

MEMORANDUM

DATE: January 9, 2020

TO: Planning Commissioners

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

PLANNING COMMISSION MEETING

January 21, 2020

Pre-meeting – 2:15 p.m. (Annex)

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



MEMORANDUM

DATE: 10/10/2000

TO: Mr. [Name] (Room 2000)

FROM: Mr. [Name] (Room 2000)
SUBJECT: [Topic]

1. [Text]

2. [Text]

3. [Text]

4. [Text]

Agenda Planning Commission

City of Decatur, AL

January 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- November 19, 2019

3. PUBLIC HEARING

ZONINGS

PAGE/MAP

A. 1342-20

(425 East Moulton St south side between 6th Av and 4th Av)

1-6

B. 1343-20

(1615 5th Av NW south side of 5th Av west of Monroe Dr NW)

7-10

PLAT REVIEWS

A. Morris Brothers Subdivision - replat of Lot 1

(East side of Old River Road north of Upper River Road)

11-15

see plat

B. Harbor Square

(At the end of Sumac south of Blackberry DR SW)

16-18

see plat

4. CONSENT AGENDA

CERTIFICATES

A. 3467-20

Certificate

(West side of Indian Hills Rd. SE)

19-22

B. 3468-20

Certificate

(East side of 7th AV between 9th ST and 10th ST)

23-26

C. 3469-20

Certificate

(East side of Ruby Pointe DR and north of Diamond Pointe DR)

27-31

D. 3470-20	Certificate (North side of Chapel Hill RD west of Danville RD SW)	32-36
E. 3471-20	Certificate (North of Lower River RD SE)	37-39
F. 3472-20	Certificate (North side of Grant ST and East of 4 th AV SE)	40-44
G. 3473-20	Certificate (East side of Danville RD north of Stone River DR)	45-49
H. 3474-20	Certificate (East side of Danville Rd south of the Hemingway DR right of way)	50-54

SITE PLAN

A. 592-20	(Southwest of the Beltline west side of Centron DR SW.)	55-57 see plat
B. 593-20	(East side of Danville Rd. SW south of Modaus Rd)	58-61 see plat
C. 594-20	(West side of Danville Rd. SW north of Stone River DR)	62-65 see plat

4. OTHER BUSINESS

ANNEXATION

A. 359-20	(North side of Old Moulton RD SW where Brookline ends)	66-68
-----------	--	-------

VACATION REQUESTS

A. 516-20	(Southeast corner of the intersection of Gordon Terry Parkway and Woodall RD)	69-72
B. 517-20	(North side of Market St east of Highway 31)	73-76

PUBLIC HEARING

FILE NAME OR NUMBER: 1342-20

ACRES: .16 ACRES
BUSINESS)

CURRENT ZONE:B2 (GENERAL

APPLICANT: GEORGE GODWIN REPRESENTING THE EARL CHARITABLE FOUNDATION

LOCATION AND OR PROPERTY ADDRESS: 425 EAST MOULTON ST SOUTH SIDE BETWEEN 6TH AV AND 4TH AV

REQUEST: TO REZONE A .16 ACRE TRACT FROM B2 (GENERAL BUSINES) TO B5 (CENTRAL BUSINESS DISTRICT)

NEW ZONE: B5 (CENTRAL BUSINESS DISTRICT) **PROPOSED LAND USE:** YOUTH MINISTRY

ONE DECATUR FUTURE LAND USE:URBAN CORE DOWNTOWN

ONE DECATUR STREET TYPOLOGY: EAST MOULTON ST IS A CITY CONNECTOR

COMMENTS AND RECOMMENDATIONS FROM ZONING COMMITTEE COMMITTEE:

The Zoning Committee recommends approval to change the zoning of this property from B2 (general business) to B5 (central business district) as this is reflective of the One Decatur future land use which is Urban Core Downtown, and the property immediately to the north is also zoned B5.

Pt. of information

1. Consider parking for future development
2. Consider the rest of E. Moulton, it may end up being re-zoned to stay in conformity with One Decatur Plan

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:

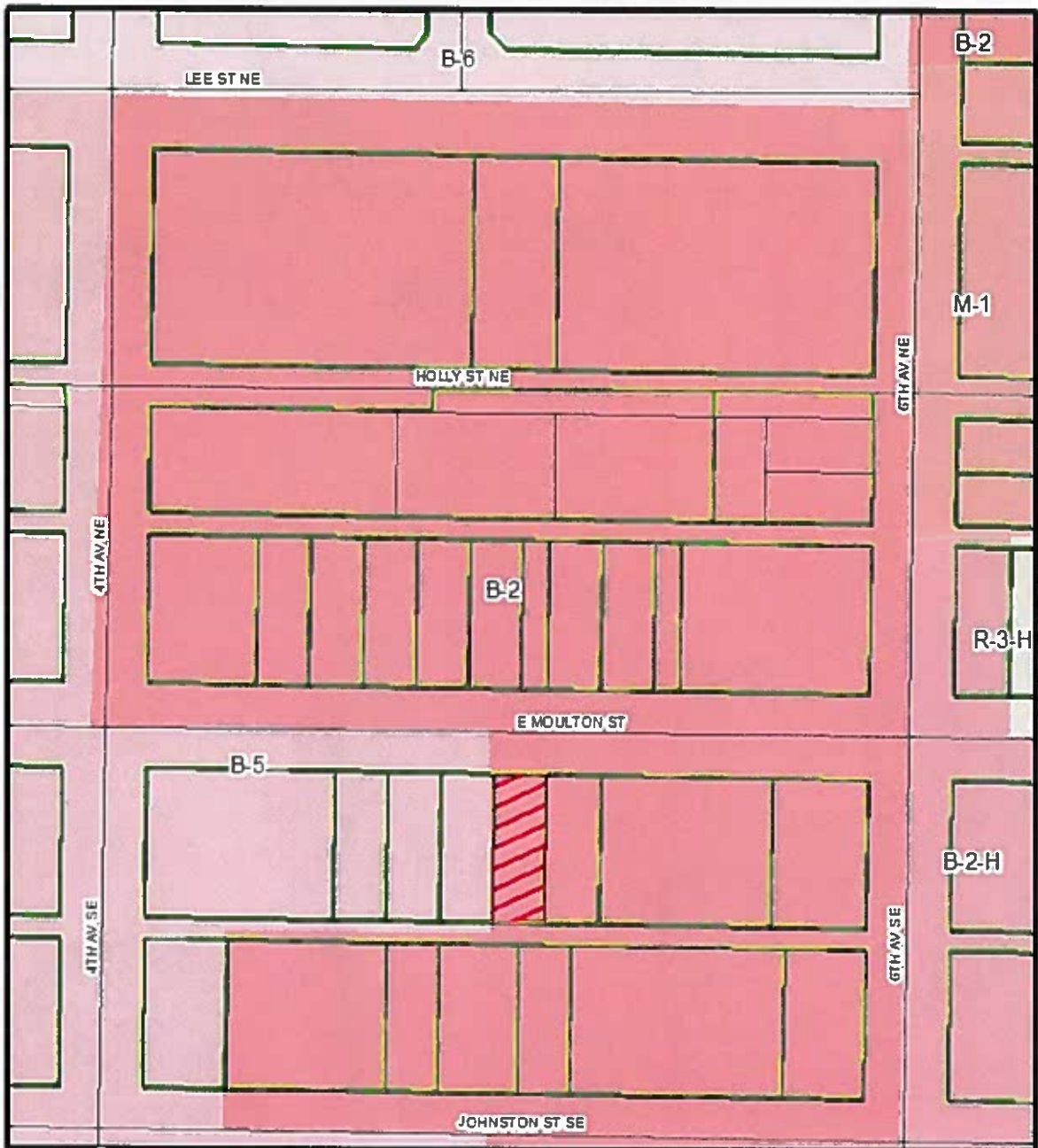
COMPARE B2 AND B5

CODE SECTION	B2	B5
USES PERMITTED	<p><i>Uses permitted:</i> 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>	<p><i>Uses permitted:</i> Off premises sale of alcoholic beverages; On premises sale of table wine; On premises sale of alcoholic beverages by the Princess Theatre Center for the Performing Arts and any other valid responsible organization of good reputation, if duly licensed as a special retail licensee; on premises sale of alcoholic beverages by duly licensed restaurants; and on premises sale of alcoholic beverages by lounges located in and constituting an integral part of a restaurant licensed by the Alabama Alcoholic Beverage Control Board to sell alcoholic beverages as a restaurant; and on premises sale by a lounge located in, and constituting an integral part of a hotel or motel having fifty (50) or more rooms for rent to the public; residential dwellings (multiple family or single family); provided that such dwellings conform to all requirements set forth in the residential zoning requirements (section 25-10) other than the maximum height provision, setback requirements, lot size, and parking set forth therein, which shall not be applicable. Retail stores and markets, including the following types: food, general merchandise; apparel; furniture; household and hardware; radio and T.V.; drugs and sundries; jewelry and gifts; florists; sporting goods; and similar types. Services including the following types: dry cleaning and laundry pickup stations; event venues, filling stations, provided</p>

CODE SECTION	B2	B5
		however that gasoline storage above ground is prohibited; barber shops and beauty shops; shoe repair; offices; hotels; motels; post offices; banks; theaters and similar services. Public buildings, including public schools and libraries; public utilities; semi-public buildings; municipal, county, state and federal buildings; gardens; playgrounds and parks.
USES PERMITTED ON APPEAL	<p><i>Uses permitted on appeal:</i> 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 height provision set forth therein which shall not be applicable.</p>	<p><i>Uses permitted on appeal:</i> Restaurants; 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 and pursuant to the Alcoholic Beverage Licensing Code; and on premises and off premises sale of beer and table wine by food establishments which have monthly gross receipts from the serving of meals and food that constitute more than sixty (60) percent of the monthly gross receipts of the business; architecturally compatible accessory structures may be permitted as a use permitted on appeal for a residential use; brewpubs as defined by Chapter 4A of Title 28 the Code of Alabama (Alabama Brewpub Act) and subject to all requirements of that Chapter, as last amended; dry cleaners and laundries; manufacturing incidental to a retail business where articles are sold at retail on the premises, for only those uses specifically permitted.</p>
USES PROHIBITED	<p><i>Uses prohibited:</i> 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>	<p>Major auto repair, except as may be a part of a new car sales, and Businesses licensed under the Deferred Presentment Services Act and/or, Pawnshop Act and/or, Dealers in Gold or Precious Items Act. Any use not permitted or permitted on appeal.</p>
MINIMUM LOT SIZE	<p>B2 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</p>	<p>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 spaces required for the</p>


CODE SECTION	B2	B5
	adequate parking and loading space in addition to the space required for the other normal operations of the business or service.	other normal operations of the business or service.
MINIMUM YARD SIZE	<p>B2 Same as for B-1, Local Shopping District.</p> <p>B1 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.</p>	<p><i>Minimum yard size:</i> None specified</p> <p><i>Maximum height:</i> None specified</p>
OFF STREET PARKING	See § 25-16	<i>Off-street parking:</i> None specified
OFF STREET LOADING AND UNLOADING	Shall provide space for loading and unloading for structures hereafter erected or altered when same is not on lot adjoining a public or private alley.	<i>Off-street loading and unloading:</i> Shall provide space for loading and unloading for structures hereafter erected or altered. In the case of brewpubs provisions shall be made for adequate space for loading or unloading all vehicles or trucks incidental to the operation of the brewpub on site.
SITE PLAN	SEE ARTICLE 7 OF CHAPTER 25	SEE ARTICLE 7 OF CHAPTER 25

**REZONING 1342-20 FROM B2 (GENERAL BUSINESS)
TO B5 (CENTRAL BUSINESS DISTRICT) .16 ACRES ON
THE SOUTH SIDE OF EAST MOULTON ST BETWEEN 6TH AV AND 4TH AV**



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.

SCAN QR CODE FOR ZONING INFORMATION:



Legend

NEW PARCEL LAYER

SUBJECT PROPERTY

**REZONING 1342-20 FROM B2 GENERAL BUSINESS
TO B5 (CENTRAL BUSINESS) .16 ACRES ON
THE SOUTH SIDE OF EAST MOULTON ST BETWEEN 6TH AV AND 4TH AV**



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.

SCAN QR CODE FOR ZONING INFORMATION:



Legend

NEW PARCEL LAYER

SUBJECT PROPERTY

FILE NAME OR NUMBER: 1343-20

ACRES: 4 Acres

CURRENT ZONE: Recently Annexed

APPLICANT: City of Decatur for the Seventh Day Adventist Church

LOCATION AND OR PROPERTY ADDRESS: 1615 5TH AV NW south side of 5TH AV west of Monroe DR NW

REQUEST: To apply an ID (Institutional Zone) to a recently annexed piece of property

NEW ZONE: ID Institutional Zone **PROPOSED LAND USE:** Continue to be a church

ONE DECATUR FUTURE LAND USE: Flex Employment Center

ONE DECATUR STREET TYPOLOGY: Local

**COMMENTS AND RECOMMENDATIONS FROM ZONING COMMITTEE
COMMITTEE:**

The Zoning Committee recommends approval of this request to apply an ID (institutional) zone to the recently annexed piece of property. It will support the One Decatur future land use of Flex Employment and the ID zone is the best zone for the current Church use.

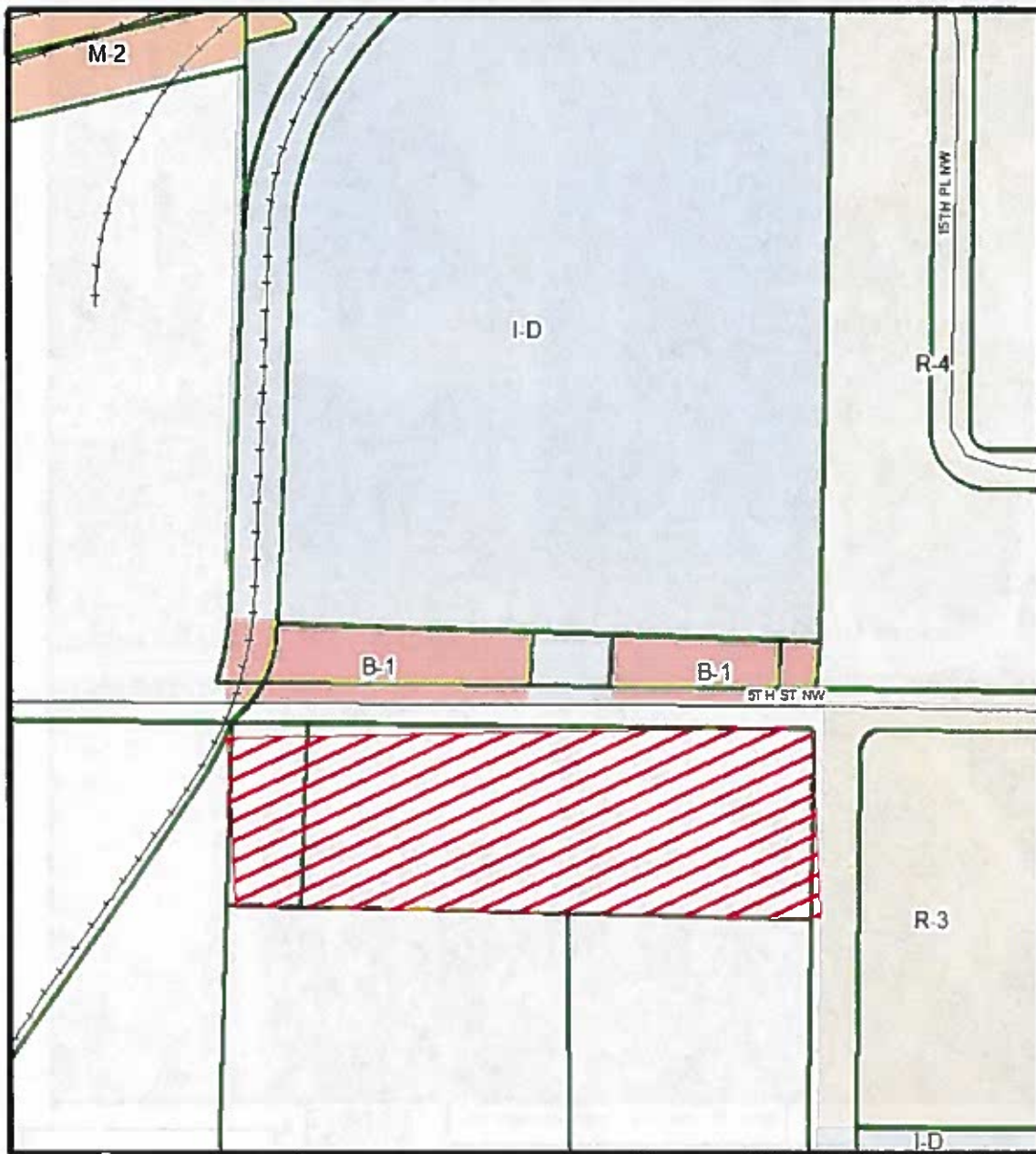
COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:

Sec. 25-12.2. - Institutional district requirements.

District	USE REGULATIONS	SPACE AND HEIGHT REGULATIONS	District
I-D (Institutional district)	<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><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 customarily home occupations.</p> <p><i>Uses prohibited:</i> On premises and off premises sale of alcoholic beverages; and any use not expressly permitted or permitted on appeal.</p>	<p><i>Minimum lot size:</i> It is the intent of this section that lots of sufficient size be used for any business of service use to provide adequate parking and loading space in addition to the space required for the other normal operations of the business or service.</p> <p><i>Minimum yard size:</i> Front, 25 feet; rear, 20 feet; side, 15 feet; except on a lot adjoining along its side line a lot which is in a residential district, there shall be a side yard not less than 25 feet wide.</p> <p><i>Maximum height:</i> 45 feet or 3 stories.</p> <p><i>Off-street parking:</i> See § 25-16.</p> <p><i>Off-street loading and unloading:</i> Shall use required rear or side yard for loading and unloading.</p>	I-D (Institutional district)

(Code 1956, § 27-12.2; Ord. No. 85-2426, § 19, 2-4-85)

**REZONING 1343-20 TO APPLY AN ID ZONE (INSTITUTIONAL)
TO A RECENTLY ANNEXED PROPERTY
4 ACRES LOCATED SOUTH OF 5TH ST NW AND WEST OF MONROE DR NW**



SCAN QR CODE FOR ZONING INFORMATION.



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.

Legend

NEW PARCEL LAYER



SUBJECT PROPERTY

**REZONING 1343-20 TO APPLY AN ID ZONE (INSTITUTIONAL)
TO A RECENTLY ANNEXED PROPERTY
4 ACRES LOCATED SOUTH OF 5TH ST NW AND WEST OF MONROE DR NW**



SCAN QR CODE FOR ZONING INFORMATION



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.

Legend

 NEW PARCEL LAYER



SUBJECT PROPERTY

FILE NAME OR NUMBER: Morris Brother Subdivision a replat of lot 1

ACRES: 19.77 acres

CURRENT ZONE: R3

APPLICANT: Pugh Wright McAnally for Morris Development

LOCATION AND OR PROPERTY ADDRESS: East side of Old River Road north of Upper River Road

REQUEST: Preliminary approval to subdivide 19.77 acres into 56 single family residential lots

NEW ZONE: N/A

PROPOSED LAND USE: Single family homes

ONE DECATUR FUTURE LAND USE: Mixed neighborhood

ONE DECATUR STREET TYPOLOGY: Old River road is a local street

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:
--

1. Payment of \$280.00 plat application fee
2. Payment for notification of the 18 adjacent property owners
3. Provide street names
4. The final of this subdivision will be done in phases. Provide a rough idea of what those phases will look like.
5. Add a plat note that there will be a street stub provided to the north in the next phase to the east of this subdivision to take advantage of the terrain in that area.
6. Address the engineering punch list items and this to be verified with the City Engineers signature on the final plat.

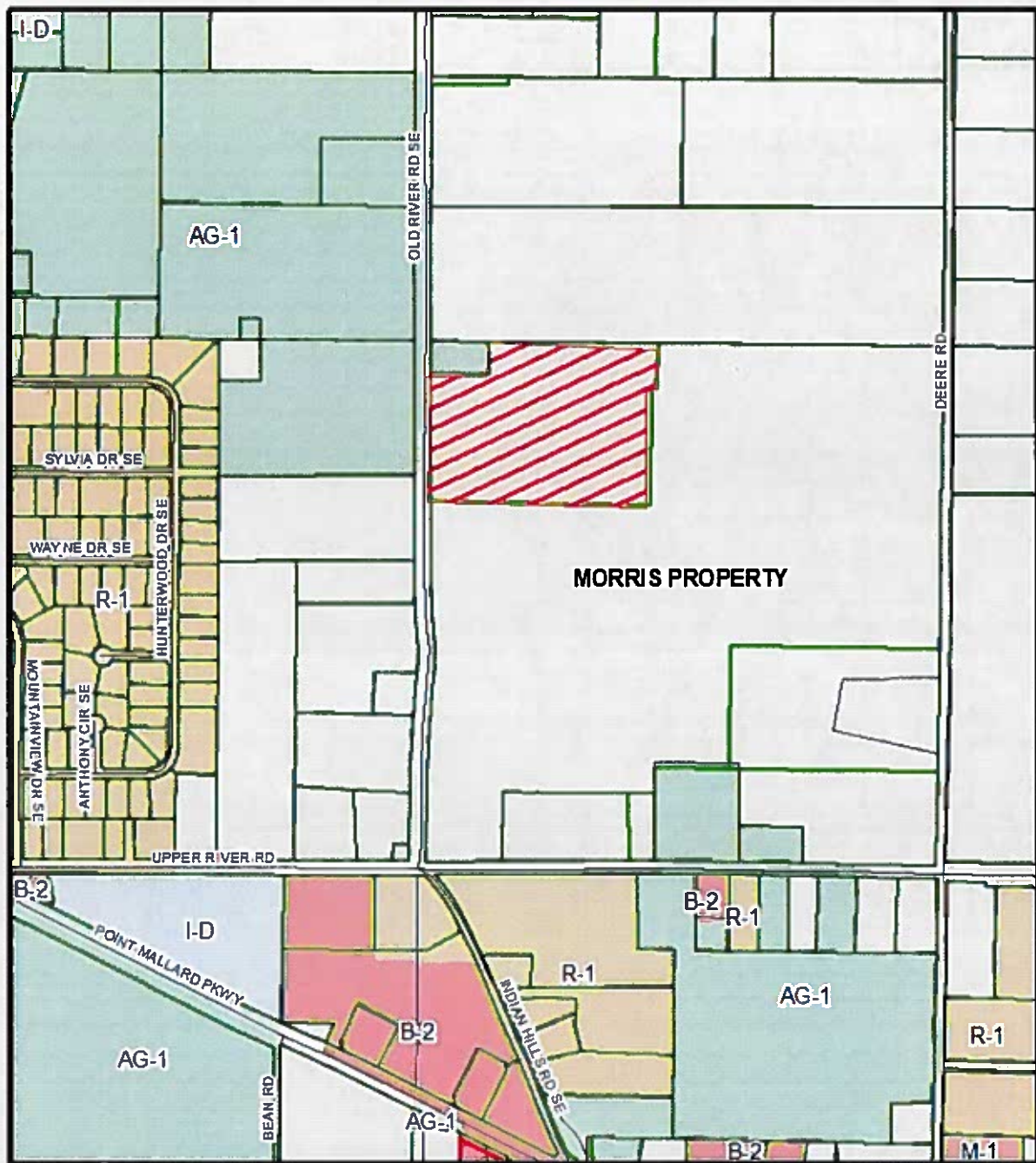
Pt. of Info:

1. Any relocation of utilities will be at the owner's expense.
2. There will be temporary turn around areas required in the areas where the streets dead end.
3. There will be a stub out for a sewer extension to the north.
4. Decatur Utilities (DU) will make service crossings.

