

## MEMORANDUM

DATE: December 16, 2020

TO: Planning Commissioners

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

### PLANNING COMMISSION MEETING

December 22, 2020

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

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

# Agenda Planning Commission

City of Decatur, AL  
**November 17, 2020**  
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**

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## 1. CALL MEETING TO ORDER

## 2. APPROVAL OF MINUTES- November 17, 2020

## 3. PUBLIC HEARING

### PAGE/MAP

### Rezoning

- |            |                                                             |     |
|------------|-------------------------------------------------------------|-----|
| A. 1367-20 | (West of Memorial DR NW and south of 3 <sup>rd</sup> ST NW) | 1-5 |
| B. 1368-20 | (East of Beltline RD NW and south of Hwy 20)                | 6-8 |

### Zoning Text Amendment

- |           |      |
|-----------|------|
| A. 246-20 | 9-14 |
|-----------|------|

## 4. CONSENT AGENDA

### Site Plan Reviews

- |           |                                              |          |
|-----------|----------------------------------------------|----------|
| A. 605-20 | Raceway                                      | 15-18    |
|           | (East of Beltline RD NW and south of Hwy 20) | see plat |
| B. 606-20 | Earl Charitable Foundation                   | 19-22    |
|           | (South of E Moulton ST)                      | see plat |

## **Certificate**

- |            |                                                                      |       |
|------------|----------------------------------------------------------------------|-------|
| A. 3518-20 | Certificate<br>(North of Deerfoot Way SW)                            | 23-27 |
| B. 3519-20 | Certificate<br>(Southeast of Band ST NE and southwest of Vine ST NE) | 28-32 |

## **4. OTHER BUSINESS**

### **Annexation Request**

- |           |                                             |       |
|-----------|---------------------------------------------|-------|
| A. 362-20 |                                             | 33-35 |
|           | (East of Beltine RD NW and south of Hwy 20) |       |
| B. 363-20 |                                             | 36-38 |
|           | (East of Beltine RD NW and south of Hwy 20) |       |

<b>PUBLIC HEARING</b>
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**FILE NAME OR NUMBER:** Rezoning 1367-20

**ACRES:** .15 Acres

**CURRENT ZONE:** R3

**APPLICANT:** Barry Strong for Donita Parker/Miracle Deliverance Apostolic

**LOCATION AND OR PROPERTY ADDRESS:** 323 Memorial Drive NW

**REQUEST:** Rezone to allow re-opening of convenience store

**NEW ZONE:** B-1

**PROPOSED LAND USE:** Neighborhood market (Previously existed in this location)

**ONE DECATUR FUTURE LAND USE:** Core Neighborhood

**ONE DECATUR STREET TYPOLOGY:** Memorial Drive NW is a Minor Arterial, 3<sup>rd</sup> St NW is an Urban Collector

<b>COMMENTS AND RECOMMENDATIONS FROM ZONING COMMITTEE :</b>
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Zoning Committee recommends denial, and recommends asking Board of Zoning Adjustment for a use variance.

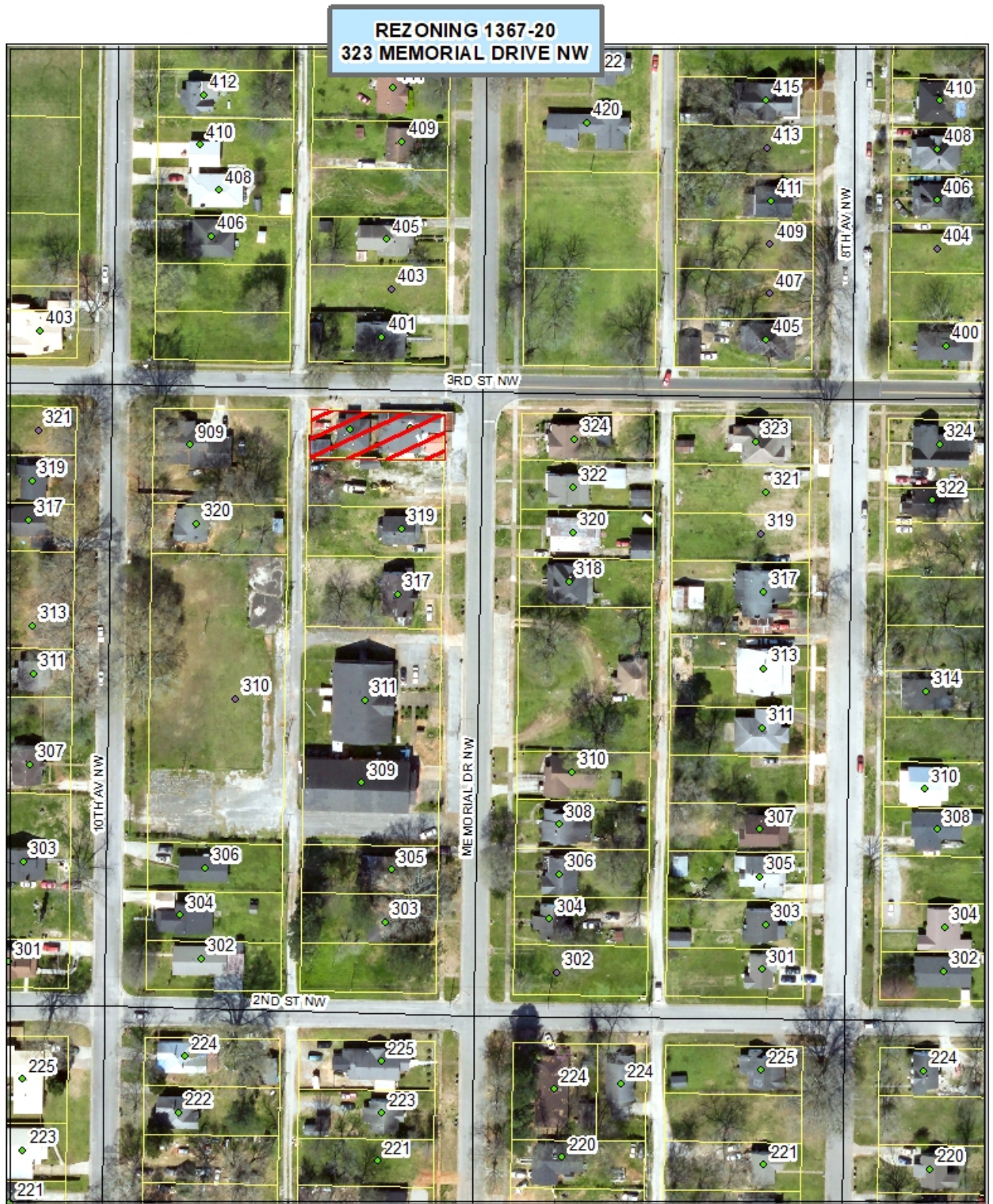
**Conditions to be met:**

**Pt. of Info:**

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

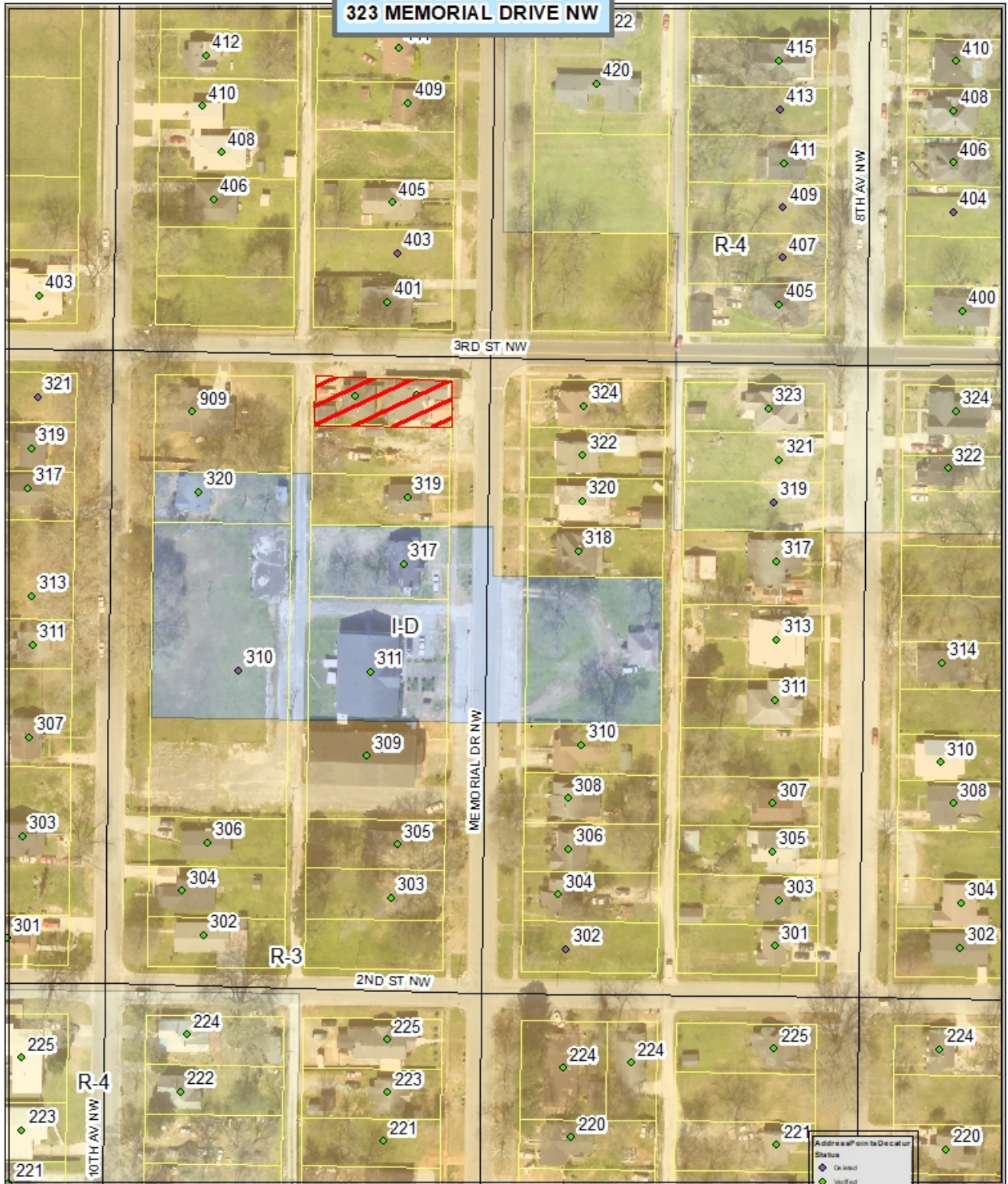
<b>COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:</b>
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**REZONING 1367-20  
323 MEMORIAL DRIVE NW**



