

Agenda Planning Commission

City of Decatur, AL

March 18, 2014

Time: 3:15 PM

City Council Chambers

Commissioners: **Gil Aldrich**, *Chairman*; **Tracy Tubbs**, *Vice Chairman*; **Em Barran**, *Secretary*;
Gary Borden; **Chuck Ard**; **Kent Lawrence**; **Collis Stevenson**; **Joseph Wynn**; **Nell Standridge**

1. CALL MEETING TO ORDER

2. APPROVAL OF MINUTES- February 18, 2014

3. OLD BUSINESS

A. 1276-14	Rezoning (South of Old Moulton Road SW where improved Auburn Drive ends.)	1/12-15
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4. PUBLIC HEARING

PAGE/MAP

REZONING REQUEST

A. 1277-14	Rezoning (The Property is located south of Old Moulton Rd. SW where improved Auburn Dr. ends)	1/12-15
B. 1278-14	Rezoning (The Property is located on the east side of 6 th Ave. SE between 5 th St. SE and just south of the Decatur Shopping Center)	1/12-15

5. OTHER BUSINESS

CERTIFICATES

A. 3235-14	Certificate to Subdivide (North of Modaus Rd. SW and west of Cedar Ridge Dr. SW)	2/16-17
B. 3234-14	Certificate to Subdivide (North of Lower River Road and east of Deere Road)	2/18-19

SITE PLAN REVIEW

A. 507-14	Little Caesars (North of 11 th Street SE and west side of 6 th Avenue SE)	3/20 see plat
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BOND REVIEW

A. Certificate 2172-97 3/21
(South of Longview Drive SW and east of Danville Rd. SW)

A. Replat of Kings Estates 3/22
(North of Madison St NW and east of McCartney St NW)

VACATION REQUEST

A. 481-14 4/23
(City View Farms - extension of Auburn Drive out to Old Moulton Rd.)

OLD BUSINESS

REZONING REQUEST 1276-14

Applicant: Vernon Lane

Zoning: From ID (Institutional) to AG1
(Agricultural)

Owner: Vernon Lane

Acreage: 15.81 acres

Request: This is a request to rezone an approximately 15.81 acre tract from ID Institutional District to AG-1 Agricultural District.

Location: The Property is located south of Old Moulton Rd. SW where improved Auburn Dr. ends

Recomm: Approval. This is compatible with adjacent zoning.

Franklin Olive of 2032 Sarah Lane said that on behalf of the residents of City View Estates he asks that the zoning be delayed because they don't understand what it means.

Nancy Rustia 1901 Weatherly Circle SW, says some residents were not made aware of the zoning. She wanted it to be delayed so they can understand what's going on.

Tab Bowling of 1907 Weatherly Circle wanted to know if the zoning would eliminate the need to extend Auburn Drive.

Planner Karen Smith said that it wouldn't.

Janet Bragwell of 2006 Braden Drive, who is on the board for the neighborhood said that none of neighbors got the notification She asked that the zoning be postponed and wants to know more about it to discuss at a meeting the in her neighborhood.

Commissioner Aldrich asked Mrs. Smith to explain difference between an AG-1 and an I-D district.

Mrs. Smith explained the public notice process. She said the zoning will go on to the City Council and there will be another public hearing. She read from the city zoning ordinance.

Charlie Burton of 2030 Sarah Lane proposed to postpone the rezoning. He said if the public understood the details and supported it, the City Council meeting will go smoother.

Commissioner Stevenson made a motion to table the Zoning Text Amendment until the March 2014 Planning Commission meeting and Commissioner Standridge seconded it. Upon roll call vote, the motion was unanimously approved with the exception of Commissioner Ard who voted no.

Vacation Request 481-14

Applicant: Vernon Lane

Zoning: ID - Institutional

Owner: Same

Acreage:

Request: Vacate a portion of a dedicated unimproved right-of-way (Auburn Drive to Old Moulton Rd.)

Location: City View Farms (extension of Auburn Drive out to Old Moulton Rd.)

- Conds:
1. Show the position of the existing road bed in the newly dedicated right-of-way Survey
 2. Provide 15' utility easements on either side of the unimproved ROW
 3. Retain radius flares at the intersection of Old Moulton Rd.
 4. Applicant to sign Declaration of Vacation
 5. Amend Vacation Request language as discussed

Pt. of Info: Any relocation of utilities will be at the owner's expense.

Recomm: Approval with stated condition

Commissioner Borden made a motion to table the Vacation Request until the March 2014 Planning Commission meeting and Commissioner Stevenson seconded it. Upon roll call vote, the motion was unanimously approved with the exception of Commissioner Ard who voted no.

PUBLIC HEARING

REZONINGS

REZONING 1277-14

Applicant: Cook's Natural Science Museum Zoning: From M-1 (Light Industrial) to B-5 (Central Business)
Owner: Cook's Natural Science Museum Acreage: 2.28 acres

Request: This is a request to rezone an approximately 2.28 acre tract from M-1 Light Industrial District to B-5 Central Business District.

Location: The Property is located south of Lee Street NE and west of 4th Avenue SE

Recomm: Approval. This is in conformance with the Long Range Plan and adjacent properties.

REZONING 1278-14

Applicant: City of Decatur Zoning: From R-3 (Single-Family Residential) B-1(Local Shopping Business) B-2 (General Business) and B-6 (Business Office to RD-2 (Redevelopment 2)
Owner: City of Decatur Acreage: 41.57 acres

Request: This is a request to rezone approximately 41.57 acres of land from an R-3, Single-Family Residential District, a B-1, Local Shopping Business District, a B-2, General Business District, and a B-6, Business Office District, to an RD-2, Redevelopment District 2.

Location: The Property is located on the east side of 6th Ave. SE between 5th St. SE and just south of the Decatur Shopping Center.

Recomm: Approval

ZONING TEXT AMENDMENTS

Zoning Text Amendment 225-14

Applicant: City of Decatur
Owner: N/A

Zoning: N/A
Acreage: N/A

Request: The effect of the proposed amendment will be to amend the Code of Decatur, Alabama to add Section 25-11.3 which establishes a Redevelopment District (RD-2) on the east side of 6th Avenue and add subsection (f) to Section 25-77 regarding Permitted Signs by Districts.

Location: N/A

Recomm: Approval

Zoning Text Amendment 226-14

Applicant: City of Decatur
Owner: N/A

Zoning: N/A
Acreage: N/A

Request: The effect of the proposed amendment will be to amend Section 25-2 Definitions, 25-11 Business District Requirements, Section 25-12 Industrial District Requirements and Section 25-12.1 Agricultural District Requirements. It will add a definition for Event Venue and then allow them as a permitted use in B1, B2, B3, B4, B5 and M1A zones and it will add them as a Use Permitted on Appeal in AG1 and AG2 zones.

Location: N/A

Recomm: Approval

PLATS

Mitchell Crossing Subdivision

Applicant: Kenneth Mitchell
Owner: Mitchell Family/Shivam Hospitality Group LLC

Zoning: Outside Corp Limits
Acreage: 32.94 acres

Request: Preliminary approval to subdivide 32.94 acres into three tracts of 29.42 acres, 2.27 acres and 1.25 acres

Location: North of Old Moulton Rd. SW and west of Beltline Rd. SW

Conds:

1. Payment of \$109.98 for notification of adjacent property owners
2. Meet conditions of Layout approval
3. Dedicate 15' utility easement along the frontages of all tracts
4. Show 80' of ROW on Old Moulton and McEntire Lane

Pt. of Info: (1) Any relocation of utilities will be at the owner's expense.

- (2) Site plan approval will be required prior to development.*
(3) Master Plan, approved by the Planning Commission, will be required before any further development will be approved on this property.
(4) Planning Dept. to work with developers on sidewalk connectivity

Recomm: Approval with stated conditions

Burningtree Valley, Addition No. 5

Applicant: BTV Associates
 Owner: Same

Zoning: R-6, B-1, AG-1
 Acreage: 246.8 acres

Request: Final plat approval to subdivide 246.8 acres into 9 tracts of 189.8 acres, 5.2 acres, 5.1 acres x3, 5.0 acres, 6.8 acres, 3.2 acres and 21.5 acres

Location: North of Red Bank Rd. and west of Indian Hills Rd. SE

- Conds:
1. Payment of application fee - \$145.00
 2. Payment for notification of adjacent property owners - \$415.48
 3. Payment of \$21.00 for plat recording fee
 4. Lot 2 shall be referred to a plat note from the Fire Marshall noting that there is inadequate water flow for fire protection
 5. Dedicate ROW as discussed from Tomahawk Trail to Summerwind Dr. SE by separate instrument
 6. Show and dedicate 15' from centerline of existing electric poles on Red Bank and 20' from centerline of poles on Indian Hills Rd. SE

Pt. of Info: Any relocation of utilities will be at the owner's expense.

Recomm: Approval with stated conditions

END PUBLIC HEARING

CONSENT AGENDA

CERTIFICATE

3236-14 Certificate to Subdivide

Applicant: Vernon Lane
 Owner: Same

Zoning: ID, R2 & R5
 Acreage: 58.61 acres

Request: Subdivide 58.61 acres into two tracts of 37.26 acres and 19 acres

Location: South of Old Moulton Rd. SW and northwest of Auburn Dr. SW

- Conds:
1. Payment of recording fees
 2. Subject to the completion, approval and recording of Vacation 481-14
 3. Show gas easement at Old Moulton Rd.

4. Dedicate a 15' (7.5' from centerline) easement for electric line that runs from Old Moulton Rd back to the barn

Pt. of Info: Any relocation of utilities will be at the owner's expense.

Recomm: Approval with stated conditions

BOND REVIEW

City View Estates, Charlotte Addition No. 3

Applicant: Vernon Lane
Owner: Same

Zoning: R-2 and R-5
Acreage:

Request: Bond review for the completion of public improvements (sidewalks) for City View Estates, Addition No. 3 (LOC Expires May 27, 2014 – Amt. \$28,000)

Location: South of Auburn Drive SW and west of Englewood Drive SW

Recomm: Extend existing LOC for one year or until development requires construction

END CONSENT AGENDA

OTHER BUSINESS

CERTIFICATE

3235-14

Certificate to Subdivide

Applicant: Hamm Associates LLC
Owner: Same

Zoning: Outside Corp Limits
Acreage: 9.42 acres

Request: Subdivide 9.42 acres into three tracts of 2.55 acres, 2.31 acres and 4.66 acres

Location: North of Poole Valley Rd. SW and west of Highway 31 South

- Conds:
1. Payment of recording fees
 2. Extend sewer to all three tracts and annex into the City or show field lines on survey for Tract 1 and provide septic tank approval for Tract 2
 3. Provide copy of deed showing ownership
 4. Dedicate 30' ROW from centerline of Poole Valley Rd.
 5. Show flood zone on survey
 6. Amend certificate to be Extraterritorial Jurisdiction

Pt. of Info: Any relocation of utilities will be at the owner's expense.

Recomm: Approval with stated conditions

ANNEXATION REQUEST

341-14

Applicant: Kenneth Mitchell/Dinesh Patel
Owner: Same

Zoning: Outside Corp Limits
Acreage: 4.93 acres

Request: Annex 4.93 acres into the corporate limits of Decatur
Location: North of Old Moulton Rd. SW and west of Beltline Rd. SW
Conds: None
Recomm: Approval

