

MEMORANDUM

DATE: March 16, 2016

TO: Planning Commissioners

CC: Mayor Don Kyle; Wally Terry; Herman Marks; Tony Powell; Tom Polk; Carl Prewitt; Planning Staff

PLANNING COMMISSION MEETING

March 22, 2016

Pre-meeting – 2:15 p.m. (Annex)

Meeting – 3:15 p.m. (Council Chambers)

Agenda Planning Commission

City of Decatur, AL

March 22, 2016

Time: 3:15 PM

City Council Chambers

Commissioners: **Tracy Tubbs**, *Chairman*; **Kent Lawrence**, *Vice Chairman*; **Gary Borden**, *Secretary*; **Chuck Ard**; **Frances Tate**; **Joseph Wynn**; **Nell Standridge**; **Eddie Pike**; **Em Barran**

1. CALL MEETING TO ORDER

2. APPROVAL OF MINUTES- February 16, 2016

3. PUBLIC HEARING

	PAGE/MAP
ZTA	
A. ZTA 234-16 To amend B3R to fix the parking reference	1/6-7
REZONINGS	
A. 1297-16 (West side of Indian Hills Rd. SE between Upper River Rd. SE and Point Mallard Parkway)	1/8-12
B. 1298-16 (At the Southwest corner of the intersection of Upper River Rd. SE and Indian Hills Rd. SE north of Point Mallard Parkway)	1/8-11,13
C. 1299-16 (South side of Upper River Rd. SE West of Indian Hills Rd. SE)	2/14-18

4. CONSENT AGENDA

CERTIFICATES

A. 3305-16 Certificate to Consolidate (South of 2 nd Street SW and east of Memorial Dr. SW)	3/19-20
B. 3306-16 Certificate to Subdivide & Consolidate (North of Chapel Hill Rd. SW and west of Danville Rd. SW)	3/21-23
C. 3307-16 Certificate to Subdivide (Wtihdrawn)	

SITE PLAN REVIEW

- | | | |
|-----------|---|------------------|
| A. 537-6 | Equipment Rental Business
(South of McGlathery Lane SE and west of Veterans Drive SE) | 4/24
see plat |
| B. 538-16 | Milo's Restaurant
(South of 10 th St. SE and east of 4 th Avenue SE) | 4/25
see plat |
| B. 539-16 | Storage Units
(North of Modaus Rd. SW and east of Centron Drive SW) | 4/26
see plat |

ANNEXATIONS

- | | | |
|-----------|--|---------|
| A. 349-16 | (North of Point Mallard Parkway and west of Indian Hills Rd. SE) | 5/27-28 |
|-----------|--|---------|

BOND REVIEW

- | | | |
|--------------------------------------|--|------|
| A. City View Estates, Addition No. 3 | (North side of Auburn Dr. SW west of Englewood Place SW) | 5/29 |
|--------------------------------------|--|------|

Minutes
Zoning Committee
March 15, 2016

PUBLIC HEARING

ZTA

ZTA 234-16

Applicant: City of Decatur
Owner: N/A

Zoning: N/A
Acreage: N/A

Request: To amend B3R to fix the parking reference.

Location: The City of Decatur

Recomm: The Zoning Committee recommends approval.

Rezoning

1297-16

Applicant: Pugh Wright McAnally
Owner: Prime Development, LLC

Zoning: R1
Acreage: .94

Request: To rezone .94 acres form R1 Single Family Residential to B2 General Business

Location: West side of Indian Hills Rd. SE between Upper River Rd. SE and Point Mallard Parkway.

Recomm: This property is surrounded by B2 zoning. It will require an amendment to our land use plan which we feel is appropriate at this time. In 1985 when the property was annexed and zoned it was recommended as B1 which was changed later to AG1. In 1992 the property owner was part of a group that requested R1 zoning for this area. We feel today that property South of Upper River Rd. and east of Indian Hills Rd. could support a planned commercial zone, as was considered in 1985 with a B1 recommendation. The committee recommends amending the projected landuse for the area and approving this rezoning.

1298-16

Applicant: Pugh Wright McAnally
Owner: Morris Holdings

Zoning: R1
Acreage: 4.20

Request: To rezone 4.20 acres form R1 Single Family Residential to B2 General Business

Location: At the Southwest corner of the intersection of Upper River Rd. SE and Indian Hills Rd. SE north of Point Mallard Parkway

Recomm: This property touches a B2 zoning district on the southern boundary. It will require an amendment to our land use plan which we feel is appropriate at this time. In 1985 when the property was annexed and zoned it was recommended as B1 which was changed later to AG1. In 1992 the property owner was part of a group that requested R1 zoning for this area. We feel today that

property South of Upper River Rd. and east of Indian Hills Rd. could support a planned commercial zone, as was considered in 1985 with a B1 recommendation. The committee recommends amending the projected landuse for the area and approving this rezoning.

1299-16

Applicant: Pugh Wright McAnally
Owner: Hi Cotton, LLC

Zoning: AG1
Acreage: 9.26

Request: To rezone 9.26 acres from AG1 Agricultural to B2 General Business

Location: South side of Upper River Rd. SE West of Indian Hills Rd. SE

Recomm: This property touches a B2 zoning district on the western boundary. It will require an amendment to our land use plan which we feel is appropriate at this time. In 1985 when the property was annexed and zoned part of it was recommended as B1 which was changed later to AG1. We feel today that property South of Upper River Rd. and east of Indian Hills Rd. could support a planned commercial zone, as was considered in 1985 with a B1 recommendation. The committee recommends amending the projected landuse for the area and approving this rezoning as part of the larger proposal.

Minutes
Subdivision Committee
March 15, 2016

CONSENT AGENDA

Certificates

3305-16 Certificate to Consolidate

Applicant: Pugh Wright McAnally
Owner: Apostolic Church of God, Inc

Zoning: R-2, SF Residential
Acreage: Approx. 11.61 acres

Request: Consolidate two tracts of 7.08 acres and 4.53 acres into one tract of 11.61 acres

Location: South of 2nd Street SW and east of Memorial Dr. SW

- Conds:
1. Provide letter from property owner requesting consolidation
 2. Provide copy of deed verifying property ownership
 3. Provide stamped and sealed survey for recording
 4. Payment of recording fees
 5. Amend survey to provide four (4) State Plan Coordinates as required by Subdivision Regulations (NAD83, Alabama West Zone)
 6. Dedicate 20' (10' either side) easement for existing sewer

Pt. of Info:

- (1) ***Any relocation of utilities will be at the owner's expense.***
- (2) ***Site plan approval will be required before any development can occur.***

Recomm: Approval with stated conditions.

3306-16 Certificate to Subdivide and Consolidate

Applicant: Pugh Wright Mcanally
Owner: BJRS, LLC & Bobby Jett Jr.

Zoning: AG-2, Agricultural
Acreage: 17.5acres

Request: Consolidate Lots 5 and 6 of the Resubdivision of Lots 1 & 2 of Bould Monty Acres Subdivision plat into one tract of 17.5 acres and subdivide into two tracts of 2.83 acres and 14.67 acres

Location: North of Chapel Hill Rd. SW and west of Danville Rd. SW

- Conds:
1. Provide copy of deed verifying property ownership
 2. Payment of recording fees
 3. Amend survey to provide four (4) State Plan Coordinates as required by Subdivision Regulations (NAD83, Alabama West Zone)

Pt. of Info:

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

Recomm: Approval with stated conditions.

3307-16 Certificate to Subdivide (Withdrawn)

Site Plan Reviews

537-16

Applicant: Pugh Wright McAnally
Owner: Ron Birdwell

Zoning: M-2, Heavy Industry
Acreage: 1.35 acres

Request: Site plan review for the construction of an equipment rental business

Location: South of McGlathery Lane SE and west of Veterans Drive SE

Conds: 1. Provide irrigation plan - off street parking area exceeds 12,000 sq. ft.

Pt. of Info:

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

Recomm: Approval with stated conditions.

538-16

Applicant: Pugh Wright McAnally
Owner:: Decatur Ventures Ltd

Zoning: M-1A, Expressway Commercial
Acreage:

Request: Site plan review for the construction of a Milo's restaurant

Location: South of Beltline and west of Highway 31 South

Conds:

1. Completion of Certificate to Subdivide 3303-16
2. Provide full landscaping, lighting, irrigation plans – off street parking area exceeds 12,000 sq. ft.
3. Remove billboard
4. Building setback to be 60' from Beltline Rd. ROW
5. Construct curb and gutter along access road - tie-in with existing curb & gutter
6. Provide cross ingress/egress access agreement between Milos & property owner's
7. All access drives to be reviewed and approved by the City Engineer
8. Provide offsite sewer easement
9. Relocate grease interceptors from drive thru – Decatur Utilities
10. Provide sealed architectural plans to Health Department

Pt. of Info:

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

Recomm: Approval with stated conditions

539-16

Applicant: Pugh Wright McAnally
Owner: Patty Chancelor

Zoning: M-1A, Expressway Commercial
Acreage: .36

Request: Site plan review for the construction of storage units

Location: North of Modaus Rd. SW and east of Centron Drive SW
Conds: 1. Provide lighting/irrigation plan – off street parking exceeds 12,000 sq. ft.
Pt. of Info:
(1) *Any relocation of utilities will be at the owner's expense.*
Recomm: Approval with stated conditions

Annexation Request

349-16

Applicant: Pugh Wright McAnally
Owner: Indian Hills Partners Inc.
Zoning: Outside Corp Limits
Acreage: 1.93 acres
Request: Annex 1.93 acres into the corporate limits of the City of Decatur
Location: North of Point Mallard Parkway and west of Indian Hills Rd. SE
Conds: None
Recomm: Approval

Bond Review

City View Estates, Addition No. 3

Applicant: Vernon Lane
Owner: Same
Zoning: R-2 & R-5 SF Residential
Acreage:
Request: Bond review for completion of public improvements (sidewalks) for City View Estates, Addition No. 3 (LOC Expires: May, 2016 Amt: \$28,000)
Location: North side of Auburn Dr. SW west of Englewood Place SW
Recomm: Construct the sidewalks on the north side of Auburn Dr. SW or extend the Letter of Credit.