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



**Address Point to Decatur Status**

- Deleted
- Verified
- Street
- NEW PARCEL LAYER

**Zoning Type**

- I-D
- R-3
- R-4

SECTION	B1	R3
USES PERMITTED	<p>Uses permitted: 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.</p>	<p>Single-family dwellings, Accessory structures; gardens; playgrounds; parks; public buildings; including public schools and libraries</p>
USES PERMITTED ON APPEAL	<p>Uses permitted on appeal: 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.</p>	<p>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>
USES PROHIBITED	<p>Uses prohibited: 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.</p>	<p>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</p>

SECTION	B1	R3
		<a href="#">section 25-2</a> ) 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.
PARKING	Off-street parking: See § 25-16. Off-street loading and unloading: Shall use required rear or side yard for loading and unloading.	In all cases of new structures, provision for the parking of two (2) vehicles shall be provided for the use of the occupants of each dwelling unit.
MINIMUM LOT AREA	It is the intent of this section that lots of sufficient size be used for any business or service use to provide adequate parking and loading space in addition to the space required for the other normal operations of the business or service.	7,000 Square feet
MINIMUM BUILDING AREA		
MINIMUM FRONT YARD SETBACK	Minimum yard size: Front 25 feet;	Thirty (30) feet
MINIMUM REAR YARD SETBACK	rear 20 feet;	Thirty-five (35) feet
MINIMUM SIDE YARD SETBACKS	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 height: 45 feet or 3 stories.	One side eight (8) feet and the other side six (6) feet
MAXIMUM HEIGHT	Forty-five (45) feet	Thirty-five (35) feet
MAXIMUM HEIGHT IN STORIES	Three (3)	Two and one-half (2½)

**FILE NAME OR NUMBER:** Pre-zoning 1368-20

**ACRES:** 1.635

**CURRENT ZONE:** N/A

**APPLICANT:** Bert Boykin for RaceTrac Petroleum

**LOCATION AND OR PROPERTY ADDRESS:** 2309 and 2313 Hwy 20

**REQUEST:** Pre-zone the parcel to be annexed in Annexation 363-20

**NEW ZONE:** M-1A

**PROPOSED LAND USE:** Gas station

**ONE DECATUR FUTURE LAND USE:** Flex employment center

**ONE DECATUR STREET TYPOLOGY:** Hwy 20 is a Principal Arterial

<b>COMMENTS AND RECOMMENDATIONS FROM ZONING COMMITTEE :</b>
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Zoning Committee Recommends approval.

**Conditions to be met:**

1. Copy of deed needed

**Pt. of Info:**

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

<b>COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:</b>
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**ANNEXATION 363-20  
2313 AND 2309 HWY 20**

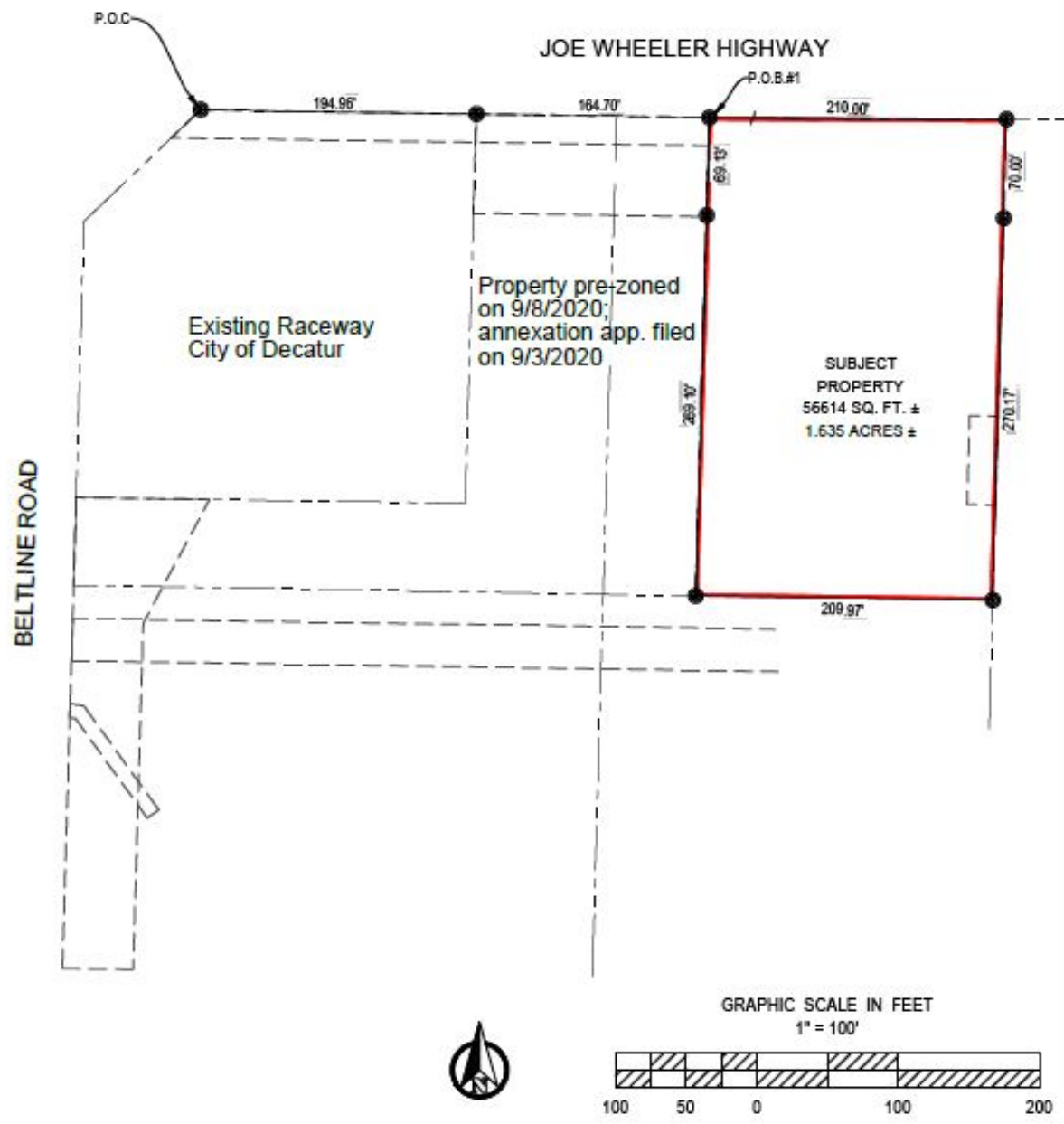


City of Decatur Department of Development  
Note: Every reasonable effort has been made to assure the accuracy of this map. The City of Decatur does not assume liability arising



Address of parcel to Decatur	
Symbol	Status
<span style="color: blue;">●</span>	Unverified
<span style="color: green;">●</span>	Verified
<span style="color: red;">●</span>	Service
<span style="color: blue;">—</span>	Decatur Corporate Limits
<span style="color: yellow;">—</span>	NEW PARCEL LAYER

# EXHIBIT "A"



**FILE NAME OR NUMBER:** Zoning Text Amendment 246-20

**ACRES:** N/A

**CURRENT ZONE:** N/A

**APPLICANT:** City of Decatur

**LOCATION AND OR PROPERTY ADDRESS:** N/A

**REQUEST:** A zoning text amendment to make it easier for mobile food vending units to operate in the City of Decatur. In general, this amendment would allow food trucks to operate on private property, subject to certain requirements, as an ancillary use to a business. Additionally, it establishes a framework for the designation of certain City of Decatur property as pre-approved mobile food vending sites. Other minor changes to keep definitions in conformity with those used by the Health Department, and to prevent contradictions with existing provisions.

**NEW ZONE:** N/A

**PROPOSED LAND USE:** N/A

**ONE DECATUR FUTURE LAND USE:** N/A

**ONE DECATUR STREET TYPOLOGY:** N/A

<b>COMMENTS AND RECOMMENDATIONS FROM ZONING COMMITTEE :</b>
-------------------------------------------------------------

Zoning committee recommends approval with correction of typo in Section 25-198.9 stating “or kiosk.”

**Conditions to be met:**

**Pt. of Info:**

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

<b>COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:</b>
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Zoning Text Amendment 246-20:

The effect of the proposed amendments will be to amend *section 25-2. - Definitions* and Article X, sections 25-197. – *Applicability* and 25.-198 - *Requirements*, of Decatur City Code, Chapter 25.

**Section one:** “That the Code of Decatur Alabama is hereby amended by changing the title of Chapter 25, Article X. – *Requirements Applicable to All Mobile Food Kiosks, Units or Sites* to read as follows:

Article X. – Mobile Food Vending

**Section two.** “That the Code of Decatur Alabama is hereby amended by changing the subparagraphs in section 25-2 numbered (6b), (20b) and (20c) to read as follows:

(6b) *Caterer, catering, or catering service.* a person operating from a permitted food service establishment who contracts with one individual or firm to provide a predetermined menu and quantity of food at a specific site, off the premises of the food establishment, which is generally different for each event; the site or event not being open to the general public. Such person, business or service is not a home occupation, is in possession of a health department permit, has a permanent fixed location, and has obtained a city business license.

(20b) *Mobile Food Vending Site.* A collection of one or more mobile food vending units clustered together on a single lot or parcel of land under common ownership or control. Mobile food vending sites shall have a site coordinator who will maintain a list of licensed vendors with the City of Decatur Revenue Department. Mobile Food Vending Sites may be allowed during a special event or as specified under the provisions of Section 25-197 of the Code of Decatur Alabama.”

(20c) *Mobile food vending unit.* A trailer, pushcart, or motorized vehicle authorized by the Morgan County Health Department as a mobile food establishment, designed to be portable and not permanently attached to the ground from which only prepared food or beverages are peddled, vended, sold, offered for sale or given away. No other goods, wares, alcohol, controlled substances or other items may be sold.

**Section three:** “That the Code of Decatur Alabama is hereby amended by removing the subparagraphs in section 25-2 numbered (6c) and (20a).

**Section four:** “That the Code of Decatur Alabama is hereby amended by adding subparagraphs in section 25-2 numbered (7a), (16a), (27a) and (33a) to read as follows:

(7a) *Commissary.* A permitted food establishment to which a mobile food establishment or transportation vehicle returns daily for such things as discharging liquid or solid wastes, refilling water tanks and ice bins, and boarding food.