VACATION REQUEST

482-14

Removed from agenda

483-14

Applicant: Industrial Development Board
Owner: Same

Zoning: M-2, Heavy Industrial
Acreage: 12.05 acres

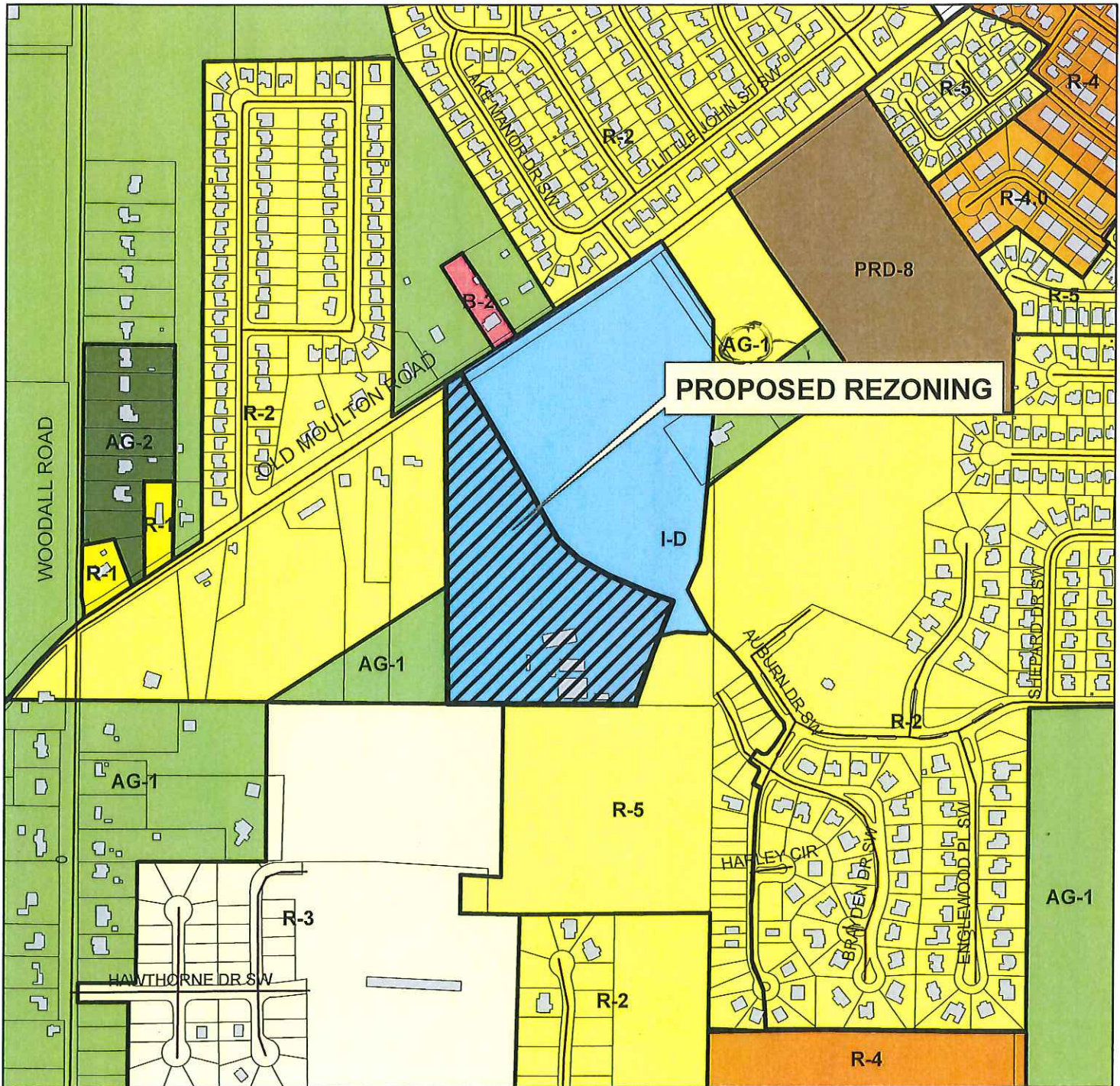
Request: Vacate approximately 12.05 acres of dedicated ROW of Iverson Blvd.
Location: North of Hwy 20 and west of Sewell Rd.
Conds: None

***Pt. of Info: Any relocation of utilities will be at the owner's expense.
Recording fees to be paid to City Clerk once request receives City Council***


approval.

Recomm: Approval

REZONING REQUEST NO. 1276-14 FROM ID TO AG-1 16.66 ACRES

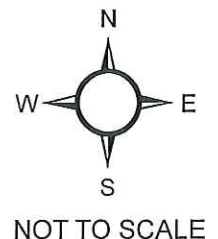


Legend

-  Buildings
-  _PARCEL_CAMA
-  SUBJECT PROPERTY

LOCATION MAP

PREPARED BY THE CITY OF DECATUR
PLANNING DEPARTMENT



APPLICANT: VERNON LANE

PROPERTY ZONED ID

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.

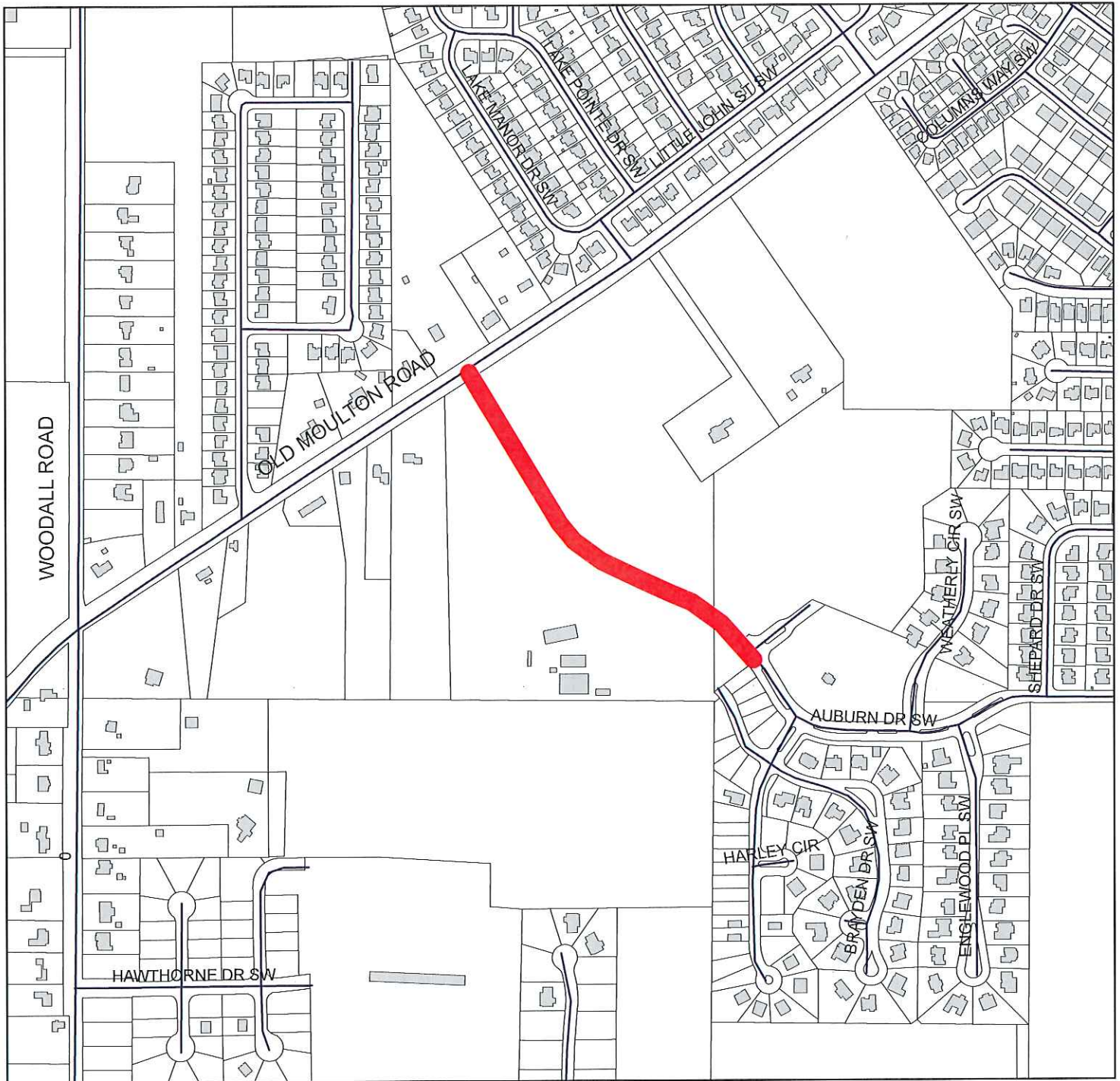
COMPARE ID TO AG1

SECTION	ID	AG1
USES PERMITTED	<p>Uses permitted: Public and private schools, colleges and academies; auditoriums, coliseums, gymnasiums, cafeterias, fraternity and sorority houses, stadiums, athletic fields in connection with public or private schools, colleges and academies; religious, fraternal and charitable institutions; orphanages; gardens; playgrounds; parks; public buildings and book shops. Accessory structures and uses customarily incidental to the above permitted uses.</p>	<p>Uses permitted: General farming including horticulture; dairying; apiaries; livestock and poultry raising; fish hatcheries; and other similar enterprises or uses.</p> <p>Aircraft landing fields; hangars and equipment; cemeteries; golf courses, swimming pools; country clubs; recreation buildings of a public or quasi-public character, sanatoriums, convalescent and nursing homes for human care; charitable institutions; animal hospitals and kennels; private clubs, lodges, summer camps, lodging and boarding houses.</p> <p>Accessory buildings and uses customarily incidental to the above uses.</p> <p>Any use permitted or permitted on appeal in and R-1 residential district and subject to all district requirements of an R-1 district as specified in section 25-10.</p> <p>Outdoor advertising structures, provided however, that such use shall be conditional as follows: Within sixty (60) days of the time that the zoning map is amended to cause advertising structures which have been erected in an AG-1 agricultural district to fall within a residential district such structures shall be removed.</p>
USES PERMITTED ON APPEAL	<p>Uses permitted on appeal: Churches, rooming and boardinghouses; restaurants; gift shops; newsstands; residential uses permitted in an R-4 residential district and subject to all district requirements of an R-4 district as specified in section 25-10 customarily home occupations.</p>	<p>Uses permitted on appeal: Sports arenas, recreational and amusement enterprises operated on a commercial basis; clubs the chief activity of which is customarily carried on as a business; clubs; on premises and off premises sale of alcoholic beverages by clubs when duly licensed as a class I club by the City of Decatur and the Alabama Alcoholic Beverage Control Board under the pursuant to the Alcoholic Beverage Licensing Code; on-premises and off-premises sale of alcoholic beverages by organizations complying with the definition of a class II club located on and embracing within its sole possessory right, one tract or parcel of land not less than twenty (20) acres in size provided such tract or parcel of land is utilized by such organization on a regular basis for recreational or athletic purposes and further provided that such organization is duly licensed as a class II club by the City of Decatur and the Alabama</p>

COMPARE ID TO AG1

SECTION	ID	AG1
		Alcoholic Beverage Control Board under and pursuant to the Alcoholic Beverage Licensing Code; tourist courts, tourist homes; motor courts and trailer courts, when these uses, in the opinion of the board of zoning adjustment will not impair an existing or potential future residential neighborhood and permitted subject to such conditions as the said board may require to preserve and protect the character of the district and otherwise promote the purpose of this chapter.
USES PROHIBITED	Uses prohibited: On premises and off premises sale of alcoholic beverages; and any use not expressly permitted or permitted on appeal.	Uses prohibited: On premises and off premises sale of alcoholic beverages, except as herein otherwise allowed; residential, commercial and industrial uses, not specifically permitted on appeal.
MINIMUM LOT SIZE	Minimum lot size: It is the intent of this section that lots of sufficient size be used for any business of service use to provide adequate parking and loading space in addition to the space required for the other normal operations of the business or service.	Minimum lot size: Minimum required lot area 15,000 square feet, Minimum required lot width at building line – 100 feet
MINIMUM YARD SIZE	Minimum yard size: Front, 25 feet; rear, 20 feet; side, 15 feet; except on a lot adjoining along its side line a lot which is in a residential district, there shall be a side yard not less than 25 feet wide.	Minimum yard size; Front, 20 feet; rear, 45 feet; sides, 15 feet; except any structure used for the housing of livestock of any kind shall not be located closer than 100 feet to any property line or line of a district other than an agricultural district.
MAXIMUM BUILDING AREA		
MAXIMUM HEIGHT	Maximum height: 45 feet or 3 stories.	Maximum height: 35 feet or 2 ½ stories.
OFF STREET PARKING	Off-street parking: See § 25-16.	Off-street parking; See § 25-16
OFF STREET LOADING AND UNLOADING	Off-street loading and unloading: Shall use required rear or side yard for loading and unloading.	Off-street loading and unloading; Shall provide adequate space for loading and unloading on rear and/or side yard.