END CONSENT AGENDA

ORDINANCE NO. _____

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DECATUR, ALABAMA

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

Zoning Text Amendment

The effect of the proposed amendment will be to amend Sub-section 25-11.1 (7) B3R River Front Commercial Zone Parking

The Sub-section 25-11-1 (7) Parking is hereby amended to read as follows

Off-street parking: See section 25-16.

Section 2:

This Ordinance shall take effect immediately upon its approval and publication as provided by law.

ADOPTED this the _____ day of _____, 20 ____.

Authenticated:

Stacy Gilley

APPROVED this the ____ day of _____, 20 ____.

Don Kyle, Mayor

COMPARE CHANGES

SECTION	CURRENT	PROPOSED
25-11.1 (7) B3R RIVERFRONT COMMERCIAL PARKING	<i>Off-street parking: See section 27-16.</i>	<i>Off-street parking: See section 25-16.</i>

ZONING COMPARISONS

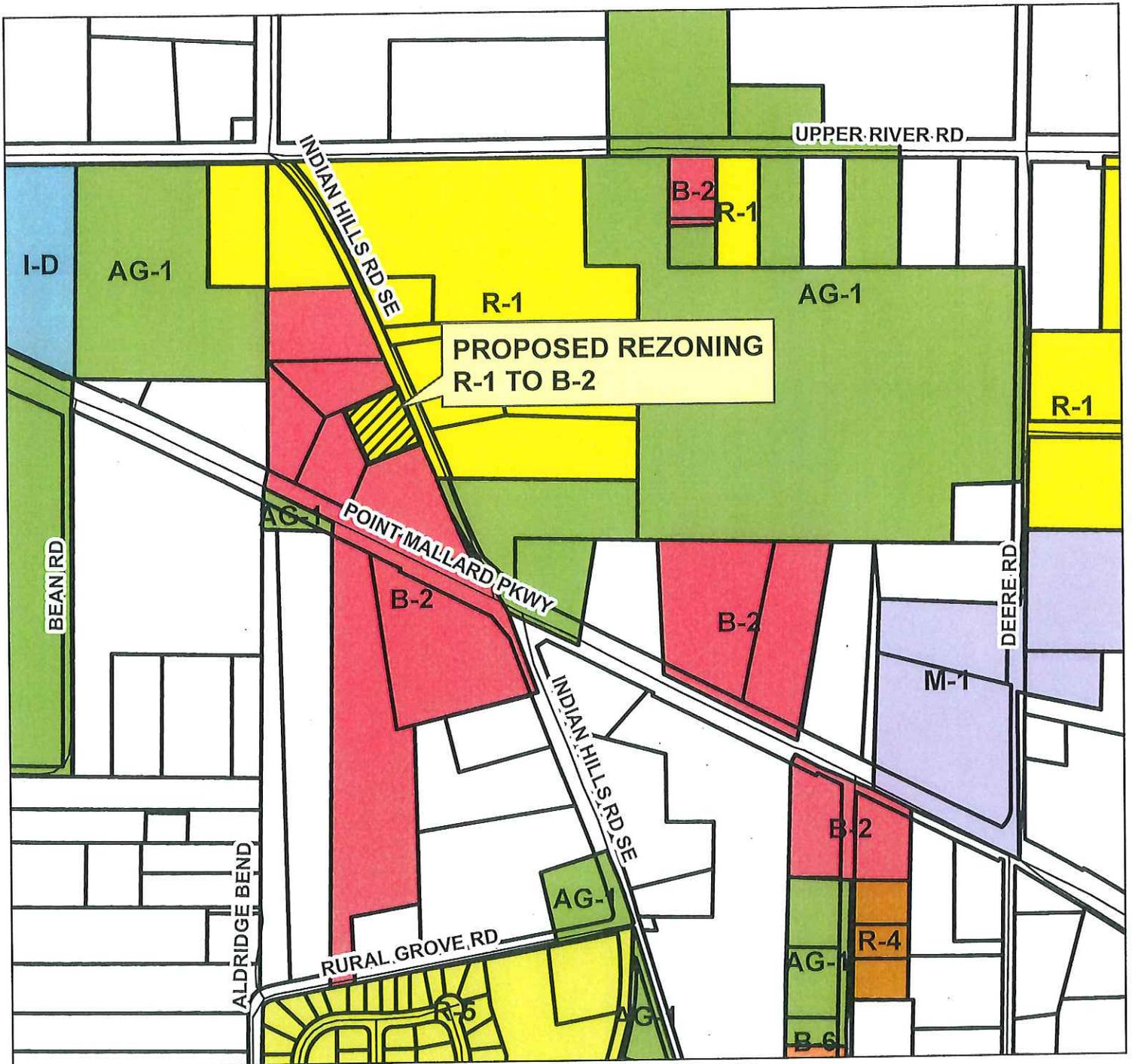
SECTION	CURRENT R1	PROPOSED B2
USES PERMITTED	<p>ALL "R" DISTRICTS Accessory structures; gardens; playgrounds; parks; public buildings; including public schools and libraries.</p> <p>R1 Single-family dwellings (See also regulations common to all "R" Districts, listed in <u>section 25-10</u>).</p>	<p>Clubs; 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 1,500-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 (1) 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.</p>
USES PERMITTED ON APPEAL	<p>ALL "R" DISTRICTS Customary home occupations; public utilities, general hospitals for humans, except primary for mental cases; semi-public buildings; golf courses; municipal, county, state or federal use; clubs located on and embracing within its sole possessory right, one (1) tract or parcel of land not less than twenty (20) acres in size; and on premises and off premises sale of</p>	<p>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.</p> <p>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 specified in <u>section 25-10</u>, hereof, other than the maximum height</p>

SECTION	CURRENT R1	PROPOSED B2
	<p>alcoholic beverage by clubs meeting the acreage requirements above when duly licensed as a class I or class II club by the city and the state alcoholic beverage control board under and pursuant to the Alcoholic Beverage Licensing Code.</p> <p>R1</p>	<p>provision set forth therein which shall not be applicable.</p>
<p>USES PROHIBITED</p>	<p>ALL "R" DISTRICTS Except as expressly permitted, or permitted on appeal, the following uses are prohibited in all residential districts, including without limitation planned residential development districts, specialty and restricted residential districts: ("R" Districts): All buildings, structures and units constructed off-site (except for modular homes as in <u>section 25-2</u>) without regard to whether or not such building, structures or units are designed and built in compliance with state or federal standards, including without limitation, mobile homes, manufactured homes, house trailers, and trailer coaches; trailer or manufactured home parks, courts or camps, and commercial and industrial uses, including parking lots and parking areas in connection with any of these uses, not specifically permitted.</p> <p>R1 Any use not permitted, or permitted on appeal, is prohibited.</p>	<p>Stockyard; live animal or poultry sales; coal yards; lumber yards or mills; auto wrecking; gasoline, oil or alcohol storage above the ground in excess of five hundred (500) gallons, grist or flour mills; ice plants; junk, scrap paper, rag, storage or bailing, stone or monument works.</p>

SECTION	CURRENT R1	PROPOSED B2
PARKING	<p>ALL "R" DISTRICTS</p> <p>a. Off-street parking and vehicle access shall be provided as set forth in <u>section 25-16</u> hereof.</p> <p>b. A carport, porte-cochere, porch or structure part thereto, attached to or situated within five (5) feet of the main structure as defined in <u>section 25-2</u> thereof, shall be considered as a part of the main building and shall be subject to the setback and side yard requirements of the district in which it is located.</p> <p>R1 THE SAME AS ALL R DISTRICTS</p>	<p>Shall provide space for loading and unloading for structures hereafter erected or altered when same is not on lot adjoining a public or private alley. See <u>§ 25-16</u>. For off street parking</p>
MINIMUM LOT AREA	<p>ALL "R" DISTRICTS None specified.</p> <p>R1 Fourteen thousand (14,000) square feet</p>	<p>Same as for B-1 Business District. B1 It is the intent of this section that lots of sufficient size be used for any business or service use to provide adequate parking and loading space in addition to the space required for the other normal operations of the business or service.</p>
MINIMUM BUILDING AREA	<p>ALL "R" DISTRICTS None specified.</p> <p>R1 NONE SPECIFIED</p>	
MINIMUM FRONT YARD SETBACK	<p>ALL "R" DISTRICTS Public and semi-public structures: Thirty-five (35) feet</p> <p>R1 Forty (40) feet</p>	<p>Same as for B-1, Local Shopping District.</p> <p>B1 <i>Minimum yard size:</i> Front 25 feet; rear 20 feet;</p>
MINIMUM REAR YARD SETBACK	<p>ALL "R" DISTRICTS</p> <p>1. Public and semi-public structures: Thirty-five (35) feet.</p>	<p>FROM B1 rear 20 feet</p>

SECTION	CURRENT R1	PROPOSED B2
	2. Accessory structures: Five (5) feet. R1 Forty-five (45) feet	
MINIMUM SIDE YARD SETBACKS	ALL "R" DISTRICTS 1. Public and semi-public structures: Thirty-five (35) feet. 2. Accessory structures: Five (5) feet. R1 Fifteen (15) feet	FROM B1 side, not specified, except on a lot adjoining along its side lot line a lot which is in a residential district, there shall be a side yard not less than eight (8) feet wide.
MAXIMUM HEIGHT	ALL "R" DISTRICTS Forty-five (45) feet R1 Thirty-five (35) feet	
MAXIMUM HEIGHT IN STORIES	ALL "R" DISTRICTS Three (3). R1 Two and one-half (2½).	

