

Agenda Planning Commission

City of Decatur, AL

February 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- January 21, 2014

3. OLD BUSINESS

A. Zoning Text Amendment 214-14

1/5-11

4. PUBLIC HEARING

PAGE/MAP

REZONING REQUEST

A. 1276-14

Rezoning

(South of Old Moulton Road SW where improved Auburn Drive ends.)

1/12-15

5. OTHER BUSINESS

CERTIFICATES

A. 3233-14

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 11th Street SE and west side of 6th Avenue SE)

3/20

see plat

BOND REVIEW

A. Certificate 2172-97

(South of Longview Drive SW and east of Danville Rd. SW)

3/21

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.)

NEW BUSINESS

ZONING TEXT AMENDMENT

Applicant: City of Decatur
Owner: N/A

Zoning: N/A
Acreage: N/A

Request: The City Council asked the Planning Commission and the Planning Department to look at and review the proliferation and impact of Title Pawn and Check Cashing businesses on the City of Decatur. A committee was established to review the issues. The initial steps were to identify who the businesses are and where they are located and new licensing classification reflecting the state license types were adopted. Also a resolution was adopted requesting appropriate state and federal regulators and officials to consider if additional over site is needed. Some different steps have been taken, making the municipal business licenses the same as the state license types, a resolution was sent to our state representatives and others at the federal level asking them to look at and address some issues and this is the final step making some provisions to allow these businesses to exist in specified zoning districts within our city is now before you. The amendment allows businesses licensed under the Deferred Presentment Services Act and/or, Pawnshop Act and/or, Dealers in Gold or Precious Items Act in B-2 and M1-A zoning districts and disallows them in our other business and manufacturing districts.

Location: The Decatur City Limits

Recomm: The Zoning Committee is in favor of sending these amendments to the City Council.

ZONING COMMITTEE MEETING FEBRUARY 11, 2014 11:00 AM

PUBLIC HEARING

ZONING REQUEST 1276-14

Applicant: Vernon Lane
Owner: Vernon Lane

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

END PUBLIC HEARING

Minutes
Subdivision Committee
February 11, 2014

CONSENT AGENDA

Certificates

3233-14 Certificate to Subdivide

Applicant: RMM Holdings LLC
Owner: Same

Zoning: AG-1, Agricultural
Acreage: 24.56 acres

Request: Subdivide 24.56 acres into three tracts of 7.39 acres, 8.23 acres and 8.94 acres

Location: North of Modaus Rd. SW and west of Cedar Ridge Dr. SW

- Conds:
1. Payment of recording fees
 2. Dedicate a 20' easement for existing electric line across Tract 1 & 2

Pt. of info:

1. ***Any relocation of utilities will be at the owner's expense.***
2. ***The City's Long Range Plan indicates a planned collector through this property***

Recomm: Approval with stated conditions.

3234-14 Certificate to Subdivide

Applicant: Aaron Guthrie
Owner: Aaron Guthrie

Zoning: Outside Corp Limits
Acreage: 9.21 acres

Request: Subdivide 9.21 acres into two tracts of 5.21 acres and 4 acres

Location: North of Lower River Road and east of Deere Road

- Conds:
1. Payment of recording fees
 2. Amend legal descriptions as discussed with City Engineering and County Engineer
 3. Provide ROW dedication (60' ROW required – 30' from the centerline)
 4. Provide ROW at cul-de-sac (Deere Rd)*
 5. Describe property to the ROW line
 6. Set property corners on the ROW line
 7. Provide ROW radius at intersection
 8. Use the correct Certificate to Subdivide for Extraterritorial Jurisdiction
 9. Amend survey to reflect changes

10. Provide 5' dut&e easement along Deere Rd. for an existing water line

Pt. of Info:

- 1. Any relocation of utilities will be at the owner's expense.***

Recomm: Approval with stated conditions

Site Plan Review

507-14 Little Caesars

Applicant: Volunteer Management LLC
Owner: Same

Zoning: RD - Redevelopment
Acreage: .48 acres

Request: Site plan approval for the construction of a new Little Caesars

Location: North of 11th Street SE and west side of 6th Avenue SE

- Conds:
1. Provide 5' dut&e easement along the alley
 2. Replace sidewalk along full length of 6th Avenue property

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

Recomm: Approval with stated conditions

Bond Review

2172-97 Certificate to Subdivide

Applicant: Stephen Koslow
Owner: Same

Zoning: B-2, Gen Business
Acreage: .72 acres

Request: Bond review for the extension of sewer (250' to Tract 2). LOC Amt: \$30,000.
LOC Expires April 19, 2014

Location: South of Longview Drive SW and east of Danville Rd. SW

Conds: None

Recomm: The Subdivision Committee recommends extending the bond for one additional year.

Replat of Kings Estate Addition

Applicant: Decatur Housing Authority
Owner: Same

Zoning: R-5, Patio Homes
Acreage: 8.5 acres

Request: Bond review for the completion of public improvements (final wearing surface to

Alley ways) LOC Amt: \$6,500 LOC Expires: April 9, 2014.

Location: North of Madison St NW and east of McCartney St NW

Conds: None

Recomm: The Subdivision Committee recommends extending the bond for one additional year.

END CONSENT AGENDA

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

**PROPOSED CHANGES TO ADDRESS BUSINESSES LICENSED UNDER THE DEFERRED
PRESENTMENT SERVICES ACT, PAWNSHOP ACT AND DEALERS IN GOLD OR PRECIOUS ITEMS
ACT – JANUARY 9, 2014**

