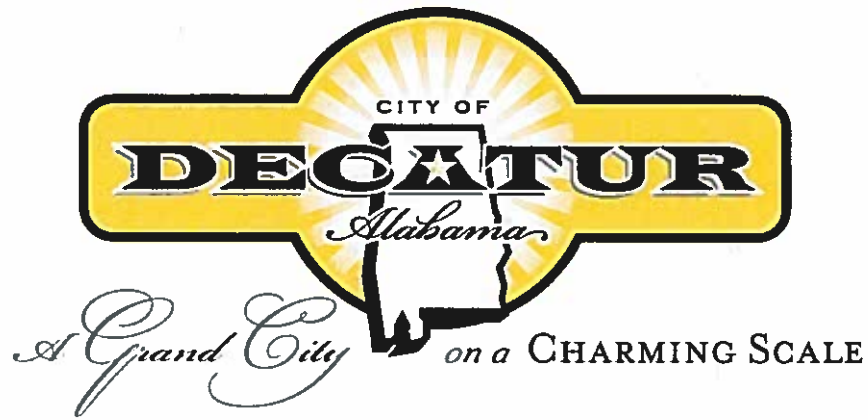




MEMORANDUM

DATE: June 13, 2018

TO: Planning Commissioners

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

PLANNING COMMISSION MEETING

June 19, 2018

Pre-meeting – 2:15 p.m. (Annex)

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

Agenda

Planning Commission

City of Decatur, AL

June 19, 2018

Time: 3:15 PM

City Council Chambers

Commissioners: Kent Lawrence, *Chairman*; Gary Borden, *Vice Chairman*; Daniel Culpepper, *Secretary*; Chuck Ard; Frances Tate; Joseph Wynn; Nell Standridge; Eddie Pike; Myna Burroughs

1. CALL MEETING TO ORDER

2. APPROVAL OF MINUTES- May 22, 2018

3. PUBLIC HEARING

REZONING

PAGE/MAP

- | | | |
|------------|---|-----|
| A. 1316-18 | (North of 12 th St. SE and east of 16 th Ave. SE) | 1-6 |
|------------|---|-----|

MINOR PLAT

- | | | |
|----------------------------|--|-------|
| A. Mountain Valley Estates | (SE of Indian Hill Rd. SE and east side of Bennich Rd. SE) | 26-27 |
|----------------------------|--|-------|

3. CONSENT AGENDA

- | | | |
|------------|---|-------|
| A. 3404-18 | Certificate to Subdivide
(North of Chapel Hills Rd. SW and west of Danville Rd. SW) | 7-10 |
| B. 3405-18 | Certificate to Subdivide
(South of Old Trinity Rd. and west side of McEntire Lane) | 11-14 |
| C. 3406-18 | Certificate to Consolidate
(NE corner of Walnut St. NE and west of Line St. NE) | 15-18 |
| D. 3407-18 | Certificate to Consolidate & Subdivide
(South of Modaus Rd. SW and east of Old Moulton Rd. SW) | 19-22 |
| E. 3408-18 | Certificate to Subdivide
(Southeast of Danville Rd. SW and east side of Baker Rd.) | 23-25 |

**STAFF REPORT FOR
PLANNING COMMISSION
ZONING COMMITTEE JUNE 12, 2018**

PUBLIC HEARING

FILE NUMBER: REZONING 1316-18

CONTROL NO. 7812

ACRES: 21.5 ACRES

CURRENT ZONE: B1 AND R2

NEW ZONE: ID

APPLICANT: Pugh Wright representing Baptist Children's Home

PROPERTY OWNER/PROPERTY ADDRESS: 1404 16th AV SE

REQUEST: This is a request to rezone a approximately 21.5 acres tract from B1 (Local Shopping District) and R2 (Single Family Residential District) to ID (Institutional District)

CURRENT LANDUSE: Orphanage

PROPOSED LANDUSE: Orphanage

ONE DECATUR Future Landuse: Core neighborhood

ONE DECATUR STREET TYPOLOGY: 8th ST SE is a city connector and 11th St SE is a neighborhood collector

COMMENTS AND RECOMMENDATIONS FROM ZONING COMMITTEE:

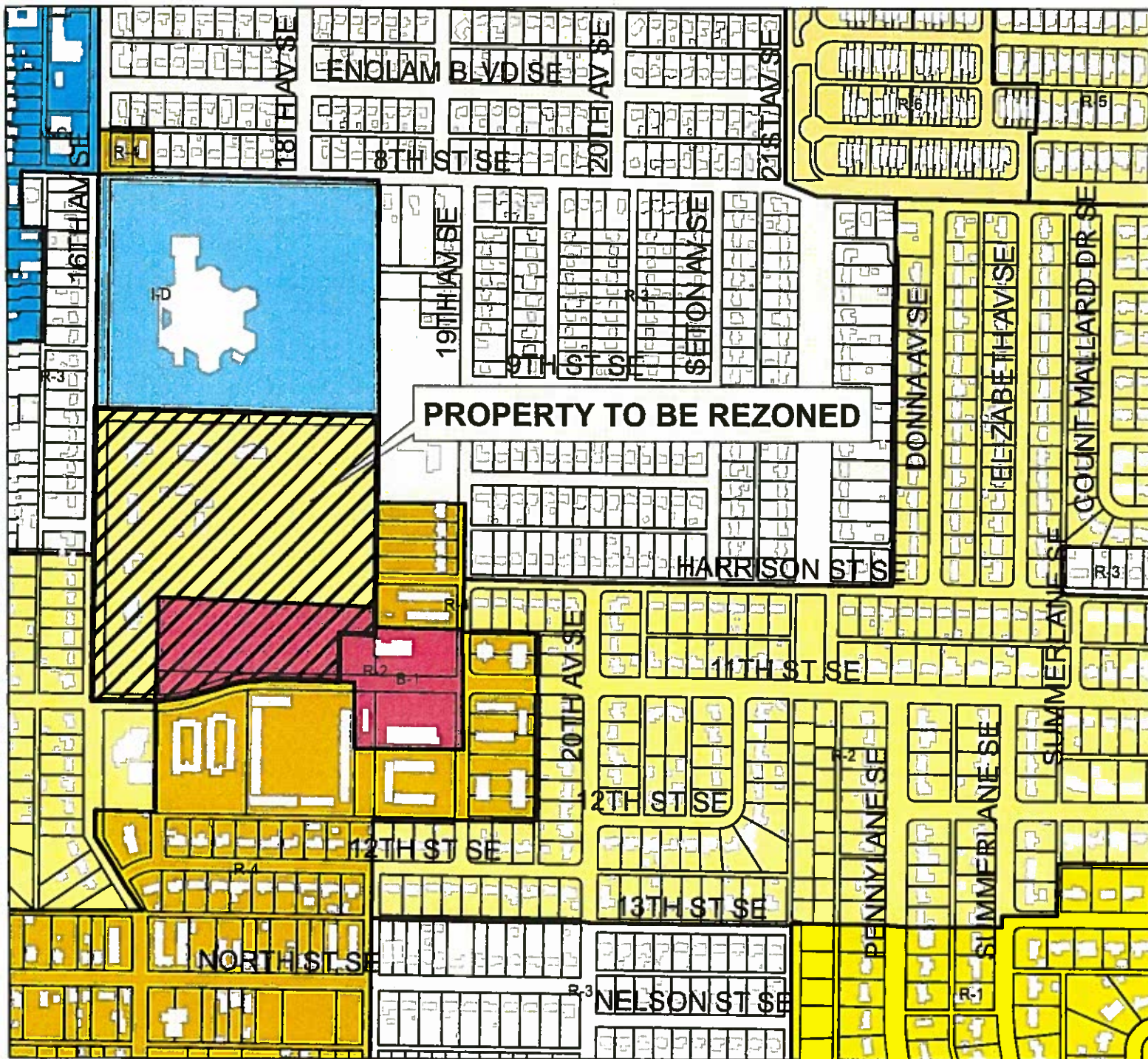
Recommend approval this change will be an extension of the zoning to the north on Oak Park Elementary School. This zoning allows the use that is currently on the property and the intent of the core neighborhood. Maintain existing neighborhood character. Allow residential infill development that is compatible in scale to neighboring homes.

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:

END PUBLIC HEARING

REZONING REQUEST NO.1316-18

FROM B-1 AND R-2 TO ID 21.5 ACRES MORE OR LESS

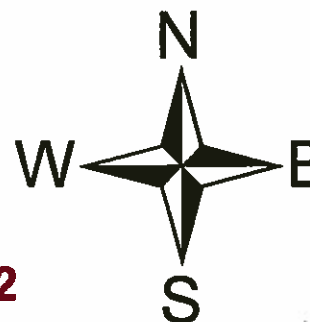


LOCATION MAP

**APPLICANT: ALABAMA BAPTIST
CHILDRENS HOME**

Legend

-  Buildings
-  Ownership
-  **SUBJECT PROPERTY**



PROPERTY ZONED B-1 AND R-2

DRAWING NOT TO SCALE

COMPARE B1 TO RESIDENTIAL R2 SINGLE FAMILY RESIDENTIAL ZONING

SECTION	ID	B1	RESIDENTIAL	R2
USES PERMITTED AND PERMITTED ON APPEAL	<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. Accessory structures and uses customarily incidental to the above permitted uses. <i>Uses permitted on appeal:</i> 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.	<i>Uses permitted:</i> 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;	There is hereby created an "R" Residential District (Residential) for those areas so designated by this chapter and the zoning map of the city, which "R" Districts shall allow: Accessory structures; gardens; playgrounds; parks; public buildings; including public schools and libraries. These uses shall also be permitted on appeal: Customary home occupations; public utilities, general hospitals for humans, except primary for mental cases; semi-public buildings; golf courses; municipal, county, state or federal use; clubs located on and embracing within its sole possessory right, one (1) tract or parcel of land not less than twenty (20) acres in size; and on premises and off premises sale of alcoholic beverage by clubs meeting the acreage requirements	There is hereby created an R-2 Residential District for those areas so designated by this chapter and the zoning map of the city, which R-2 Districts shall allow: Single-family dwellings (see also regulations common to all "R" Districts, listed in section 25-10).