(16a) *Jobsite mobile food vending unit.* A person, business or service that provides food only at the request of a land owner of a construction or manufacturing site, uses only commercially licensed vehicles equipped for the purpose of transporting or preparing food to be sold directly from such vehicle and only to those employees of the construction site or manufacturing site where the vehicle is located. The vehicle shall be located on the site and shall not sell from the public right-of-way without a franchise agreement from the City of Decatur. Such person, business, service is not a home occupation, is in compliance with all Morgan County Health Department requirements, has a permanent fixed location where the food is prepared, and has obtained a city business license.

(27a) *Pushcart*. A non-motorized, wheeled mobile food unit that is designed and intended to be moved manually by one person. A pushcart can be used to prepare and serve only:

- (i) foods that are not time/temperature control for safety such as popcorn, lemonade, flavored ice; or
- (ii) foods pre-wrapped at the commissary and maintained at the required temperatures; or
- (iii) foods that meet the Morgan County Health Department's definition of "Priority Category 2."

(33a) *Temporary event, Health Department*. As defined by the Alabama State Board of Health Bureau of Environmental Services: a special occurrence or celebration that is community wide, such as a fair, carnival, public exhibition, festival, or similar occasion that lasts no more than 14 days. A temporary event does not include ongoing commercial activities, such as a sale at a retail store.

(33b) *Temporary food kiosk*. A stand designed to be transported and not permanently attached to the ground from which prepared food or beverages are peddled, vended, sold, displayed or offered for sale or given away. No other goods, wares, alcohol, controlled substances or other items may be sold. Temporary food kiosks are subject to all Health Department rules for temporary events, and must have a valid business license.

**Section five:** "That Chapter 25 of the Code of Decatur, Alabama is hereby amended by changing *Article X. Requirements applicable to all Mobile Food Kiosks, Units, or Sites*, Sections 25-197 and 25-198, to read as follows:

#### **Section 25-197: Applicability**

Mobile Food Vending Sites containing one or more Mobile Food Vending Units may be allowed in the following instances. Caterers and *jobsite mobile food vending units* shall be exempt from these requirements.

- (1) If on public or semipublic property as designated by building director or their representative, or on a temporarily closed public right of way during a special event.
  - a. Mobile Food Vending Sites not in a city park shall obtain administrative approval from the City Planning Department with concurrence from the Building Department, Revenue Department, Fire Department, and Police Department at the request of the property owner or the site coordinator.
  - b. Mobile Food Vending Sites in the established Public Space Usage Area as established by City Council Resolution 13-338 adopted December 3, 2013 shall be approved by the Public Space Usage Committee.
  - c. Mobile Food Vending Sites contained within a City Park, and not on any public right of way shall obtain administrative approval from the Parks and Recreation Department and which shall be communicated to the City Planning Department, Revenue Department, Fire Department, and Police Department. The Planning Department will review the proposal for ease of access and impact on parking in the area.
- (2) If on private property in any zone other than residential, mobile food vending sites may be allowed at the request of the business owner on the property. The intent of this section is to

allow food vending sites on private property when they are clearly ancillary to the business at that location. The following additional conditions apply:

- a. All mobile food vending sites on private property shall get administrative approval from the City Planning Department or a designated representative of the Planning Department, which shall be communicated to the Building Department, Revenue Department, Fire Department, and Police Department at least 48 hours before they begin.
  - b. The mobile food vending site may be an ongoing part of the business with the same or less business hours and may be planned on a weekly, monthly, or yearly basis with approval of the City Planning Department or a designated representative of the City Planning Department with concurrence from the Building Department, Revenue Department, Fire Department, and Police Department.
- (3) There are hereby created *Special Mobile Food Vending areas*, which shall be defined as public property not subject to the control of the Department of Parks and Recreation, limited to areas outlined in the Special Mobile Food Vending Area Map. (Map to be kept updated and on file with the Planning Department) Within each area so designated, a specified number of mobile food vending sites may be permitted. Mobile food vending units shall be permitted to operate in this area subject to all requirements outlined in *Section 25-198*.
  - a. The Special Mobile Food Vending Area Map shall be adopted with the adoption of this ordinance. Any request to alter the boundaries of the Special Mobile Food Vending Area shall be brought to the Planning Department for consideration by the Planning Commission.
    - i. The Technical Review Committee shall review the requested Special Mobile Food Vending Area Map Amendment for appropriateness, then provide a recommendation to the Planning Commission. The Planning Commission, based on the information and recommendation provided by the Technical Review Committee, shall vote to recommend, not recommend, or recommend with changes to the City Council. With a recommendation or conditional recommendation, the City Council shall be sent the proposed updated boundaries to the special mobile food vending area for consideration.
      1. Revenue department shall also be sent a copy of the proposed Special Mobile Food Vending Area Map Amendment prior to the technical review committee meeting on said amendment. If they choose to submit comments, their comments shall be taken into consideration by the technical review committee.
    - ii. After conducting a public hearing on the proposed Special Mobile food Vending Map Amendment, the City Council shall vote on whether to adopt it, taking into account the consideration given to said amendment by the Planning Commission. Each location designated as within the Special Mobile Food Vending Area, either by adoption of this ordinance or by Special Mobile Food Vending Area Map Amendment, shall specify the exact location being added to the Special Mobile Food Vending Area, as well as how many Mobile Food Vending Units will be permitted in the additional area.
  - b. Mobile Food Vending Units seeking to operate in one of the designated sites within the *Special Mobile Food Vending Area* shall request administrative approval from the City

Planning Department or a designated representative of the Planning Department at least 48 hours before they begin operating, and approval may be granted by the Planning Department with concurrence from the Building Department, Revenue Department, Fire Department, and Police Department. No unit shall operate on any site within the *Special Mobile Food Vending Area* for more than four days out of seven. Along with a request for administrative approval, proof of all necessary permits and licenses must be furnished to the Planning Department.

- i. A request for administrative approval from the Planning Department for operation on a site within the Special Mobile Food Vending Area shall be considered a request to reserve the specified site. If all of the sites within an area designated as a *Special Mobile Food Vending Area* are reserved, the vendors may request to be put on a wait list for the next available opening at that location. Administrative approval may be granted on these sites for a period of no more than fourteen days (eight days of operation) per approval.

## **Section 25-198: Requirements**

Mobile Food Vending Units or sites shall be subject to the following requirements:

- (1) A City of Decatur Business License shall be required and displayed so that it can be easily seen. On a Mobile food Vending Site each unit shall have its own license.
- (2) Shall be a minimum of 100 feet from the closes exterior wall of any existing business licensed as a restaurant, café, deli, or cafeteria as defined in sub-section 14-38 (62) of The Code of Decatur, AL.
- (3) May be allowed to operate between the hours of 6:00 am to 12:00 am Monday through Sunday.
- (4) Shall be removed from the premises each night unless during a multi-day special event where security and safety provisions are in place and on file.
- (5) Food preparation shall be regulated by the applicable County Health Department and a written permit or letter of authorization and proof of inspection shall be posted at all times
- (6) Written permission of the property owner shall be provided to the City of Decatur Revenue Department with the list of vendors provided by the site coordinator. When the property is a closed or barricaded public Right of Way, a singed and approved Temporary Street Barricade Permit will be required.
- (7) When operating in one location for two hours or more, adequate toilet facilities in accordance with the health department rules shall be required.
- (8) Mobile Food Vending Units shall not be located in any required setback or required parking. They shall not be located over any public rights of way or easements except: as part of a special event, if the right of way is closed for its normal operation, or within the Special Mobile Food Vending Area pursuant to Section 25-197(3). Mobile Food Vending units or sites shall not be located in any manner that impedes and exit or entrance of an operating building.
- (9) Mobile Food Vending Units shall provide a trash receptacle within three feet of the front or back of the unit or kiosk and shall keep the area within a ten foot radius of the unit free of trash and clean during operation and upon ceasing operation.
- (10) Shall provide sufficient artificial lighting during non-daylight hours. Lighting shall be properly shielded to prevent spillage onto adjacent property or rights of way.
- (11) The only signage allowed shall be attached to the mobile food vending unit and no third party signage shall be displayed.

- (12) No outdoor loudspeaker, public address system, music, or other form of entertainment shall be audible from a stationary mobile food vending unit and/or site.
- (13) Any on-site preparation of food shall be performed inside the primary vending unit only. There shall be no grills or other cooking facilities allowed outside the primary mobile food vending unit.
- (14) Mobile Food Vending Units shall maintain and have available current inspection and/or test records of fire suppression hood systems on the mobile food vending unit if applicable and if a pressurized fuel system or container is used they shall comply with fire and explosion safety standards.
- (15) Mobile Food Vending Units and Sites shall have a fire inspection by Decatur's fire Marshall prior to use in a mobile food vending site.
- (16) Wastewater shall be subject to the applicable Federal, State, and Local requirements and disposal of as specified. Preapproval from Decatur Utilities will be required.
- (17) No mobile food vendor may rent, lease, sublet, or otherwise permit other vendors to use a site or space for which the original vendor has received approval from the City of Decatur.
- (18) Any mobile food vending unit which receives permission to operate in street parking along an active public right of way must be oriented in such a way that all business is conducted on the side of the unit facing the curb.