REZONING REQUEST 1297-16 FROM R-1 TO B-2 .94 ACRES



LOCATION MAP

APPLICANT: PRIME DEVELOPMENT, LLC



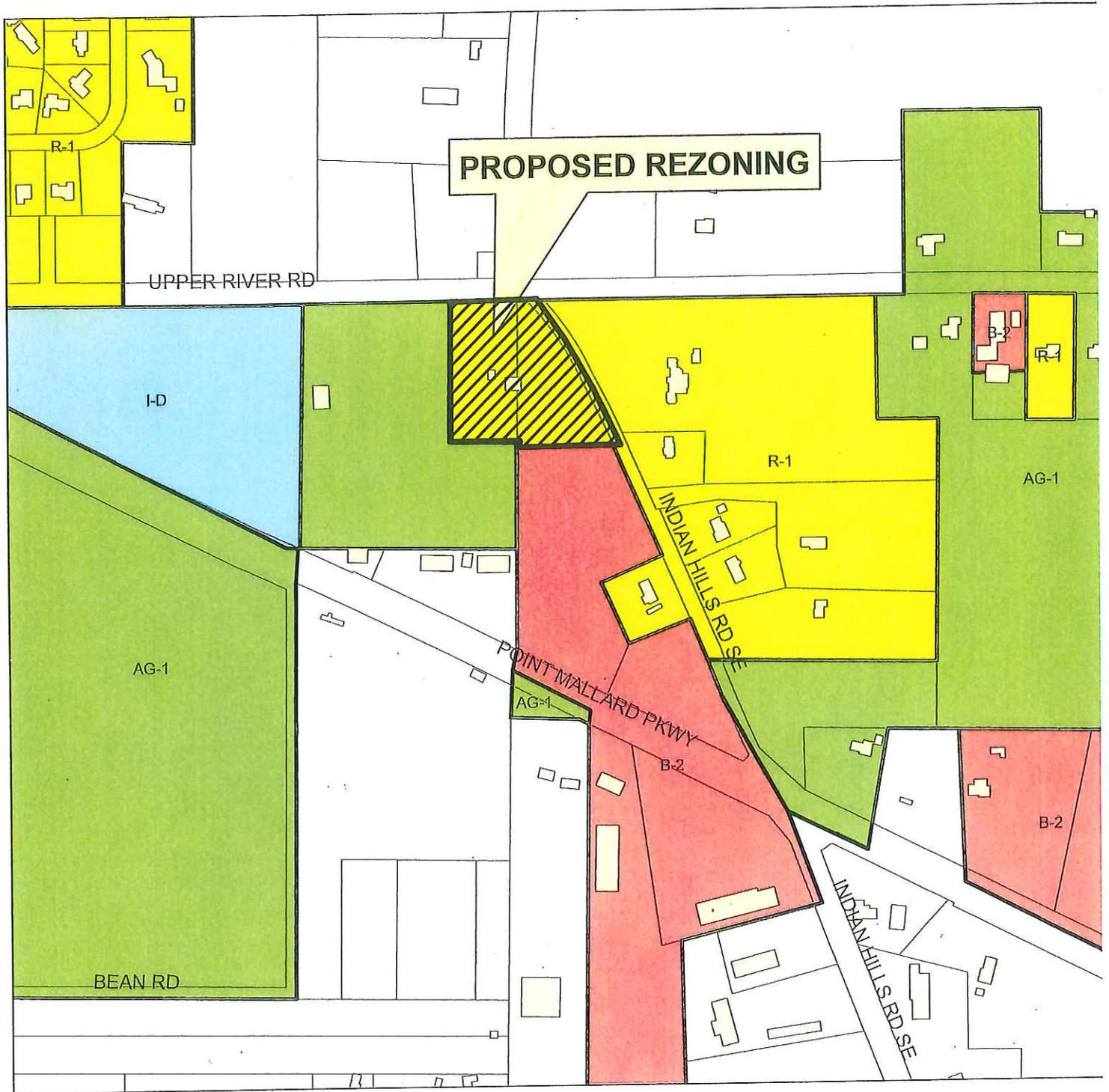
Legend

— Streets911

 SUBJECT PROPERTY

DRAWING NOT TO SCALE

REZONING REQUEST NO. 1298-16 FROM R-1 TO B-2 4.2 ACRES



PROPOSED REZONING

LOCATION MAP

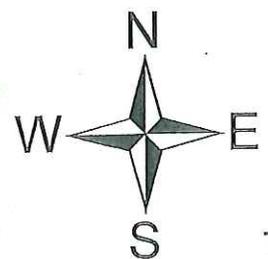
Legend

- Buildings
- Ownership

SUBJECT PROPERTY

APPLICANT: MORRIS HOLDING, LLC

PROPERTY ZONED R-1



ZONING COMPARISONS

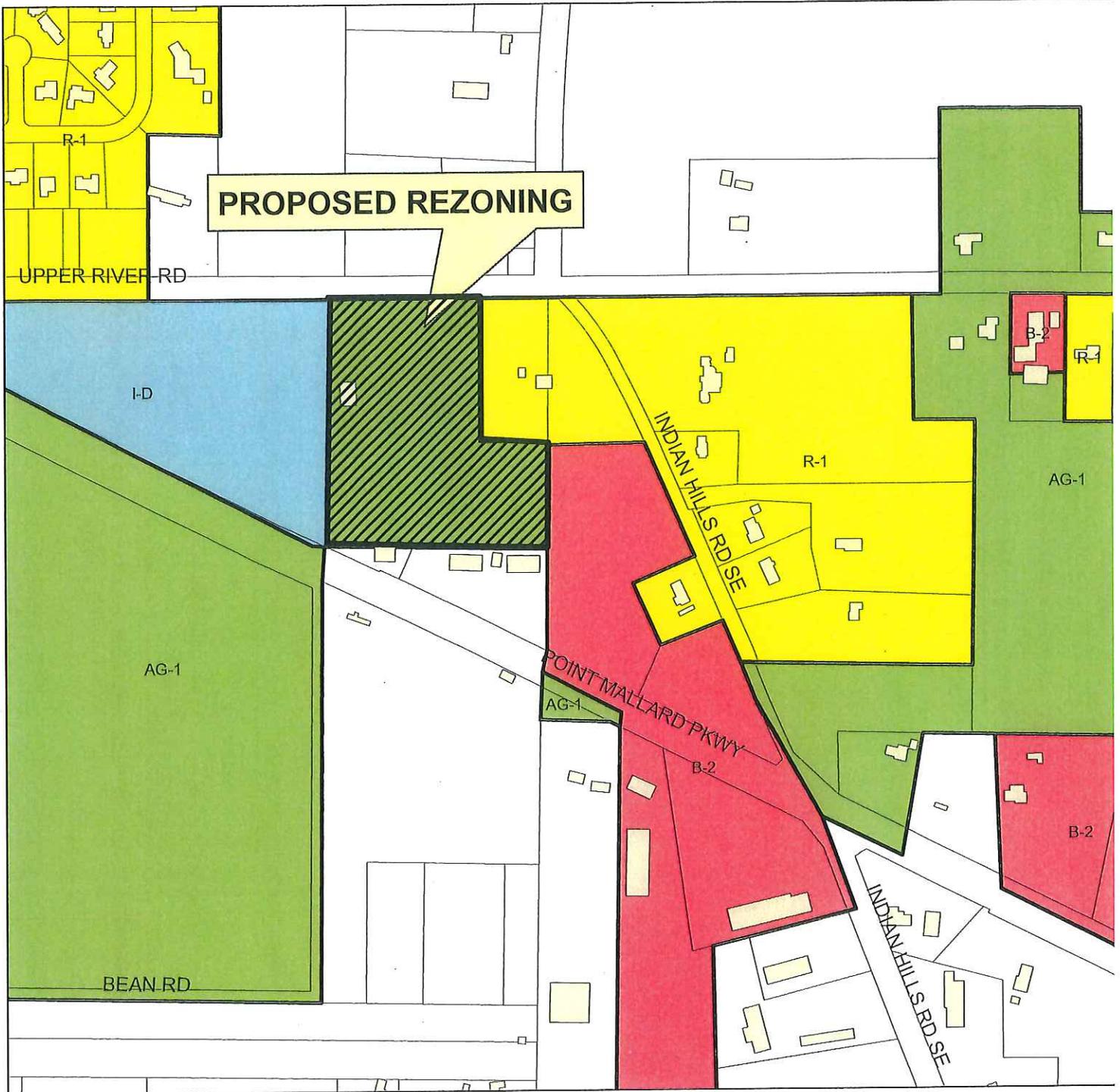
SECTION	CURRENT AG1	PROPOSED B2
<p>USES PERMITTED</p>	<p>General farming including horticulture; dairying; apiaries; livestock and poultry raising; fish hatcheries; and other similar enterprises or uses.</p> <p>Aircraft landing fields; hangars and equipment; cemeteries; golf courses, swimming pools; 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 an R-1 residential district and subject to all district requirements of an R-1 district as specified in <u>section 25-10</u></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>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 1,500-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 (1) 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.</p>
<p>USES PERMITTED ON APPEAL</p>	<p>Sports arenas, recreational and amusement enterprises operated on a commercial basis; clubs the</p>	<p>Dry cleaners and laundries; and manufacturing incidental to a retail business where articles are sold at</p>

SECTION	CURRENT AG1	PROPOSED B2
	<p>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 (1) 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.</p>	<p>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 specified in <u>section 25-10</u>, hereof, other than the maximum height provision set forth therein which shall not be applicable.</p>