CURRENT LANGUAGE	PROPOSED AMENDMENT	COMMENTS
BUSINESS ZONES		
Section 25-11 Uses Prohibited B1 <i>Uses prohibited:</i> Any use not permitted or permitted on appeal.	<i>Uses prohibited:</i> Businesses licensed under the Deferred Presentment Services Act and/or, Pawnshop Act and/or, Dealers in Gold or Precious Items Act; and any use not permitted or permitted on appeal	
Section 25-11 B2 Uses permitted <i>Uses permitted:</i> Clubs; on premises and off premises sale of alcoholic beverages; any retail or wholesale business or service not specifically restricted or prohibited; and places of amusement and assembly.	<i>Uses permitted:</i> Clubs; on premises and off premises sale of alcoholic beverages; Businesses licensed under the Deferred Presentment Services Act, and/or Pawnshop Act, and/or Dealers in Gold or Precious Items Act where there is a 1000 foot separation between the closest property boundary of the legal lot on which the said business is located and the closest property boundary of any other legal lot on which any business licensed under these Acts is located. However, the above notwithstanding there may be one of each type business licensed under the Deferred Presentment Services Act, and/or Pawnshop Act, and/or Dealers in Gold or Precious Items Act located on the same legal lot duly approved by the City of Decatur and in conformance with the Subdivision Regulations as amended; any retail or wholesale business or service not specifically restricted or prohibited; and places of amusement and assembly. <i>Uses permitted on appeal:</i> Dry cleaners and laundries; and manufacturing incidental to a retail business where articles are sold at retail on the premises, not specifically prohibited herein; major automobile repairs. Any use permitted or permitted on appeal in the R-4, Residential District, and subject to all district requirements of an R-4 District as	The intent here is to allow as many as four license types on one lot approved by the planning commission this would make Buckeye work but only allow four in a center located on a PC approved lot which in theory they should all be on.

**PROPOSED CHANGES TO ADDRESS BUSINESSES LICENSED UNDER THE DEFERRED
PRESENTMENT SERVICES ACT, PAWNSHOP ACT AND DEALERS IN GOLD OR PRECIOUS ITEMS
ACT – JANUARY 9, 2014**

CURRENT LANGUAGE	PROPOSED AMENDMENT	COMMENTS
	specified in <u>section 25-10</u> , hereof, other than the maximum height provision set forth therein which shall not be applicable.	
<p>B4 Uses <i>Uses permitted:</i> 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, 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. <i>Permitted on appeal:</i> Filling stations, provided, however, that gasoline storage above ground in excess of five hundred (500) gallons is prohibited, and provided that there is no major auto repair. <i>Uses prohibited:</i> Any type not permitted or permitted on appeal.</p>	<p><i>Uses permitted:</i> 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, and 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. <i>Permitted on appeal:</i> Filling stations, provided, however, that gasoline storage above ground in excess of five hundred (500) gallons is prohibited, and provided that there is no major auto repair.</p> <p><i>Uses prohibited:</i> Businesses licensed under the Deferred Presentment Services Act and/or, Pawnshop Act and/or, Dealers in Gold or Precious Items Act; and any type use not permitted or permitted on appeal.</p>	

PROPOSED CHANGES TO ADDRESS BUSINESSES LICENSED UNDER THE DEFERRED
PRESENTMENT SERVICES ACT, PAWNSHOP ACT AND DEALERS IN GOLD OR PRECIOUS ITEMS
ACT – JANUARY 9, 2014

CURRENT LANGUAGE	PROPOSED AMENDMENT	COMMENTS
<p>B5 <i>Uses permitted:</i> Off premises sale of alcoholic beverages; 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 dwelling (multiple family or single family); provided that such dwellings conform to all requirements set forth in the Residential Zoning Requirements (section <u>25-10</u>) 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,</p>	<p><i>Uses permitted:</i> Off premises sale of alcoholic beverages; On premise 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 dwelling (multiple family or single family); provided that such dwellings conform to all requirements set forth in the Residential Zoning Requirements (section <u>25-10</u>) 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,</p>	<p>Housekeeping</p>

**PROPOSED CHANGES TO ADDRESS BUSINESSES LICENSED UNDER THE DEFERRED
PRESENTMENT SERVICES ACT, PAWNSHOP ACT AND DEALERS IN GOLD OR PRECIOUS ITEMS
ACT – JANUARY 9, 2014**

CURRENT LANGUAGE	PROPOSED AMENDMENT	COMMENTS
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,	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,	
B5 <i>Uses prohibited:</i> Major auto repair, except as may be a part of a new car sales. Any use not permitted or permitted on appeal.	<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.	
B6 Uses Prohibited <i>Uses prohibited:</i> Any use not permitted or permitted on appeal.	<i>Uses prohibited:</i> Businesses licensed under the Deferred Presentment Services Act and/or, Pawnshop Act and/or, Dealers in Gold or Precious Items Act and any use not permitted or permitted on appeal.	
RD 25-11.2 (c) 2. Uses Prohibited <i>Uses prohibited.</i> Lumber yards or mills, mobile home sales, mobile home parks, stockyard (live animal or poultry sales), junkyards, and sexually oriented businesses; and other uses found to be of an objectionable nature or inconsistent with the general welfare of the district as determined by the chief building official.	<i>Uses prohibited.</i> Lumber yards or mills, mobile home sales, mobile home parks, stockyard (live animal or poultry sales), junkyards, and sexually oriented businesses; Businesses licensed under the Deferred Presentment Services Act and/or, Pawnshop Act and/or, Dealers in Gold or Precious Items Act; and other uses found to be of an objectionable nature or inconsistent with the general welfare of the district as determined by the chief building official.	

**PROPOSED CHANGES TO ADDRESS BUSINESSES LICENSED UNDER THE DEFERRED
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ACT – JANUARY 9, 2014**

CURRENT LANGUAGE	PROPOSED AMENDMENT	COMMENTS
MANUFACTURING ZONES		
<p>M 1 Light Industrial Uses Prohibited <i>Uses prohibited:</i> 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, terra cotta 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.</p>	<p><i>Uses prohibited:</i> 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, terra cotta 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; Businesses licensed under the Deferred Presentment Services Act and/or Pawnshop Act and/or, Dealers in Gold or Precious Items Act; and similar types of plants or operations.</p>	
<p>M1A Uses Permitted <i>Uses permitted:</i> On premises sale and off premises sale of alcoholic beverages; public and semi-public uses, including governmental buildings, hospitals, clinics, churches, schools, academies, and clubs; any retail or wholesale business of service not specifically restricted or prohibited; provided that special consideration is given for the development of all uses and their relationship to the adjoining service roads providing direct access, or adjoining "expressways" or other major arterials as designated by the major thoroughfare plan which may provide direct, or indirect access via a service road. The plat and plan of the</p>	<p><i>Uses permitted:</i> On premises sale and off premises sale of alcoholic beverages; public and semi-public uses, including governmental buildings, hospitals, clinics, churches, schools, academies, and clubs; Businesses licensed under the Deferred Presentment Services Act, and/or Pawnshop Act, and/or Dealers in Gold or Precious Items Act where there is a 1000 foot separation between the closest property boundary of the legal lot on which the said business is located and the closest property boundary of any other legal lot on which any business licensed under these Acts is located. However, the above notwithstanding there may be one of each type business</p>	<p>Same comments as B2</p>

