATION AND OR PROPERTY ADDRESS: 502 Clark St SW

REQUEST: Rezone 3.97 acres from R-2 to R-6

NEW ZONE: R-6 (Single family semi-attached townhomes)

PROPOSED LAND USE: Residential

ONE DECATUR FUTURE LAND USE: Core Neighborhood

ONE DECATUR STREET TYPOLOGY: Clark St SW is a Local St

COMMENTS AND RECOMMENDATIONS FROM ZONING COMMITTEE:
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Comments from Zoning Committee

Zoning Committee was in favor of this rezoning

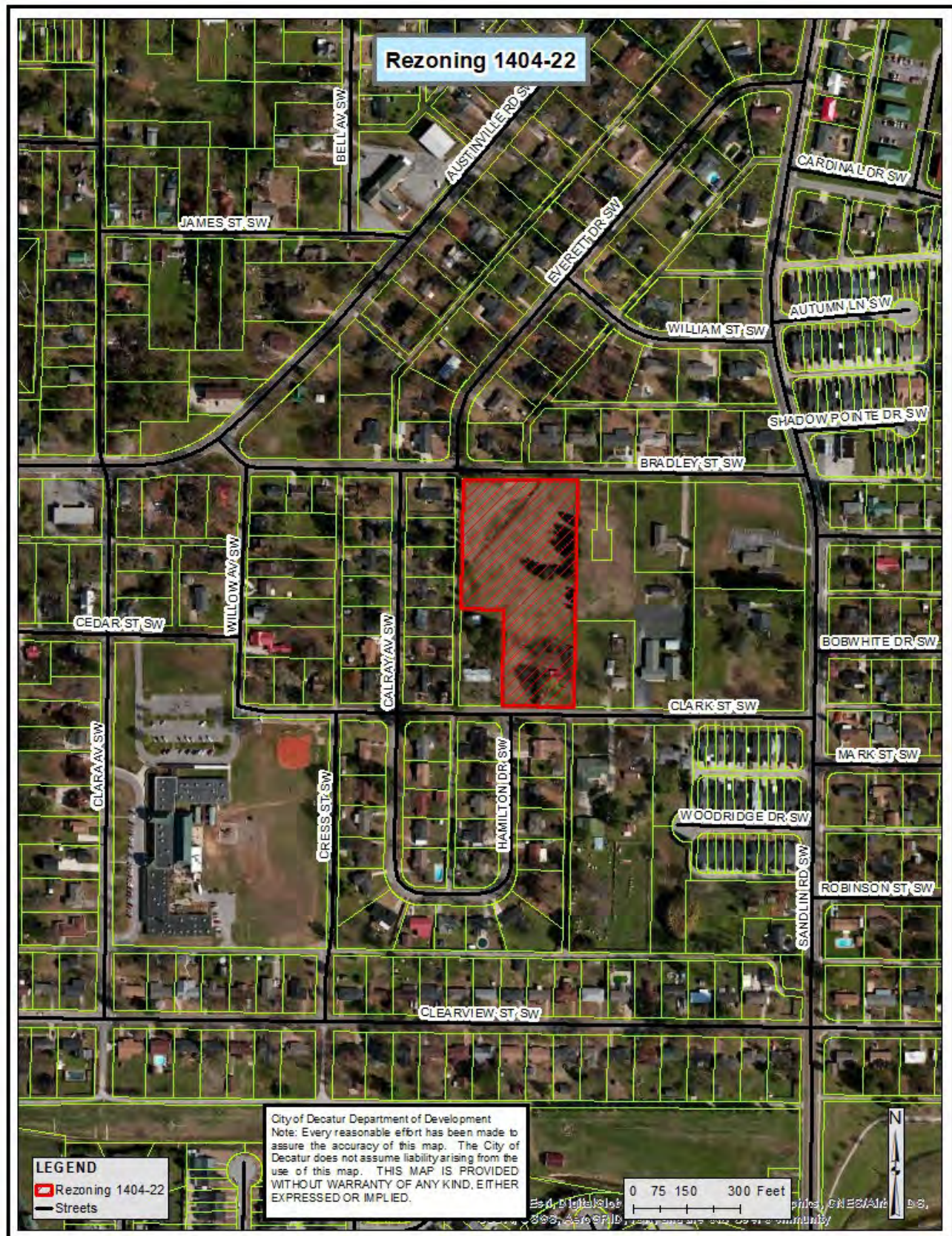
Conditions to be met

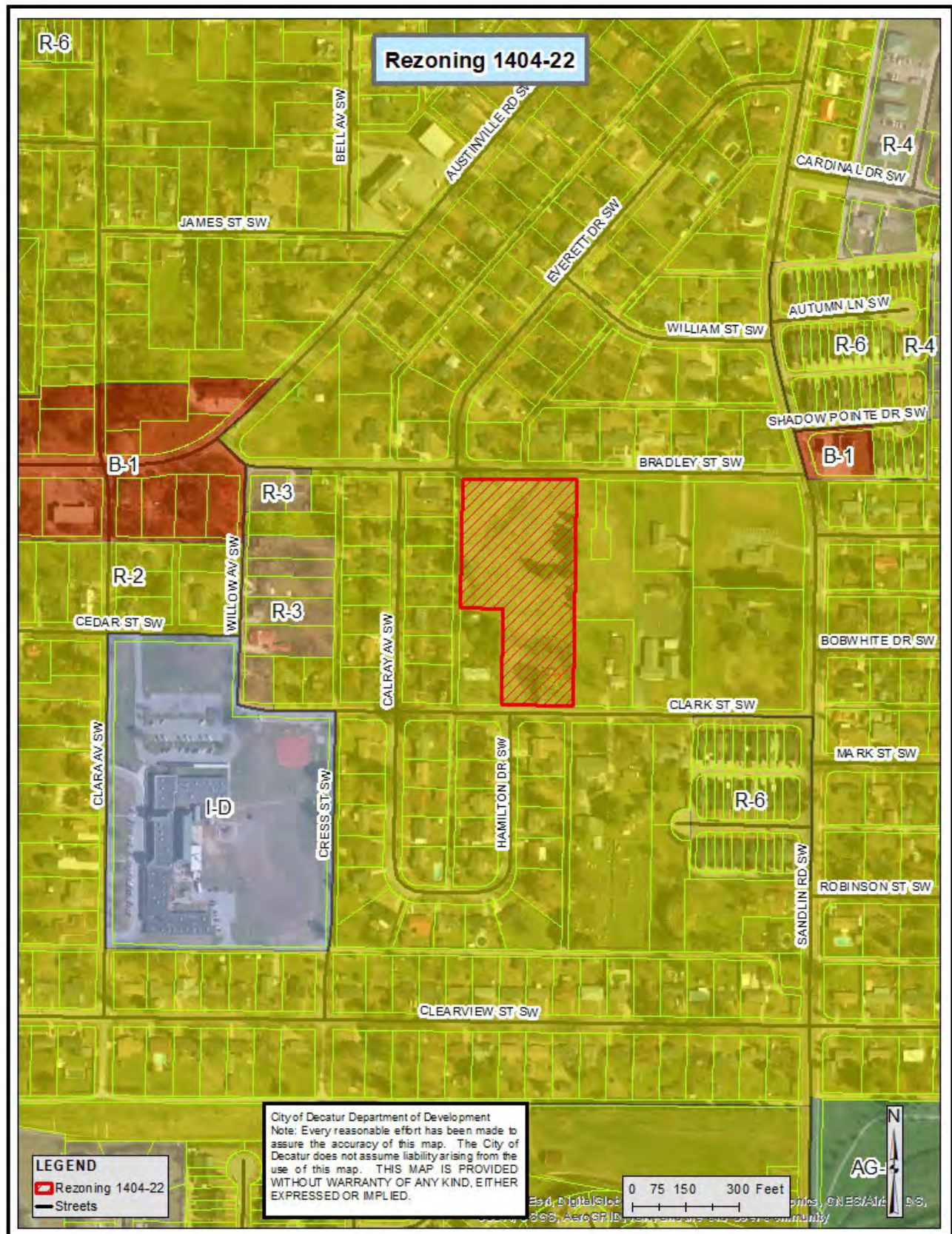
None

Pt. of Info:

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

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:





ZONING DISTRICT COMPARISON R-2 TO R-6		September 13, 2022
SECTION	R-2	R-6
USES PERMITTED	<p>There is hereby created an R-2 Residential District for those areas so designated by this chapter and the zoning map of the city, which R-2 Districts shall allow: Single-family dwellings (see also regulations common to all "R" Districts, listed in section 25-10).</p> <p>b. (1)General requirements.a.Off-street parking and vehicle access shall be provided as set forth in section 25-16 hereof.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>There is hereby created an R-6 Residential District (single-family semi-attached) for those areas so designated by this chapter and the zoning map of the City of Decatur, Alabama, which R-6 Districts shall allow single-family semi-attached residences, subject to use regulations common to all "R" Districts as set forth in section 25-10 hereof, except that accessory structure side yard setback requirements shall be the same as required in section 25-10.2(2)(D) for the main structure, and the rear yard setbacks would remain at the minimum of five (5) feet for accessory structures, and further subject to the following requirements and conditions:</p> <p>c. (1) General requirements: (A) Single-family semi-attached dwellings shall not form long, unbroken lines of row housing. No more than eight (8) contiguous units shall be allowed.(B) Each single-family semi-attached dwelling unit shall be constructed on its own lot.(C) No unit located in an R-6 District shall be located closer than twenty (20) feet to a dedicated exterior street or exterior lot line on the perimeter of one district.(D) Maximum density (exclusive of public ROW) shall not exceed twelve (12) dwelling units per acre per development.(E) No unit within an R-6 District shall have direct access to an existing major thoroughfare as defined by the zoning ordinance or comprehensive plan; or a major thoroughfare as shall be</p>

