

MEMORANDUM

DATE: July 15, 2015

TO: Planning Commissioners

CC: Mayor Don Kyle; Wally Terry; Herman Marks; Tony

Powell; Tom Polk; Mark Petersohn; Carl Prewitt;

Planning Staff

PLANNING COMMISSION MEETING

July 21, 2015

Pre-meeting – 2:15 p.m. (Annex)

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

Agenda Planning Commission

City of Decatur, AL July 21, 2015

Time: 3:15 PM

City Council Chambers

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

1. CALL MEETING TO ORDER			
2 APPROVAL O	F MINUTES- June 23, 2015		
3. PUBLIC HEAR	RING		
		PAGE/MAP	
ZONINGS AND F	REZONINGS		
A. Rezoning 1292-15 (North side of Hemingway east of Longfellow Dr. SW)		1/9-13	
B. Zoning 1293-15 (North of Poole Valley rd. and west of Highway 31 south)		1/14-15	
4. CONSENT AG	ENDA		
CERTIFICATES			
A. 3273-15	Certificate to Consolidate (North side of Sherman St. SE and east of 4 th Avenue SE)	2/16-18	
B. 3274-15	Certificate to Subdivide (North side of Tammy Street SW and east of Spring Avenue SW)	2/19-21	
C. 3275-15	Certificate to Subdivide (South side of Cedar lake Rd. SE and east side of McArthur Ave. SE)	3/22-23	
D. 3276-15	Certificate to Consolidate (North side of Jackson St. SE and east of 10 th Avenue SE)	3/24-26	
E. 3277-15	Certificate to Consolidate (South of 8 th St. SE and east side of 13 th Avenue SE)	3/27-29	

Certificate to Subdivide & Consolidate

(North of Old Moulton Road SW and east side of Woodall Road)

34/30-31

F. 3278-15

G. 3279-15	Certificate to Subdivide	4/32-34
	(South of Burningtree Mountain Rd. SE and east of Indian Hills Rd. SE)	
H. 3280-15	Certificate to Subdivide & Consolidate (Northwest of Willow Bend Rd. SE and east of Indian Hills Rd. SE)	5/35-34
I. 3281-15	Certificate to Consolidate (North of 14 th Street SE and east side of 6 th Avenue SE)	5/37-39
J. 3282-15	Certificate to Subdivide (South of Mud Tavern Rd. and east of Creekside Pvt. Drive)	5/40-41
SITE PLAN REV	IEW	
A. 529-15	Mapco (Northeast intersection of Old Moulton Rd. SW and Beltline Rd)	6/42 see plat
PLAT REVIEW		
A. Krispy Kre	me – Final Plat (Northeast side of Beltline Rd. SW and south of Cedar St. SW)	6/43 see plat
В. Марсо – 6	th Avenue and 8th Street SE (North of 8 th Street SE and east side of 6 th Avenue SE)	7 see plat
5. OTHER BUSI	NESS	
BOND REVIEW		
A. Beltline Ch	urch of Christ (Northwest side of Beltline Rd. SW and south of Kathy Lane, SW)	7/44
5. NEW BUSINE	SS	

A. Informal presentation regarding the proposed AHS site and drainage plan.

Minutes Zoning Committee July 14, 2015

PUBLIC HEARING

ZONINGS AND REZONINGS

Rezoning 1292-15

Applicant: Mark and Ladonna McWhorter

Owner: Same

Zoning: R6

Acreage: 6

Request:

To rezone an approximately 6 acre tract from R6 Residential Semi-attached to AG-1

Agricultural District

Location:

North side of Hemingway east of Longfellow Dr. SW

Recomm:

The Zoning Committee recommends approval of this request. While this differs from the planned use for this property shown in the Long Range Plan the lot is primarily either in a Floodway or a flood zone and would be difficult to build on. Additionally there is a great deal of AG 2 zoning to the north and adjacent to this property and AG

1 to the west.

The Planning Department is concerned about the impacts on the already zoned residential properties in the area and the impacts on the planned residential areas around it. There is a significant amount of AG zoning (Approximately 67 acres of AG2 to the north, south and east, and approximately 18 acres of AG1 to the west) remaining in the area but the planned use is residential as it is currently zoned. This lot is the remaining property after the residential subdivisions in the area were created and sold off. It is difficult to build on due to the amount of floodway and flood zone traversing it.

Applicant: Morgan County Health Department

Zoning: Un-zoned

Owner: Morgan County

Zoning 1293-15

Acreage: 4.5

Request:

To apply a B6 (office district) to a recently annexed piece of property

Location:

North of Poole Valley rd. and west of Highway 31 south

Recomm:

The Zoning Committee and the Planning Department recommend approval of this

request as it is in conformance with the comprehensive plan and an extension of an

existing zone it the area. The proposed use will work in this zone.

END PUBLIC HEARING

Minutes Subdivision Committee July 14, 2015

CONSENT AGENDA

CERTIFICATES

3273-15 Certificate to Consolidate

Applicant: Linda Miller

Zoning: R-3H, SF Residential Historical

Owner:Same

Acreage: .16 acres

Request:

Consolidate Lots 14 & 16, Block 22, DLI&F, Addition No. 3 into one tract of .16 acres

Location:

North side of Sherman St. SE and east of 4th Avenue SE

Conds:

1. Provide a stamped and sealed survey for recording

2. Payment of recording fees

3. Provide letter authorizing consolidation signed by property owner

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

Recomm:

Approval with stated conditions.

3274-15 Certificate to Subdivide

Applicant: Thomas Jordan

Zoning: AG-1, Agricultural

Owner:Same

Acreage: 1.88 acres

Request:

Subdivide 1.88 acres into two tracts of .90 acres and .98 acres

Location:

North side of Tammy Street SW and east of Spring Avenue SW

Conds:

1. Provide a stamped and sealed survey for recording

2. Payment of recording fees

3. Provide letter authorizing subdivision signed by property owner

4. Detached garage requires 5' setback from proposed property lines

5. Dedicate electric easement for line serving Unit 2

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

Recomm:

Approval with stated conditions.