SECTION	CURRENT AG1	PROPOSED B2
USES PROHIBITED	On premises and off-premises sale of alcoholic beverages, except as herein otherwise allowed; residential, commercial and industrial uses, not specifically permitted or permitted on appeal. R1 Any use not permitted, or permitted on appeal, is prohibited.	Stockyard; live animal or poultry sales; coal yards; lumber yards or mills; auto wrecking; gasoline, oil or alcohol storage above the ground in excess of five hundred (500) gallons, grist or flour mills; ice plants; junk, scrap paper, rag, storage or bailing, stone or monument works.
PARKING	<i>Off-street parking:</i> See § 25-16. <i>Off-street loading and unloading:</i> Shall provide adequate space for loading and unloading on rear and/or side yard.	Shall provide space for loading and unloading for structures hereafter erected or altered when same is not on lot adjoining a public or private alley. See § 25-16. For off street parking
MINIMUM LOT AREA	Minimum required lot area—15,000 square feet. Minimum required lot width at building line—100 feet.	Same as for B-1 Business District. B1 It is the intent of this section that lots of sufficient size be used for any business or service use to provide adequate parking and loading space in addition to the space required for the other normal operations of the business or service.
MINIMUM BUILDING AREA	None specified.	
MINIMUM FRONT YARD SETBACK	Front, 20 feet	Same as for B-1, Local Shopping District. B1 <i>Minimum yard size:</i> Front 25 feet; rear 20 feet;
MINIMUM REAR YARD SETBACK	rear, 45 feet; sides	FROM B1 rear 20 feet
MINIMUM SIDE YARD SETBACKS	<i>Minimum yard size:</i> , 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	FROM B1 side, not specified, except on a lot adjoining along its side lot line a lot which is in a residential district, there shall be a side yard not less

SECTION	CURRENT AG1	PROPOSED B2
	line of a district other than an agricultural district.	than eight (8) feet wide.
MAXIMUM HEIGHT	35 feet	
MAXIMUM HEIGHT IN STORIES	2½ stories..	

REZONING REQUEST NO. 1299-16 FROM AG-1 TO B-2 9.26 ACRES



LOCATION MAP

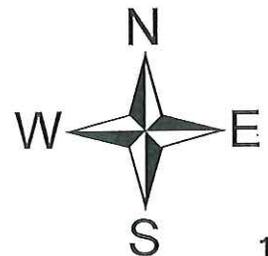
Legend

- Buildings
- Ownership

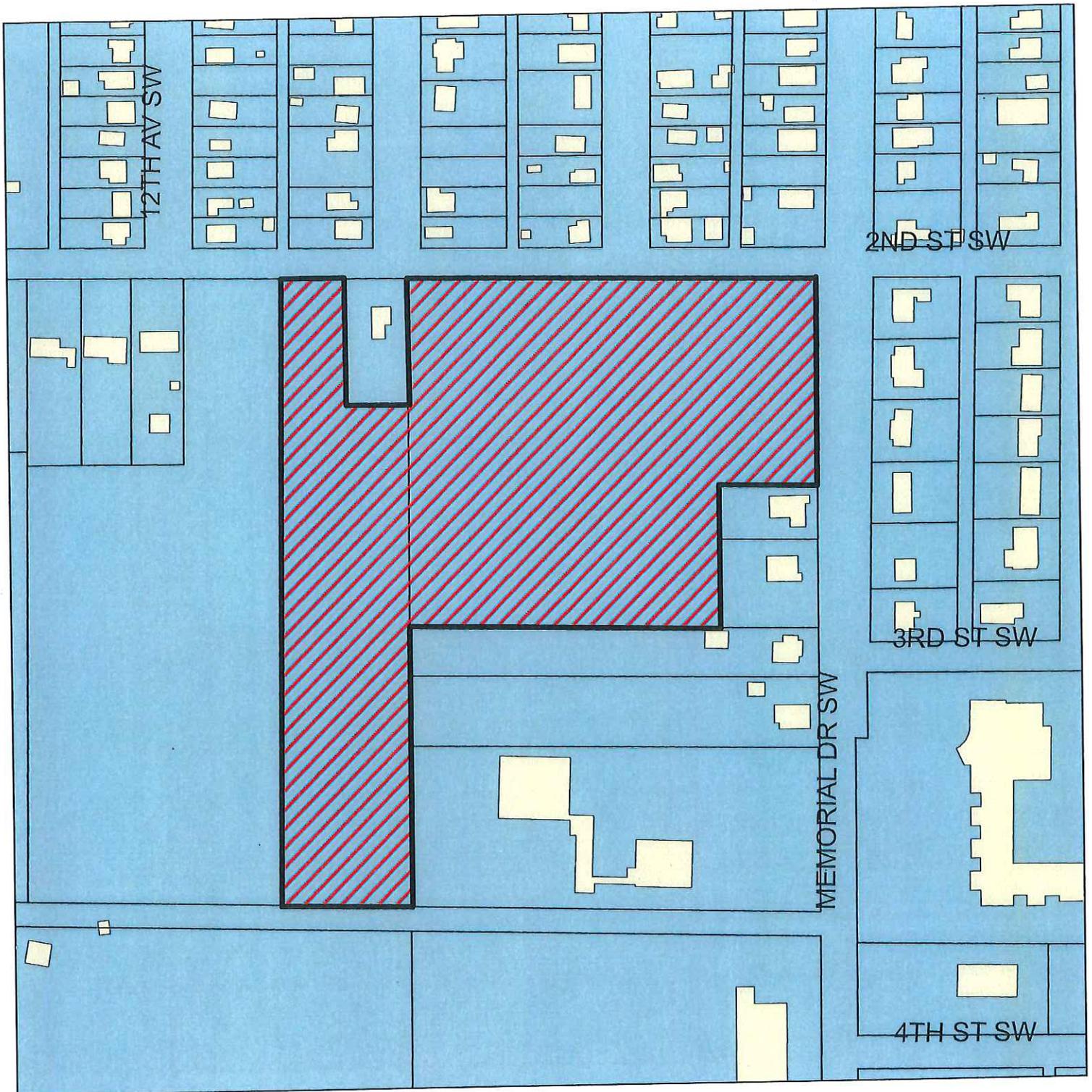
SUBJECT PROPERTY

APPLICANT: HI COTTON . LLC

PROPERTY ZONED AG-1



CERTIFICATE TO CONSOLIDATE NO.3305-16



Legend

-  Ownership
-  Buildings
-  Corporate Limits
-  **SUBJECT PROPERTY**

LOCATION MAP

APPLICANT: APOSTOLIC CHURCH OF GOD INC.

