

ORDINANCE NO. 13-4150

BE IT ORDAINED by the City Council of the City of Decatur, in the State of Alabama, as follows:

Section 1. That the district boundaries of the City of Decatur Official Zoning Map, heretofore adopted by Section 27-1, Code of Decatur, Alabama, 1956, now Section 25-1, Code of Decatur, Alabama, as thereafter amended, are further amended, changed and modified as follows:

Rezoning Request No. 1270-13

The property being considered for rezoning is located north of Red Bank Road and west of Indian Hills Road.

All that part of Section 22 and 23, Township 6 South, Range 4 West of the Huntsville Meridian, Morgan County, Alabama, more particularly described as commencing at a judicial stone monument marked '1931 judicial stone' at the Northeast corner of said section 22 and the Northeast corner of Burningtree Valley Subdivision, Additional No.3 as recorded in Plat Book 9 at page 98 in the office of the judge of probate, Morgan county, Alabama, thence along the north boundary of said subdivision north 88 degrees 50 minutes 11 seconds west 641.66 feet to a point; Thence continue along the north boundary of said subdivision north 88 degrees 50 minutes 11 seconds west 641.66 feet to a point. Thence continue along the north boundary of said subdivision north 88 degrees 50 minutes 11 seconds west 1958.78 feet to a point; thence south 01 degrees 38 minutes 53 seconds west 899.47 feet to a point; thence along the southerly boundary of Burningtree Estates Subdivision Addition no. 3 as recorded in plat book 6 at page 67 in the office of the judge of probate, Morgan county, Alabama north 85 degrees 16 minutes 10 seconds west 1267.31 feet to the northeast corner of Burningtree Estates Subdivision Addition no. 1 as recorded in plat book 9, page 13 in the office of the judge of probate, Morgan county, Alabama; thence along the easterly boundary of said burning tree valley subdivision addition no. 1, south 04 degrees 43 minutes 50 seconds west 341.01 feet to a point; thence south 42 degrees 12 minutes 01 seconds west 117.49 feet to a point; thence around a non-tangential curve to the left having a radius of 353.79 feet a length of 24.74 feet (chord bearing and distance south 77 degrees 33 minutes 12 seconds east 24.74 feet) to a point; thence south 10 degrees 26 minutes 36 seconds west 10.00 feet to a point; thence around a non-tangential curve to the left having a radius of 363.79 feet a length of 76.94 feet (chord bearing and distance south 85 degrees 36 minutes 07 seconds east 76.80 feet) to a point; thence north 88 degrees 20 minutes 21 seconds east 422.18 feet to a point; thence south 01 degree 39 minutes 39 seconds east 15.00 feet to a point; thence north 88 degrees 20 minutes 21 seconds east 102.68 feet to the point of curvature of a curve to the left; thence around said curve having a radius of 700.00 feet a length of 521.55 feet (chord bearing and distance south 70 degrees 18 minutes 58 seconds east 509.57 feet) to the point of tangency; thence south 48 degrees 58 minutes 18 seconds east 934.41 feet to a point; thence south 53 degrees 46 minutes 35 seconds west 193.81 feet to a point; thence south 36 degrees 13 minutes 25 seconds east 196.09 feet to a point; thence south 48 degrees 58 minutes 18 seconds east 1158.71 feet to a point; thence south 28 degrees 03 minutes 19 seconds east 647.47 feet to a point; thence south 88 degrees 58 minutes 58 seconds east 365.62 feet to a point being the True Point of Beginning of the herein described unit;

Thence from the TRUE POINT OF BEGINNING South 88 degrees 58 minutes 58 seconds East 347.00 feet to an iron pin passing the section line at 337.34 feet; Thence South 01 degrees 28 minutes 07 seconds West a distance of 960.92 feet to a point on the Northerly right of way margin of Rock Fence Road (Red Bank Road); thence along the Northerly right of way margin of Rock Fence Road (Red Bank Road), South 78 degrees 18 minutes 45 seconds West 15.85 feet to a point; Thence continuing on the Northerly Right of Way margin of Rock Fence Road (Red Bank