3275-15 Certificate to Subdivide

Applicant: Construction Services, Inc. Zoning: M-1, Light Industry

Owner: Same Acreage: 1.56 acres

Request: Subdivide 1.56 acres into two tracts of .89 acres and .67 acres

Location: South side of Cedar lake Rd. SE and east side of McArthur Ave. SE

Conds: 1. Payment of recording fees

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

Recomm: Approval with stated condition.

3276-15 Certificate to Consolidate

Applicant: Brian & Margaret Emery Zoning: R-3H, SF Residential, Historical

Owner: Same Acreage: .32 acres

Request: Consolidate Lots 20, 22, 24, & 26, Block 20, DLI&F, Addition No 3 into one tract of .32

acres

Location: North side of Jackson St. SE and east of 10th Avenue SE

Conds: 1. Provide a stamped and sealed survey for recording

Payment of recording fees

3. Provide copy of deed showing property ownership

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

Recomm: Approval with stated conditions.

3277-15 Certificate to Consolidate

Applicant: Decatur ENT Properties LLC Zoning: MC, Medical Center

Owner:Same Acreage: 1.16 acres

Request: Consolidate two tracts of .48 acres and .68 acres into one tract of 1.16 acres

Location: South of 8th St. SE and east side of 13th Avenue SE

Conds: 1. Provide copy of deed showing property ownership

2. Payment of recording fees

3. Show ROW on 13th Avenue SE

4. Provide letter authorizing consolidation signed by property owner

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

Recomm:

Approval with stated conditions.

3278-15 Certificate to Subdivide and Consolidate

Applicant: Marlon Waters/Wayne Smith

Applicant, Ivianon vvaters/vvayne onnur

Zoning: AG-1, Agricultural Acreage: 18.95 acres

Owner:Same

Subdivide .22 acres from 17.44 acres and consolidate it with 1.51 acres to

Create two tracts of 17.22 acres and 1.73 acres

Location:

Request:

North of Old Moulton Road SW and east side of Woodall Road

Conds:

1. Provide copy of deeds showing property ownership

2. Payment of recording fees

3. Provide letter authorizing subdivision/consolidation signed by property owners

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

Recomm:

Approval with stated conditions.

3279-15 Certificate to Subdivide

Applicant: Victoria Golec, as Trustee

Zoning: R-1. SF Residential

Owner:

Acreage: 1.88 acres

Request:

Subdivide 1.88 acres into two tracts of .85 acres and 1.03 acres

Location:

South of Burningtree Mountain Rd. SE and east of Indian Hills Rd. SE

Conds:

1. Provide copy of deed showing property ownership and a copy of the legal document giving Ms. Golec authority to Act as Trustee

2. Payment of recording fees

3. Provide a stamped and sealed survey for recording

4. Verify/obtain septic tank approval from the Health Department for both tracts

5. Provide letter authorizing subdivision signed by property owner

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

Recomm:

Approval with stated conditions.

3280-15 Certificate to Subdivide and Consolidate

Applicant: Dalton Fagan

Zoning: AG-1, Agricultural

Owner: Dalton Fagan & Burningtree Valley Assoc.

Acreage: 22.62 acs

Request:

Subdivide a 1.09 acre tract from Lot 9, Burningtree Valley, Add. No. 5 and consolidate

with an existing 1.12 acre tract (Fagan property) along Willow Bend Road (Old

Burleson Mtn. Rd) to create a 2.21 acre tract and a 20.4 acre tract.

Location:

Northwest of Willow Bend Rd. SE and east of Indian Hills Rd. SE

Conds:

1. Revise certificate to include all property owners and correct legal description for subdivided tract – Unit A2 (Lot 9 of Burningtree Valley Subdivision, Add. No. 5)

 Provide signed authorization letter from all property owners for subdivision of property

3. Payment of recording fees

4. Verify and obtain septic tank approval from the Health Department for Tract C

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

Recomm:

Approval with stated conditions.

3281-15 Certificate to Consolidate

Applicant: New South Properties

Zoning: M-1, Light Industry

Owner:Same

Acreage: .74 acres

Request:

Consolidate .15, .17, .20 and .22 acres into one tract of .74 acres

Location:

North of 14th Street SE and east side of 6th Avenue SE

Conds:

1. Provide copy of deed showing property ownership

2. Payment of recording fees

3. Revise survey to show Highway 31 (6th Avenue) ROW

Pt of Info:

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

2. Non-conforming sign needs to be removed before development of site

Recomm:

Approval with stated conditions.

3282-15 Certificate to Subdivide

Applicant: Jason Hall

Zoning: PJ

Owner:Same

Acreage: 1.07 acres

Request:

Recognize a 1.07 acre tract land as a legal lot within the City of Decatur planning

jurisdiction

Location:

South of Mud Tavern Rd. and east of Creekside Pvt. Drive

Conds:

- Verify/obtain septic tank approval from Health Department 1.
- Dedicate ROW (30' from the centerline) for Mud Tavern Rd. 2.

Payment of recording fee 3.

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

Recomm:

Approval with stated conditions.

SITE PLAN REVIEW

529-15 Mapco

Applicant: NTI Investments, LLC

Zoning: M-1A, Commercial Expressway

Zoning: M-1A, Commercial Expressway

Acreage: 3.3 acres

Request:

Owner: Same

Site plan review for the construction of a new MAPCO

Location:

Northeast intersection of Old Moulton Rd. SW and Beltline Rd.

Conds:

- Provide updated landscaping, irrigation and photometric plan 1.
- Curb and gutter along the north side of Old Moulton Rd. the length of the 2. property
- Provide approval letter from ALDOT for the site plan 3.
- Provide separate access easement document along north property line of 4 proposed development. Said easement jointly agreed upon with adjacent property owner to the north.