**PROPOSED CHANGES TO ADDRESS BUSINESSES LICENSED UNDER THE DEFERRED
PRESENTMENT SERVICES ACT, PAWNSHOP ACT AND DEALERS IN GOLD OR PRECIOUS ITEMS
ACT – JANUARY 9, 2014**

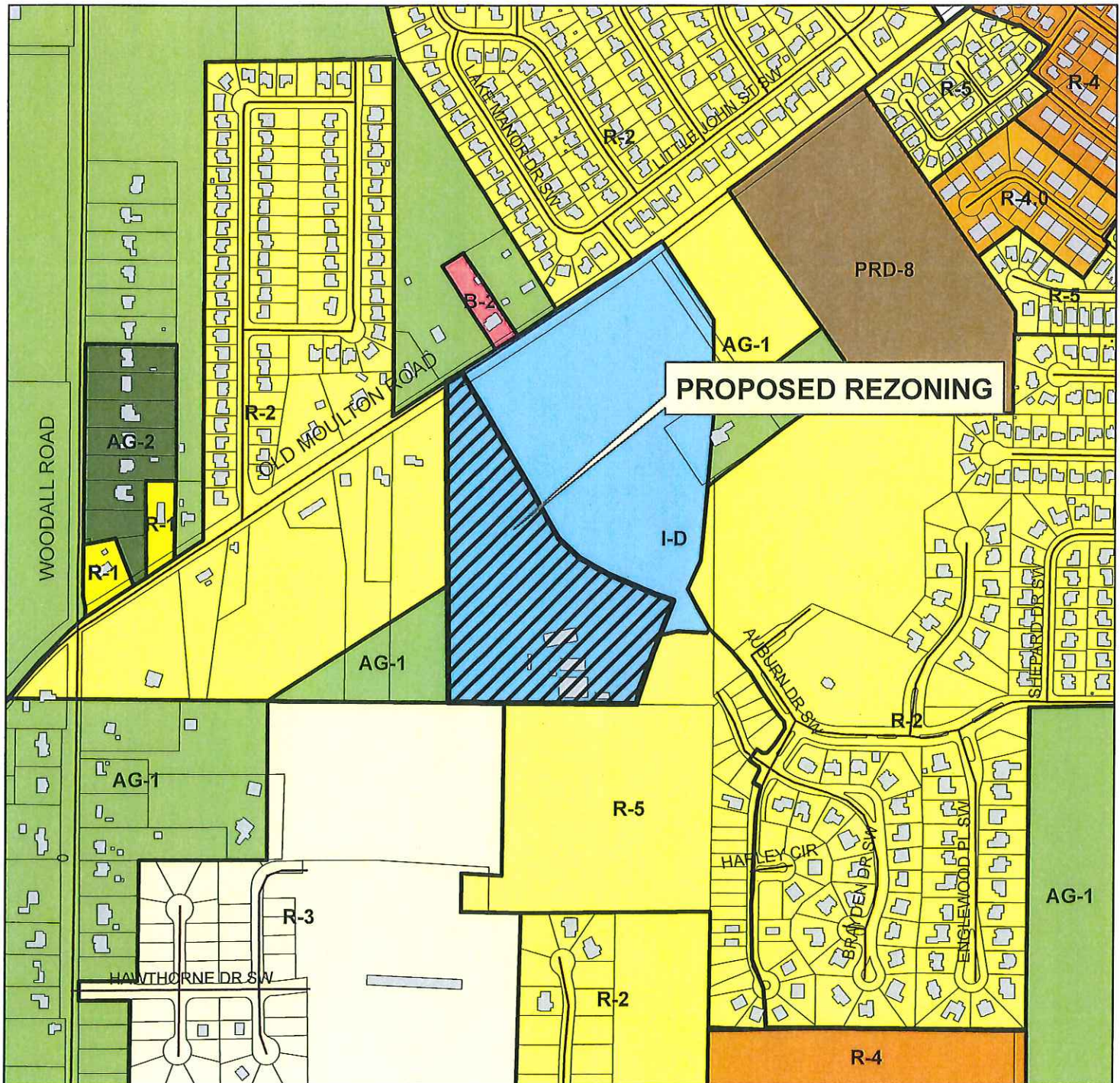
CURRENT LANGUAGE	PROPOSED AMENDMENT	COMMENTS
proposed use and any subsequent addition thereto shall be submitted and have the approval of the planning commission before any structures or uses are authorized in these districts and before a building permit is issued for any structure or certificate of occupancy given for any use not requiring a structure.	<i>licensed under the Deferred Presentment Services Act, and/or Pawnshop Act, and/or Dealers in Gold or Precious Items Act located on the same legal lot duly approved by the City of Decatur and in conformance with the Subdivision Regulations as amended;</i> any retail or wholesale business of service not specifically restricted or prohibited; provided that special consideration is given for the development of all uses and their relationship to the adjoining service roads providing direct access, or adjoining "expressways" or other major arterials as designated by the major thoroughfare plan which may provide direct, or indirect access via a service road. The plat and plan of the proposed use and any subsequent addition thereto shall be submitted and have the approval of the planning commission before any structures or uses are authorized in these districts and before a building permit is issued for any structure or certificate of occupancy given for any use not requiring a structure.	
M2 Uses Prohibited There is none given I think this may be a codifier glitch but we can fix it today	<i>Uses Prohibited: Businesses licensed under the Deferred Presentment Services Act and/or, Pawnshop Act and/or, Dealers in Gold or Precious Items Act; and any uses not permitted or permitted on appeal.</i>	There is no Uses Prohibited Section at this time I think this may be a codifier glitch but we can fix it today – I will research and see if this is correct
AG1 Uses Prohibited <i>Uses prohibited:</i> On premises and off premises sale of alcoholic beverages, except as herein otherwise allowed; residential, commercial and industrial uses, not specifically permitted on	<i>Uses prohibited:</i> On premises and off premises sale of alcoholic beverages, except as herein otherwise allowed; residential, commercial and industrial uses, <i>not specifically permitted or permitted on appeal.</i>	This one is house keeping