Road), South 78 degrees 18 minutes 52 seconds West 92.37 feet to a point of curvature of a curve to the right passing the section line at 0.5 feet; Thence along said curve having a radius of 786.50 feet an arc length of 321.58 feet (chord bearing and distance North 89 degrees 58 minutes 20 seconds West 319.34 feet) to a point; Thence North 05 degrees 56 minutes 55 seconds East 442.04 feet to a point; Thence North 05 degrees 56 minutes 55 seconds East 551.83 feet to the TRUE POINT OF BEGINNING and containing 8.79 acres more or less, which area is now shown and classified on said map as being in an R-2, Single-Family Residential District, and R-6, Single-Family Semi-Attached District, and shall be shown and classified on said map as being in an R-1E, Residential Estate District, subject to all rules, regulations and requirements therefore set forth in Section 25-10.7, Code of Decatur Alabama, and other provisions applicable therefore.

Section 2. This Ordinance shall take effect and be in force from and after the date of its adoption and publication as required by law.

ADOPTED this the _____ day of _____, 20 ____.

Gary Hammon, President
Decatur City Council

Authenticated:

Stacy Gilley

APPROVED this the ____ day of _____, 20 ____.

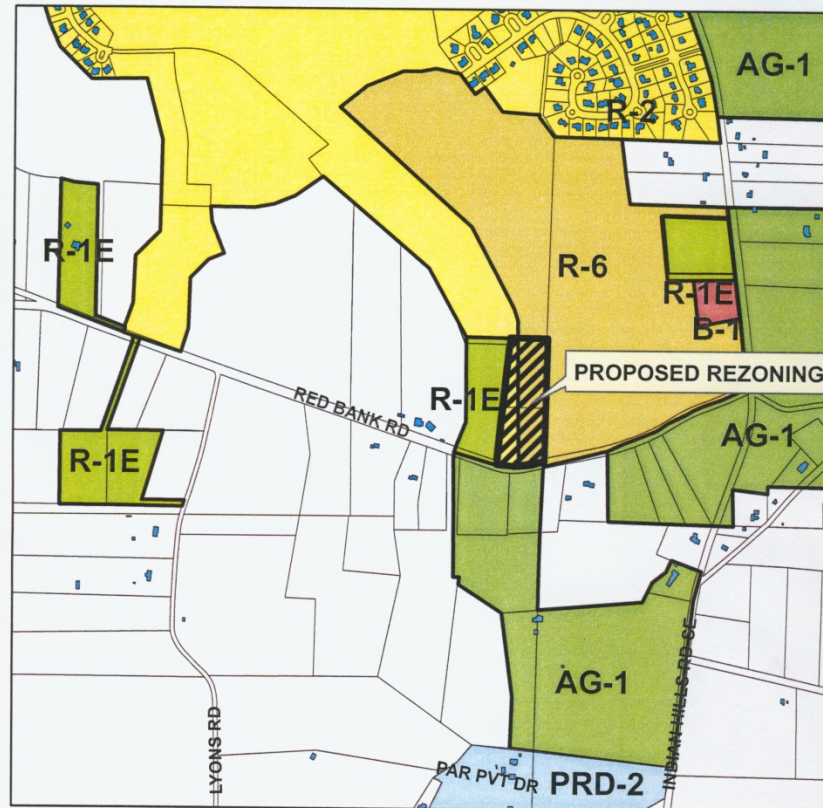
Don Kyle, Mayor

ZONING COMMITTEE



MAY 14, 2013

REZONING REQUEST NO.1270-13
FROM R-2 AND R-6 TO R-1E



Legend

bldg
Ownership



SUBJECT PROPERTY

LOCATION MAP

PREPARED BY THE CITY OF DECATUR
PLANNING DEPARTMENT

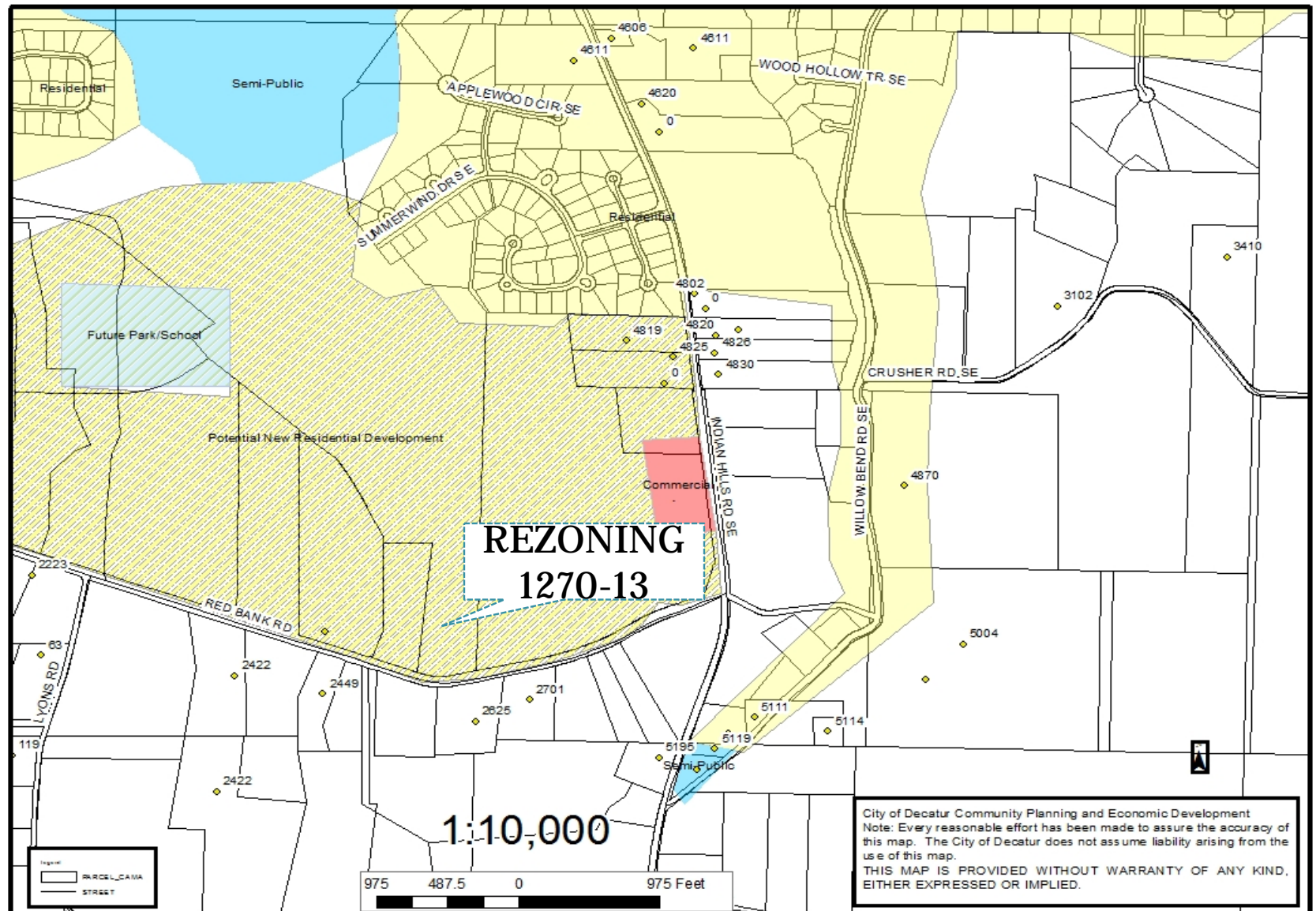
APPLICANT : JEREMIAH FROST



DRAWING NOT TO SCALE

PROPERTY ZONED R2 AND R-6

Note: Every reasonable effort has been made to assure the accuracy of this map. The City of Decatur does not assume liability arising from the use of this map. This map is provided without warranty of any kind, either expressed or implied.