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

Recomm:

Approval with stated conditions.

PLAT REVIEW

Krispy Kreme - Final Plat

Applicant : Deep River, LLC

Acreage: 1.07 acres Owner:Same

Request:

Final plat approval for the development of a new Krispy Kreme

Location:

Northeast side of Beltline Rd. SW and south of Cedar St. SW

Conds:

- Meet conditions of the preliminary plat 1.
- Payment of plat recording fee 2.
- Construct or post a bond for the sewer extension 3.

Pt of Info:

- 1. Any relocation of utilities will be at the owner's expense.
- 2. Complete conditions for Site Plan #527-15

Recomm:

Approval with stated conditions.

MAPCO - 6th Avenue and 8th Street SE

Applicant: NTI Investments LLC

Zoning:

Owner:Same

Acreage:

Request:

Final plat approval for the development of a new MAPCO

Location:

North of 8th Street SE and east side of 6th Avenue SE

Conds:

- 1. Meet conditions of the preliminary plat
- 2. Payment of plat recording fee
- 3. Construct or post a bond for all improvements

Pt of Info:

- 1. Any relocation of utilities will be at the owner's expense.
- 2. Complete conditions for Site Plan #524-15

Recomm:

Approval with stated conditions.

END CONSENT AGENDA

OTHER BUSINESS

BOND REVIEW

Beltline Church of Christ

Applicant: Beltline Church of Christ

Zoning: M-1A, Commercial Expressway

Acreage:

Request:

Owner:Same

Bond review for the construction and completion of the frontage/access road

Location:

Northwest side of Beltline Rd. SW and south of Kathy Lane, SW

Recomm:

It is the recommendation of the Subdivision Review Committee that the bond for the construction of a frontage road along the Beltline Church of Christ property be

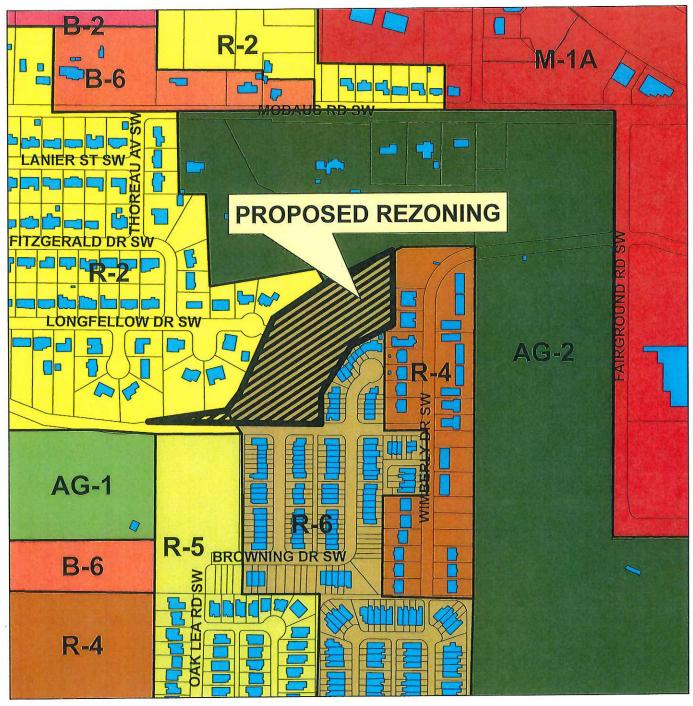
released. The present configuration of the frontage road will not meet the requirements of the current Alabama Department of Transportation Access

Management Plan. The Subdivision Committee,recommends that Hermitage Drive be considered the official access road for this property.

NEW BUSINESS

Informal presentation regarding the proposed AHS site and drainage plan.

REZONING REQUEST NO. 1292-15 FROM R-6 AND R-2 TO AG-1 6 ACRES MORE OR LESS



Legend



LOCATION MAP

PREPARED BY THE CITY OF DECATUR
PLANNING DEPARTMENT



APPLICANT: MARK AND LaDONNA McWHORTER

DRAWING NOT TO SCALE



SUBJECT PROPERTY

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.

SECTION		AG1 (CURRENT)
USES PERMITTED	All R Districts 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. R6 Residential Districts which R-6 Districts shall allow single-family semi-attached residences, subject to use regulations common to all "R" Districts as set forth in section 25-10 hereof, except that accessory structure side yard setback requirements shall be the same as required in section 25-10.2(2)(D) for the main structure, and the rear yard setbacks would remain at the minimum of five (5) feet for accessory structures, and further subject to the following requirements and conditions: (1) General requirements: (A) Single-family semi-attached dwellings shall not form long, unbroken lines of row housing. No more than eight (8) contiguous units shall be allowed. (B) Each single-family semi- attached dwelling unit shall be constructed on its own lot. (C) No unit located in an R-6 District shall be located closer than twenty (20) feet to a dedicated exterior street or exterior lot line on the perimeter of one district. (D) Maximum density (exclusive of public ROW) shall not exceed twelve (12) dwelling units per acre per development. (E) No unit within an R-6 District shall have direct access to an existing major thoroughfare as defined by the zoning ordinance or comprehensive plan; or a major thoroughfare as shall be defined by future plans adopted by the planning commission of the City of Decatur.	Uses permitted: General farming including horticulture; dairying; apiaries; livestock and poultry raising; fish hatcheries; and other similar enterprises or uses. 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. Accessory buildings and uses customarily incidental to the above uses. 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. 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.
USES	All R Districts	Uses permitted on appeal: Sports arenas,
LISES	HAILK DISTRICTS	l oses beillitted on appeal opoits alelias,