ZONING DISTRICT COMPARISON R-2 TO R-6		September 13, 2022
SECTION	R-2	R-6
		defined by future plans adopted by the planning commission of the City of Decatur.
USES PERMITTED ON APPEAL	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. These uses shall also be permitted on appeal: Customary home occupations; public utilities, general hospitals for humans, except primary for mental cases; semi-public buildings; golf courses; municipal, county, state or federal use; clubs located on and embracing within its sole possessory right, one (1) tract or parcel of land not less than twenty (20) acres in size; and on premises and off premises sale of alcoholic beverage by clubs meeting the acreage requirements above when duly licensed 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.	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. These uses shall also be permitted on appeal: Customary home occupations; public utilities, general hospitals for humans, except primary for mental cases; semi-public buildings; golf courses; municipal, county, state or federal use; clubs located on and embracing within its sole possessory right, one (1) tract or parcel of land not less than twenty (20) acres in size; and on premises and off premises sale of alcoholic beverage by clubs meeting the acreage requirements above when duly licensed 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 PROHIBITED	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	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

ZONING DISTRICT COMPARISON R-2 TO R-6		September 13, 2022
SECTION	R-2	R-6
	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.	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.
MINIMUM LOT AREA	Minimum lot area: Ten thousand (10,000) square feet.	Minimum lot size: 2,000 square feet.
MAXIMUM BUILDING AREA	Maximum building area: None specified.	Maximum building area: None specified.
MINIMUM FRONT YARD	Minimum front yard setback: Thirty-five (35) feet	Minimum front yard setback: 25 feet.
MINIMUM REAR YARD SETBACK	Minimum rear yard setback: Forty (40) feet.	Minimum rear yard setback: 20 feet.
MINIMUM SIDE YARD SETBACK	Minimum side yard setbacks: Eight (8) feet.	Minimum side yard setbacks applicable only at unattached ends and to exterior lots of a development: 10 feet (one-story); 12 feet (two-story).
MINIMUM FEET AT BUILDING LINE	Minimum feet at building line: Seventy (70) feet.	Minimum lot size at building line: 20 feet.
MAXIMUM BUILDING HEIGHT	Maximum building height: Thirty-five (35) feet.	Maximum building height: Thirty-five (35) feet.
MAXIMUM HEIGHT IN STORIES	Maximum height in stories: Two and one-half (2½).	Maximum height in stories: Two and one-half (2½).
OFF STREET PARKING	(1) Residential. In all cases of new structures, provision for the Off-street parking and vehicle access shall be provided as set forth in section 25-16 hereof. Parking of two (2) vehicles shall be provided for the use of the occupants of each dwelling unit.	(1) Residential. In all cases of new structures, provision for the Off-street parking and vehicle access shall be provided as set forth in section 25-16 hereof. Parking of two (2) vehicles shall be provided for the use of the occupants of each dwelling unit.

FILE NAME OR NUMBER: Rezoning 1405-22

ACRES: 31.59

CURRENT ZONE: AG-1 (Agricultural) and R-6 (Single family semi-attached townhomes)

APPLICANT: LBYD for Habitat for Humanity of Morgan County

LOCATION AND OR PROPERTY ADDRESS: 3105 Old Moulton Rd SW

REQUEST: Rezone 31.59 acres from AG-1 and R-6 to R-4

NEW ZONE: R-4 (Multi-family residential)

PROPOSED LAND USE: Residential

ONE DECATUR FUTURE LAND USE: Residential, low and Mixed Neighborhood

ONE DECATUR STREET TYPOLOGY: Old Moulton Rd SW is a Minor Arterial

COMMENTS AND RECOMMENDATIONS FROM ZONING COMMITTEE:
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Comments from Zoning Committee

Zoning Committee was in favor of this rezoning

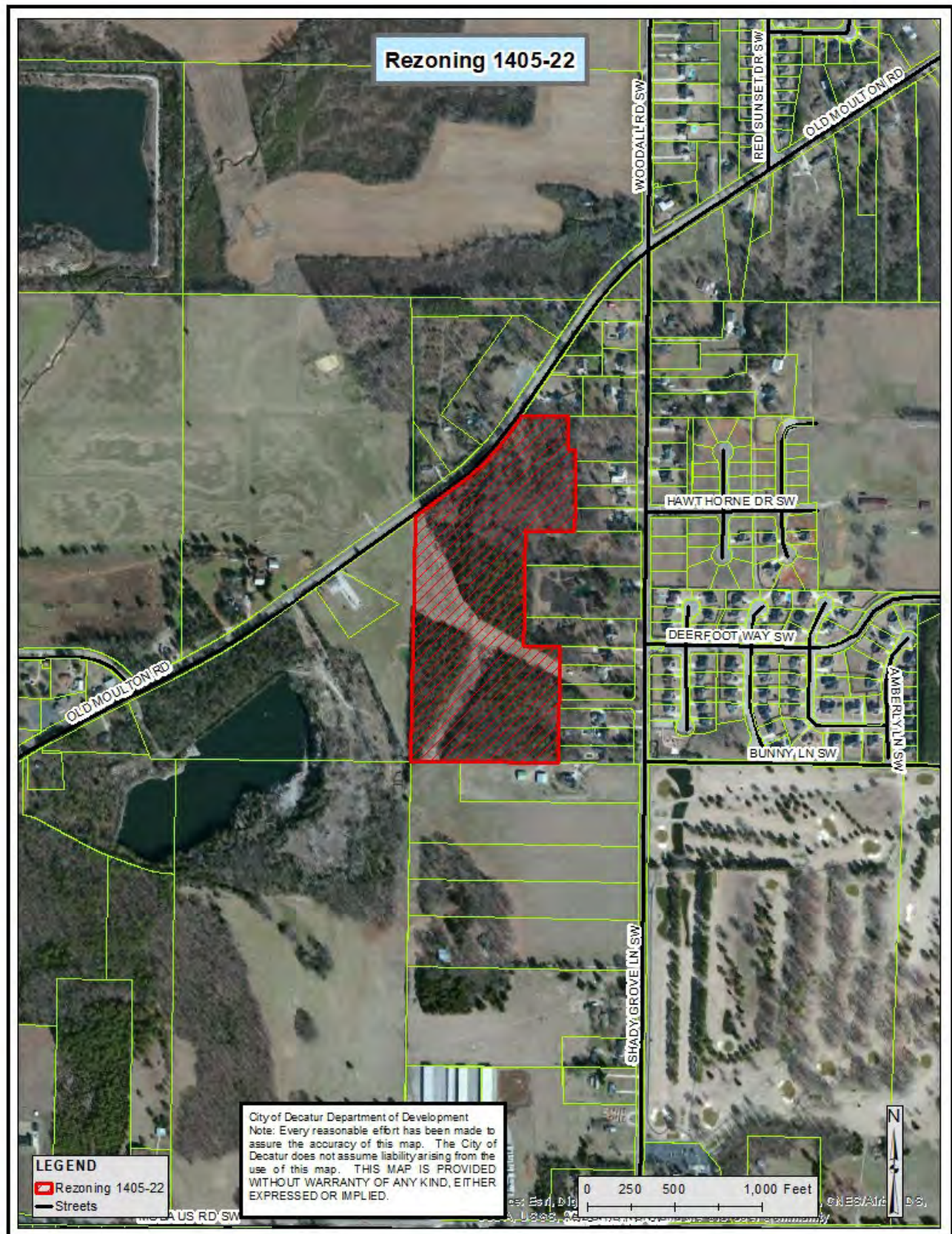
Conditions to be met

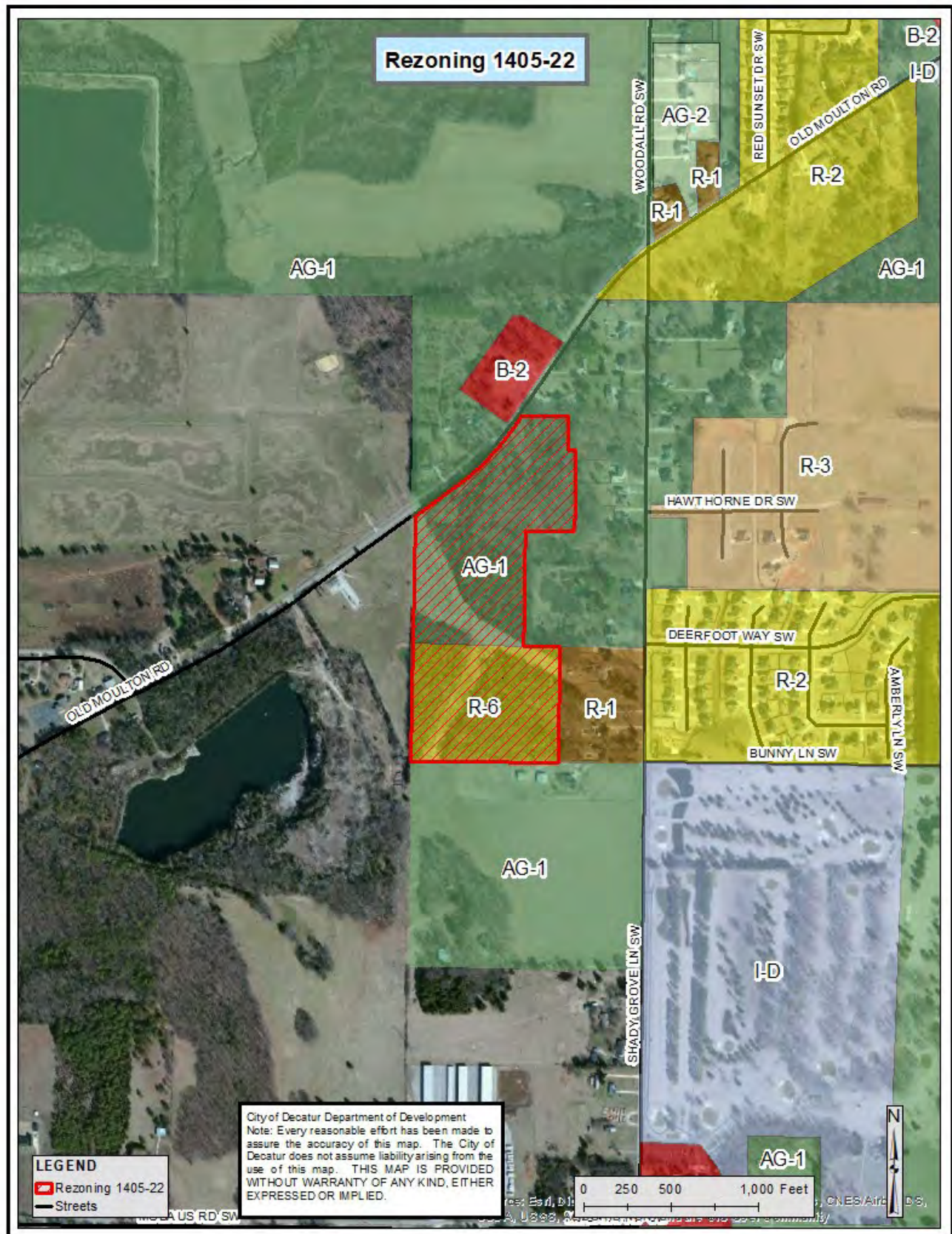
None

Pt. of Info:

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

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:







ZONING DISTRICT COMPARISON AG-1 TO R-4		September 13, 2022
SECTION	AG-1	R-4
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 an R-1 residential district and subject to all district requirements of an R-1 district as specified in section 25-10.</p> <p>d. 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>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.</p>
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</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;</p>

ZONING DISTRICT COMPARISON AG-1 TO R-4		September 13, 2022
SECTION	AG-1	R-4
	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 (1) tract or parcel of land not less than twenty (20) acres in size provided such tract or parcel of land is utilized by such organization on a regular basis for recreational or athletic purposes and further provided that such organization is duly licensed as a class II club by the City of Decatur and the Alabama Alcoholic Beverage Control Board under and pursuant to the Alcoholic Beverage Licensing Code; event venue, tourist courts, tourist homes; motor courts and trailer courts, when these uses, in the opinion of the board of zoning adjustment will not impair an existing or potential future residential neighborhood and permitted subject to such conditions as the said board may require to preserve and protect the character of the district and otherwise promote the purpose of this chapter.	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 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 or permitted on appeal.	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

ZONING DISTRICT COMPARISON AG-1 TO R-4		September 13, 2022
SECTION	AG-1	R-4
		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.
MINIMUM LOT AREA	Minimum lot size: 15,000 square feet.	Seven thousand (7,000) square feet, and for each additional family unit add two thousand (2,000) square feet.
MAXIMUM BUILDING AREA	Maximum building area: None specified.	None specified.
MINIMUM FRONT YARD	Minimum front yard setback: 20 feet.	Twenty-five (25) feet.
MINIMUM REAR YARD SETBACK	Minimum rear yard setback: 45 feet.	Thirty (30) feet.
MINIMUM SIDE YARD SETBACK	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.	One side eight (8) feet and the other side six (6) feet.
MAXIMUM BUILDING HEIGHT	Maximum height: 35 feet	Maximum building height: Thirty-five (35) feet.
MAXIMUM HEIGHT IN STORIES	Maximum height in stories: Two and one-half (2½).	Two and one half (2½).
OFF STREET PARKING	Off-street parking: See § 25-16. Off-street loading and unloading: Shall provide adequate space for loading and unloading on rear and/or side yard.	a. Off-street parking and vehicle access shall be provided as set forth in section 25-16 hereof. 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

ZONING DISTRICT COMPARISON AG-1 TO R-4		September 13, 2022
SECTION	AG-1	R-4
		requirements of the district in which it is located.

ZONING DISTRICT COMPARISON R6 TO R-4		September 13, 2022
SECTION	R6	R-4
USES PERMITTED	<p>There is hereby created an R-6 Residential District (single-family semi-attached) for those areas so designated by this chapter and the zoning map of the City of Decatur, Alabama, which R-6 Districts shall allow single-family semi-attached residences, subject to use regulations common to all "R" Districts as set forth in section 25-10 hereof, except that accessory structure side yard setback requirements shall be the same as required in section 25-10.2(2)(D) for the main structure, and the rear yard setbacks would remain at the minimum of five (5) feet for accessory structures, and further subject to the following requirements and conditions:</p> <p>e. (1) General requirements: (A) Single-family semi-attached dwellings shall not form long, unbroken lines of row housing. No more than eight (8) contiguous units shall be allowed.(B) Each single-family semi-attached dwelling unit shall be constructed on its own lot.(C) No unit located in an R-6 District shall be located closer than twenty (20) feet to a dedicated exterior street or exterior lot line on the perimeter of one district.(D) Maximum density (exclusive of public ROW) shall not exceed twelve (12) dwelling units per acre per development.(E) No unit</p>	<p>There is hereby created an "R" Residential District (Residential) for those areas so designated by this chapter and the zoning map of the city, which "R" Districts shall allow: Accessory structures; gardens; playgrounds; parks; public buildings; including public schools and libraries.</p>

ZONING DISTRICT COMPARISON R6 TO R-4		September 13, 2022
SECTION	R6	R-4
	within an R-6 District shall have direct access to an existing major thoroughfare as defined by the zoning ordinance or comprehensive plan; or a major thoroughfare as shall be defined by future plans adopted by the planning commission of the City of Decatur.	
USES PERMITTED ON APPEAL	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. These uses shall also be permitted on appeal: Customary home occupations; public utilities, general hospitals for humans, except primary for mental cases; semi-public buildings; golf courses; municipal, county, state or federal use; clubs located on and embracing within its sole possessory right, one (1) tract or parcel of land not less than twenty (20) acres in size; and on premises and off premises sale of alcoholic beverage by clubs meeting the acreage requirements above when duly licensed 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.	These uses shall also be permitted on appeal: Customary home occupations; public utilities, general hospitals for humans, except primary for mental cases; semi-public buildings; golf courses; municipal, county, state or federal use; clubs located on and embracing within its sole possessory right, one (1) tract or parcel of land not less than twenty (20) acres in size; and on premises and off premises sale of alcoholic beverage by clubs meeting the acreage requirements above when duly licensed 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 PROHIBITED	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	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-

ZONING DISTRICT COMPARISON R6 TO R-4		September 13, 2022
SECTION	R6	R-4
	constructed off-site (except for modular homes as in section 25-2) without regard to whether or not such building, structures or units are designed and built in compliance with state or federal standards, including without limitation, mobile homes, manufactured homes, house trailers, and trailer coaches; trailer or manufactured home parks, courts or camps, and commercial and industrial uses, including parking lots and parking areas in connection with any of these uses, not specifically permitted.	site (except for modular homes as in section 25-2) without regard to whether or not such building, structures or units are designed and built in compliance with state or federal standards, including without limitation, mobile homes, manufactured homes, house trailers, and trailer coaches; trailer or manufactured home parks, courts or camps, and commercial and industrial uses, including parking lots and parking areas in connection with any of these uses, not specifically permitted.
MINIMUM LOT AREA	Minimum lot size: 2,000 square feet.	Seven thousand (7,000) square feet, and for each additional family unit add two thousand (2,000) square feet.
MAXIMUM BUILDING AREA	Maximum building area: None specified.	None specified.
MINIMUM FRONT YARD	Minimum front yard setback: 25 feet.	Twenty-five (25) feet.
MINIMUM REAR YARD SETBACK	Minimum rear yard setback: 20 feet.	Thirty (30) feet.
MINIMUM SIDE YARD SETBACK	Minimum side yard setbacks applicable only at unattached ends and to exterior lots of a development: 10 feet (one-story); 12 feet (two-story).	One side eight (8) feet and the other side six (6) feet.
MAXIMUM BUILDING HEIGHT	Maximum building height: 35 feet.	Thirty-five (35) feet.
MAXIMUM HEIGHT IN STORIES	Maximum height in stories: Two and one-half (2½).	Two and one half (2½).
OFF STREET PARKING	(1) Residential. In all cases of new structures, provision for the Off-street parking and vehicle access shall be provided as set forth in section 25-16 hereof. Parking of two (2) vehicles shall be provided for the use of the occupants of each dwelling unit.	a. Off-street parking and vehicle access shall be provided as set forth in section 25-16 hereof. 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

ZONING DISTRICT COMPARISON R6 TO R-4		September 13, 2022
SECTION	R6	R-4
		requirements of the district in which it is located.
MINIMUM FEET AT BUILDING LINE		Fifty (50) feet for a one- or two-family dwelling plus five (5) additional feet for each additional family unit.

FILE NAME OR NUMBER: Rezoning 1406-22

ACRES: 0.25

CURRENT ZONE: M-C (Medical center)

APPLICANT: Mark McCurry for INW, LLC

LOCATION AND OR PROPERTY ADDRESS: 1317 14th Ave SE

REQUEST: Rezone 0.25 acres from M-C to B-1

NEW ZONE: B-1 (Local Shopping)

