



## MEMORANDUM

DATE: January 13, 2021

TO: Planning Commissioners

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

### PLANNING COMMISSION MEETING

January 19, 2021

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

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

# Agenda Planning Commission

City of Decatur, AL

January 19, 2021

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**

## 1. CALL MEETING TO ORDER

## 2. APPROVAL OF MINUTES- December 22, 2020

## 3. PUBLIC HEARING

### PAGE/MAP

### Rezoning

- |            |   |     |
|------------|---|-----|
| A. 1369-21 | (East of Walnut ST NE and north of Canal ST NE) | 1-4 |
| B. 1370-21 | (West of Vine ST NE and north of Canal ST NE)   | 5-8 |

### Street Renaming

- |   |       |
|---|-------|
| A. Rename Washington ST NW to Miller Brothers Way | 9-11  |
| B. Rename Resnick DR SW to Resnik DR SW           | 12-14 |

### Plat Review

- |  |          |
|--|----------|
| A. McGhee Square Experimental Subdivision                      | 15-21    |
| (Between Walnut ST NE and Vine ST NE and north of Canal ST NE) | see plat |

## 4. CONSENT AGENDA

### Site Plan Reviews

- |           |  |          |
|-----------|--|----------|
| B. 608-21 | (East of Central AV SW and south of Lenwood RD SW) | 22-25    |
|           |  | see plat |



C. 609-21	Polyplex (South of Mallard Fox DR NW and west of Red Hat RD)	26-29 see plat
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### **Certificate**

A. 3520-21	Certificate (East side of Danville RD SW)	30-34
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B. 3521-21	Certificate (East of Beltline RD NW and south of Highway 20)	35-39
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### **Bond Review**

A. Jubilee House of Prayer (East of Danville RD SW and south of Longview DR SW)	40-43
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## **4. OTHER BUSINESS**

### **Vacation Requests**

A. 525-21 (East of Walnut ST NE and north of Canal ST NE)	44-47
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B. 526-21 (East of Independence AV NW)	48-51
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## **PUBLIC HEARING**

**FILE NAME OR NUMBER:** Rezoning 1369-21

**ACRES:** .15

**CURRENT ZONE:** R3

**APPLICANT:** Pugh Wright McAnally for Armistead Arnold Pollard Real Estate

**LOCATION AND OR PROPERTY ADDRESS:** 17 Walnut St NE

**REQUEST:** Rezone from R3 to B5

**NEW ZONE:** B5

**PROPOSED LAND USE:** Residential Medium Density

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

**ONE DECATUR STREET TYPOLOGY:** Walnut St NE is a local street

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

Zoning committee recommends approval.

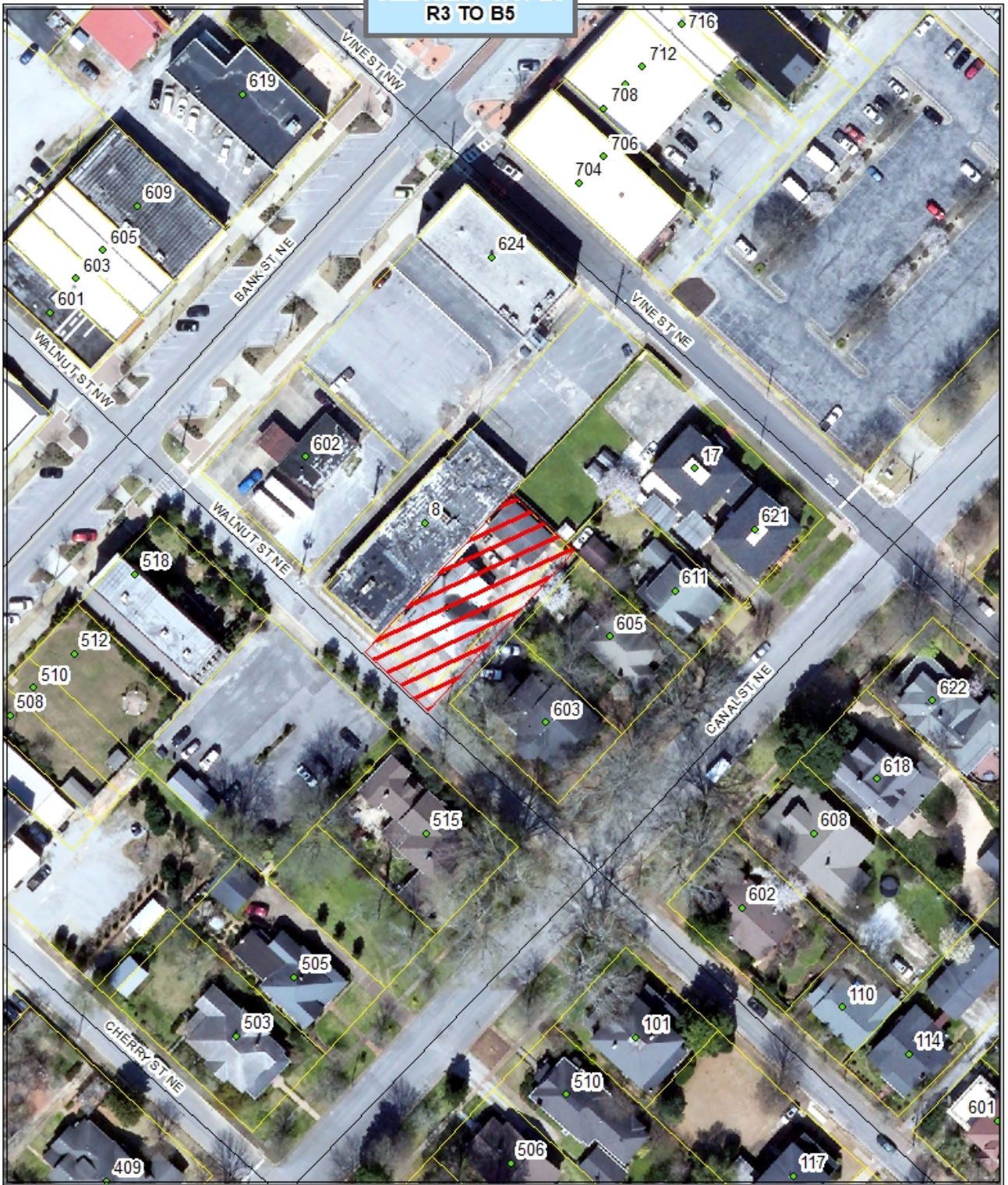
**Conditions to be met**

**Pt. of Info:**

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

### **COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:**

**REZONING 1369-21  
R3 TO B5**



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
Verified	Green diamond
Sketch	Yellow diamond
NEW PARCEL LAYER	Yellow outline





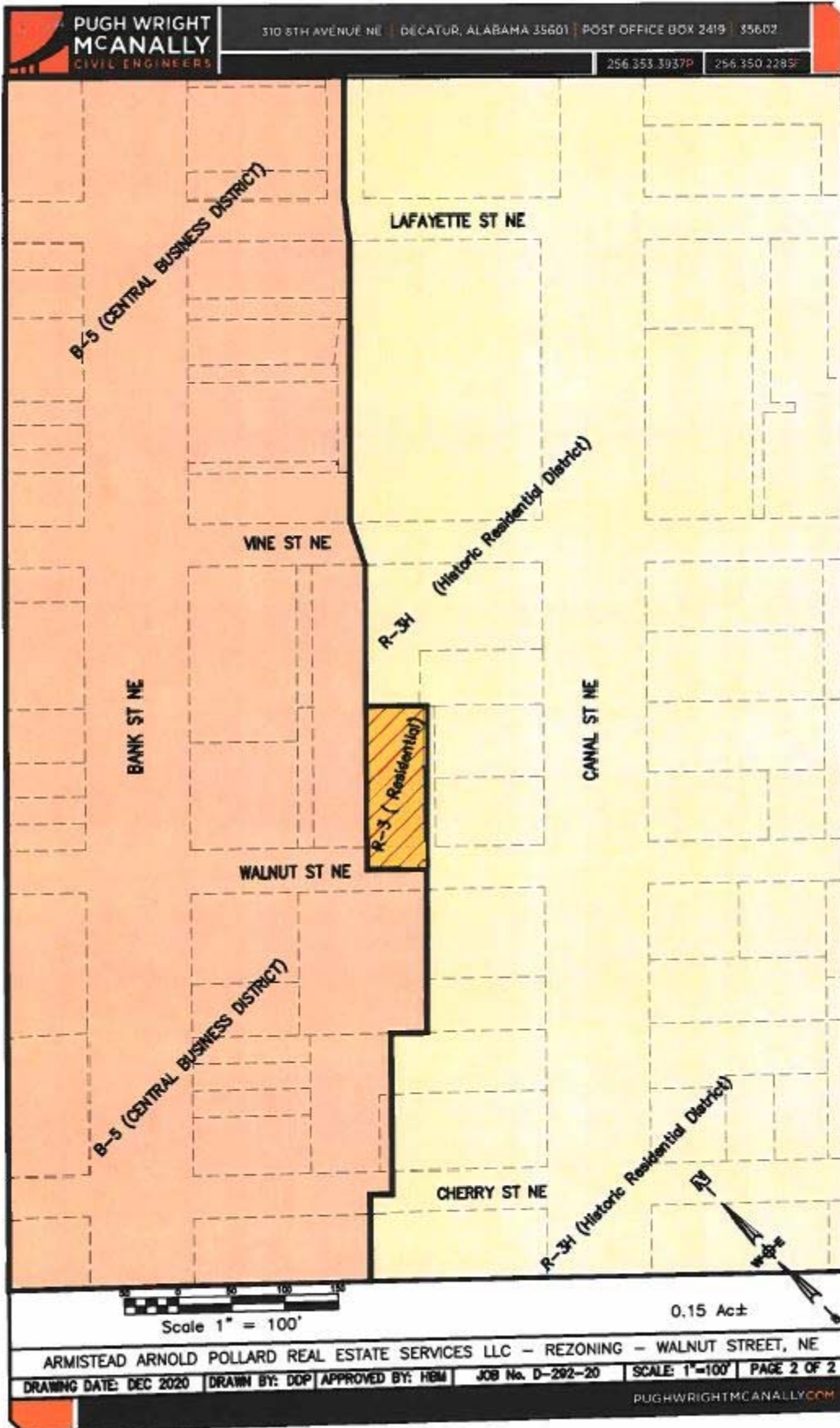
City of Decatur Department of Development  
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Address/Point to Decatur  
 Status  
 Verified  
 Green  
 NEW PARCEL LAYER

Legend  
 ZONING  
 B-5  
 M-1  
 R-3  
 R-3-H





**FILE NAME OR NUMBER:** Rezoning 1370-21

**ACRES:** .15

**CURRENT ZONE:** R3H

**APPLICANT:** Pugh Wright McAnally for Capstone Real Properties LLC

**LOCATION AND OR PROPERTY ADDRESS:** NW of 17 Vine St NE

**REQUEST:** Rezone from R3H to B5

**NEW ZONE:** B5

**PROPOSED LAND USE:** Residential Medium Density

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

**ONE DECATUR STREET TYPOLOGY:** Vine St NE is a Local Street

<b>COMMENTS AND RECOMMENDATIONS FROM ZONING COMMITTEE:</b>
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Zoning committee recommends approval. The committee also recommends a condition be placed on the McGhee Square plat ensuring that the design will be in conformity with an approved or amended Certificate of Appropriateness from the Historic Preservation Commission.