Rezoning 1270-11



Rezoning 1270-13



COMPARE R2 TO R1E

SECTION	R2	R1E
USES PERMITTED	<p>From R2 Section</p> <p>There is hereby created an R-2 Residential District for those areas so designated by this chapter and the zoning map of the City, which R-2 Districts shall allow: Single family dwellings. (See also regulations common to all "R" Districts, listed in Section 25-10)</p> <p>District Requirement R" Districts shall allow: Accessory structures; gardens; playgrounds; parks; public buildings; including public schools and libraries.</p>	<p>From General Residential Requirements</p> <p>There are hereby created a "R" Residential District (Residential) for those areas so designated by this chapter and the zoning map of the City, which "R" Districts shall allow: Accessory structures; gardens; playgrounds; parks; public buildings; including public schools and libraries.</p> <p>From R1E</p> <p>There is hereby created an R-1E Residential Estate District (Large lot open space district) for those areas so designated by this chapter and the zoning map of the City of Decatur, Alabama, which R-1E Districts shall allow single family large lot or estate residences subject to use regulations common to all "R" zoning districts as set forth in section 25-10 hereof, and further subject to the following requirements and conditions.</p> <p>(1) Purpose: The R-1E district is intended to provide areas for single-family development in an open space setting or where topography, utility capacities and/or natural amenities limit the use of the land. Provisions are made for those uses necessary and incidental to single family living.</p> <p>(2) Permitted Uses: In addition to those uses permitted in section 25-10 the following uses shall be permitted:</p> <ul style="list-style-type: none"> a. Church and parsonage b. Horses shall be permitted on lots of five (5) acres or more at a rate of two for the first five (5) acres, and one (1)

COMPARE R2 TO R1E

SECTION	R2	R1E
		<p>for each additional acre thereafter.</p> <p>c. Accessory buildings and uses including stables, corrals, barns, private garages, tack rooms, hay barns, a guest house with no kitchen facilities, and other buildings and uses customarily appurtenant to a permitted use</p>
USES PERMITTED ON APPEAL	<p>Residential District Requirements</p> <p>These uses shall also be permitted on appeal: Customary home occupations; public utilities, general hospitals for humans, except primary for mental cases; semi-public buildings; golf courses; municipal, county, state or federal use; clubs located on and embracing within its sole possessory right, one tract or parcel of land not less than twenty (20) acres in size; and on premises and off premises sale of alcoholic beverage by clubs meeting the acreage requirements above when duly licensed as a class I or class II club by the City of Decatur and the Alabama Alcoholic Beverage Control Board under and pursuant to the Alcoholic Beverage Licensing Code.</p>	<p>From General Residential Requirements</p> <p>These uses shall also be permitted on appeal: Customary home occupations; public utilities, general hospitals for humans, except primary for mental cases; semi-public buildings; golf courses; municipal, county, state or federal use; clubs located on and embracing within its sole possessory right, one tract or parcel of land not less than twenty (20) acres in size; and on premises and off premises sale of alcoholic beverage by clubs meeting the acreage requirements above when duly licensed as a class I or class II club by the City of Decatur and the Alabama Alcoholic Beverage Control Board under and pursuant to the Alcoholic Beverage Licensing Code.</p> <p>From R1E</p> <p>Uses permitted on appeal. In addition to those uses permitted on appeal in section 25-10 a barn shall be permitted on appeal on tracts of five (5) acres or more where a residential structure is planned.</p>
USES PROHIBITED	<p>From R2 Section</p> <p>Uses prohibited: Any use not permitted, or permitted on appeal, is prohibited</p> <p>From Residential District Requirements</p> <p>Uses prohibited: Except as expressly permitted,</p>	<p>From General Residential Requirements</p> <p>Uses prohibited: Except as expressly permitted, or permitted on appeal, the following uses are prohibited in all residential districts, including without limitation planned residential development districts, specialty and restricted residential districts: ("R" Districts): All buildings,</p>