**"Section six:** This ordinance shall take effect immediately upon its approval and publication as provided by law."

<b>END PUBLIC HEARING</b>
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## CONSENT AGENDA

**FILE NAME OR NUMBER:** Site Plan 605-20

**ACRES:** Approx. 4.885

**CURRENT ZONE:** Zoned, Pre-Zoned, or in the process of Pre-zoning to M-1A

**APPLICANT:** Gonzalez-Strength and Associates for RaceTrac Petroleum

**LOCATION AND OR PROPERTY ADDRESS:** 2331 Hwy 20

**REQUEST:** Site plan review for addition of diesel pumps, expansion of canopy, and addition of new access drives to an existing RaceTrac gas station

**NEW ZONE:** M-1A

**PROPOSED LAND USE:** Gas station

**ONE DECATUR FUTURE LAND USE:** Flex employment center

**ONE DECATUR STREET TYPOLOGY:** Hwy 20 and Beltline Rd are Principal Arterials

### COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

#### Conditions to be met

1. Completion of annexations 362-20 and 363-20
2. Finalization of pre-zoning 1368-20
3. Adjustment of lot lines to correspond with submitted site plan
4. Submittal of truck movements per engineering approval
5. Label road names on drawings where needed

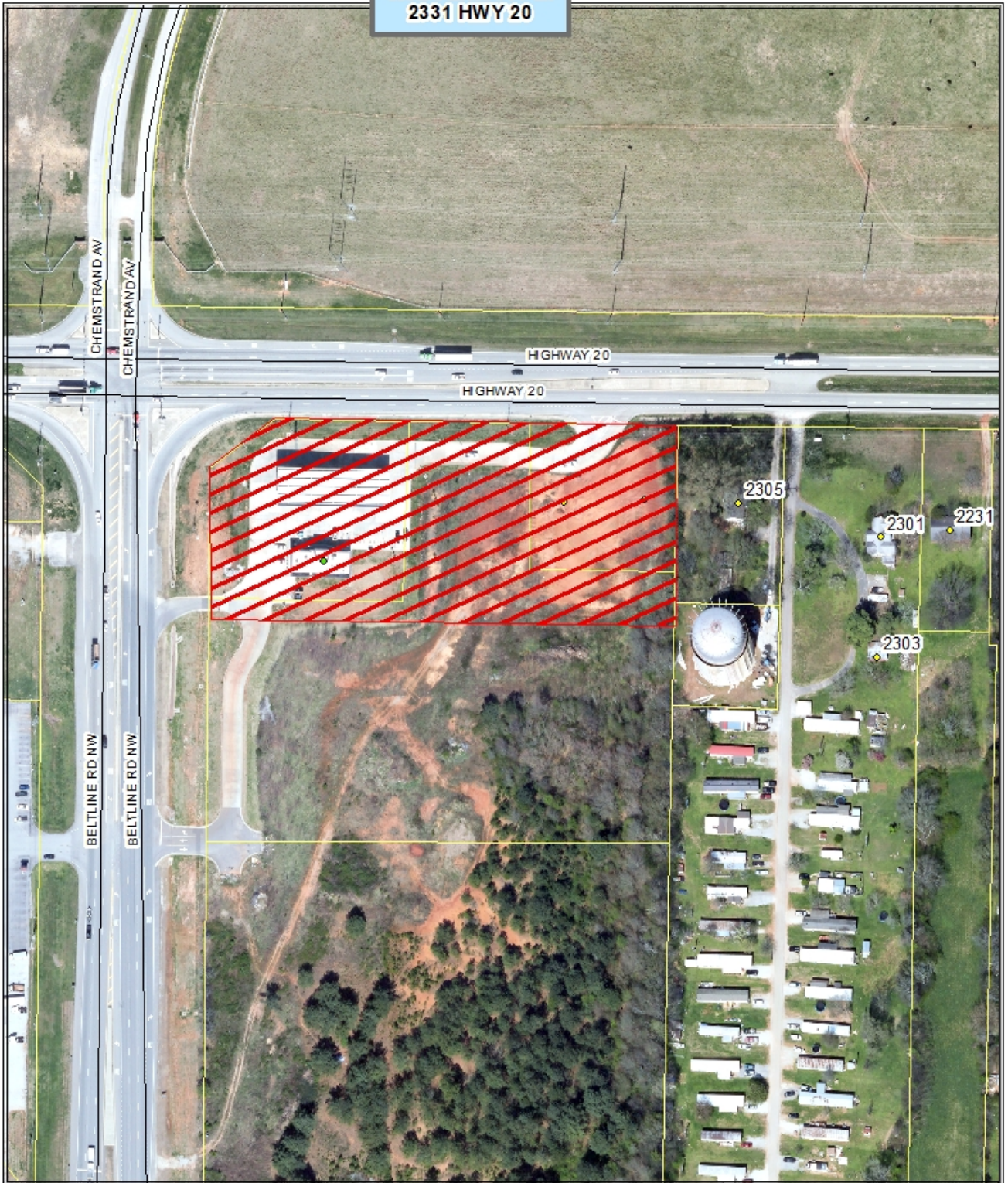
#### Pt. of Info:

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

### COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:



**SITE PLAN 605-20**  
**2331 HWY 20**



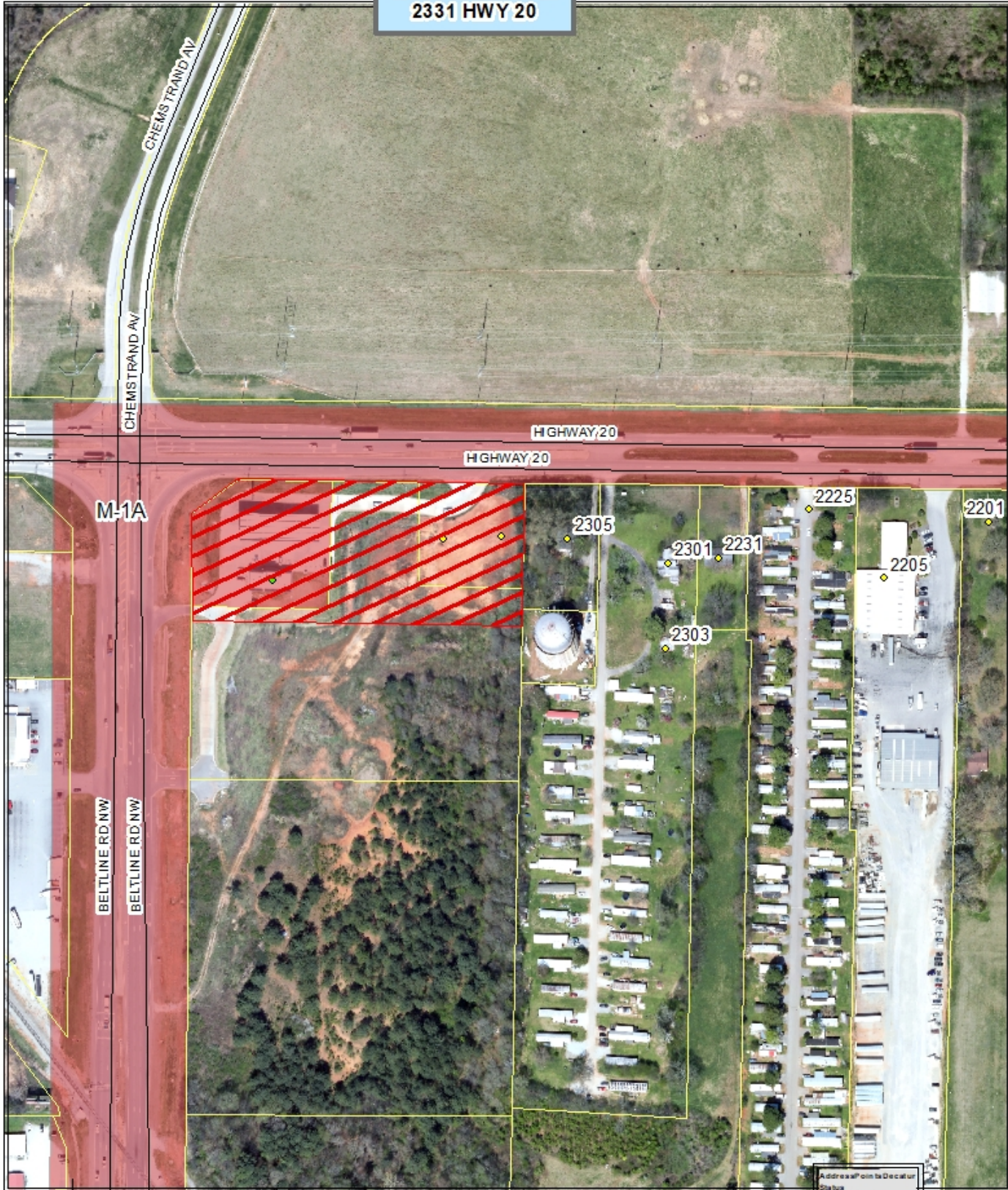
City of Decatur Department of Development  
 Note: Every reasonable effort has been made to assure the accuracy  
 of this map. The City of Decatur does not assume liability arising



Address/Parcel to Decatur	
Status	
Unverified	Yellow diamond
Verified	Green diamond
Streets	Black line
NEW PARCEL LAYER	Yellow outline



**SITE PLAN 605-20**  
**2331 HWY 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



Address Point to Decatur Status

- Unverified
- Verified
- Streets
- NEW PARCEL LAYER
- Zone in g
- Zone Type
- M-1A



Know what's below  
Call before you dig



**SITE NOTES**

1. ALL EXISTING UTILITIES SHOWN ON THIS PLAN ARE BASED ON THE 2011 UTILITY RECORD DRAWING FOR THIS PROJECT.
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**ADDITIONAL NOTES**

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**SITE DATA TABLE**

ITEM	DESCRIPTION	QUANTITY	UNIT
1	ASPHALT PAVEMENT	10,000	SQ. YD.
2	CONCRETE PAVEMENT	5,000	SQ. YD.
3	GRAVEL	20,000	CY.
4	CRUSHED STONE	10,000	CY.
5	CEMENT	100	TONS
6	WATER	100	TONS
7	ELECTRICITY	100	TONS
8	TELEPHONE	100	TONS
9	CABLE	100	TONS
10	PIPE	100	TONS
11	BRICK	100	TONS
12	ROOFING	100	TONS
13	INSULATION	100	TONS
14	GLASS	100	TONS
15	PAINT	100	TONS
16	STAINLESS STEEL	100	TONS
17	COPPER	100	TONS
18	ALUMINUM	100	TONS

**LEGEND**

1	ASPHALT PAVEMENT	2	CONCRETE PAVEMENT
3	GRAVEL	4	CRUSHED STONE
5	CEMENT	6	WATER
7	ELECTRICITY	8	TELEPHONE
9	CABLE	10	PIPE
11	BRICK	12	ROOFING
13	INSULATION	14	GLASS
15	PAINT	16	STAINLESS STEEL
17	COPPER	18	ALUMINUM

**RACETRAC STANDARD LEGEND**



1. ALL EXISTING UTILITIES SHOWN ON THIS PLAN ARE BASED ON THE 2011 UTILITY RECORD DRAWING FOR THIS PROJECT.
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18. ALL EXISTING UTILITIES SHOWN ON THIS PLAN ARE BASED ON THE 2011 UTILITY RECORD DRAWING FOR THIS PROJECT.