SECTION		AG1 (CURRENT)
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 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. R6 Residential Districts None other than those listed above for all R districts	on a commercial basis; clubs the chief activity of which is customarily carried on as a business; clubs; on premises and off premises sale of alcoholic beverages by clubs when duly licensed as a class I club by the City of Decatur and the Alabama Alcoholic Beverage Control Board under the pursuant to the Alcoholic Beverage Licensing Code; on-premises and off-premises sale of alcoholic beverages by organizations complying with the definition of a class II club located on and embracing within its sole possessory right, one tract or parcel of land not less than twenty (20) acres in size provided such tract or parcel of land is utilized by such organization on a regular basis for recreational or athletic purposes and further provided that such organization is duly licensed as a class II club by the City of Decatur and the Alabama Alcoholic Beverage Control Board under and pursuant to the Alcoholic Beverage Licensing Code; event venues, 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	All R Districts Uses prohibited: Except as expressly permitted, or permitted on appeal, the following uses are prohibited in all residential districts, including without limitation planned residential development districts, specialty and restricted residential districts: ("R" Districts): All buildings, structures and units constructed off-site (except for modular homes as in section 25-2) without regard to whether or not such building, structures or units are designed and built in compliance with state or federal standards, including without limitation, mobile homes, manufactured homes, house trailers, and trailer coaches; trailer or manufactured home parks, courts or camps, and commercial and industrial uses, including parking lots and parking areas in connection with any of these uses, not specifically permitted. R6 Residential Districts Any use not permitted, or permitted on appeal, is 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.
MINIMUM LOT SIZE	All R Districts Minimum lot area: None specified.	Minimum lot size: Minimum required lot area 15,000 square feet, Minimum required lot width at building line – 100 feet
	R6 Residential Districts	

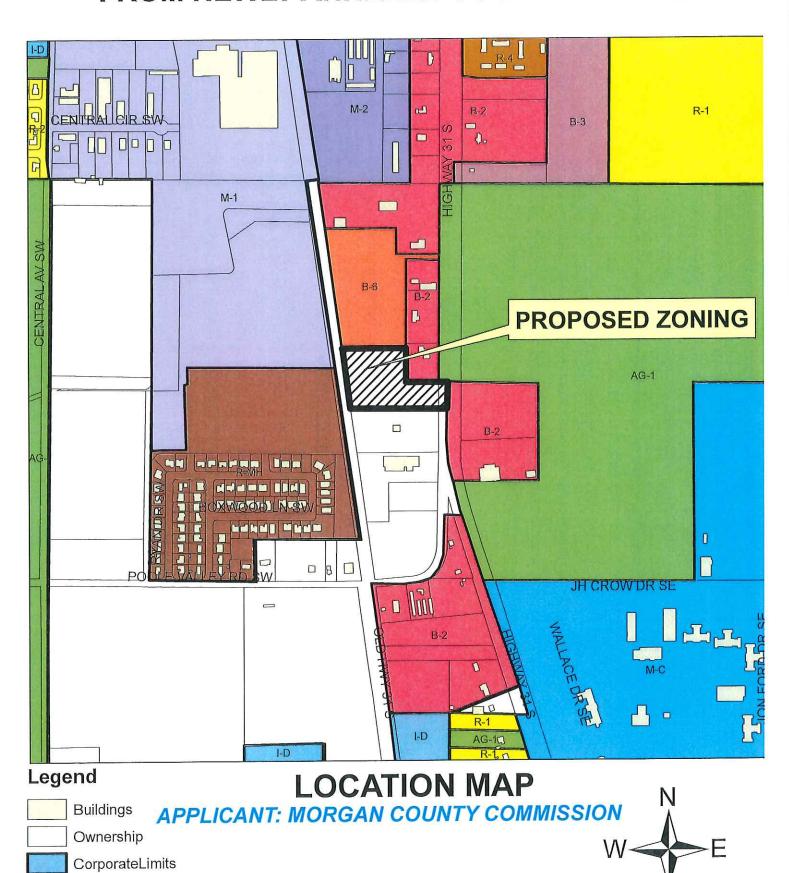
COMPARE R6 TO AG1

SECTION	T	AG1 (CURRENT)
5251.014		
	Minimum lot size: 2,000 square feet.	
MINIMUM	All R Districts	Minimum yard size; Front, 20 feet; rear, 45 feet;
YARD SIZE	Minimum front yard setback:	sides, 15 feet; except any structure used for the housing of livestock of any kind shall not be
	Public and semi-public structures: Thirty-five (35) feet.	located closer than 100 feet to any property line or line of a district other than an agricultural district.
	d. Minimum rear yard setback:	district.
	1. Public and semi-public	*
	structures: Thirty-five (35) feet.	
	Accessory structures: Five (5) feet.	
	e. Minimum side yard setbacks:	
	1. Public and semi-public structures: Thirty-five (35) feet.	
	2. Accessory structures: Five (5) feet.	
	R6 Residential Districts	_
	(B) Minimum lot size at building line: 20 feet.	
	(C) Minimum front yard setback: 25 feet.	
	(D) Minimum side yard setbacks applicable	
	only at unattached ends and to exterior lots of a development: 10 feet (one-story); 12 feet	
	(two-story).	
*	(E) Minimum rear yard setback: 20 feet	
MAXIMUM	All R Districts	Maximum coverage - None specified
BUILDING AREA	Maximum building area: None specified.	
	R6 Residential Districts	
MAXIMUM	None specified. All R Districts	Maximum height: 35 feet or 2 1/2 stories.
HEIGHT	Maximum building height: Forty-five (45) feet.	
	R6 Residential Districts (F) Maximum height in stories: 2½.	
	(G) Maximum building height: 35 feet.	
OFF STREET	All R Districts	Off-street parking; See § 25-16
PARKING	a. Off-street parking and vehicle access shall be provided as set forth in section 25-16 hereof.	on outputting, out glasses
	b. A carport, porte-cochere, porch or	
	structure part thereto, attached to or situated	St.
	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	

COMPARE R6 TO AG1

SECTION		AG1 (CURRENT)
	requirements of the district in which it is located.	
	R6 Residential Districts Off-street parking spaces per unit: 2.	
OFF STREET	All R Districts	Off-street loading and unloading; Shall provide adequate space for loading and unloading on rear
LOADING AND UNLOADING	R6 Residential Districts	and/or side yard.