PROPOSED LAND USE: Commercial

ONE DECATUR FUTURE LAND USE: Urban Edge/Mixed Use

ONE DECATUR STREET TYPOLOGY: 14th Ave SE is a Local Street

<p>COMMENTS AND RECOMMENDATIONS FROM ZONING COMMITTEE:</p>

Comments from Zoning Committee

Zoning Committee was not in favor of this rezoning

Conditions to be met

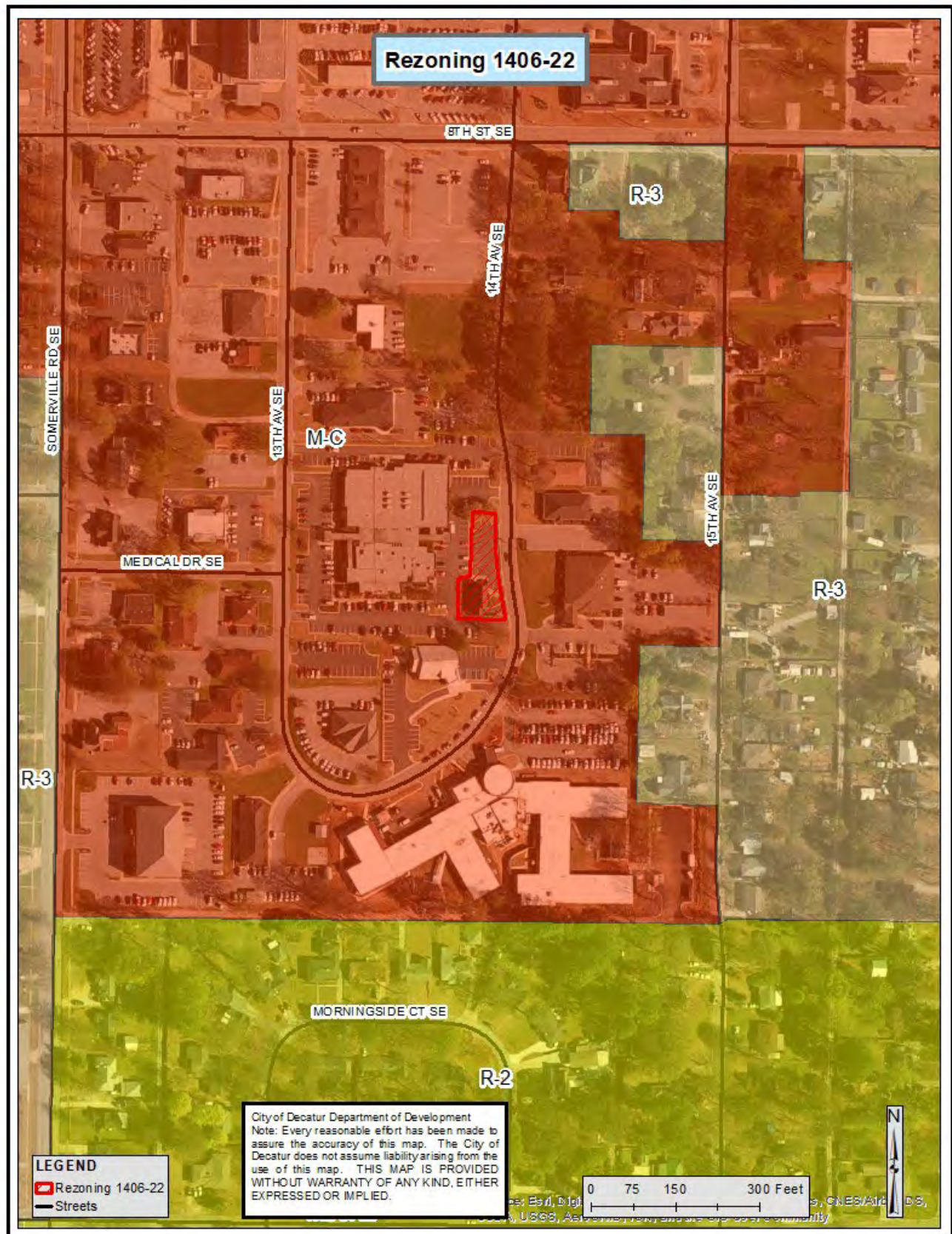
None

Pt. of Info:

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

<p>COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:</p>
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ZONING DISTRICT		September 13, 2022
SECTION	MC	B-1
USES PERMITTED	Hospitals for human care; medical and dental clinics; professional buildings primarily for use by physicians, surgeons, optometrists, dentists, and other members of the medical profession; pharmacies; places of residence for nurses and interns and for a custodian or watchman and his family.	Off-premises sale of beer and table wine; neighborhood retail stores and markets, including the following types: food, general merchandise, apparel; furniture; household and hardware; radio and television; drugs and sundries; jewelry and gifts; florists; sporting goods; pet shops, photograph studios and photo retail sales. Neighborhood services including the following types: Dry cleaning and laundry pickup stations; customer operated laundrettes and customer operated dry cleaning establishments; filling stations, provided, however, that gasoline storage above ground in excess of five hundred (500) gallons is prohibited; barber and beauty shops; shoe repair; offices, banks; post offices; event venues; playgrounds; parks; public building (i.e., municipal, county, state or federal, including public schools and libraries); public utilities; churches and similar places of worship; dancing and music academies; nurseries, kindergartens, or day care for children; parking lots.
USES PERMITTED ON APPEAL	Research laboratories, florists, restaurants; nursing homes; businesses concerned primarily with the sale of hospital equipment, artificial limbs and wheel chairs; similar businesses which in the opinion of the Board of Adjustment are directly related to the medical profession.	Restaurants; any uses permitted or permitted on appeal in an R-4, Residential District as subject to all district requirements of said district as specified in section 25-10 of this Code.
USES PROHIBITED	All uses not specifically permitted or permitted on appeal.	Businesses licensed under the Deferred Presentment Services Act and/or, Pawnshop Act and/or, Dealers in Gold or Precious Items Act; and any use not permitted or permitted on appeal.
MINIMUM LOT SIZE	Same as for B-1 Business 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

ZONING DISTRICT		September 13, 2022
SECTION	MC	B-1
		loading space in addition to the space required for the other normal operations of the business or service.
MINIMUM YARD SIZE	Same as for B-1 Business district.	Front 25 feet; rear 20 feet; side, not specified, except on a lot adjoining along its side lot line a lot which is in a residential district, there shall be a side yard not less than eight (8) feet wide.
MAXIMUM BUILDING HEIGHT	Forty-five (45) feet.	Forty-five (45) feet
MAXIMUM HEIGHT IN STORIES	Three (3) stories	Three (3) stories
OFF STREET PARKING	<i>Off-street parking: See § 25-16.</i>	<i>Off-street parking: See § 25-16.</i>
OFF-STREET UNLOADING	Same as for B-1 Business District.	Shall use required rear or side yard for loading and unloading.

FILE NAME OR NUMBER: Rezoning 1407-22

ACRES: 5.21

CURRENT ZONE: R-2 (Single family residential)

APPLICANT: Martin Crawford Jr for James Bolan

LOCATION AND OR PROPERTY ADDRESS: Approx. 1000 14th Ave SW

REQUEST: Rezone 5.21 acres from R-2 to R-4

NEW ZONE: R-4 (Multi-family residential)

PROPOSED LAND USE: Residential

ONE DECATUR FUTURE LAND USE: Park/Conservation Area

ONE DECATUR STREET TYPOLOGY: 14th Ave SW is a Local Street

COMMENTS AND RECOMMENDATIONS FROM ZONING COMMITTEE:
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Comments from Zoning Committee