**SITE LAYOUT LEGEND**



**SITE PLAN**  
RACETRAC PROJECT NO. 1476  
200 GALLENA PARKWAY SE, SUITE 100  
ATLANTA, GA 30339  
(770) 431-7650

**RaceTrac**  
RACETRAC PETROLEUM, INC.  
200 GALLENA PARKWAY SE, SUITE 100  
ATLANTA, GA 30339  
(770) 431-7650

**THE LAND WE SERVE**  
TO PROVIDE A CONVENIENT AND  
SAFE PLACE FOR YOUR BUSINESS  
AND CUSTOMERS.  
WE ARE COMMITTED TO  
PROVIDING THE BEST SERVICE  
AND SUPPORT TO OUR CUSTOMERS.

**GONZALEZ - STRENGTH & ASSOCIATES, INC.**  
CIVIL, ELECTRICAL, MECHANICAL, PLUMBING, AND HVAC  
ENGINEERING, TRANSPORTATION ENGINEERING, LAND SURVEYING, AND PLANNING  
1000 WOODBRIDGE DRIVE, SUITE 100  
ATLANTA, GA 30328  
(404) 525-1000  
www.gonzalezstrength.com

**REVISIONS**

NO.	DATE	DESCRIPTION
1	10/1/2011	ISSUED FOR PERMIT
2	10/1/2011	ISSUED FOR PERMIT
3	10/1/2011	ISSUED FOR PERMIT
4	10/1/2011	ISSUED FOR PERMIT
5	10/1/2011	ISSUED FOR PERMIT
6	10/1/2011	ISSUED FOR PERMIT
7	10/1/2011	ISSUED FOR PERMIT
8	10/1/2011	ISSUED FOR PERMIT
9	10/1/2011	ISSUED FOR PERMIT
10	10/1/2011	ISSUED FOR PERMIT
11	10/1/2011	ISSUED FOR PERMIT
12	10/1/2011	ISSUED FOR PERMIT
13	10/1/2011	ISSUED FOR PERMIT
14	10/1/2011	ISSUED FOR PERMIT
15	10/1/2011	ISSUED FOR PERMIT
16	10/1/2011	ISSUED FOR PERMIT
17	10/1/2011	ISSUED FOR PERMIT
18	10/1/2011	ISSUED FOR PERMIT

**FILE NAME OR NUMBER:** Site Plan 606-20

**ACRES:** .16

**CURRENT ZONE:** B5

**APPLICANT:** John S. Godwin for the Earl Charitable Foundation

**LOCATION AND OR PROPERTY ADDRESS:** West of 425 Moulton St East

**REQUEST:** Club house for *Younglife*, which is located on an adjacent parcel.

**NEW ZONE:** B5

**PROPOSED LAND USE:** Nonprofit club house

**ONE DECATUR FUTURE LAND USE:** Urban core downtown

**ONE DECATUR STREET TYPOLOGY:** Moulton St E is a principal arterial

<b>COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:</b>
--------------------------------------------------------------------------

**Conditions to be met**

1. Need 10' clearance between overhead lines and building, per DU approval

**Pt. of Info:**

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

<b>COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:</b>
---------------------------------------------------------------

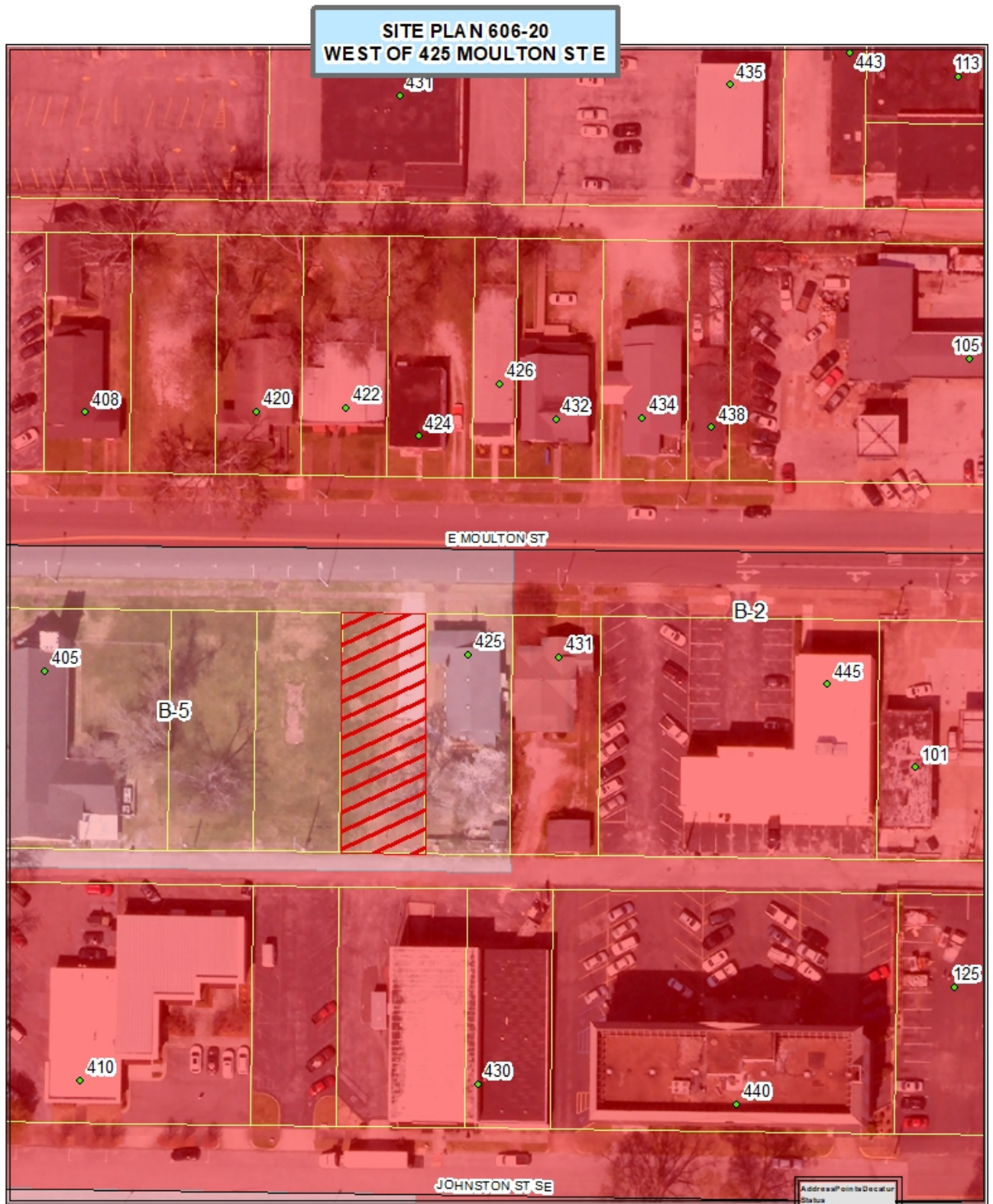


City of Decatur Department of Development  
 Note: Every reasonable effort has been made to assure the accuracy of this map. The City of Decatur does not assume liability arising



Address/Point to Decatur Station
Verified
Gravel
NEW PARCEL LAYER





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



Address Point to Decatur	
Green Diamond	Verified
Green Circle	Green
Yellow Diamond	NEW PARCEL LAYER
Zoning	
Red	B-2
Orange	B-5



**FILE NAME OR NUMBER:** Certificate 3518-20

**ACRES:** 2.24

**CURRENT ZONE:** R2

**APPLICANT:** Pugh Wright McAnally for Violet Fisher

**LOCATION AND OR PROPERTY ADDRESS:** 2106 through 2114 Covington Ln SW

**REQUEST:** Subdivide one 2.24 acre parcel into one parcel of 1.6 acres and two smaller parcels

**NEW ZONE:** N/A

**PROPOSED LAND USE:** Residential

**ONE DECATUR FUTURE LAND USE:** Mixed neighborhood

**ONE DECATUR STREET TYPOLOGY:** Covington Ln SW is a local street

<b>COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:</b>
----------------------------------------------------------------------

**Conditions to be met**

1. Signed, sealed survey with three state plane coordinates
2. Copy of the deed
3. Recording fees

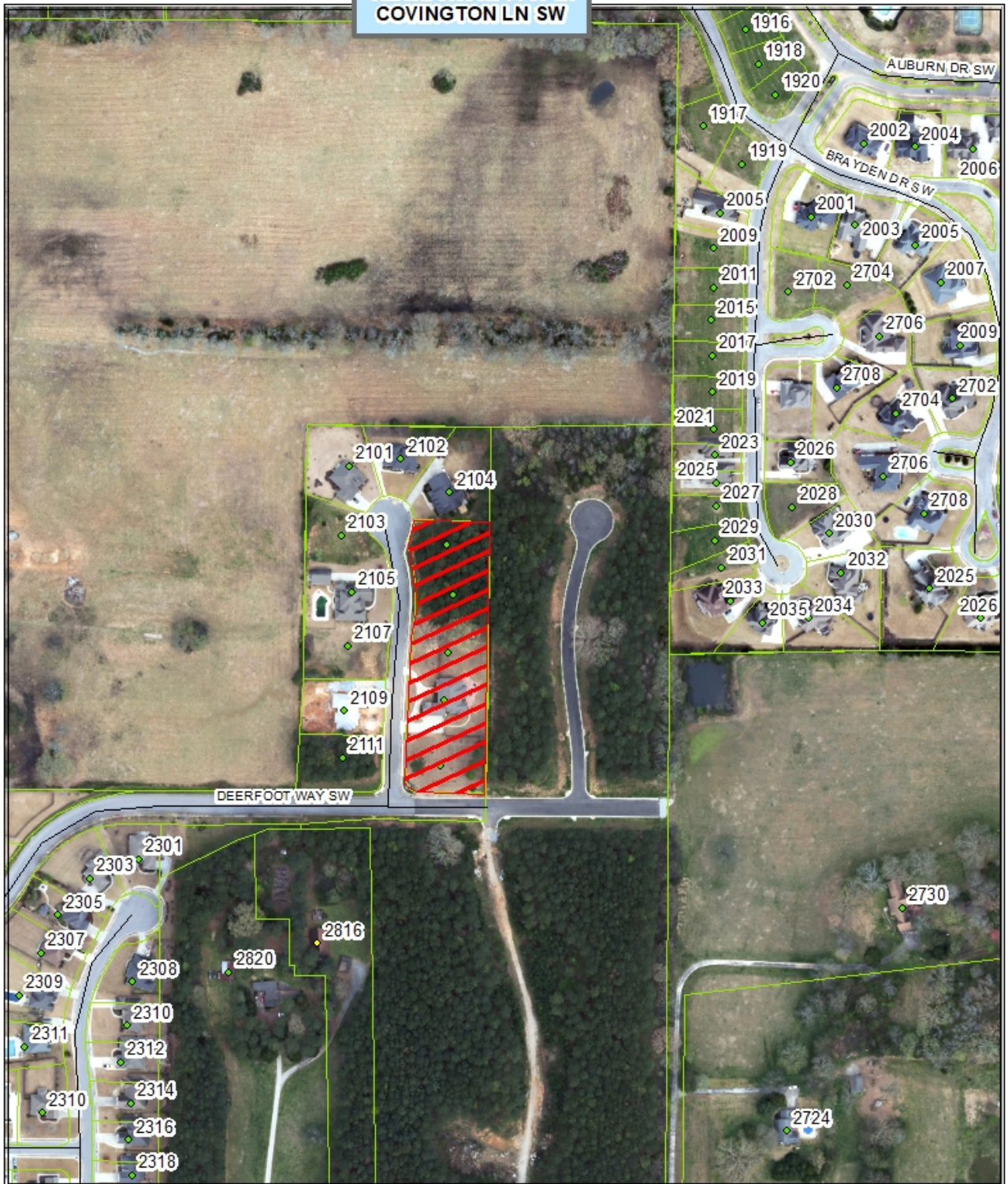
**Pt. of Info:**

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

<b>COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:</b>
---------------------------------------------------------------