ZONING REQUEST NO. 1293-15 FROM NEWLY ANNEXED TO B-6 4.5 ACRES



PROPERTY NEWLY ANNEXED

SUBJECT PROPERTY

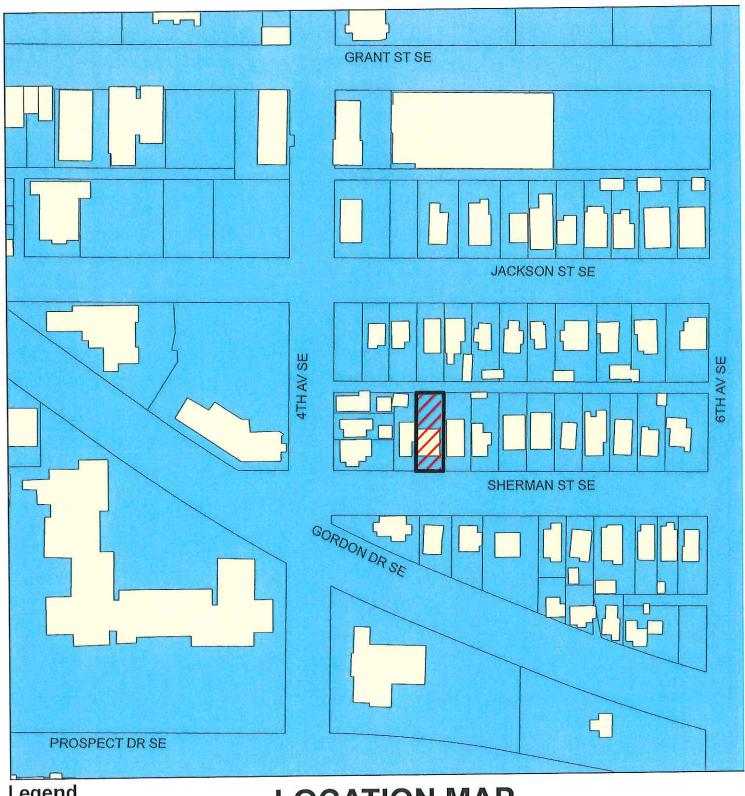
14

B6 OFFICE DISTRICT

Sec. 25-11. - Business district requirements.

DISTRICT	USE REGULATIONS	SPACE AND HEIGHT REGULATIONS	DISTRICT
	the same; real estate, professional, managerial, insurance, clerical, clinics, health clubs, health spas and related uses. Uses permitted on appeal: Any uses permitted or permitted on appeal in an R-4, Residential District, and subject to all district requirements of said district as specified in section 25-10, hereof, other than the maximum height provision set forth therein which shall not be applicable; and any office use not specified as a permitted use. Uses prohibited: Businesses licensed under the Deferred Presentment Services Act and/or, Pawnshop Act and/or, Dealers in Gold or	loading space in addition to the spaces 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 which is in a residential district, there shall be a side yard not less than eight (8) feet wide. <i>Maximum height:</i> None. <i>Off-street parking:</i> (See section 25-16.	B-6 (Office District)