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:



**MORRIS BROTHERS SUBDIVISION - PRELIMINARY APPROVAL
TO SUBDIVIDE 19.77 ACRES INTO 56 SINGLE FAMILY RESIDENTIAL LOTS**



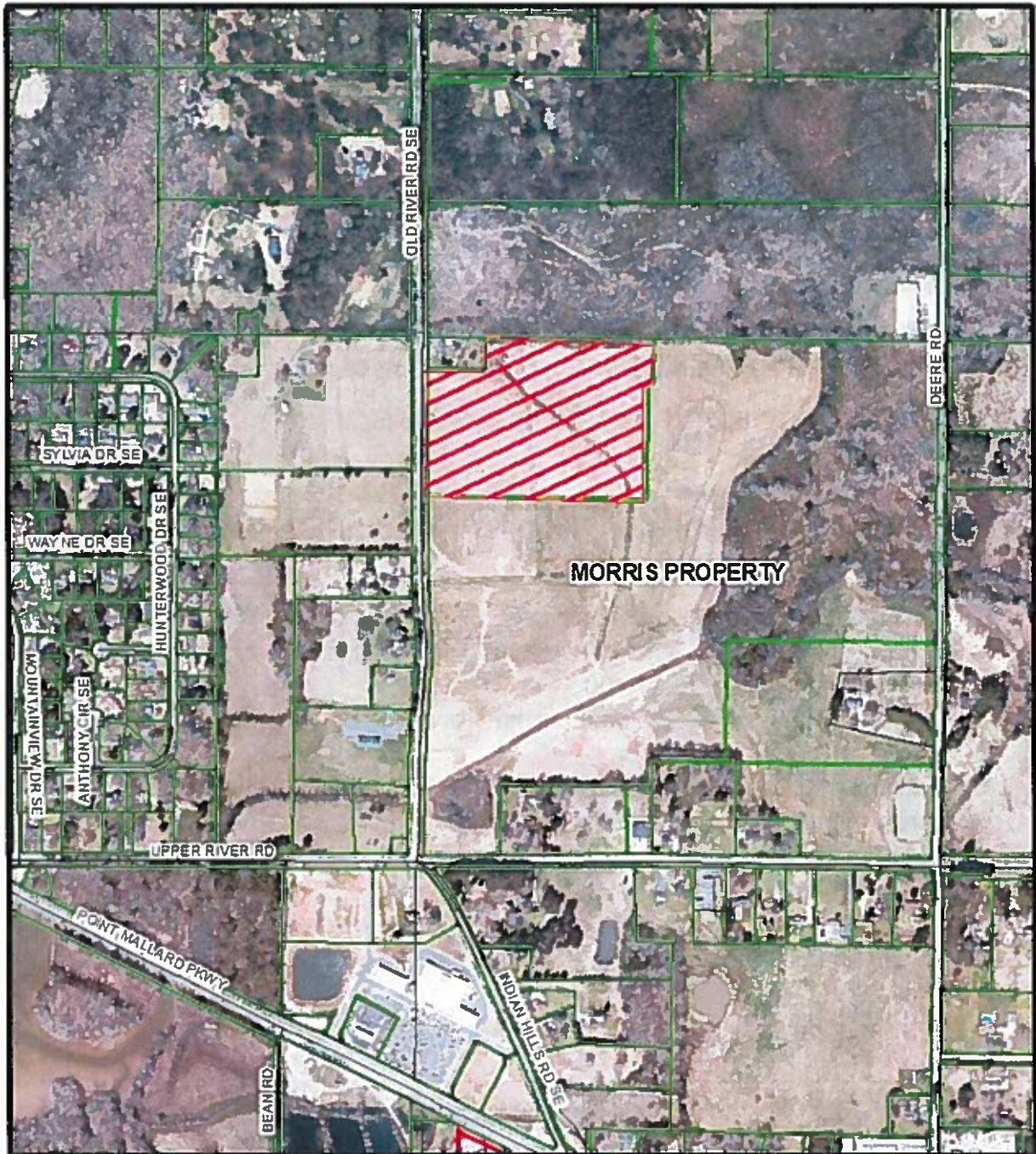
SCAN QR CODE FOR ZONING INFORMATION

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.



SUBJECT PROPERTY

**MORRIS BROTHERS SUBDIVISION - PRELIMINARY APPROVAL
TO SUBDIVIDE 19.77 ACRES INTO 56 SINGLE FAMILY RESIDENTIAL LOTS**



SCAN QR CODE FOR ZONING INFORMATION



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.



SUBJECT PROPERTY

FILE NAME OR NUMBER: Harbor Square Minor Plat an experimental subdivision

ACRES: 7.51 acres

CURRENT ZONE: R4

APPLICANT: Pugh Wright McAnally representing Community Action Partnership of North Alabama

LOCATION AND OR PROPERTY ADDRESS: 3201 Sumac Rd SW at the end of Sumac south of Blackberry DR SW

REQUEST: for approval of an experimental subdivision to create three lots of 6.29 acres, 1.12 acres, .07 acres and .03 acres

NEW ZONE: N/A

PROPOSED LAND USE: this will continue to be multi family

ONE DECATUR FUTURE LAND USE: Residential medium to high density

ONE DECATUR STREET TYPOLOGY: Sumac is a local street

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:
--

1. Approval of Planning Commission Resolution 001-20 allowing an experimental subdivision and establishing ownership and maintenance of lots 2, 3 and 4
2. Plat application fee of \$115.00
3. Pay for notification of adjoining property owners
4. Provide a signed application
5. Provide a plat note that lots 2, 3, and 4 will be maintained by the owner of lot 1 in perpetuity with cross references on each lot.

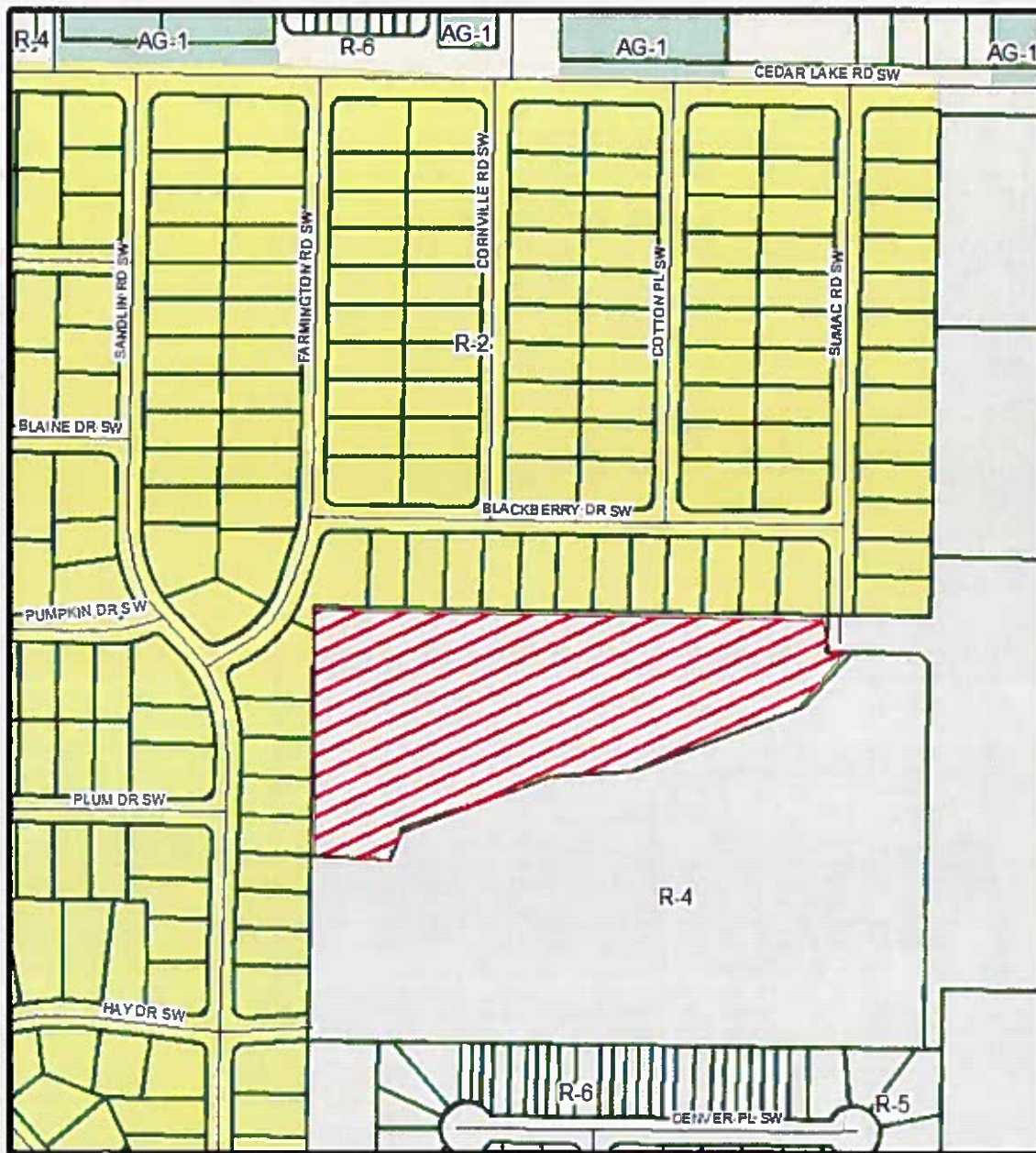
Pt. of Info:

1. Any relocation of utilities will be at the owner's expense
2. This is an experimental subdivision which will create 3 lots that will not be buildable.

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:


[illegible]

**HARBOR SQUARE MINOR EXPERIMENTAL PLAT
TO SUBDIVIDE 7.51 ACRES INTO 1 BUILDABLE AND 3 UNBUILDABLE LOTS
3201 SUMAC RD SOUTH OF BLACK BERRY DR**




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.

SCAN QR CODE FOR ZONING INFORMATION



Legend


SUBJECT PROPERTY

END PUBLIC HEARING

CONSENT AGENDA

FILE NAME OR NUMBER: Certificate 3467-20

ACRES: 6.53

CURRENT ZONE: Planning Jurisdiction

APPLICANT: Lee Greene for Lindsay and Rita Trousdale

LOCATION AND OR PROPERTY ADDRESS: 5401 Indian Hills Rd south of Cedar Lane

REQUEST: To consolidate a 3.07 acre tract and a 3.46 acre tract into a 6.53 acre tract and subdivide that into two tracts of 4.8846 acres and 1.6524 acres.

NEW ZONE: N/A

PROPOSED LAND USE: Unknown

ONE DECATUR FUTURE LAND USE: Rural edge agriculture

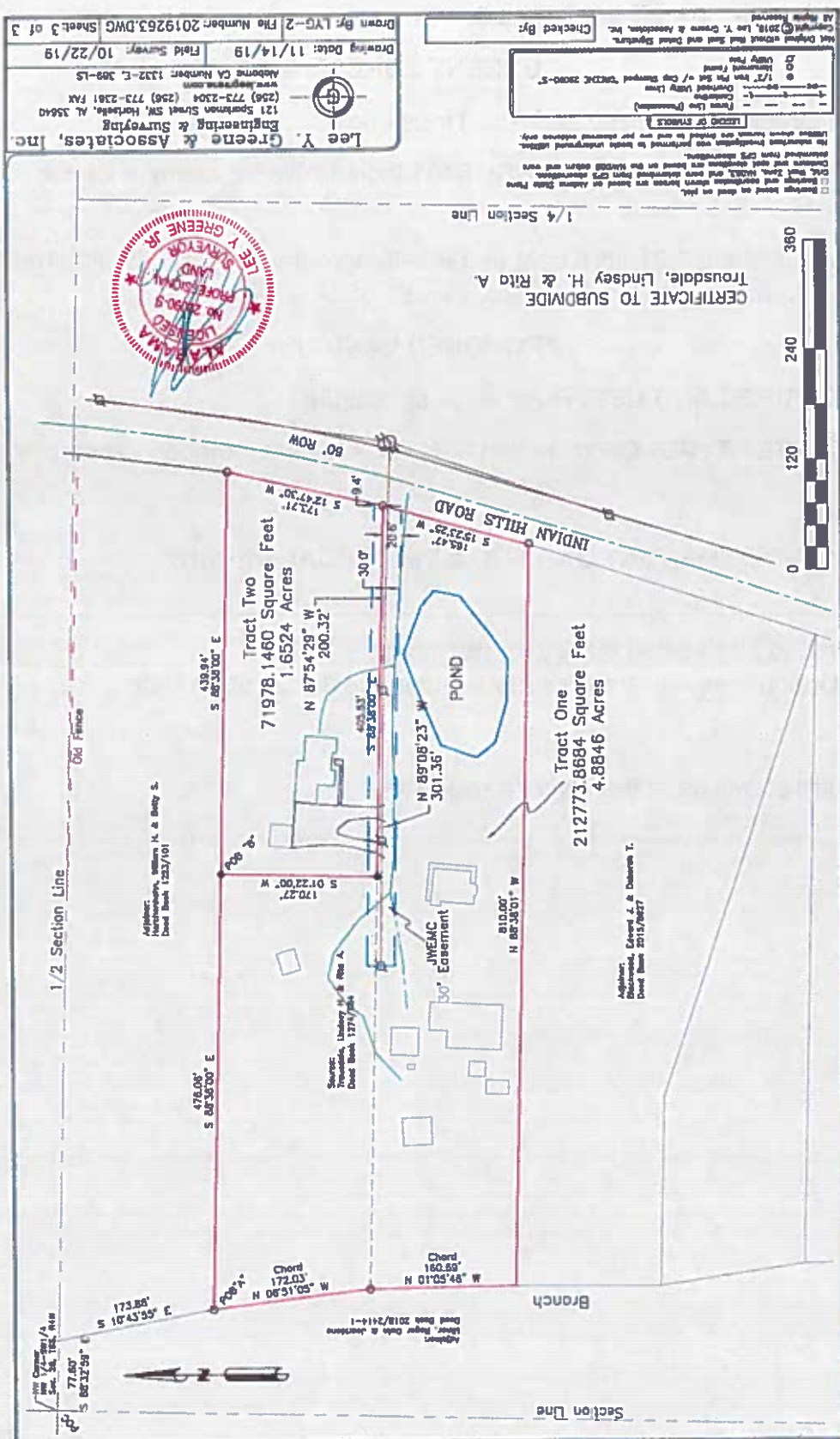
ONE DECATUR STREET TYPOLOGY: Indian Hills Rd is a Neighborhood Connector

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

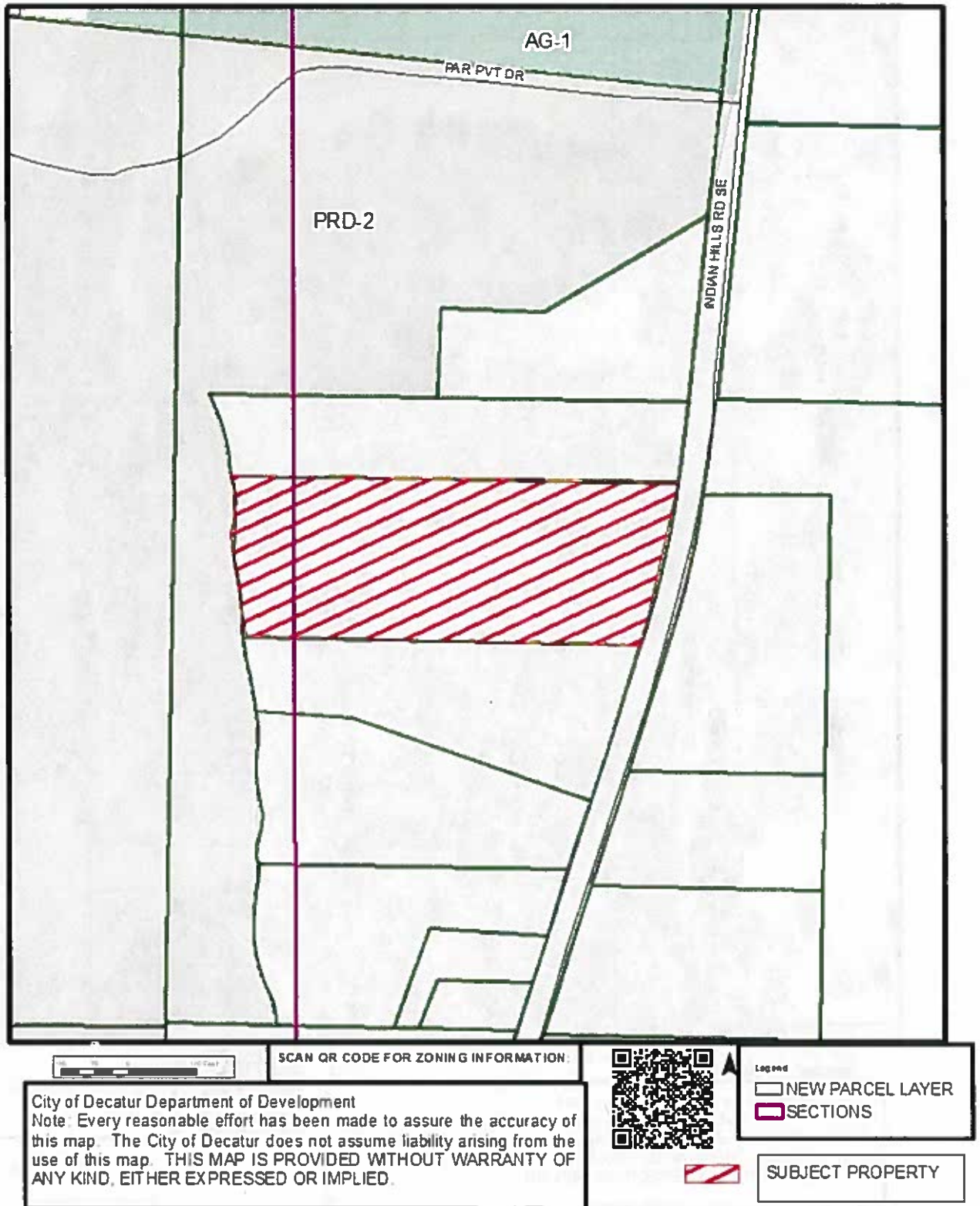
1. Provide stamped and sealed survey for recording
2. Provide recording fees with a check made out to the Judge of Probate

Pt. of Info:

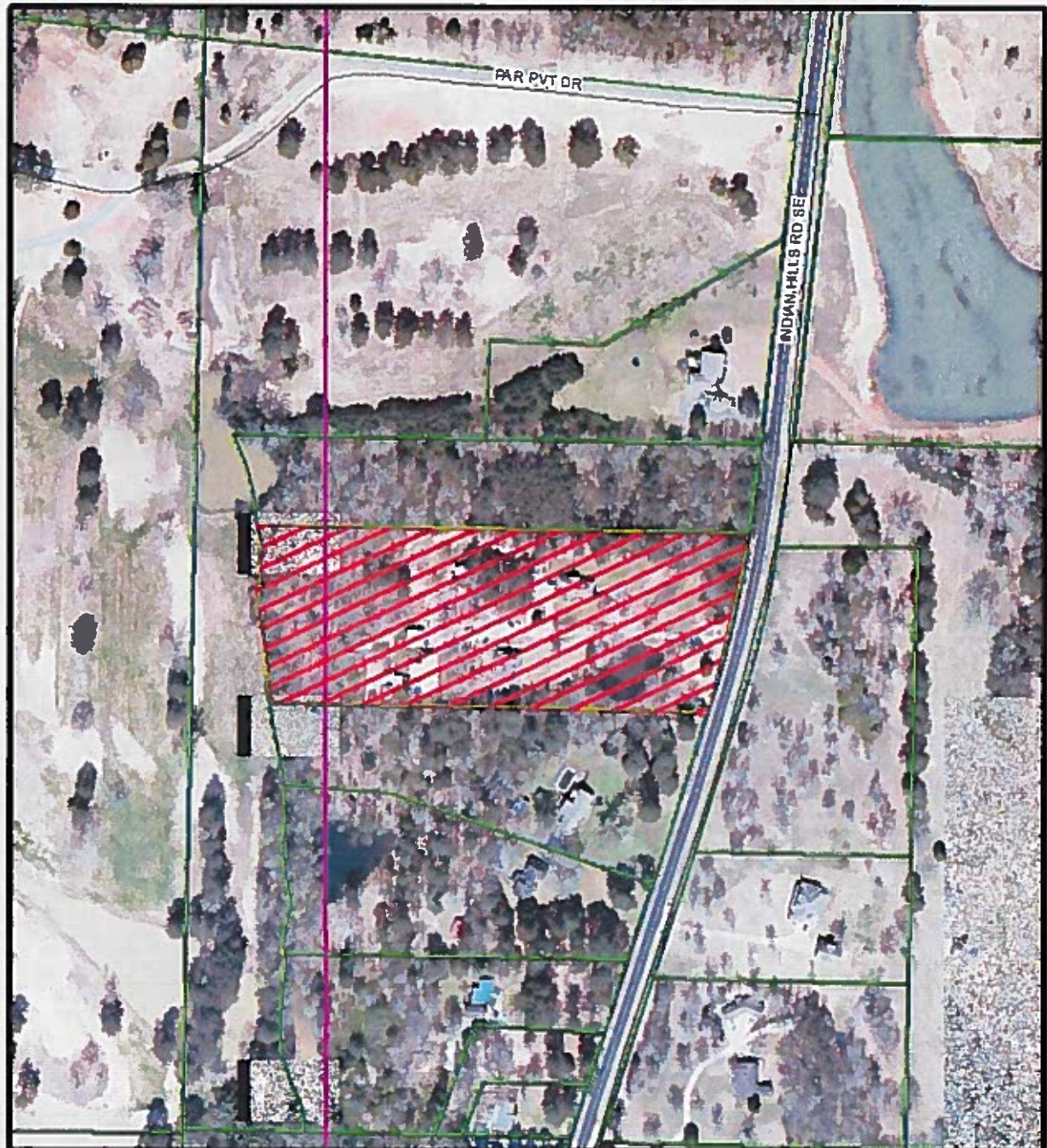
Any relocation of utilities will be at the owner's expense



**CERTIFICATE 3467-20 TO SUBDIVIDE 6.53 ACRES INTO 4.88 ACRES AND 1.65 ACRES
5401 INDIAN HILLS RD WEST SIDE AND SOUTH OF PAR PVT DR AND CEDAR LANE**



**CERTIFICATE 3467-20 TO SUBDIVIDE 6.53 ACRES INTO 4.88 ACRES AND 1.65 ACRES
5401 INDIAN HILLS RD WEST SIDE AND SOUTH OF PAR PVT DR AND CEDAR LANE**



SCAN QR CODE FOR ZONING INFORMATION



Legend

- NEW PARCEL LAYER
- SECTIONS

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.



SUBJECT PROPERTY

FILE NAME OR NUMBER: Certificate 3468-20

ACRES: .32 acres

CURRENT ZONE: R3 single family residential

APPLICANT: Lee Greene for AMT properties

LOCATION AND OR PROPERTY ADDRESS: 316 7th AV SE east side of 7th AV
between 9th ST and 10th ST

REQUEST: To subdivide a .32 acre tract into two tracts of .16 acres each

NEW ZONE: N/A

PROPOSED LAND USE: Unknown

ONE DECATUR FUTURE LAND USE: Core Neighborhood

ONE DECATUR STREET TYPOLOGY: 7th AV SE is a local street

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:
--

1. Provide stamped and sealed survey for recording
2. Provide recording fees with a check made out to the Judge of Probate
3. When were the lots consolidated?