**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 1370-21  
R3H TO B5**

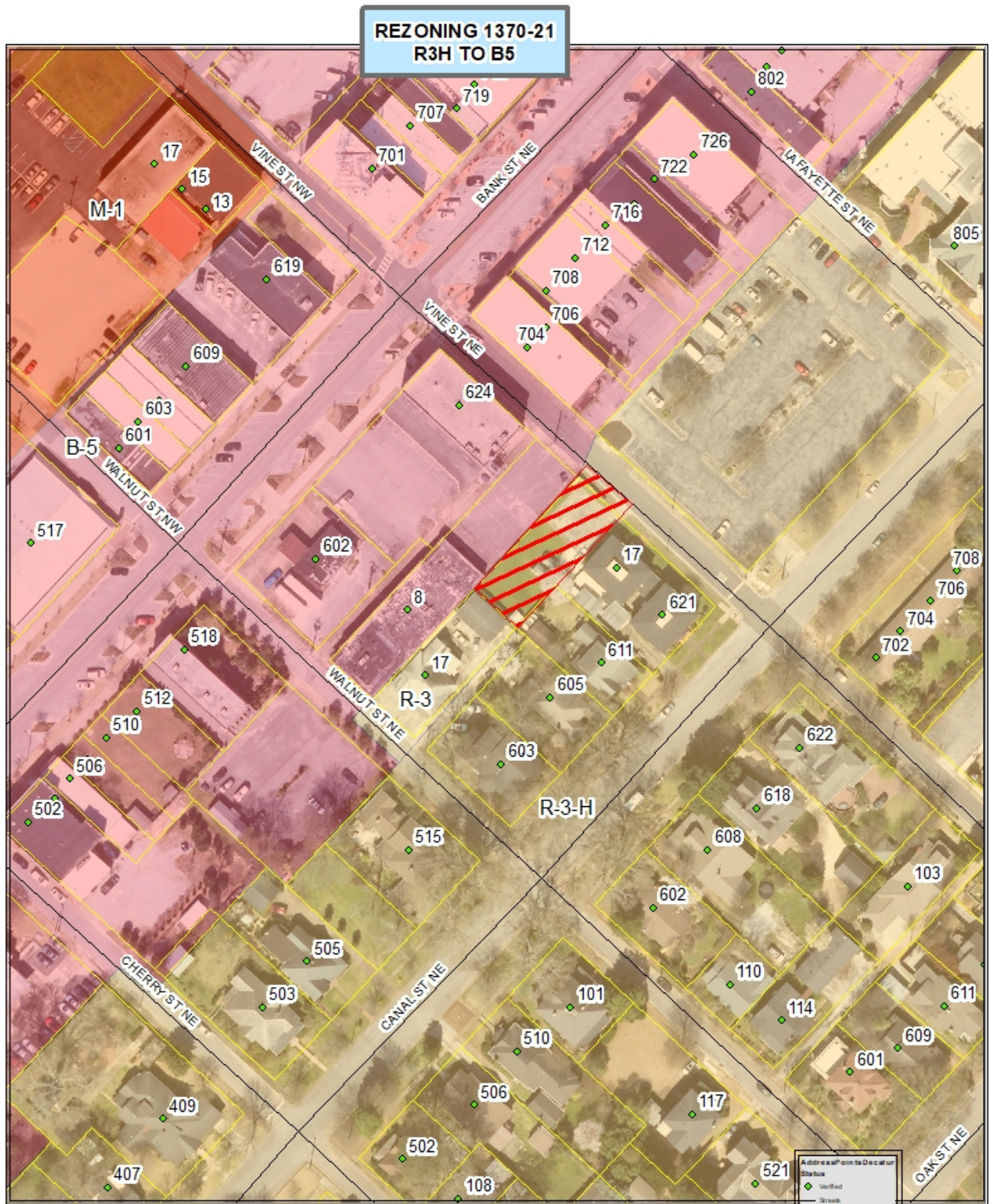


City of Decatur Department of Development  
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 of this map. The City of Decatur does not assume liability arising



Address Point to Decatur	
Green diamond	Verified
Yellow diamond	Unverified
Yellow outline	NEW PARCEL LAYER





City of Decatur Department of Development  
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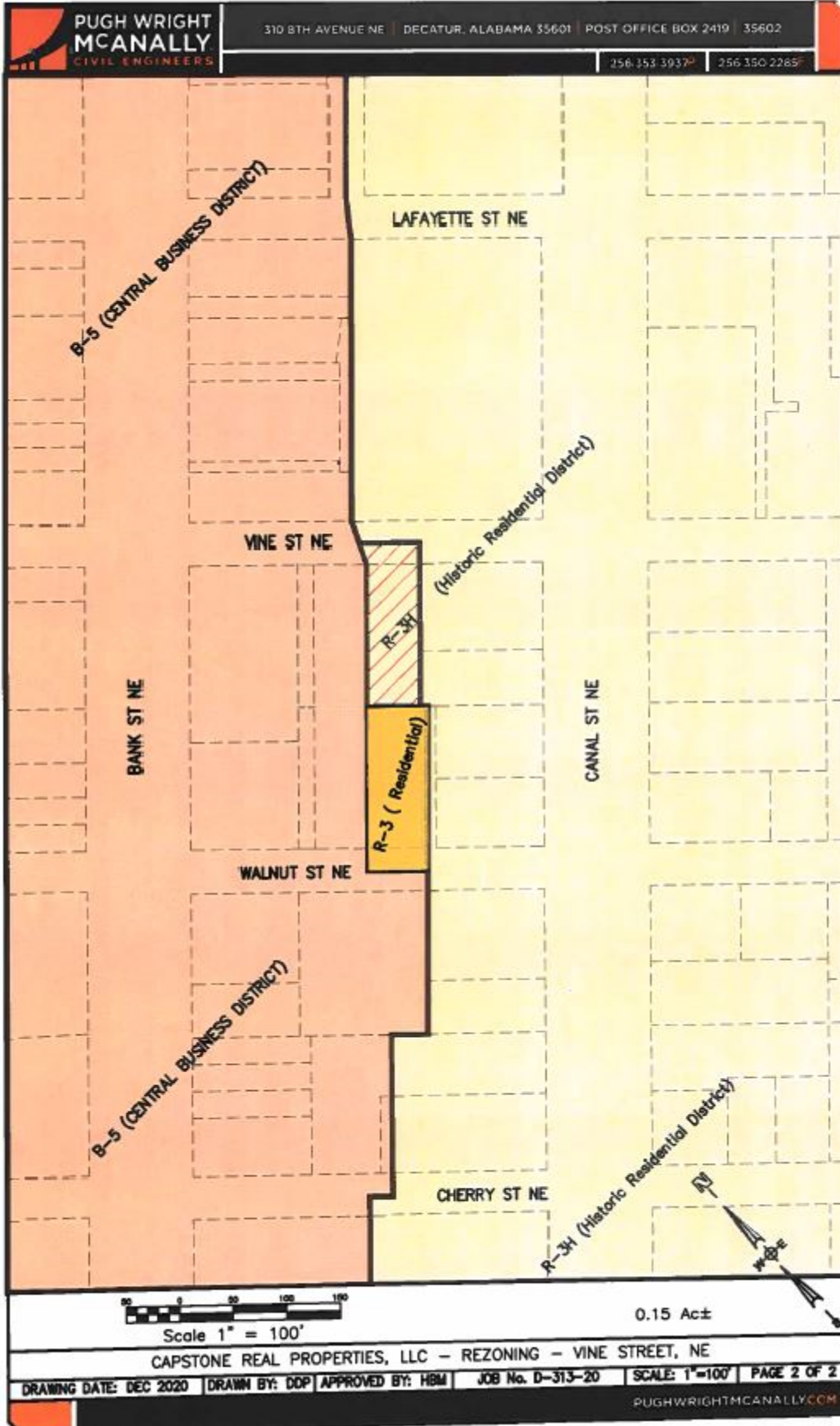
Address Point to Decatur Station

- Verified
- Growth
- NEW PARCEL LAYER

REZONING ZONETYPES

- B-5
- M-1
- R-3
- R-3-H





**FILE NAME OR NUMBER:** Resolution 008-21

**ACRES:** NA

**CURRENT ZONE:** R3, R4, and R5

**APPLICANT:** City of Decatur

**LOCATION AND OR PROPERTY ADDRESS:** Washington Street NW from the point of intersection with Vine Street NW to the point at which it changes to Memorial Drive NW

**REQUEST:** Rename Washington Street NW to Miller Brothers Way NW.

**NEW ZONE:** NA

**PROPOSED LAND USE:** Unchanged

**ONE DECATUR FUTURE LAND USE:** Core Neighborhood, Parks and Conservation Area

**ONE DECATUR STREET TYPOLOGY:** Washington Street NW is an Urban Collector

<b>COMMENTS AND RECOMMENDATIONS FROM ZONING COMMITTEE :</b>
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Zoning committee recommends approval.

**Pt. of Info:**

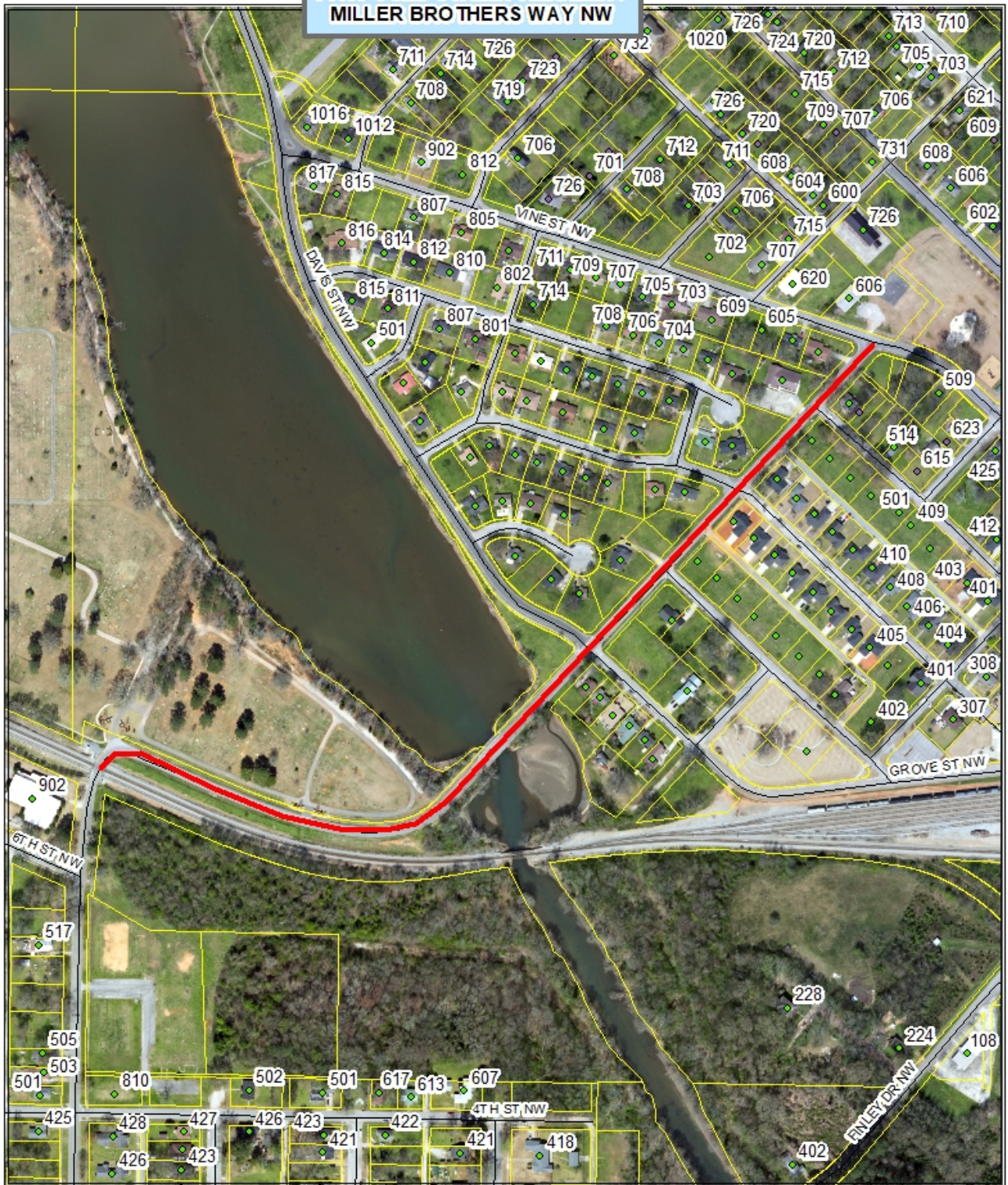
James, John, Thomas, Willie, and Leo Miller were born in Limestone County, and raised in Decatur. All five brothers served their county in Vietnam, and have been recently awarded the Audie Murphy Patriotism Award for their outstanding service. The Planning Department has received a request from Councilman Jackson to honor their service by renaming a street in their honor.

There is currently one address on Washington Street NW. The Planning Department has delivered handbill notices in the area.

<b>COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:</b>
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**PROPOSED STREET RENAMING  
MILLER BROTHERS WAY 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	
	Confirmed
	Unconfirmed
	Street
	NEW PARCEL LAYER

**RESOLUTION NO. 008-21**

**Whereas**, James, John, Thomas, Willie, and Leo Miller were born in Limestone County and grew up in Decatur, then went on to serve their country honorably in Vietnam,

**Whereas**, the Miller brothers were collectively awarded the Audie Murphy Patriotism award for outstanding service,

**Whereas**, Washington Street Northwest appears to be a suitable candidate for renaming to honor the service of these men,

**Now Therefore Be It Resolved** that the City of Decatur Planning Commission, is recommending that the Decatur City Council change the street name for Washington Street NW to Miller Brothers Way NW, from the railroad crossing at which it ceases to be known as Memorial Drive NW, to the intersection with Vine Street NW.

ADOPTED THIS \_\_\_\_<sup>h</sup> DAY OF \_\_\_\_\_ 2021.

City of Decatur, Alabama Planning Commission,

By: \_\_\_\_\_

Its Chairman

**FILE NAME OR NUMBER:** Resolution 009-21

**ACRES:** NA

**CURRENT ZONE:** R2 and ID

**APPLICANT:** City of Decatur

**LOCATION AND OR PROPERTY ADDRESS:** The entire length of Resnick Dr SW from McNair St SW to Auburn Drive SW

**REQUEST:** Rename Resnick Dr SW to Resnik Dr SW

**NEW ZONE:** NA

**PROPOSED LAND USE:** Unchanged

**ONE DECATUR FUTURE LAND USE:** Residential Low Density, Major institutional/civic

**ONE DECATUR STREET TYPOLOGY:** Resnick DR SW is an Urban Collector

<b>COMMENTS AND RECOMMENDATIONS FROM ZONING COMMITTEE :</b>
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Zoning committee recommends approval.