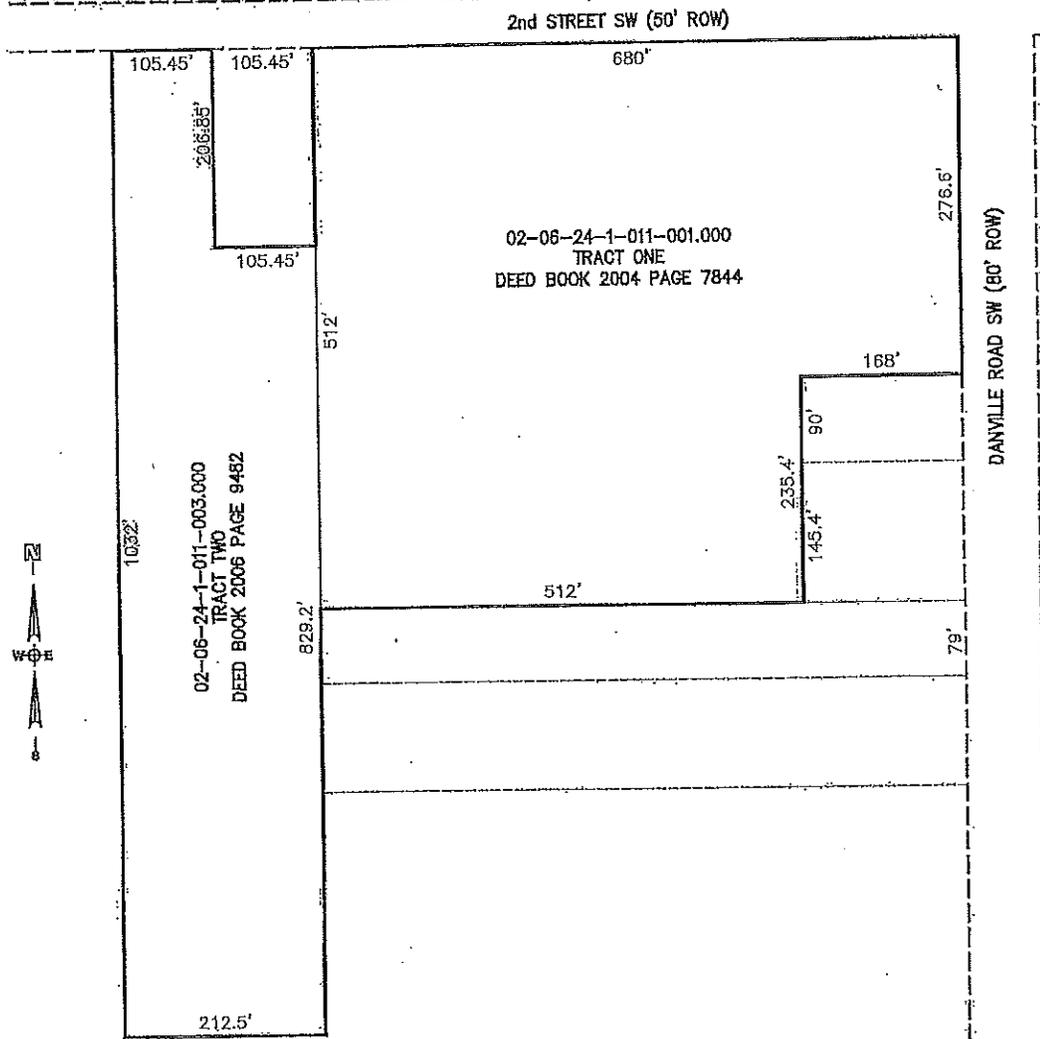
PROPERTY ZONED R-2



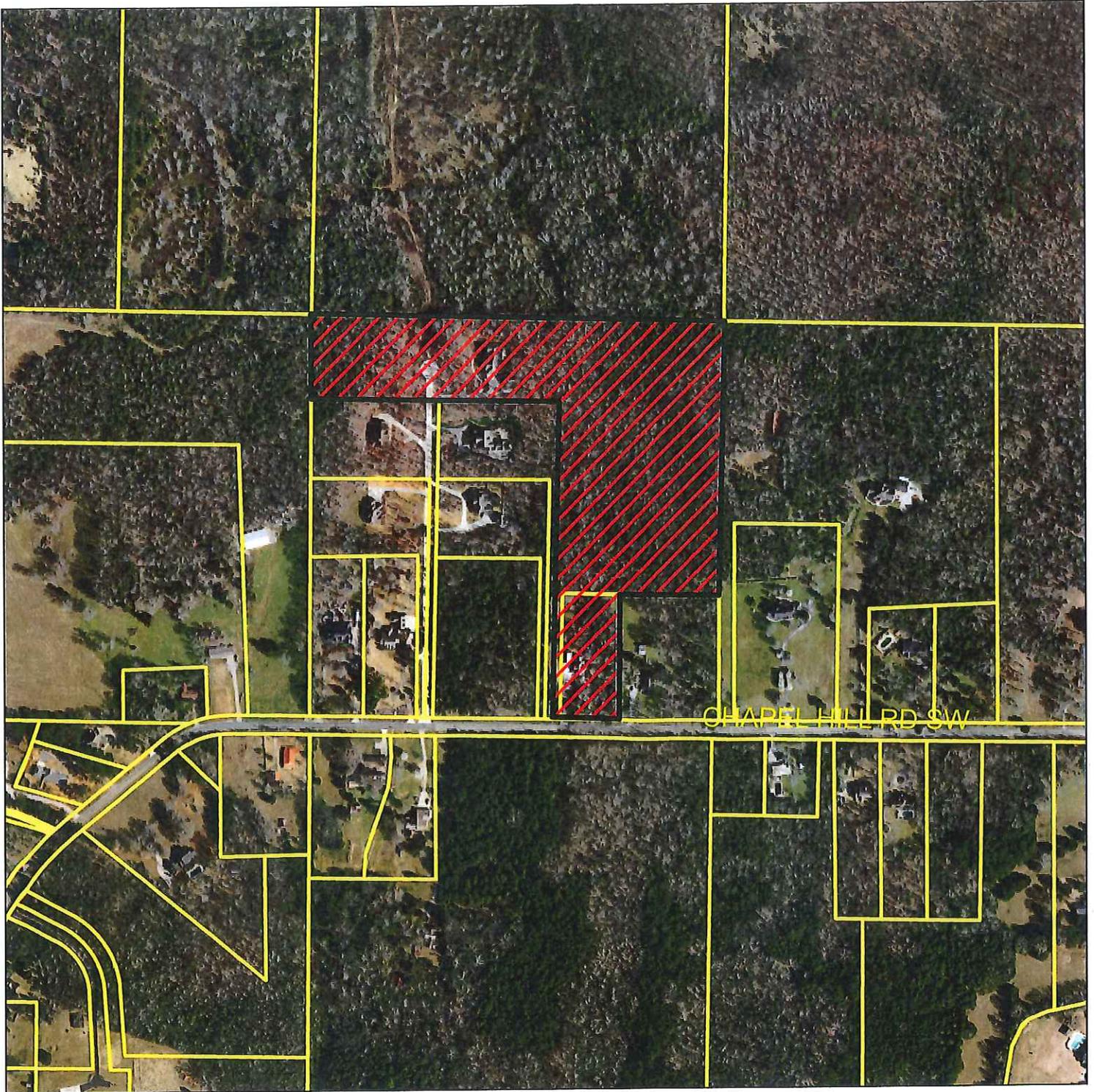
DRAWING NOT TO SCALE

CERTIFICATE TO CONSOLIDATE NO. 3305-16

PUGH WRIGHT MCANALLY
 310 8TH AVENUE NE DECATUR, ALABAMA 35601 | POST OFFICE BOX 2419 | 35602
 256.353.3937 • 256.350.2285



CERTIFICATE TO SUBDIVIDE AND CONSOLIDATE NO.3306-16



LOCATION MAP

APPLICANT: BJRS, LLC AND BOBBY R. JETT JR.

Legend

 Ownership

 **SUBJECT PROPERTY**

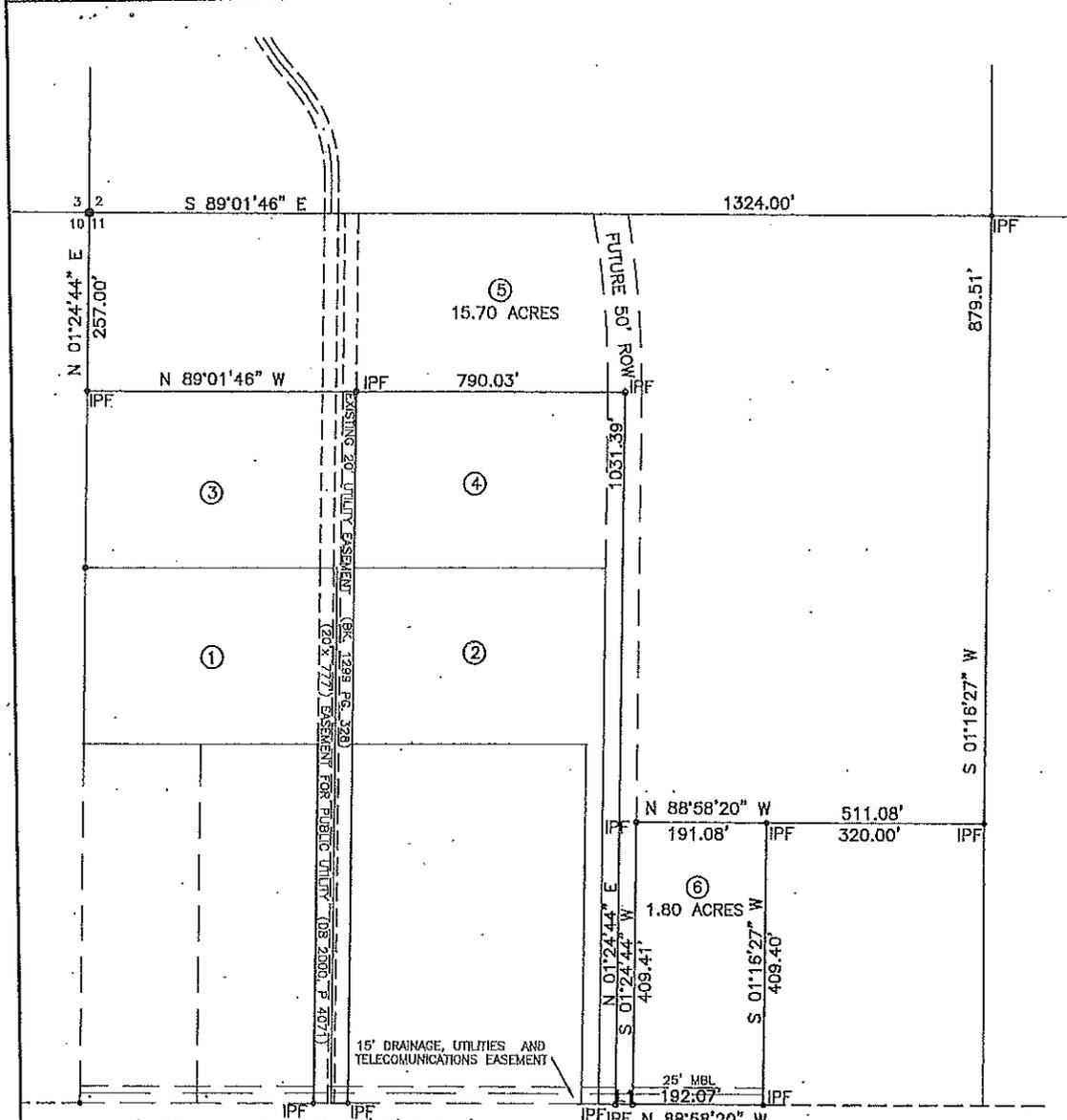
PROPERTY ZONED AG-2



DRAWING NOT TO SCALE

CERTIFICATE TO SUBDIVIDE AND CONSOLIDATE NO. 3306-16

PUGH WRIGHT MCANALLY CIVIL ENGINEERS	310 8TH AVENUE NE DECATUR, ALABAMA 35601 POST OFFICE BOX 2419 35602
	256.353.3927P 256.350.2285F