**CERTIFICATE 3518-20  
COVINGTON LN SW**



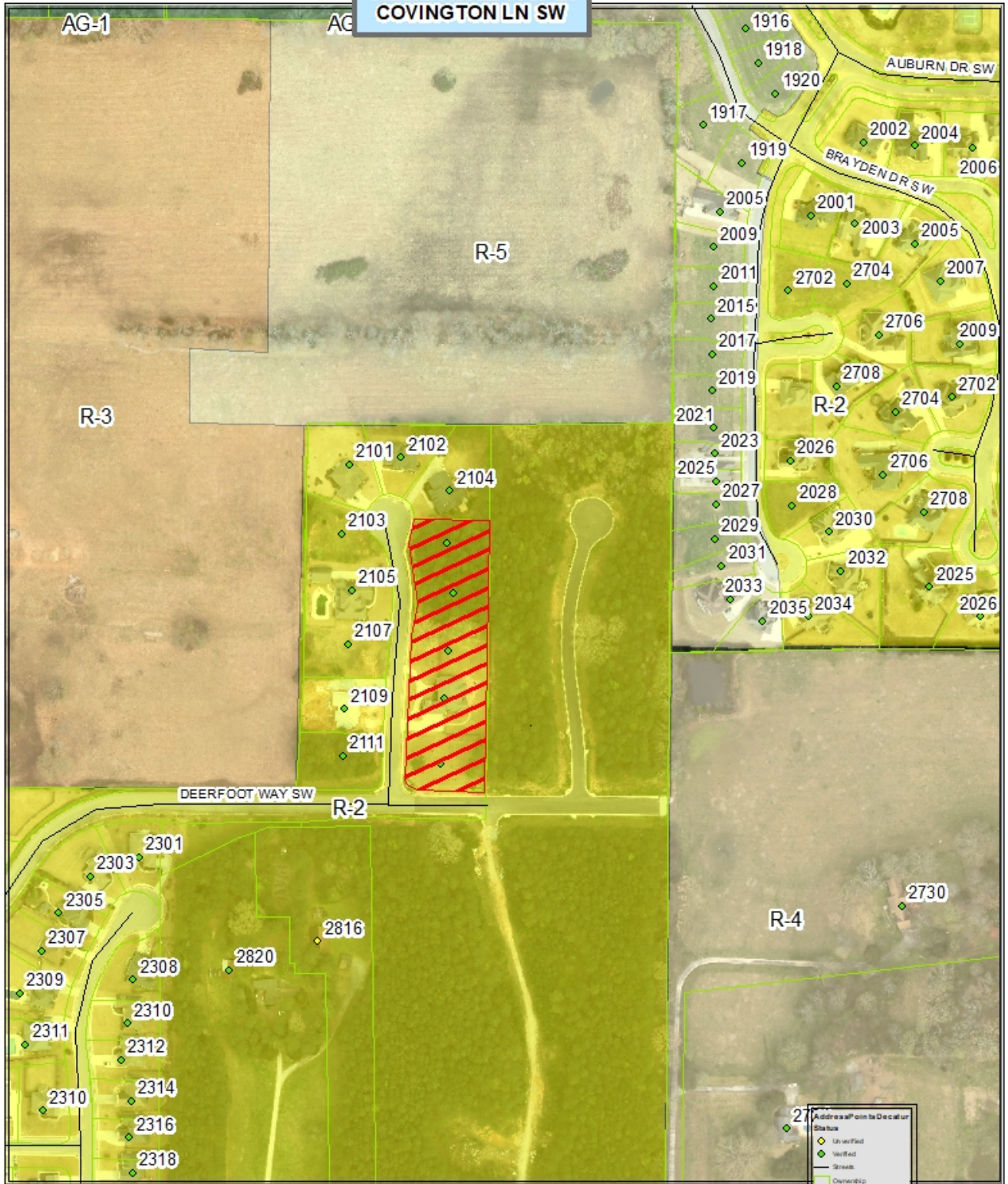
City of Decatur Department of Development  
 Note: Every reasonable effort has been made to assure the accuracy  
 of this map. The City of Decatur does not assume liability arising



Address Point to Decatur	
Status	
Unverified	Yellow diamond
Verified	Green diamond
Street	Grey line
Ownership	Green outline



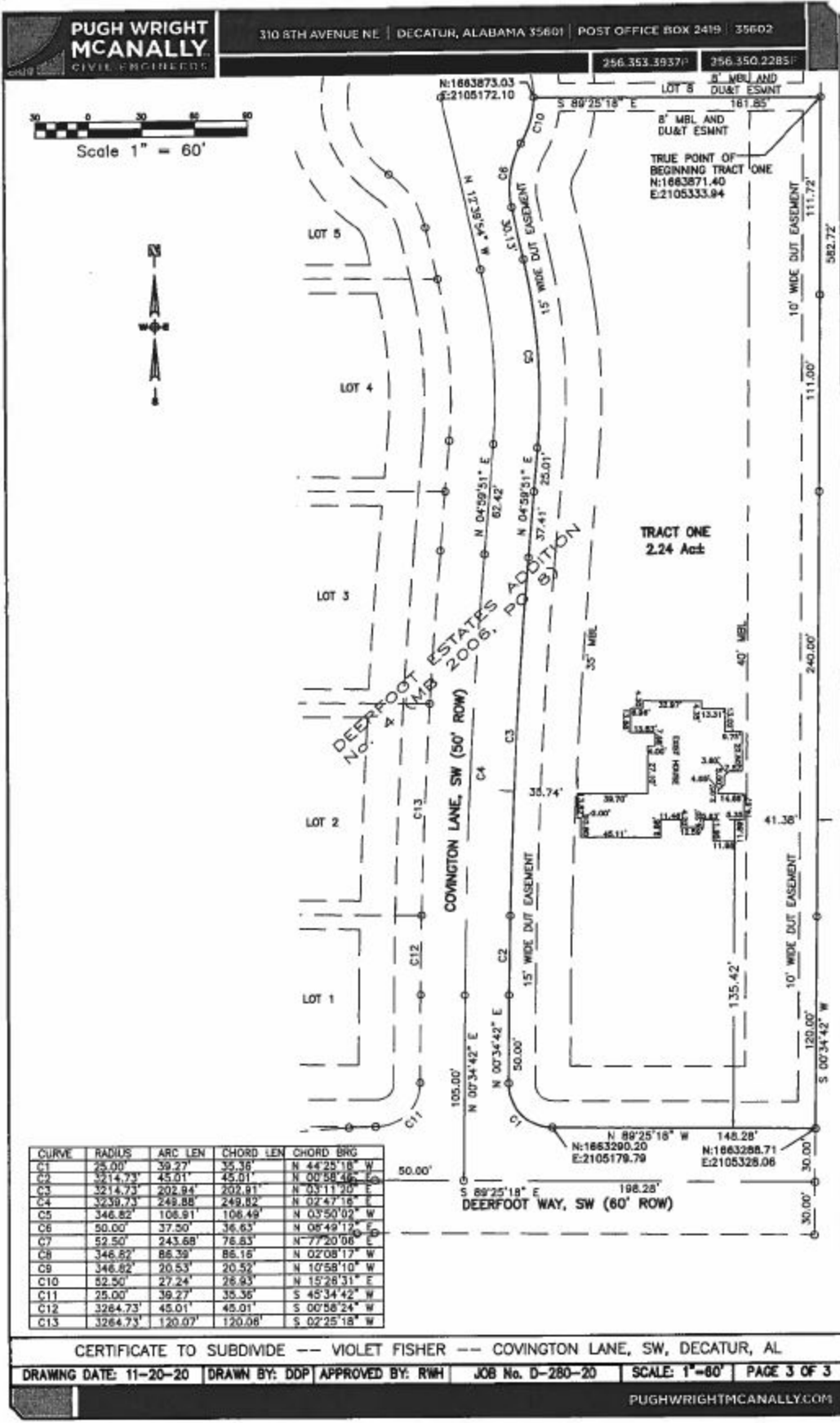
**CERTIFICATE 3518-20  
COVINGTON LN SW**



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









**GENERAL NOTES**

1. NORTH REFERENCE IS ALABAMA STATE COORDINATE SYSTEM GRID BEARING - WEST ZONE (NAD83) AS SHOWN HEREON.
2. ALL MEASUREMENTS SHOWN ARE TO U.S. STANDARDS AND ARE FIELD MEASUREMENTS UNLESS OTHERWISE SHOWN.
3. SOURCE OF INFORMATION USED FOR SURVEY: M.B. 2005, PG 8
4. PROPERTY IS LOCATED ON THE EAST SIDE OF COVINGTON LANE, SW, NORTH OF DEERFOOT WAY, SW, DECATUR, AL.
5. NO ENCROACHMENTS WERE FOUND ABOVE GROUND EXCEPT AS SHOWN.
6. NO SEARCH OF PUBLIC RECORDS HAS BEEN PERFORMED BY THIS FIRM TO DETERMINE IF ANY DEFECTS AND/OR AMBIGUITIES EXIST IN THE TITLE.
7. THERE WAS NO FIELD LOCATION ATTEMPTED TO DETERMINE THE EXTENT OF SUBSURFACE STRUCTURES.
8. UNLESS STATED OTHERWISE, GOVERNMENTAL JURISDICTIONAL AREAS OR NEGATIVE EASEMENT, IF ANY, WHICH MIGHT AFFECT THE USE OF THIS PROPERTY WERE NOT LOCATED. THE UNDERSIGNED ASSUMES NO LIABILITY FOR ANY LOSS RESULTING FROM THE EXERCISE OF ANY GOVERNMENTAL JURISDICTION AFFECTING THE USE OF THIS PROPERTY.
9. FIELD WORK WAS COMPLETED IN NOVEMBER, 2020. CAPPED IRON PINS (CIPS) WERE SET ON THE PROPERTY CORNERS, OR CAPPED IRON PINS FOUND (CIPF) WERE LOCATED.