**Pt. of Info:**

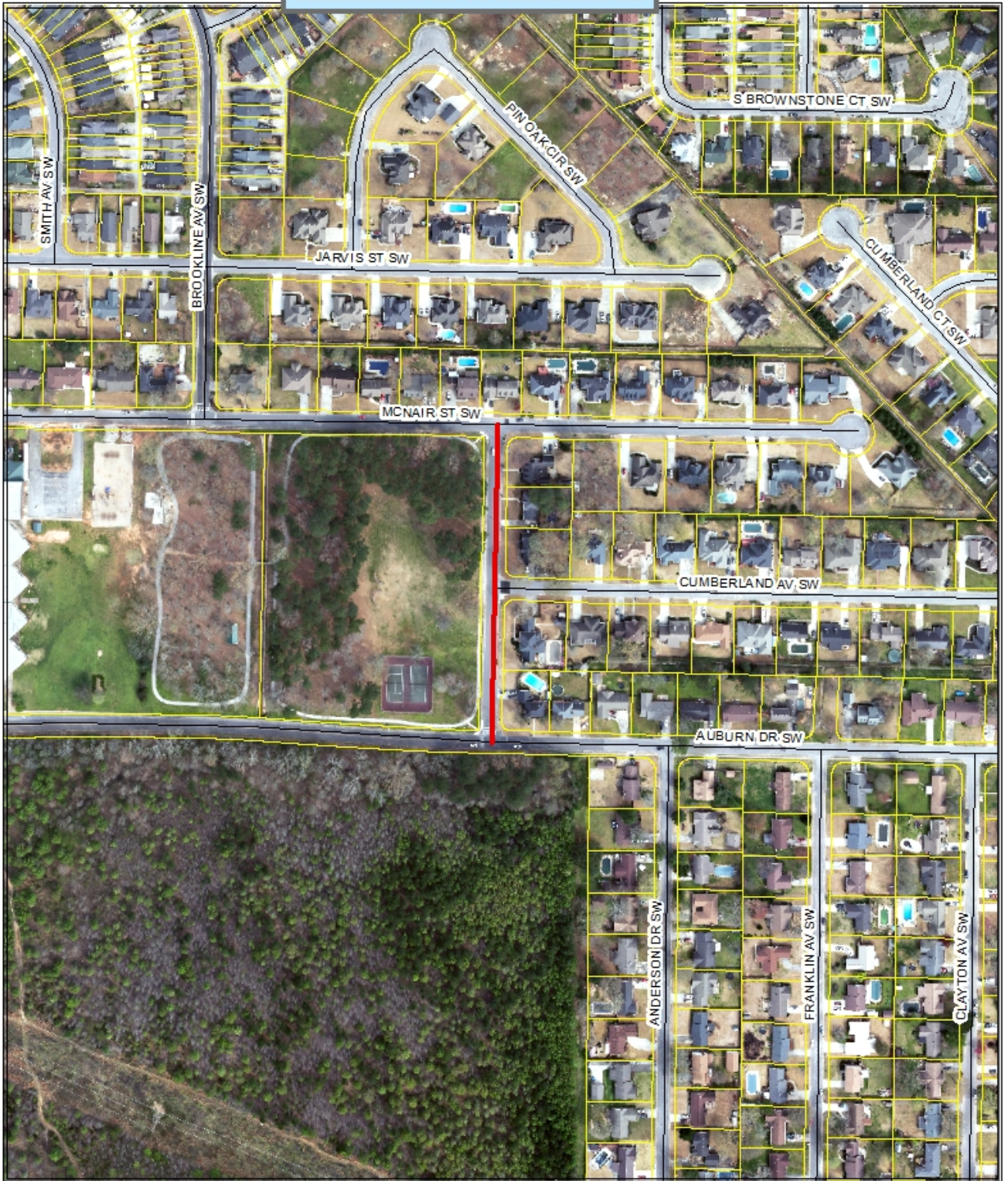
Judith Resnik was an accomplished engineer and NASA Astronaut who lost her life in the Challenger disaster. In the Westmead area, there are streets bearing the names of the other Astronauts who lost their lives in this tragedy, and it has been brought to the attention of the Planning Department that Judith Resnik's street was dedicated with a misspelling. As a result, correcting this mistake requires the same process as changing the name of the street.

There is currently four addresses on Resnick Dr SW, and the Planning Department has provided handbill notices in the area.

**COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:**



# RESNICK DR SW TO RESNIK DR 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



**RESOLUTION NO. 009-21**

**Whereas**, Judith Resnik was an accomplished engineer and NASA astronaut who lost her life in the Challenger disaster,

**Whereas**, the street intending to honor her in the Westmead area was dedicated with her name misspelled,

**Whereas**, the Planning Department has received no objections after sending letters to the four residents currently residing on Resnick Drive SW,

**Now Therefore Be It Resolved** that the City of Decatur Planning Commission, is recommending that the Decatur City Council change the street name for Resnick Drive SW to Resnik Drive SW.

ADOPTED THIS \_\_\_\_<sup>h</sup> DAY OF \_\_\_\_\_ 2021.

City of Decatur, Alabama Planning Commission,

By: \_\_\_\_\_

Its Chairman

**FILE NAME OR NUMBER:** McGhee Square Experimental Subdivision

**ACRES:** Approximately .61

**CURRENT ZONE:** B5, R3, R3H

**APPLICANT:** Pugh Wright McAnally for Armistead Arnold Pollard Real Estate

**LOCATION AND OR PROPERTY ADDRESS:** 8 – 17 Walnut Street NE

**REQUEST:** Layout approval to create 18 townhome lots as well as one larger lot containing common and parking areas. Experimental subdivision approval is required as some of the lots are only afforded access to public streets through the common parking areas.

**NEW ZONE:** Proposed B5

**PROPOSED LAND USE:** Single family attached/medium density residential

**ONE DECATUR FUTURE LAND USE:** Urban Core Downtown/Core Neighborhood

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

<b>COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:</b>
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**Conditions to be met**

1. Show easements to be dedicated providing access between all parcels and public right-of-way prior to final approval.
2. Add all necessary plat notes/covenants to ensure that lot 18 is to be maintained by the POA/Developer or other similar means to a standard reasonable to ensure access to all parcels, per approval of Legal and Planning Department.
3. Finalization and recording of Certificate 3519-20.
4. Resolution of vacation 525-21. Vacation of alley along the northwest edge of the property.
5. Completion of rezonings 1369-21 and 1370-21 from R3 and R3H to B5.
6. Will need to go before Board of Zoning adjustment for a variance from 25-16-6: for parking spaces less than 180 square feet in area prior to final approval.
7. Plat should reference subdivision regulation section IX (a) – *Experimental Subdivisions* and Planning Commission resolution authorizing experimental subdivision approval.
8. Plat note stating that the façade shall be in conformity with an approved or amended Certificate of Appropriateness as approved by Historic Preservation Commission

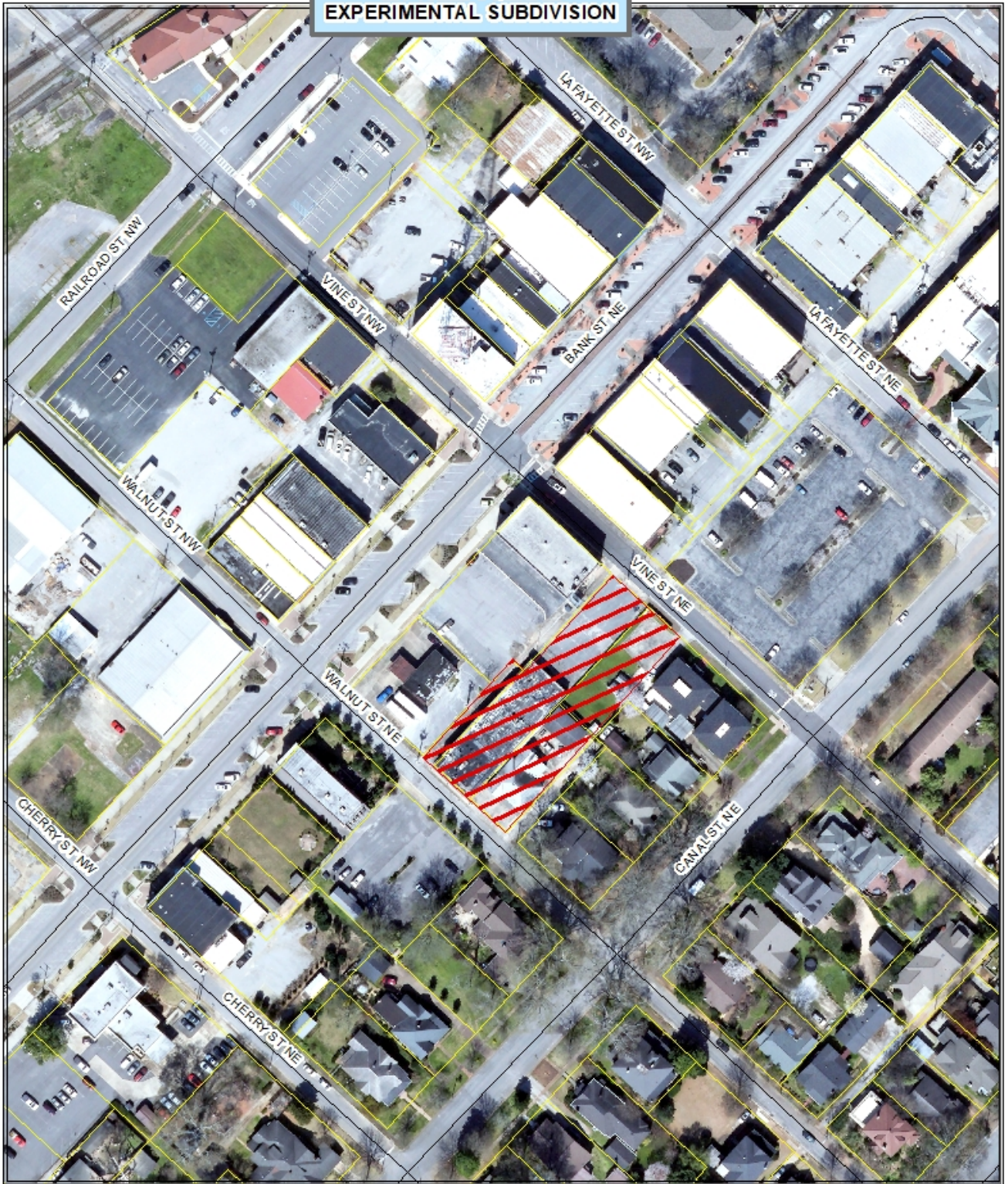
**Pt. of Info:**



1. Any relocation of utilities will be at the owner's expense
2. Decatur Utilities advises that there is an existing 8' sewer main in the Alley to the Northwest
3. Access has been approved by Fire Marshall

<b>COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:</b>
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**MCGHEE SQUARE  
EXPERIMENTAL SUBDIVISION**

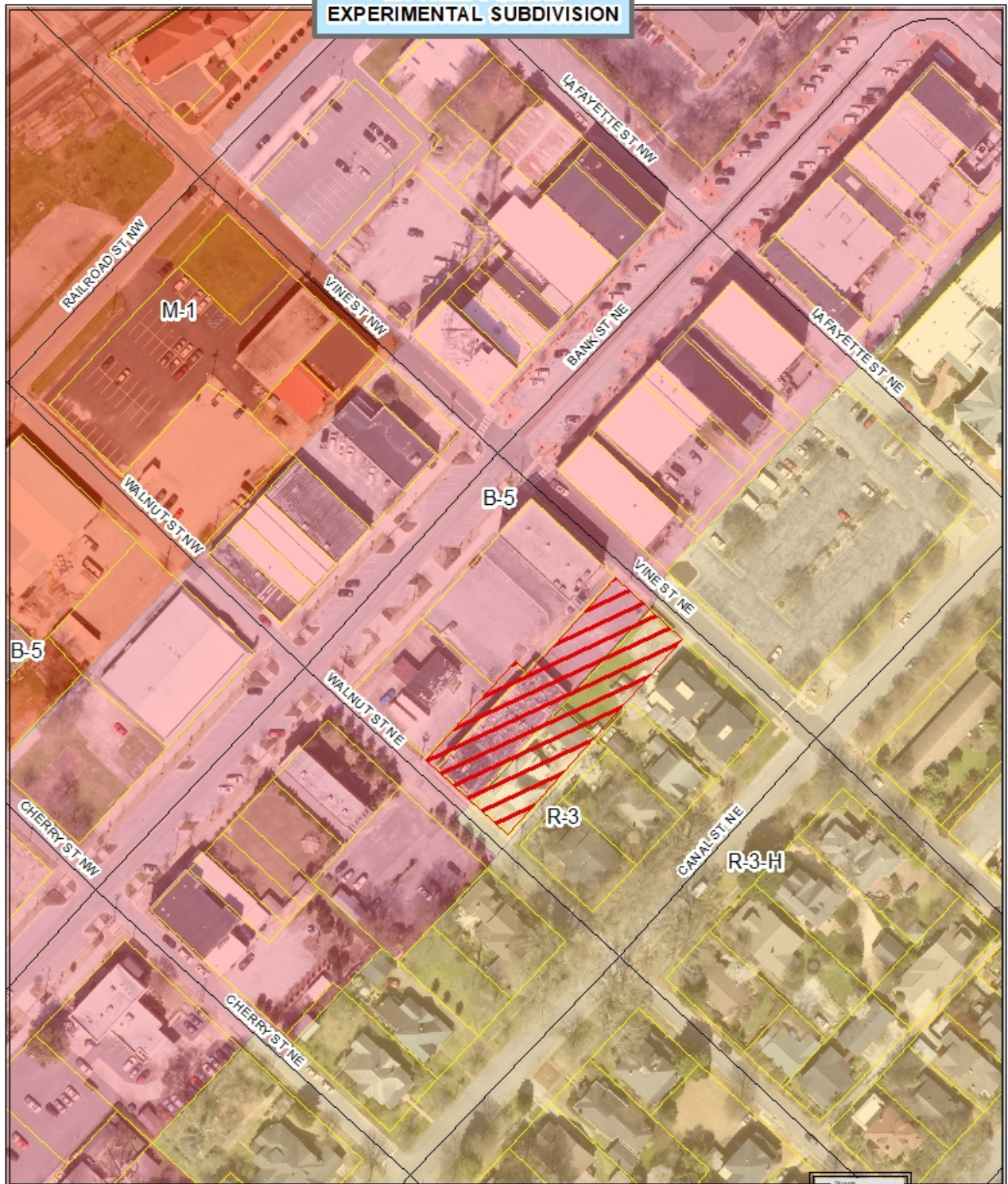


City of Decatur Department of Development  
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**MC GHEE SQUARE  
EXPERIMENTAL SUBDIVISION**