Pt. of Info:

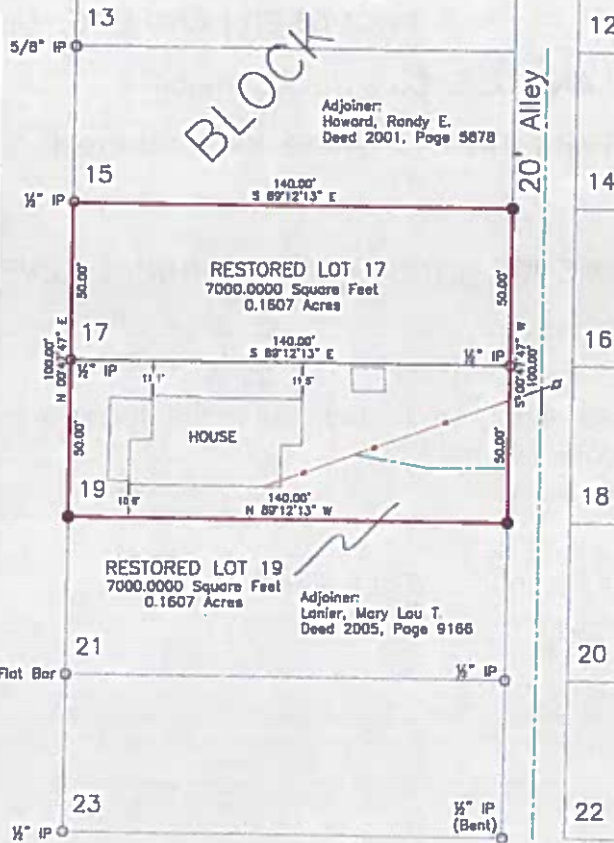
Any relocation of utilities will be at the owner's expense

DECATUR LAND COMPANY
SUBDIVISION OF BLOCKS 121 & 141
ADDITION NO. 4
MB 1, PAGE 42



80' R.O.W.

7th Avenue, SE



10th Street, SE

50' R.O.W.

CERTIFICATE TO SUBDIVIDE
CITY OF DECATUR, AL PLANNING COMMISSION

Beatings based on deed on plot.
N Bearings and coordinates shown herein are based on Alabama State Plane
Grid, West Zone, NAD83, and were determined from GPS observations.
Contours and spot elevations are based on the 200608 datum and were
determined from GPS observations.
No subsurface investigation was performed to locate underground utilities.
Utilities shown herein are located in and are per observed evidence only.

LEGEND OF SYMBOLS

—	Feasible Use (Preservation)
—	Contour
—	Overhead Utility Lines
○	1/2" Iron Pin Set w/ Cap Stamped "LYG-2"
□	Monument Found
✕	Utility Pole

Not Original without Red Seal and Dated Signature.
Copyright © 2019, Lee Y. Greene & Associates, Inc.
All Rights Reserved

Checked By:

Source:
AMT Properties, LLC
Deed 2016, Page 5720

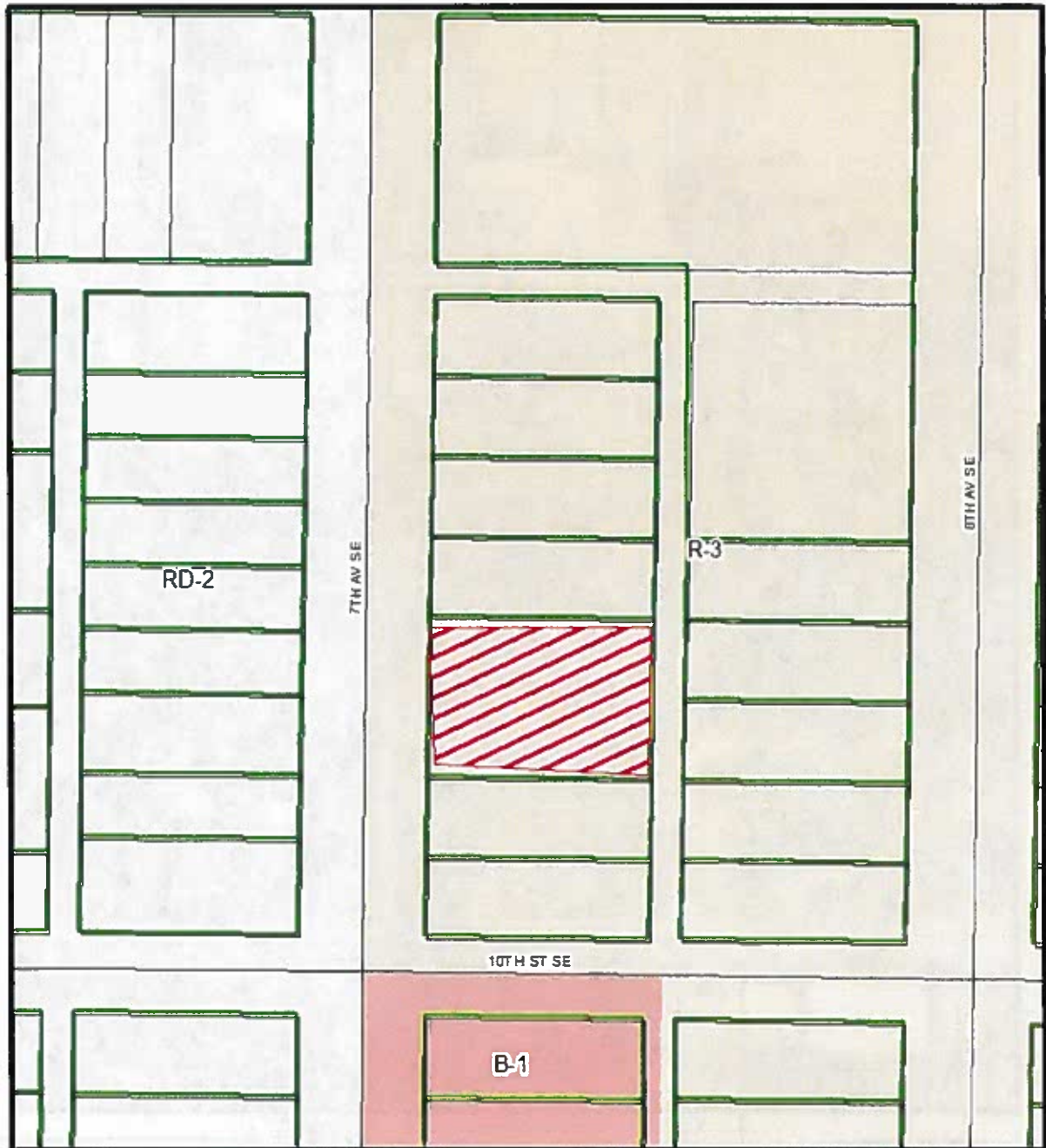


Lee Y. Greene & Associates, Inc.
Engineering & Surveying
121 Squarman Street SW, Marietta, AL 35840
(256) 773-2364 (256) 773-2361 FAX
www.lee-y-greene.com
Alabama CA Number: 1332-E, 389-L3

Drawing Date: 12/5/19 Field Survey: 12/4/19
Drawn By: LYG-2 File Number: 2019304.DWG Sheet: 3 of 3



**CERTIFICATE 3468-20 TO RESUBDIVIDE .32 ACRES INTO TWO .16 ACRE LOTS
1316 7TH AV SE BETWEEN EAST SIDE BETWEEN 9TH ST AND 10TH ST**



SCAN QR CODE FOR ZONING INFORMATION:



Legend

NEW PARCEL LAYER



SUBJECT PROPERTY

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.

**CERTIFICATE 3468-20 TO RESUBDIVIDE .32 ACRES INTO TWO .16 ACRE LOTS
1316 7TH AV SE BETWEEN EAST SIDE BETWEEN 9TH ST AND 10TH ST**



SCAN OR CODE FOR ZONING INFORMATION:



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.

Legend

NEW PARCEL LAYER



SUBJECT PROPERTY

FILE NAME OR NUMBER: Certificate 3469-20

ACRES: .61
single family residential

CURRENT ZONE: R2 single family residential and R3

APPLICANT: Pugh Wright McAnally for Benji and Faith Heidecker

LOCATION AND OR PROPERTY ADDRESS: 4310 and 4308 Ruby Pointe Dr SE east side of Ruby Pointe DR and north of Diamond Pointe DR

REQUEST: To consolidate a .23 acre lot with a .38 acre lot to create a .61 acre lot

NEW ZONE: N/A

PROPOSED LAND USE: Residential

ONE DECATUR FUTURE LAND USE: Residential Low Density

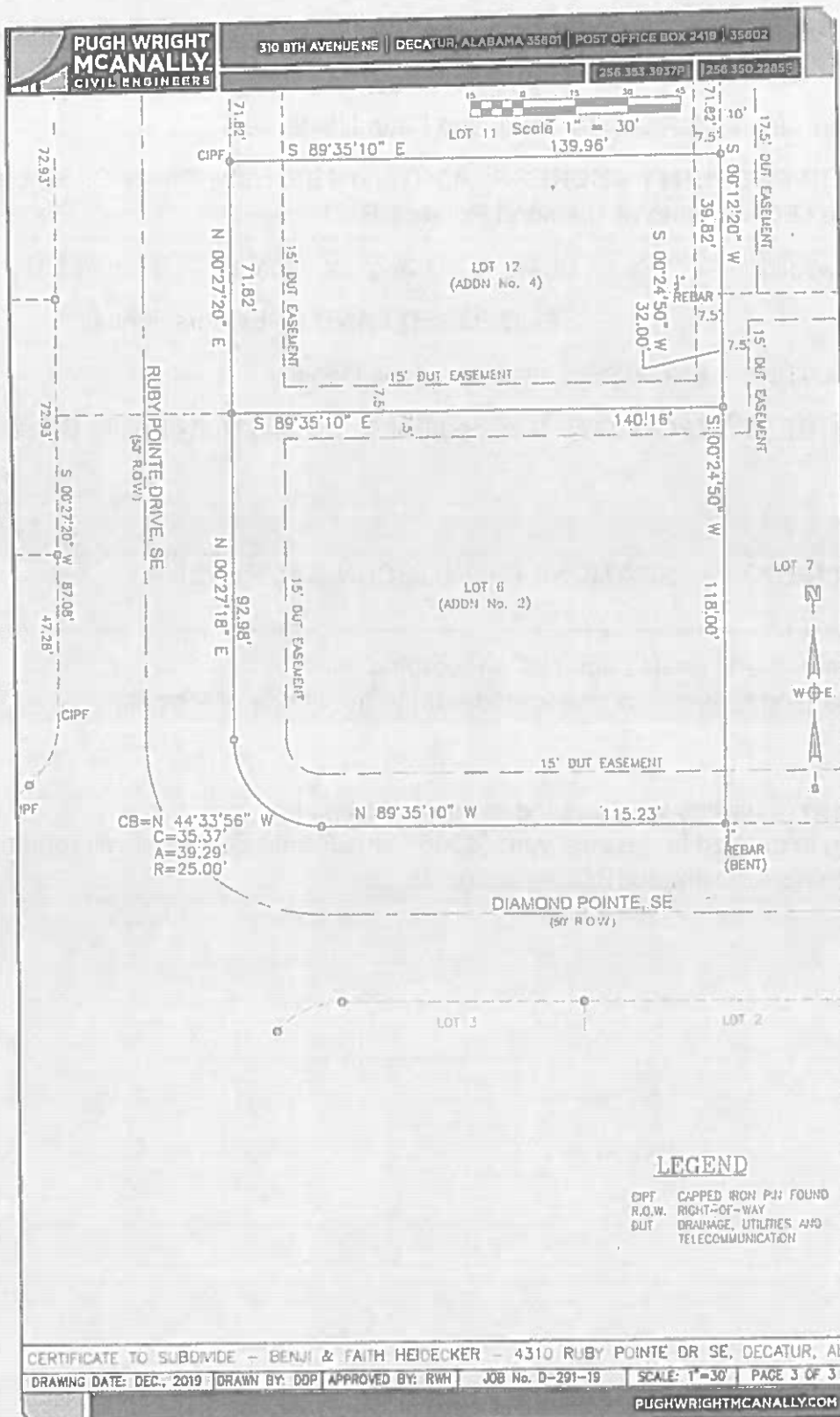
ONE DECATUR STREET TYPOLOGY: Diamond Pointe DR and Ruby Pointe DR are local streets

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:
--

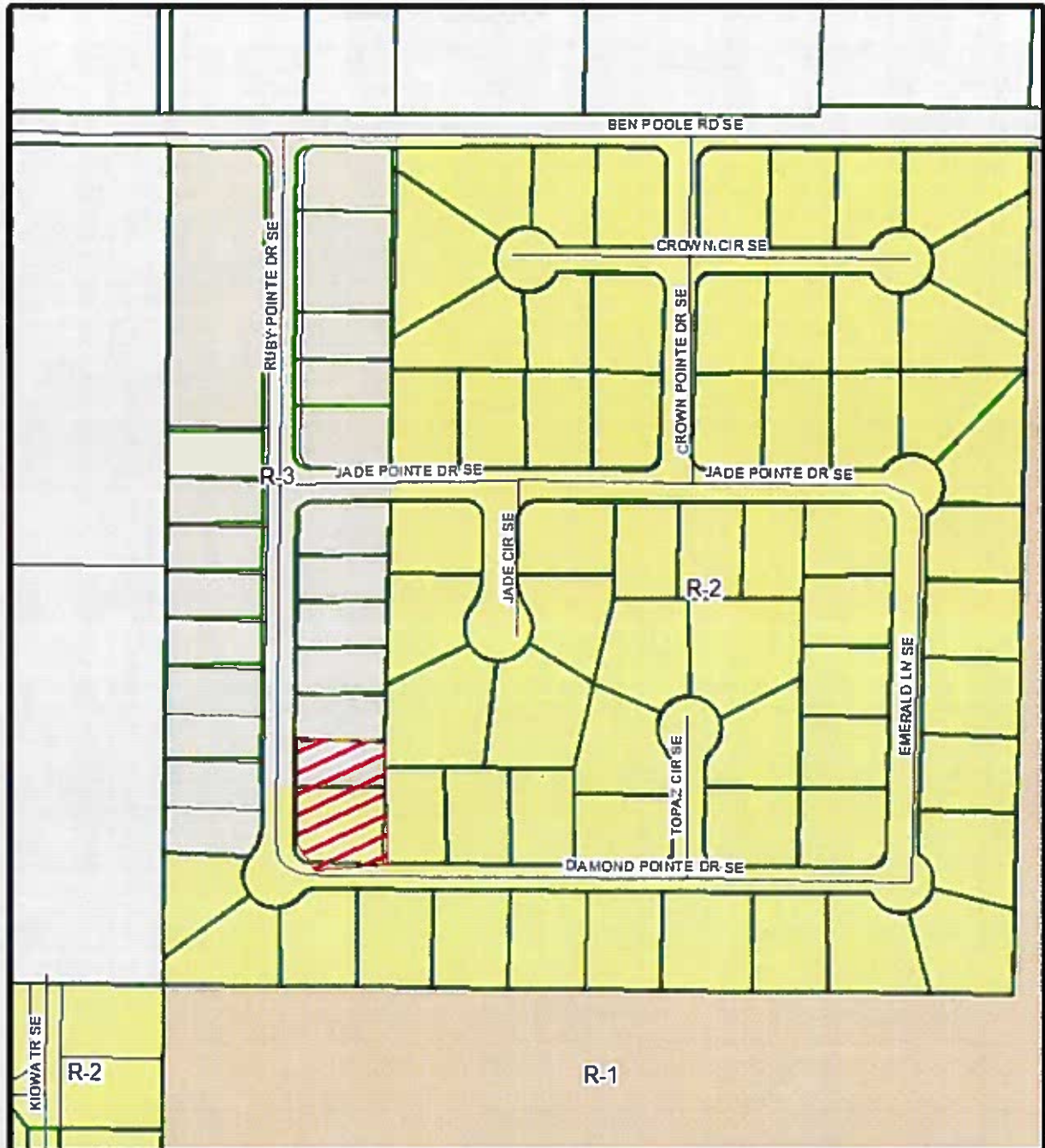
1. Provide stamped and sealed survey for recording
2. Provide recording fees with a check made out to the Judge of Probate

Pt. of Info:

1. Any relocation of utilities will be at the owner's expense.
2. If a structure is desired in the side yard (4308 Ruby Pointe DR SE) it will require Board of Zoning Adjustment (BOZA) approval.



**CERTIFICATE 3469-20 TO CONSOLIDATE A .23 ACRE LOT AND A .38 ACRE LOT
AND CREATE A .61 ACRE LOT 4310 RUBY POINTE
NORTH WEST CORNER OF RUBY POINTE AND DIAMOND POINTE**



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.

SCAN QR CODE FOR ZONING INFORMATION:



Legend

NEW PARCEL LAYER



SUBJECT PROPERTY

**CERTIFICATE 3469-20 TO CONSOLIDATE A .23 ACRE LOT AND A .38 ACRE LOT
AND CREATE A .61 ACRE LOT 4310 RUBY POINTE
NORTH WEST CORNER OF RUBY POINTE AND DIAMOND POINTE**



SCAN QR CODE FOR ZONING INFORMATION:



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.

Legend

 NEW PARCEL LAYER



SUBJECT PROPERTY

FILE NAME OR NUMBER: Certificate 3470-20

ACRES: 1.86

CURRENT ZONE: AG1 agricultural

APPLICANT: Pugh Wright McAnally for Robert Latter

LOCATION AND OR PROPERTY ADDRESS: 2040 Chapel Hill RD SW north side of Chapel Hill RD west of Danville RD SW

REQUEST: To consolidate a .77 acre tract and a 1.09 acre tract into one tract of 1.86 acres.

NEW ZONE: N/A

PROPOSED LAND USE: Unknown

ONE DECATUR FUTURE LAND USE: Rural Agricultural

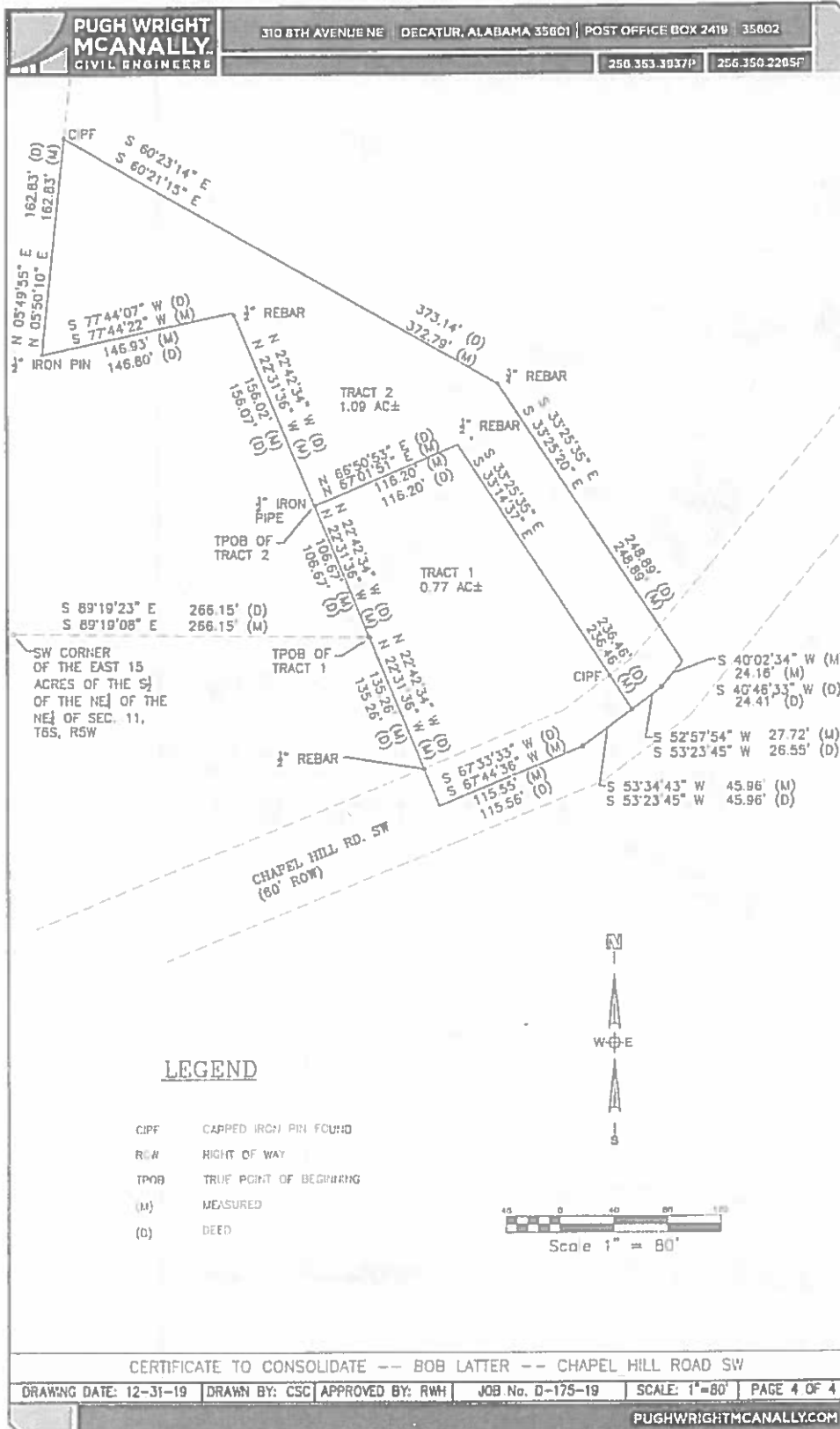
ONE DECATUR STREET TYPOLOGY: Chapel Hill is a neighborhood connector

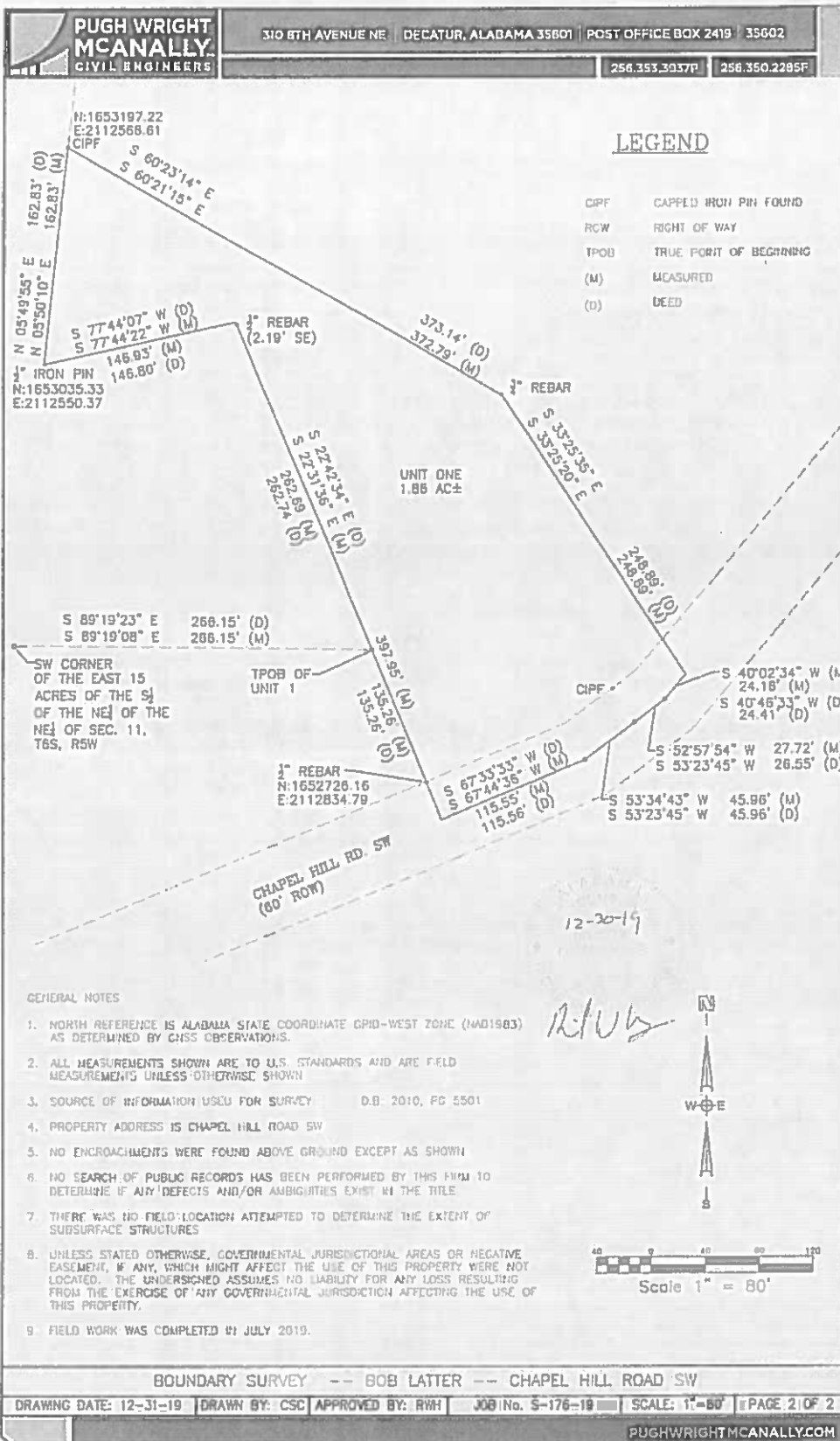
COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:
--

1. Provide stamped and sealed survey for recording
2. Provide recording fees with a check made out to the Judge of Probate
3. Verify and show the Right of Way (ROW) for Chapel Hill RD SW.