CURVE	RADIUS	ARC LEN	CHORD LEN	CHORD BRG
C1	25.00'	39.27'	35.36'	N 44°25'18" W
C2	3214.73'	45.01'	45.01'	N 00°34'42" E
C3	3214.73'	202.94'	202.91'	N 03°11'20" E
C4	3214.73'	246.88'	246.82'	N 02°47'18" E
C5	346.62'	106.91'	106.48'	N 03°50'02" W
C6	50.00'	37.50'	38.63'	N 08°49'12" E
C7	52.50'	243.68'	78.83'	N 77°20'06" E
C8	346.62'	86.30'	86.16'	N 02°08'17" W
C9	346.62'	20.53'	20.52'	N 10°58'10" W
C10	52.50'	27.24'	26.83'	N 15°28'31" E
C11	25.00'	39.27'	35.36'	S 45°34'42" W
C12	3264.73'	45.01'	45.01'	S 00°58'24" W
C13	3264.73'	120.07'	120.06'	S 02°25'18" W

BOUNDARY SURVEY -- VIOLET FISHER -- COVINGTON LANE, SW, DECATUR, AL

DRAWING DATE: 11-20-20 DRAWN BY: GGP/JS APPROVED BY: RWH JOB No. S-281-20 SCALE: 1"=60' PAGE 3 OF 3

PUGHWRIGHTMCANALLY.COM

**FILE NAME OR NUMBER:** Certificate 3519-20

**ACRES:** .82

**CURRENT ZONE:** B5 and R3

**APPLICANT:** Pugh Wright McAnally for Armistead Arnold Pollard Real Estate Services LLC and Capstone Real Properties LLC

**LOCATION AND OR PROPERTY ADDRESS:** 17 Vine St NE; 621 Canal St NE; and 8 & 17 Walnut St NE

**REQUEST:** Adjust the lot lines between three tracts of .3, .15, and .37 acres to create two tracts of .6 and .22 acres

**NEW ZONE:** N/A

**PROPOSED LAND USE:** N/A

**ONE DECATUR FUTURE LAND USE:** Urban core downtown and Core neighborhood

**ONE DECATUR STREET TYPOLOGY:** Walnut and Vine St NE are local streets

<b>COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:</b>
----------------------------------------------------------------------

**Conditions to be met**

1. Signed, sealed survey with three state plane coordinates
2. Recording fees

**Pt. of Info:**

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

<b>COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:</b>
---------------------------------------------------------------



**CERTIFICATE 3519-20  
WALNUT AND VINE ST NE**

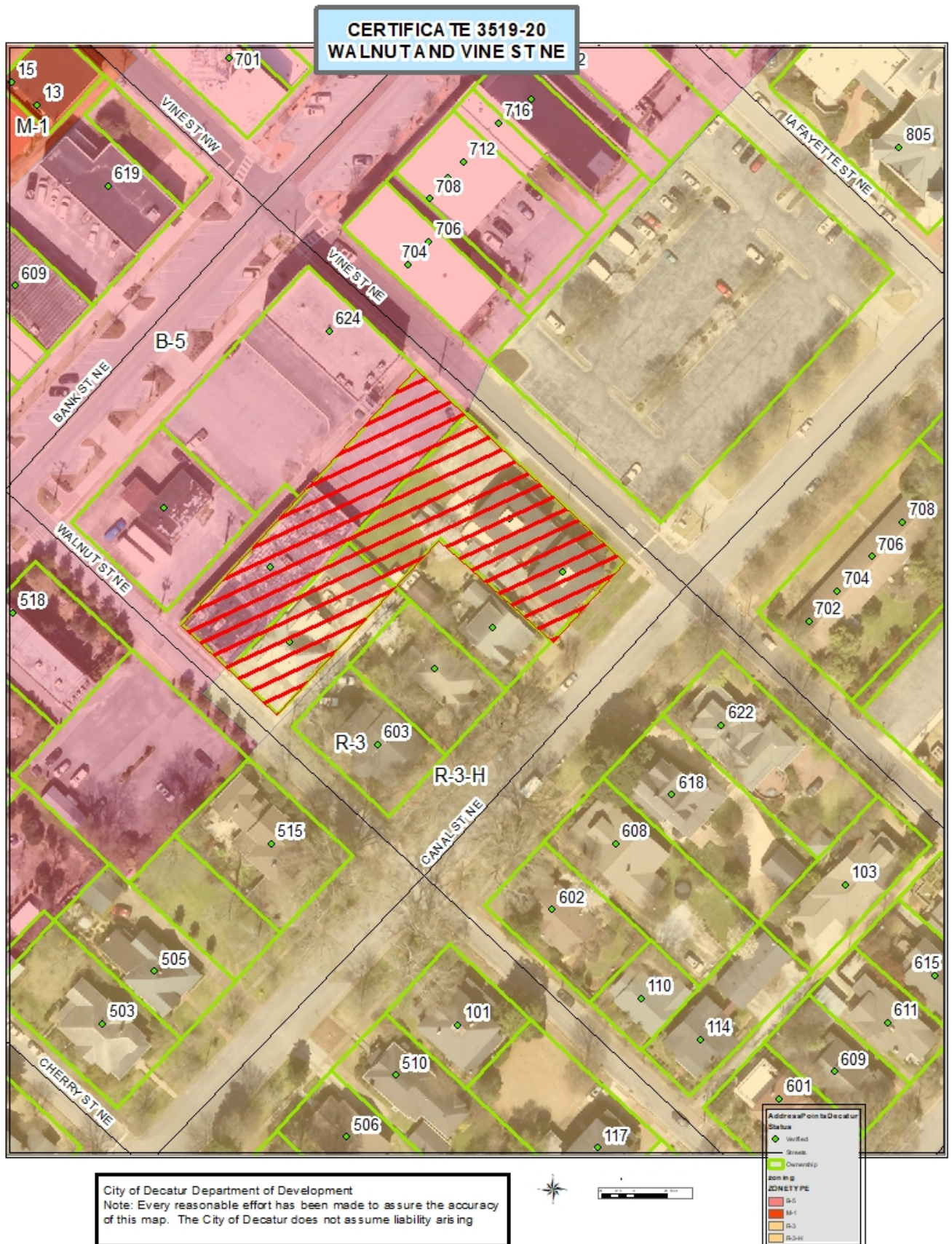


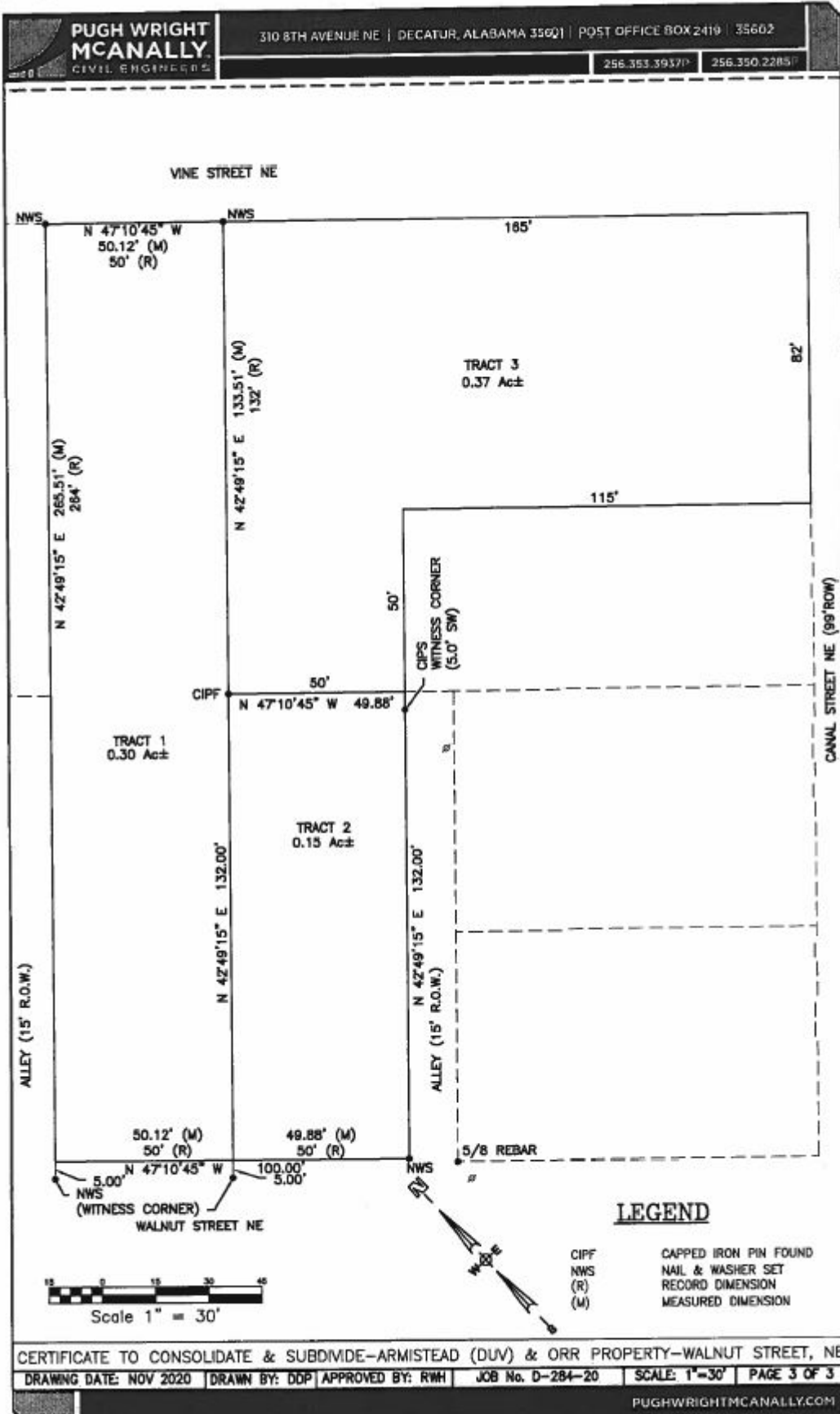
City of Decatur Department of Development  
 Note: Every reasonable effort has been made to assure the accuracy  
 of this map. The City of Decatur does not assume liability arising