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Streets
NEW PARCEL LAYER
ZONING
B-5
M-1
R-3
R-3-H







Resolution 007-21 – C/N 8151

BE IT RESOLVED by the Planning Commission of the City of Decatur that:

1. Pursuant to the provisions of Code of Alabama, 1975, Section 11-52-36, in which all statutory control over plats and subdivision of the land granted by other statute is transferred to the Planning Commissions of the municipalities which have assumed control over subdivisions as provided in Section 11-52-31 of the Code of Alabama, 1975, and the Decatur City Planning Commission having assumed such control; and
2. The Planning Commission of the City of Decatur having seen a necessity to provide for the designation of experimental subdivision to provide for a variance from Section VI Subsection F. sub-subsection 5 of the subdivision regulations so that substantial justice may be done and the public interest secured for extraordinary hardships result from strict compliance with the subdivision regulation; and
3. Section 9(a) provides that the Planning Commission may waive, vary, or modify the standards and requirements of subdivision regulations of the City of Decatur if, in the judgment of the Planning Commission, an unusual or experimental subdivision plan provides for adequate public spaces and improvements; and
4. The Decatur City Planning Commission having received a request from Armistead Arnold Pollard Real Estate, the owners of the following described real estate, situated in the City of Decatur, Morgan County, Alabama:

Unit One of Certificate to Subdivide 3519-20.

The Decatur Planning Commission does hereby certify that the above referenced property is declared an experimental subdivision under Section 9(a) of the subdivision regulations of the City of Decatur as adopted by both the Planning Commission of the City of Decatur and the City Council of the City of Decatur, the governing body of the municipality in which the above described property is located.

**END PUBLIC HEARING**

## CONSENT AGENDA

**FILE NAME OR NUMBER:** Site Plan 608-21

**ACRES:** 1.78

**CURRENT ZONE:** M1

**APPLICANT:** Chad Ogle

**LOCATION AND OR PROPERTY ADDRESS:** 113 Lenwood Rd SW

**REQUEST:** Site plan approval for construction of (5) 55'x100' banks of climate controlled storage units

**NEW ZONE:** N/A

**PROPOSED LAND USE:** Mini Storage

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

**ONE DECATUR STREET TYPOLOGY:** Lenwood Rd SW is a Local Street

### COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

#### Conditions to be met

1. Show location of parking/number of spaces on site plan
2. Engineering Department approval of grading/drainage plans

#### Pt. of Info:

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

### COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:



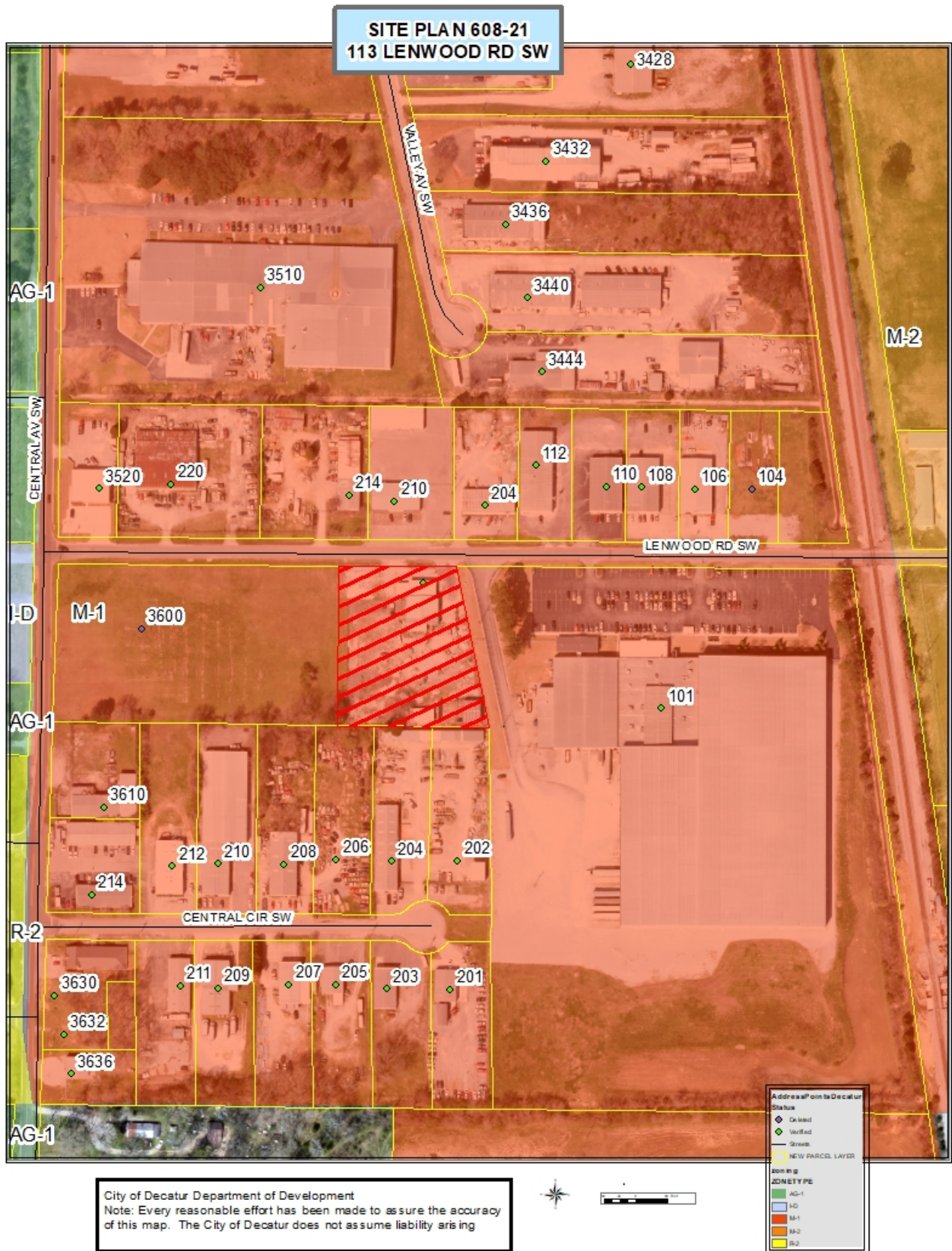


City of Decatur Department of Development  
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Address/Point to Decatur	
Status	
Deleted	⬢
Verified	⬢
Stream	—
NEW PARCEL LAYER	—







**FILE NAME OR NUMBER:** Site Plan 609-21

**ACRES:** 43.02

**CURRENT ZONE:** M2

**APPLICANT:** Polyplex USA

**LOCATION AND OR PROPERTY ADDRESS:** 3001 Mallard Fox Drive NW

**REQUEST:** Site plan approval for warehouse expansion at Polyplex USA

**NEW ZONE:** N/A

**PROPOSED LAND USE:** Manufacturing

**ONE DECATUR FUTURE LAND USE:** General industrial

**ONE DECATUR STREET TYPOLOGY:** Mallard Fox Dr NW is a minor arterial

<b>COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:</b>
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**Conditions to be met**

1. Provide lighting plan as required per Planning Department approval, pursuant to 25-16-9(o)
2. Show clearance between structures and existing power lines subject to approval of Joe Wheeler EMC.

**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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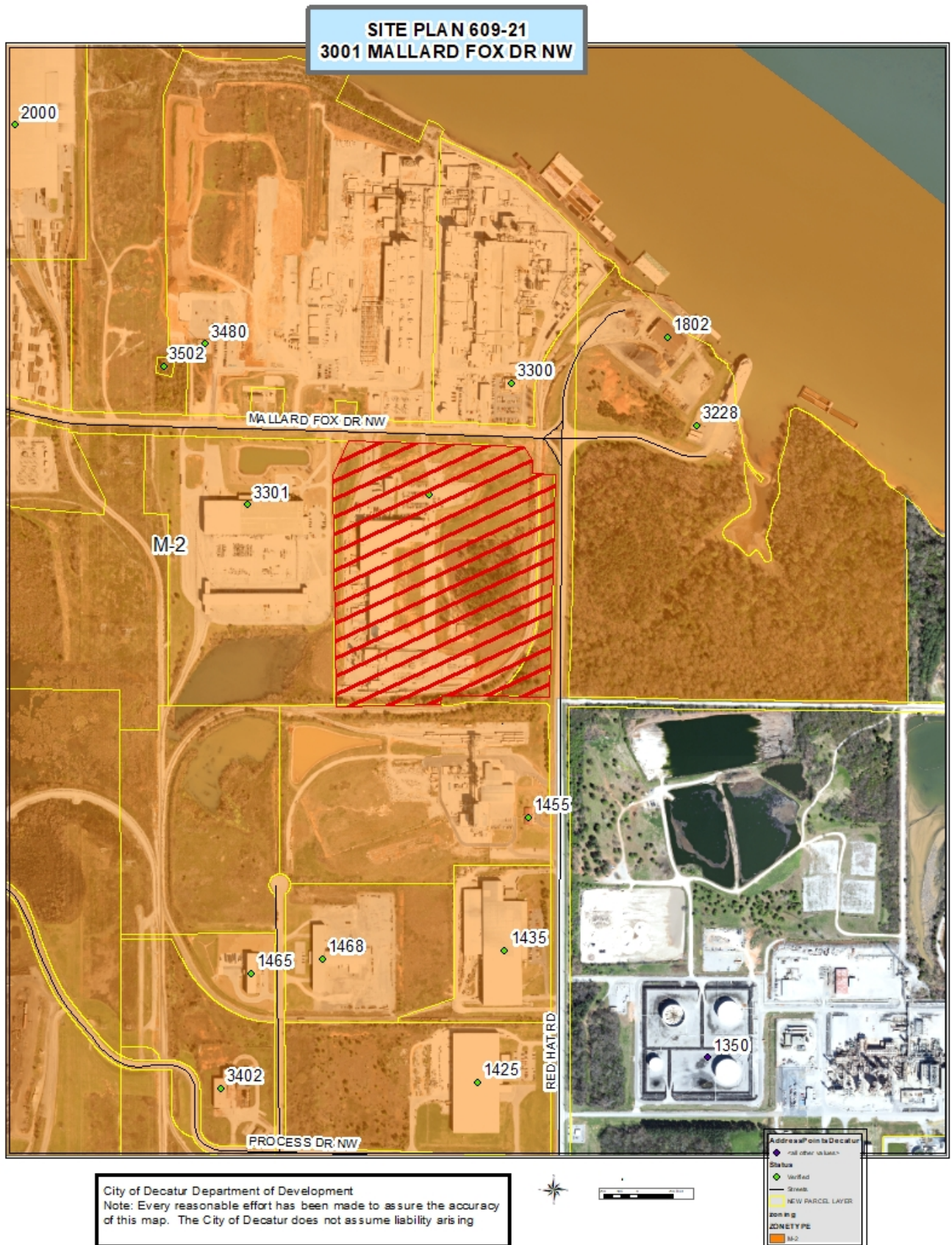


City of Decatur Department of Development  
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Address/Point to Decatur
not other values
Status
Verified
Sketch
NEW PARCEL LAYER







**FILE NAME OR NUMBER:** Certificate 3520-21

**ACRES:** 3.72

**CURRENT ZONE:** AG-1

**APPLICANT:** Harry Vice for James Gibson

**LOCATION AND OR PROPERTY ADDRESS:** 4118 Danville Rd SW

**REQUEST:** Subdivide one tract of 3.72 acres into two tracts of 1.22 and 2.50 acres

**NEW ZONE:** N/A

**PROPOSED LAND USE:** Residential low density

**ONE DECATUR FUTURE LAND USE:** Residential low density

**ONE DECATUR STREET TYPOLOGY:** Danville Rd SW is a minor arterial

<b>COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:</b>
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**Conditions to be met**