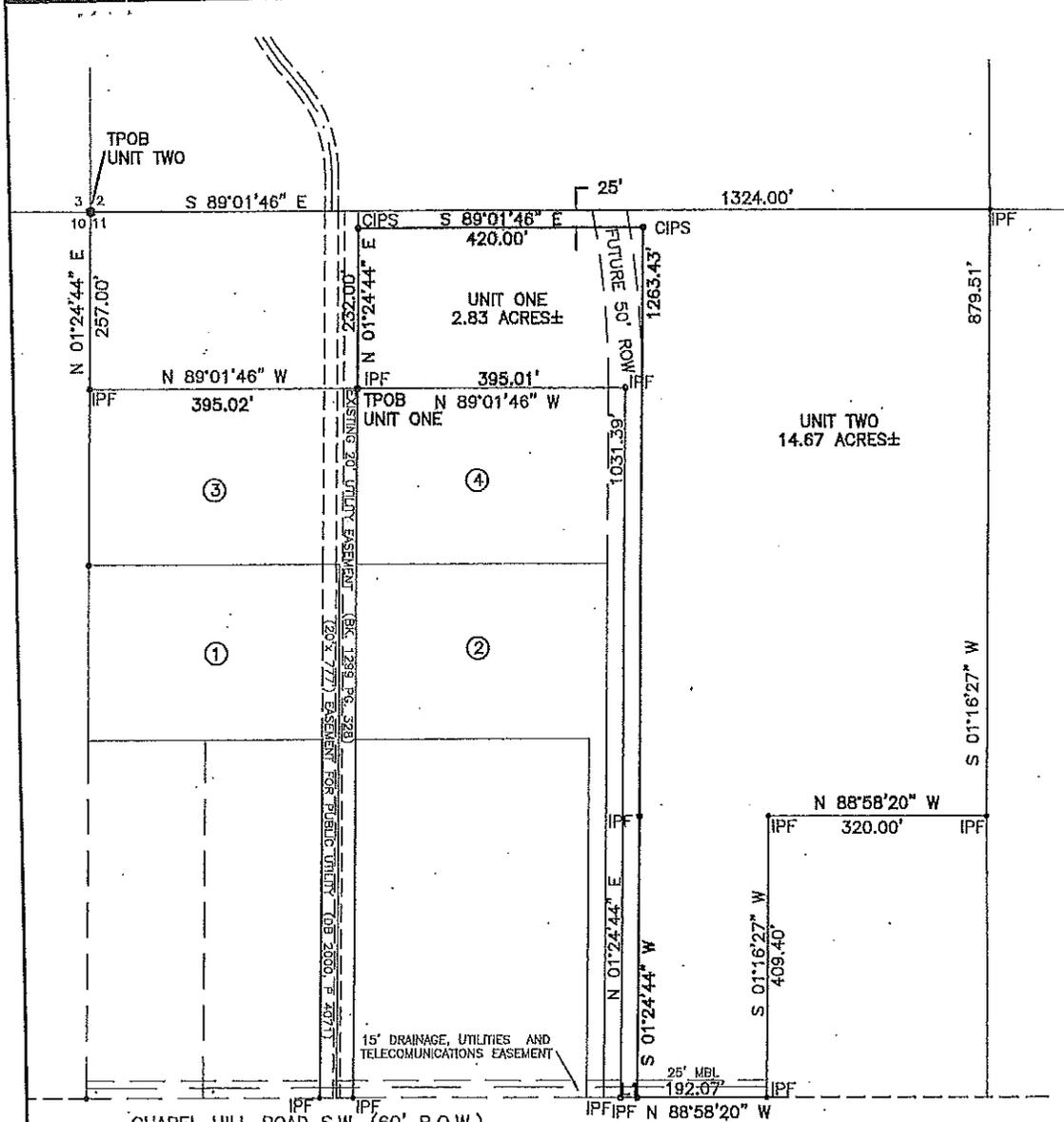


NUMBER	DIRECTION	DISTANCE
L1	N 88°58'20" W	25.00'



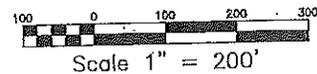
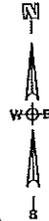
CERTIFICATE TO SUBDIVIDE AND CONSOLIDATE NO. 3306-16

 PUGH WRIGHT MCANALLY CIVIL ENGINEERS	310 8TH AVENUE NE DECATUR, ALABAMA 35601 POST OFFICE BOX 2419 35602	256.353.3937P 256.350.2285F
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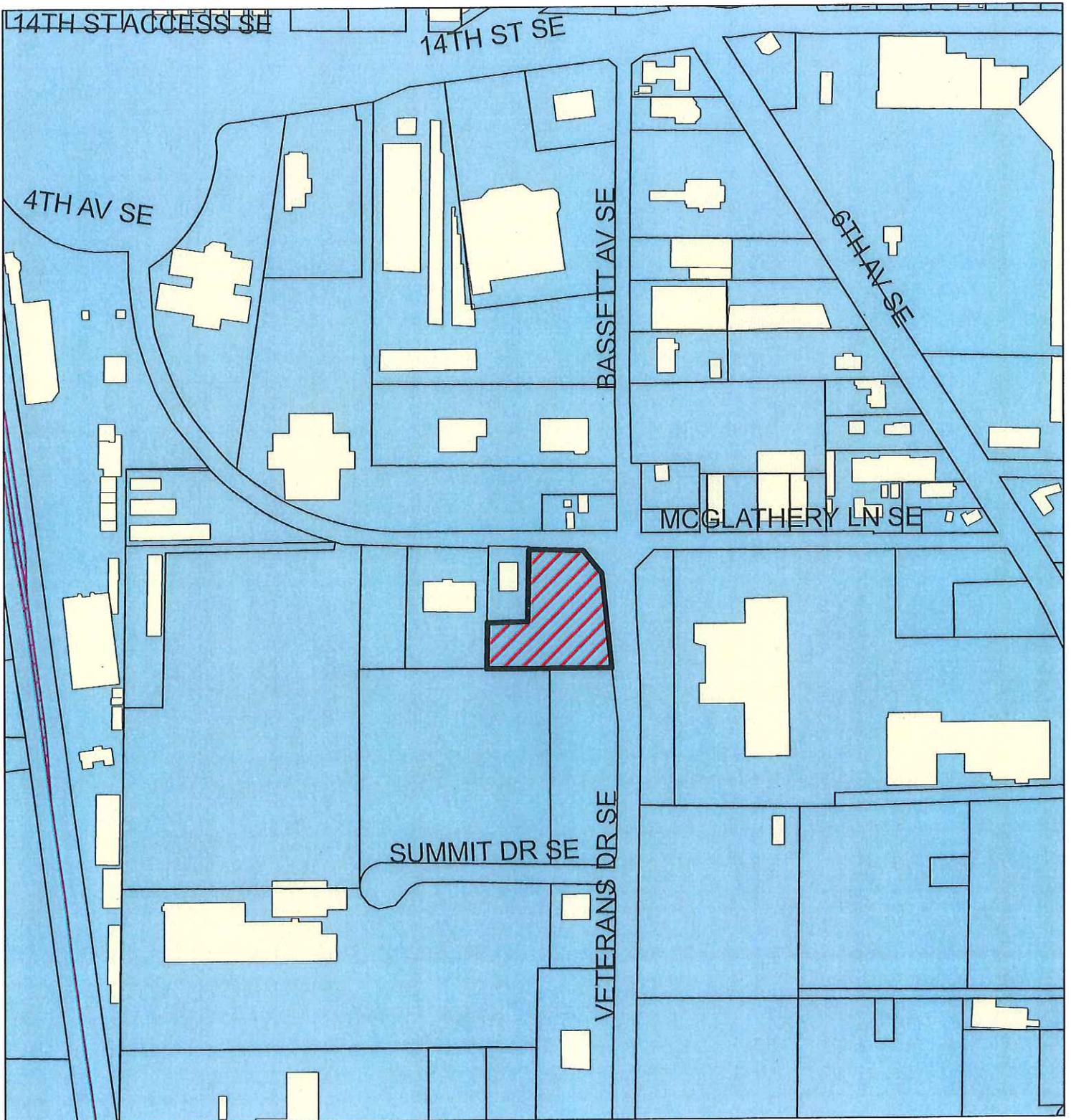


CHAPEL HILL ROAD S.W. (60' R.O.W.)

NUMBER	DIRECTION	DISTANCE
L1	N 88°58'20" W	25.00'