COMPARE B1 TO RESIDENTIAL R2 SINGLE FAMILY RESIDENTIAL ZONING

SECTION	ID	B1	RESIDENTIAL	R2
		churches and similar places of worship; dancing and music academies; nurseries, kindergartens, or day care for children; parking lots. <i>Uses permitted on appeal:</i> Restaurants; any uses permitted or permitted on appeal in an R-4, Residential District as subject to all district requirements of said district as specified in section 25-10 of this Code.	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	
GENERAL REQUIREMENTS	Off-street parking: See § 25-16. Off-street loading and unloading: Shall use required rear or side yard for loading and unloading.	Off-street parking: See § 25-16. Off-street loading and unloading: Shall use required rear or side yard for loading and unloading	(1) General requirements. a. Off-street parking and vehicle access shall be provided as set forth in section 25-16 hereof. 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 section 25-2 thereof, shall be considered as a part of the main building and shall be subject to the setback and side yard requirements of the district in which it is located.	(1) General requirements. a. Off-street parking and vehicle access shall be provided as set forth in section 25-16 hereof. 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 section 25-2 thereof, shall be considered as a part of the main building and shall be subject to the setback and side yard requirements of the district in which it is located.

COMPARE B1 TO RESIDENTIAL R2 SINGLE FAMILY RESIDENTIAL ZONING

SECTION	ID	B1	RESIDENTIAL	R2
SPECIFIC REQUIREMENTS	<i>Minimum lot size:</i> 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. <i>Minimum yard size:</i> 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. <i>Maximum height:</i> 45 feet or 3 stories.	<i>Minimum lot size:</i> 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. <i>Minimum yard size:</i> Front 25 feet; rear 20 feet; 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. <i>Maximum height:</i> 45 feet or 3 stories.	(2) <i>Specific requirements.</i> a. Minimum lot area: None specified. b. Maximum building area: None specified. c. Minimum front yard setback: - Public and semi-public structures: Thirty-five (35) feet. - Minimum rear yard setback: - Public and semi-public structures: Thirty-five (35) feet. - Minimum rear yard setback: d. Public and semi-public structures: Thirty-five (35) feet. e. Minimum side yard setbacks: - Public and semi-public structures: Thirty-five (35) feet. - Accessory structures: Five (5) feet. f. Minimum side yard setbacks: - Public and semi-public structures: Thirty-five (35) feet. - Accessory structures: Five (5) feet. g. Minimum side yard setbacks: - Public and semi-public structures: Thirty-five (35) feet. - Accessory structures: Five (5) feet. h. Minimum side yard setbacks: - Public and semi-public structures: Thirty-five (35) feet. - Accessory structures: Five (5) feet. i. Minimum side yard setbacks: - Public and semi-public structures: Thirty-five (35) feet. - Accessory structures: Five (5) feet.	(2) <i>Specific requirements.</i> a. Minimum lot area: Ten thousand (10,000) square feet. b. Maximum building area: None specified. c. Minimum front yard setback: Thirty-five (35) feet. d. Minimum rear yard setback: Forty (40) feet. e. Minimum side yard setbacks: Eight (8) feet. f. Minimum feet at building line: Seventy (70) feet. g. Maximum building height: Thirty-five (35) feet. h. Maximum height in stories: Two and one-half (2½). i. Uses prohibited: Any use not permitted, or permitted on appeal, is prohibited.

COMPARE B1 TO RESIDENTIAL R2 SINGLE FAMILY RESIDENTIAL ZONING

SECTION	ID	B1	RESIDENTIAL	R2
USES PROHIBITED	<i>Uses prohibited:</i> On premises and off premises sale of alcoholic beverages; and any use not expressly 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	<i>h. Uses prohibited:</i> Except as expressly permitted, or permitted on appeal, the following uses are prohibited in all residential districts, including without limitation planned residential development districts, specialty and restricted residential districts: ("R" Districts): All buildings, structures and units constructed off-site (except for modular homes as in section 25-2) without regard to whether or not such building, structures or units are designed and built in compliance with state or federal standards, including without limitation, mobile homes, manufactured homes, house trailers, and trailer coaches; trailer or manufactured home parks, courts or camps, and commercial and industrial uses, including parking lots and parking areas in connection with any of these uses, not specifically permitted.	

**STAFF REPORT FOR
PLANNING COMMISSION
TECHNICAL REVIEW COMMITTEE JUNE 12, 2018**

CONSENT AGENDA

FILE NUMBER: 3404-18

CONTROL NO. 7874

ACRES: 4.13 acres

CURRENT ZONE: AG-2

NEW ZONE: N/A

APPLICANT: Pugh Wright McAnally for Marion Hoyt Montgomery

PROPERTY OWNER/PROPERTY ADDRESS: Marion Montgomery – North of Chapel Hills Rd. SW and west of Danville Rd. SW

REQUEST: Subdivide 4.13 acres into two tracts of 2.06 acres and 2.07 acres

CURRENT LANDUSE: Residential, Low Density

PROPOSED LANDUSE: Residential, Low Density

ONE DECATUR Future Landuse: Same

ONE DECATUR STREET TYPOLOGY: Neighborhood Connector

COMMENTS AND RECOMMENDATIONS FROM SUBDIVISION COMMITTEE:

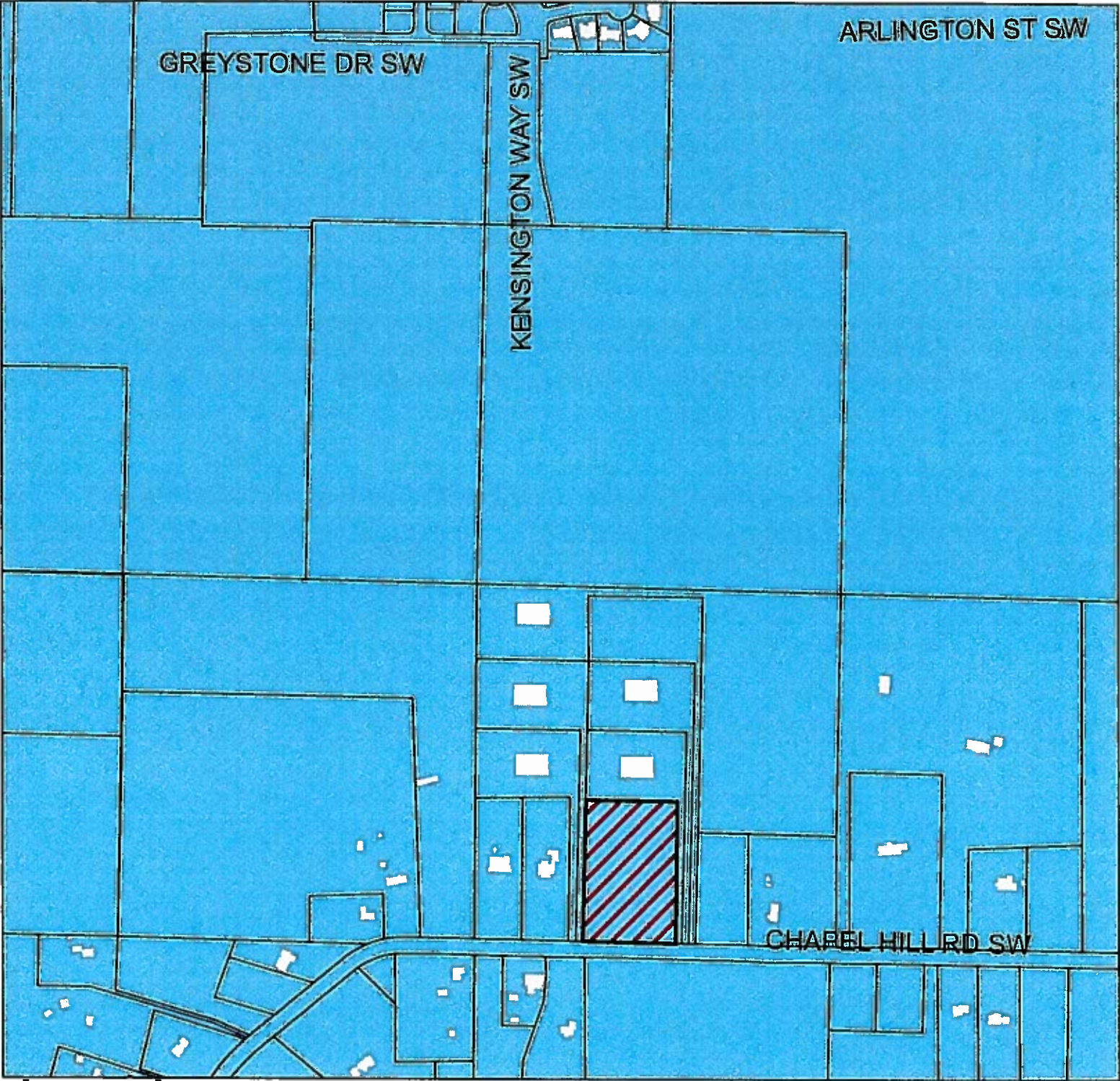
Recommend approval with the following conditions:

1. Correct owner's last name on "certificate"
2. Verify/obtain septic tank approval for both tracts
3. Payment of recording fees
4. Provide copy of deed showing proof of ownership
5. Property owner to sign letter requesting subdivision
6. Attach to available city sewer or get health department approval.