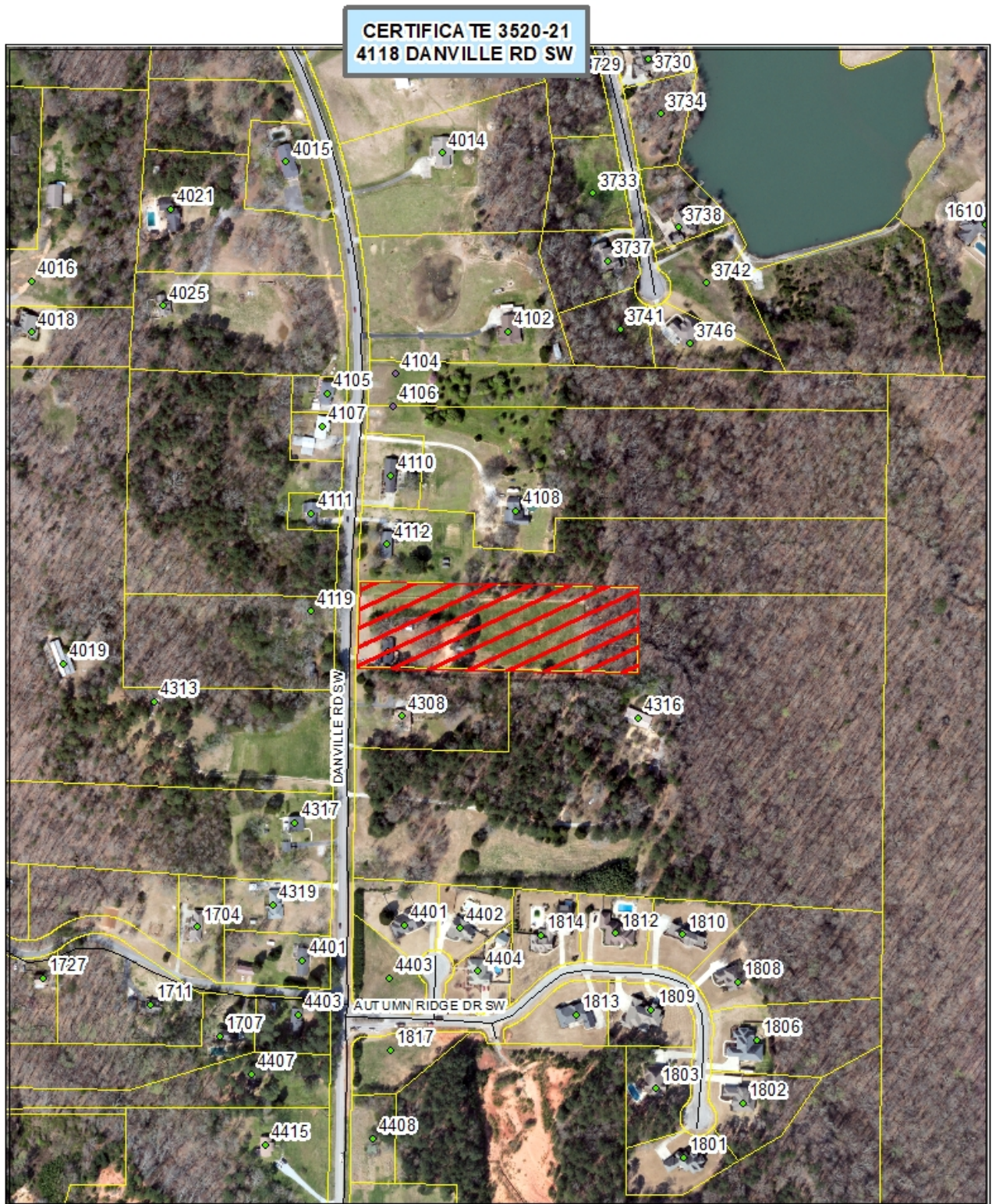
1. Signed, sealed survey with three state plane coordinates
2. Recording fees

**Pt. of Info:**

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

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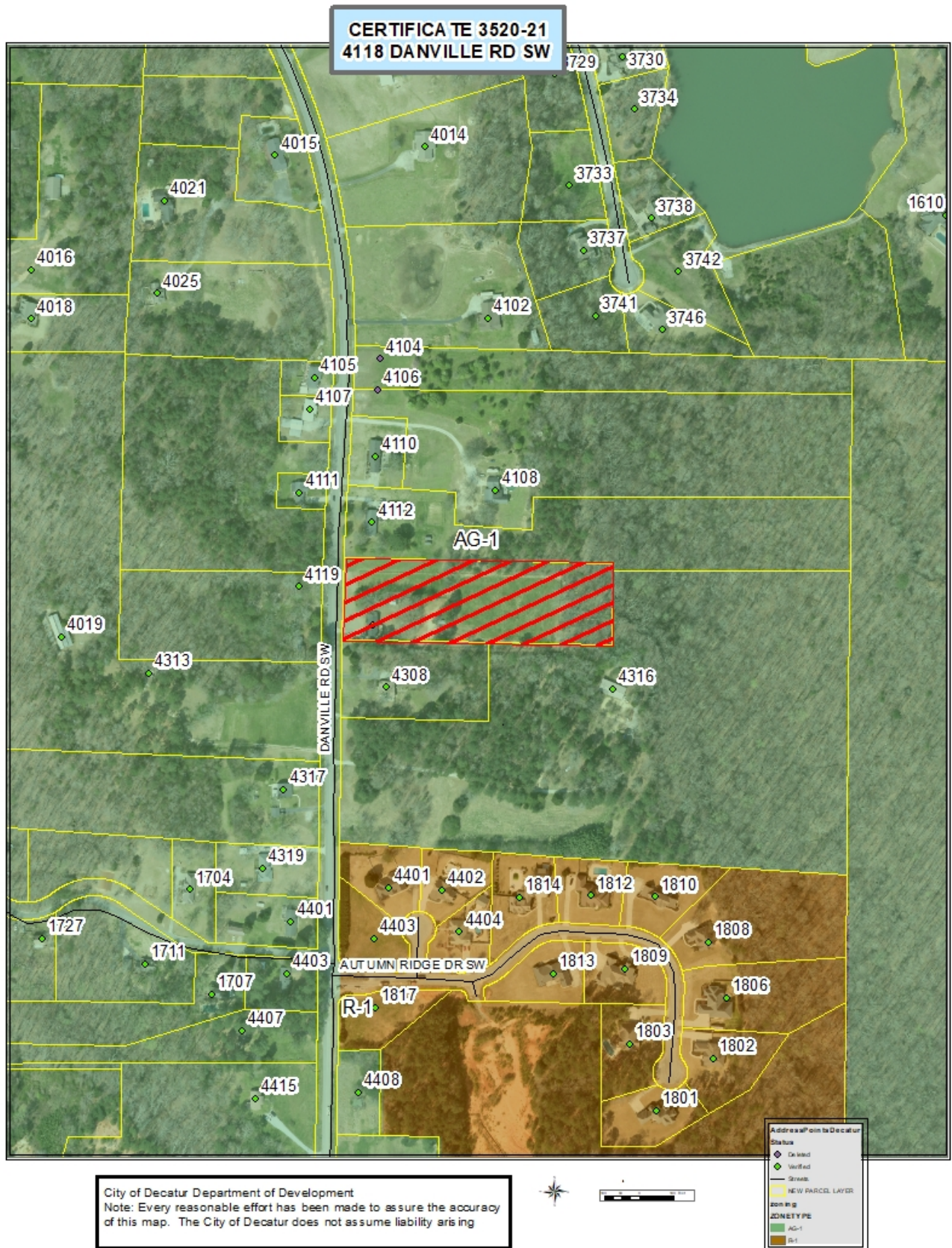


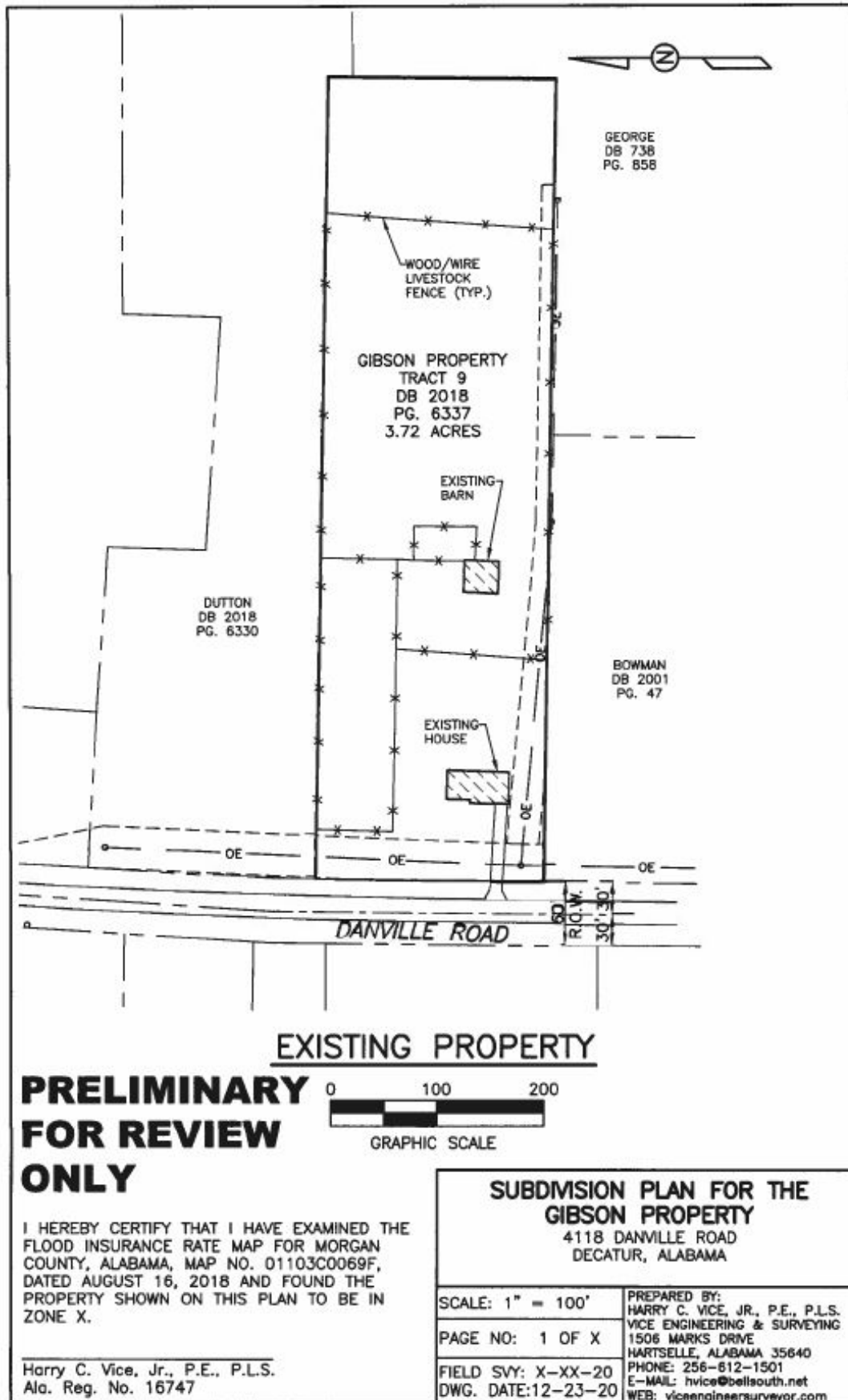
City of Decatur Department of Development  
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Address/Point to Decatur	
	Verified
	Unverified
	Streets
	NEW PARCEL LAYER