VACATION REQUEST NO. 481-14

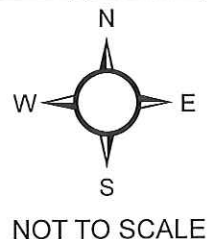


Legend

-  Buildings
-  _PARCEL_CAMA

LOCATION MAP

PREPARED BY THE CITY OF DECATUR
PLANNING DEPARTMENT

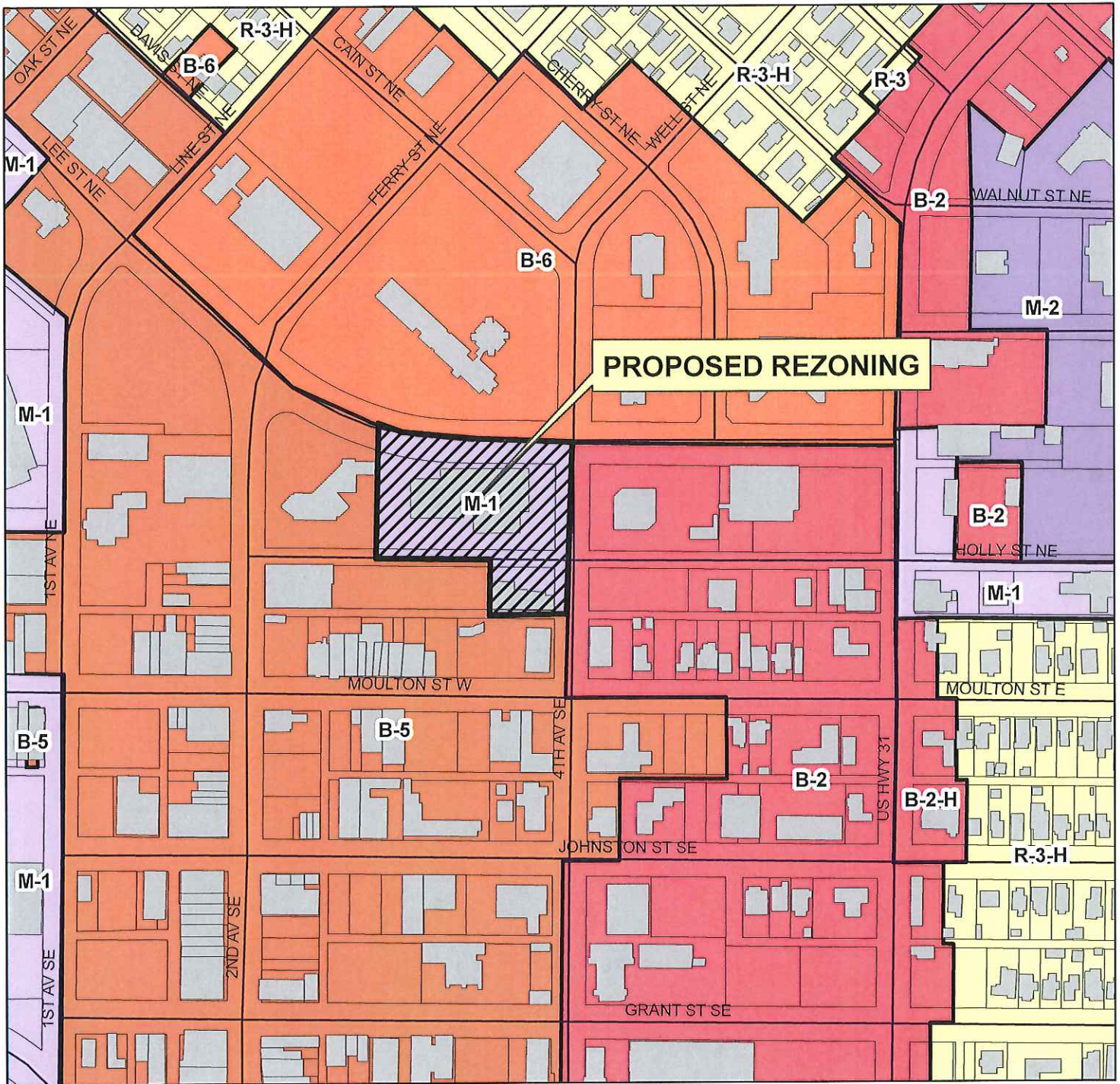


 SUBJECT RIGHT OF WAY



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APPLICANT: VERNON LANE

REZONING REQUEST NO. 1277-14 FROM M-1 TO B-5 2.28 ACRES



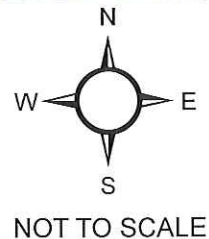
Legend

-  Buildings
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LOCATION MAP

PREPARED BY THE CITY OF DECATUR
PLANNING DEPARTMENT

APPLICANT: COOK'S NATURAL SCIENCE MUSEUM



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PROPERTY ZONED M-1

COMPARE B5 TO M1

SECTION	M1	B5
<p>USES PERMITTED</p> <p>D</p>	<p>Uses permitted: Off premises sale of alcoholic beverages; clubs; and on premises and off premises sale of alcoholic beverages by clubs when duly licensed as a class I club by the City of Decatur and the Alabama Alcoholic Beverage Control Board under and pursuant to the Alcoholic Beverage Licensing Code, light industrial operations, not obnoxious, offensive, or detrimental to neighborhood property by reason of dust, smoke, vibration, noise, odor, effluence, or appearance (i.e. ice cream plants and creameries; cold storage plants; ice plants; bottling and central distribution plants; warehouses; dry cleaners and laundries). Any retail or wholesale business or service not specifically restricted or prohibited.</p>	<p><i>Uses permitted:</i> Off premises sale of alcoholic beverages; On premises sale of table wine; On premises sale of alcoholic beverages by the Princess Theatre Center for the Performing Arts and any other valid responsible organization of good reputation, if duly licensed as a special retail licensee; on premises sale of alcoholic beverages by duly licensed restaurants; and on premises sale of alcoholic beverages by lounges located in and constituting an integral part of a restaurant licensed by the Alabama Alcoholic Beverage Control Board to sell alcoholic beverages as a restaurant; and on premises sale by a lounge located in, and constituting an integral part of a hotel or motel having fifty or more rooms for rent to the public; residential dwellings (multiple family or single family); provided that such dwellings conform to all requirements set forth in the Residential Zoning Requirements (section 25-10 other than the maximum height provision, setback requirements, lot size, and parking set forth therein, which shall not be applicable. Retail stores and markets, including the following types: food, general merchandise; apparel; furniture; household and hardware; radio and T.V.; drugs and sundries; jewelry and gifts; florists; sporting goods; and similar types. Services including the following types: dry cleaning and laundry pickup stations; filling stations, provided however that gasoline storage above ground is prohibited; barber shops and beauty shops; shoe repair; offices; hotels; motels; post offices; banks; theaters and similar services. Public buildings, including public schools and libraries; public utilities; semi-public buildings; municipal, county, state and federal buildings; gardens; playgrounds and parks.</p>
<p>USES</p>	<p>Uses permitted on appeal: Mobile home</p>	<p>Uses permitted on appeal: Restaurants;</p>

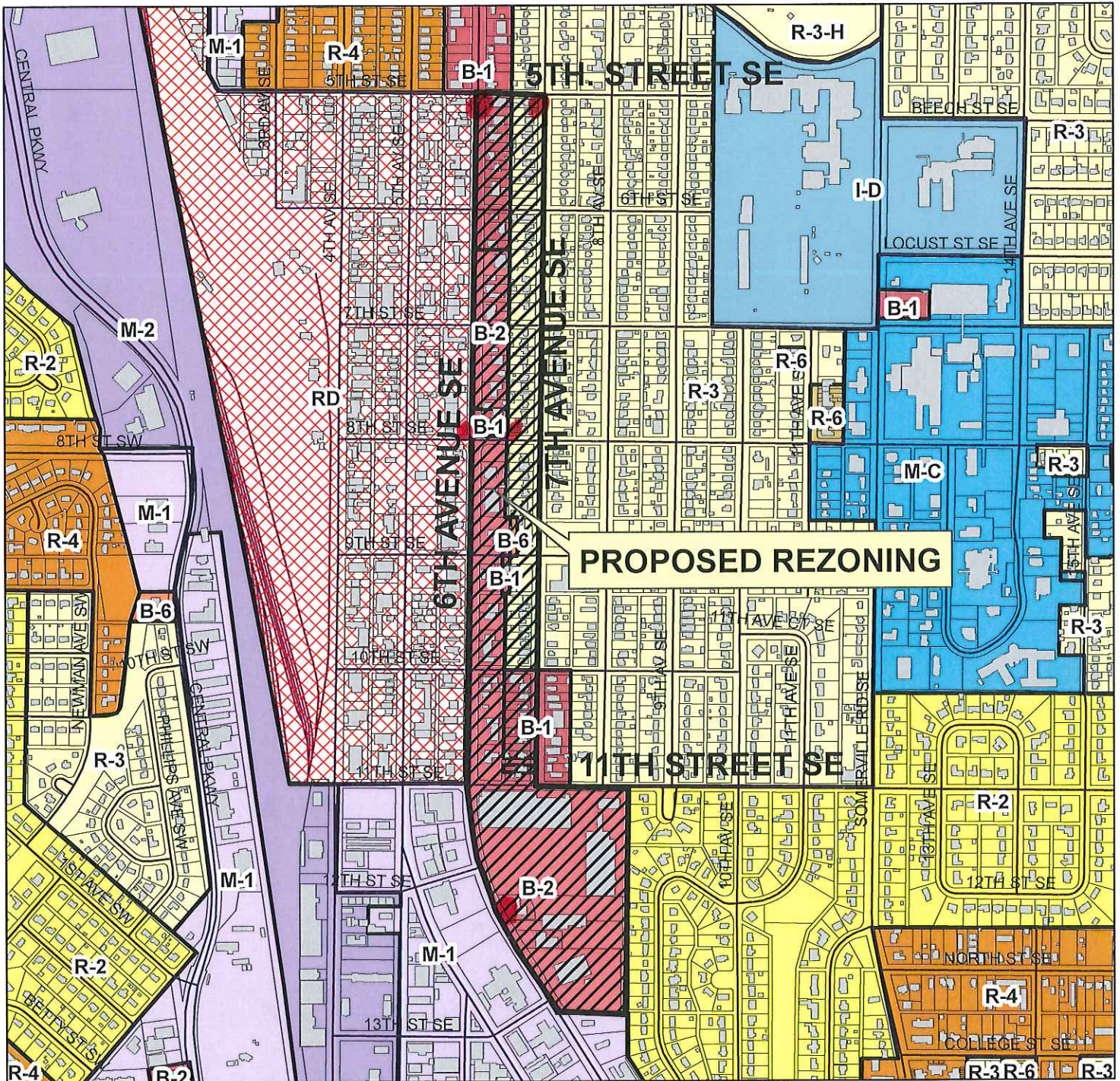
COMPARE B5 TO M1

SECTION	M1	B5
PERMITTED ON APPEAL	parks. Any uses permitted or permitted on appeal in an R-4, Residential District and subject to all district requirements of said district as specified in section 25-10, hereof, other than the maximum height provision set forth therein which shall not be applicable.	clubs; on premises and off premises sale of alcoholic beverages by clubs when duly licensed as a Class I club by the City of Decatur and the Alabama Alcoholic Beverage Control Board under and pursuant to the Alcoholic Beverage Licensing Code; and on premises and off premises sale of beer and table wine by food establishments which have monthly gross receipts from the serving of meals and food that constitute more than sixty (60) percent of the monthly gross receipts of the business; architecturally compatible accessory structures may be permitted as a uses permitted on appeal for a residential use; Brewpubs as defined by Chapter 4A of Title 28 the Code of Alabama (Alabama Brewpub Act) and subject to all requirements of that Chapter, as last amended; dry cleaners and laundries; manufacturing incidental to a retail business where articles are sold at retail on the premises, for only those uses specifically permitted."
USES PROHIBITED	Uses prohibited: Abattoirs; slaughterhouse; stockyard; bag cleaning; boiler and tank works; central mixing plant for cement, mortar, plaster and painting materials; curing, tanning or storage of hides; distillation of bones, coal, tar, or wood; fat rendering; forage plants; gasoline storage above ground in excess of five hundred (500) gallons; manufacture of acetylene, acid, alcohol, ammonia, bleaching powder, brick, pottery, terracotta or tile, cement blocks, candles, disinfectants, dye-stuffs, fertilizers, illuminating or heating gas, including storage of same, paint, turpentine, varnish, soap, and tar products; wool pulling or scouring; junk yards; cotton waste reclaiming; and similar types of plants or operations.	Uses prohibited: <i>Uses prohibited:</i> Major auto repair, except as may be a part of a new car sales, and Businesses licensed under the Deferred Presentment Services Act and/or, Pawnshop Act and/or, Dealers in Gold or Precious Items Act. Any use not permitted or permitted on appeal.
MINIMUM LOT SIZE	Minimum lot size: It is the intent of the section that lots of sufficient size be used	<i>Minimum lot size:</i> It is the intent of this section that lots of sufficient size be used




COMPARE B5 TO M1

SECTION	M1	B5
	for any industrial, service or business use for any industrial, service or business use space in addition to the space required for the other normal operation of the enterprise	for any business or service use to provide adequate parking and loading space in addition to the spaces required for the other normal operations of the business or service.
MINIMUM YARD SIZE	Minimum yard size: FRONT YARD: None specified, except where existing establishments (other than residential) are set back, any new structures shall be set back not less than the average of the setbacks of the existing establishments within one hundred (100) feet each side thereof. SIDE YARDS: None specified, excepting a lot, adjoining its side lot line another lot which is in a residential district, there shall be a side yard not less than eight (8) feet wide.	<i>Minimum yard size:</i> None specified
MAXIMUM BUILDING AREA		
MAXIMUM HEIGHT	Maximum height: None.	<i>Maximum height :</i> None specified
OFF STREET PARKING	Off-street parking: See § 25-16.	<i>Off-street parking:</i> None specified
OFF STREET LOADING AND UNLOADIN G	Off-street loading and unloading: Shall provide adequate space for loading or unloading all vehicles or trucks incidental to the operation of the industry or use.	Off-street loading and unloading: <i>Shall provide space for loading and unloading for structures hereafter erected or altered.</i>

REZONING REQUEST NO. 1278-14 FROM R-3, B-1, B-2 AND B-6 TO RD-2 41.57 ACRES



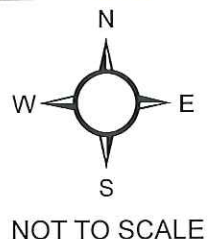
Legend

-  Buildings
-  _PARCEL_CAMA
-  SUBJECT PROPERTY

LOCATION MAP

PREPARED BY THE CITY OF DECATUR
PLANNING DEPARTMENT

APPLICANT: CITY OF DECATUR



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PROPERTY ZONED R-3, B-1, B-2 AND B-6

LEGAL NOTICE
NOTICE OF PROPOSED CHANGES IN THE ZONING ORDINANCE
THE CITY OF DECATUR, ALABAMA

Notice is hereby given that the Decatur Planning Commission will hold a public hearing on the proposed zoning text amendments prior to making a recommendation to the City Council, City of Decatur, that amendments to the Zoning Ordinance be adopted.