CERTIFICATE TO CONSOLIDATE NO. 3273-15



Legend

LOCATION MAP

Buildings

APPLICANT: LINDA SUSAN MILLER

Ownership

CorporateLimits

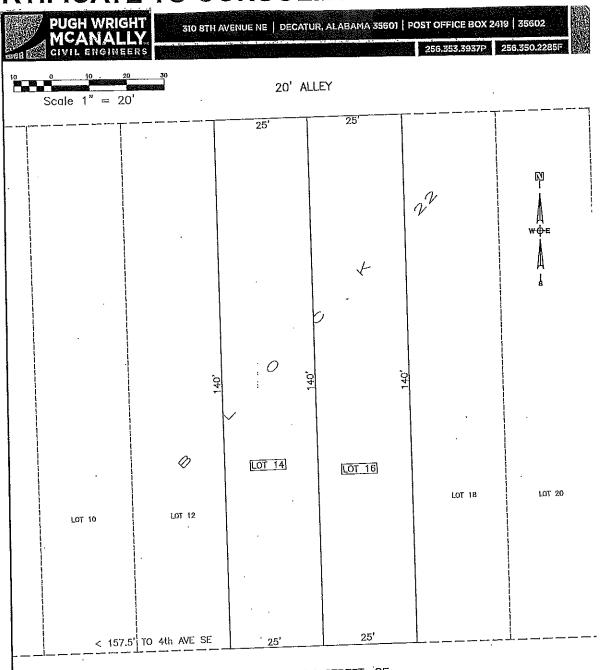
PROPERTY ZONED R-3H





DRAWING NOT TO SCALE

CERTIFICATE TO CONSOLIDATE NO. 3273-15



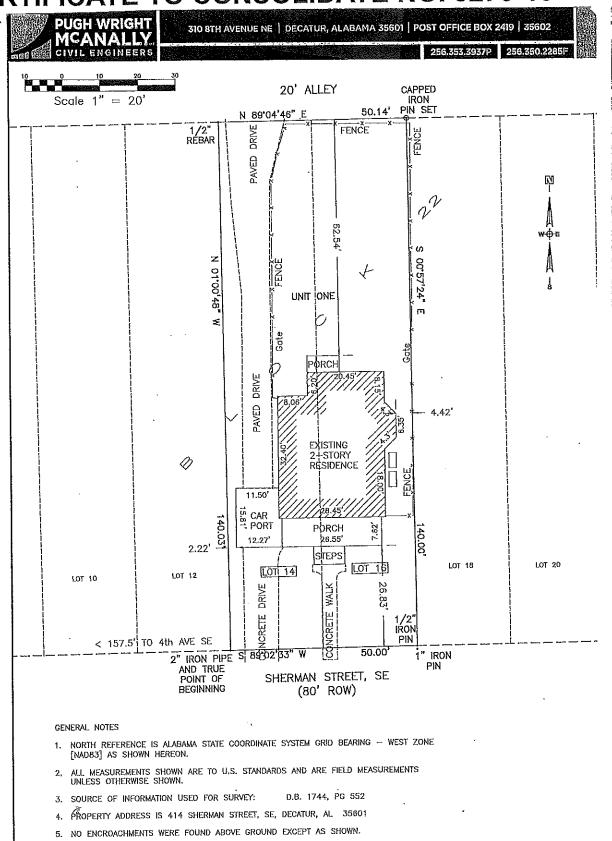
SHERMAN STREET, SE (80' ROW)

.

17

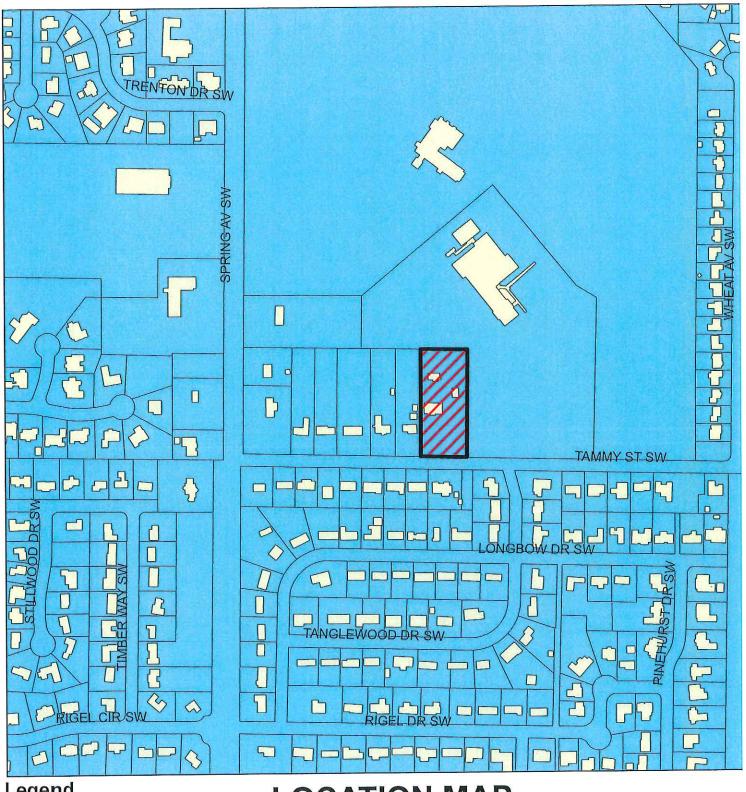
DEPTHENATE TO CONSOLIDATE -- LINDA MILLER -- 414 SHERMAN STREET, SE, DECATUR, AL

CERTIFICATE TO CONSOLIDATE NO. 3273-15



- 6. NO SEARCH OF PUBLIC RECORDS HAS BEEN PERFORMED BY THIS FIRM TO DETERMINE IF ANY DEFECTS AND/OR AMBIGUITIES EXIST IN THE TITLE.
- 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 IN JUNE, 2015.