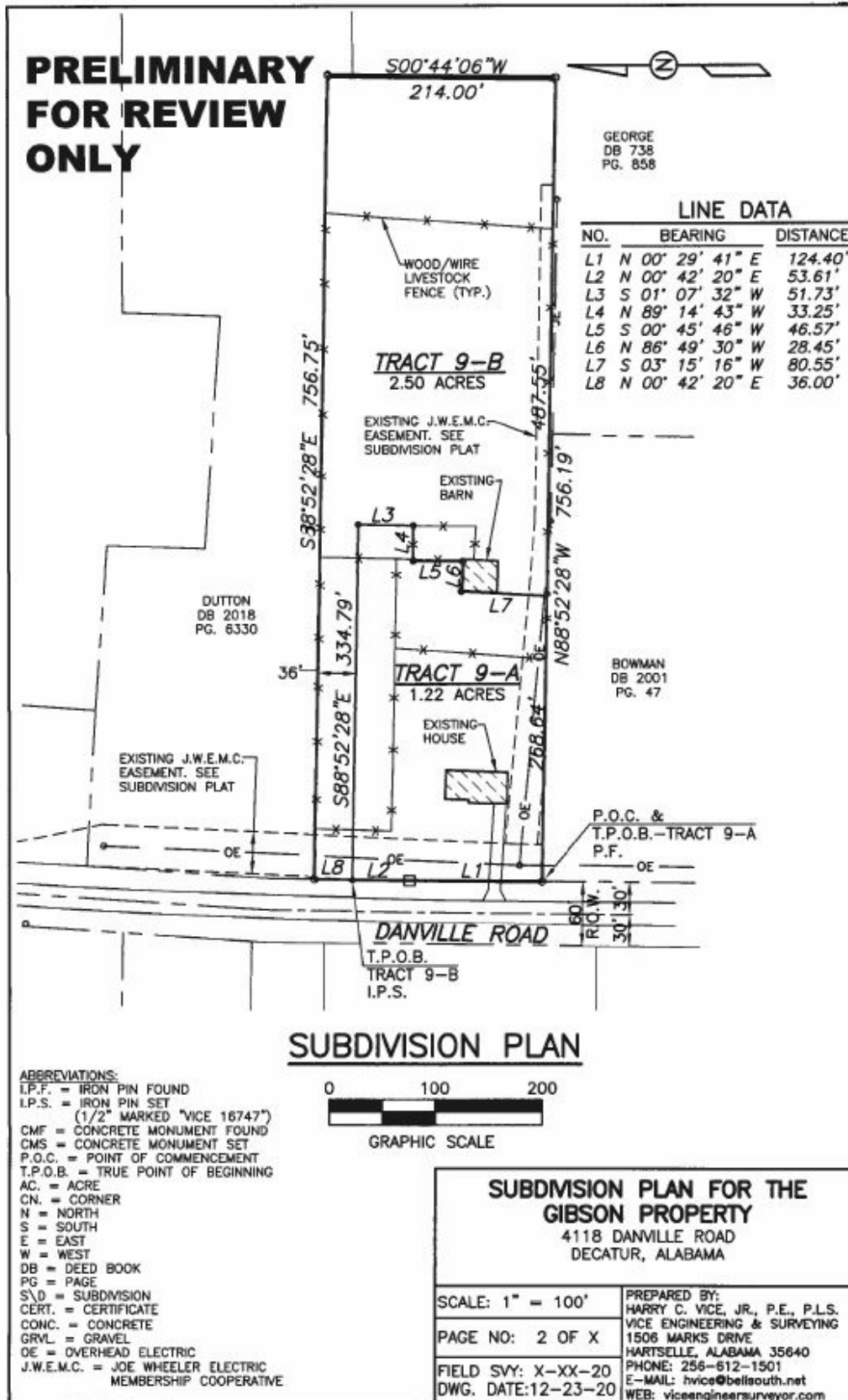








# PRELIMINARY FOR REVIEW ONLY



**FILE NAME OR NUMBER:** Certificate 3521-21

**ACRES:** 4.88

**CURRENT ZONE:** M1-A, in process of annexation/prezoning to M1-A

**APPLICANT:** Bert Boykin for Racetrac

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

**REQUEST:** Consolidate three tracts of 1.575, 1.67, and 1.635 acres into one tract of 4.88 acres

**NEW ZONE:** M1-A

**PROPOSED LAND USE:** Expansion of existing 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 TECHNICAL REVIEW COMMITTEE:</b>
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**Conditions to be met**

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

**Pt. of Info:**

1. Any relocation of utilities will be at the owner's expense
2. Signature blocks other than seal of surveyor not required on survey for Certificate to Subdivide
3. Joe Wheeler advises that underground utility service runs north/south along the boundary between parcels 1 and 2.

<b>COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:</b>
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CERTIFICATE 3521-21  
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

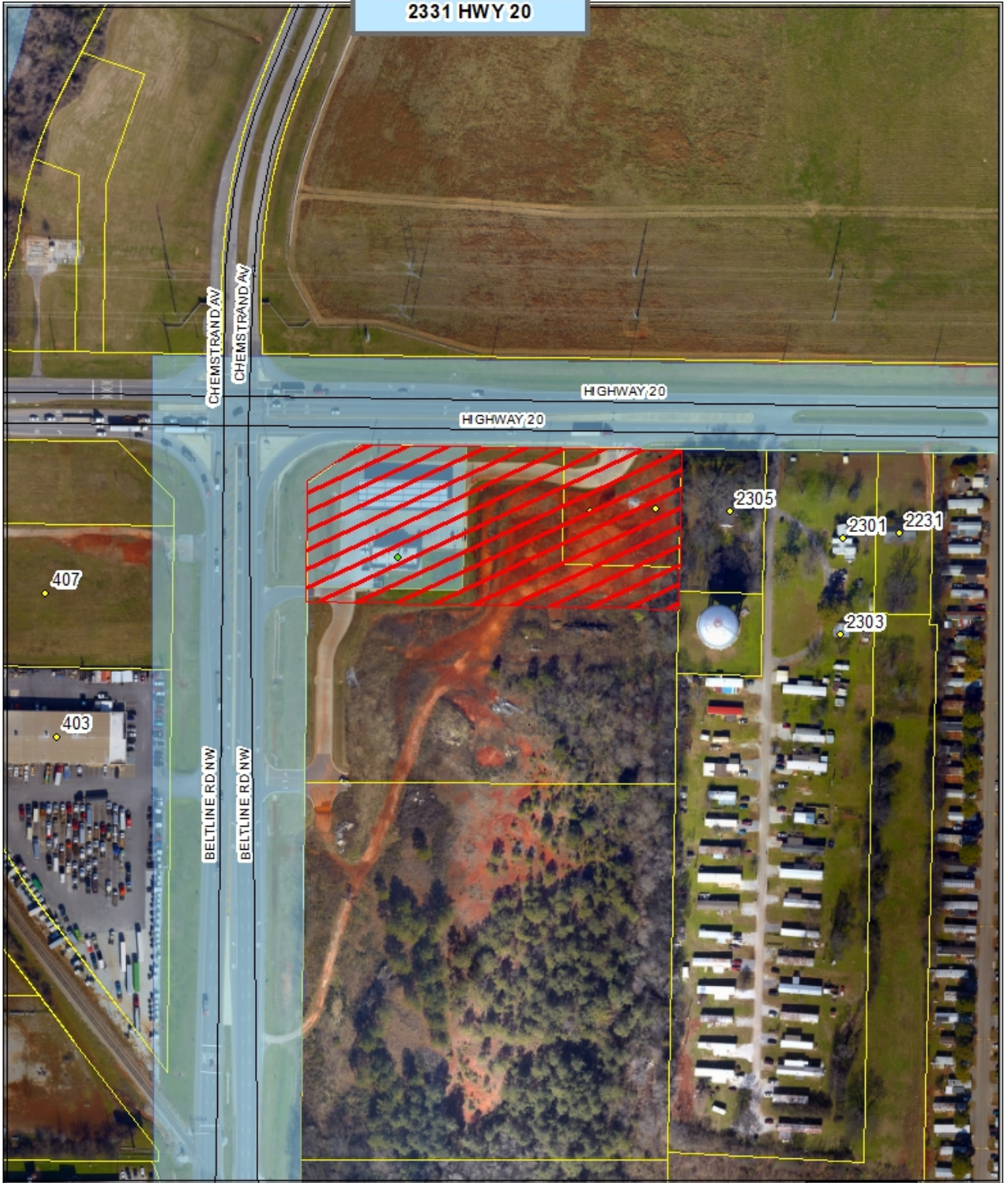


Address Point to Decatur

Status
Unverified
Verified
Street
NEW PARCEL LAYER



**CERTIFICATE 3521-21**  
**2331 HWY 20**

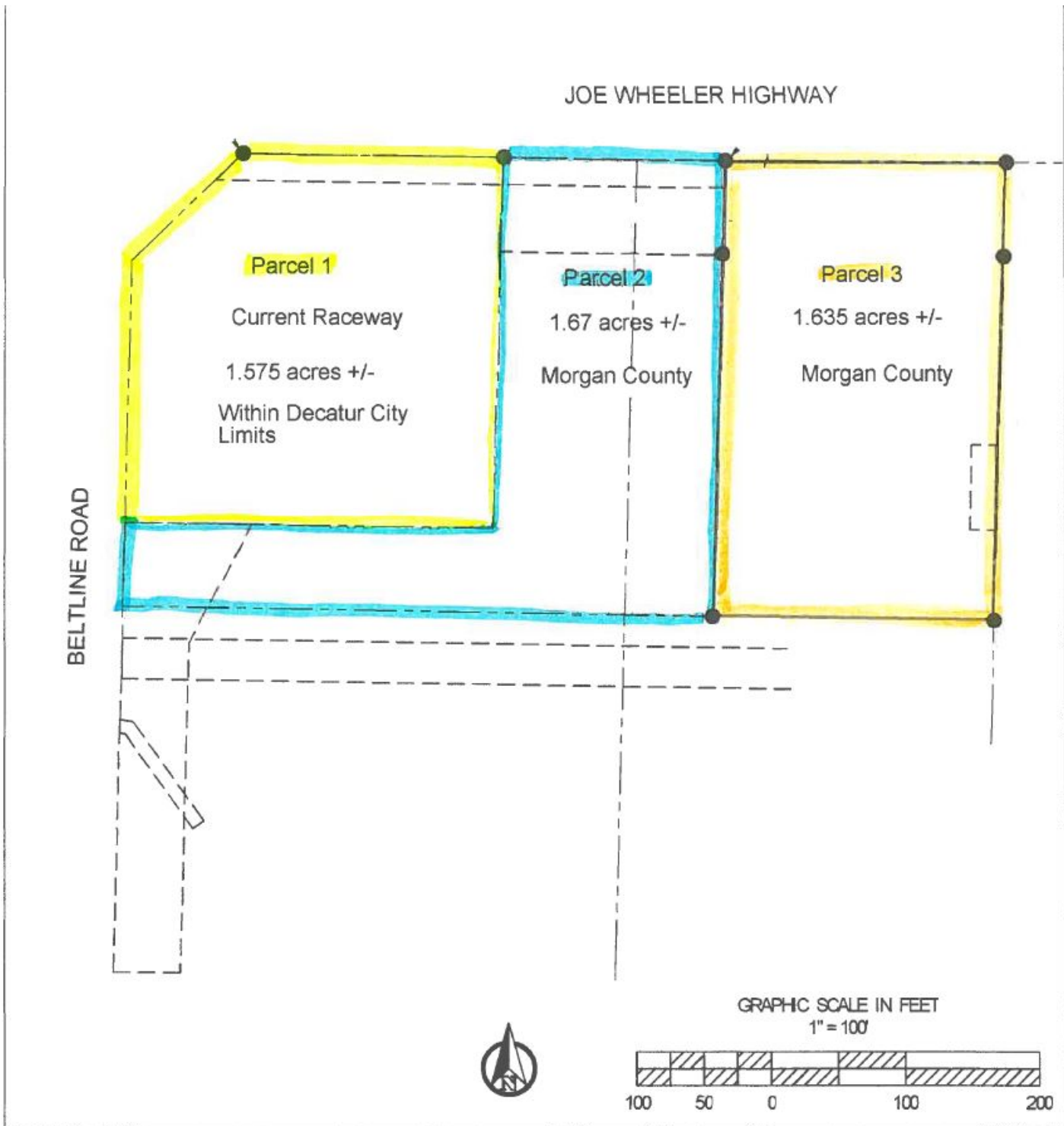


City of Decatur Department of Development  
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Address Point to Decatur	
Status	
Unverified	Yellow diamond
Verified	Green diamond
Streets	Blue line
Decatur Corporate Limits	Blue outline
NEW PARCEL LAYER	Yellow outline







**FILE NAME OR NUMBER:** Bond Review – Sewer Extension for Jubilee House of Prayer

**ACRES:**

**CURRENT ZONE:** B2

**APPLICANT:** Jubilee House of Prayer

**LOCATION AND OR PROPERTY ADDRESS:** North of 2418 Danville Rd SW

**REQUEST:** Review letter of credit for \$30,000 for the extension of sewer in compliance with the conditions of Certificate to Subdivide 2172-97. This letter of credit was issued in 2019 and renewed for one year in February of 2020, and as a result is set to expire on February 19<sup>th</sup>. The applicant signed an agreement with the City of Decatur in February of 2019 agreeing to complete the work within three years. This would give them until February 19<sup>th</sup>, 2021.