Address Point to Decatur	
Status	
Verified	Green diamond
Street	Black line
Ownership	Green outline











## OTHER BUSINESS

**FILE NAME OR NUMBER:** Annexation 362-20

**ACRES:** 1.67

**CURRENT ZONE:** Prezoned M-1A

**APPLICANT:** Bert Boykin for RaceTrac Petroleum

**LOCATION AND OR PROPERTY ADDRESS:** East and south of 2331 Hwy 20

**REQUEST:** Annexation of a 1.67 acre parcel pre-zoned to M1A in Pre-zoning 1361-20

**NEW ZONE:** M-1A

**PROPOSED LAND USE:** Gas station

**ONE DECATUR FUTURE LAND USE:** Flex employment center

**ONE DECATUR STREET TYPOLOGY:** Hwy 20 and Beltline Rd are Principal Arterials

### COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

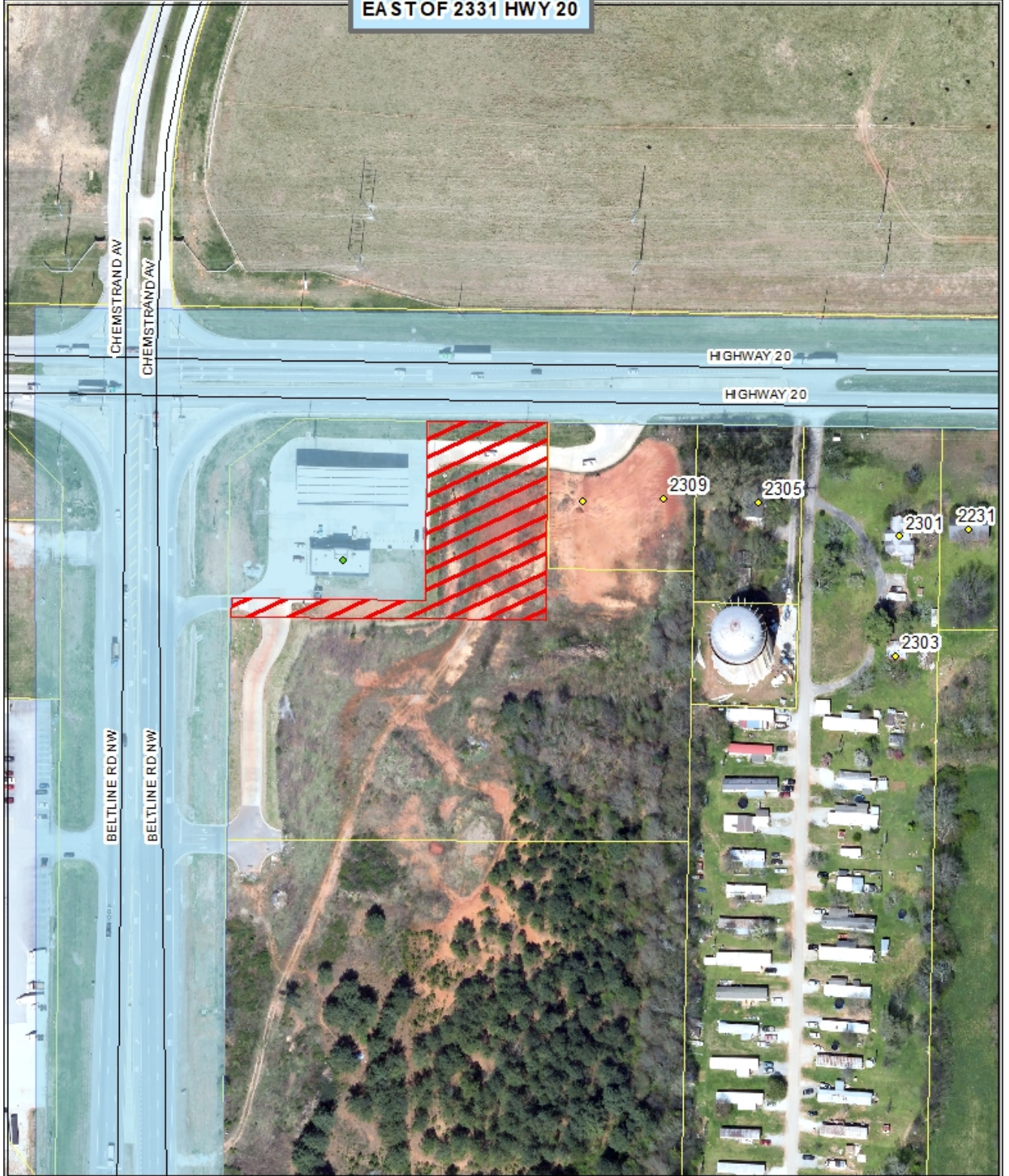
Conditions to be met

#### Pt. of Info:

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

### COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:

**ANNEXATION 362-20  
EAST OF 2331 HWY 20**



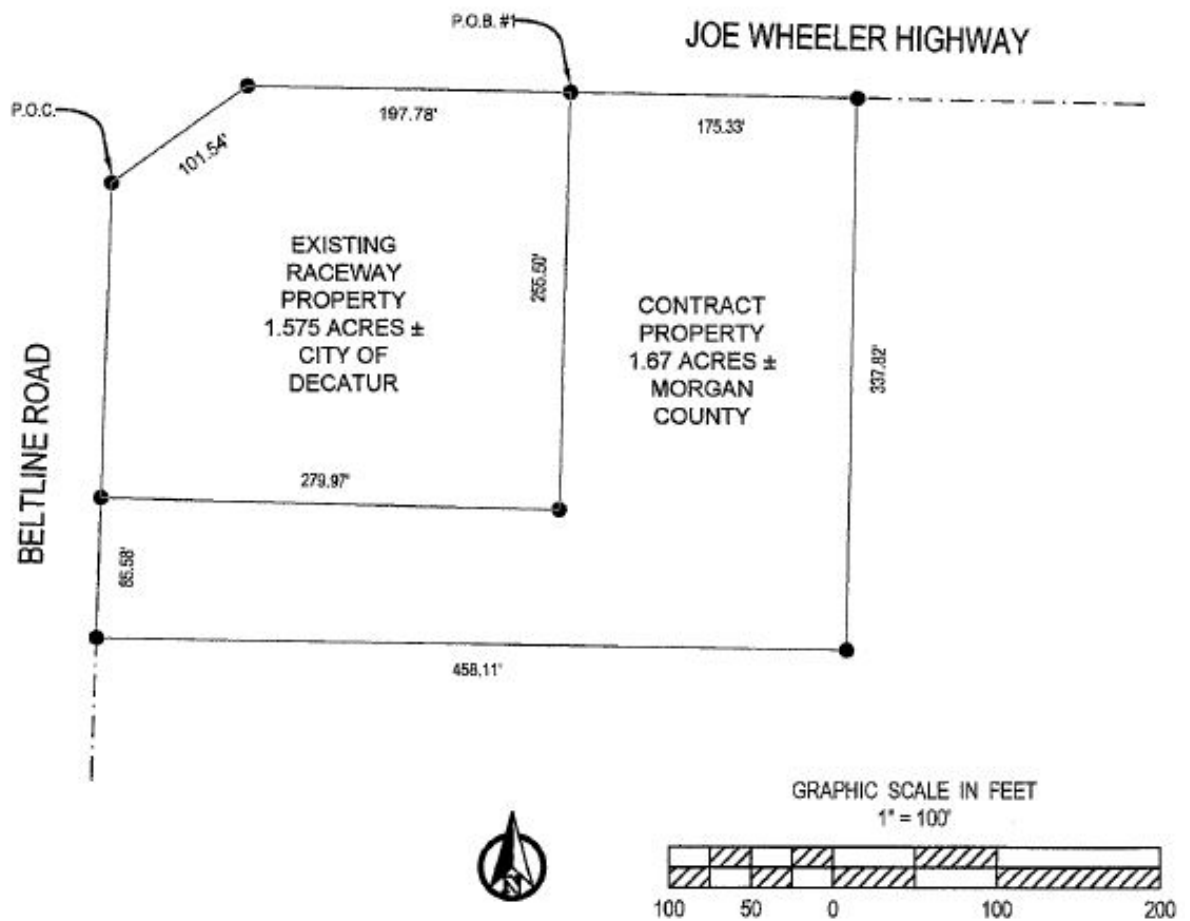
City of Decatur Department of Development  
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Address/Point to Decatur Status	
<span style="color: yellow;">◆</span>	Unverified
<span style="color: green;">◆</span>	Verified
<span style="color: blue;">—</span>	Streets
<span style="color: blue;">—</span>	Decatur Corporate Limits
<span style="color: yellow;">—</span>	NEW PARCEL LAYER



EXHIBIT  
A



**FILE NAME OR NUMBER:** Annexation 363-20

**ACRES:** 1.635

**CURRENT ZONE:** Under consideration for pre-zoning to M-1A

**APPLICANT:** Bert Boykin for RaceTrac Petroleum

**LOCATION AND OR PROPERTY ADDRESS:** 2309 and 2313 Hwy 20

**REQUEST:** Annexation of a 1.635 acre parcel

**NEW ZONE:** M-1A

**PROPOSED LAND USE:** Gas station

**ONE DECATUR FUTURE LAND USE:** Flex employment center

**ONE DECATUR STREET TYPOLOGY:** Hwy 20 and Beltline Rd are Principal Arterials

<b>COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:</b>
--------------------------------------------------------------------------

**Conditions to be met**

1. Deed needed

**Pt. of Info:**

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

<b>COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:</b>
---------------------------------------------------------------

**ANNEXATION 363-20  
2313 AND 2309 HWY 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



Address Point to Decatur	
Status	
<span style="color: yellow;">◆</span>	Unverified
<span style="color: green;">◆</span>	Verified
<span style="color: blue;">—</span>	Streets
<span style="color: blue;">—</span>	Decatur Corporate Limits
<span style="color: yellow;">—</span>	NEW PARCEL LAYER



# EXHIBIT "A"