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

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:

CERTIFICATE TO SUBDIVIDE NO. 3404-18



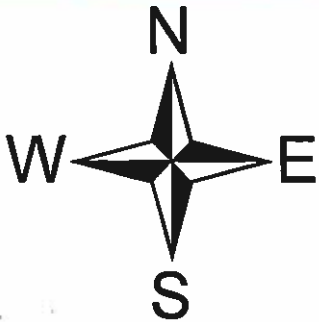
Legend

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

LOCATION MAP

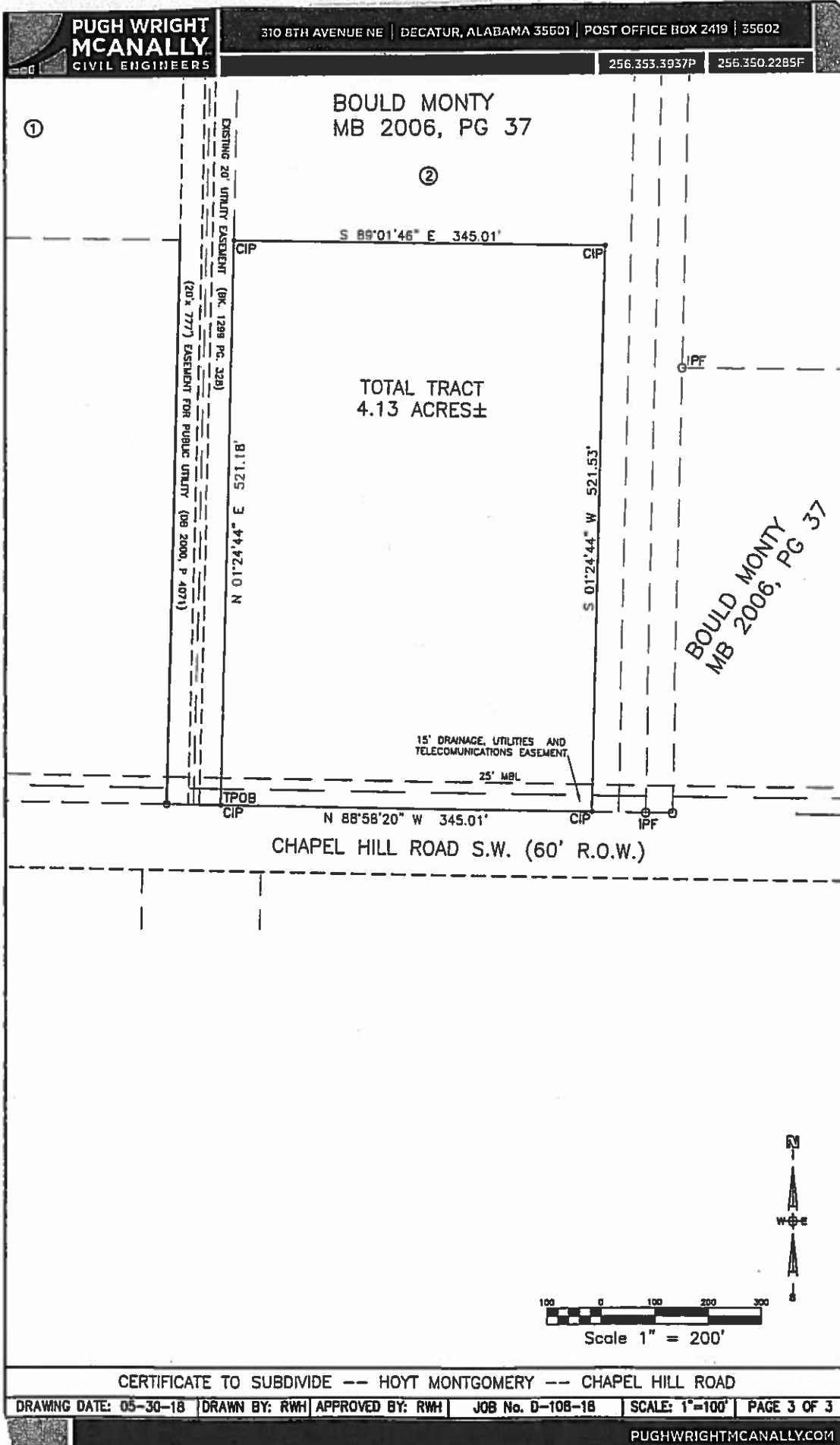
**APPLICANT: PWM FOR MARION
H. MONTGONERY**

PROPERTY ZONED AG-2

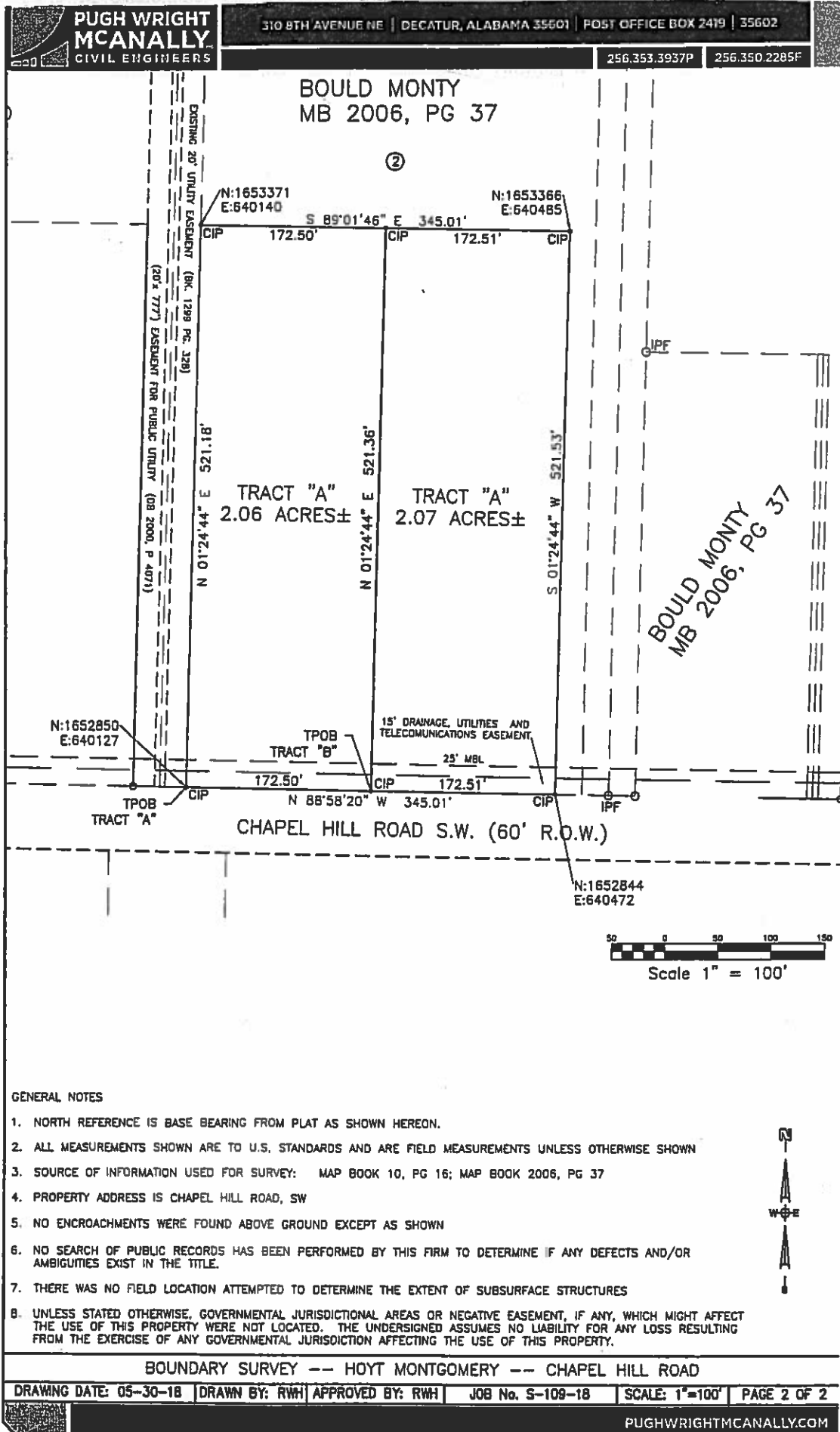


DRAWING NOT TO SCALE

CERTIFICATE TO SUBDIVIDE NO.3404-18



CERTIFICATE TO SUBDIVIDE NO.3404-18



FILE NUMBER: 3405-18

CONTROL NO. 7875

ACRES: 6.16

CURRENT ZONE: Outside Corp. Limits

NEW ZONE: N/A

APPLICANT: Pugh Wright McAnally for J & C Compton Properties, LLC

PROPERTY OWNER/PROPERTY ADDRESS: J&C Compton Properties, LLC – South of Old Trinity Rd. and west side of McEntire Lane

REQUEST: Consolidate three tracts into one tract of 6.16 acres

CURRENT LANDUSE: Commercial

PROPOSED LANDUSE: Commercial

ONE DECATUR Future Landuse: N/A

ONE DECATUR STREET TYPOLOGY: N/A – Old Trinity Rd.