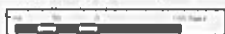
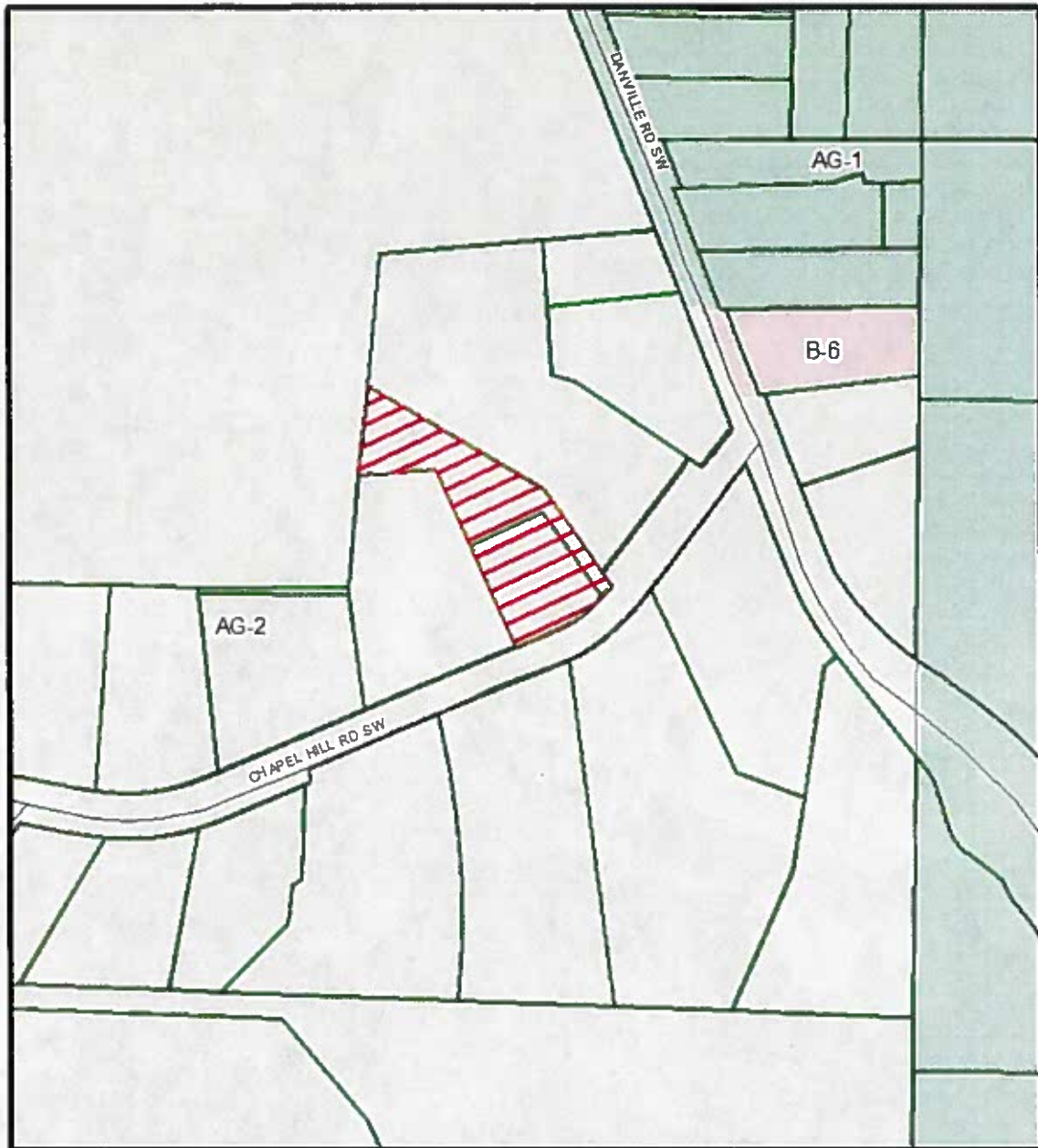
Pt. of Info:

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





**CERTIFICATE 3470-20 TO CONSOLIDATE A 1.09 ACRE TRACT WITH A .77 ACRE TRACT
2040 CHAPEL HILL RD NORTH SIDE JUST EAST OF DANVILLE RD**



SCAN QR CODE FOR ZONING INFORMATION



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.

Legend

NEW PARCEL LAYER



SUBJECT PROPERTY

**CERTIFICATE 3470-20 TO CONSOLIDATE A 1.09 ACRE TRACT WITH A .77 ACRE TRACT
2040 CHAPEL HILL RD NORTH SIDE JUST EAST OF DANVILLE RD**



SCAN QR CODE FOR ZONING INFORMATION:



Legend

NEW PARCEL LAYER



SUBJECT PROPERTY

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.

FILE NAME OR NUMBER: Certificate 3471-20

ACRES: 12.5369 acres

CURRENT ZONE: AG 1 agricultural

APPLICANT: Pugh Wright McAnally for Alan Nunnelee

LOCATION AND OR PROPERTY ADDRESS: 2502 Old River RD SE north of Lower River RD SE

REQUEST: To subdivide a 12.5369 acre tract into two tracts of 5.98 and 6.27 acres

NEW ZONE: N/A

PROPOSED LAND USE: Unknown

ONE DECATUR FUTURE LAND USE: Residential low density

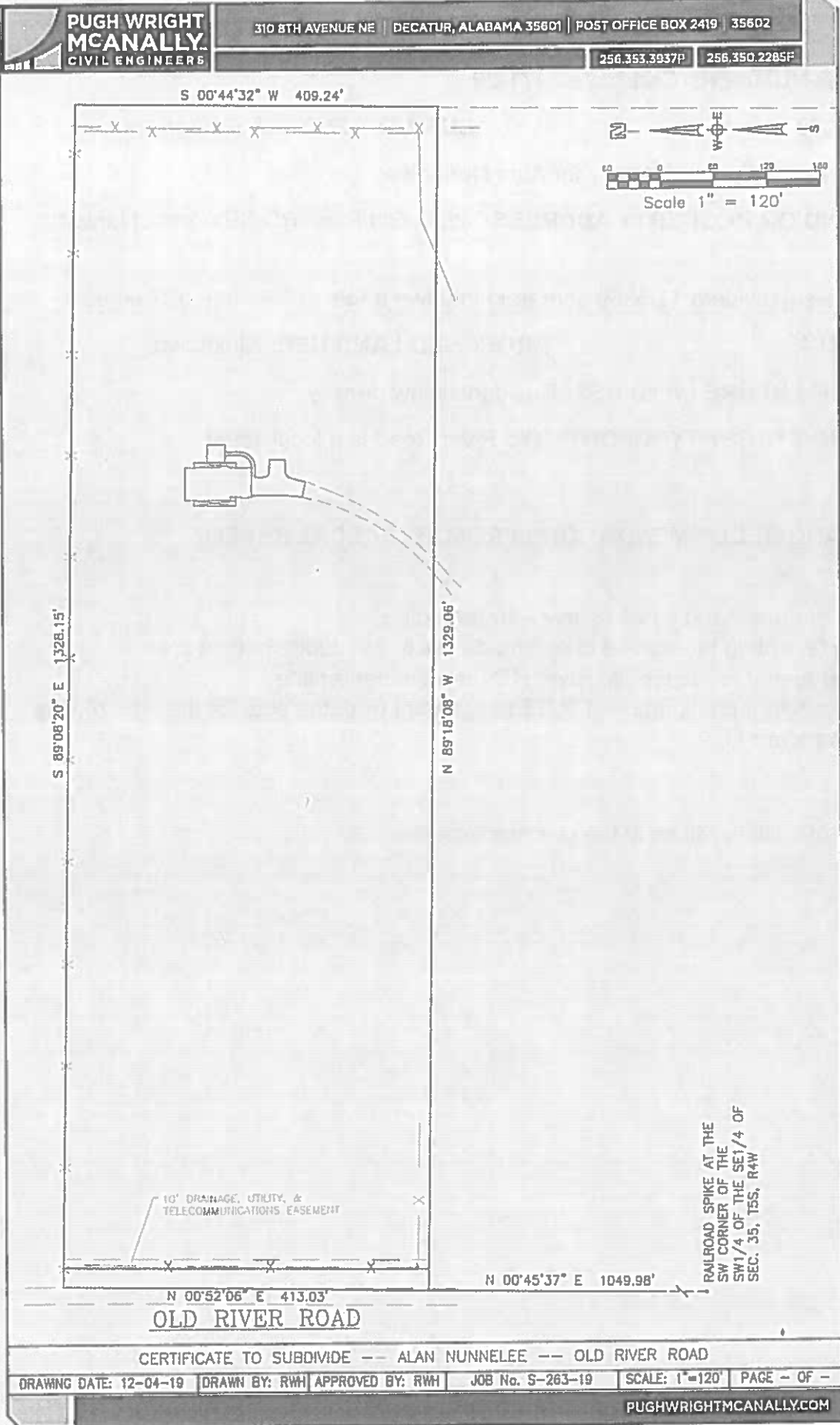
ONE DECATUR STREET TYPOLOGY: Old River Road is a local street

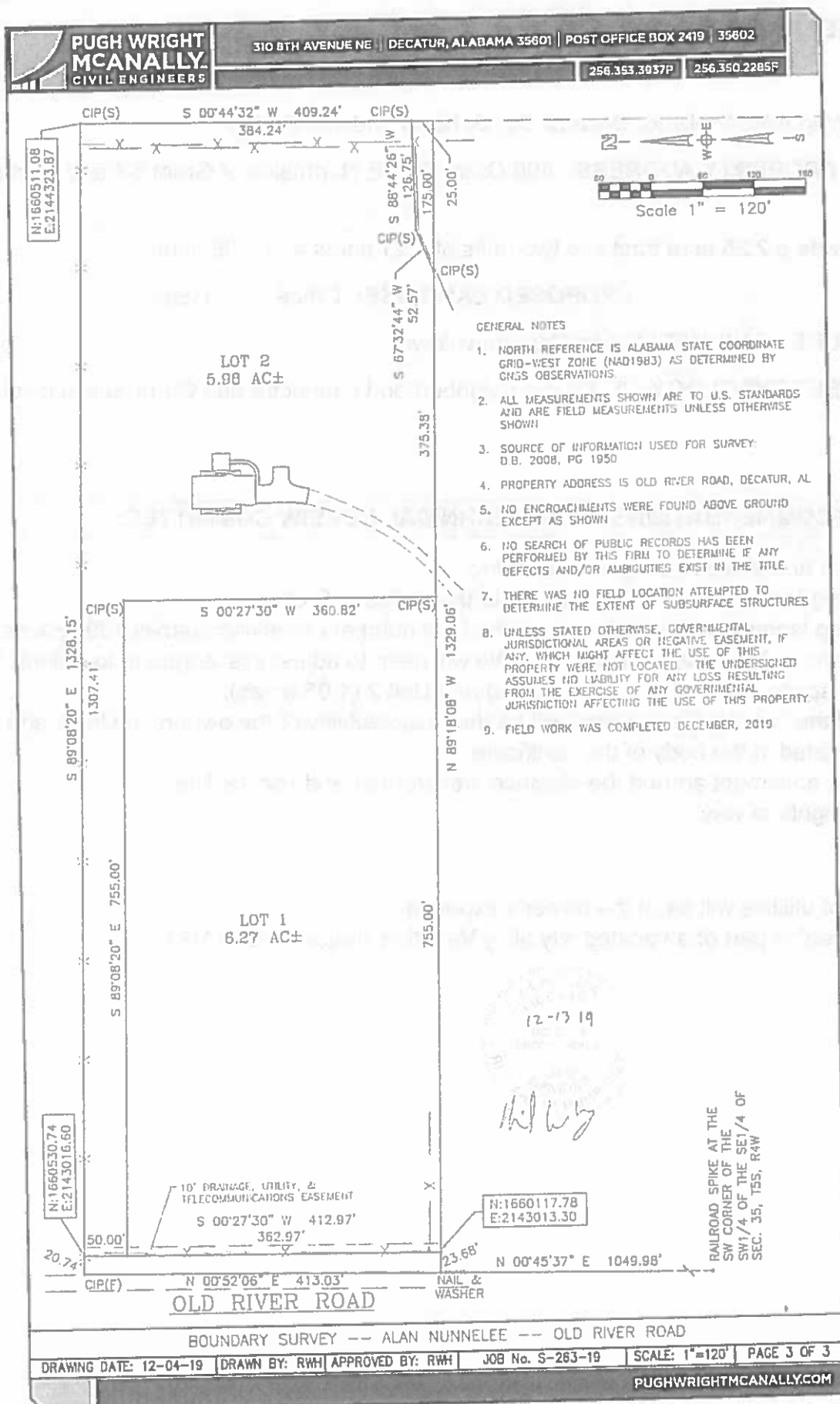
COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:
--

1. Provide stamped and sealed survey for recording
2. Provide recording fees with a check made out to the Judge of Probate
3. Show 30 feet of ROW for Old River RD from the center line
4. Provide a 5 foot multipurpose (DUTE) easement from the edge of the right of way to the transformer.

Pt. of Info:

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





FILE NAME OR NUMBER: Certificate 3472-20

ACRES: 2.28 acres

CURRENT ZONE: B5 Central Business District

APPLICANT: Pugh Wright McAnally for Decatur City Schools and Jeff Parker

LOCATION AND OR PROPERTY ADDRESS: 400 Grant ST SE North side of Grant ST and East of 4th AV SE

REQUEST: To subdivide a 2.26 acre tract into two units of 1.21 acres and 1.05 acres

NEW ZONE: N/A

PROPOSED LAND USE: Office mixed use

ONE DECATUR FUTURE LAND USE: Urban Core downtown

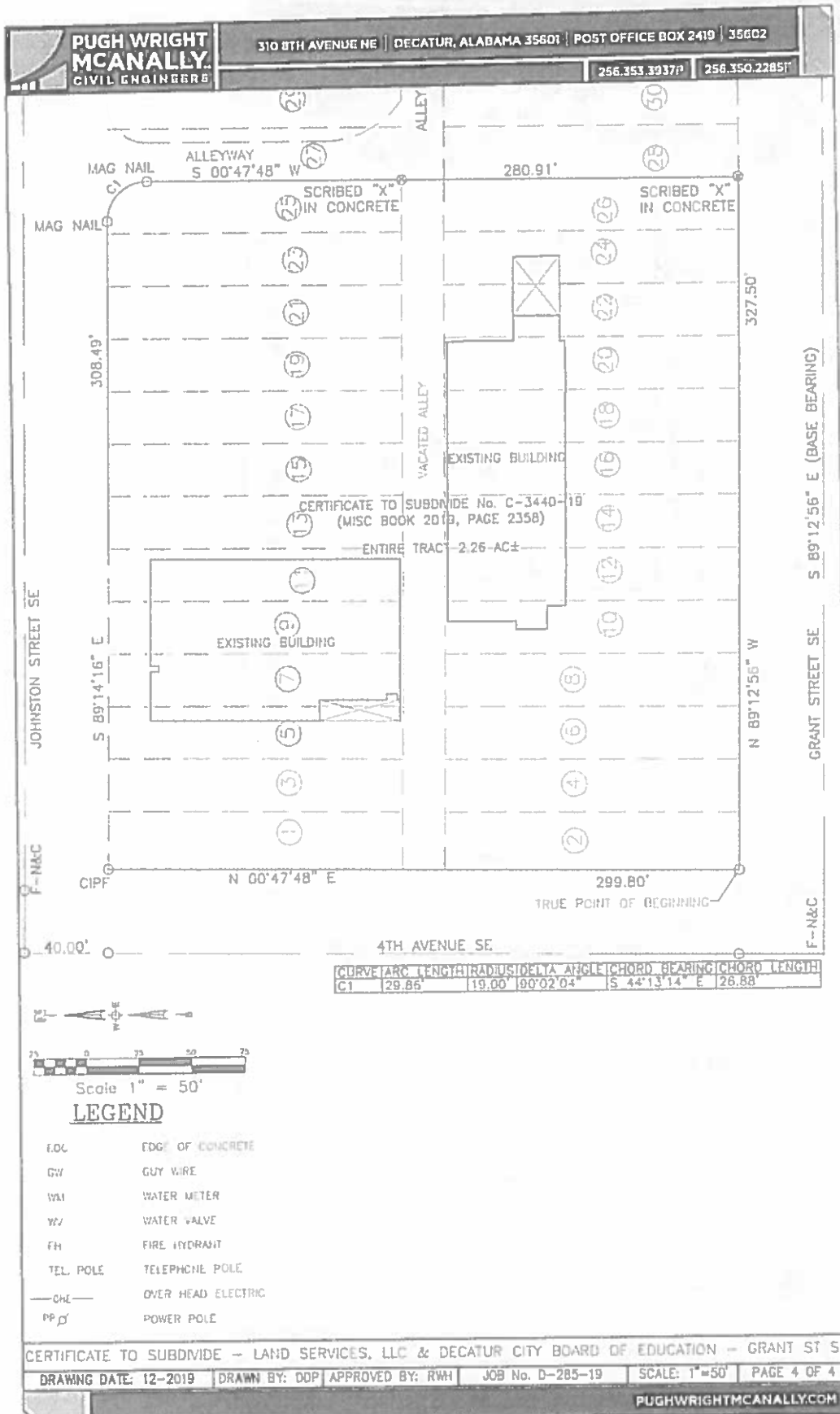
ONE DECATUR STREET TYPOLOGY: 4th AV is a neighborhood connector and Grant St is a local street.

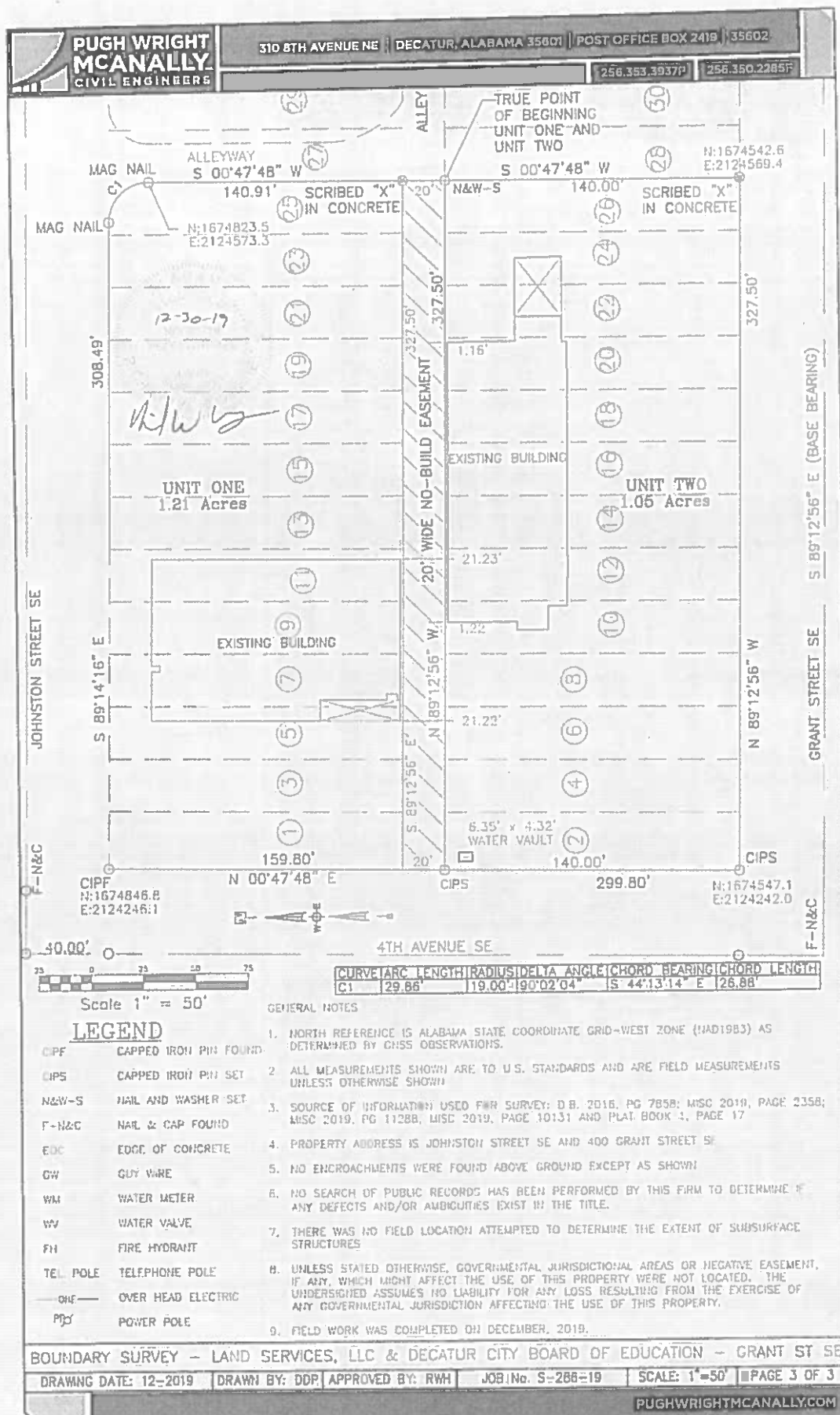
COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:
--

1. Provide stamped and sealed survey for recording
2. Provide recording fees with a check made out to the Judge of Probate
3. Carry the parking language "Any reduction in the total number of parking spaces 139 spaces will require Planning Commission approval". We will need to adjust this language to reflect the total number of spaces on Unit one (1.21 acres) and Unit 2 (1.05 acres).
4. Maintenance of the "no build" easement will be the responsibility of the owners of Unit 1 and this should be stated in the body of the certificate.
5. Provide a DUTE easement around the electrical transformer and service line.
6. Show the alley rights of way

Pt. of Info:

1. Any relocation of utilities will be at the owner's expense
2. The "no build area" is part of a vacated city alley Vacation Request no 211-91.





CERTIFICATE 3472-19
TO SUBDIVIDE 2.26 ACRES INTO TWO TRACTS OF 1.21 ACRES AND 1.05 ACRES



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.