Zoning Committee was not in favor of this rezoning

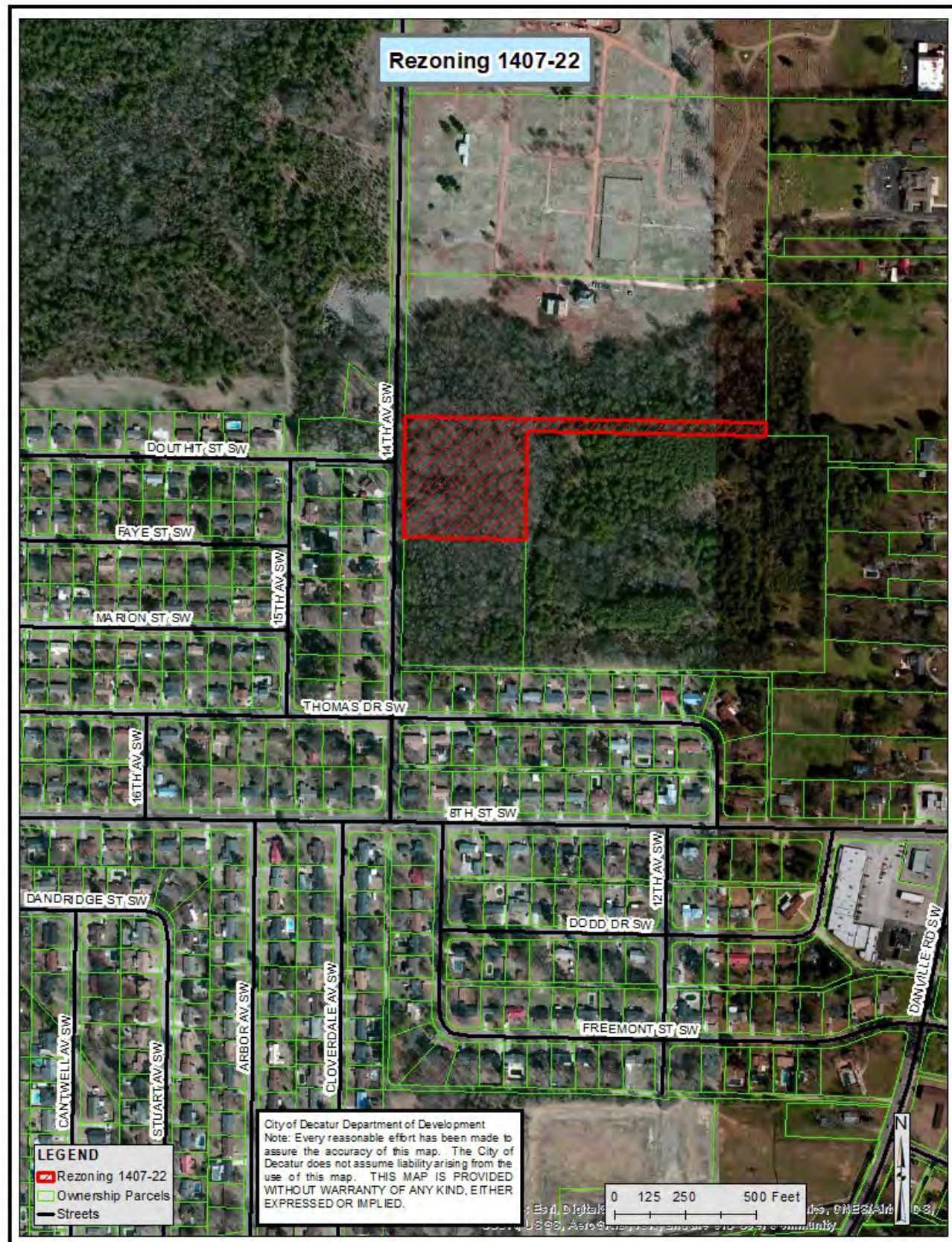
Conditions to be met

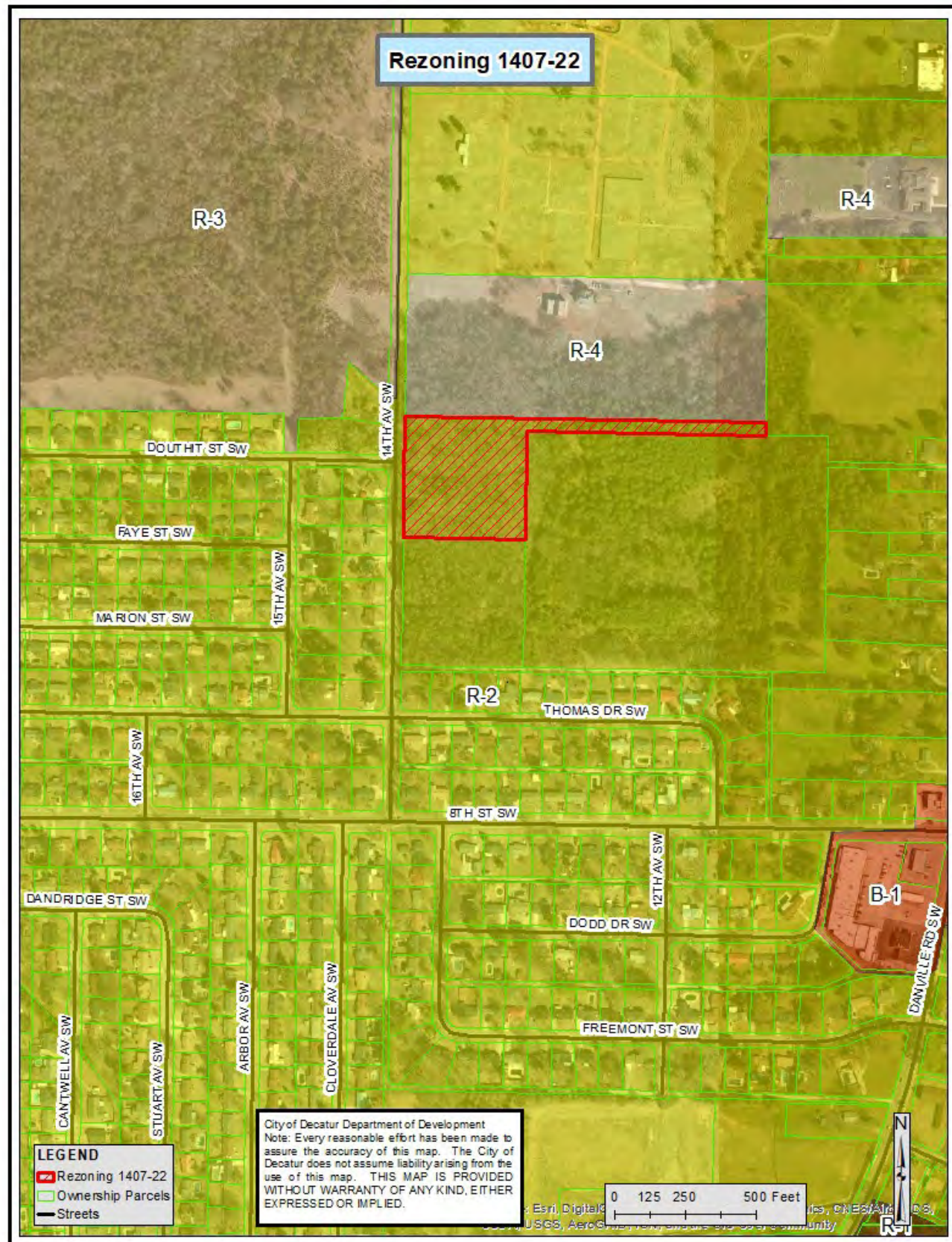
1. Need application fee

Pt. of Info:

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

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:





ZONING DISTRICT COMPARISON R-2 to R-4		September 13, 2022
SECTION	R-2	R-4
USES PERMITTED	<p>There is hereby created an R-2 Residential District for those areas so designated by this chapter and the zoning map of the city, which R-2 Districts shall allow: Single-family dwellings (see also regulations common to all "R" Districts, listed in section 25-10).</p> <p>f. (1)General requirements.a.Off-street parking and vehicle access shall be provided as set forth in section 25-16 hereof.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>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.</p>
USES PERMITTED ON APPEAL	<p>There is hereby created an "R" Residential District (Residential) for those areas so designated by this chapter and the zoning map of the city, which "R" Districts shall allow: Accessory structures; gardens; playgrounds; parks; public buildings; including public schools and libraries. These uses shall also be permitted on appeal: Customary home occupations; public utilities, general hospitals for humans, except primary for mental cases; semi-public buildings; golf courses; municipal, county, state or federal use; clubs located on and embracing within its sole possessory right, one (1) tract or parcel of land not less than twenty (20) acres in size; and on premises and off premises sale of alcoholic beverage by clubs meeting the acreage requirements above when</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 (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.</p>

ZONING DISTRICT COMPARISON R-2 to R-4		September 13, 2022
SECTION	R-2	R-4
	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 PROHIBITED	Uses prohibited: Except as expressly permitted, or permitted on appeal, the following uses are prohibited in all residential districts, including without limitation planned residential development districts, specialty and restricted residential districts: ("R" Districts): All buildings, structures and units constructed off-site (except for modular homes as in section 25-2) without regard to whether or not such building, structures or units are designed and built in compliance with state or federal standards, including without limitation, mobile homes, manufactured homes, house trailers, and trailer coaches; trailer or manufactured home parks, courts or camps, and commercial and industrial uses, including parking lots and parking areas in connection with any of these uses, not specifically permitted.	Uses prohibited: Except as expressly permitted, or permitted on appeal, the following uses are prohibited in all residential districts, including without limitation planned residential development districts, specialty and restricted residential districts: ("R" Districts): All buildings, structures and units constructed off-site (except for modular homes as in section 25-2) without regard to whether or not such building, structures or units are designed and built in compliance with state or federal standards, including without limitation, mobile homes, manufactured homes, house trailers, and trailer coaches; trailer or manufactured home parks, courts or camps, and commercial and industrial uses, including parking lots and parking areas in connection with any of these uses, not specifically permitted.
MINIMUM LOT AREA	Minimum lot area: Ten thousand (10,000) square feet.	Seven thousand (7,000) square feet, and for each additional family unit add two thousand (2,000) square feet.
MAXIMUM BUILDING AREA	Maximum building area: None specified.	None specified.
MINIMUM FRONT YARD	Minimum front yard setback: Thirty-five (35) feet	Twenty-five (25) feet.
MINIMUM REAR YARD SETBACK	Minimum rear yard setback: Forty (40) feet.	Thirty (30) feet.
MINIMUM SIDE YARD SETBACK	Minimum side yard setbacks: Eight (8) feet.	One side eight (8) feet and the other side six (6) feet.
MINIMUM FEET AT BUILDING LINE	Minimum feet at building line: Seventy (70) feet.	Fifty (50) feet for a one- or two-family dwelling plus five (5) additional feet for each additional family unit.

ZONING DISTRICT COMPARISON R-2 to R-4		September 13, 2022
SECTION	R-2	R-4
MAXIMUM BUILDING HEIGHT	Maximum building height: Thirty-five (35) feet.	Thirty-five (35) feet.
MAXIMUM HEIGHT IN STORIES	Maximum height in stories: Two and one-half (2½).	Two and one half (2½).
OFF STREET PARKING	(1) Residential. In all cases of new structures, provision for the Off-street parking and vehicle access shall be provided as set forth in section 25-16 hereof. Parking of two (2) vehicles shall be provided for the use of the occupants of each dwelling unit.	a. Off-street parking and vehicle access shall be provided as set forth in section 25-16 hereof. 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.
OFF-STREET UNLOADING	None specified.	None specified.

MINOR PLATS

FILE NAME OR NUMBER: Replat of lots 20 & 21 of Heatherwood & Heatherwood Add 1

ACRES: 0.324

CURRENT ZONE: R-5.0 (Single family patio home-zero lot line)