COMPARE R2 TO R1E

SECTION	R2	R1E
	<p>or permitted on appeal, the following uses are prohibited in all residential districts, including without limitation planned residential development districts, specialty and restricted residential districts: ("R" Districts): All buildings, structures and units constructed off-site (except for modular homes as in section 25-2) without regard to whether or not such building, structures or units are designed and built in compliance with state or federal standards, including without limitation, mobile homes, manufactured homes, house trailers, and trailer coaches; trailer or manufactured home parks, courts or camps, and commercial and industrial uses, including parking lots and parking areas in connection with any of these uses, not specifically permitted</p>	<p>structures and units constructed off-site (except for modular homes as in section 25-2) without regard to whether or not such building, structures or units are designed and built in compliance with state or federal standards, including without limitation, mobile homes, manufactured homes, house trailers, and trailer coaches; trailer or manufactured home parks, courts or camps, and commercial and industrial uses, including parking lots and parking areas in connection with any of these uses, not specifically permitted.</p> <p>From R1E Uses prohibited - Any use not permitted or permitted on appeal, is prohibited.</p>
MINIMUM LOT SIZE	<p>From R2 Section</p> <p>(2) Specific requirements:</p> <ul style="list-style-type: none"> a. Minimum lot area: Ten thousand (10,000) square feet. b. Maximum building area: None specified 	<p>(3) Area, yard and bulk requirements</p> <ul style="list-style-type: none"> a. Minimum lot area- One (1) acre or five (5) acres if horses are to be kept. g. Maximum stories - Two and a half (2 1/2).
MINIMUM YARD SIZE	<p>From R2 Section</p> <ul style="list-style-type: none"> c. Minimum front yard setback: Thirty-five (35) feet d. Minimum rear yard setback: Forty (40) feet e. Minimum side yard setbacks: Eight (8) feet f. Minimum feet at building line: Seventy (70) feet 	<ul style="list-style-type: none"> b. Minimum width front building line- One hundred (150) feet. c. Minimum front yard - Setback fifty (50) feet. d. Minimum rear yard - Setback sixty (60) feet. e. Minimum side yard - Setback twenty-five (25) feet.

COMPARE R2 TO R1E

SECTION	R2	R1E
MAXIMUM BUILDING AREA	Maximum coverage - None specified	h. Maximum coverage - None specified
MAXIMUM HEIGHT	From R2 Section G, Maximum building height: Thirty-five (35) feet. h. Maximum height in stories: Two and one half (2 1/2).	f. Maximum height - Fifty (50) feet.
OFF STREET PARKING	From R2 Section (1) <i>General requirements.</i> a. Off-street parking and vehicle access shall be provided as set forth in section 25-16 hereof	Off Street parking - Two spaces per dwelling unit.
OFF STREET LOADING AND UNLOADING	From R2 Section b. A carport, porte-cochere, porch or structure part thereto, attached to or situated within five feet of the main structure as defined in section 25-2 thereof, shall be considered as a part of the main building and shall be subject to the setback and side yard requirements of the district in which it is located.	

Compare R-6 to R1E

	R-6 Single Family semi attached	R1E
Uses Permitted	<p data-bbox="327 209 940 241">From General Residential Requirements</p> <p data-bbox="327 282 1207 461">There are hereby created a "R" Residential District (Residential) for those areas so designated by this chapter and the zoning map of the City, which "R" Districts shall allow: Accessory structures; gardens; playgrounds; parks; public buildings; including public schools and libraries.</p> <p data-bbox="327 501 464 534">From R6</p> <p data-bbox="327 574 1188 972">There is hereby created an R-6 Residential District (single-family semi-attached) for those areas so designated by this chapter and the zoning map of the City of Decatur, Alabama, which R-6 Districts shall allow single-family semi-attached residences, subject to use regulations common to all "R" Districts as set forth in section 25-10 hereof, except that accessory structure side yard setback requirements shall be the same as required in section 25-10.2(2)(D) for the main structure, and the rear yard setbacks would remain at the minimum of five (5) feet for accessory structures, and further subject to the following requirements and conditions:</p> <p data-bbox="327 980 338 997">.</p>	<p data-bbox="1234 209 1848 241">From General Residential Requirements</p> <p data-bbox="1234 282 1986 493">There are hereby created a "R" Residential District (Residential) for those areas so designated by this chapter and the zoning map of the City, which "R" Districts shall allow: Accessory structures; gardens; playgrounds; parks; public buildings; including public schools and libraries.</p> <p data-bbox="1234 534 1392 566">From R1E</p> <p data-bbox="1234 607 1990 932">There is hereby created an R-1E Residential Estate District (Large lot open space district) for those areas so designated by this chapter and the zoning map of the City of Decatur, Alabama, which R-1E Districts shall allow single family large lot or estate residences subject to use regulations common to all "R" zoning districts as set forth in section 25-10 hereof, and further subject to the following requirements and conditions.</p> <p data-bbox="1329 972 2011 1224">(1) Purpose: The R-1E district is intended to provide areas for single-family development in an open space setting or where topography, utility capacities and/or natural amenities limit the use of the land. Provisions are made for those uses necessary and incidental to single family living.</p> <p data-bbox="1329 1265 1965 1370">(2) Permitted Uses: In addition to those uses permitted in section 25-10 the following uses shall be permitted:</p> <ul style="list-style-type: none"> <li data-bbox="1423 1378 1850 1411">a. Church and parsonage <li data-bbox="1423 1419 1990 1451">b. Horses shall be permitted on lots