COMMENTS AND RECOMMENDATIONS FROM SUBDIVISION COMMITTEE:

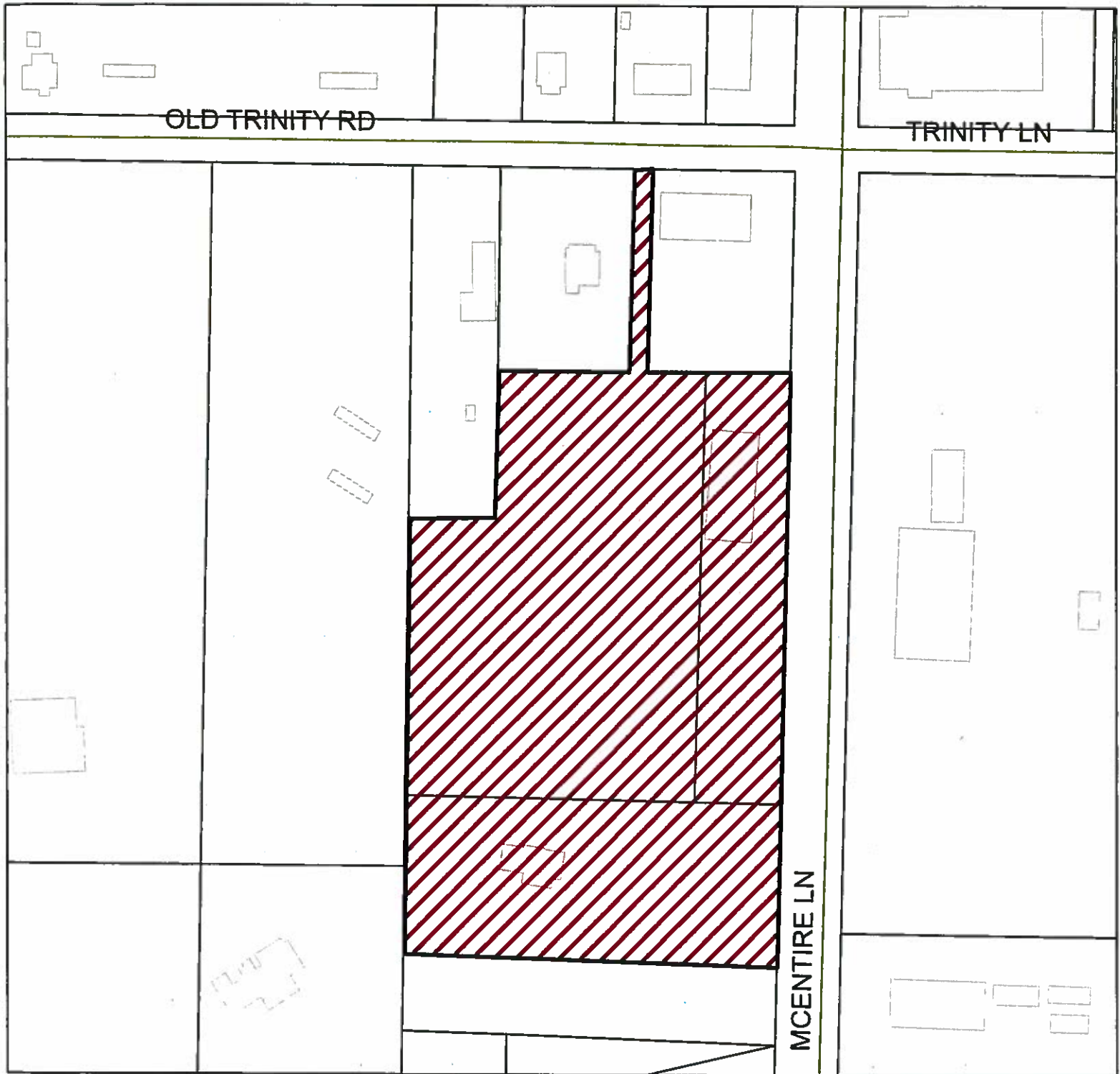
Recommend approval with the following conditions:

1. Applicant to sign letter requesting consolidation
2. Provide a copy of the deed showing proof of ownership
3. Payment of recording fees
4. Show 80 feet of row for McEntire LN
5. Show 30 feet from center line for Old Trinity Lane
6. Forty feet 20 each side along existing electric lines– subject to JWEMC approval (in general this should be 20 each side of center line of power line)

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

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:

CERTIFICATE TO CONSOLIDATE NO. 3405-18



Legend

-  codgis2013.DBO.Morgan_Parcels
-  Buildings
-  CorporateLimits
-  **SUBJECT PROPERTY**

LOCATION MAP

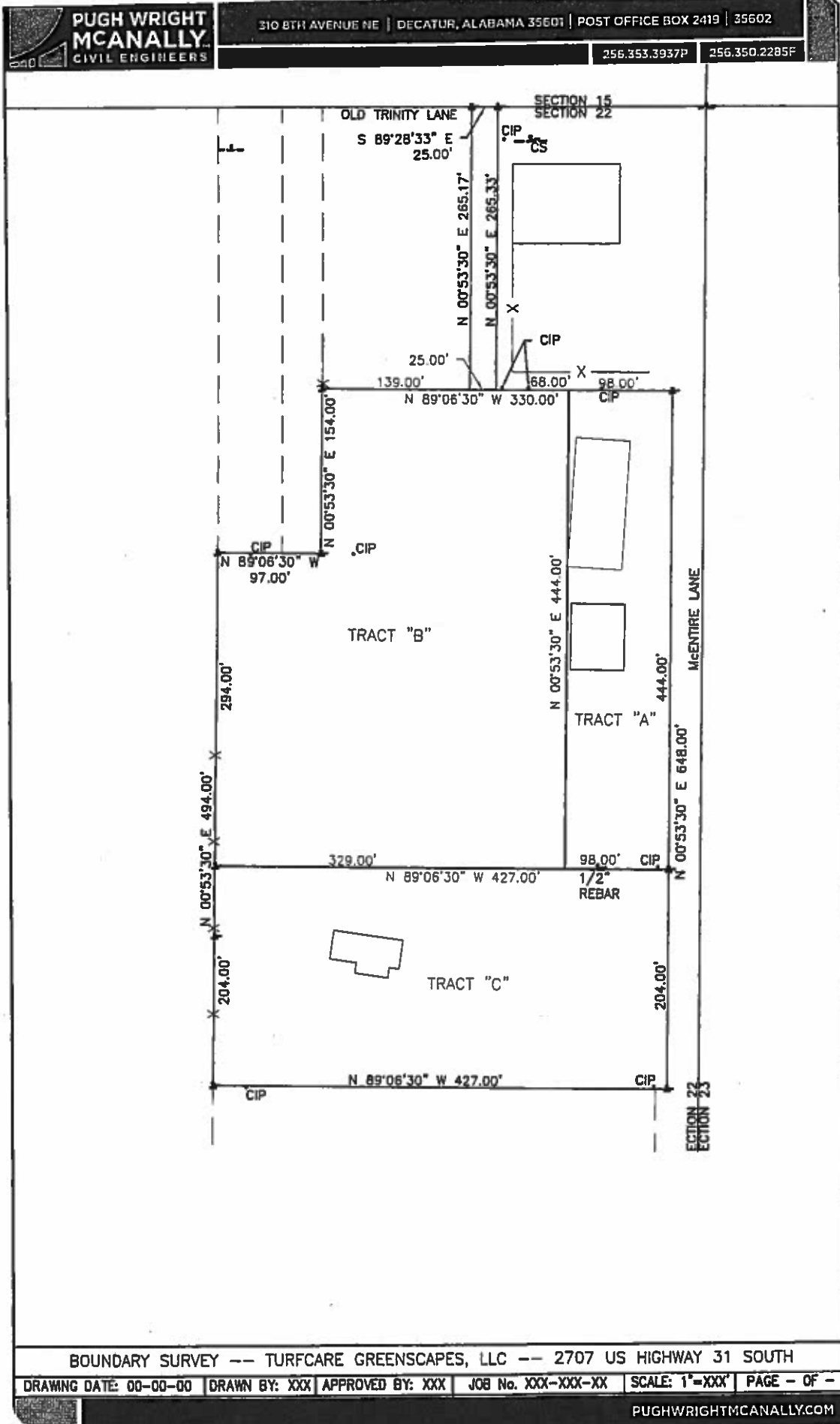
APPLICANT: PWM FOR J AND C COMPTON PROPERTIES LLC