PROPOSED CHANGES TO ADDRESS BUSINESSES LICENSED UNDER THE DEFERRED
PRESENTMENT SERVICES ACT, PAWNSHOP ACT AND DEALERS IN GOLD OR PRECIOUS ITEMS
ACT – JANUARY 9, 2014

CURRENT LANGUAGE	PROPOSED AMENDMENT	COMMENTS
appeal.		

REZONING REQUEST NO. 1276-14

FROM ID TO AG-1 16.66 ACRES

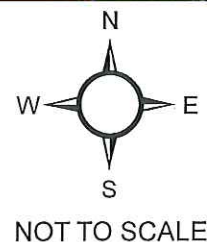


Legend

-  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 AG1 AND ID TO R5

	AG1	ID
USED PERMITTED	<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>	<p><i>Uses permitted:</i> Public and private schools, colleges and academies; auditoriums, coliseums, gymnasiums, cafeterias, fraternity and sorority houses, stadiums, athletic fields in connection with public or private schools, colleges and academies; religious, fraternal and charitable institutions; orphanages; gardens; playgrounds; parks; public buildings and book shops.</p> <p>Accessory structures and uses customarily incidental to the above permitted uses.</p>
USES PERMITTED ON APPEAL	<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</p>	<p><i>Uses permitted on Appeal:</i> Churches, rooming and boardinghouses; restaurants; gift shops; news stands; 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>

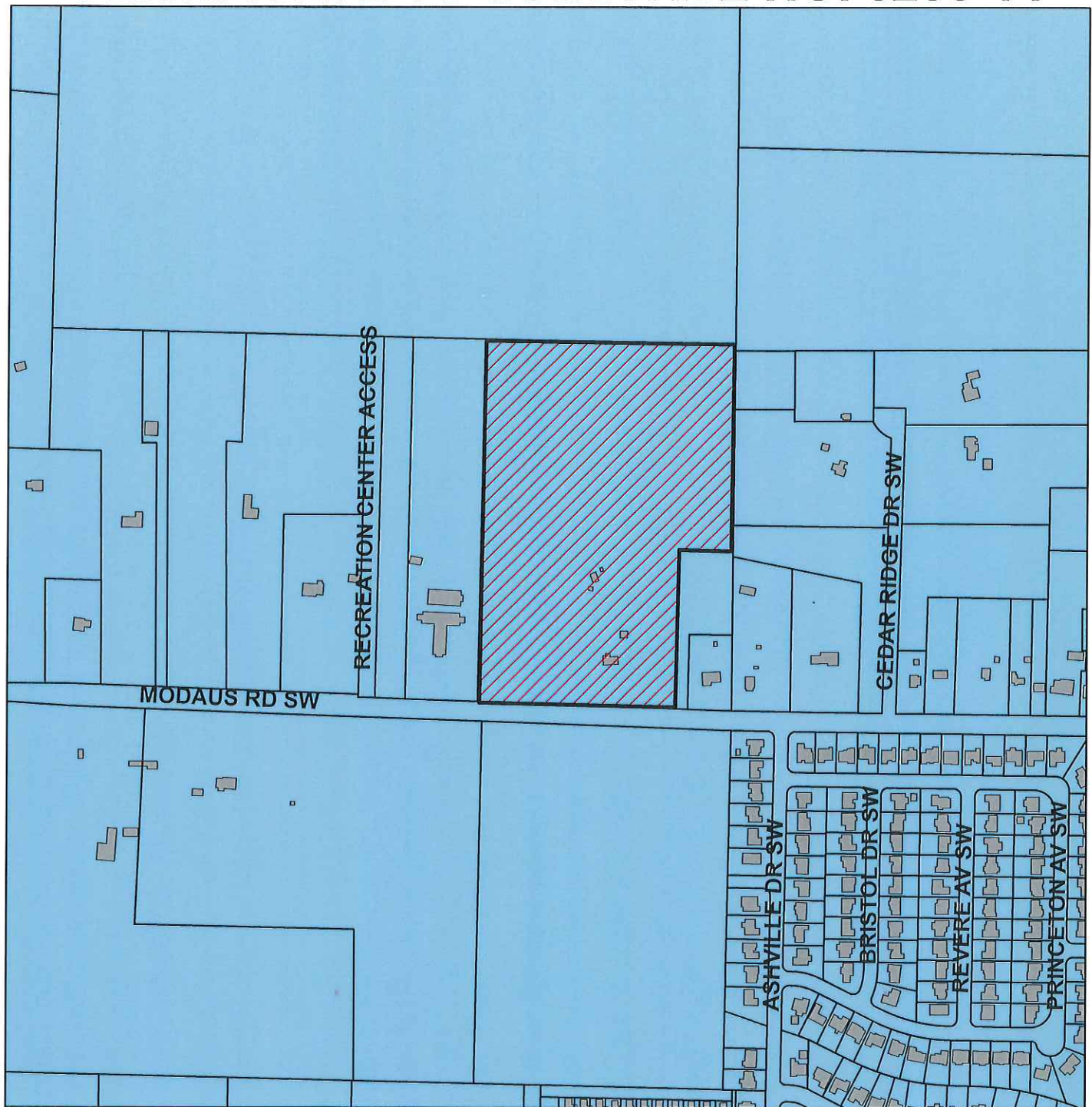
COMPARE AG1 AND ID TO R5

	AG1	ID
	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; 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, except as herein otherwise allowed; residential, commercial and industrial uses, not specifically permitted on appeal.	<i>Uses prohibited:</i> On premises and off premises sale of alcoholic beverages; and any use not expressly permitted or permitted on appeal.
MINIMUM LOT SIZE	Minimum lot size: Minimum required lot area 15,000 square feet, Minimum required lot width at building line – 100 feet	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 in addition to the space required for the other normal operations of the business or service.
MINIMUM YARD SIZE	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	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.