		<p>of five (5) acres or more at a rate of two for the first five (5) acres, and one (1) for each additional acre thereafter.</p> <p>c. Accessory buildings and uses including stables, corrals, barns, private garages, tack rooms, hay barns, a guest house with no kitchen facilities, and other buildings and uses customarily appurtenant to a permitted use</p>
--	--	--

Uses Permitted On Appeal	<p>From General Residential Requirements</p> <p><i>Uses Permitted on appeal:</i> Customary home occupations; public utilities general hospitals for humans, except primary for mental cases; semi-public buildings; golf courses; municipal, county, state or federal use; clubs located on and embracing within its sole possessory right, one tract or parcel of land not less than twenty (20) acres in size; and on premises and off premises sale of alcoholic beverage by clubs meeting the acreage requirements above when duly licensed as a class I or class II club by the City of Decatur and the Alabama Alcoholic Beverage Control Board under and pursuant to the Alcoholic Beverage Licensing Code.</p>	<p>From General Residential Requirements</p> <p>These uses shall also be permitted on appeal: Customary home occupations; public utilities, general hospitals for humans, except primary for mental cases; semi-public buildings; golf courses; municipal, county, state or federal use; clubs located on and embracing within its sole possessory right, one tract or parcel of land not less than twenty (20) acres in size; and on premises and off premises sale of alcoholic beverage by clubs meeting the acreage requirements above when duly licensed as a class I or class II club by the City of Decatur and the Alabama Alcoholic Beverage Control Board under and pursuant to the Alcoholic Beverage Licensing Code.</p> <p>From R1E</p> <p>Uses permitted on appeal. In addition to those uses permitted on appeal in section 25-10 a barn shall be permitted on appeal on tracts of five (5) acres or more where a residential structure is planned.</p>
Uses Prohibited	<p>From General Residential Requirements</p> <p>Uses prohibited: Except as expressly permitted, or permitted on appeal, the following uses are prohibited in all residential districts, including without limitation planned residential development districts, specialty and restricted residential districts: ("R" Districts): All buildings, structures and units constructed off-site (except for modular homes as in section 25-2) without regard to whether or not such building, structures or units are designed and built in compliance with state or federal standards, including without limitation, mobile homes, manufactured homes, house trailers, and trailer coaches; trailer or manufactured home parks, courts or camps, and commercial and industrial uses, including parking lots and parking areas in connection with any of these uses,</p>	<p>From General Residential Requirements</p> <p>Uses prohibited: Except as expressly permitted, or permitted on appeal, the following uses are prohibited in all residential districts, including without limitation planned residential development districts, specialty and restricted residential districts: ("R" Districts): All buildings, structures and units constructed off-site (except for modular homes as in section 25-2) without regard to whether or not such building, structures or units are designed and built in compliance with state or federal standards, including without limitation, mobile homes, manufactured homes, house trailers, and trailer coaches; trailer or manufactured home parks, courts or camps, and commercial and industrial uses,</p>