SCAN QR CODE FOR ZONING INFORMATION:



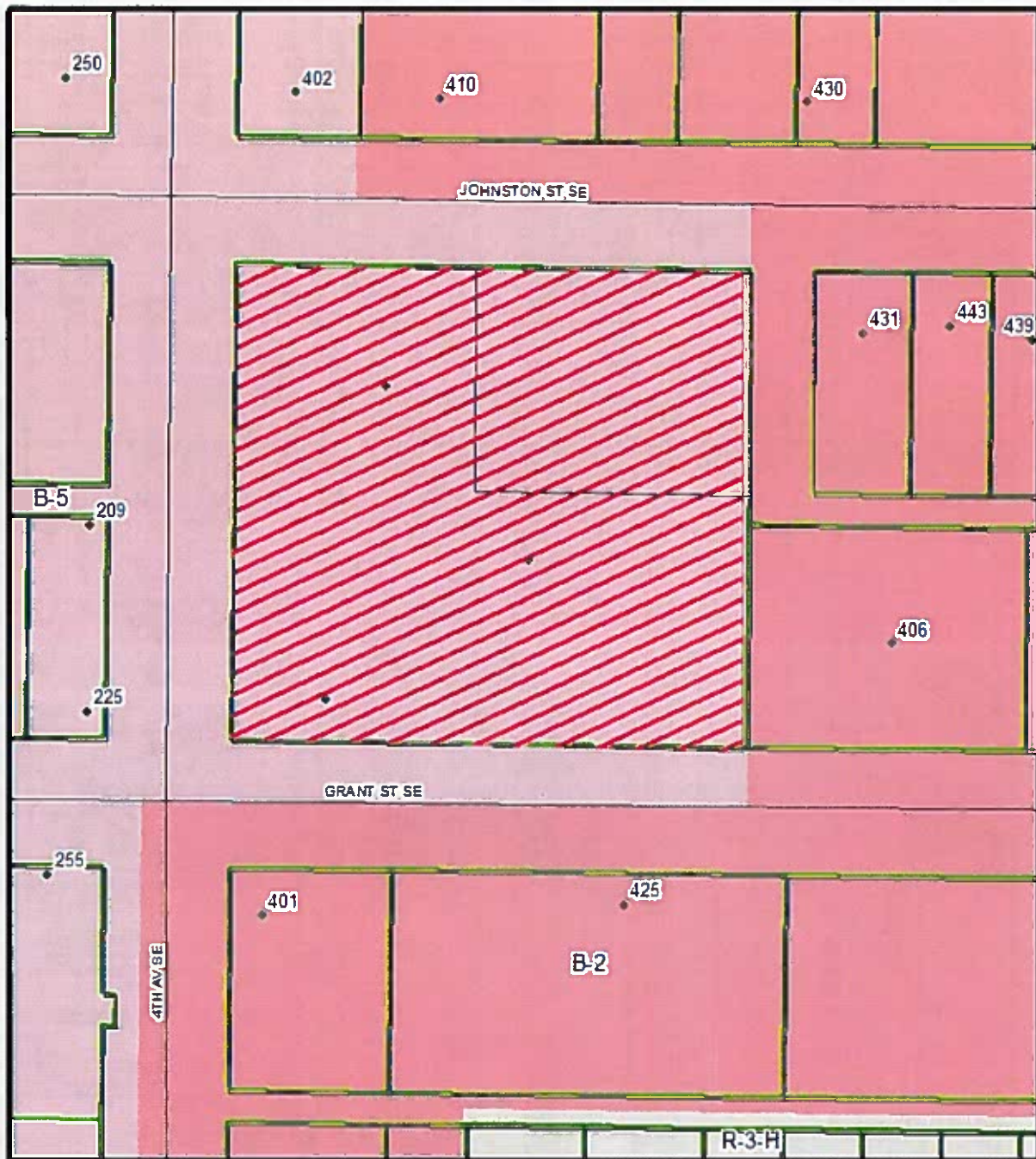
Legend

- SUBJ. PARCEL LAYER
- Image
- RGB
- Red: Band 1
- Green: Band 2
- Blue: Band 3



SUBJECT PROPERTY

CERTIFICATE 3472-19
TO SUBDIVIDE 2.26 ACRES INTO TWO TRACTS OF 1.21 ACRES AND 1.05 ACRES



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.

SCAN QR CODE FOR ZONING INFORMATION:



Legend
 [Red diagonal line symbol] NEW PARCEL LAYER

SUBJECT PROPERTY

FILE NAME OR NUMBER: Certificate 3473-20

ACRES: 26.49 Acres

CURRENT ZONE: B6 office commercial

APPLICANT: Phil Waldrep Ministries Association

LOCATION AND OR PROPERTY ADDRESS: 2916 Danville RD SW east side of
Danville RD north of Stone River DR

REQUEST: To consolidate a 26.49 acre tract and a 7.88 acre tract into one tract of
34.37 acres

NEW ZONE: N/A
evangelical business

PROPOSED LAND USE: Office for an

ONE DECATUR FUTURE LAND USE: Mixed neighborhood

ONE DECATUR STREET TYPOLOGY: Danville Rd is a city connector

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:
--

1. Provide stamped and sealed survey for recording
2. Provide recording fees with a check made out to the Judge of Probate
3. Show flood information on the survey

Pt. of Info:

1. Any relocation of utilities will be at the owner's expense
2. There will be a flood development permit required when a building permit is requested.

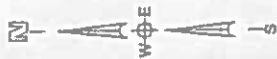


**PUGH WRIGHT
MCANALLY**
CIVIL ENGINEERS

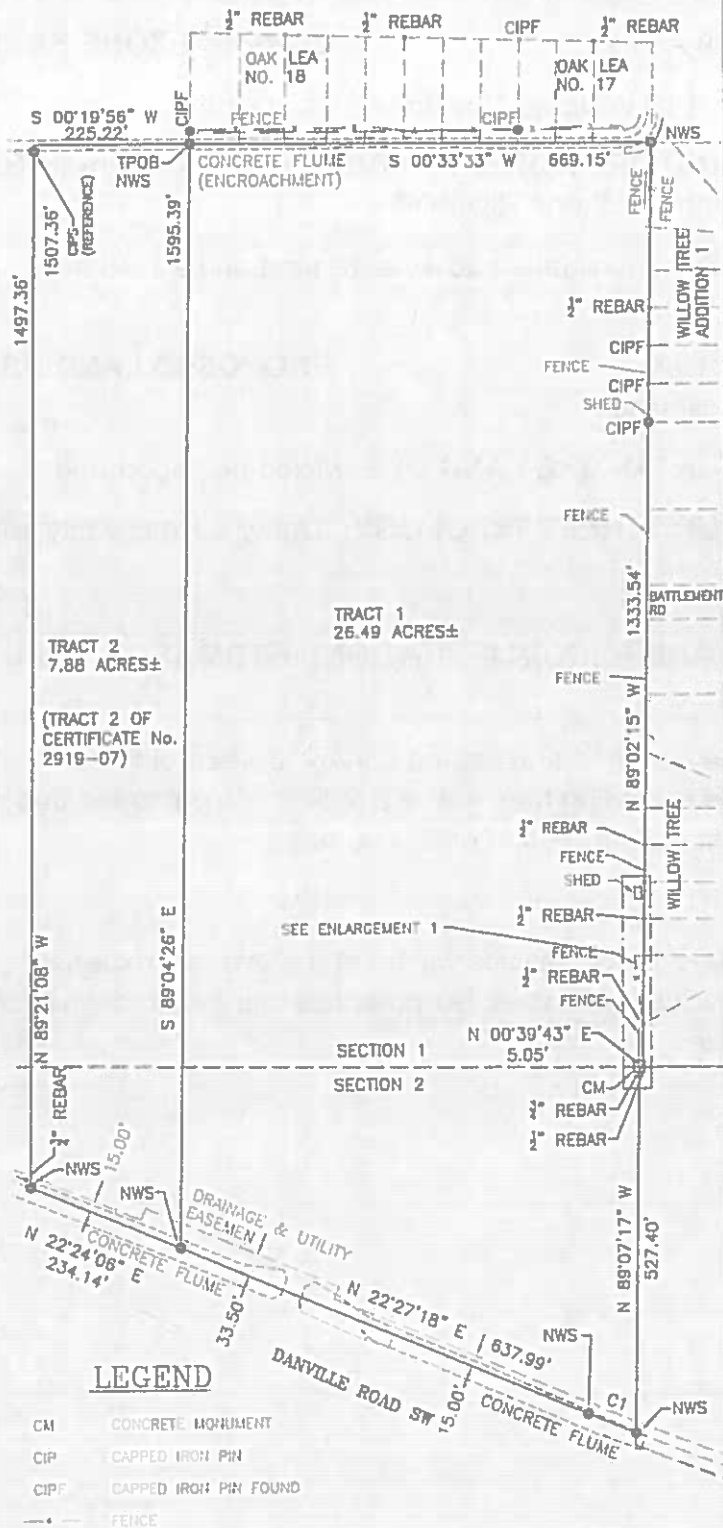
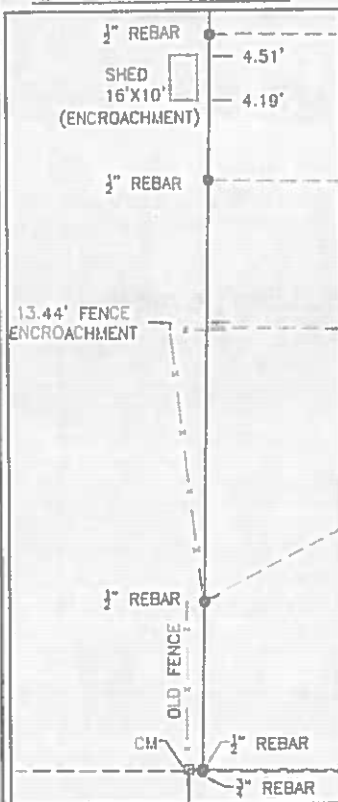
310 8TH AVENUE NE | DECATUR, ALABAMA 35601 | POST OFFICE BOX 2419 | 35602

256.353.3937P

256.350.2285F



ENLARGEMENT 1



LEGEND

- CM CONCRETE MONUMENT
- CIP CAPPED IRON PIN
- CIPF CAPPED IRON PIN FOUND
- FENCE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
IC1	75.27'	5830.38'	0°44'23"	N 22°04'51" E	75.26'

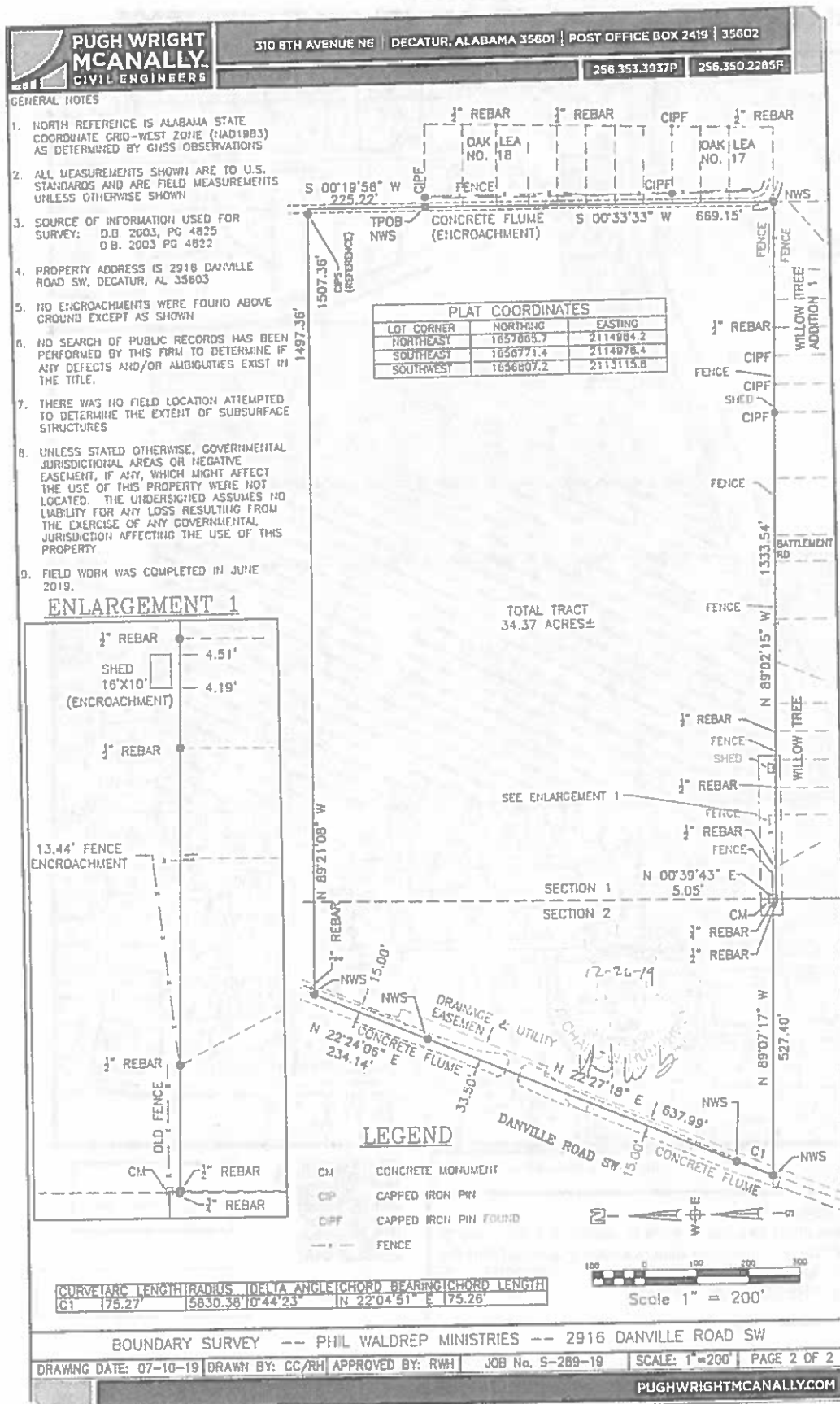


Scale 1" = 200'

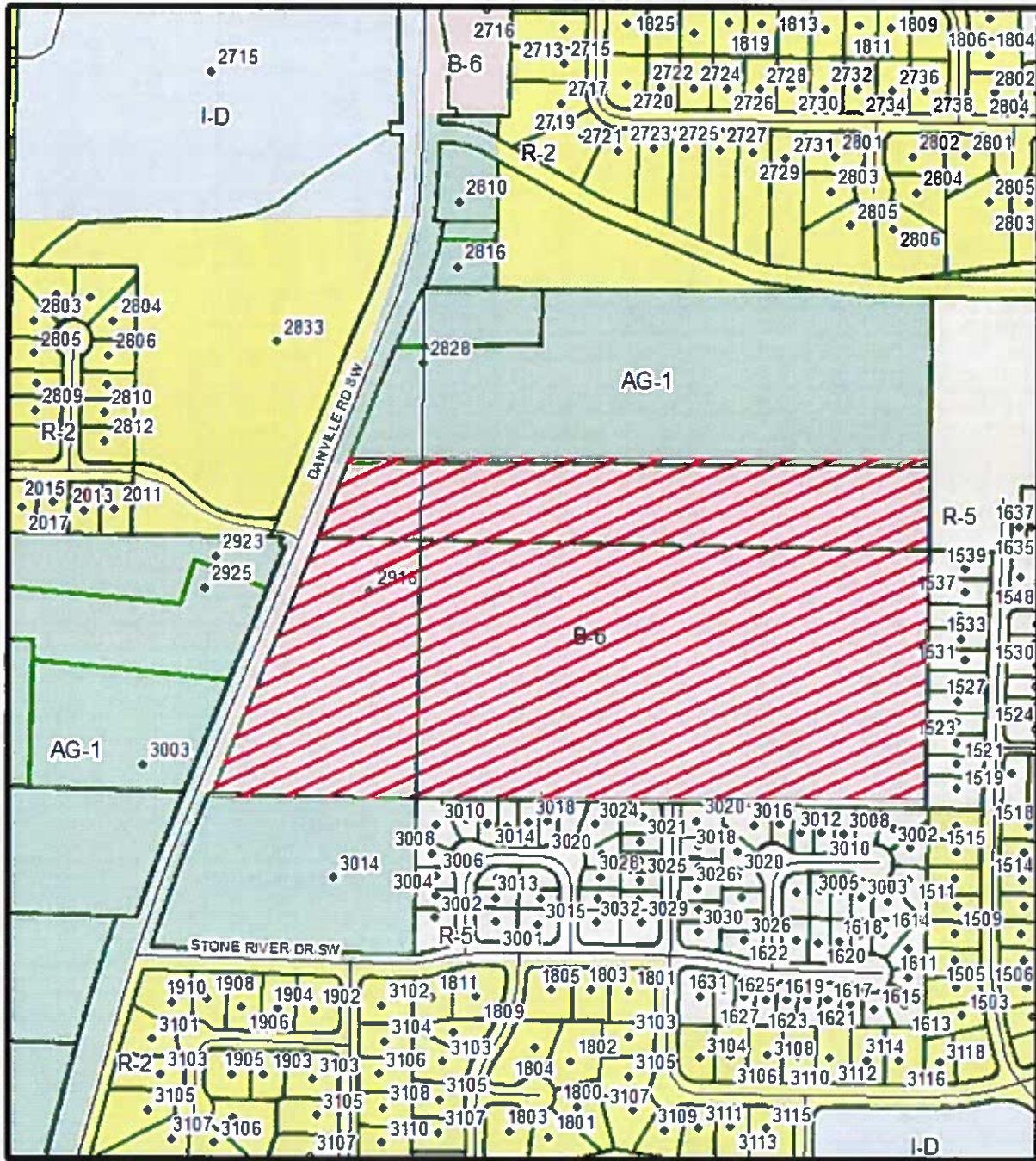
BOUNDARY SURVEY — P.H.L. WALDREP MINISTRIES — 2916 DANVILLE ROAD SW

DRAWING DATE: 12-31-19 | DRAWN BY: CC/RH | APPROVED BY: RWH | JOB No. D-288-19 | SCALE: 1"=200' | PAGE 3 OF 3

PUGHWRIGHTMCANALLY.COM



**CERTIFICATE 3473-19
TO CONSOLIDATE A 26.49 ACRES TRACT WITH A 34.37 ACRE TRACT**



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.

SCAN QR CODE FOR ZONING INFORMATION:

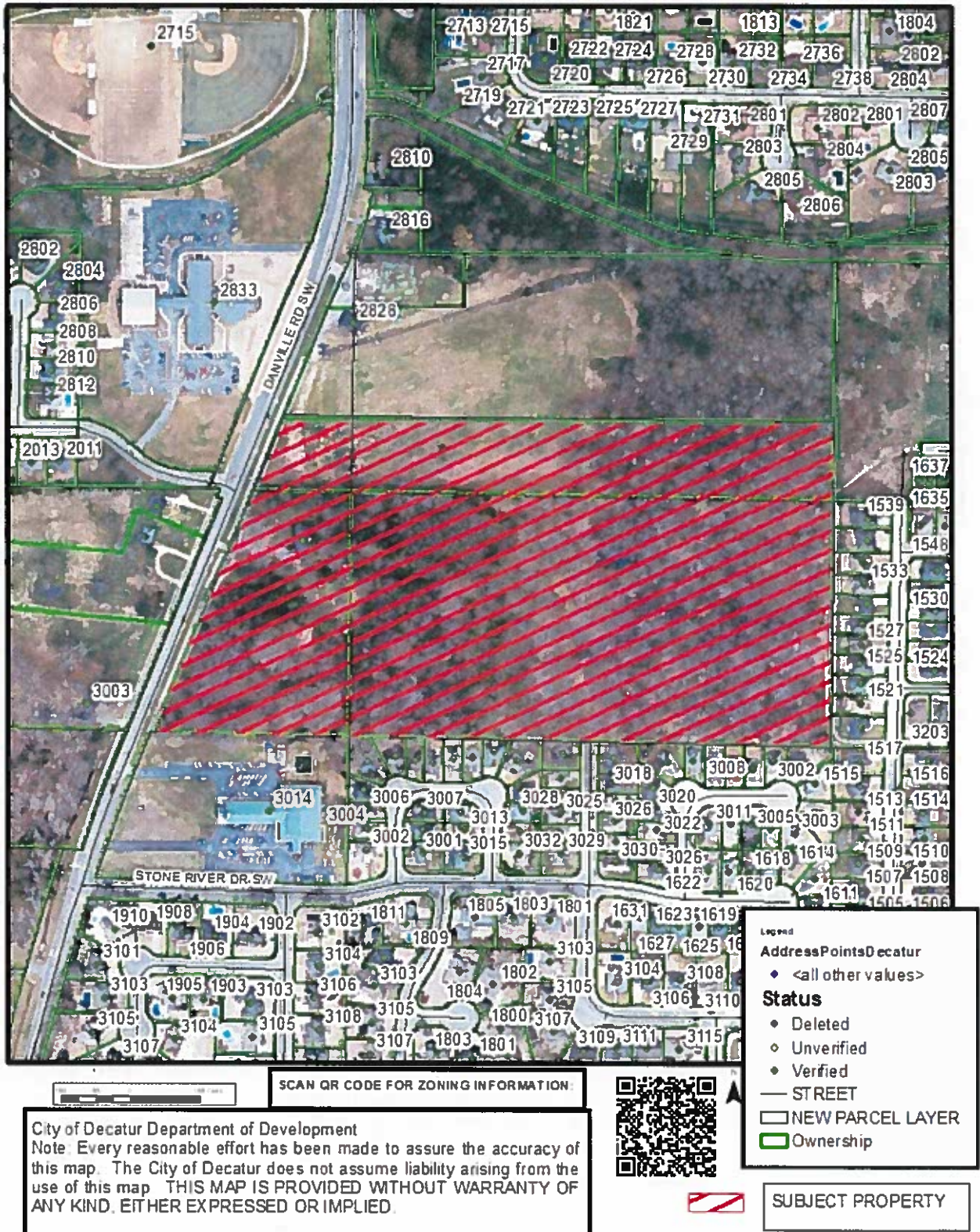


Legend
 [Red Hatched Box] NEW PARCELS/LAYERS



SUBJECT PROPERTY

**CERTIFICATE 3473-19
TO CONSOLIDATE A 26.49 ACRES TRACT WITH A 34.37 ACRE TRACT**



FILE NAME OR NUMBER: Certificate 3474-20

ACRES: 14.24 acres

CURRENT ZONE:AG 1 Agricultural

APPLICANT: Pugh Wright McAnally representing Sims Properties

LOCATION AND OR PROPERTY ADDRESS: 2828 Danville RD SW east side of
Danville Rd south of the Hemingway DR right of way

REQUEST: To consolidate a 1.14 acre tract with a 13.10 acre tract to create a 14.24
acre tract

NEW ZONE: N/A

PROPOSED LAND USE: Golf driving range

ONE DECATUR FUTURE LAND USE: Mixed neighborhood

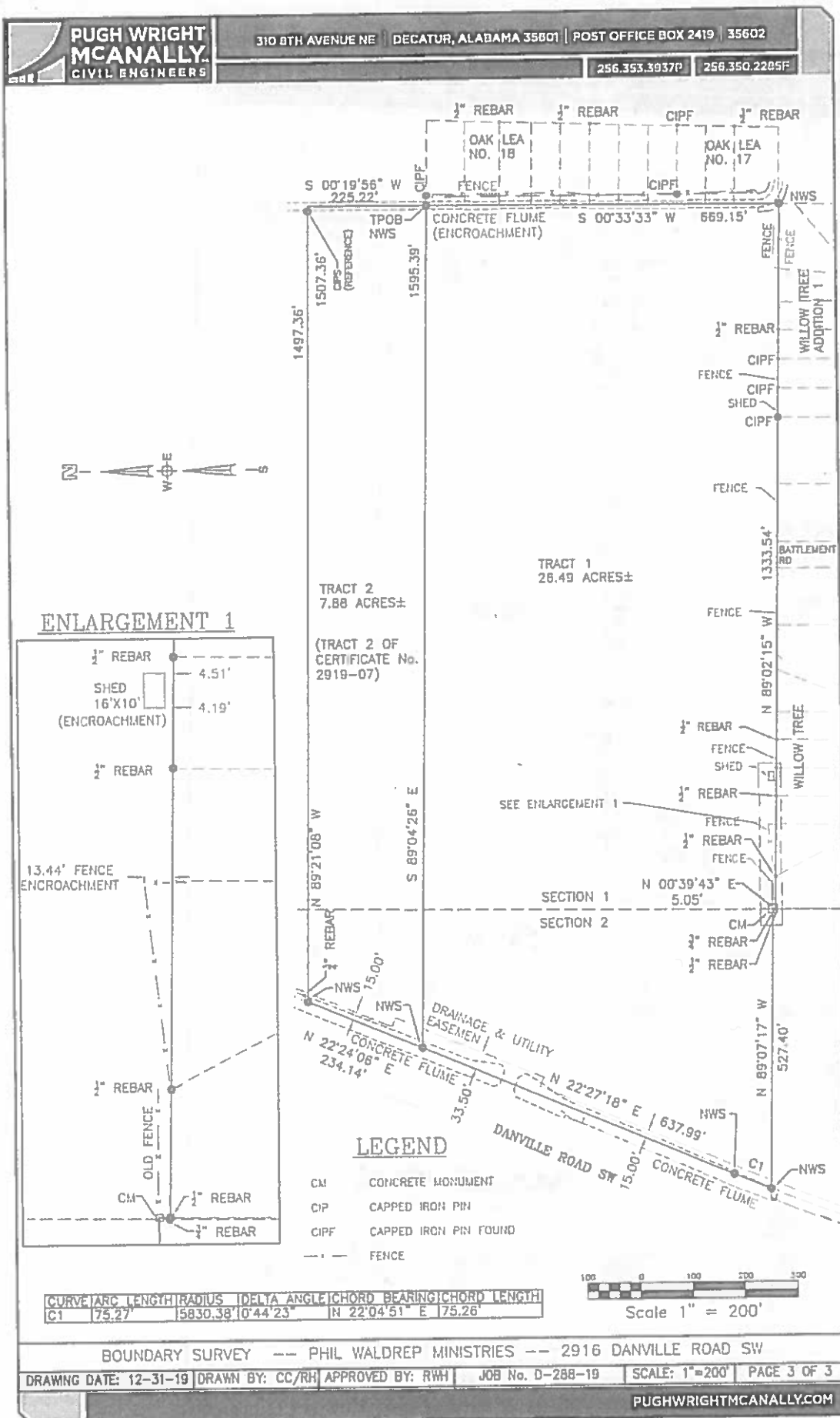
ONE DECATUR STREET TYPOLOGY: Danville RD is a city connector and
Hemingway is an unimproved right of way.