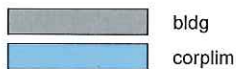
COMPARE AG1 AND ID TO R5

	AG1	ID
	than an agricultural district.	
MAXIMUM HEIGHT	Maximum height: 35 feet or 2 ½ stories.	Maximum height: 45 feet or 3 stories.
OFF STREET PARKING	Off-street parking; See § 25-16	Off-street parking: See § 25-16
LOADING AND UNLOADING	Off-street loading and unloading; Shall provide adequate space for loading and unloading on rear and/or side yard.	Off-street loading and unloading; Shall use required rear or side yard for loading and unloading.

CERTIFICATE TO SUBDIVIDE NO. 3233-14



Legend



LOCATION MAP

PREPARED BY THE CITY OF DECATUR
PLANNING DEPARTMENT

APPLICANT: RMM HOLDINGS LLC



DRAWING NOT TO SCALE

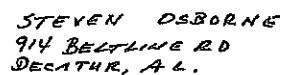
 **SUBJECT PROPERTY**

ZONED AG-1

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.

PLAT FOR CERTIFICATE
TO SUBDIVIDE
SOURCE - DEED DESCRIPTION
FIELD SURVEY 1-17-14
CLIENT - RMM HOLDINGS

CITY OF DECATUR
JACK ALLEN PARK



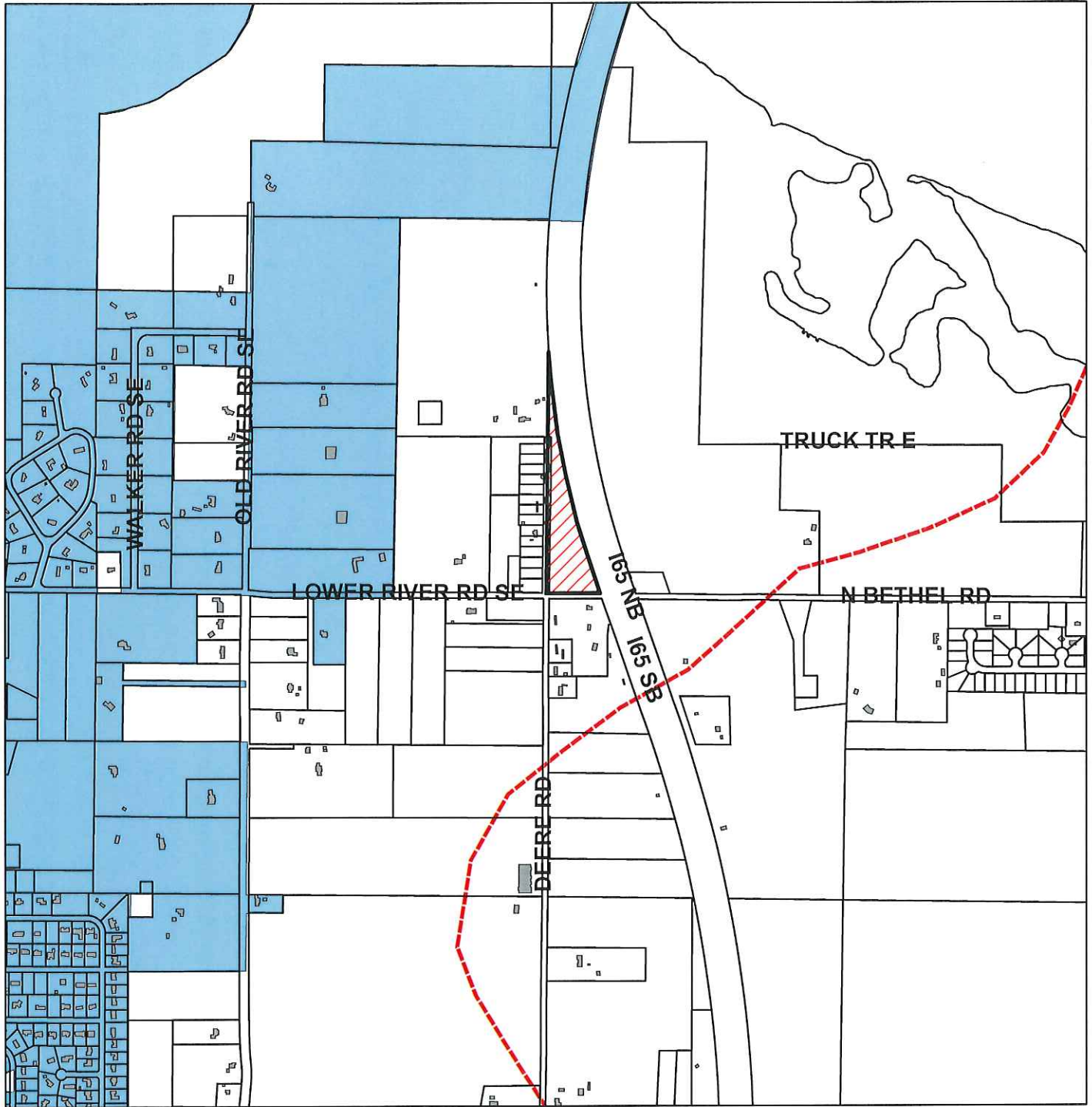
TPOB - TRUE POINT OF BEGINNING
 FPF - IRON PIN FOUND
 FPS - IRON PIN SET
 ROW - RIGHT OF WAY
 PG - PAGE
 DB - DEED BOOK
 PP - POWER POLE

L1 $N 88^{\circ} 31' 32'' W$
195.60'

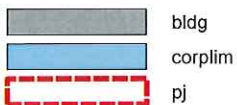
L2 $S 00^{\circ} 44' 41'' E$
38.86'