**NEW ZONE:** N/A

**PROPOSED LAND USE:** N/A

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

**ONE DECATUR STREET TYPOLOGY:** Lenwood Rd SW is a Local Street

<b>COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:</b>
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Conditions to be met

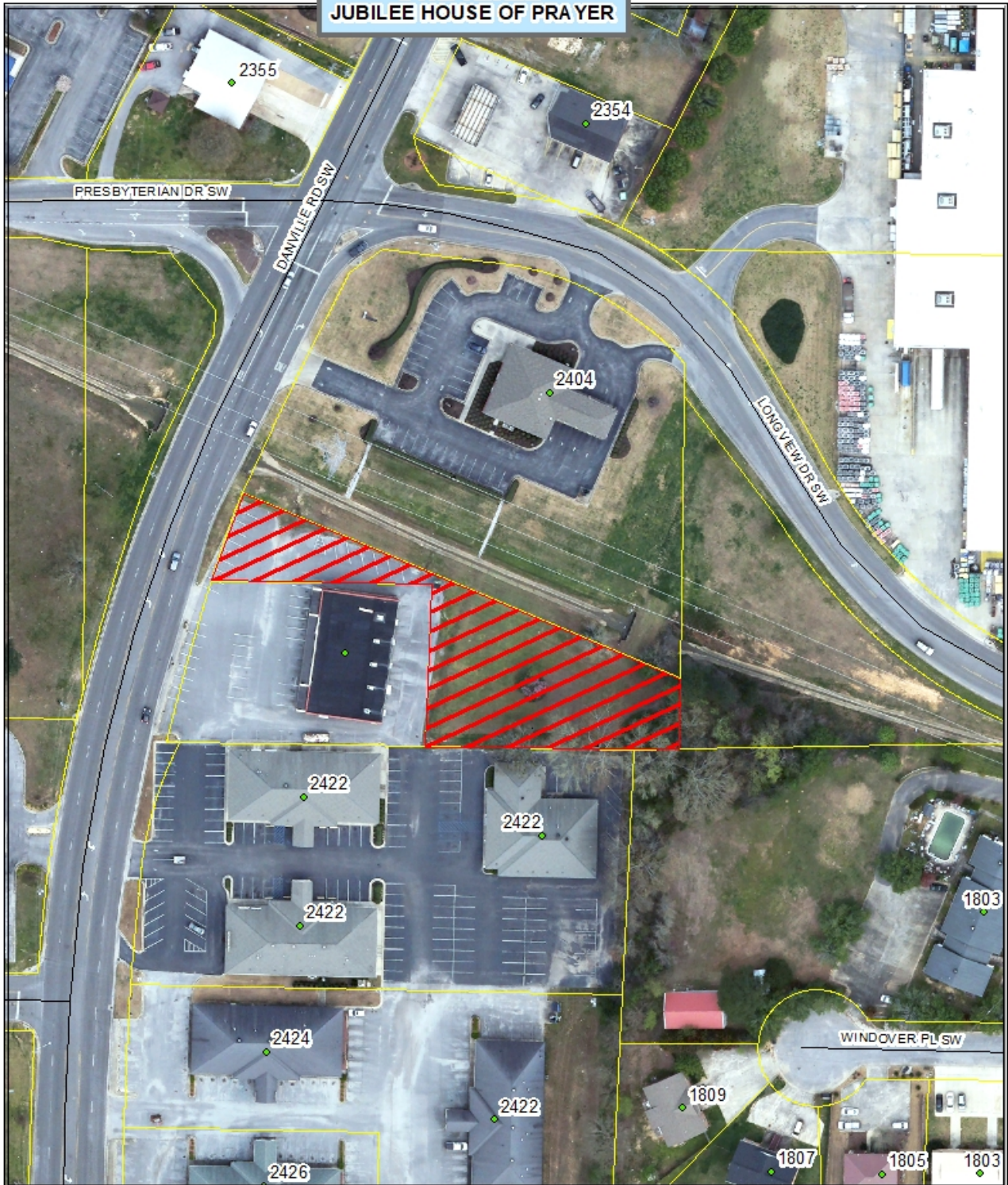
**Pt. of Info:**

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

<b>COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:</b>
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**BOND REVIEW  
JUBILEE HOUSE OF PRAYER**



City of Decatur Department of Development  
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Address/Point to Decatur	
Status	
Verified	Green Dot
Street	Yellow Line
NEW PARCEL LAYER	Yellow Outline

## May 1997 Planning Commission Minutes:

### 2172-97 Certificate to Subdivide

Applicant: J.W. Kennedy                      Zoning: B-2  
Owner: Steven Koslow                      Acreage: 3.02

Request: To subdivide a .34 acre tract and a 2.68 acre tract into a 1.66 acre tract and a 1.23 acre tract.

Location: Southeast corner of the intersection of Longview Dr. and Danville Rd.

Planning Commission Minutes  
May 27, 1997

<b>CERTIFICATES <i>(continued)</i></b>
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### 2172-97 Certificate to Subdivide *(continued)*

Conditions:

1. Point of information Any relocation of utilities will be at the owner's expense. (SCB)
2. Revise the survey to show the Public right-of-way running across the property. (PD)
3. Extend sewer to tract 2. (DU)
4. Dedicate a 10' DUT easement along the south edge of unit 2 and along the east edge of units 1 and 2. (DU and City Engineer)

**Recommendation:** Approval with conditions

Steve Koslow, applicant, was present regarding this matter. He discussed with the Commission alternatives to Condition 3. He did not wish to extend sewer to tract 2 because it will be used for a parking lot. The Commission agreed Mr. Koslow could sign a surety bond to cover the extension of sewer to tract 2.

**Commissioner Melton made the motion for approval subject to the following conditions:**

1. Point of information Any relocation of utilities will be at the owner's expense. (SCB)
2. Revise the survey to show the Public right-of-way running across the property. (PD)
3. Sign a surety bond for the extension sewer to tract 2. (DU)
4. Dedicate a 10' DUT easement along the south edge of unit 2 and along the east edge of units 1 and 2. (DU and City Engineer)

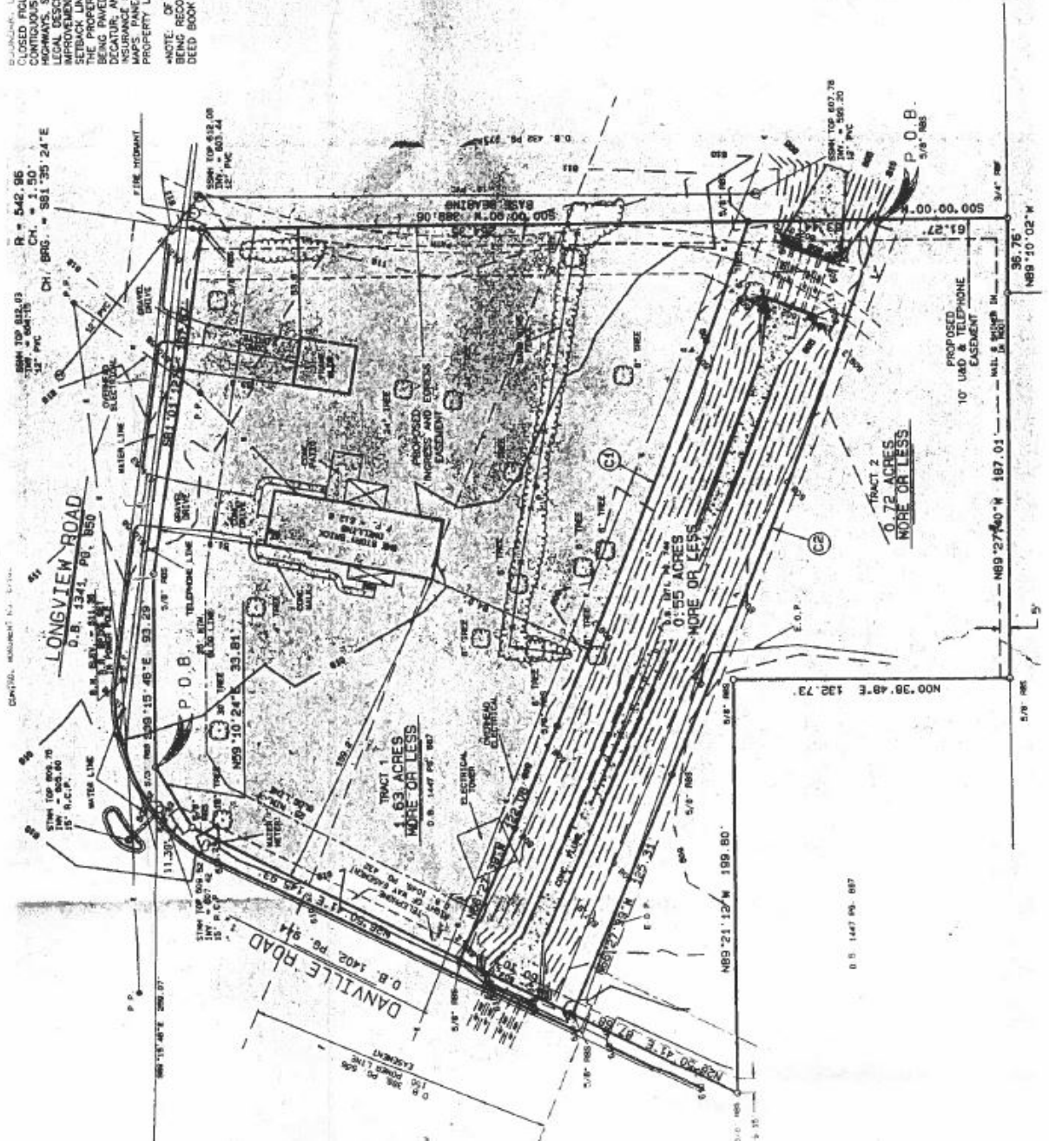
**Commissioner Parks seconded the motion. Upon a roll call vote, the motion was unanimously approved.**



CLOSED FIGURE WITHIN +/- 0.03 FOOT; THE B. CONTIGUOUS WITH THE PROPERTY LINES OF ALL ADJACENT PLATS. THE PROPERTY LINES OF THE PLAT ARE SHOWN AS DOTTED LINES. THE LEGAL DESCRIPTION OF RECORD, THAT THE BUILDING SETBACK LINES EXCEPT AS SHOWN, THAT ADJACENT TO THE PROPERTY IS PROVIDED BY DANVILLE ROAD BEING PAVED AND LOCATED WITHIN THE CO. INSURANCE PROGRAM MAPS AND HAS FOUNDATION MAPS. PANEL NUMBER 010176 0015 DATED SE. ANOTE. OF THE EASEMENTS NOTED IN TITLE CC BEING RECORDED IN DEED BOOK 1402, PAGE 9. DEED BOOK 1402, PAGE 944 AFFECT OUR PRO.

- LEGEND
- NBS = N. 1/4 SECTION 10
  - RS = RAILROAD SPUR
  - RRSS = RAILROAD SPUR
  - P.O.B. = POINT OF BEGIN
  - G = GROUND MEASURE
  - R = RECORD MEASURE
  - D.B./PG. = DEED BOOK/
  - HPF = HOLLOW PIN FOUND
  - S = SOUTH
  - N = NORTH
  - E = EAST
  - V = WEST
  - U.B. = UTILITY AND DRP
  - M.B.L. = MINIMUM BUILD
  - PKS = P.K. NAIL SET
  - PKT = P.K. NAIL FOUND
  - X = FENCE LINE
  - = ROCKES
  - = SECTIONS
  - R-D-V = RIGHT-OF-WAY
  - P.B./PG. = PLAT BOOK/PAC
  - CHP = CONCRETE HOMER
  - CHS = CONCRETE HOMER

CLOSED TRAVERS





## OTHER BUSINESS

**FILE NAME OR NUMBER:** Vacation 525-21

**ACRES:** Approximately .045

**CURRENT ZONE:** B5

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

**LOCATION AND OR PROPERTY ADDRESS:** Southeast of 602 Bank St NE and northwest of 8 Walnut St NE

**REQUEST:** Vacation of a 15' Alley between 602 Bank St NE and 8 Walnut St NE

**NEW ZONE:** Click or tap here to enter text.

**PROPOSED LAND USE:** Residential Medium Density

**ONE DECATUR FUTURE LAND USE:** Urban Core Downtown

**ONE DECATUR STREET TYPOLOGY:** Walnut St NE is a local street, Bank St NE is a minor arterial

### COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

#### Conditions to be met

1. Signed and completed vacation package
2. Decatur Utilities needs a 15' easement for existing sewer in alley, unless the sewer is to be relocated per Decatur Utilities approval.