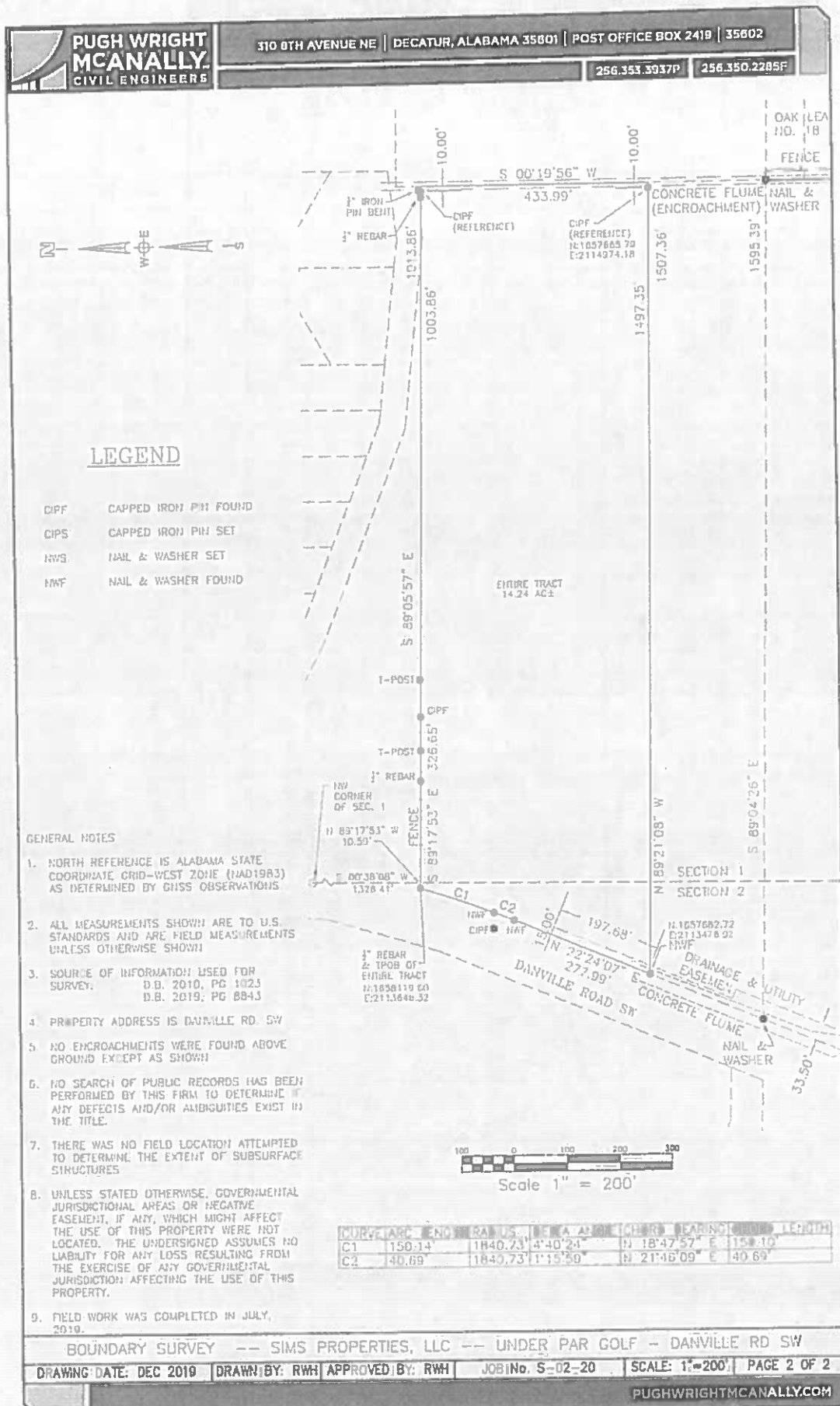
COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:
--

1. Provide stamped and sealed survey for recording
2. Provide recording fees with a check made out to the Judge of Probate
3. Show flood information on the survey.

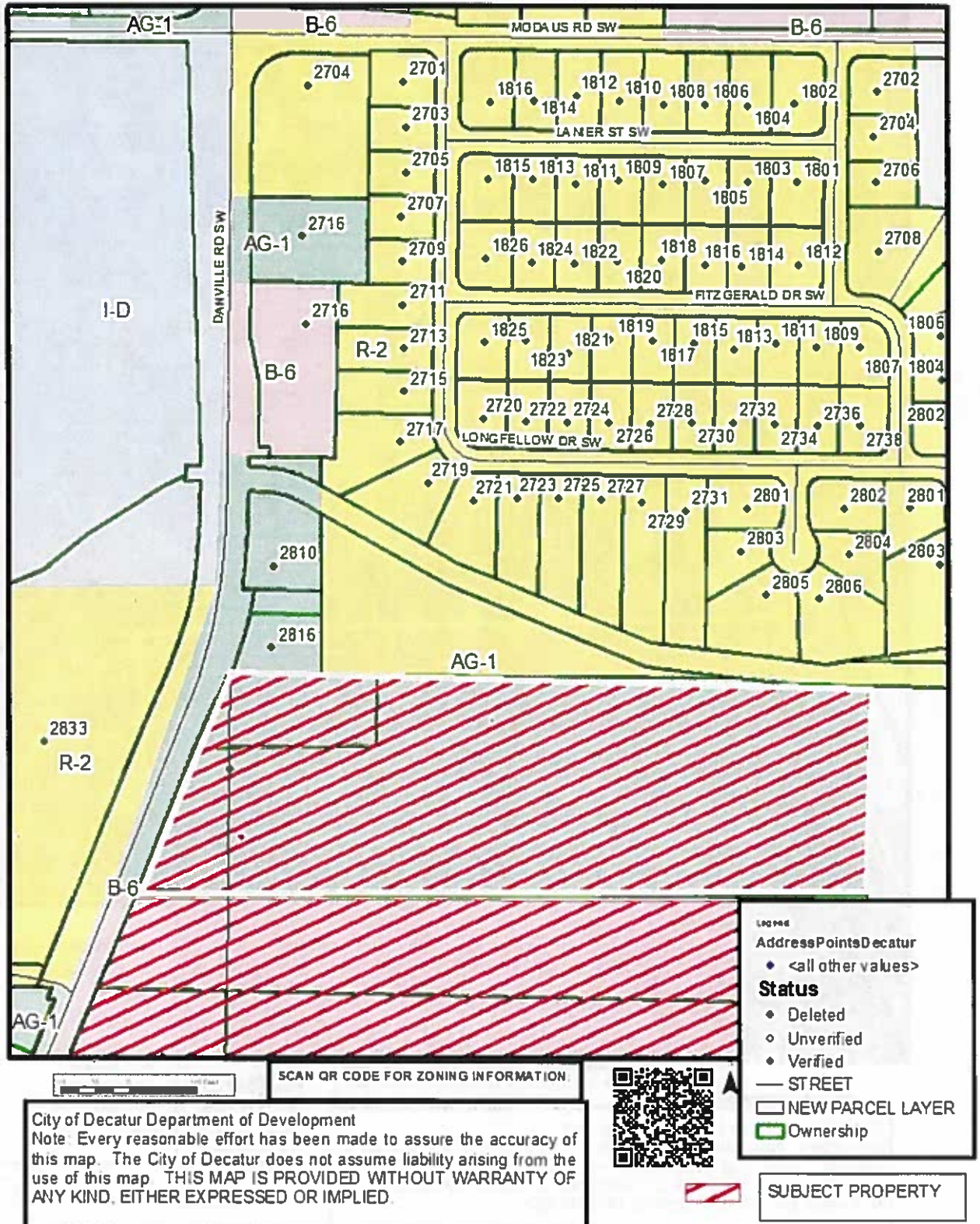
Pt. of Info:

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





CERTIFICATE 3474-19
TO CONSOLIDATE A 1.14 ACRE TRACT AND A 13.10 ACRE TRACT



Legend

AddressPointsDecatur

- ◆ <all other values>

Status

- ◆ Deleted
- Unverified



Legend

AddressPointsDecorator

- <all other values>

Status

- Deleted
- Unverified
- Verified

— STREET

☐ NEW PARCEL LAYER

☒ Ownership

SUBJECT PROPERTY

FILE NAME OR NUMBER: Site Plan 592-20

ACRES: 2.37 acres

CURRENT ZONE: M1A

APPLICANT: Buckle Design for Discount Tire

LOCATION AND OR PROPERTY ADDRESS: 1403 Beltline RD SW south west of the Beltline west side of Centron DR SW

REQUEST: Site plan approval to build a 5,192 square foot Discount Tire store

NEW ZONE: N/A

PROPOSED LAND USE: Retail

ONE DECATUR FUTURE LAND USE: Community Commercial

ONE DECATUR STREET TYPOLOGY: Beltline is a Beltline

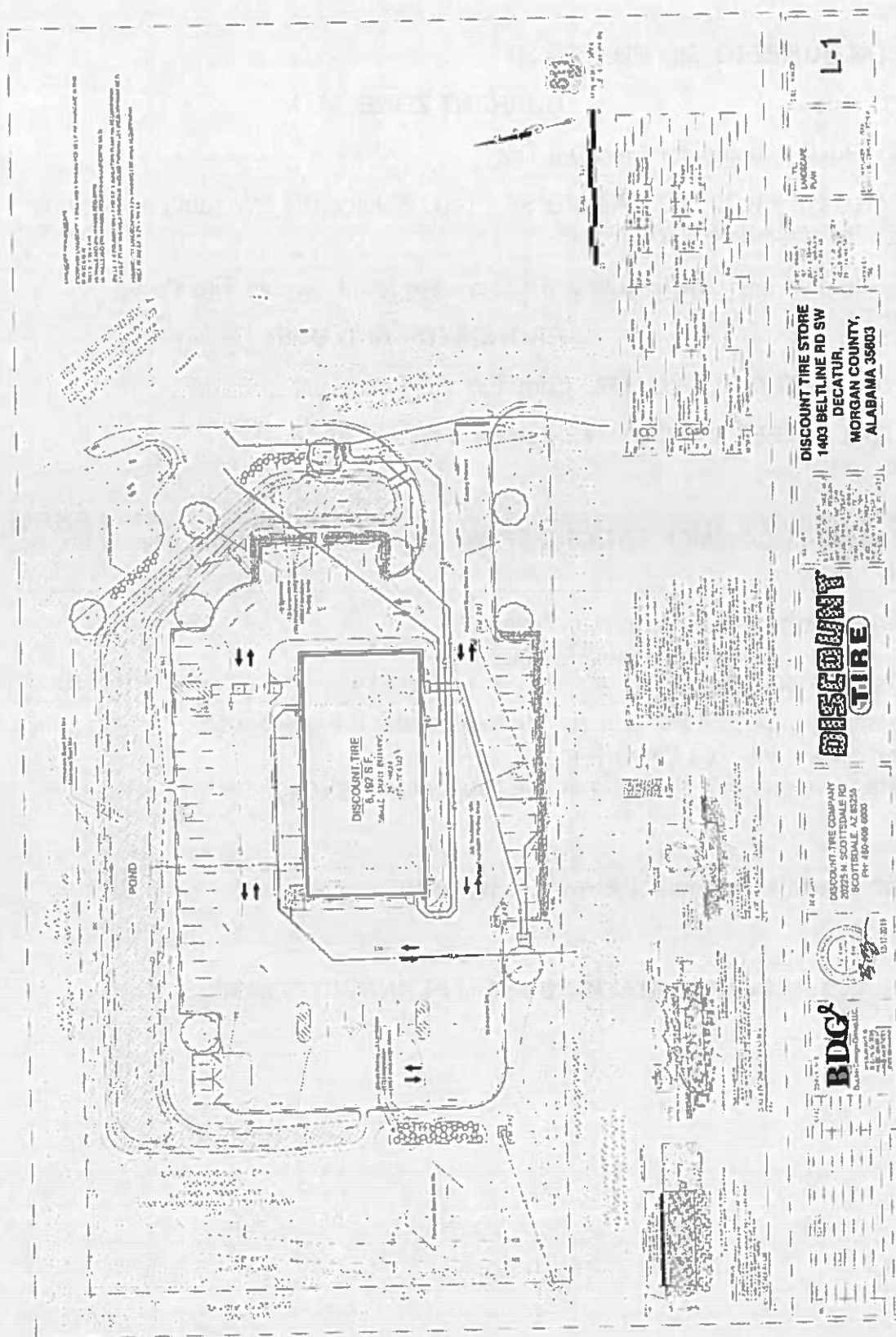
COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

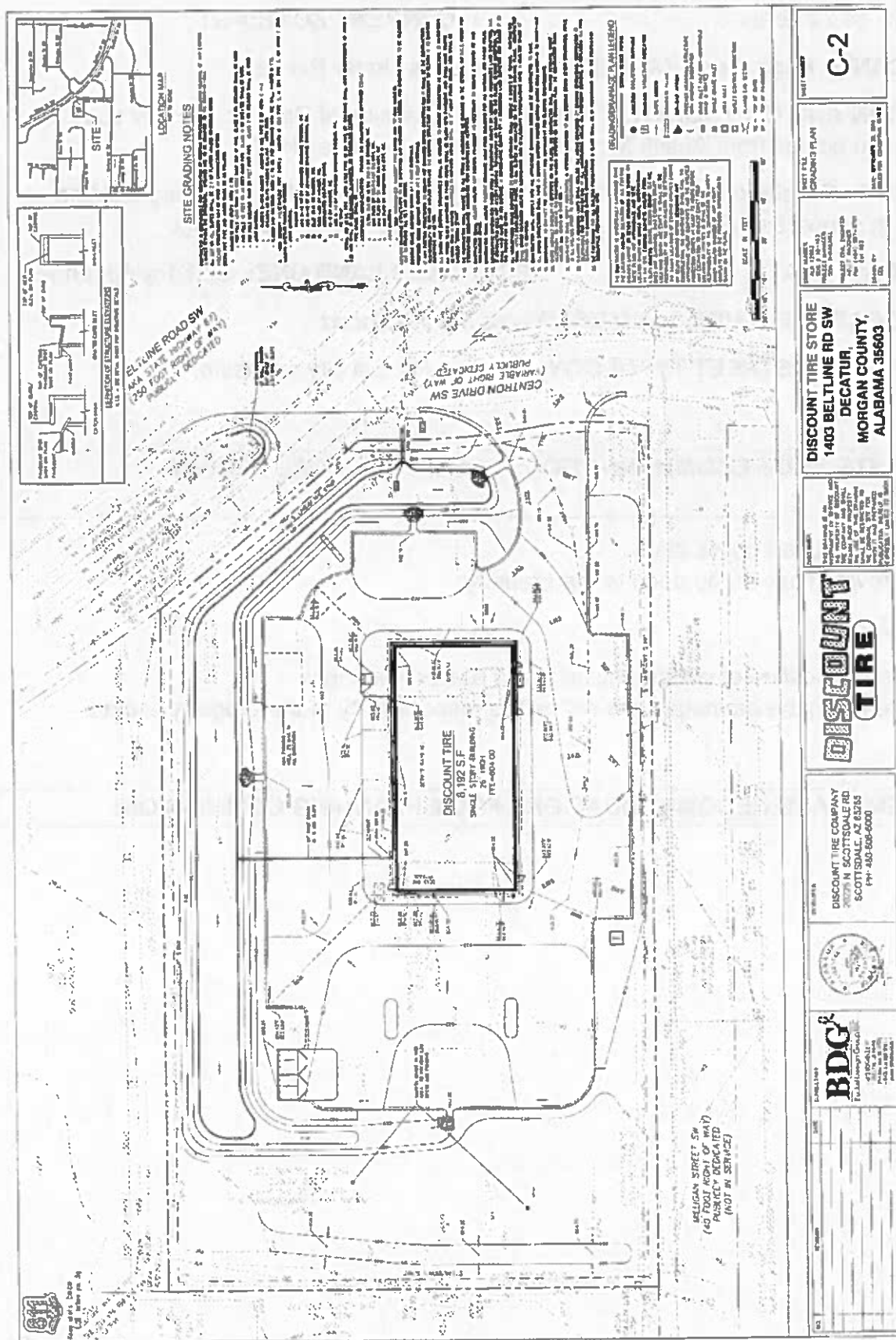
1. Need applicants signatures on application
2. Provide detail on the water main for DU.
3. Show the sewer stub out
4. DU to approve the species type for the trees under the power line.
5. Show the light poles on the drawing
6. Indicate the water flow direction on the south property line.

Pt. of Info:

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

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:





FILE NAME OR NUMBER: Site Plan 593-20

ACRES: 14.24 acres

CURRENT ZONE:AG1

APPLICANT: Pugh Wright McAnally for Mark Sims Under Par Golf

LOCATION AND OR PROPERTY ADDRESS: East side of Danville Rd. SW south of Modaus Rd across from Austin Middle School 2828 Danville Rd SW

REQUEST: For site plan approval to have a driving range and the ancillary building needed to support a driving range. The building will be 2,120 square feet.

NEW ZONE: N/A

PROPOSED LAND USE: Golf driving range

ONE DECATUR FUTURE LAND USE:Mixed neighborhood

ONE DECATUR STREET TYPOLOGY: Danville Rd is a city connector

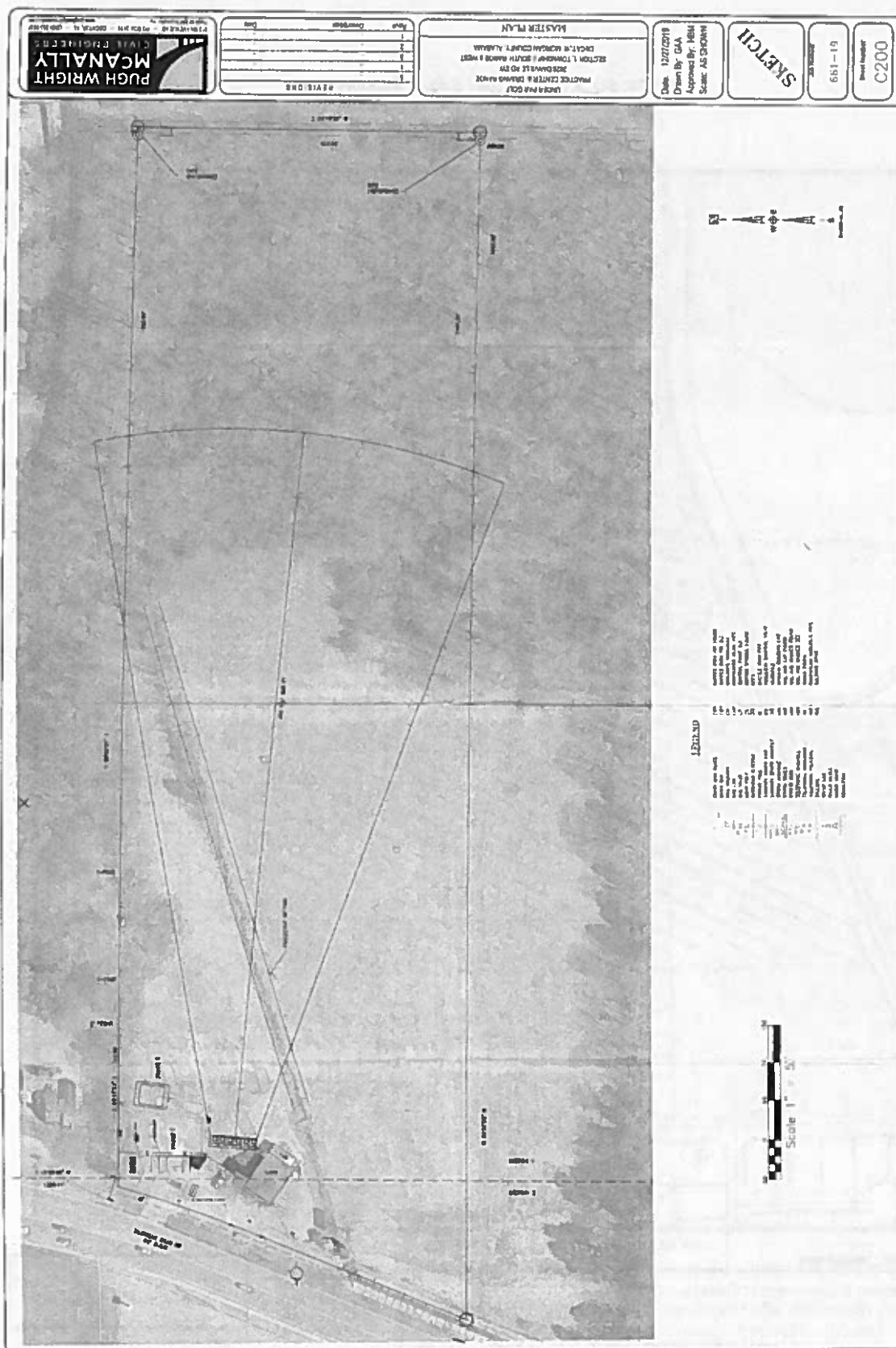
COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