BARB WIRE
FENCE

CERTIFICATE TO SUBDIVIDE NO. 3234-14



Legend



LOCATION MAP

PREPARED BY THE CITY OF DECATUR
PLANNING DEPARTMENT

APPLICANT: AARON GUTHRIE



DRAWING NOT TO SCALE

 SUBJECT PROPERTY

NO ZONE PJ ONLY

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

NOTES

1. All Found Property Corners are Capped
5/8" Rebars unless otherwise noted.

GENERAL NOTES

1. NORTH REFERENCE IS BASE BEARING
2. ALL MEASUREMENTS SHOWN ARE TO U.S. STANDARDS
3. PLAT(S) OF REFERENCE FOR SURVEY: DB-2003, PG-1558
4. NO ENCROACHMENTS WERE FOUND ABOVE GROUND UNLESS OTHERWISE NOTED.
5. NO SEARCH OF PUBLIC RECORDS HAS BEEN PERFORMED TO DETERMINE ANY DEFECTS AND/OR AMBIGUITIES IN THE TITLE.
6. THERE WAS NO FIELD LOCATION ATTEMPTED TO DETERMINE THE EXTENT OF SUBSURFACE STRUCTURES

LEGEND

RET. WALL RETAINING WALL
D.B. PG. DEED BOOK AND PAGE
P.B. PG. PLAT BOOK AND PAGE
EASEMENT EASEMENT
MINIMUM BUILDING LINE MINIMUM BUILDING LINE
RIGHT-OF-WAY RIGHT-OF-WAY
UTILITY AND DRAINAGE EASEMENT UTILITY AND DRAINAGE EASEMENT
CAPPED IRON PIN FOUND CAPPED IRON PIN FOUND
CAPPED IRON PIN SET STAMPED CAPPED IRON PIN SET STAMPED
LS 19740 LS 19740
X ON CONCRETE SET X ON CONCRETE SET
IRON PIN FOUND IRON PIN FOUND
CURB AND GUTTER CURB AND GUTTER
WATER METER WATER METER
GAS VALVE GAS VALVE
MANHOLE MANHOLE
GRATE INLET GRATE INLET
IRRIGATION CONTROL VALVE IRRIGATION CONTROL VALVE
TELEPHONE PEDESTAL TELEPHONE PEDESTAL
TELEVISION PEDESTAL TELEVISION PEDESTAL
POWER POLE POWER POLE
AIR CONDITIONER(S) AIR CONDITIONER(S)
CONCRETE FENCE CONCRETE FENCE

X(S)
IP(F)
C&G
WM
GV
O
MI
ICV
TYPED
TYPED
PP
A/C
FENCE

CH = 12°09'03"
CH = S 09°49'14" E
R = 7769.39 FT
L = 1651.91 FT
CL = 1648.62 FT

CH = 14°30'40"
CH = N 110°02'02" W
R = 7769.39 FT
L = 1972.77 FT
CL = 1987.51 FT

TOTAL (MEAS)
CH = S 09°49'14" E
R = 7769.39 FT
L = 1651.91 FT
CL = 1648.62 FT

TOTAL (DEED)
CH = N 12°33'40" W
R = 7769.39 FT
L = 1972.81 FT
CL = 1987.55 FT

DETAIL OF BILLBOARD EASEMENT BOUNDARY

CHASE RUN SUBDIVISION
PLAT BOOK 2005 PAGE 30

DEERE ROAD

NO ROW REFLECTED ON SUBJECT DEED
PROPERTY LINE AS SHOWN IS THE APPROXIMATE CENTERLINE OF DEERE ROAD

CHASE RUN SUBDIVISION
PLAT BOOK 2005 PAGE 30

RAILROAD SPIKE FOUND AT THE SOUTHWEST CORNER OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 4 WEST, MORGAN COUNTY, AL

LOWER RIVER ROAD

CROW SUBDIVISION

JAMES D. FAIRBANKS DB 2008 PG. 7162

I hereby state that this survey and drawing have been completed in accordance with the current requirements of the standards of practice for surveying in the State of Alabama to the best of my knowledge, information, and belief. Copyrighted by Richard D Campbell, PLS, no part of this drawing may be copied, added to, altered or reproduced by any means without written permission.