PROPERTY PJ ONLY



DRAWING NOT TO SCALE

CERTIFICATE TO CONSOLIDATE NO.3405-18



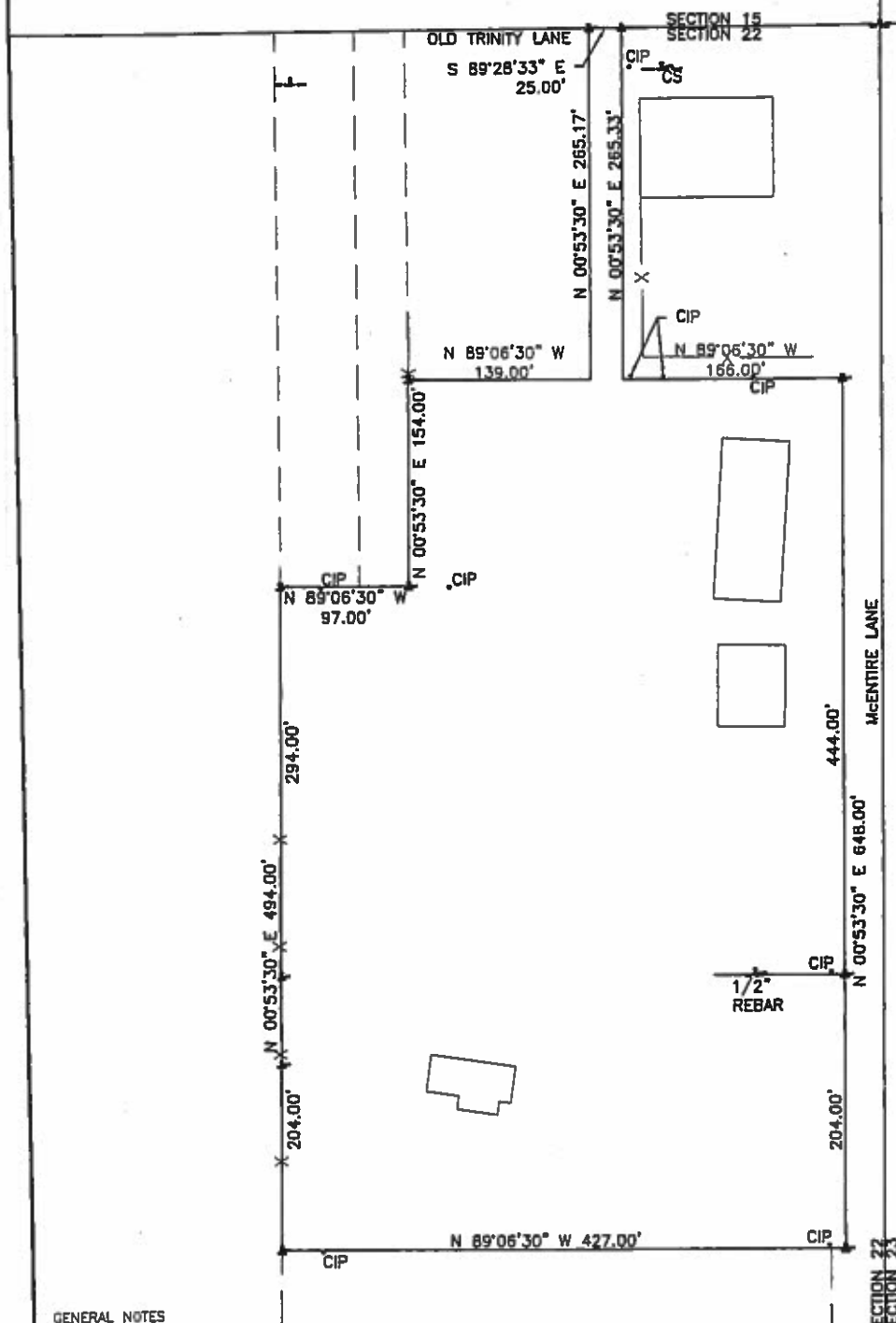
CERTIFICATE TO CONSOLIDATE NO.3405-18

**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 COORDINATE GRID--WEST ZONE (NAD1983) AS DETERMINED BY GNSS OBSERVATIONS
2. ALL MEASUREMENTS SHOWN ARE TO U.S. STANDARDS AND ARE FIELD MEASUREMENTS UNLESS OTHERWISE SHOWN
3. SOURCE OF INFORMATION USED FOR SURVEY: DB 2010, PG 2044; DB 2014, PG 8655; DB 2017, PG 6623
4. NO ENCROACHMENTS WERE FOUND ABOVE GROUND EXCEPT AS SHOWN
5. NO SEARCH OF PUBLIC RECORDS HAS BEEN PERFORMED BY THIS FIRM TO DETERMINE IF ANY DEFECTS AND/OR AMBIGUITIES EXIST IN THE TITLE.
6. THERE WAS NO FIELD LOCATION ATTEMPTED TO DETERMINE THE EXTENT OF SUBSURFACE STRUCTURES
7. 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.
8. FIELD WORK WAS COMPLETED JUNE, 2018

BOUNDARY SURVEY -- J&C COMPTON, LLC -- 578 McENTIRE LANE

DRAWING DATE: 05-30-18 | DRAWN BY: RWH | APPROVED BY: RWH | JOB No. S-105-18 | SCALE: 1"=100' | PAGE - OF -

PUGHWRIGHTMCANALLY.COM

FILE NUMBER: 3406-18

CONTROL NO. 7876

ACRES: 0.37

CURRENT ZONE: R-3H

NEW ZONE: N/A

APPLICANT: Pugh Wright McAnally for Scott W. and Lindsey Faulkner

PROPERTY OWNER/PROPERTY ADDRESS: Scott & Lindsey Faulkner – NE corner of Walnut St. NE and west of Line St. NE

REQUEST: Consolidate three tracts into one tract of .37 acres

CURRENT LANDUSE: single family – historical district

PROPOSED LANDUSE: Same

ONE DECATUR Future Landuse: Residential, Low Density

ONE DECATUR STREET TYPOLOGY: Local Street

COMMENTS AND RECOMMENDATIONS FROM SUBDIVISION COMMITTEE:

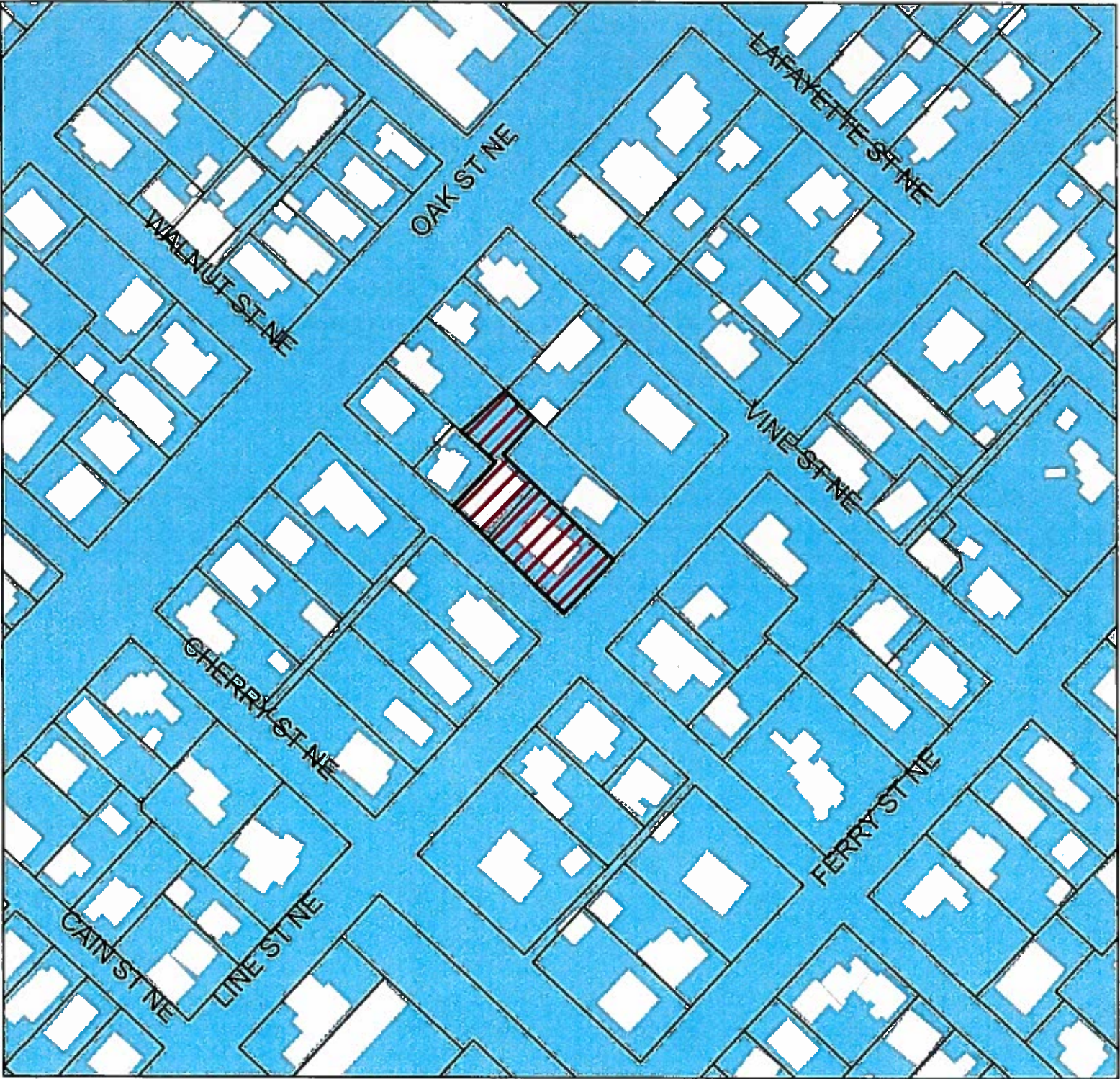
Recommend approval with the following conditions:

1. Applicants to sign letter requesting consolidation
2. Provide copy of deed showing proof of ownership
3. Payment of recording fees
4. Ten foot easement for existing electric on unit 3 subject to approval of DU
5. 5 foot easement along back property line subject to approval of DU

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

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:

CERTIFICATE TO CONSOLIDATE NO. 3406-18



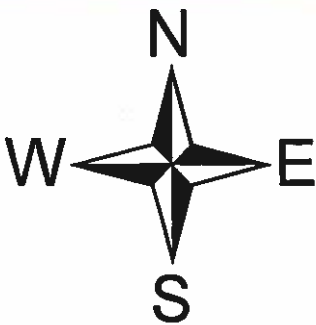
Legend

-  codgis2013.DBO.Morgan_Parcels
-  Buildings
-  CorporateLimits
-  **SUBJECT PROPERTY**