SITE PLAN 537-16



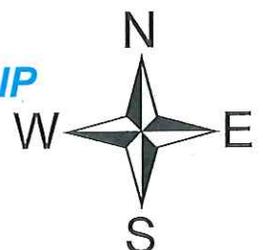
Legend

- Ownership
- Buildings
- Corporate Limits
- SUBJECT PROPERTY**

LOCATION MAP

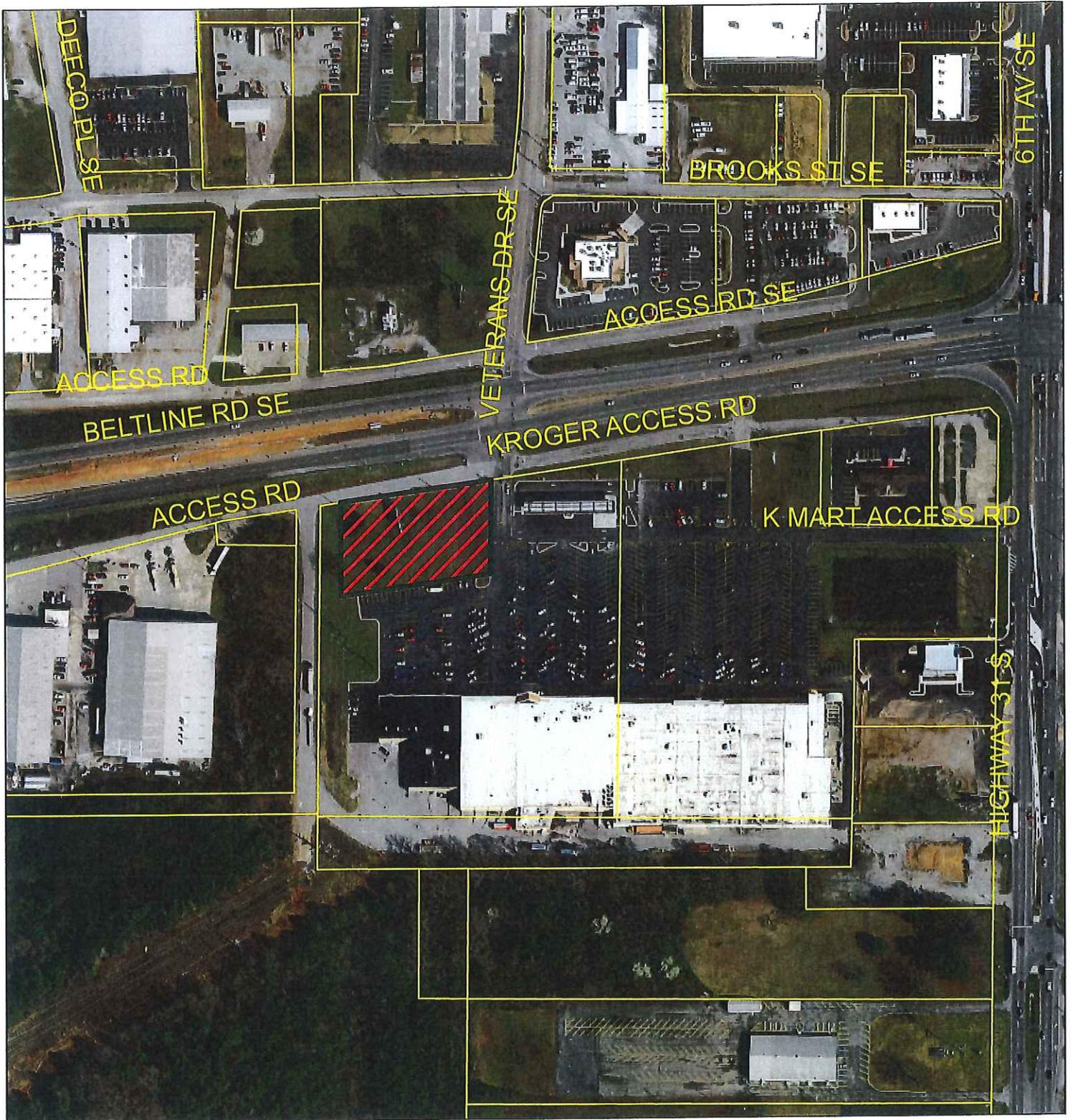
APPLICANT: OZIER FAMILY LTD. PARTNERSHIP