Richard D. Campbell, PLS # 19740

01-15-14 Date

SEE CERTIFICATE TO SUBDIVIDE FOR DESCRIPTIONS OF PROPERTY

ALABAMA REGISTERED PROFESSIONAL LAND SURVEYOR RICHARD D CAMPBELL NO. 19740

FILE		SCALE: 1"=30'	
FROM	2024	BY:	RDC
DATE	1-15-14	CHECK	RDC
		APP	RDC

BOUNDARY/MORTGAGE
SURVEY
MADISON COUNTY, ALABAMA
PREPARED FOR: INDIAN HILLS PARTNERS

DEERE ROAD
PROPERTY
D.B. 2003, PG. 1568

MULLINS, LLC
ENGINEERING & SURVEYING
111 GREENE STREET
HUNTSVILLE, ALABAMA 35801
258-683-7318

REVISIONS	
NO.	DESCRIPTION DATE

SITE PLAN NO. 507-14



Legend



LOCATION MAP

PREPARED BY THE CITY OF DECATUR
PLANNING DEPARTMENT

APPLICANT: VOLUNTEER MANAGEMENT LLC



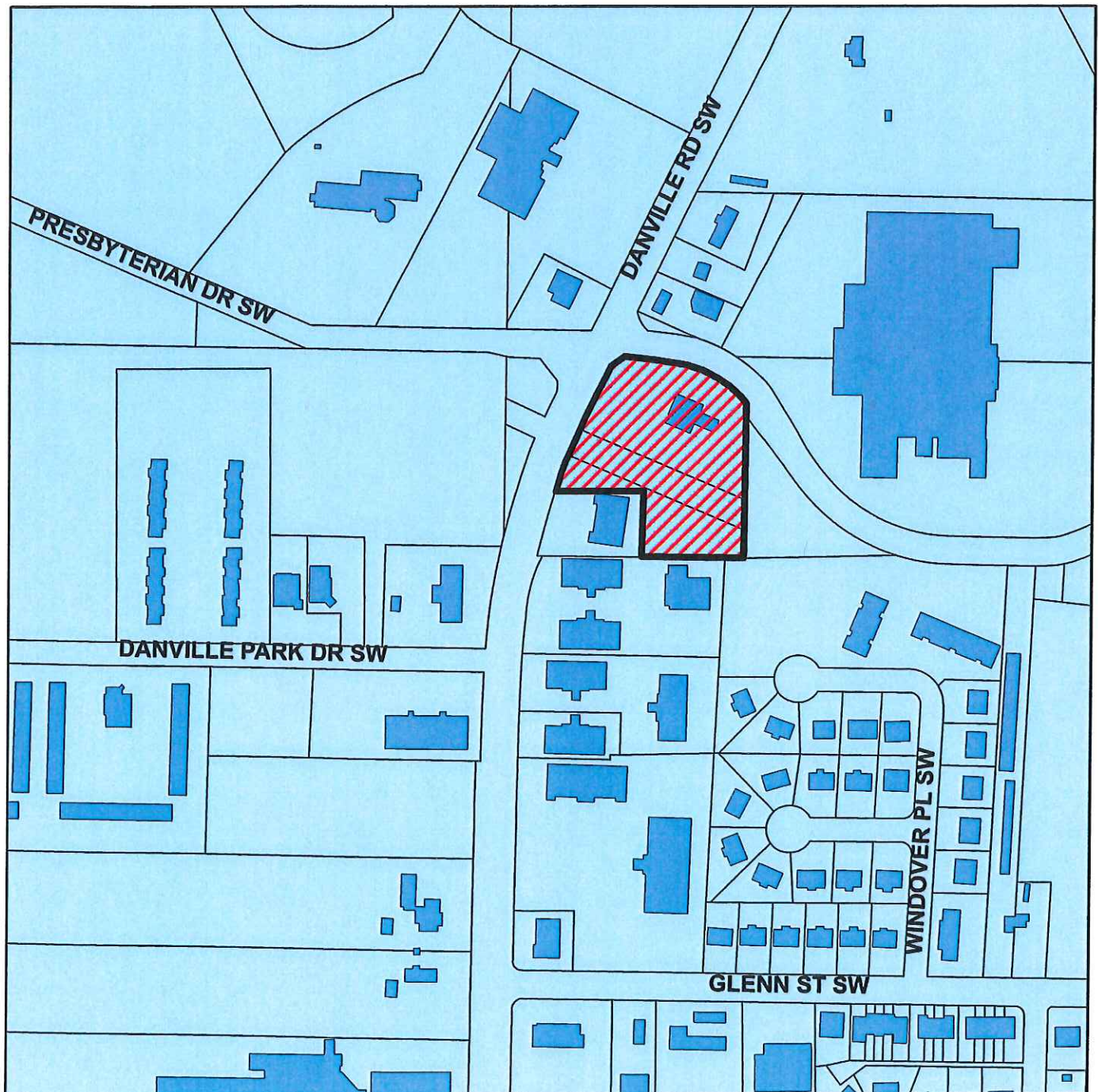
DRAWING NOT TO SCALE

 **SUBJECT PROPERTY**

ZONED RD

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





BOND REVIEW
CERTIFICATE 2172-97



LOCATION MAP

PREPARED BY THE CITY OF DECATUR