1. Need signed application
2. Provide copy of the deed to the property

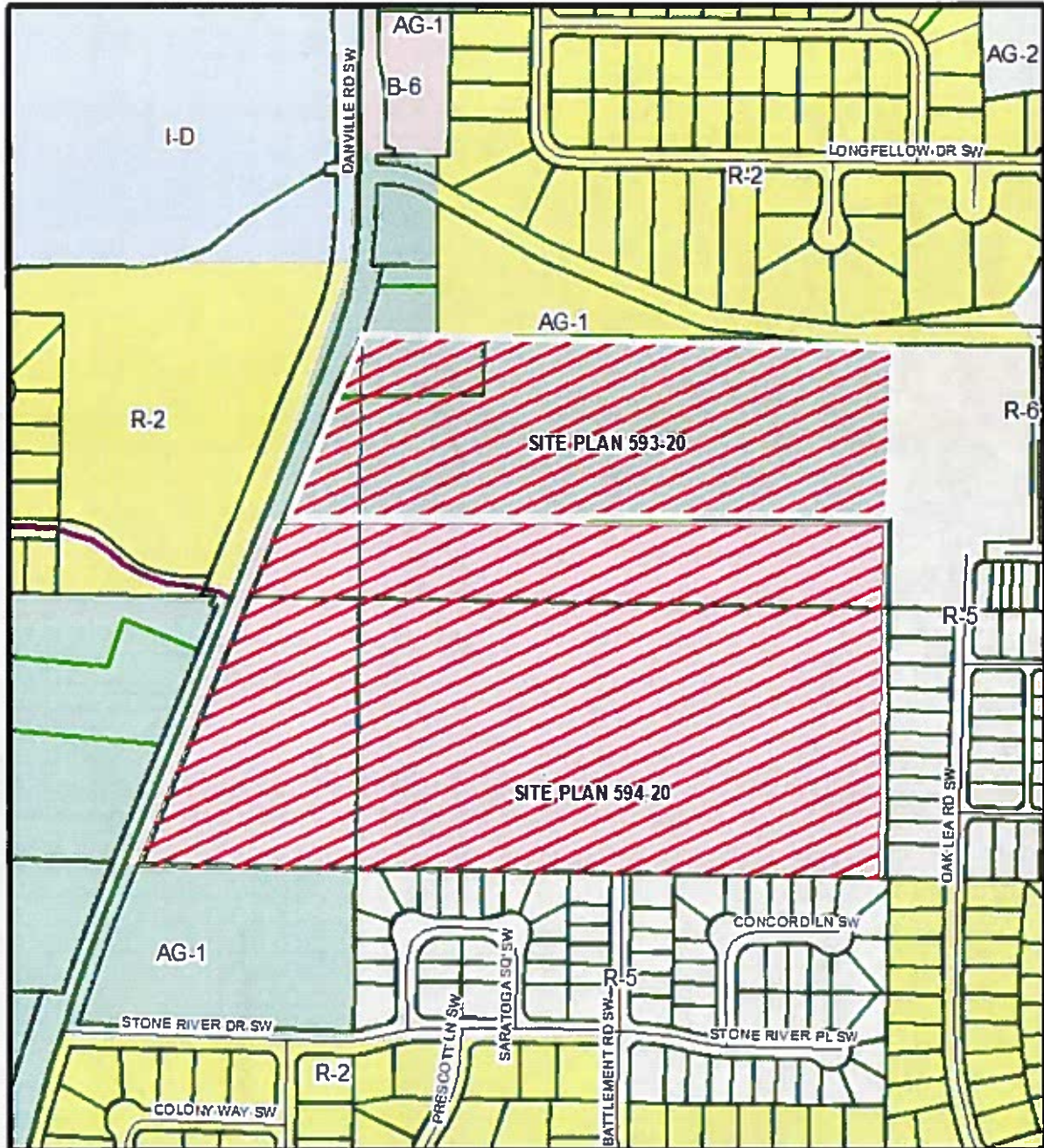
Pt. of Info:

1. Any relocation of utilities will be at the owner's expense
2. Debris in the drainage area will be the responsibility of the property owner.

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:



SITE PLAN 593-20 AND 594-20



SCAN QR CODE FOR ZONING INFORMATION:



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.

Legend

NEW PARCEL LAYER



SUBJECT PROPERTY

SITE PLAN 593-20 AND 594-20



SCAN QR CODE FOR ZONING INFORMATION:



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.

Legend

NEW PARCEL LAYER



SUBJECT PROPERTY

FILE NAME OR NUMBER: Site Plan 594-20

ACRES: 8 acres

CURRENT ZONE: B6

APPLICANT: Pugh Wright McAnally for Phil Waldrep Ministries administrative business offices

LOCATION AND OR PROPERTY ADDRESS: West side of Danville Rd. SW north of Stone River DR

REQUEST: The administrative offices for Phil Waldrep Ministries business. The first building on the site will be 18,050 square feet.

NEW ZONE: N/A

PROPOSED LAND USE: Administrative offices for an evangelical business

ONE DECATUR FUTURE LAND USE: Mixed neighborhood

ONE DECATUR STREET TYPOLOGY: Danville Rd is a city connector

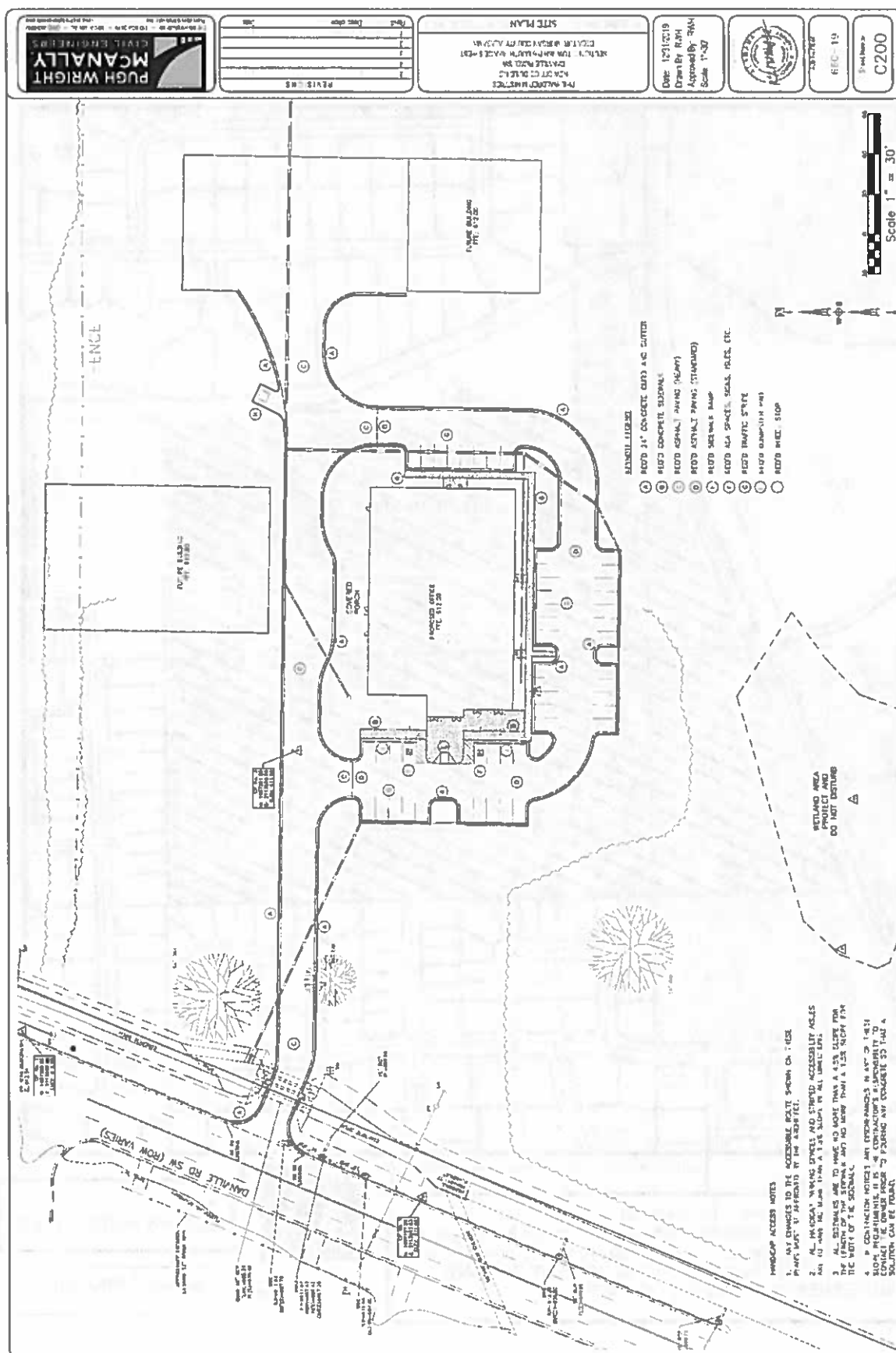
COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:
--

1. Provide a signed site plan applications

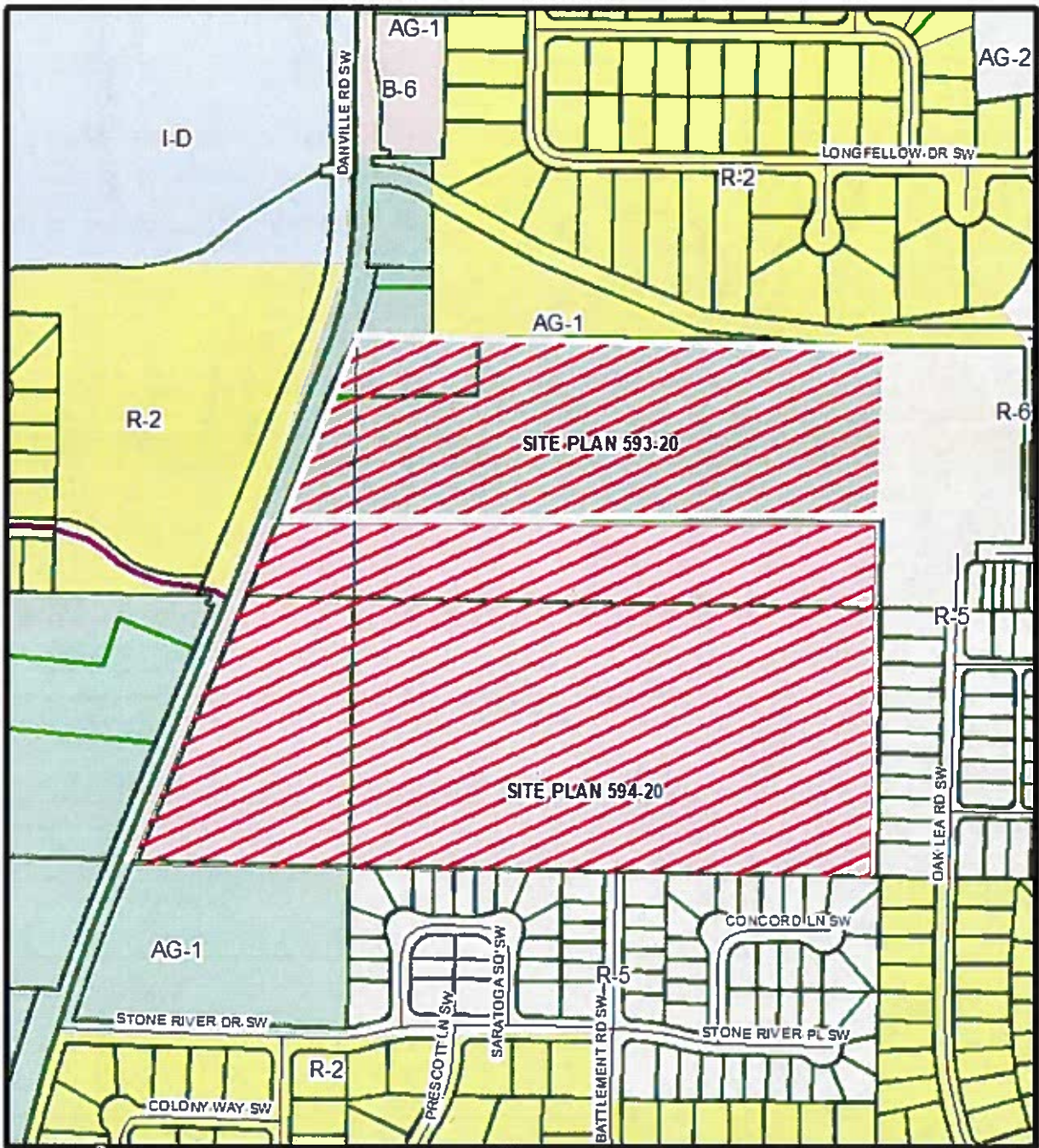
Pt. of Info:

1. Any relocation of utilities will be at the owner's expense
2. Site plan review will be needed for the two future buildings- to consider impact on the adjacent properties, drainage, parking, landscaping, circulation et.
Administrative approval should be possible unless there are significant changes.
 - a. Building directly behind the proposed office building on these plans will be a logistics building and provide storage space for equipment.
 - b. Building to the north of the proposed office on these plans is planned to be another office building.

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:



SITE PLAN 593-20 AND 594-20



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.

SCAN QR CODE FOR ZONING INFORMATION



Legend

NEW PARCEL LAYER



SUBJECT PROPERTY

SITE PLAN 593-20 AND 594-20



SCAN QR CODE FOR ZONING INFORMATION



Legend

NEW PARCEL LAYER



SUBJECT PROPERTY

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.

END CONSENT AGENDA

OTHER BUSINESS

FILE NAME OR NUMBER: Annexation 359-20

ACRES: 4.42 acres

CURRENT ZONE:N/A

APPLICANT: Yogi and Kenny Patel

LOCATION AND OR PROPERTY ADDRESS: North side of Old Moulton RD SW
where Brookline ends 2614 Old Moulton Rd SW

REQUEST: To annex 4.42 acres into the city limits of Decatur

NEW ZONE: N/A
convenience store

PROPOSED LAND USE: Continue to be a

ONE DECATUR FUTURE LAND USE: Mixed neighborhood

ONE DECATUR STREET TYPOLOGY: Old Moulton is a city connector

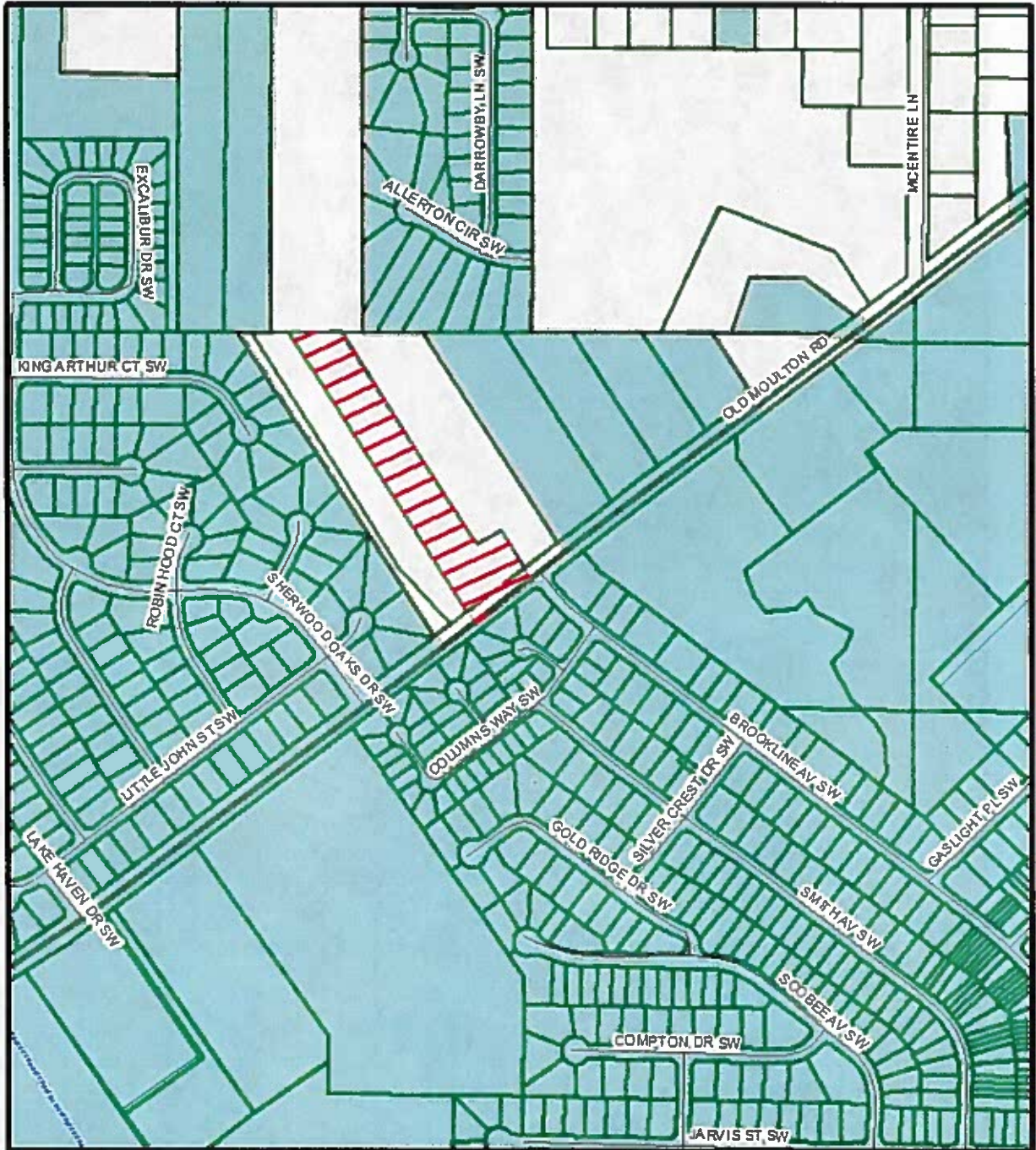
COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

Pt. of Info:

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

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:

ANNEXATION 359-19 2614
TO ANNEX 4.42 ACRES NORHT SIDE OF OLD MOULTON RD AT THE END OF BROOKLINE



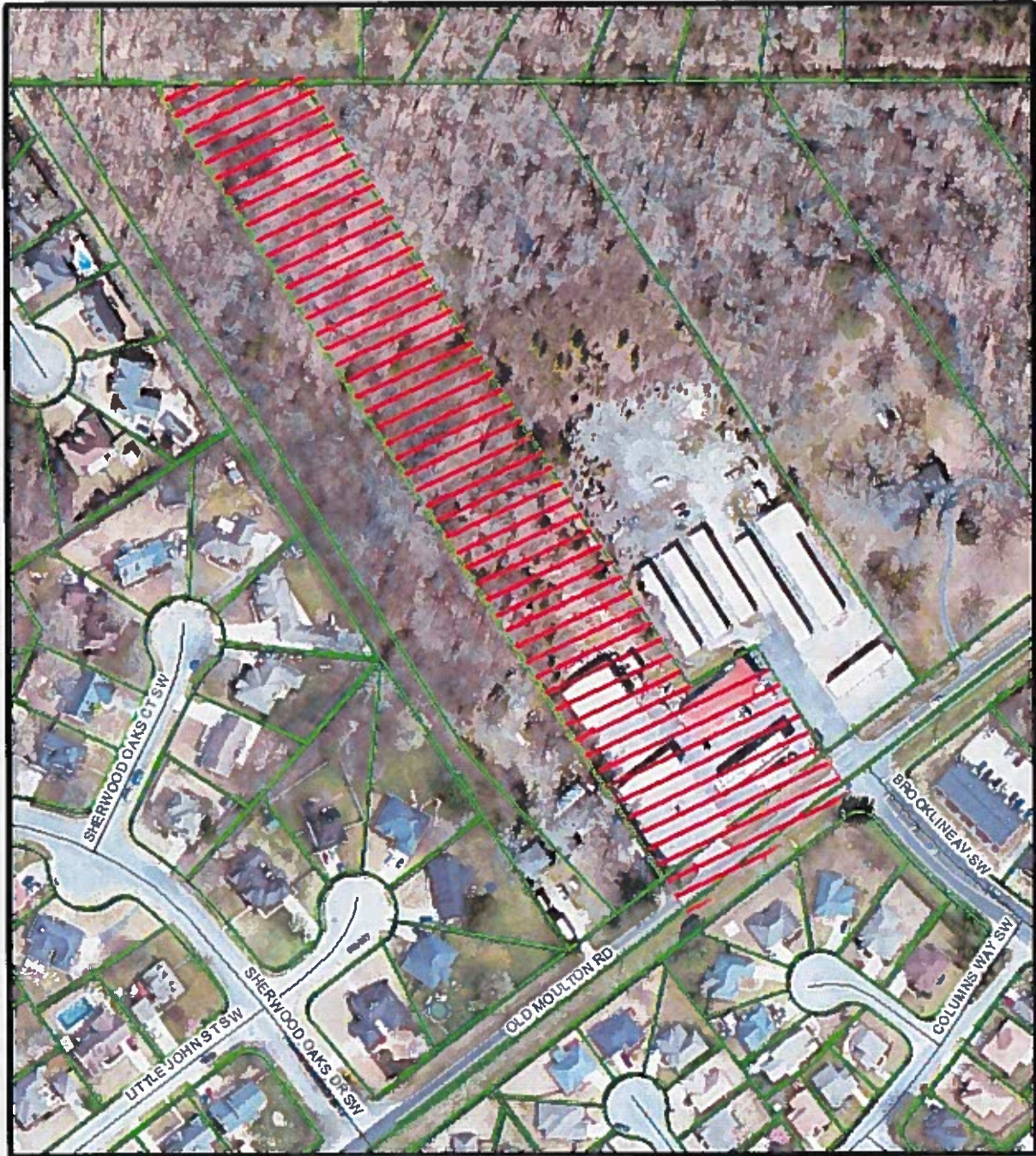
SCAN QR CODE FOR ZONING INFORMATION



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.

SUBJECT PROPERTY

**ANNEXATION 359-19 2614
TO ANNEX 4.42 ACRES NORHT SIDE OF OLD MOULTON RD AT THE END OF BROOKLINE**



SCAN QR CODE FOR ZONING INFORMATION



Legend



SUBJECT PROPERTY

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.