PROPERTY ZONED M-2



DRAWING NOT TO SCALE

SITE PLAN 538-16



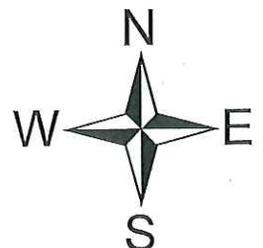
LOCATION MAP

Legend

-  Ownership
-  Corporate Limits
-  **SUBJECT PROPERTY**

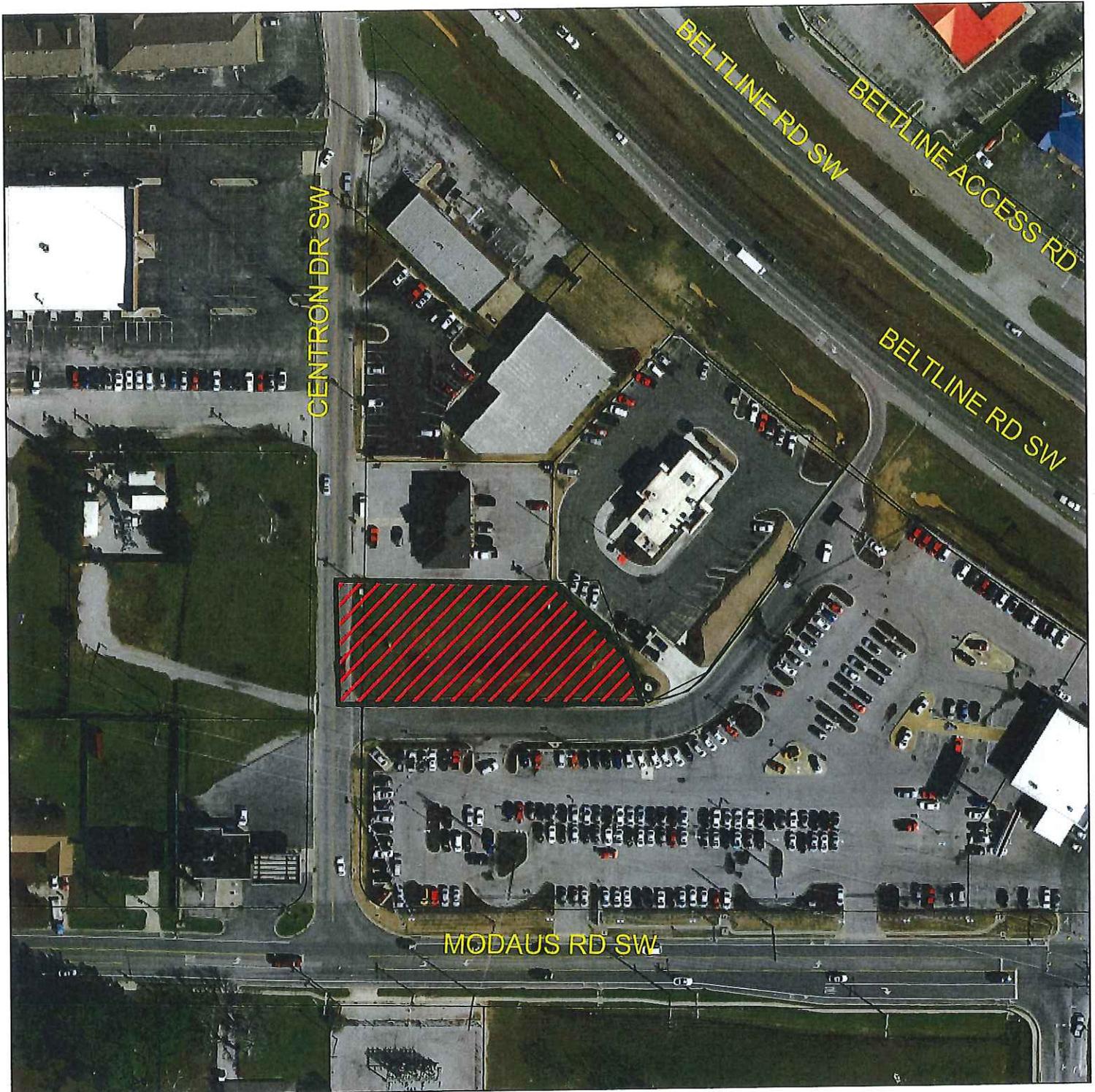
APPLICANT: DECATUR VENTURES LTD

PROPERTY ZONED M-1A



DRAWING NOT TO SCALE

SITE PLAN NO. 539-16



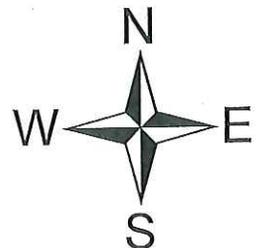
Legend

-  Ownership
-  Buildings
-  Corporate Limits
-  **SUBJECT PROPERTY**

LOCATION MAP

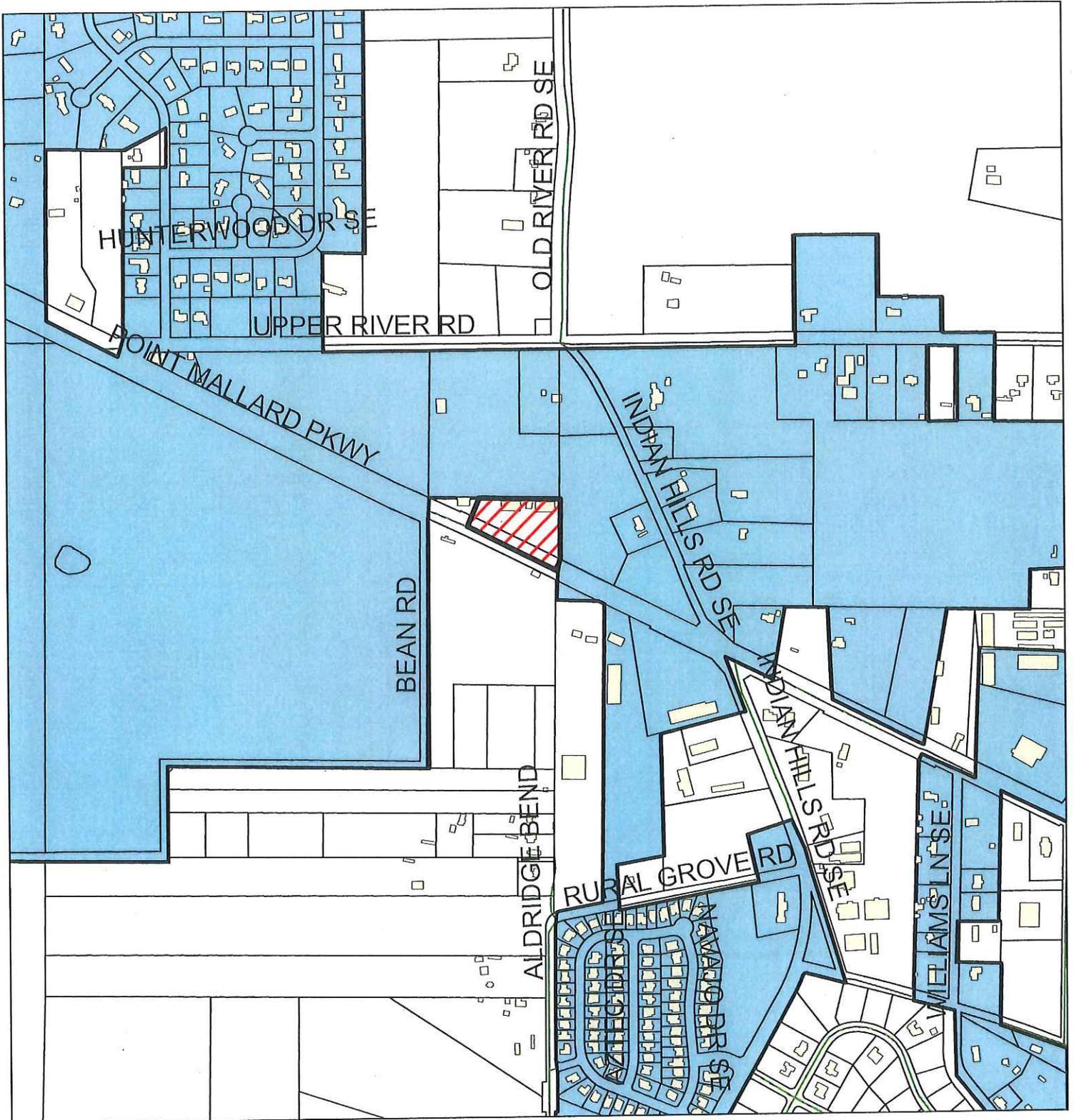
APPLICANT: PATTY CHANCELOR

PROPERTY ZONED M-1A



DRAWING NOT TO SCALE

ANNEXATION REQUEST NO. 349-16

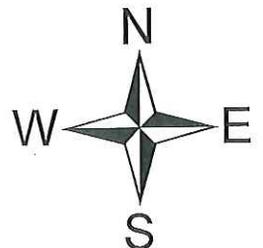


Legend

- Ownership
- Buildings
- Corporate Limits
- SUBJECT PROPERTY**

LOCATION MAP

APPLICANT: INDIAN HILLS PARTNERS INC



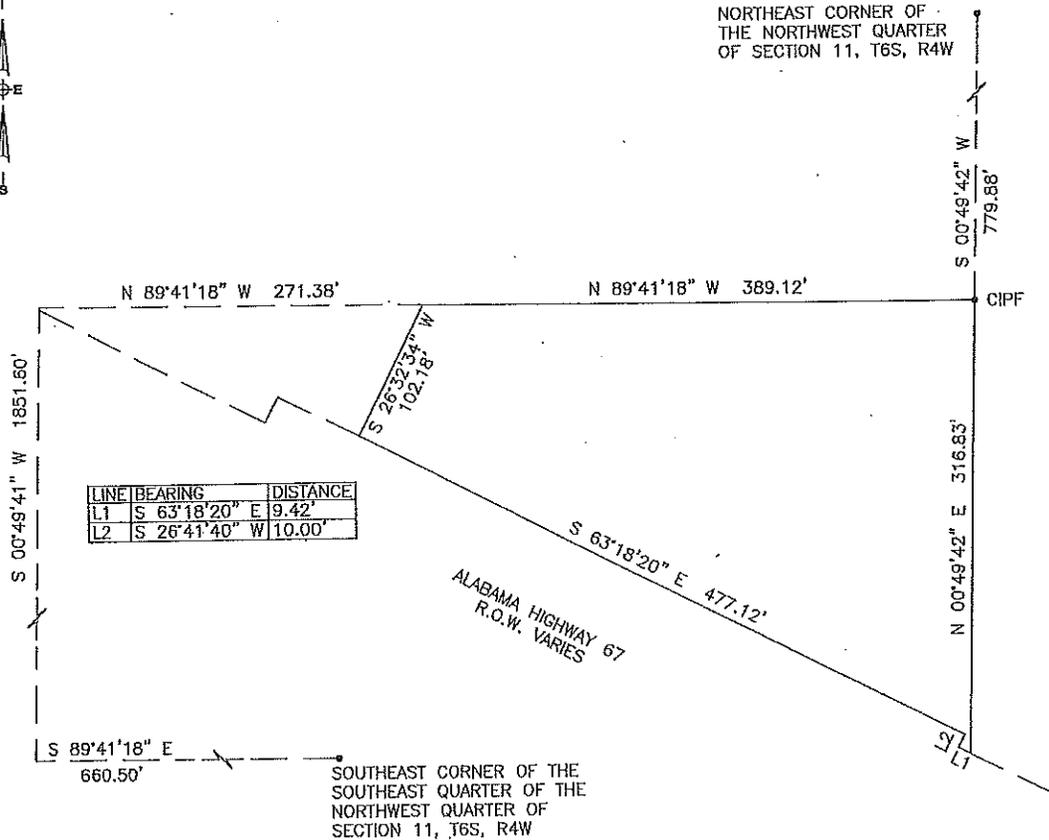
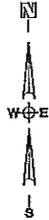
DRAWING NOT TO SCALE

ANNEXATION REQUEST NO. 349-16

PUGH WRIGHT MCANALLY
CIVIL ENGINEERS

310 8TH AVENUE NE DECATUR, ALABAMA 35601 | POST OFFICE BOX 2419 35602

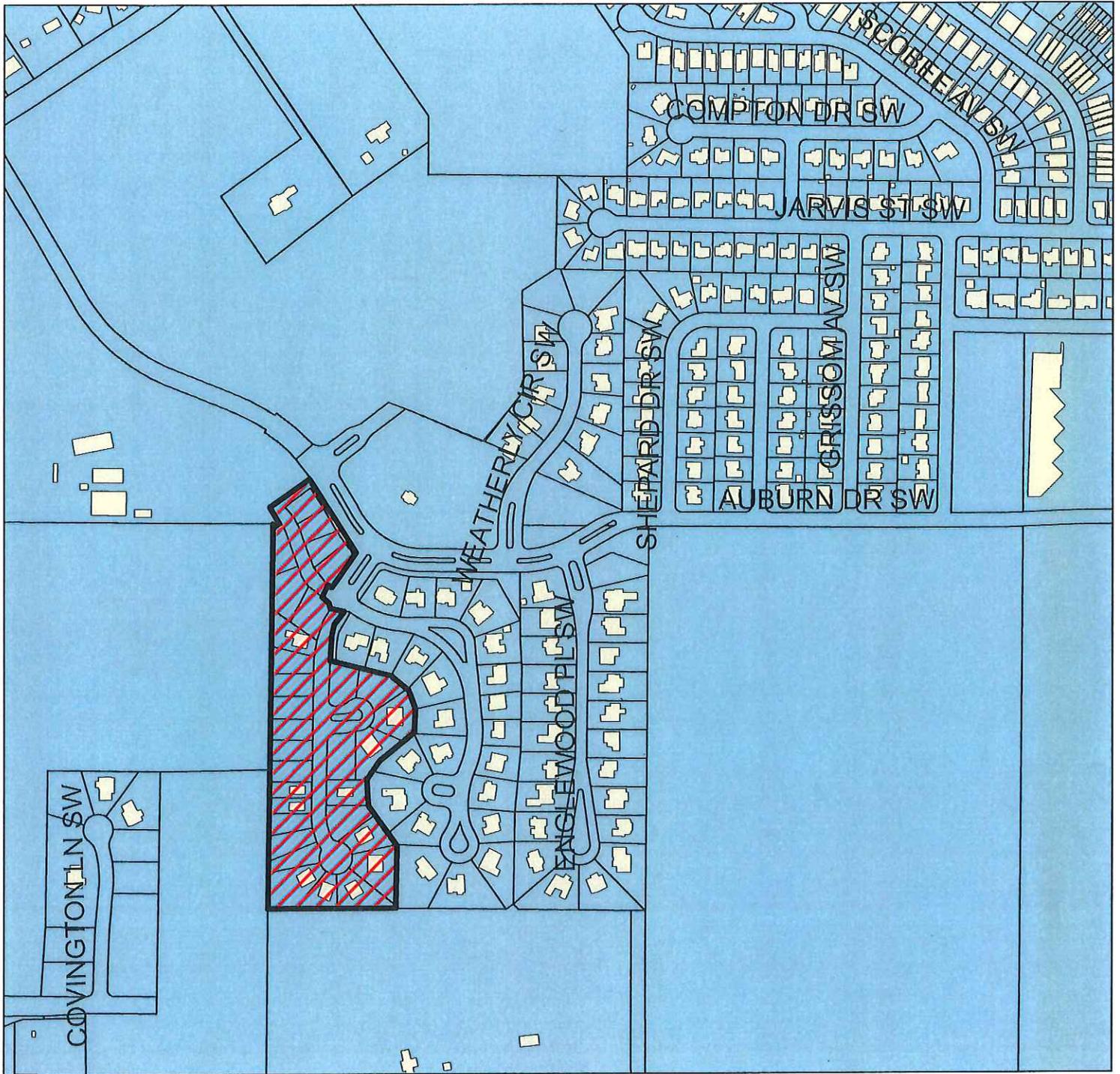
256-353-3937P 256-350-2285F



GENERAL NOTES

1. NORTH REFERENCE IS ALABAMA STATE PLANE GRID, 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. 1416, PG 895
4. PROPERTY ADDRESS IS 2920 POINT MALLARD PARKWAY SE
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 MARCH, 2016.

BOND REVIEW CITY VIEW ADD. NO. 3 SIDEWALKS

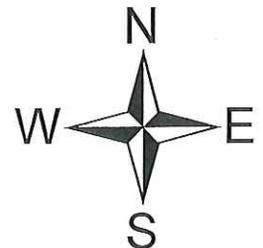


Legend

- Ownership
- Buildings
- Corporate Limits
- SUBJECT PROPERTY**

LOCATION MAP

APPLICANT: VERNON LANE



DRAWING NOT TO SCALE