This hearing will be held on Tuesday, March 18, 2014 at 3:15 p.m. in the City Council Chambers of City Hall, at 402 Lee Street N.E. in the City of Decatur, Alabama.

At said time and place all interested persons are invited to be present and shall have the opportunity to be heard in opposition to or in favor of the said amendments to the Zoning Ordinance.

ZONING TEXT AMENDMENT NO. – 225-14

The effect of the proposed amendment will be to amend the Code of Decatur, Alabama to add Section 25-11.3 which establishes a Redevelopment District (RD-2) on the east side of 6th Avenue and add subsection (f) to Section 25-77 regarding Permitted Signs by Districts.

Section 1 A new section entitled 25-11.3 Redevelopment District – 2 (RD-2) is hereby created:

Sec. 25-11.3. Redevelopment District – 2 (RD-2).

Upon the adoption of this ordinance, the area within the district boundaries shall be designated on the "City of Decatur, Official Zoning Map" as a "RD-2" District, and an application for specific redevelopment may be made as hereinafter set forth. This zoning district is applicable only to the east side of 6th Avenue SE and the west side of 7th Avenue SE beginning at a point where the centerline of 7th Ave SE intersects the centerline of 5th Street SE, said point being the true point of beginning of the proposed RD-2 zoning district; thence, from the true point of beginning south along the centerline of 7th Avenue SE to the centerline of 11th St SE; thence east along the said centerline of 11th Street SE a distance of 520 feet more or less to a point; thence south along an existing alley east of the Decatur Shopping Center property a distance of 1,280 feet more or less to a point; thence west along the south property line of Tax Parcel No. 03 09 29 3 002 003.000 to the centerline of 6th Avenue SE; thence north along the centerline of 6th Avenue SE to the intersection with 5th Street SE (if extended); thence east along the centerline of 5th Street SE to the intersection with 7th Avenue SE and the true point of beginning.

Purpose:

This RD-2 (Redevelopment) District recognizes the need to redevelop the property that fronts the Sixth Ave corridor on the east side. A majority of the area is directly across from an existing redevelopment district on the west side of 6th Avenue that has already been through this process. This district will be a mixed-use zone designed to allow property owners to maximize the use of their property through flexible development standards (e.g. amended parking, lot line setbacks and lot coverage requirements) and without having to seek a zoning change from the Planning Commission and the City Council.

Action Taken:

There is hereby created an RD-2 Redevelopment District (mixed use district) for those areas designated by this chapter and the Zoning Map of the City of Decatur, Alabama. This RD-2 District shall allow mixed land uses (residential, commercial, and retail) subject to use regulations set forth in this chapter and subject to the following requirements and conditions:

1. Permitted Uses:

Residential Dwellings, with the exception of mobile homes, condominiums, and apartments, those uses permitted in all "R" Districts.

Retail and Commercial Trade including the following types: food, bakery, delicatessen, general merchandise, apparel, furniture, household and hardware, electronic sales, drug and sundries, jewelry and gifts, florists, sporting goods, antiques, appliances, hobby supply, home medical equipment, office supply, bookstore, camera and photographic supplies, fabric store, music store and other uses of similar types.

Service Oriented Facilities including the following types: federally insured banks, credit unions, savings and loans; financial institutions licensed under Mini Code or the Small Loans Act; hair salons, professional clinics (dental or medical), computer stores, interior decorating shops, neighborhood retail, professional offices, opticians, photographic studio, picture framing, restaurants, fast food restaurants, shoe repair, dry cleaning and laundry pickup stations, and other uses of similar types.

On and off premise sale of alcoholic beverages; Off premises sale of beer and table wine; on premises sale of alcoholic beverages by duly licensed restaurants; and on premises sale of alcoholic beverages by lounges located in, and constituting an integral part of a restaurant licensed by the Alabama Alcoholic Beverage Control Board to sell alcoholic beverages as a restaurant,

2. Uses Permitted on Appeal: Churches, public buildings including libraries, public utilities; semi-public buildings including governmental offices, municipal, county, State and federal buildings; music, dance, art and martial art studios, public/private schools, parks and playgrounds, police and fire stations.

3. Uses Prohibited:

Lumber yards or mills, Mobile Home Sales, Mobile Home Parks, Stockyard (live animal or poultry sales), Junkyards, Sexually Oriented Businesses; hotels, motels, light manufacturing operations, Mini Storage and Warehouse buildings, billboards, businesses licensed under the Deferred Presentment Services Act, Pawn Shops Act, Dealers in Gold or Precious Items Act and other uses found to be of an objectionable nature by reason of dust, smoke, vibration, noise, odor, extended operating hours, or inconsistent with the general welfare of the district as determined by the Chief Building official.

4. Minimum Lot Size: It is the intent of this ordinance that lots of sufficient size be used for any development to provide adequate parking and loading and unloading space in addition to the spaces required for normal operation and to meet the landscaping requirements of this Section.

5. Minimum Yard Size:

Front Yard: Lots facing Sixth Avenue (U.S. Hwy 31), shall be required to have a minimum 25 foot setback.

Rear Yard: None – except a landscaping buffer, 20' in width, required for all properties contiguous with 7th Avenue SE

Side Yard: Lots adjoining residential along its side lot line shall be required to have a side yard of not less than eight (8) feet. Lots contiguous with side streets shall provide frontage landscaping as defined in Section 25-16 (9) (f) of the Zoning Ordinance of the City of Decatur

6. Maximum Building Area: The maximum building site coverage by all structures shall be 50%

7. Maximum Height: Buildings heights close to 7th Avenue SE should be 1 to 1-1/2 stories up to a maximum of 2 stories along 6th Avenue SE.

8. Off-Street Parking: Not specified, but all parking must be contained on the property site, or on adjacent property (may be separated by an alley), or with a shared parking agreement with an adjoining property owner

9. **Off-Street Loading:** Shall provide space for loading and unloading on the property site.
10. **7th Avenue SE Access.** There shall be no ingress from, or egress to, 7th Avenue SE for any new development. All development shall be designed to front 6th Avenue SE. Access for development to 6th Avenue SE and adjoining side streets shall be limited based on ALDOT Access Management Guidelines and approved by the City of Decatur and ALDOT (the only exception will be for those properties on the west side of 7th Avenue between 10th and 11th Streets SE. They shall be allowed access to 7th Avenue for development if they do not include any property west of the existing alleyway or property contiguous to 6th Avenue).

11. **Landscaping and Lighting**

Landscaping and lighting criteria are hereby established to protect and preserve the appearance and value of surrounding properties.

- A. All development, with the exception of single family residential, will be required to provide frontage landscaping (as defined in Section 25-16(9) (f) of the City of Decatur Zoning Ordinance), foundation landscaping and perimeter landscaping (as defined in Section 25-16(9) (g) and (h) of the City of Decatur Zoning Ordinance). All development landscaping shall be irrigated with an irrigation system.
- B. All development adjacent to residential property shall provide perimeter landscaping within the property lines between the off-street parking area and adjoining properties of not less than 5' in depth, or
- C. All development adjacent to residential property shall provide a solid fence or wall. The fence shall be a minimum of 6 (six) feet high. Chain link or other wire fencing material is prohibited.
- D. All development that has a property line contiguous with 7th Avenue SE shall provide a rear landscaping buffer berm of not less than 20' in width and 3'6" in height as measured from the adjacent paved surface for the full length of the property along 7th Avenue. The purpose of the buffer is to create a continuous opaque screen along 7th Avenue so that no parking lot, dumpster or loading area is visible from the adjoining residential district.

If the lot is on a corner, the strip shall continue around the street corner 20' west on the side street. Planting shall not interfere with the sight triangle at intersections. The buffer shall consist of a 3'6" tall berm with a minimum of one tree per 10' and one evergreen shrub per 2 feet. Staggered rows, double rows, or alternating spacing may be adjusted to conform to the growth characteristics of a plant species, but spacing and selection shall result in a 100% opaque screen at 8' in height within 2 years of planting. A quarter of the trees may be deciduous shade trees and the remainder shall be evergreen and reach a minimum height of 15' at maturity. Minimum size at time of planting of shrubs shall be 24" in height. Minimum evergreen tree size shall be 6' in height. Minimum deciduous tree size shall be 2-1/2" caliper. Existing plants that are within the buffer area may act as credit toward buffer planting if they are in good health and meet minimum plant size requirements. The preservation of mature trees is encouraged; however, the resulting planting plan shall create an opaque screen. The berm requirement is waived under the drip line of existing trees but must be continued beyond the drip line for the full length of the property.

- E. All development that has property contiguous with side streets shall provide frontage landscaping as defined in the City of Decatur Zoning Ordinance Section 25-16 (9) (f).

12. Lighting

Shall be in compliance with Section 25-16(9) (o) of the City of Decatur Zoning Ordinance or as deemed necessary for the welfare and safety of the citizens of Decatur. Lighting on 7th Avenue frontage shall be limited in height to 20' to reflect a more residential scale. Lighting shall be directed toward the building development in a way that does not adversely impact adjacent residential properties. Lighting should be consistent with building design.

13. Signage

All signage shall comply with Section 25-77 (f) of the Code of Decatur and shall be subject to review and approval by the City Building Department.

14. Application and Approval Process

A. Approval Required.

Planning Commission site plan approval is required for all new development or new construction and prior to the issuance of any related building permits in the Redevelopment District.

B. Content of Application.

Each application for development located in the Redevelopment District shall be drawn and stamped by a registered Civil Engineer of the State of Alabama and include the following information:

1. The name, address & phone number of the property owner and applicant.
2. The legal and general description of the tracts or lots on which review is sought.
3. A statement of proposed use.
4. A complete site development plan drawn to a scale of no less than 1" = 50' indicating:
 - a) Dimension and footprint of all existing or proposed buildings, existing utilities and easements, access drives, parking areas, loading and unloading areas, if applicable.
 - b) Dumpster location. All dumpsters shall be enclosed, covered, positioned and shown on the site plan for Planning Commission approval.
 - c) Landscaping, fencing, lighting and irrigation plans, drawn and stamped by a registered Landscape Architect of the State of Alabama.
 - d) Signage plans

NOTE: When construction or demolition of a structure, excavation work, underground storage tank removal or other similar activities is planned in the RD-2 District, a permit from the City of Decatur Building Department will be required. In addition, the submission of a written plan addressing public safety and construction documents showing compliance with the current adopted Building Code will be required.

Section 2 A new Subsection (f) of Section 25-77 Permitted Signs by District of Article 3 Signs to be known as Redevelopment District 2 (RD2) shall be added:

- (1). On lots or tracts of land having only one (1) occupant, tenant, or commercial or business enterprise, any number of attached on-premise signs, provided that the total area of all such signs shall not exceed one hundred (100) square feet, none of which shall extend above the building.

All attached signs shall be placed on the building front or side elevation and shall not be located on the rear elevation of the building.

In addition, those businesses or establishments which have building frontage in excess of one hundred (100) feet, may display an additional two (2) square feet of attached signage for each additional foot of building frontage in excess of one hundred (100) feet, to a maximum area of two hundred (200) square feet.

- (2). On lots or tracts of land having two (2) or more occupants, tenants, or commercial or business enterprises, any number of attached on-premise signs, provided that the total area of all such signs per individual occupant, tenant, or enterprise shall not exceed one hundred (100) square feet, none of which shall extend above the building.

All attached signs shall be placed on the building front or side elevation and shall not be located on the rear elevation of the building.

In addition, those businesses or establishments which are utilized or operated as a separate business or establishment and which have store or establishment frontage in excess of one hundred (100) feet, may display an additional two (2) square feet of attached signage for each additional foot of store or establishment frontage in excess of one hundred (100) feet, to a maximum area of two hundred (200) square feet.