FILE NAME OR NUMBER: Vacation 516-20

ACRES: .09 acres

CURRENT ZONE:B2 General business

APPLICANT: Pugh Wright McAnally for Dynamic Fitness

LOCATION AND OR PROPERTY ADDRESS: Southeast corner of the intersection of Gordon Terry Parkway and Woodall RD

REQUEST: To vacate .09 acres of a Sanitary Sewer Easement

NEW ZONE: N/A
time

PROPOSED LAND USE: No change at this

ONE DECATUR FUTURE LAND USE: Residential low density

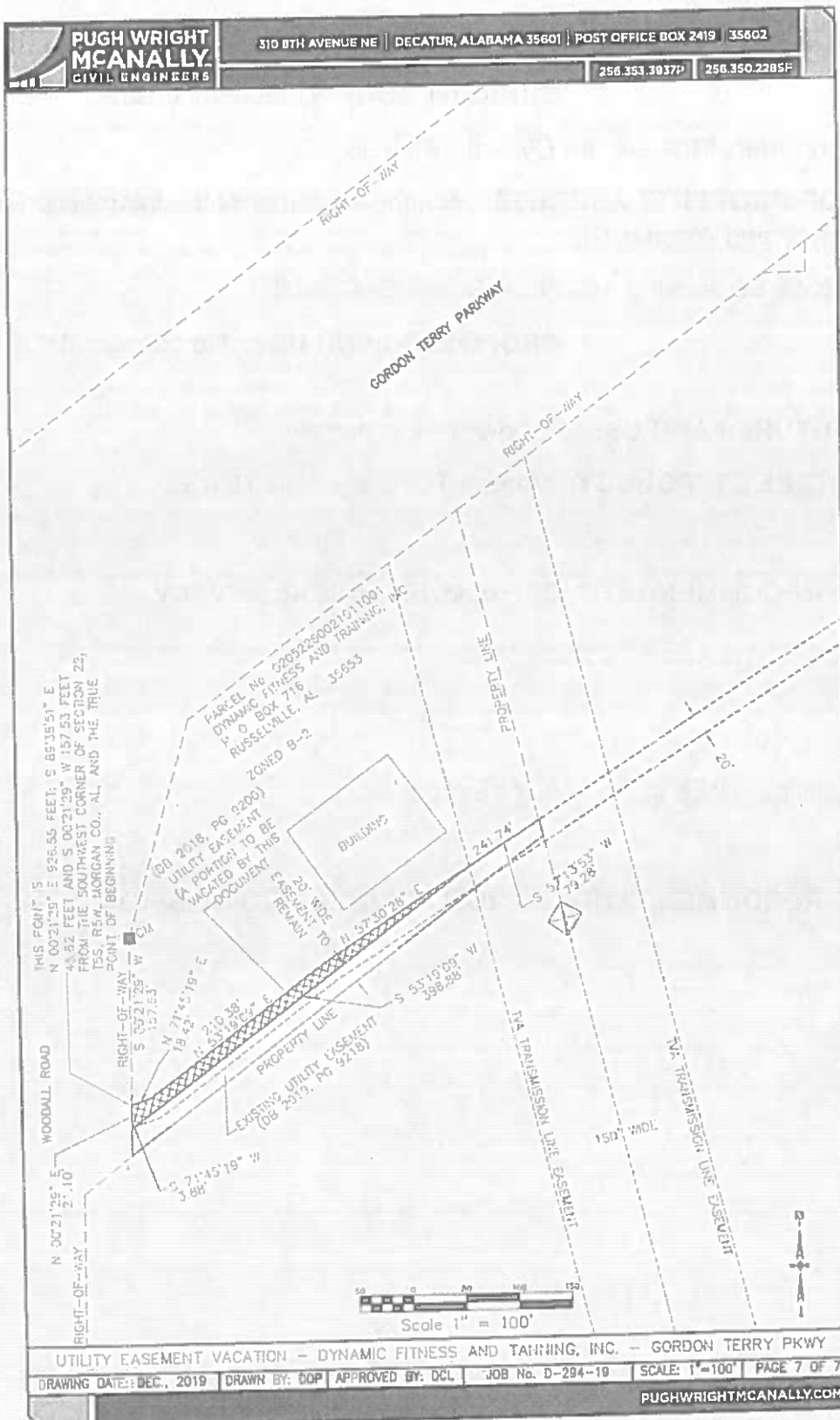
ONE DECATUR STREET TYPOLOGY: Gordon Terry is a Work Horse

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:
--

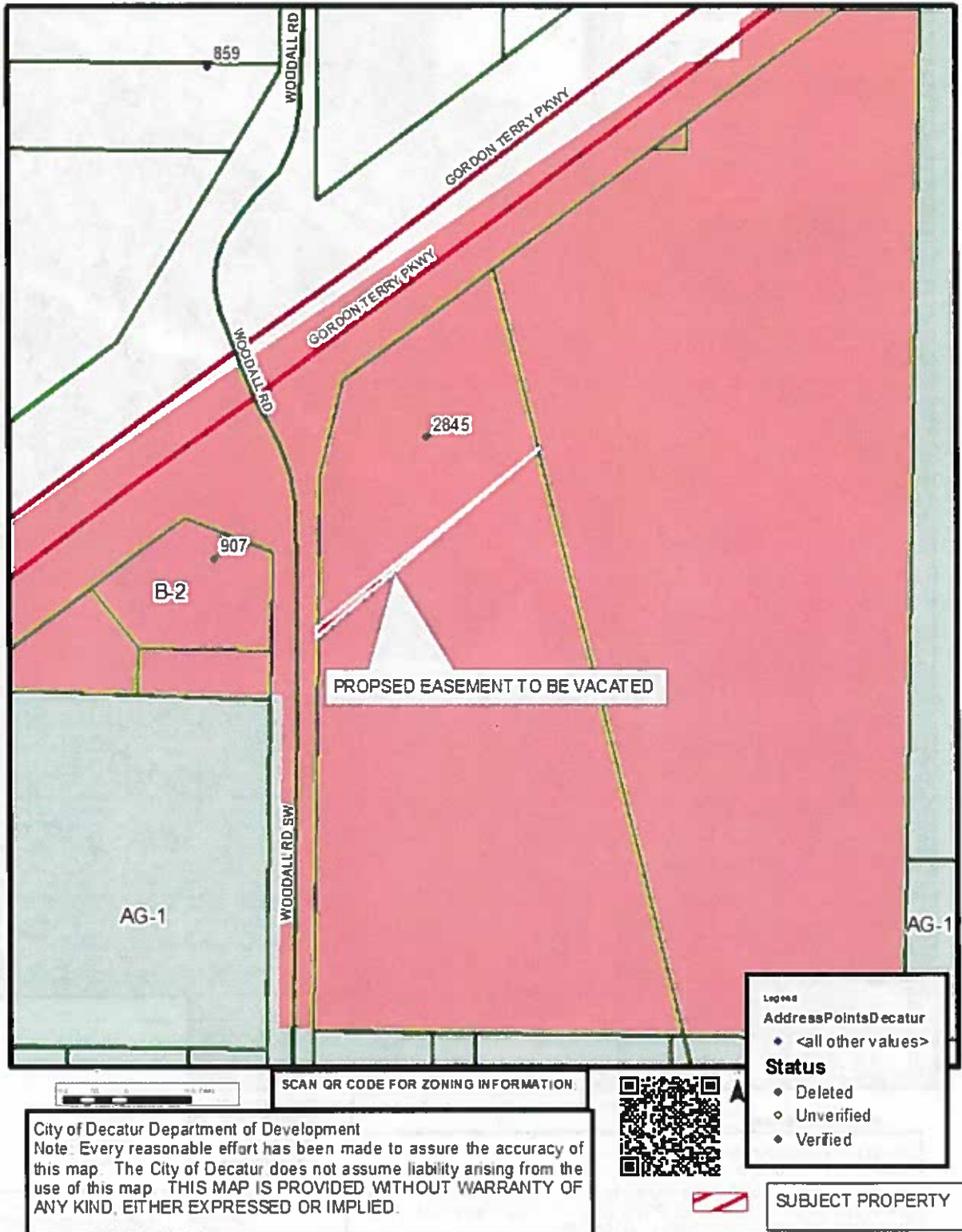
Pt. of Info:

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

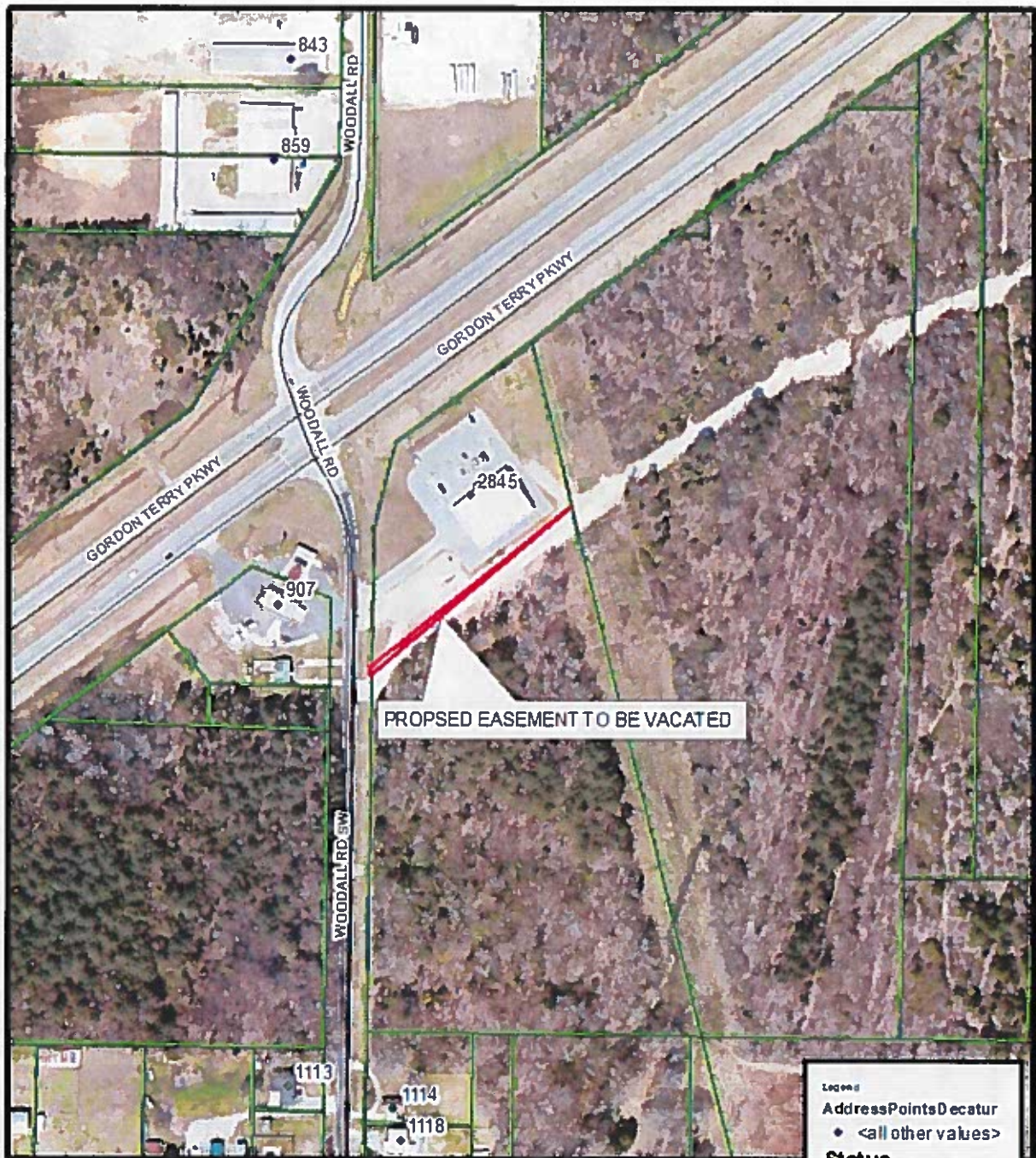
COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:



**VACATION 516-20 .09 ACRE PART OF A SANITARY SEWER EASEMENT
2845 GORDON TERRY PKWY WHERE IT INTERSECTS WOODALL RD**



**VACATION 516-20 .09 ACRE PART OF A SANITARY SEWER EASEMENT
2845 GORDON TERRY PKWY WHERE IT INTERSECTS WOODALL RD**



PROPOSED EASEMENT TO BE VACATED



SCAN QR CODE FOR ZONING INFORMATION:



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.

Legend
AddressPointsDecatur
• <all other values>

Status

- Deleted
- ◊ Unverified
- ◆ Verified



SUBJECT PROPERTY

FILE NAME OR NUMBER: Vacation 517-20

ACRES: .092 acres

CURRENT ZONE: M2

APPLICANT: Pugh Wright McAnally for Alabama Farmer's Cooperative

LOCATION AND OR PROPERTY ADDRESS: 800 Market St NE north side of Market St east of highway 31

REQUEST: To vacate .092 acres if the right of way for Market St and Railroad

NEW ZONE: N/A

PROPOSED LAND USE: Unchanged

ONE DECATUR FUTURE LAND USE: Riverfront mixed use

ONE DECATUR STREET TYPOLOGY: Market St is classified as a local street but experiences large amounts of semi-truck traffic

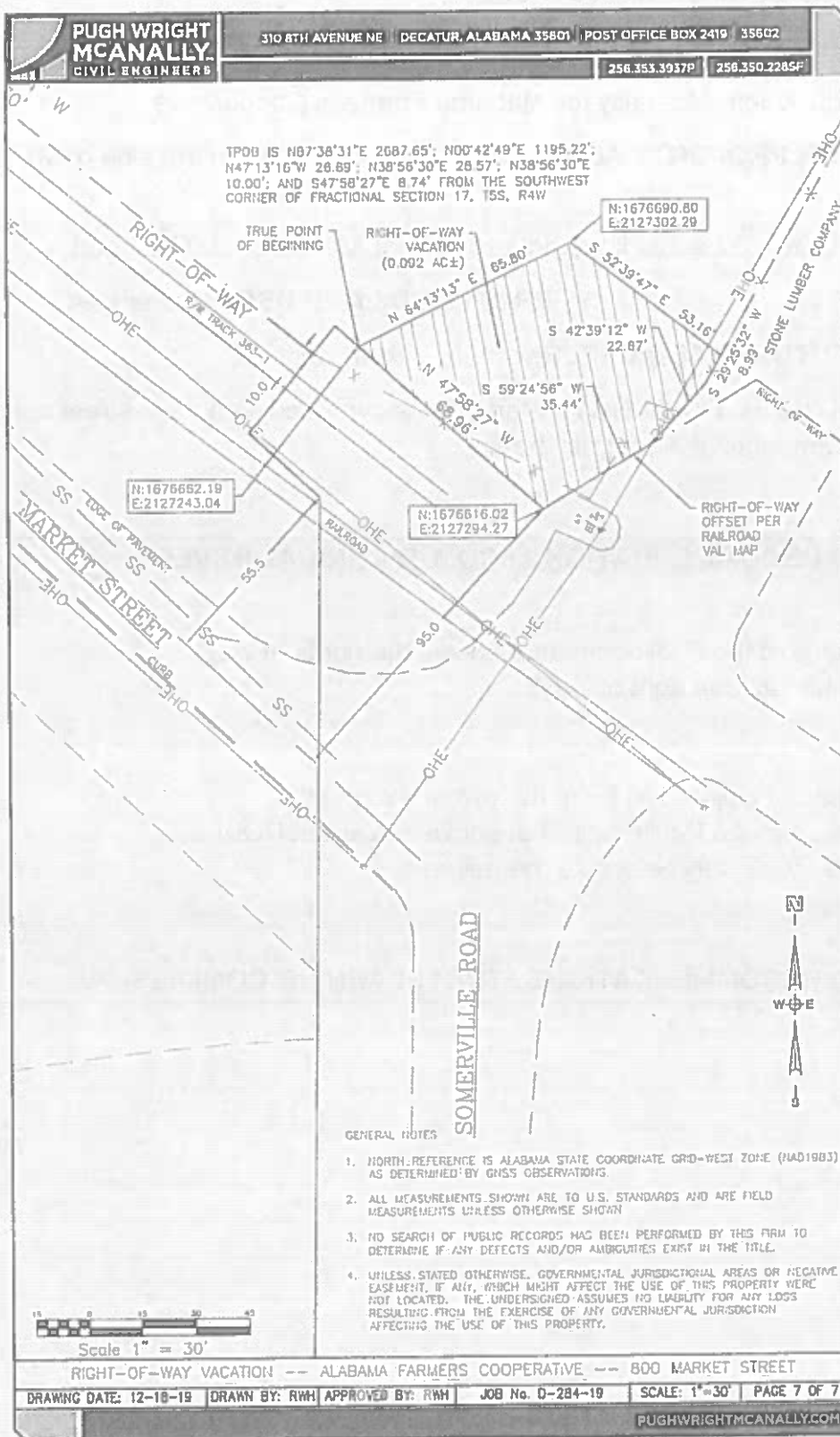
COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:
--

1. Provide a copy of the Patillo map that shows the rights of way
2. Is some of this railroad right of way?

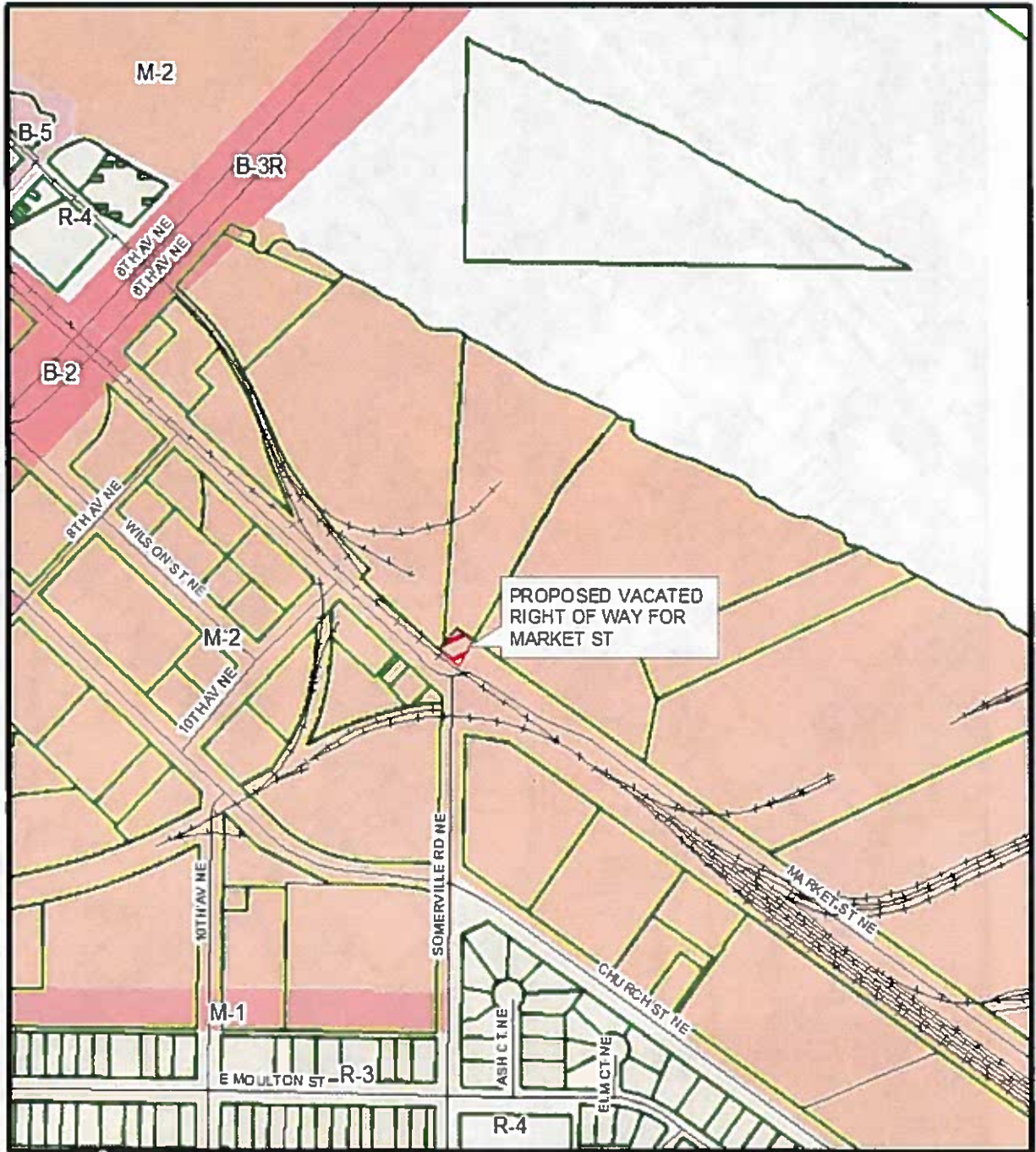
Pt. of Info:

1. Any relocation of utilities will be at the owner's expense
2. Provide a copy of the Patillo map that shows the street ROW
3. Some of this ROW may belong to the railroad.

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:



**VACATION 517-20 .092 ACRE OF THE RIGHT OF WAY FOR MARKET ST
800 MARKET ST NORTH SIDE OF MARKET WHERE SOMERVILLE RD INTERSECTS**



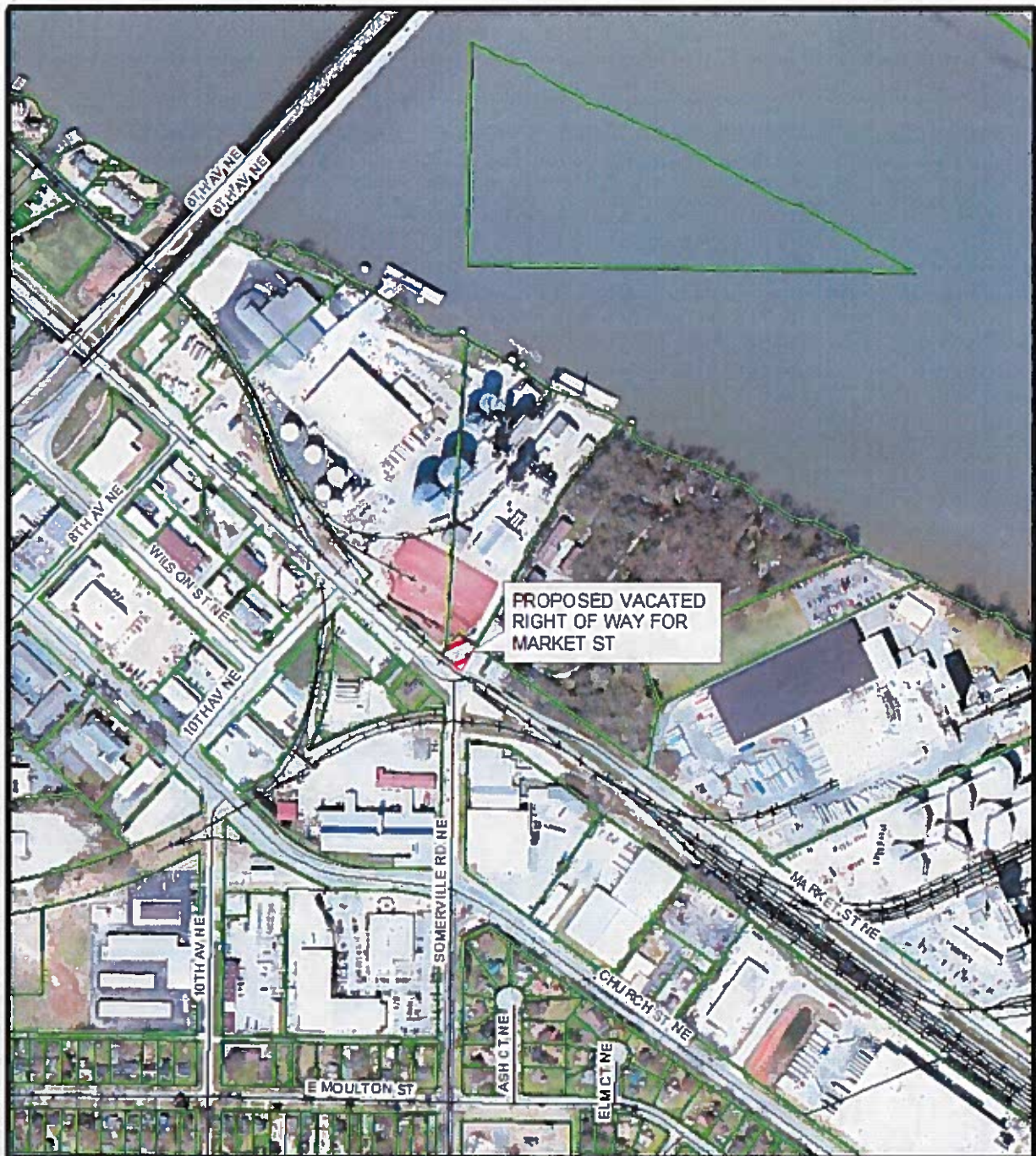
City of Decatur Department of Development
 Note: Every reasonable effort has been made to assure the accuracy of this map. The City of Decatur does not assume liability arising from the use of this map. THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESSED OR IMPLIED.

SCAN QR CODE FOR ZONING INFORMATION:



SUBJECT PROPERTY

**VACATION 517-20 .092 ACRE OF THE RIGHT OF WAY FOR MARKET ST
800 MARKET ST NORTH SIDE OF MARKET WHERE SOMERVILLE RD INTERSECTS**



SCAN QR CODE FOR ZONING INFORMATION:



SUBJECT PROPERTY

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.