	<p>not specifically permitted.</p> <p>From R6 (3) Uses prohibited. Any use not permitted, or permitted on appeal, is prohibited.</p>	<p>including parking lots and parking areas in connection with any of these uses, not specifically permitted.</p> <p>From R1E Uses prohibited - Any use not permitted or permitted on appeal, is prohibited.</p>
General Requirements	<p>(A) Single-family semi-attached dwellings shall not form long, unbroken lines of row housing. No more than eight (8) contiguous units shall be allowed.</p> <p>(B) Each single-family semi-attached dwelling unit shall be constructed on its own lot.</p> <p>(C) No unit located in an R-6 District shall be located closer than twenty (20) feet to a dedicated exterior street or exterior lot line on the perimeter of one district.</p> <p>(D) Maximum density (exclusive of public ROW) shall not exceed twelve (12) dwelling units per acre per development.</p> <p>(E) No unit within an R-6 District shall have direct access to an existing major thoroughfare as defined by the zoning ordinance or comprehensive plan; or a major thoroughfare as shall be defined by future plans adopted by the planning commission of the City of Decatur.</p>	
Yard and Setback Requirements Specific Requirements	<p>(A) Minimum lot size: 2,000 square feet.</p> <p>(B) Minimum lot size at building line: 20 feet.</p> <p>(C) Minimum front yard setback: 25 feet.</p> <p>(D) Minimum side yard setbacks applicable only at unattached ends and to exterior lots of a development: 10 feet (one-story); 12 feet (two-story).</p> <p>(E) Minimum rear yard setback: 20 feet.</p> <p>(F) Maximum height in stories: 2 1/2.</p> <p>(G) Maximum building height: 35 feet.</p> <p>(H) Off-street parking spaces per unit: 2.</p>	<p>(3) Area, yard and bulk requirements</p> <p>a. Minimum lot area- One (1) acre or five (5) acres if horses are to be kept.</p> <p>b. Minimum width front building line- One hundred (150) feet.</p> <p>c. Minimum front yard - Setback fifty (50) feet.</p> <p>d. Minimum rear yard - Setback sixty (60) feet.</p> <p>e. Minimum side yard - Setback twenty-five (25) feet.</p> <p>f. Maximum height - Fifty (50) feet.</p> <p>g. Maximum stories - Two and a half (2 1/2).</p> <p>h. Maximum coverage - None specified</p> <p>i. Off Street parking - Two spaces per dwelling unit.</p>

LEGAL NOTICE

Notice of a proposed amendment to the district boundaries of the City of Decatur Official Zoning Map, heretofore adopted by Section 27-1, Code of Decatur, Alabama, 1956, now Section 25-1, Code of Decatur, Alabama, as thereafter amended.

Pursuant to instructions given by the City Council of the City of Decatur, Alabama, notice is hereby given that the proposed amendment hereinbelow set forth to the Code of Decatur, Alabama, will be considered by the City Council of the City of Decatur, Alabama, at a meeting of said City Council in the Council Chambers in the City Hall of Decatur, Alabama, at 402 Lee Street, N.E. at _____, on _____, 20____.

This proposed amendment will be to rezone approximately 8.79 acres from an R-2, Single-Family Residential District, and R-6, Single-Family Semi-Attached District, to an R-1E, Residential Estate District. The property being considered for rezoning is located north of Red Bank Road and west of Indian Hills Road.

At the said time and place, all persons will have the right and are invited to be present and to be heard either for or against the adoption of said amendment.

An ordinance containing the proposed zoning ordinance changes may be reviewed in the office of the Planning Department.

This is the _____ day of _____, 20____.

Stacy Gilley
CITY CLERK

ORDINANCE NO. 13-4150

BE IT ORDAINED by the City Council of the City of Decatur, in the State of Alabama, as follows:

Section 1. That the district boundaries of the City of Decatur Official Zoning Map, heretofore adopted by Section 27-1, Code of Decatur, Alabama, 1956, now Section 25-1, Code of Decatur, Alabama, as thereafter amended, are further amended, changed and modified as follows:

Rezoning Request No. 1270-13

The property being considered for rezoning is located north of Red Bank Road and west of Indian Hills Road.