- (3). On lots or tracts of land having only one (1) occupant, tenant, or commercial or business enterprise, one (1) detached on-premise sign per two hundred fifty (250) feet of street frontage or fraction thereof, subject to the following requirements which must be in accordance with one (1) of the following conditions:

Setback from Street ROW	Height	Area Per Side of Sign
5 feet to less than 10 feet	3-1/2 feet	25 square feet
10 feet to less than 15 feet	8 feet	80 square feet
15 feet to less than 20 feet	15 feet	100 square feet
20 feet or more	20 feet	120 square feet

The setback, height, and area of sign requirements set forth above shall apply to each additional on-premise detached sign permitted by virtue of street frontage of the lot on which the sign is to be erected being in excess of two hundred fifty (250) feet in which case any such signs shall be erected at a distance of no less than one hundred (100) feet measured between such signs along a straight line. Signs shall be located on lots so that they are directly in front of the buildings. No detached on-premise signs shall be permitted on the side streets.

- (4). On lots or tracts of land having two (2) or more occupants, tenants, or Commercial or business enterprises, one (1) detached Business Center sign having a maximum area of one hundred fifty (150) square feet on a side per two hundred fifty (250) feet of street frontage or fraction thereof, provided however, that where additional signs are permitted because of frontage in excess of two hundred fifty (250) feet, such signs shall not be placed closer to another detached sign on the same property than one hundred (100) feet. Signs shall be a maximum of twenty (20) feet in height. Signs shall have a minimum of a twenty-five (25) foot setback from all street right-of-ways. Signs shall be located on lots so that they are directly in front of the buildings. No detached on-premise signs shall be permitted on the side streets.
- (5). No signage will be permitted on 7th Avenue SE.
- (6). Monument signage will be permitted on the side streets for entrance and exit signs only.
- (7). Temporary signs as permitted under Section 25-74 of the Code of Decatur.

DECATUR CITY PLANNING COMMISSION
GIL ALDRICH, CHAIRMAN

Publish one time on Tuesday, March 11, 2014

LEGAL NOTICE
NOTICE OF PROPOSED CHANGES IN THE ZONING ORDINANCE
THE CITY OF DECATUR, ALABAMA

Notice is hereby given that the Decatur Planning Commission will hold a public hearing on the proposed zoning text amendments prior to making a recommendation to the City Council, City of Decatur, that amendments to the Zoning Ordinance be adopted.

This hearing will be held on Tuesday, March 18, 2014 at 3:15 p.m. in the City Council Chambers of City Hall, at 402 Lee Street N.E. in the City of Decatur, Alabama.

At said time and place all interested persons are invited to be present and shall have the opportunity to be heard in opposition to or in favor of the said amendments to the Zoning Ordinance.

ZONING TEXT AMENDMENT NO. – 226-14

The effect of the proposed amendment will be to amend Section 25-2 Definitions, 25-11 Business District Requirements, Section 25-12 Industrial District Requirements and Section 25-12.1 Agricultural District Requirements as outlined below:

Section 1 That Section 25-2 Definitions is hereby amended to add a definition number (11a) to read as follows:

(11a) Event Venue: a public place where meals, food or refreshments are prepared and/or furnished upon premises. An Event Venue is only available for events on an occasional basis by contract, (e.g., showers, receptions, birthday parties, corporate meetings, and fund raisers or other similar events) with a designated onsite manager or the owner present during the event. Event Venues shall not be used for any other purpose or use. If alcohol is desired Event Venues shall be duly licensed as a special retail licensee. Event Venues are a permitted use in B1, B2, B3, B4, B5, and M1A zoning districts. Event Venues will be a Use Permitted on Appeal in AG1 and AG2 zoning districts. An Event Venue must meet all Building Code and Fire Code requirements along with all ABC (Alcoholic Beverage Control Board) requirements.

Section 2 The Paragraph entitled “Uses permitted” of the sub-section entitled B-1 (Local Shopping Business District) of Section 25-11 of the Code of Decatur, Alabama is hereby amended to read as follows:

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.

Section 3 The Paragraph entitled “Uses permitted” of the sub-section entitled B-3 (Tourist Commercial District) of Section 25-11 of the Code of Decatur, Alabama is hereby amended to read as follows

Uses permitted: Clubs; on premises and off premises sale of alcoholic beverages; hotels, motels, trailer restaurants, event venues, novelty shops.

Section 4 The Paragraph entitled “Uses permitted” of the sub-section entitled B-4 (Regional Shopping) of Section 25-11 of the Code of Decatur, Alabama is hereby amended to read as follows

Uses permitted: Clubs; on premises and off premises sale of alcoholic beverages; any regional type retail stores and markets including the following types of retail business: Super markets, general merchandise, apparel, furniture, household and hardware, radio and television, drug and sundries, jewelry and gifts, florists, sporting goods, pet shops, banks, theaters, dry cleaning and laundry pick-up stations, barber and beauty shops, shoe repair, Event Venues, delicatessen and variety (5-10). Must have access to major artery. The plat or plan of the proposed subdivision shall have the approval of the planning commission and be filed for record before any commercial structures are built in these proposed districts.

Section 5 The Paragraph entitled “Uses permitted” of the sub-section entitled B-5 (Central Business District) of Section 25-11 of the Code of Decatur, Alabama is hereby amended to read as follows

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

Section 6 The Paragraph entitled “Uses permitted on appeal” of the sub-section entitled AG-1 (Agricultural District) of Section 25-12.1 of the Code of Decatur, Alabama is hereby amended to read as follows

Uses permitted on appeal: Sports arenas, recreational and amusement enterprises operated on a commercial basis; clubs the chief activity of which is customarily carried on as a business; clubs; on premises and off premises sale of alcoholic beverages by clubs when duly licensed as a class I club by the City of Decatur and the Alabama Alcoholic Beverage Control Board under the pursuant to the Alcoholic Beverage Licensing Code; on-premises and off-premises sale of alcoholic beverages by organizations complying with the definition of a class II club located on and embracing within its sole possessory right, one tract or parcel of land not less than twenty (20) acres in size provided such tract or parcel of land is utilized by such organization on a regular basis for recreational or athletic purposes and further provided that such organization is duly licensed as a class II club by the City of Decatur and the Alabama Alcoholic Beverage Control Board under and pursuant to the Alcoholic Beverage Licensing Code; event venue, tourist courts, tourist homes; motor courts and trailer courts, when these uses, in the opinion

of the board of zoning adjustment will not impair an existing or potential future residential neighborhood and permitted subject to such conditions as the said board may require to preserve and protect the character of the district and otherwise promote the purpose of this chapter.

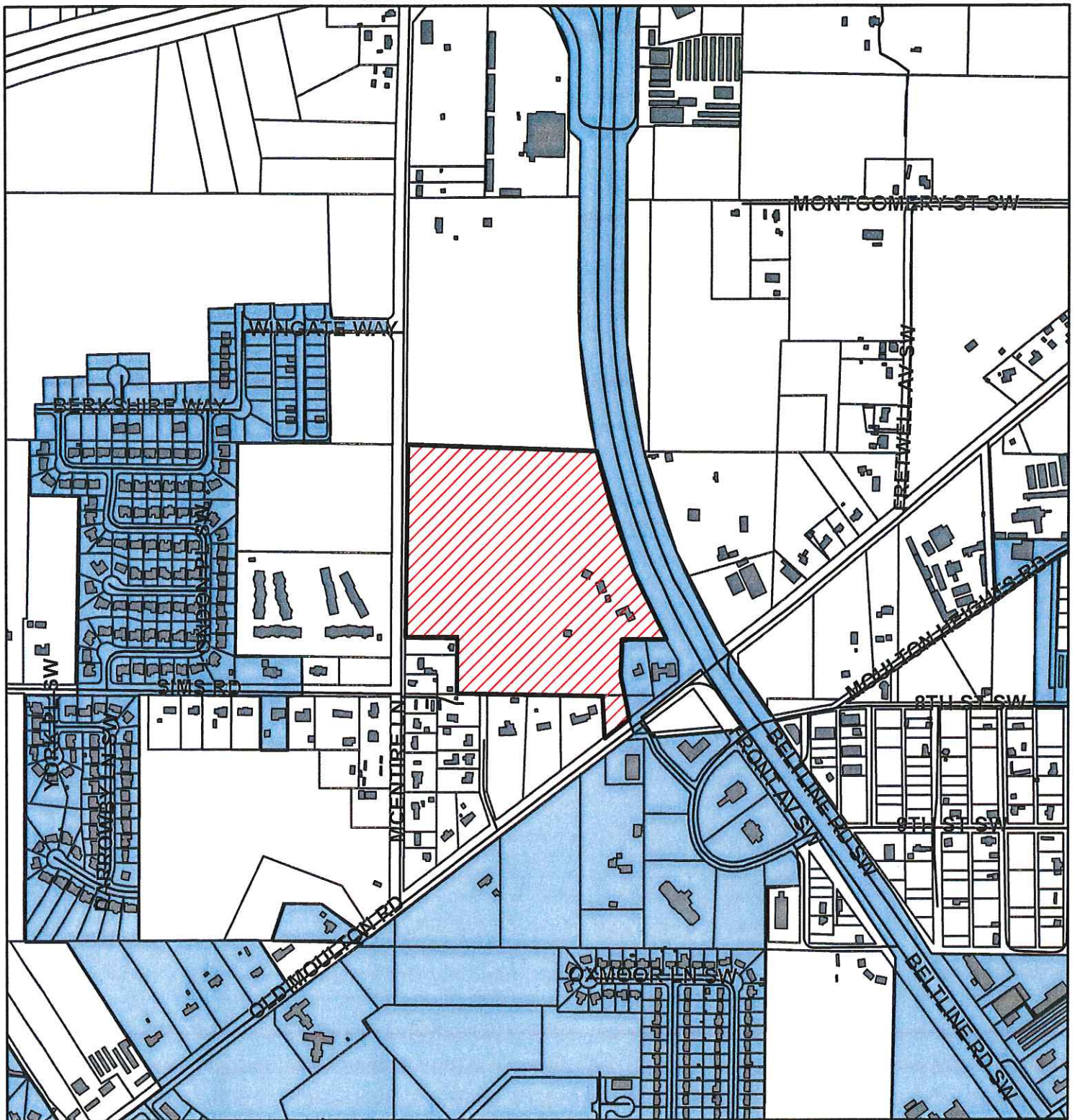
Section 7 The Paragraph entitled “Uses permitted on appeal” of the sub-section entitled AG-2 (Agricultural District) of Section 25-12.1 of the Code of Decatur, Alabama is hereby amended to read as follows

Uses permitted on appeal: Manufacturing, storage and processing of natural resources indigenous to Decatur, roadside stands, provided no part of the structure of good display encroaches upon a public right-of-way or dedicated street, livestock sales, event venues, antique or craft shop and any use permitted on appeal in an AG-1 Agricultural District and subject to the same requirements and conditions set forth for the uses permitted on appeal in AG-1 Agricultural District, when these uses, in the opinion of the board of zoning adjustment will not impair an existing or potential future neighborhood and permitted subject to such conditions as the board may require to preserve and protect the character of district and otherwise promote the purpose of this chapter.