CERTIFICATE TO SUBDIVIDE NO. 3274-15



Legend

LOCATION MAP

Buildings

APPLICANT: THOMAS JORDAN

Ownership

CorporateLimits

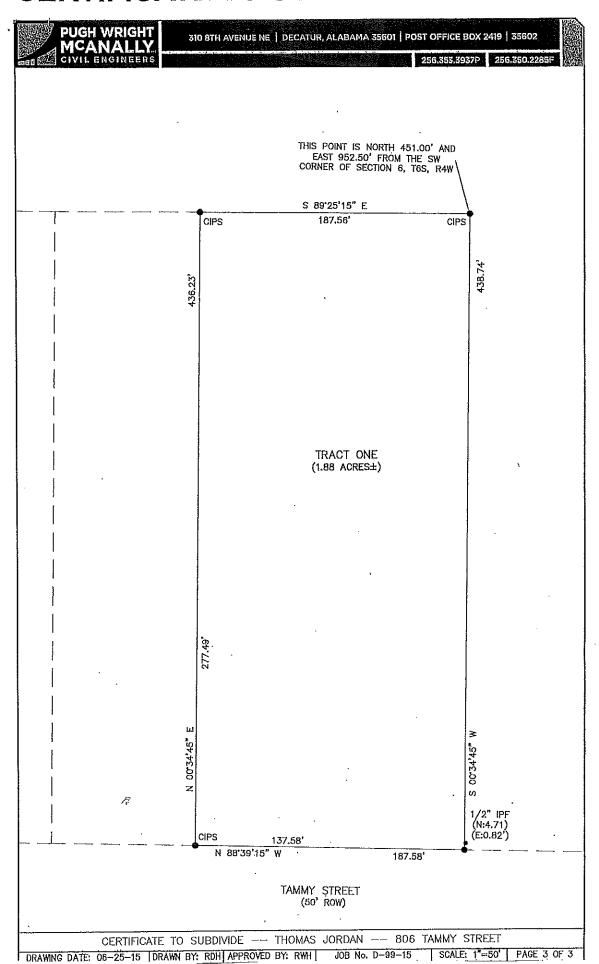
SUBJECT PROPERTY

PROPERTY ZONED AG-1

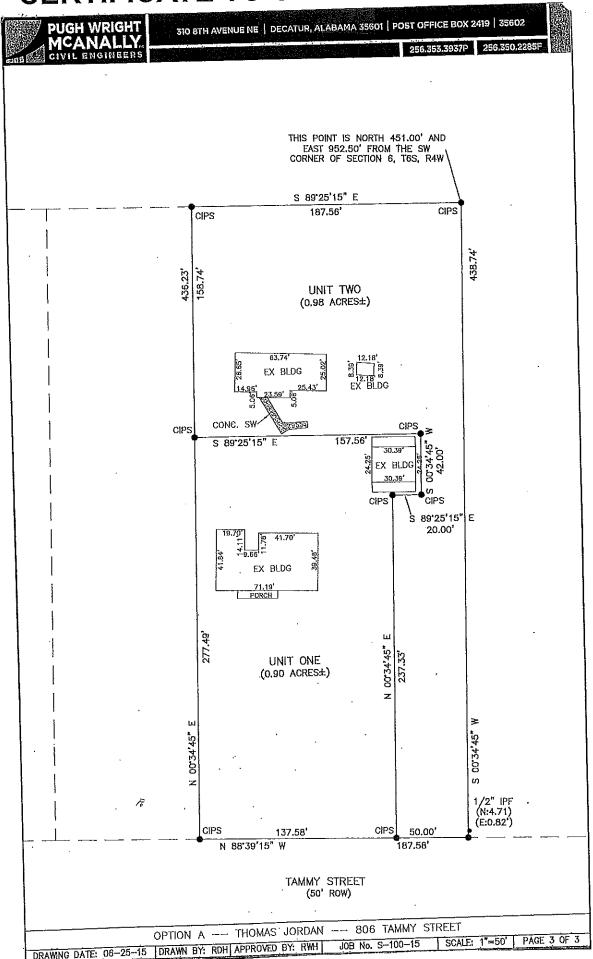


DRAWING NOT TO SCALE

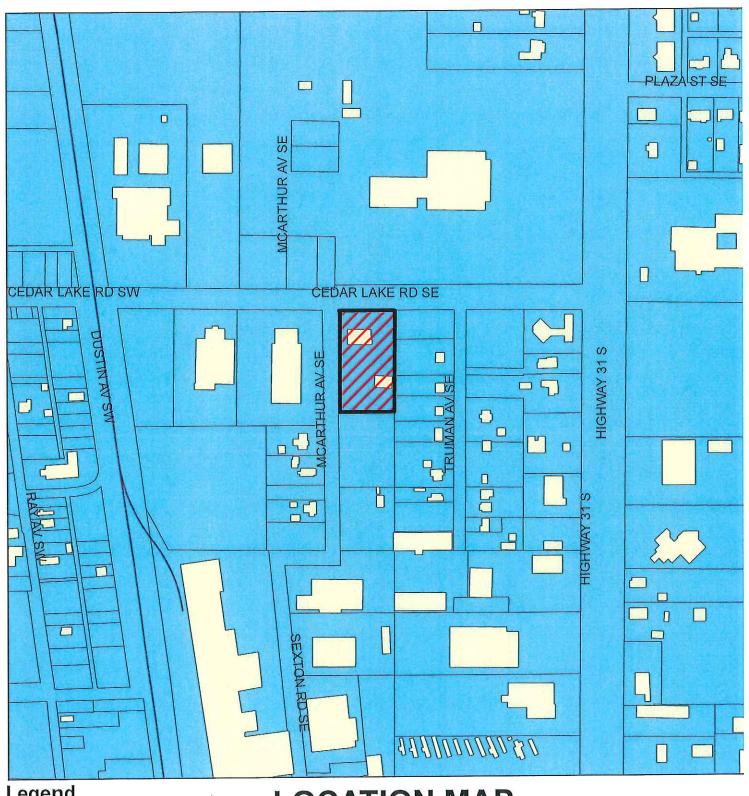
CERTIFICATE TO SUBDIVIDE. 3274-15



CERTIFICATE TO SUBDIVIDE. 3274-15



CERTIFICATE TO SUBDIVIDE NO. 3275-15



Legend

Buildings

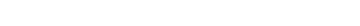
Ownership

CorporateLimits



LOCATION MAP

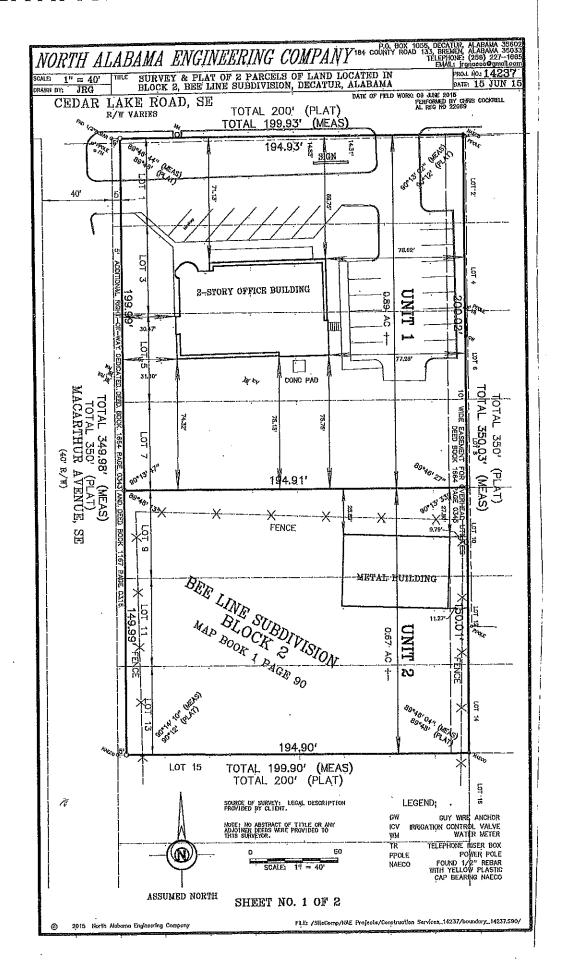
APPLICANT: CONSTRUCTION SERVICES, INC.