LOCATION MAP

**APPLICANT: PWM FOR SCOTT AND
LINDSEY FAULKNER**

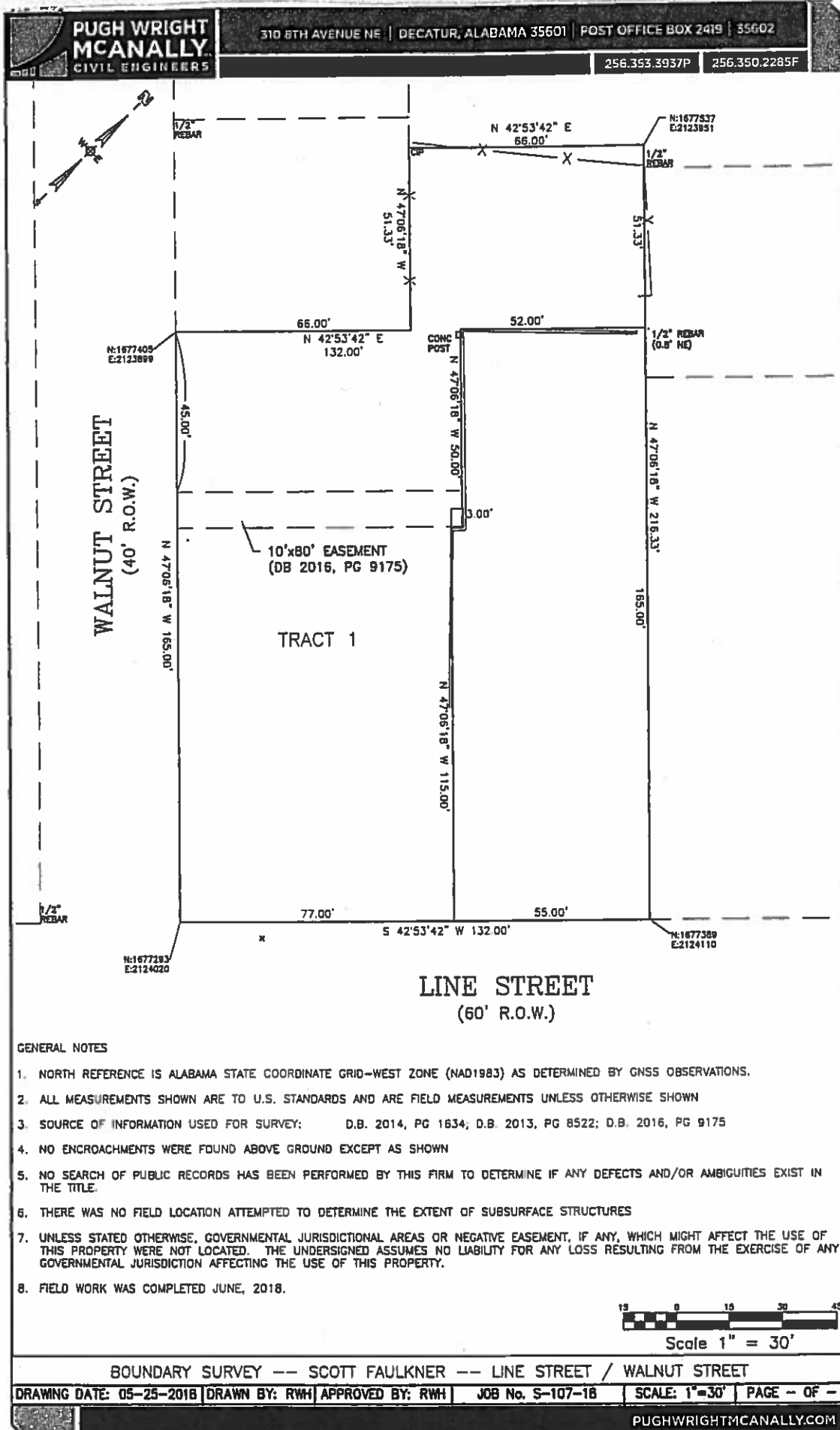
PROPERTY ZONED R3-H



DRAWING NOT TO SCALE

[illegible]

CERTIFICATE TO CONSOLIDATE NO.3406-18



FILE NUMBER: 3407-18

CONTROL NO. 7877

ACRES: 17.56 more or less

CURRENT ZONE: Outside Corp Limits

NEW ZONE: N/A

APPLICANT: Pugh Wright McAnally for Heirs of John & Mattie Pace

PROPERTY OWNER/PROPERTY ADDRESS: Heirs of John & Mattie Pace – South of Modaus Rd. SW and east of Old Moulton Rd. SW

REQUEST: Consolidate four tracts of 7.95 acres, 6.49 acres, 2 acres and 1.1 acres into two tracts of 1.11 acres and 16.45 acres.

CURRENT LANDUSE: Residential and farmland

PROPOSED LANDUSE: acreage lots

ONE DECATUR Future Landuse: N/A

ONE DECATUR STREET TYPOLOGY: N/A

COMMENTS AND RECOMMENDATIONS FROM SUBDIVISION COMMITTEE:

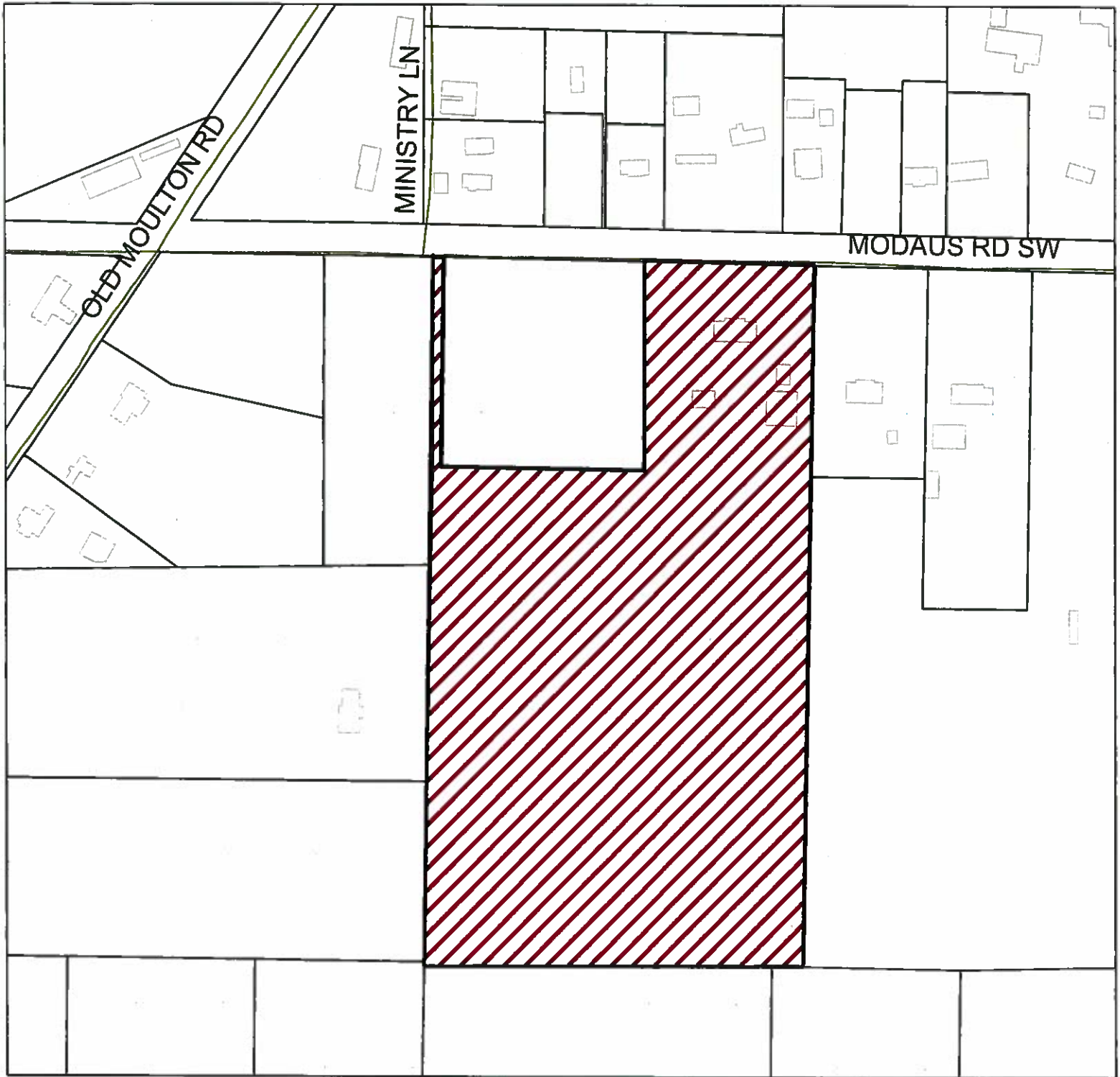
Recommend approval with the following conditions:

1. Complete legal descriptions for Unit 4 and provide legal descriptions for Tracts A & B and a sealed survey
2. Applicant's to sign letter requesting consolidation and subdivision
3. Provide copy of deed or Power of Attorney as proof of ownership/ability to represent
4. Payment of recording fees
5. Health department approval for tract A

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

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:

CERTIFICATE TO CONSOLIDATE AND SUBDIVIDE NO. 3407-18



Legend

-  codgis2013.DBO.Morgan_Parcels
-  Buildings
-  CorporateLimits
-  **SUBJECT PROPERTY**