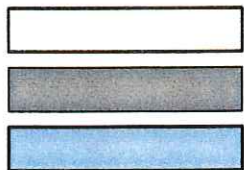
DECATUR CITY PLANNING COMMISSION
GIL ALDRICH, CHAIRMAN

Publish one time on Tuesday, March 11, 2014

MITCHELL CROSSING SUBDIVISION



Legend



codgis2013.DBO.MorganSVW_Parcel_CAMA

bldg

corplim

LOCATION MAP

APPLICANT: KENNETH MITCHELL



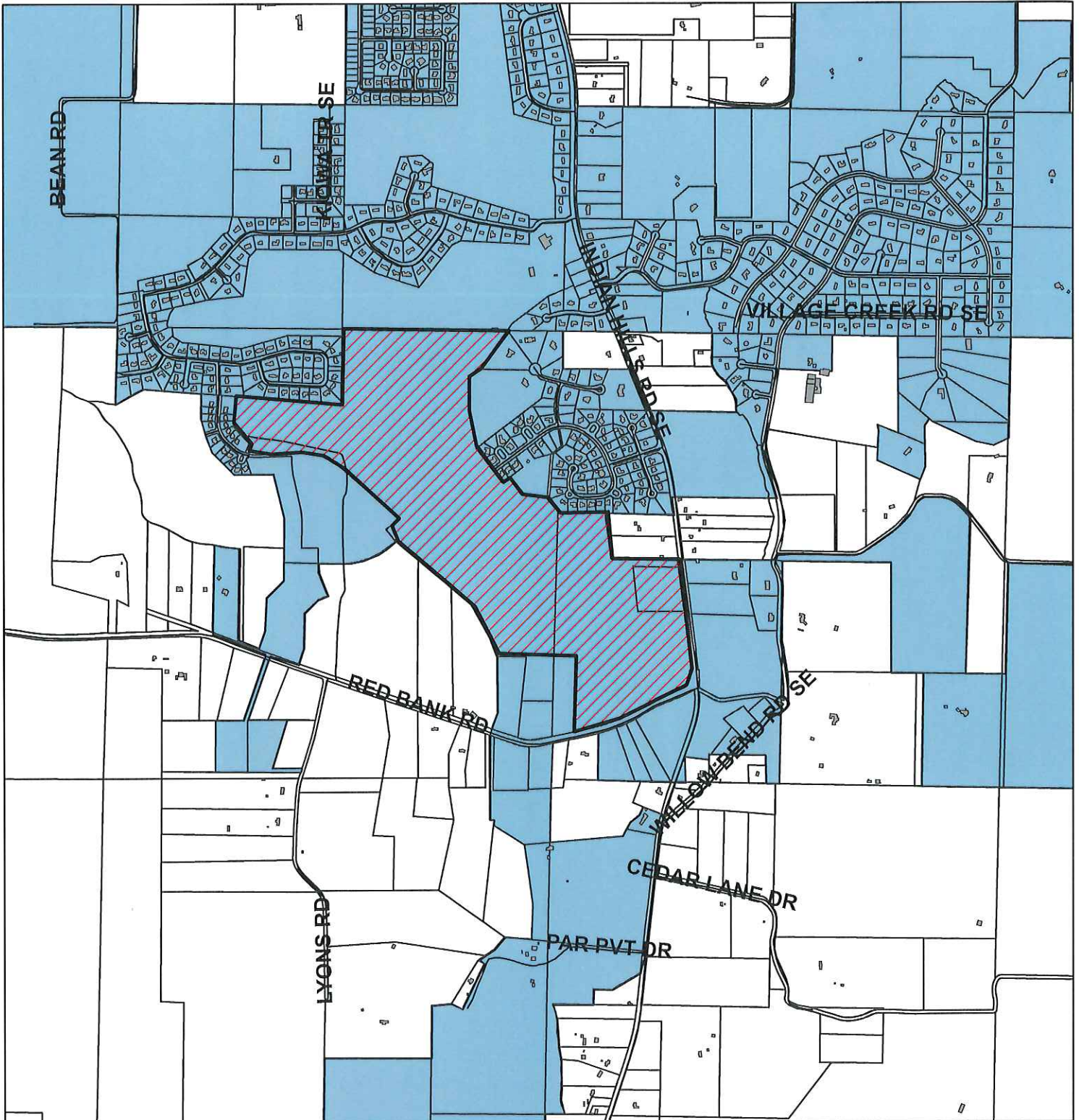
SUBJECT PROPERTY




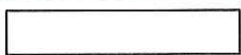

DRAWING NOT TO SCALE

25

BURNINGTREE VALLEY ADD. NO. 5 SUBDIVISION



Legend

	bldg
	Ownership
	corplim

LOCATION MAP

APPLICANT: BURNINGTREE VALLEY ASSOC.

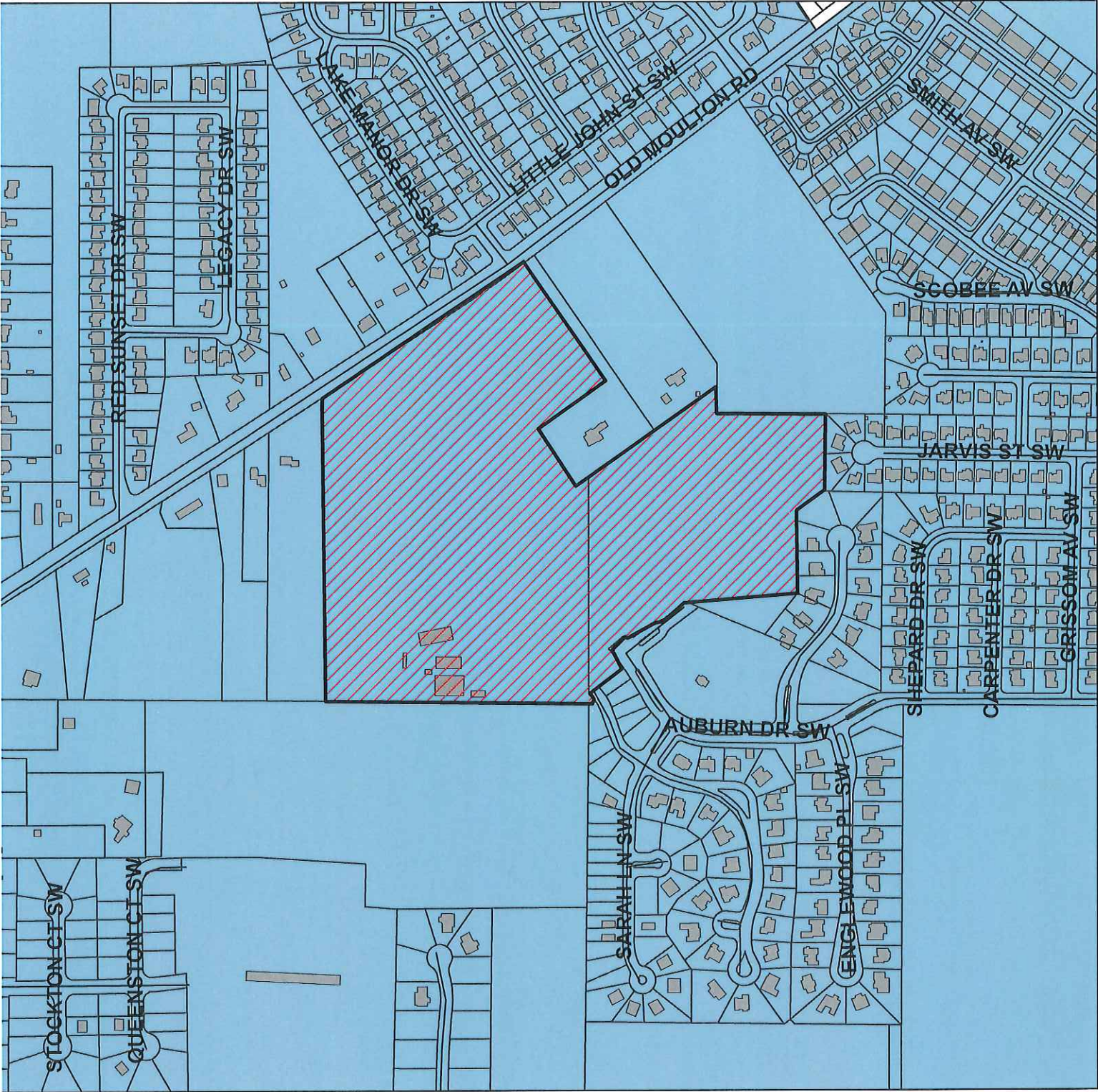


SUBJECT PROPERTY



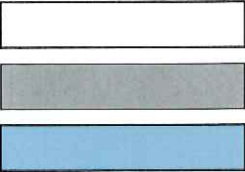
DRAWING NOT TO SCALE

CERTIFICATE TO SUBDIVIDE NO. 3236-14



LOCATION MAP

Legend



MorganSVW_Parcel

bldg

corplim

APPLICANT: VERNON LANE



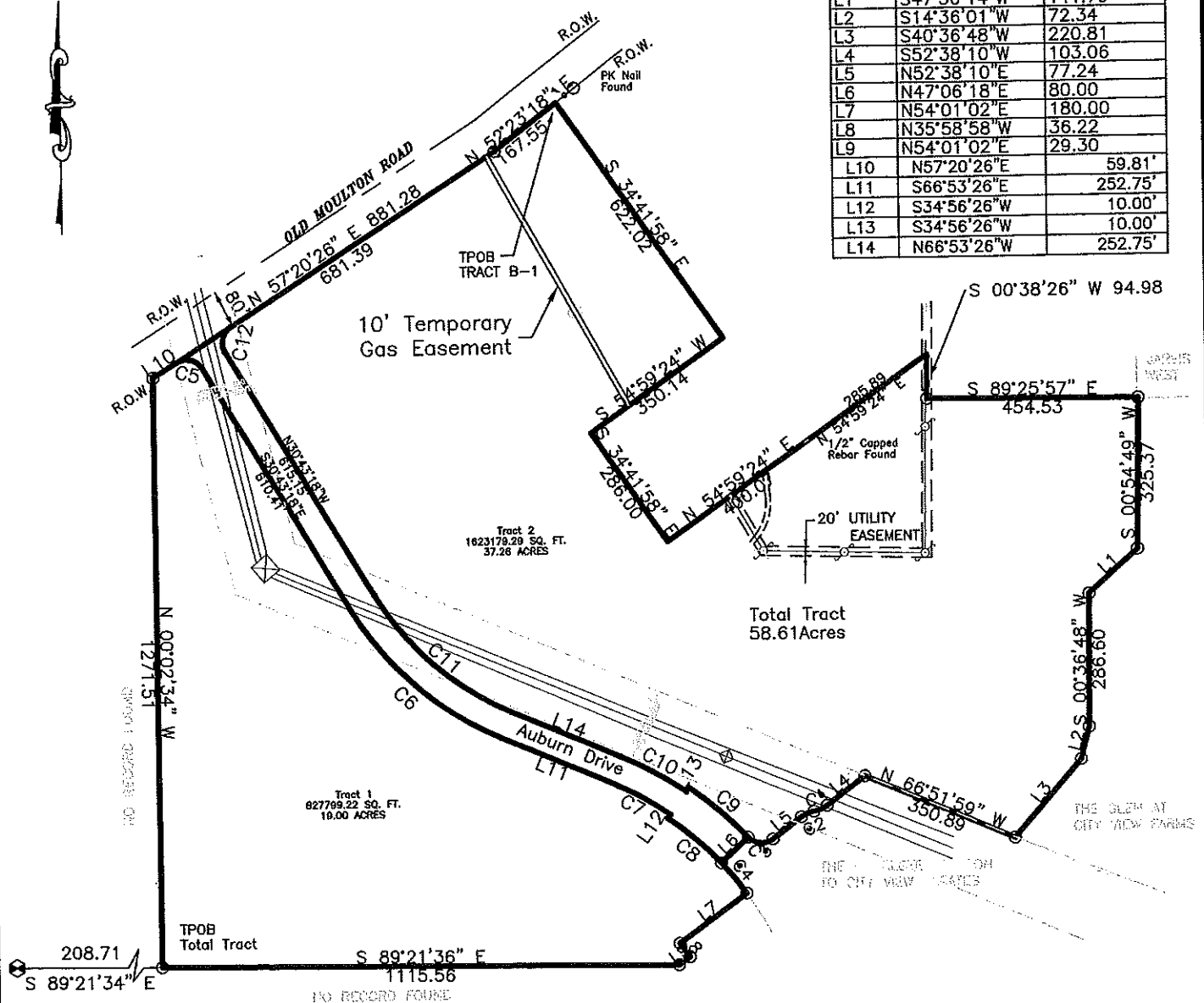
SUBJECT PROPERTY



DRAWING NOT TO SCALE

CERTIFICATE TO SUBDIVIDE NO.3236-14

NUMBER	DIRECTION	DISTANCE
L1	S47°56'14"W	141.79
L2	S14°36'01"W	72.34
L3	S40°36'48"W	220.81
L4	S52°38'10"W	103.06
L5	N52°38'10"E	77.24
L6	N47°06'18"E	80.00
L7	N54°01'02"E	180.00
L8	N35°58'58"W	36.22
L9	N54°01'02"E	29.30
L10	N57°20'26"E	59.81'
L11	S66°53'26"E	252.75'
L12	S34°56'26"W	10.00'
L13	S34°56'26"W	10.00'
L14	N66°53'26"W	252.75'



SOUTHWEST CORNER OF THE
SE 1/4 OF THE SW1/4 OF SECTION 27, T5S., R5W.,
MORGAN COUNTY, AL

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	65.00	32.17	31.84	N66°48'53"E	28°21'27"
C2	60.00	29.70	29.39	S66°48'53"W	28°21'27"
C3	40.00	58.97	53.77	S85°07'46"E	84°28'08"
C4	710.00	85.65	85.60	N39°26'20"W	06°54'44"
C5	40.00'	64.18'	57.52'	S76°41'26"E	91°56'16"
C6	690.00'	435.58'	428.38'	N48°48'22"W	36°10'08"
C7	720.00'	148.61'	148.34'	S60°58'40"E	11°49'33"
C8	710.00'	150.22'	149.94'	S49°00'13"E	12°07'22"
C9	790.00'	167.14'	166.83'	S49°00'12"E	12°07'20"
C10	780.00'	161.00'	160.71'	S60°58'39"E	11°49'35"
C11	630.00'	397.70'	391.13'	N48°48'22"W	36°10'08"
C12	40.00'	61.48'	55.60'	N13°18'34"E	88°03'44"

I hereby certify that I have consulted the FIRM (Flood Insurance Rate Map) prepared by the U.S. Department of Housing and Urban Development in cooperation with the Federal Administration, Community Panel N. 01103C0058 E, dated December 16, 2005 and found the above described property is located in a Floodway Zone "X". This determination has not been verified with field data, but from map overlays only.