PLANNING DEPARTMENT

Legend

-  bldg
 -  Ownership
 -  corplim
 -  SUBJECT PROPERTY
- ZONED B-2**

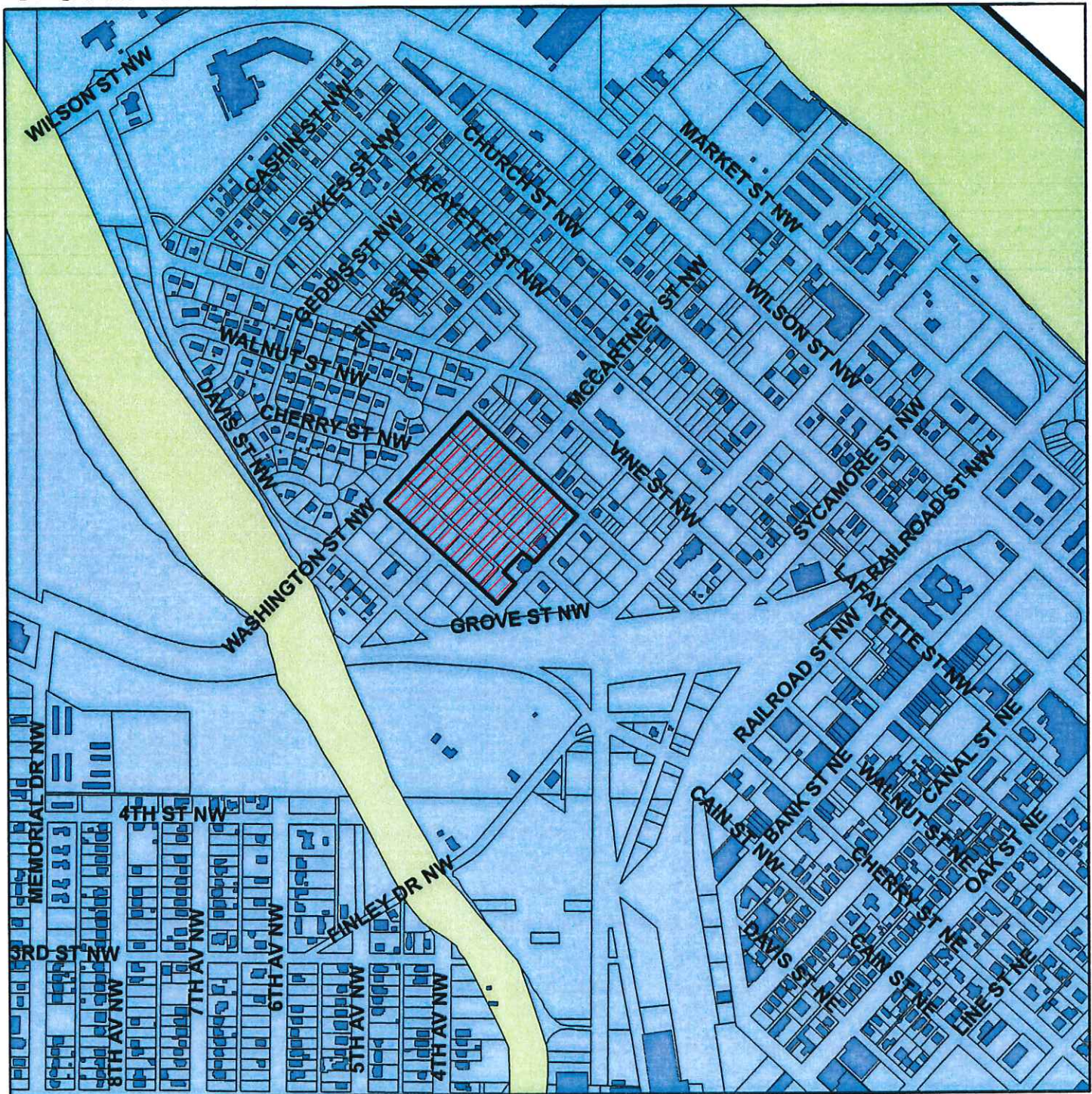
APPLICANT: STEPHEN KOSLOW



DRAWING NOT TO SCALE

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BOND REVIEW FOR KINGS ESTATE ADDITION



LOCATION MAP

Legend

-  bldg
-  floodway
-  parcel
-  corplim
-  SUBJECT PROPERTY

ZONED R-5

PREPARED BY THE CITY OF DECATUR
PLANNING DEPARTMENT

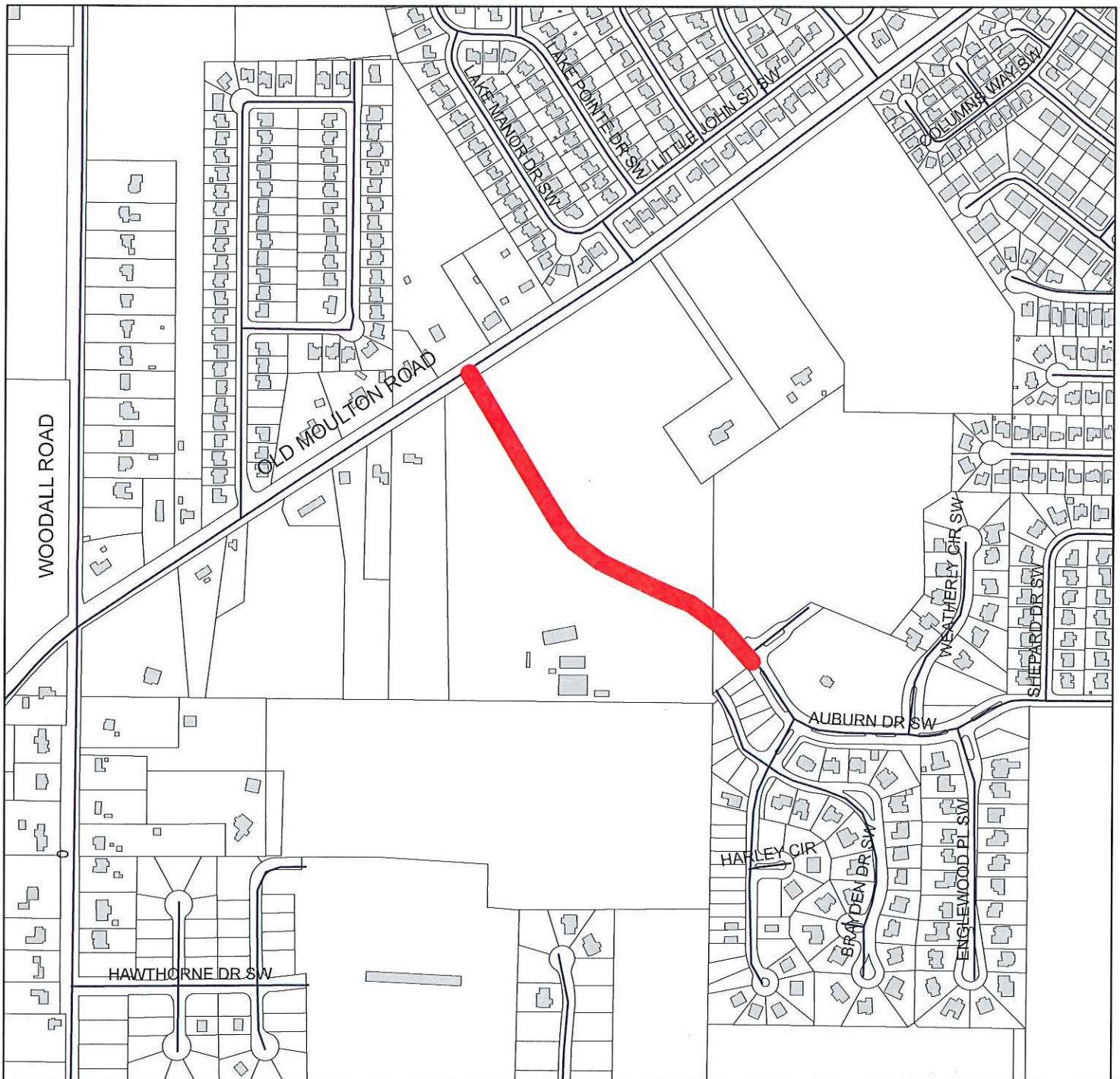
APPLICANT: Decatur Housing Authority



DRAWING NOT TO SCALE

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VACATION REQUEST NO. 481-14



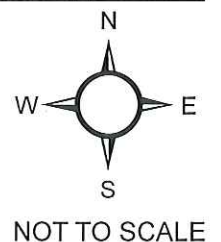
Legend

-  Buildings
-  _PARCEL_CAMA

 **SUBJECT RIGHT OF WAY**

LOCATION MAP

**PREPARED BY THE CITY OF DECATUR
PLANNING DEPARTMENT**



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.

APPLICANT: VERNON LANE