All that part of Section 22 and 23, Township 6 South, Range 4 West of the Huntsville Meridian, Morgan County, Alabama, more particularly described as commencing at a judicial stone monument marked '1931 judicial stone' at the Northeast corner of said section 22 and the Northeast corner of Burningtree Valley Subdivision, Additional No.3 as recorded in Plat Book 9 at page 98 in the office of the judge of probate, Morgan county, Alabama, thence along the north boundary of said subdivision north 88 degrees 50 minutes 11 seconds west 641.66 feet to a point; Thence continue along the north boundary of said subdivision north 88 degrees 50 minutes 11 seconds west 641.66 feet to a point. Thence continue along the north boundary of said subdivision north 88 degrees 50 minutes 11 seconds west 1958.78 feet to a point; thence south 01 degrees 38 minutes 53 seconds west 899.47 feet to a point; thence along the southerly boundary of Burningtree Estates Subdivision Addition no. 3 as recorded in plat book 6 at page 67 in the office of the judge of probate, Morgan county, Alabama north 85 degrees 16 minutes 10 seconds west 1267.31 feet to the northeast corner of Burningtree Estates Subdivision Addition no. 1 as recorded in plat book 9, page 13 in the office of the judge of probate, Morgan county, Alabama; thence along the easterly boundary of said burning tree valley subdivision addition no. 1, south 04 degrees 43 minutes 50 seconds west 341.01 feet to a point; thence south 42 degrees 12 minutes 01 seconds west 117.49 feet to a point; thence around a non-tangential curve to the left having a radius of 353.79 feet a length of 24.74 feet (chord bearing and distance south 77 degrees 33 minutes 12 seconds east 24.74 feet) to a point; thence south 10 degrees 26 minutes 36 seconds west 10.00 feet to a point; thence around a non-tangential curve to the left having a radius of 363.79 feet a length of 76.94 feet (chord bearing and distance south 85 degrees 36 minutes 07 seconds east 76.80 feet) to a point; thence north 88 degrees 20 minutes 21 seconds east 422.18 feet to a point; thence south 01 degree 39 minutes 39 seconds east 15.00 feet to a point; thence north 88 degrees 20 minutes 21 seconds east 102.68 feet to the point of curvature of a curve to the left; thence around said curve having a radius of 700.00 feet a length of 521.55 feet (chord bearing and distance south 70 degrees 18 minutes 58 seconds east 509.57 feet) to the point of tangency; thence south 48 degrees 58 minutes 18 seconds east 934.41 feet to a point; thence south 53 degrees 46 minutes 35 seconds west 193.81 feet to a point; thence south 36 degrees 13 minutes 25 seconds east 196.09 feet to a point; thence south 48 degrees 58 minutes 18 seconds east 1158.71 feet to a point; thence south 28 degrees 03 minutes 19 seconds east 647.47 feet to a point; thence south 88 degrees 58 minutes 58 seconds east 365.62 feet to a point being the True Point of Beginning of the herein described unit;

Thence from the TRUE POINT OF BEGINNING South 88 degrees 58 minutes 58 seconds East 347.00 feet to an iron pin passing the section line at 337.34 feet; Thence South 01 degrees 28 minutes 07 seconds West a distance of 960.92 feet to a point on the Northerly right of way margin of Rock Fence Road (Red Bank Road); thence along the Northerly right of way margin of Rock Fence Road (Red Bank Road), South 78 degrees 18 minutes 45 seconds West 15.85 feet to a point; Thence continuing on the Northerly Right of Way margin of Rock Fence Road (Red Bank Road), South 78 degrees 18 minutes 52 seconds West 92.37 feet to a point of curvature of a curve to the right passing the section line at 0.5 feet; Thence along said curve having a radius of 786.50 feet an arc length of 321.58 feet (chord bearing and distance North 89 degrees 58 minutes 20 seconds West 319.34 feet) to a point; Thence North 05 degrees 56 minutes 55 seconds East 442.04 feet to a point; Thence North 05 degrees 56 minutes 55 seconds East 551.83 feet to the TRUE POINT OF BEGINNING and containing 8.79 acres more or less, which area is now shown and classified on said map as being in an R-2, Single-Family Residential District, and R-6, Single-Family Semi-Attached District, and shall be shown and classified on said map as being in an R-1E, Residential Estate District, subject to all rules, regulations and requirements therefore set forth in Section 25-10.7, Code of Decatur Alabama, and other provisions applicable therefore.

LEGAL NOTICE

The City Council of the City of Decatur, Alabama, will consider at their regular meeting of _____, at _____ in the Council Chambers of the City Hall at 402 Lee Street, N.E., the proposed amendment to the Zoning Ordinance of the City of Decatur set forth in Ordinance No. _____, as published in The Decatur Daily on _____.

This proposed amendment will be to rezone approximately 8.79 acres from an R-2, Single-Family Residential District, and R-6, Single-Family Semi-Attached District, to an R-1E, Residential Estate District. The property being considered for rezoning is located north of Red Bank Road and west of Indian Hills Road.

At said hearing all persons will have the right and are invited to be present and to be heard either for or against the adoption of said amendment.

Stacy Gilley
City Clerk