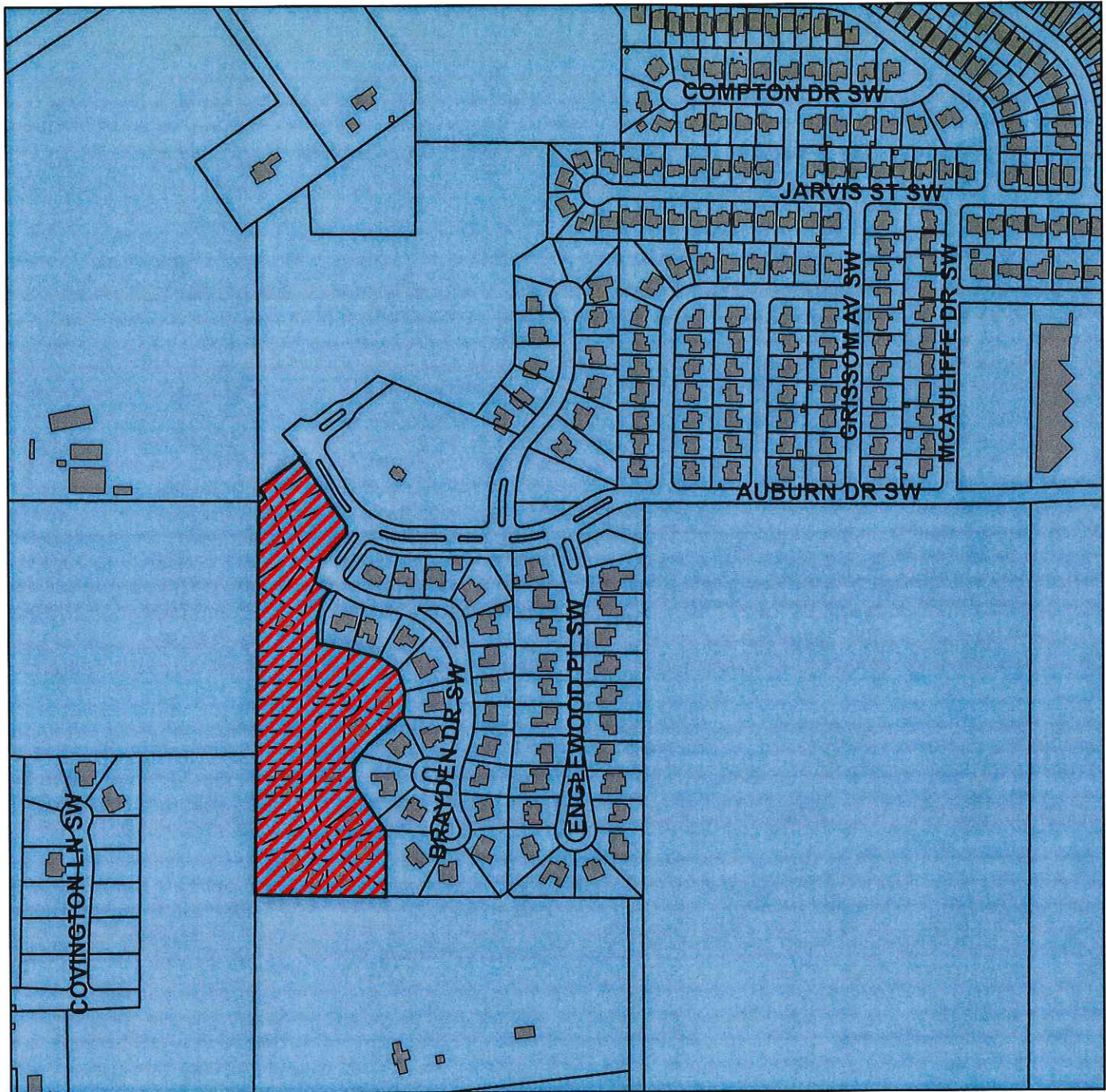
I hereby state that all parts of this survey and drawing have been completed in accordance with the requirements of the Standards of Practice for Land Surveying in the State of Alabama, this being to the best of my knowledge, information and beliefs. Copyrighted by Ricky J. Wilhite, no part of this drawing may be copied, added to, altered or reproduced by any means without the permission from Ricky J. Wilhite, Alabama license No. 21785.

Ricky J. Wilhite, PLS
592 County Road 1286
Vinemont, AL 35179

PH: (256) 727-5944

Vernon Lane		Certificate to Subdivide		28
BY: RJW	DATE: 1"=350'	DATE: 2-24-14		
BY: RJW	DATE: 1"=350'	DATE: 2-24-14		
BY: RJW	DATE: 1"=350'	DATE: 2-24-14		

THE CHARLOTTE ADDITION. BOND REVIEW CITY VIEW ADD. NO. 3



Legend



bldg

corplim

LOCATION MAP

PREPARED BY THE CITY OF DECATUR
PLANNING DEPARTMENT



APPLICANT: VERNON LANE

DRAWING NOT TO SCALE

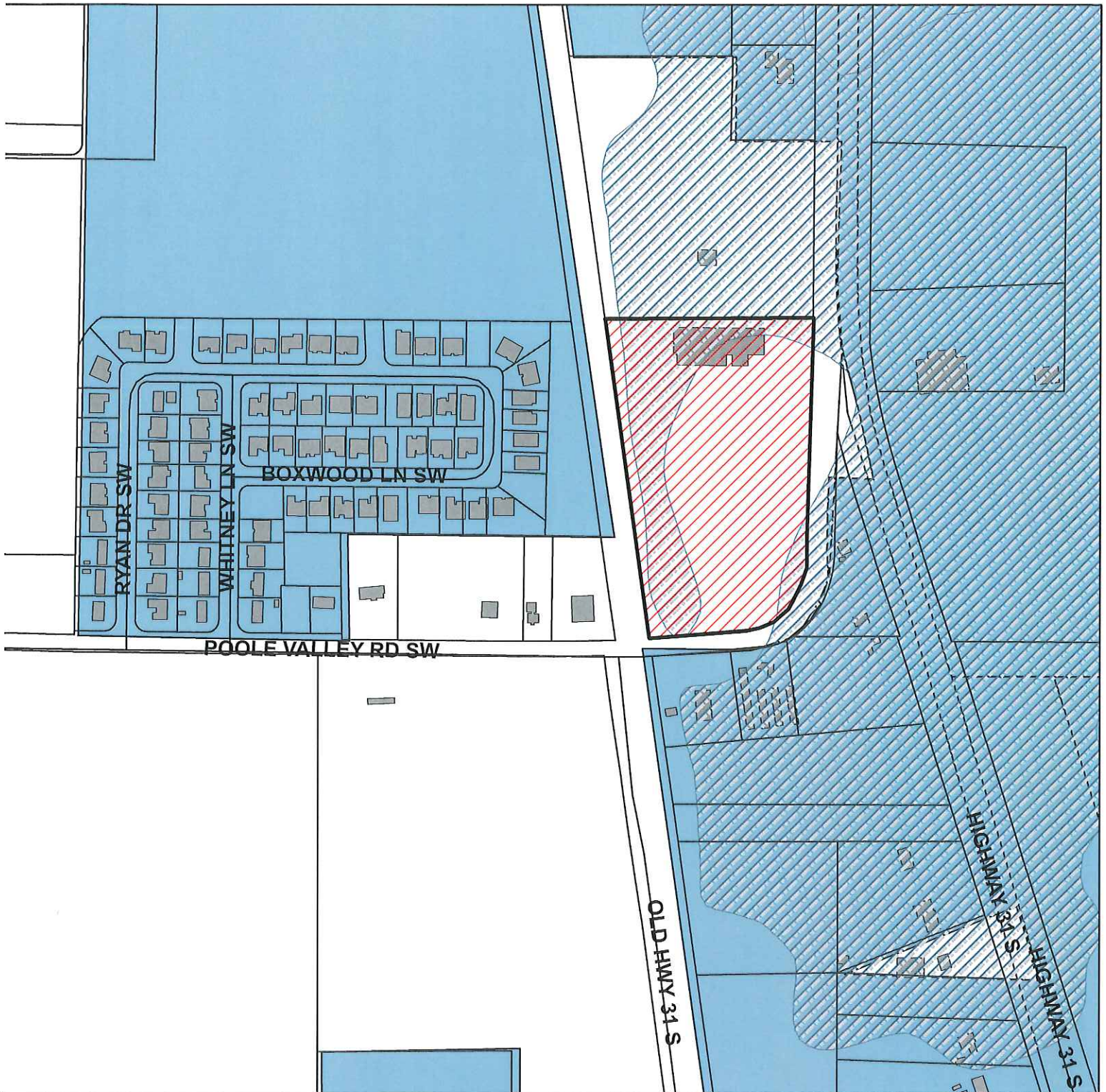


SUBJECT PROPERTY

ZONED R-2 AND R-5

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

CERTIFICATE TO SUBDIVIDE NO. 3235-14



Legend

	MorganSVW_Parcel
	floodplain_100yr_2005
	bldg
	corplim

LOCATION MAP

APPLICANT: HAMM ASSOCIATES, LLC

 **SUBJECT PROPERTY**



DRAWING NOT TO SCALE

30

GENERAL NOTES

1. NORTH REFERENCE IS ALABAMA STATE PLANE GRID BEARING AL WEST ZONE -- NAD83.
2. ALL MEASUREMENTS SHOWN ARE TO U.S. STANDARDS AND ARE FIELD MEASUREMENTS UNLESS OTHERWISE SHOWN
3. SOURCE OF INFORMATION USED FOR SURVEY: D.B. 2009, PG 3316
4. PROPERTY ADDRESS IS 2707 HIGHWAY 31 SOUTH, DECATUR, ALABAMA 35601
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 ON AUGUST 27, 2010.

JEFF PARKER; DONALD PEEK; MICKEY FOWLER
C/O LISA S. BATES
362 RAY LONG RD ATHENS, AL 35611

ONE STORY BRICK &
METAL BLDG

LEGEND

RRS
CIP
IPF
(M)
(D)

RAIL ROAD SPIKE
CAPPED IRON PIN
IRON PIN FOUND
MEASURED
DEED

Scale 1" = 100'

HERMAN T. MOORE JR. & SAM EVANS
30 EVANS CIRCLE
HARTSELLE, AL 35640

JERRY L. SMITH
& GREG W. HUGHES
PO BOX 393
DECATUR, AL 35602

N 08°04'41" W 845.34' (M)
N 05°09'30" W 863.95' (D)

UNIT 1
9.535 ACRES± (M)
9.795 ACRES± (D)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2036.91'	146.65'	146.62'	S 05°56'48" E	4°07'30"
C2	225.00'	340.68'	309.06'	S 45°19'08" W	86°45'16"

PAVED PARKING
AREA

HIGHWAY 315 (150' R/M)

POOLE VALLEY ROAD SW (50' R/W)

ELMER W. & MILDRED L. BLACKWOOD
C/O E.W. BLACKWOOD
DELTA MOTOR COMPANY
3933 HIGHWAY 31 SOUTH
DECATUR, AL. 35603

CERTIFICATE TO SUBDIVIDE --- CHAMPION MOTORSPORTS --- 2707 HIGHWAY 31 SOUTH

DRAWING DATE: 02-24-2014	DRAWN BY: MIL	APPROVED BY: RWH	JOB No. D-38-14	SCALE: 1"=100'	PAGE 3 OF 3
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740 5TH AVENUE SE
DECATUR, ALABAMA 35601
POST OFFICE BOX 2419
35602

256.353.3937P 256.350.2285F

256.353.3937P

**PUGH WRIGHT
MCANALLY
CIVIL ENGINEERS**

CERTIFICATE TO SUBDIVIDE NO.3235-14

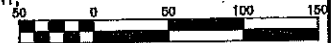
GENERAL NOTES

1. NORTH REFERENCE IS ALABAMA STATE PLANE GRID BEARING AL WEST ZONE - NAD83.
2. ALL MEASUREMENTS SHOWN ARE TO U.S. STANDARDS AND ARE FIELD MEASUREMENTS UNLESS OTHERWISE SHOWN
3. SOURCE OF INFORMATION USED FOR SURVEY: D.B. 2009, PG 3316
4. PROPERTY ADDRESS IS 2707 HIGHWAY 31 SOUTH, DECATUR, ALABAMA 35601
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 ON FEBRUARY 18, 2014.