LOCATION MAP

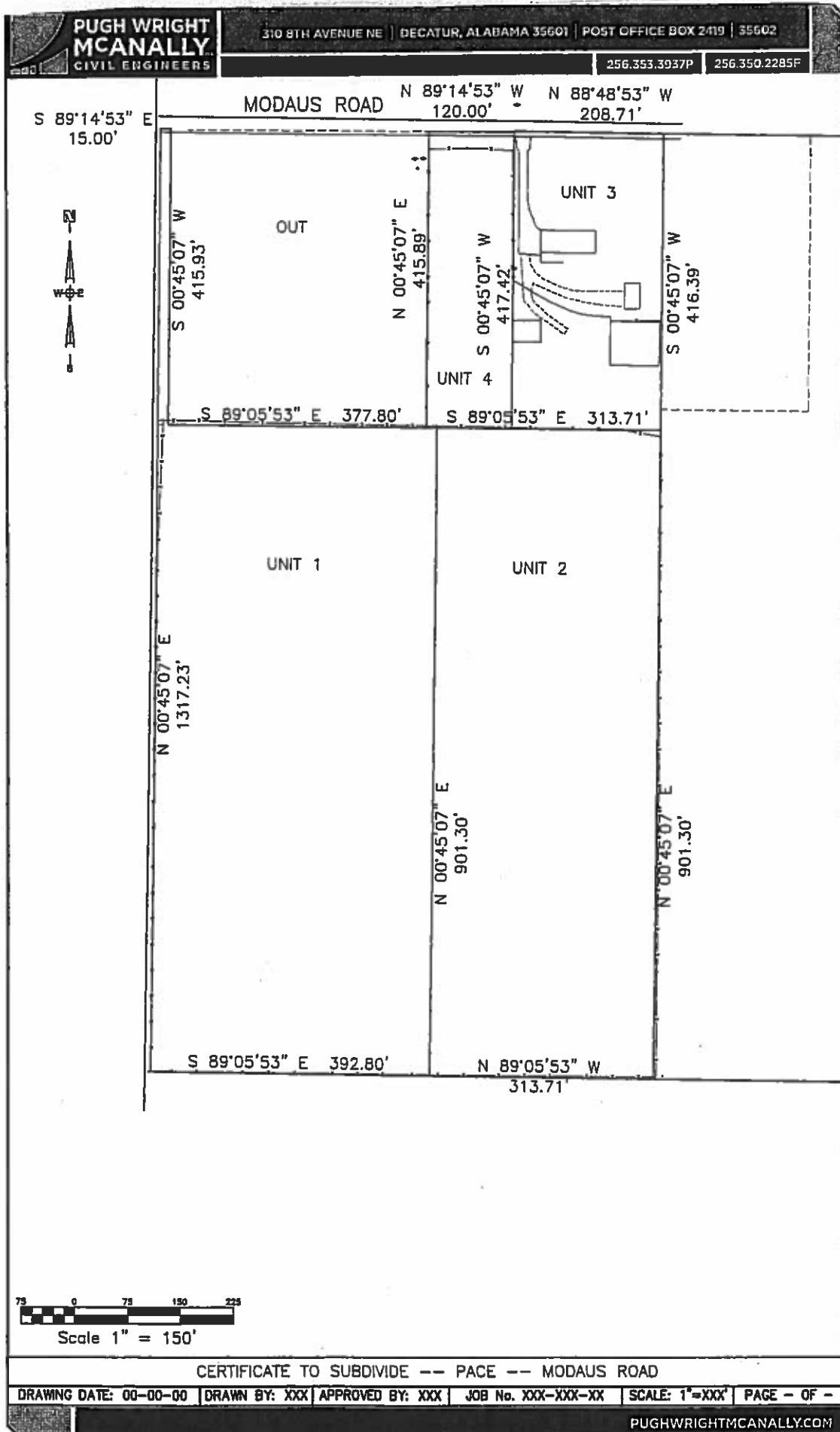
**APPLICANT: PWM FOR THE HEIRS
OF JOHN C. PACE AND MATTIE MAE PACE**

PROPERTY PJ ONLY



DRAWING NOT TO SCALE

CERTIFICATE TO CONSOLIDATE AND SUBDIVIDE NO.3407-18



**PUGH WRIGHT
MCANALLY
CIVIL ENGINEERS**

310 6TH AVENUE NE | DECATUR, ALABAMA 35601 | POST OFFICE BOX 2419 | 35602

256.353.3937P 256.350.2285F

MODAUS ROAD

N 88°49'37" W 328.72'

S 88°49'50" E 15.00'

N 00°45'07" E 392.16'

S 00°45'07" W 391.27'

N 00°45'07" E 165.00'

S 00°45'07" W 165.00'

N 88°49'37" W 268.72'

TRACT "A"

N 89°05'53" W 362.80'

TRACT "B"

N 00°45'07" E 1293.53'

N 00°45'07" E 1126.01'

S 89°05'53" E 706.51'

Scale 1" = 150'

CERTIFICATE TO SUBDIVIDE -- PACE -- MODAUS ROAD

DRAWING DATE: 00-00-00 | DRAWN BY: XXX | APPROVED BY: XXX | JOB No. XXX-XXX-XX | SCALE: 1"=XXX' | PAGE - OF -

PUGHWRIGHTMCANALLY.COM

FILE NUMBER: 3408-18

CONTROL NO. 7879

ACRES: 4.50

CURRENT ZONE: PJ

NEW ZONE: N/A

APPLICANT: Lee Greene & Associates for Kurt Jackson

PROPERTY OWNER/PROPERTY ADDRESS: Kurt Jackson – Southeast of Danville Rd. SW and east side of Baker Rd.

REQUEST: Subdivide 4.50 acres into two tracts of 2.25 acres each

CURRENT LANDUSE: Vacant

PROPOSED LANDUSE: Single family residential – Low Density

ONE DECATUR Future Landuse: Same

ONE DECATUR STREET TYPOLOGY: Local Street

COMMENTS AND RECOMMENDATIONS FROM SUBDIVISION COMMITTEE:

Recommend approval with the following conditions:

1. Payment of recording fees
2. Add extra territorial language to the certificate
3. Health department approval for both lots

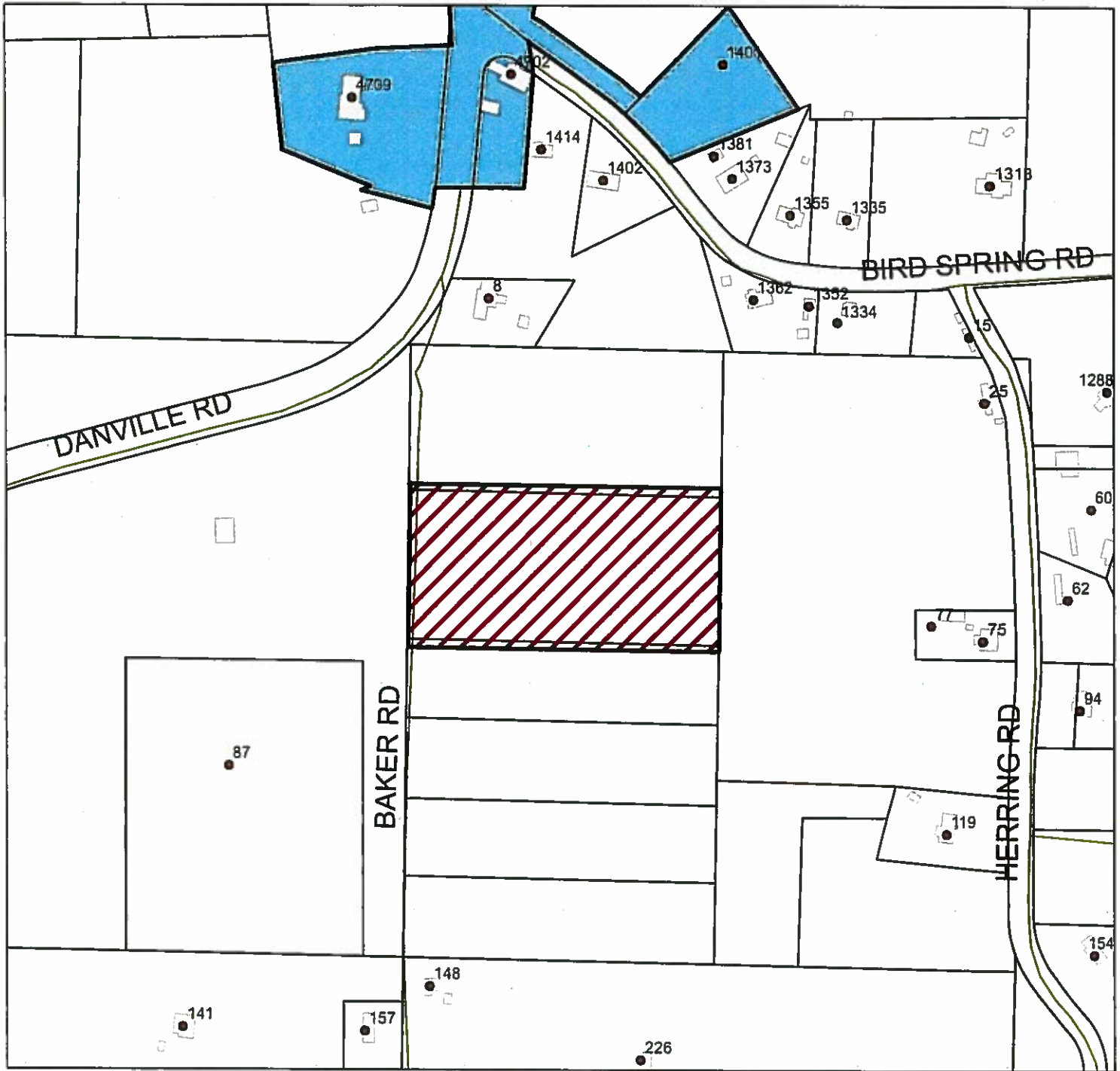
Pt. of Info:

1. Any relocation of utilities will be at the owner's expense.
2. Any additional lots could cause a water pressure issue there is a 3 inch line at this time

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:

END CONSENT AGENDA

CERTIFICATE TO SUBDIVIDE NO. 3408-18



LOCATION MAP

Legend

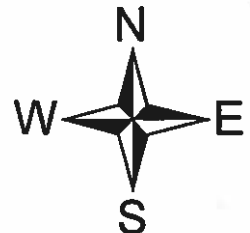
- Ownership
- Buildings
- Corporate Limits



SUBJECT PROPERTY

APPLICANT: KURT JACKSON

PROPERTY PJ ONLY



DRAWING NOT TO SCALE

NW Corner,
Section 24, T6S, R5W
X on Rock

NW Corner,
SW¼-NW¼
S 89°15'49" E
56.00'

Adjoiner:
Johnson, Sawyer G. & Anthony D.
8 Baker Road
Decatur, AL 35603
Deed 2013, Page 3967

Adjoiner:
Long, K. Diane & Odson
1528 Forestview Drive SW
Decatur, AL 35603
Deed 1808, Page 0844

S 00°58'25" W
1,334.82'

N 10°36'53" E
60.00'

PP

PWM PF

UNIT 1
178709.6181 Square Feet
4.1256 Acres

Vacated Utility Easement
Deed 2017, Pages 3812-3813
(Utility Infrastructure relocated)

Adjoiner:
Jackson, Kurt R. & Julia K.
30 Evans Circle
Hartselle, AL 35640
Deed 2016, Page 6986

S 01°48'15" W
280.05'

N 1841782.34
E 2113491.97

S 89°15'49" E
819.56'

City of Decatur
Certificate to Subdivide
Certificate #3339-16

UNIT 2A
87715.2676 Square Feet
2.0148 Acres

Source:
Jackson, Kurt R. & Julia K.
30 Evans Circle
Hartselle, AL 35640
Deed 2017, Page 1869

N 89°15'49" W
621.98'

UNIT 2
195921.6834 Square Feet
4.4977 Acres

UNIT 2B
81215.1958 Square Feet
1.8653 Acres

N 89°15'48" W
824.40'

N 1841477.44
E 2113481.96

N 1841468.42
E 2114108.31

BAKER ROAD
Centerline

157.53'
N 01°49'16" E
157.53'

30' ROW

Vacated Utility Easement
Deed 2017, Pages 3812-3813
(Utility Infrastructure relocated)

(Unit 1)

City of Decatur
Certificate to Subdivide
Certificate #3347-17

(Unit 2)

Certificate to Subdivide
Kurt R. & Julia K. Jackson

0 100 200 300

Lee Y. Greene & Associates, Inc.
Engineering & Surveying
121 Sparkman Street SW, Hartselle, AL 35640
(256) 773-2304 (256) 773-2381 FAX
www.lmgreene.com
Alabama CA Number: 1332-E, 386-L5

Drawing Date: 6/5/18 Field Survey: 6/1/18
Drawn By: LYG-2 File Number: 2018133.DWG

Not Original without Red Seal and United Signature.
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Checked By:

OTHER BUSINESS

FILE NUMBER: Minor Plat – Mountain Valley Estates

CONTROL NO. 7870

ACRES: 77.48

CURRENT ZONE: AG-1

NEW ZONE: N/A

APPLICANT: Pugh Wright McAnally for John Lovelace

PROPERTY OWNER/PROPERTY ADDRESS: John Lovelace – SE of Indian Hill Rd. SE and east side of Bennich Rd. SE

REQUEST: Subdivide 77.49 acres into 9 tracts of varying sizes

CURRENT LANDUSE: Vacant

PROPOSED LANDUSE: Single family residential – Low Density

ONE DECATUR Future Landuse: Same

ONE DECATUR STREET TYPOLOGY: Local Street

COMMENTS AND RECOMMENDATIONS FROM SUBDIVISION COMMITTEE:

Recommend approval with the following conditions:

1. Submission of application fee - \$145.00
2. Provide list of adjoining property owners
3. Payment for certified letter notifying adjacent property owners
4. Payment of plat recording fees with check to judge of probate
5. Provide copy of deed showing proof of ownership
6. Provide "Title Opinion"
7. Plat note no further subdivision of lots 2,3 and 5
8. No further subdivision of lot 4 or lot 1 without a city street
9. 25 easement west to east from Bennich RD to Willow Bend RD along north property line
10. 25 easement along Bennich Rd
11. JWEMC and DU to review and approve easements
12. Garbage needs to go to Bennich RD for all lots and show this as a plat note for lots 1, 2, 3, 4 and 5.
13. Health department approval for plat
14. All plat notes that reference a lot number to be cross referenced on the lot.

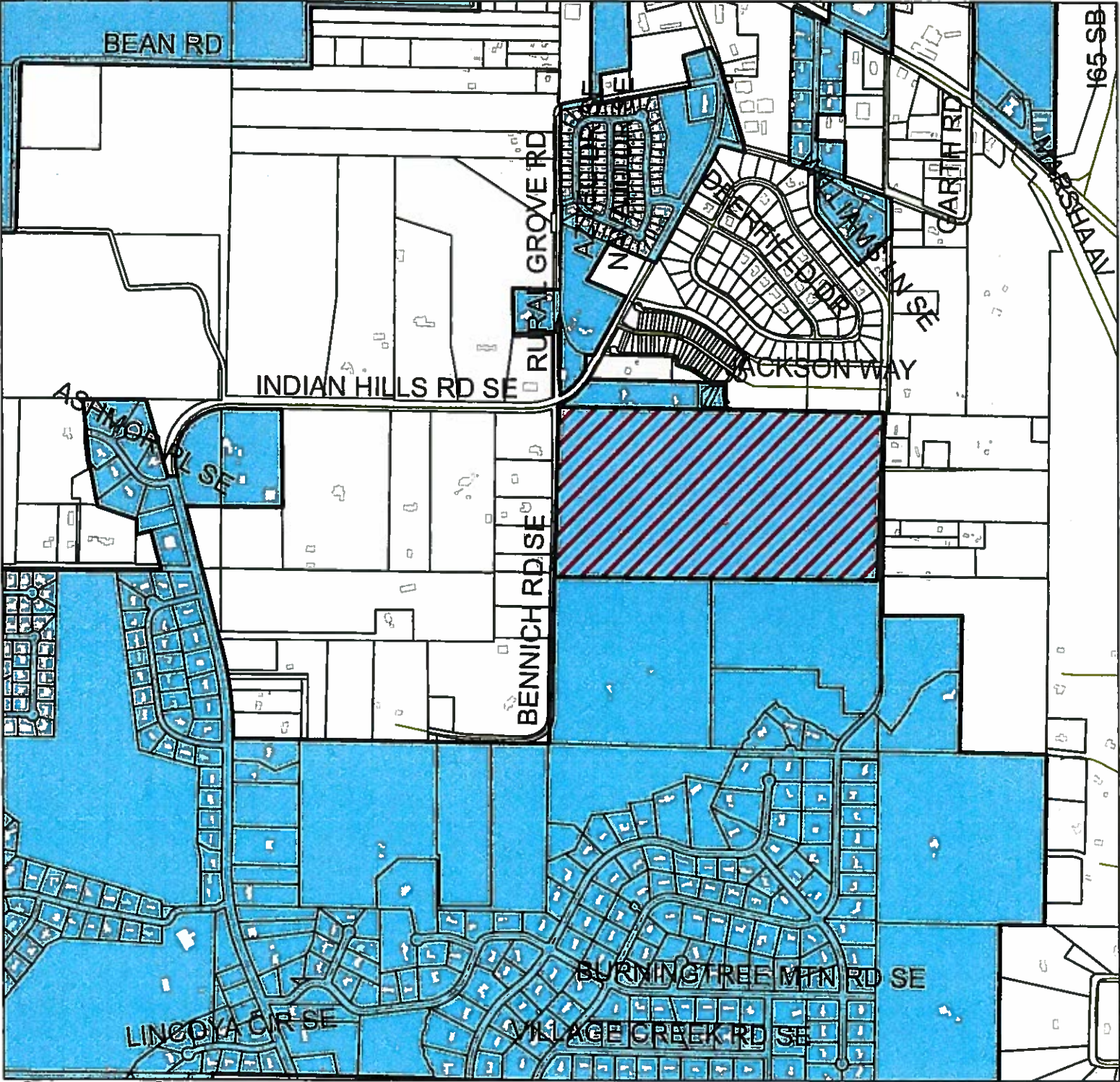
Pt. of Info: Any relocation of utilities will be at the owner's expense.

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:

Prepared by: Hannah Pearson

Date: June 4, 2018

JOHN LOVELACE SUBDIVISION MINOR PLAT



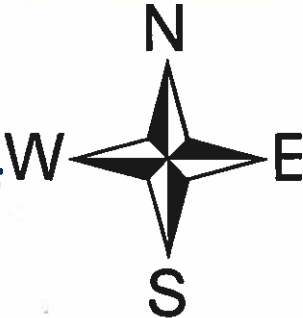
Legend

-  Ownership
-  Buildings
-  Corporate Limits
-  SUBJECT PROPERTY

LOCATION MAP

APPLICANT: PWM FOR JOHN LOVELACE

PROPERTY ZONED AG-1



DRAWING NOT TO SCALE