#### Pt. of Info:

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

### COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:

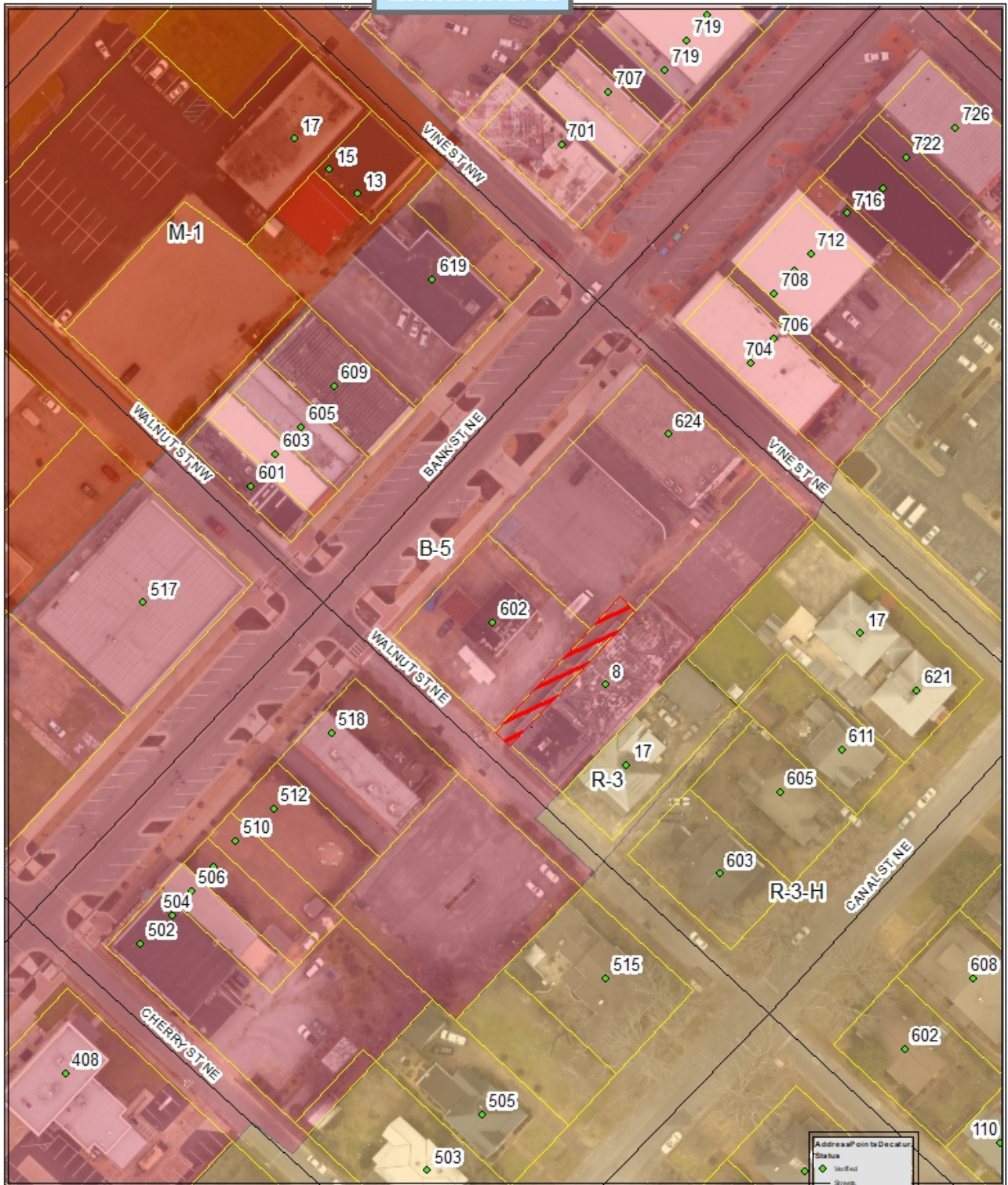
This aerial map displays an industrial area with property boundaries outlined in yellow. Lot numbers are marked with green dots and labels. The streets shown are VINESTNW, VINESTNE, WALNUTSTNW, WALNUTSTNE, BANKSTNE, CHERRYSTNE, and CANALSTNE. A red double line highlights a specific lot, which is labeled with the number 8. Other lot numbers visible include 17, 15, 13, 619, 609, 605, 603, 601, 517, 518, 512, 510, 506, 504, 502, 408, 505, 503, 101, 110, 602, 611, 621, 624, 701, 707, 719, 716, 712, 708, 706, 704, 722, 726, 605, 603, 17, and 621.



45

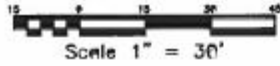


# VACATION 525-21



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 in Decatur  
 Status  
 Verified  
 Street  
 NEW PARCEL LAYER  
 Zoning  
 B-5  
 M-1  
 R-3  
 R-3-H



VINE STREET NE

BANK STREET

WALNUT STREET NE

RIGHT-OF-WAY VACATION- ALLEY NORTH OF WALNUT STREET, NE

DRAWING DATE: DEC 2020

DRAWN BY: DCP

APPROVED BY: RMH

JOB No. S-310-20

SCALE: 1"=30'

PAGE 7 OF 7

PUGHWRIGHTMCANALLY.COM



**FILE NAME OR NUMBER:** Vacation 526-21

**ACRES:** 1.24

**CURRENT ZONE:** M2

**APPLICANT:** Pugh Wright McAnally for Decatur-Morgan County Port Authority, Industrial Development Board of Decatur LLC, NUCOR Steel Decatur LLC, and Joe Wheeler Electric Membership Corporation

**LOCATION AND OR PROPERTY ADDRESS:** End of Mallard Fox Drive NW

**REQUEST:** Vacation of the end of Mallard Fox Drive NW

**NEW ZONE:** [Click or tap here to enter text.](#)

**PROPOSED LAND USE:** Industrial

**ONE DECATUR FUTURE LAND USE:** General Industrial

**ONE DECATUR STREET TYPOLOGY:** Mallard Fox Dr NW is a minor arterial

<b>COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:</b>
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**Conditions to be met**

1. Signed and completed vacation package
2. Decatur Utilities needs a DUT easement for the full width of the existing right of way

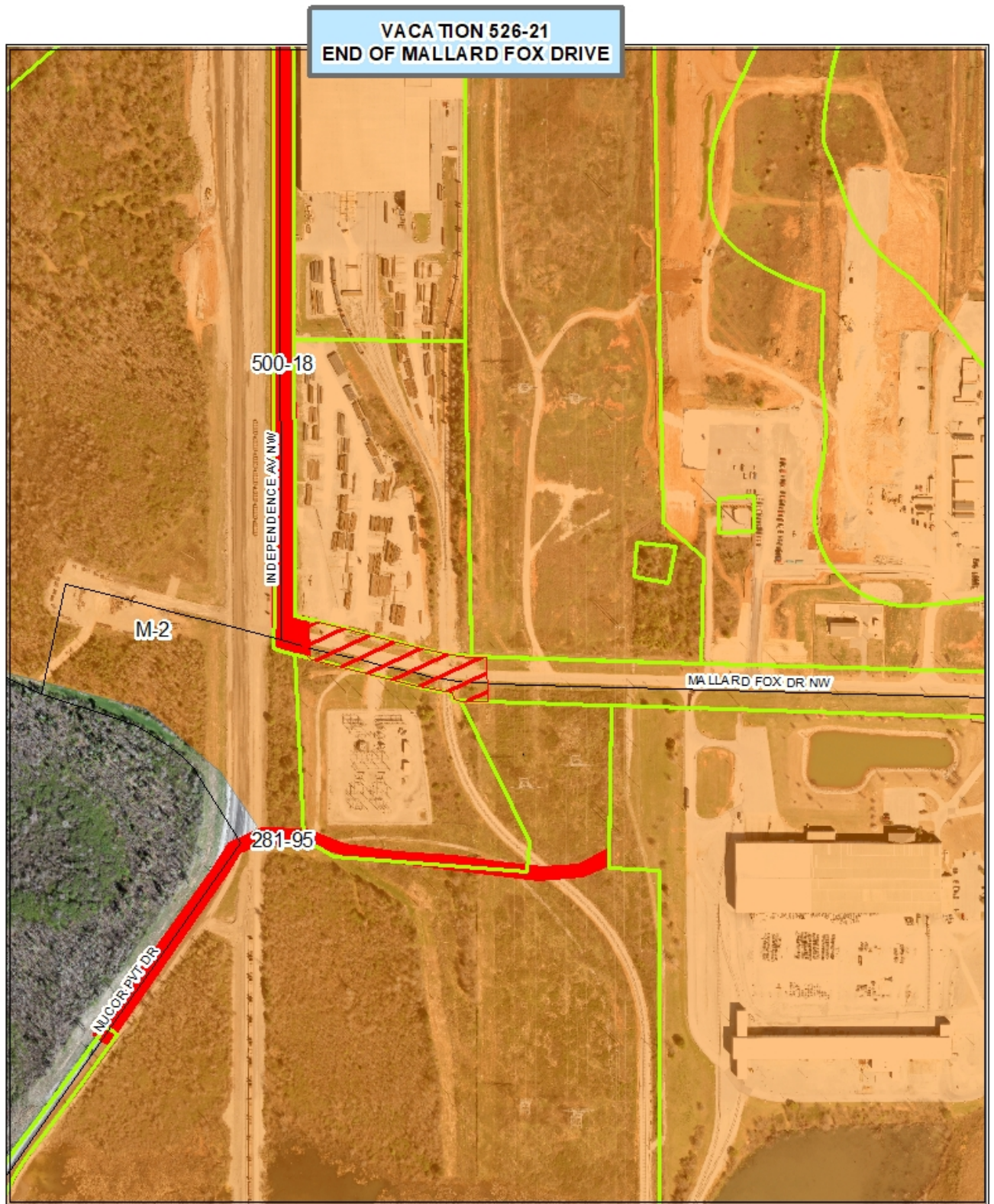
**Pt. of Info:**

1. Any relocation of utilities will be at the owner's expense.
2. Emergency vehicle Ingress/Egress will be maintained, as will Ingress/Egress access for JWEMC's existing substation.

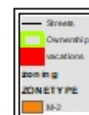
<b>COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:</b>
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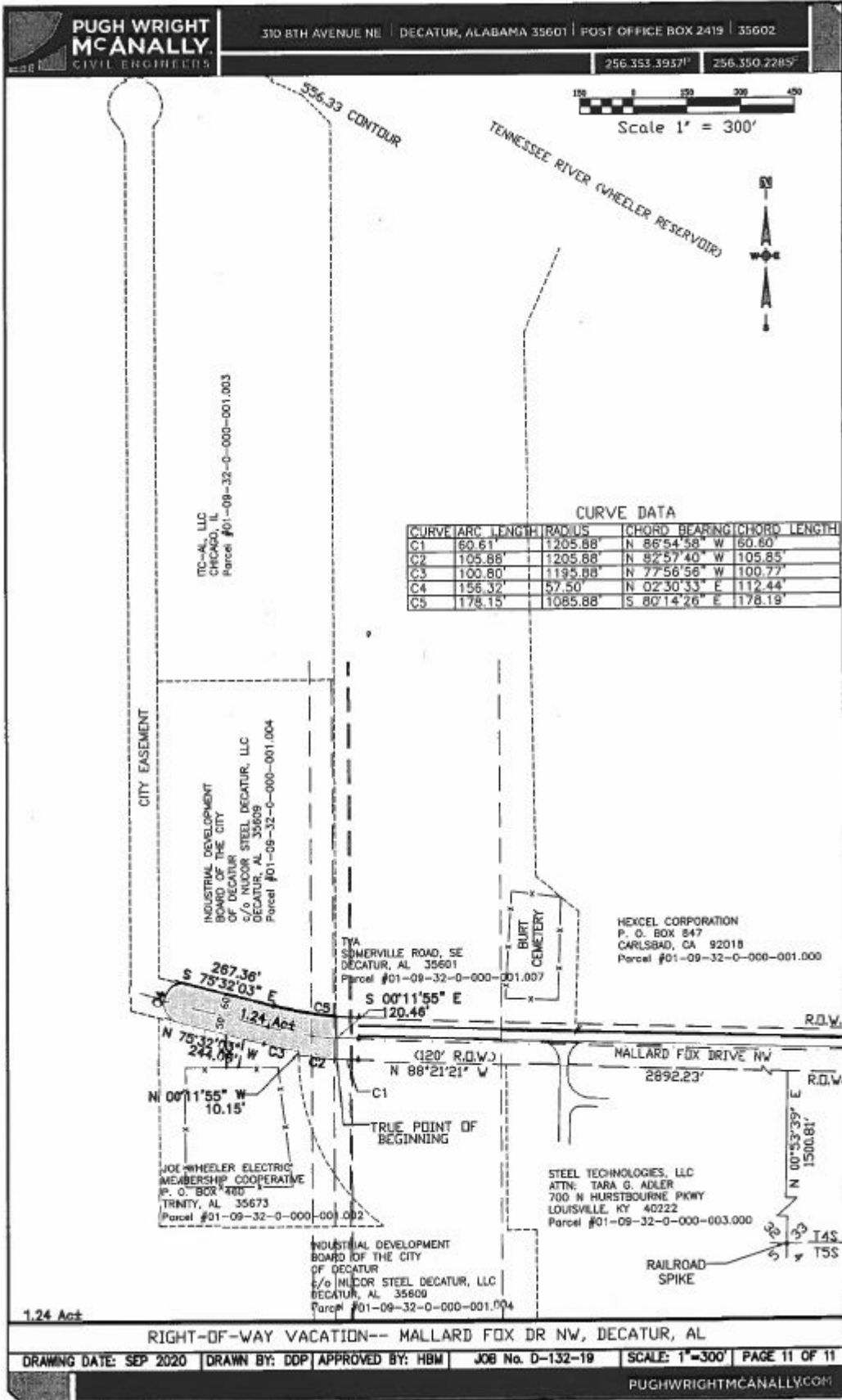






City of Decatur Department of Development  
 Note: Every reasonable effort has been made to assure the accuracy  
 of this map. The City of Decatur does not assume liability arising





CURVE DATA

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	60.61'	1205.88'	N 86°54'58" W	60.60'
C2	105.88'	1205.88'	N 82°57'40" W	105.85'
C3	100.80'	1195.88'	N 77°56'56" W	100.77'
C4	156.32'	57.50'	N 02°30'33" E	112.44'
C5	178.15'	1085.88'	S 80°14'26" E	178.19'