APPLICANT: Xram for Deborah Sharp

LOCATION AND OR PROPERTY ADDRESS: 923 & 925 Tracey Ln SW

REQUEST: Minor plat approval

PROPOSED LAND USE: Residential

ONE DECATUR FUTURE LAND USE: Core Neighborhood

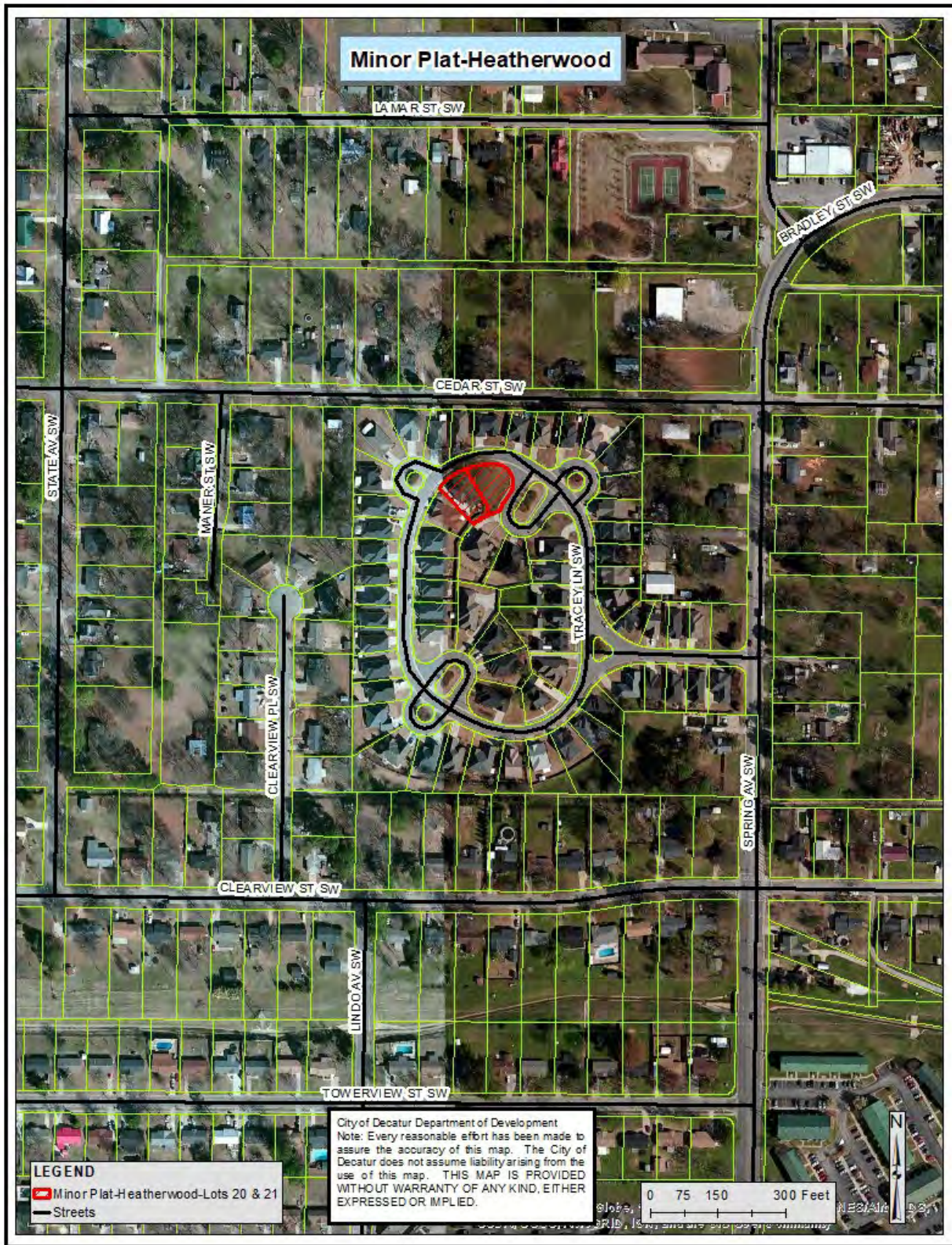
ONE DECATUR STREET TYPOLOGY: Tracey Ln SW is a Local Street

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

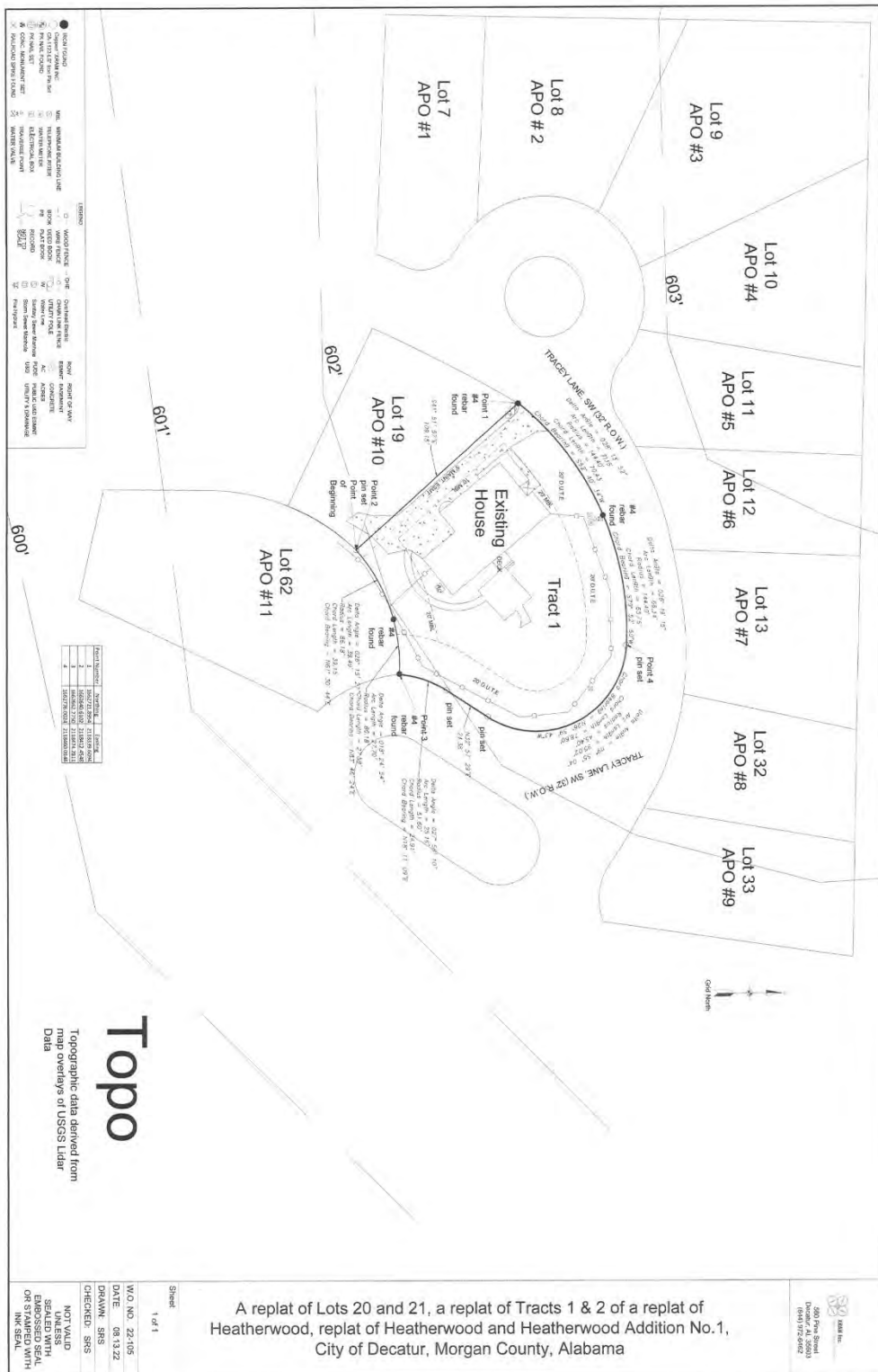
1. Need application fees
2. Need fees for APO letters
3. Need signed and sealed plat
4. Need signed letter of authorization with proper title
5. Need certificate and legal description

Pt. of Info:

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







FILE NAME OR NUMBER: Replat of lots 1 & 2 of City View Estates-Charlotte Add 3

ACRES: 0.42

CURRENT ZONE: R-5 (Single family patio home)

APPLICANT: Mid-South Testing, Inc.

LOCATION AND OR PROPERTY ADDRESS: 1918 & 1916 Brayden Rd SW

REQUEST: Minor plat approval

PROPOSED LAND USE: Residential

ONE DECATUR FUTURE LAND USE: Residential, low

ONE DECATUR STREET TYPOLOGY: Brayden Dr SW is a Local Street

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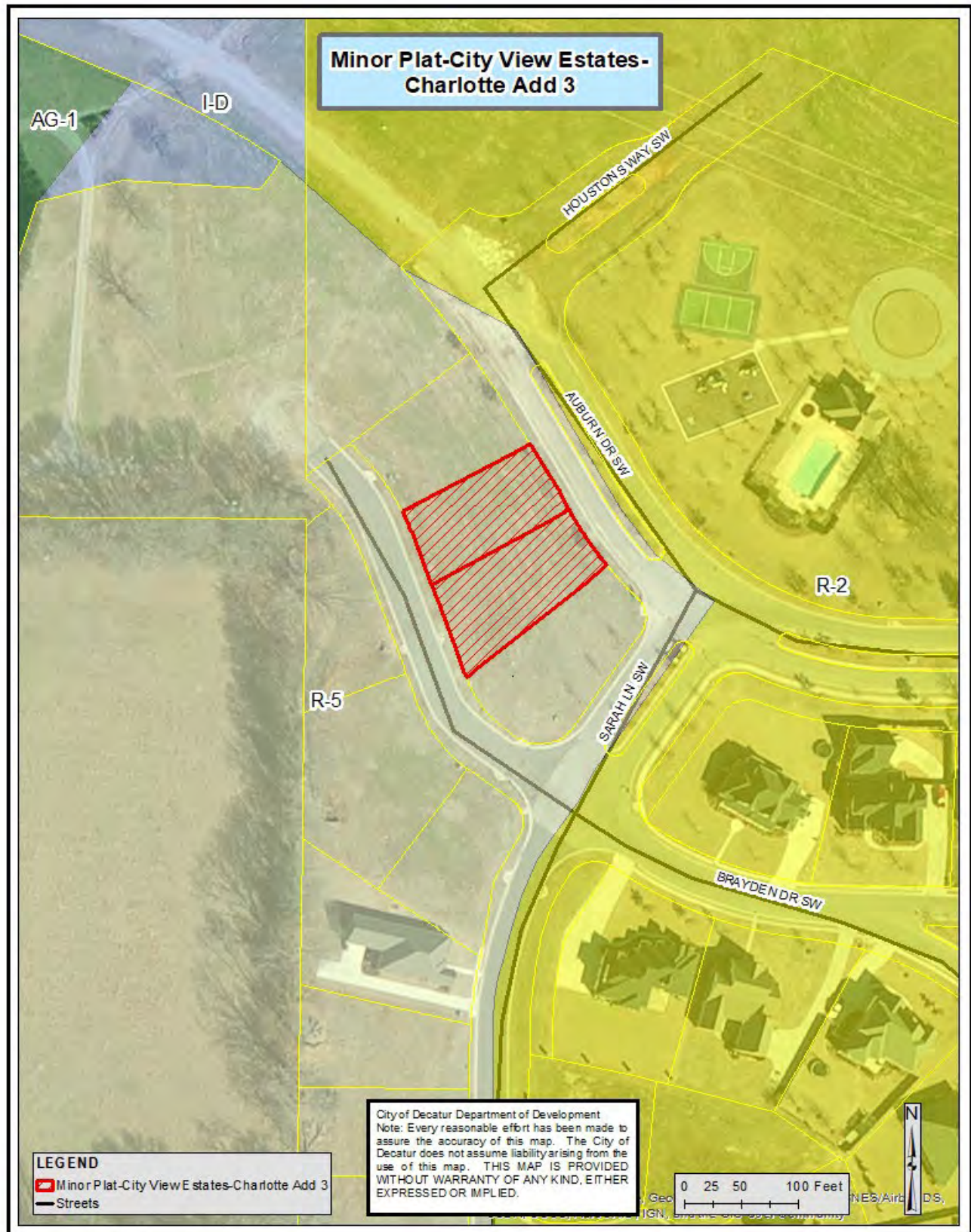
Conditions to be met:

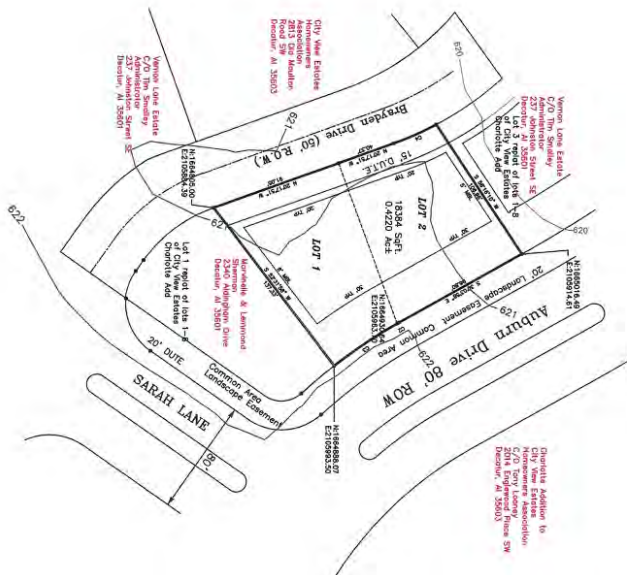
1. Need application fees
2. Need Adjacent Property Owner (APO) letter fees
3. Need copy of deed
4. Need signed and sealed plat

Pt. of Info:

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







CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C2	360.00'	2.00'	2.00'	S 30.08 27° E	079.06°
C3	360.00'	52.14'	52.09'	S 34.26 56° E	87.751°
C4	225.00'	30.19'	30.17'	N 24.31 58° W	74.115°

STATE OF ALABAMA
MORGAN COUNTY

I hereby certify that this report was filed in the office for record this day _____ of _____
2022, at _____, and recorded in book _____ of _____
Risks and Wages, page _____ Recording _____ post. _____ Judge of Probate

Design of Product

CERTIFICATE OF APPROVAL BY THE CITY ENGINEER

The undersigned, as City Engineer of the City of Decatur, Alabama, hereby approved the within plat for recording of the same in the office of the Probate Judge this _____ day of _____, 2002.

City Engineer, City of Doctur, Alabama

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION

Let 1 and Let 2 constituted the Re-part of Lots 2-6 and Lots 10-17 of City Way Estates Condo's addition, Addition No. 3, Map Book 2015 Page 8 Section 27 T5S R9W previously described as Lot 1 and Lot 2 right of Lots 1-2 of City Way Estates Condo's addition No. 3, Map Book 2008 Page 2 also described as Lot 1 and Lot 2, respectively, as shown on the plat attached hereto. The portion of the City Way Estates Condo's addition, Addition No. 3, Map Book 2008 Page 2 also described as Lot 1 and Lot 2, respectively, now situated on City Way Estates Condo's addition, Addition No. 3, Map Book 2015 Page 8 Section 27 & Section 34 T5S, R9W, is hereby approved by the planning Commission of the City of Alpena, Michigan, as a lot split.

City of
Alpena, Michigan, May 2022.

PURCHASING COMMISSION FOR THE
CITY OF DECATUR, ALABAMA

Officer of the Planning Committee

CERTIFICATE OF APPROVAL BY DECAJUM UTILITIES

The undersigned, as authorized by the City of Decatur, hereby approves this within plot for the recording of the same in the Office of the Probate Judge this _____ day of _____ 2022.

day of _____ 2022

Electric

Weather

DEDICATION

and Lot 2 rep
ed on lot 1

of Lots 1-8 of City
Lot 2, north of City

[illegible]

1

CONOMIALE

1

celly that _____ A history public in and for solid County, Alabama hereby certifies that _____ who's names are signed to the foregoing instrument they are known to me, notary public before me on this day that _____, being informed of the contents of the instrument they are each officer and with full authority executed the same and solemnly

1

SURVIVORS CERTIFICATE AND DESCRIPTION OF LAND PLATTER

STATE OF ALABAMA
COUNTY OF MOBILE

knowledge, information and data, the following is a true and correct map or part of the following described tract or

Additional No. 3, Map Book 2013 Page 8 Section 27 T5S 16W previously described on Lot 1 and Lot 2, rapids of Lake
1-6 of City West Estates Charlotte Addition No. 3, Map Book 2009 Page 2 also described on Lot 1 and Lot 2, rapids
of City West Estates Charlotte Addition, Addition No. 3, Map Book 2007 Page 17 in Section 27 & Section 34, T5S, R5E

Abstract: The new quarry, industrial, or other stone works, built in the County of Merion, State of Missouri.

Housing and Urban Development in cooperation with the Federal Administration, Community Fund No. 011030000087, dated August 15, 2016 and found the above described property is located in a Floodway Zone "X". This determination has not been verified with field data, but from map overlays only.

annually report such reports and drawing more in accordance with the requirements of the Minimum Technical Standards for the Practice of Land Surveying in the State of Alabama, this being to the best of my knowledge, information and belief on this the 4th day of August 2022.

Ronald S. Stroup Reg. No. 1270

State Plane
Alabama West
Zone NAD 83

TITLE
<p>MINOR PLAT</p> <p>Lot 1 and Lot 2 Consistated of the Re-plot of the 2-8 and Lots 10-17 of City View Estates Charlotte Addition, Addition No.3, Map Book 2013 Page 6 Section 27 T8S R9W described as Lots 1 and Lot 2 and Lot 2 replot of Lots 1-8 of City View Estates Charlotte Addition No. 3 Map Book 2009 Page 2 also described as Lot 1 and Lot 2 replot of City View Estates Charlotte Addition, Addition No.3 Map Book 2007 Page 17 in Section 27 T8S R9W, PSR, also described as City View Estates Charlotte Addition Phase 2</p>

MID-SOUTH
TESTING, INC.

2220 BELTLINE ROAD SW, DECATUR, ALABAMA 35601



I hereby state all parts of the survey and granting have been examined and found correct. The following is a true and correct copy of the original survey as recorded in the books of the Land Department of the State of Arkansas, the survey being for the land of my wife, Mrs. Mary Ann Robinson, the survey being completed by Michael S. Smith, no part of the survey may be changed, added to, altered or expounded by any means without the permission of the Board of Survey, Arkansas Survey No. 12755.

DATE MADE	11-26-2002
SURVEYOR	C.W.-Robinson
PREPARED BY	22-01-0362
SHEET NO.	1 of 1

FILE NAME OR NUMBER: Master Development Plan-PRD-7 (Planned Residential District)-Central Ave SW

ACRES: 34.75

CURRENT ZONE: PRD-7 (Planned Residential Development District)

APPLICANT: Pugh Wright McAnally for Huntsville LD

LOCATION AND OR PROPERTY ADDRESS: 4101 Central Ave SW

REQUEST: Approve Master Development Plan

PROPOSED LAND USE: Residential

ONE DECATUR FUTURE LAND USE: Residential, low

ONE DECATUR STREET TYPOLOGY: Central Ave SW is a Minor Arterial

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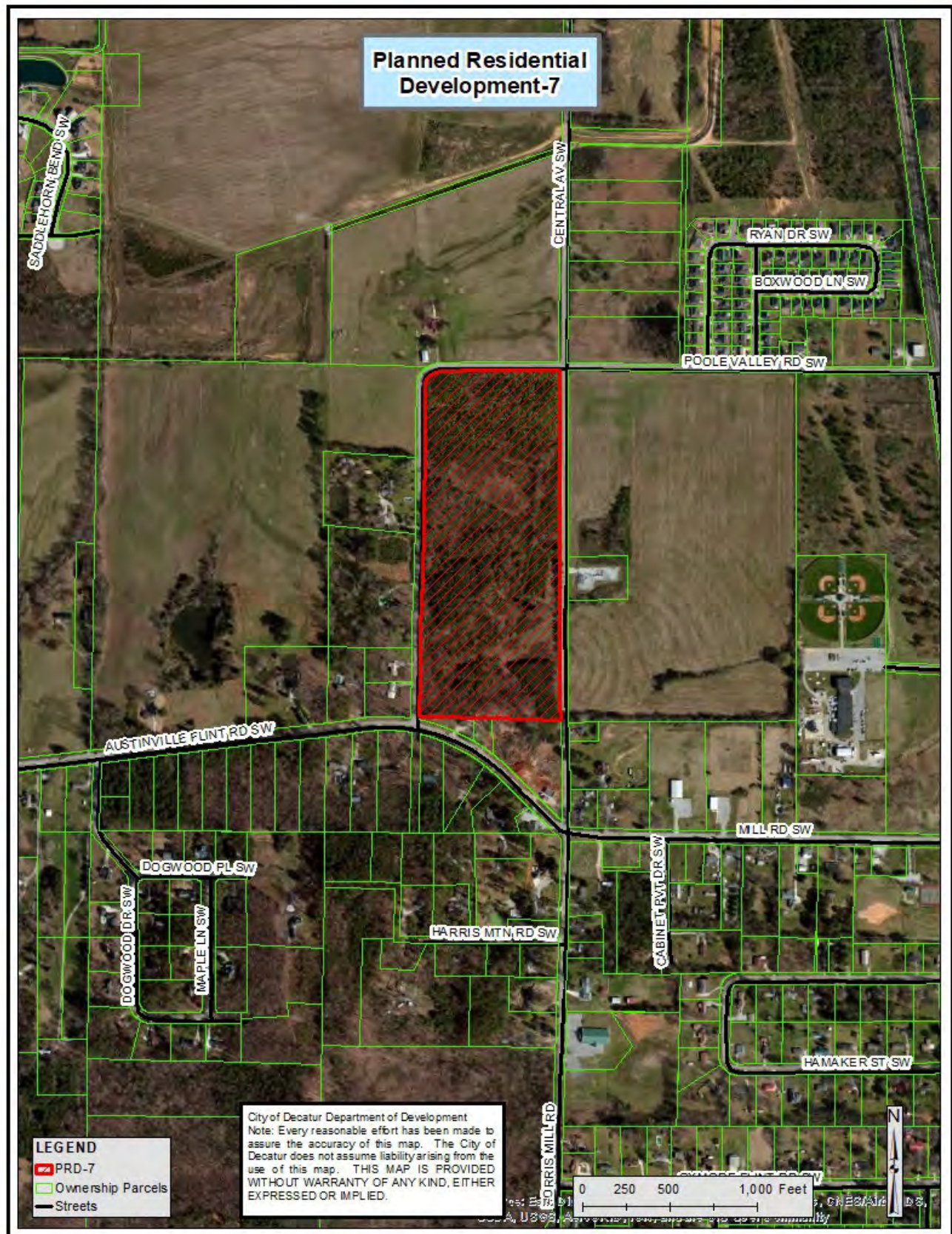
Conditions to be met:

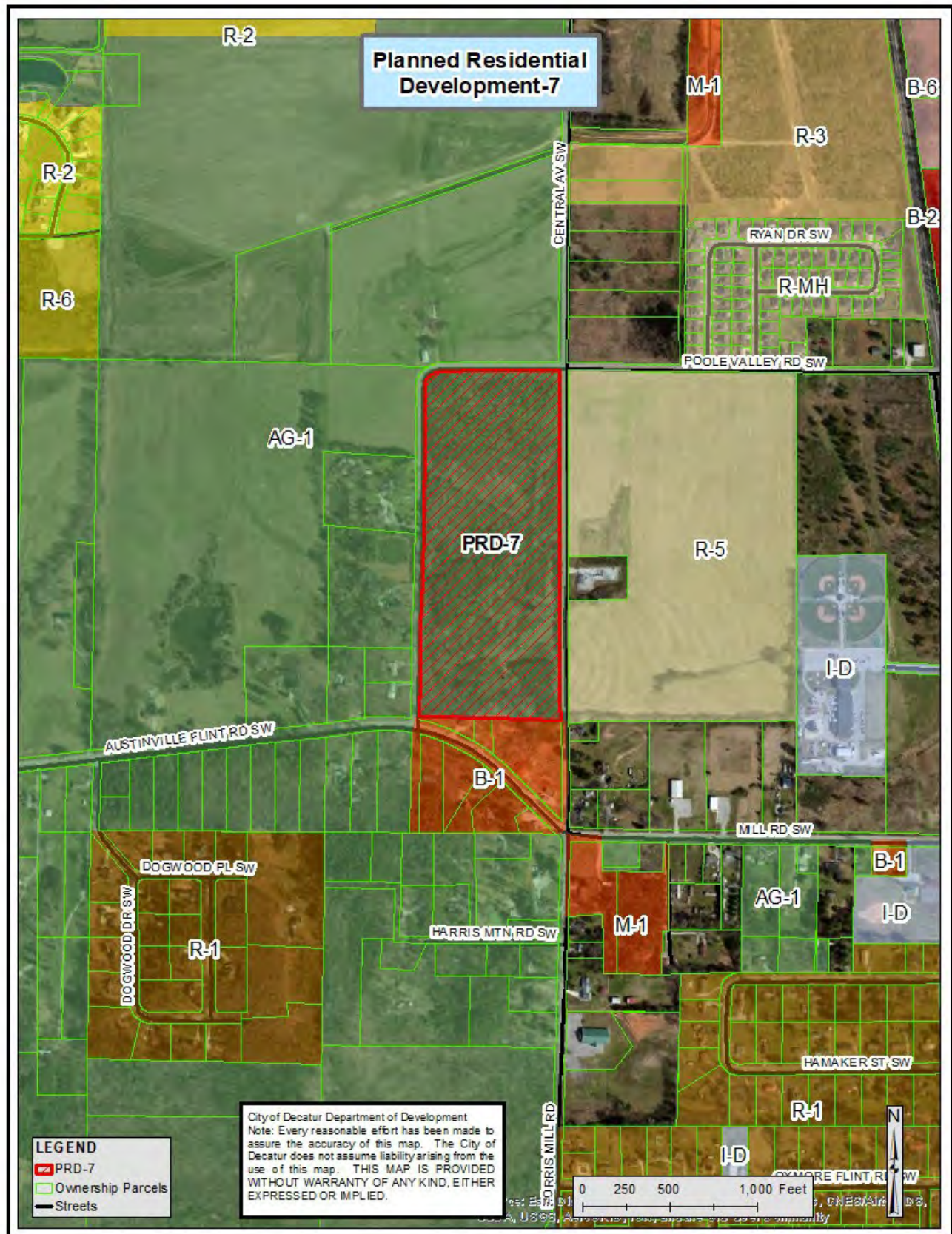
1. None

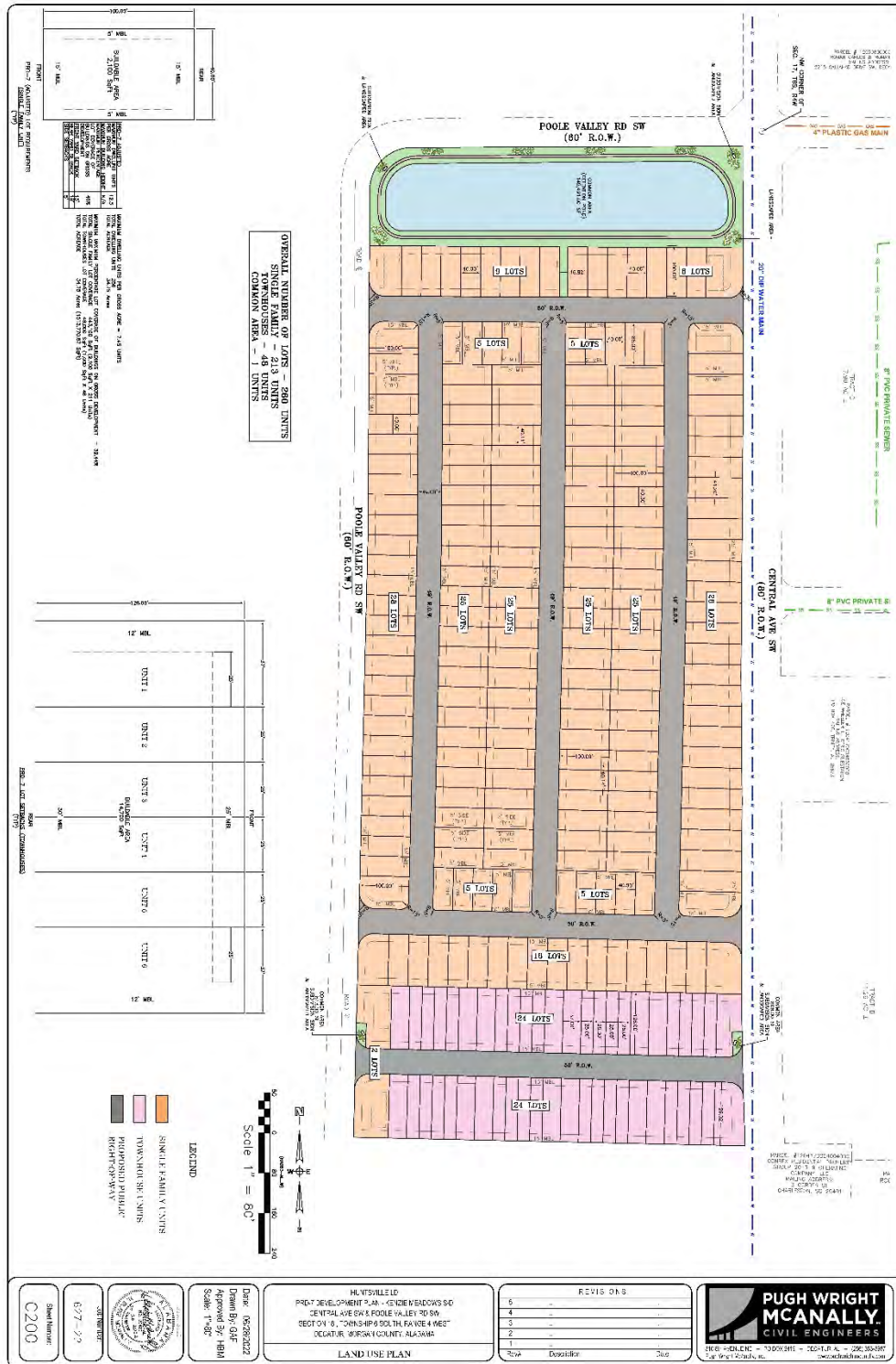
Pt. of Info:

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

Easements will need to be provided outside of the platted rights-of-way for the providing of utility services







CONSENT AGENDA

FILE NAME OR NUMBER: Certificate 3581-22

ACRES: 2.37

CURRENT ZONE: M-1A (Expressway Commercial District)

APPLICANT: Engineering Development Group for OLP Wash Partners, LLC

LOCATION AND OR PROPERTY ADDRESS: 1403 Beltline Rd SW

REQUEST: Subdivide one parcel of 2.37 acres into two parcels of 0.81 and 1.56 acres

PROPOSED LAND USE: Commercial

ONE DECATUR FUTURE LAND USE: Community Commercial

ONE DECATUR STREET TYPOLOGY: Beltline Rd SW is a Principal Arterial

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

1. Need recording fees
2. Need signed ALDOT affidavit
3. Need 5 foot easement on East property boundary of Parcel 2
4. Need easement on South property boundary of Parcel 1, 5 feet on each side of centerline of overhead power line
5. Need 20 foot easement along West property boundary of Parcel 1 for sanitary sewer extension
6. Extension of sanitary sewer to service Parcel 2 shall be completed or bond for this extension provided

Pt. of Info:

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