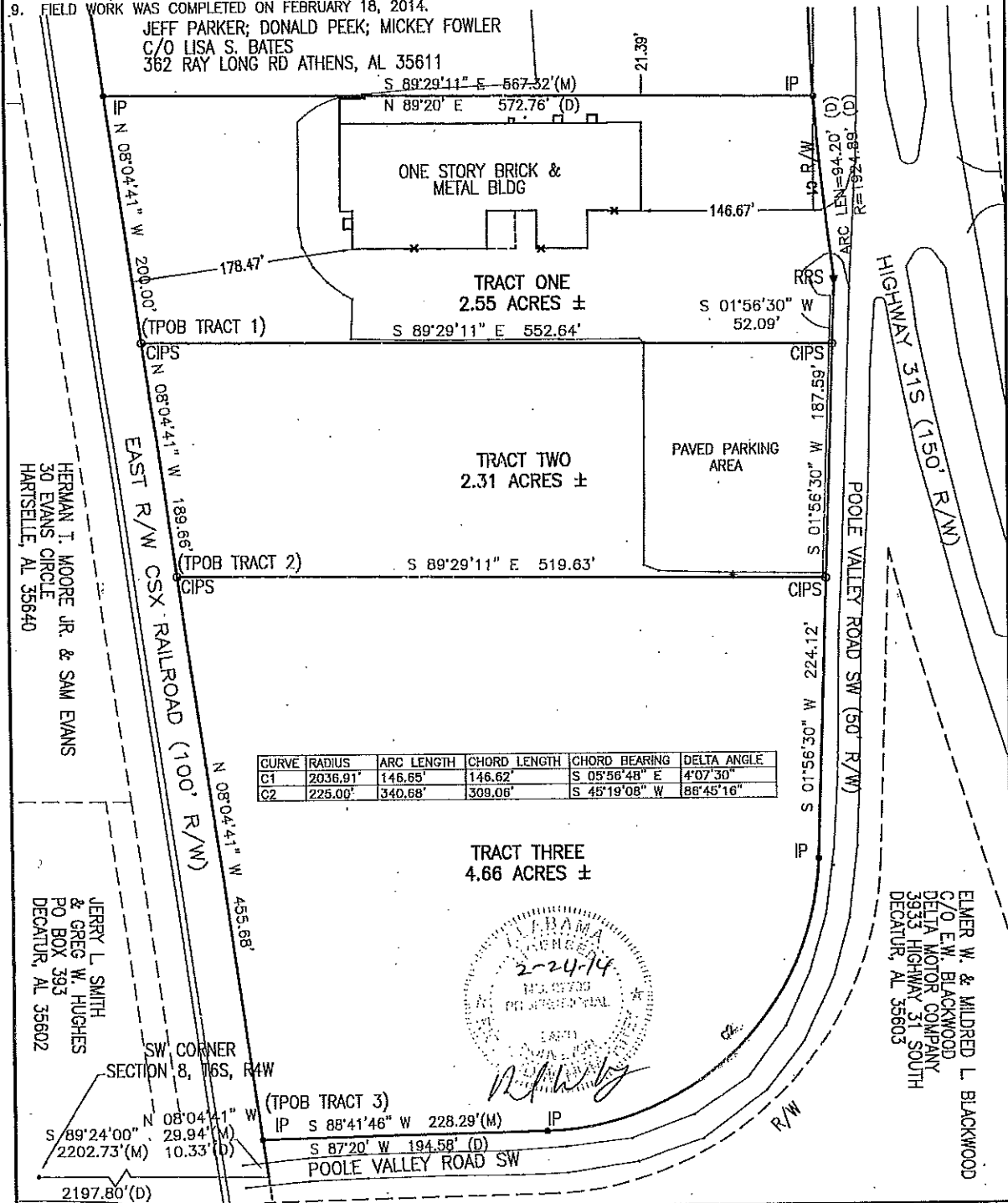
LEGEND

RRS
CIP
IPF
(M)
(D)

RAIL ROAD SPIKE
CAPPED IRON PIN
IRON PIN FOUND
MEASURED
DEED



Scale 1" = 100'



1740 5TH AVENUE SE | DECATUR, ALABAMA 35601 | POST OFFICE BOX 2419 | 35602

256.353.3937P 256.350.2285F

PUGH WRIGHT
MCANALLY
CIVIL ENGINEERS

HERMAN T. MOORE JR. & SAM EVANS
30 EVANS CIRCLE
HARISSELLE, AL 35640

JERRY L. SMITH
& GREG W. HUGHES
PO BOX 393
DECATUR, AL 35602

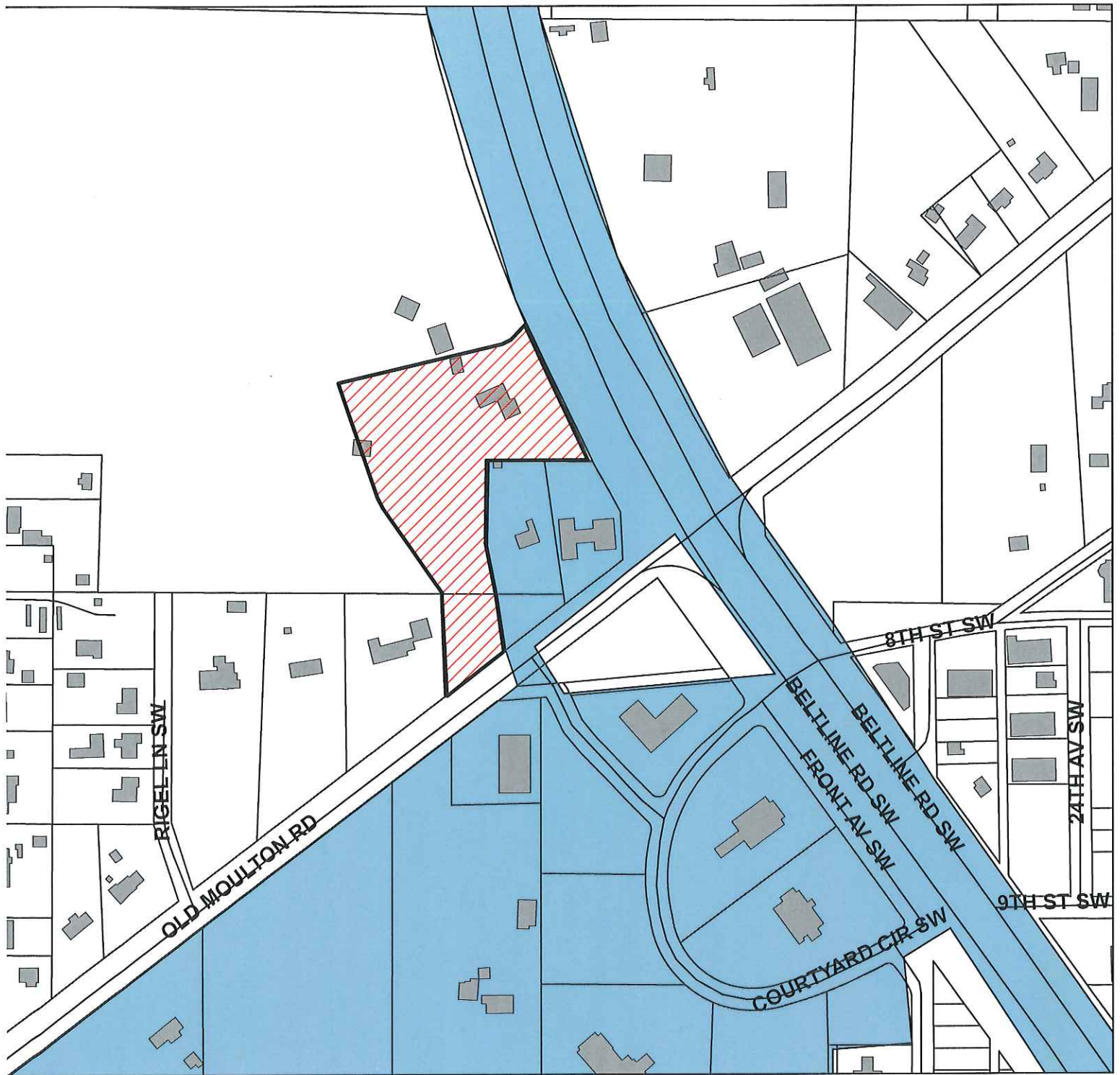
ELMER W. & MILDRED L. BLACKWOOD
C/O E.W. BLACKWOOD
DELTA MOTOR COMPANY
3933 HIGHWAY 31 SOUTH
DECATUR, AL 35603

BOUNDARY SURVEY --- CHAMPION MOTORSPORTS --- 2707 HIGHWAY 31 SOUTH

DRAWING DATE: 02-24-2014 | DRAWN BY: MIL | APPROVED BY: RWH | JOB No. S-39-14 | SCALE: 1"=100' | PAGE 3 OF 3

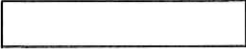


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ANNEXATION REQUEST NO. 341-14 4.93 ACRES



LOCATION MAP

Legend

	MorganSVW_Parcel
	bldg
	corplim

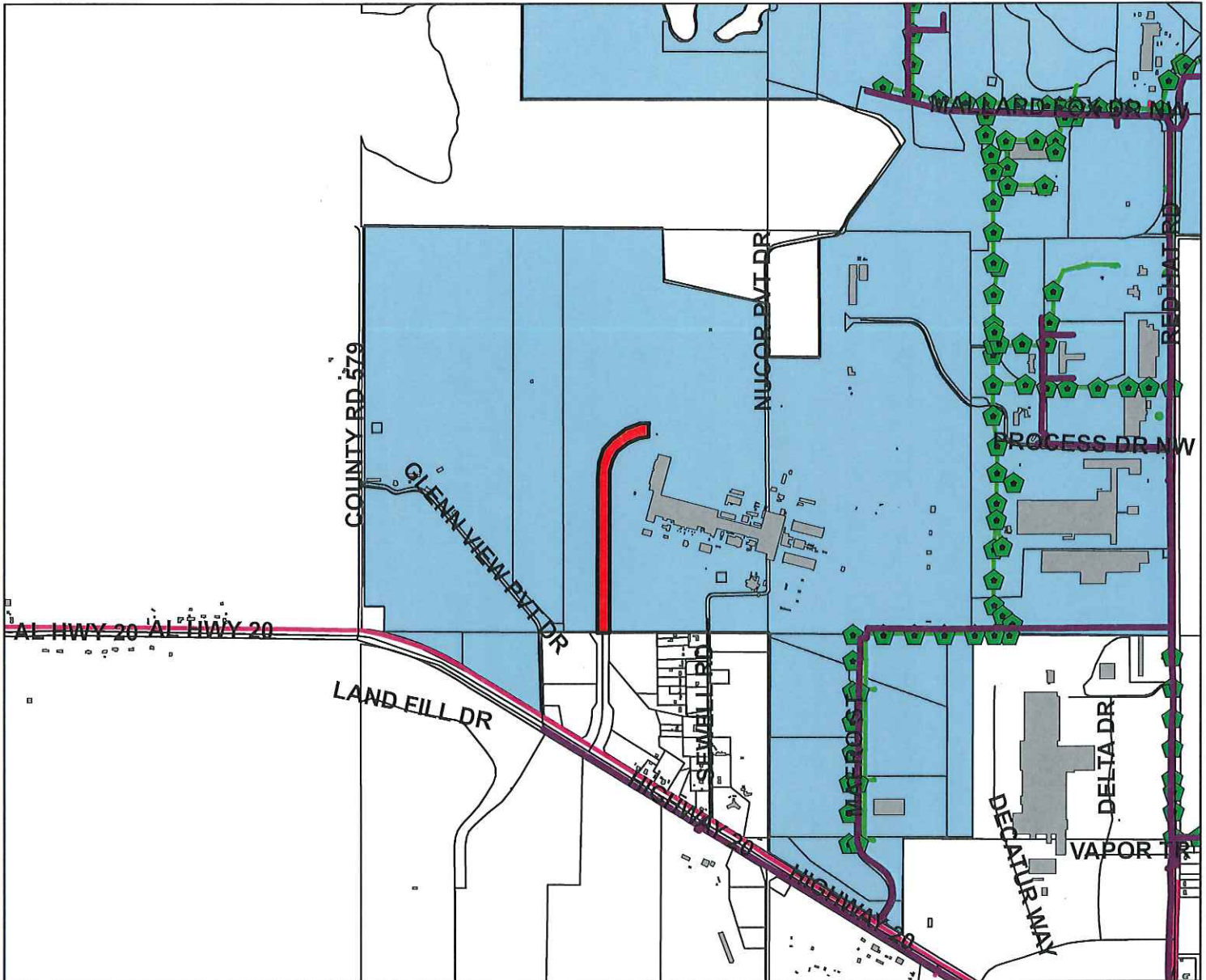
APPLICANT: MITCHELL AND PATEL

 SUBJECT PROPERTY



DRAWING NOT TO SCALE

VACATION REQUEST NO. 483-14



Legend

- codgis2013.DBO.Pole
- codgis2013.DBO.WaterMain
- codgis2013.DBO.PrimaryConductor
- ssManhole
- Sewer_Lines
- gas_pipe
- bldg
- Ownership
- corplim

LOCATION MAP

**APPLICANT: THE INDUSTRIAL DEVE. BOARD
THE CITY OF DECATUR**



DRAWING NOT TO SCALE

SUBJECT PROPERTY

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