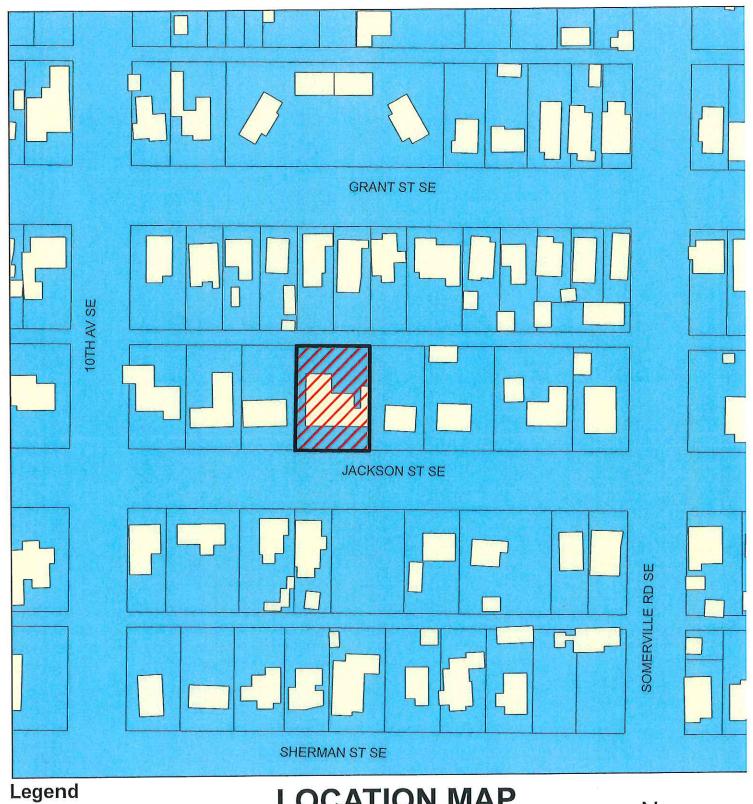




CERTIFICATE TO SUBDIVIDE. 3275-15



CERTIFICATE TO CONSOLIDATE NO. 3276-15



Buildings

Ownership

LOCATION MAP

APPLICANT: BRIAN D. AND MARGARET W. EMERY

CorporateLimits

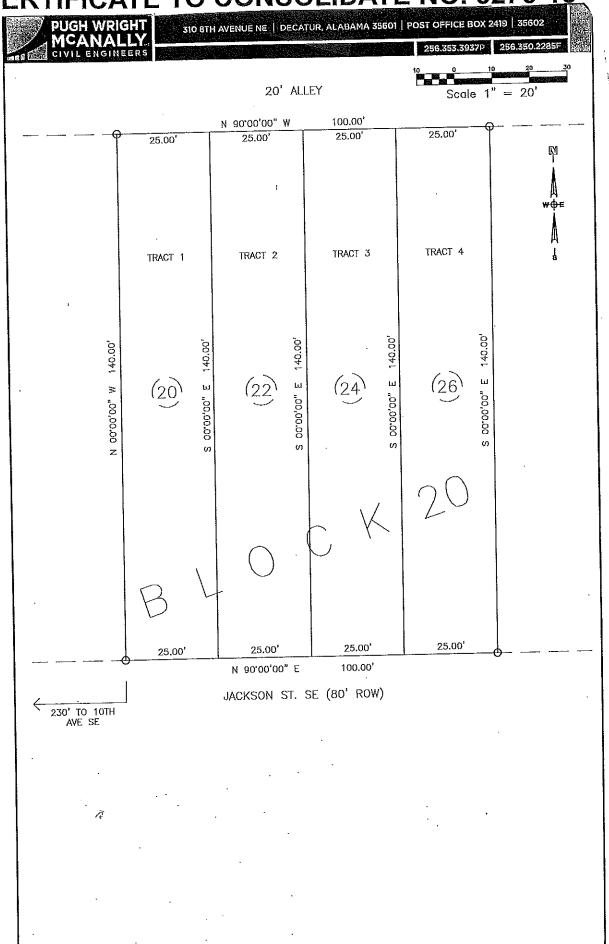
SUBJECT PROPERTY

PROPERTY ZONED R-3H

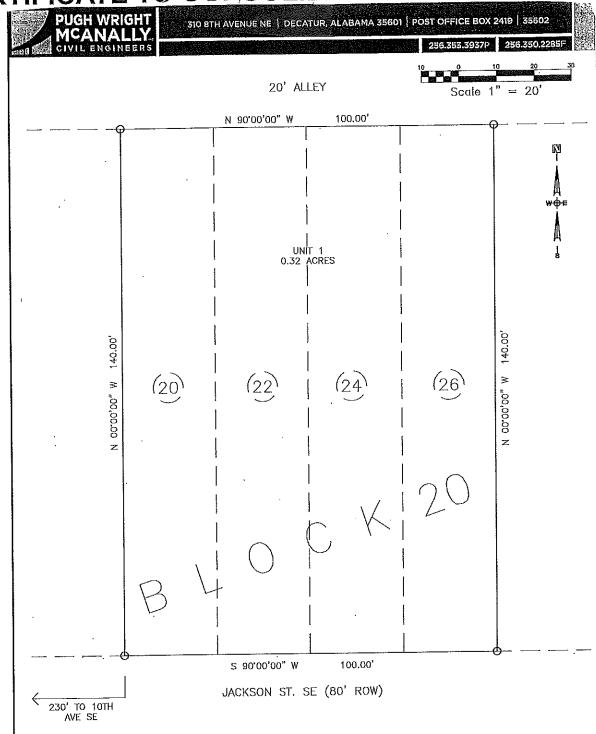


DRAWING NOT TO SCALE

CERTIFICATE TO CONSOLIDATE NO. 3276-15



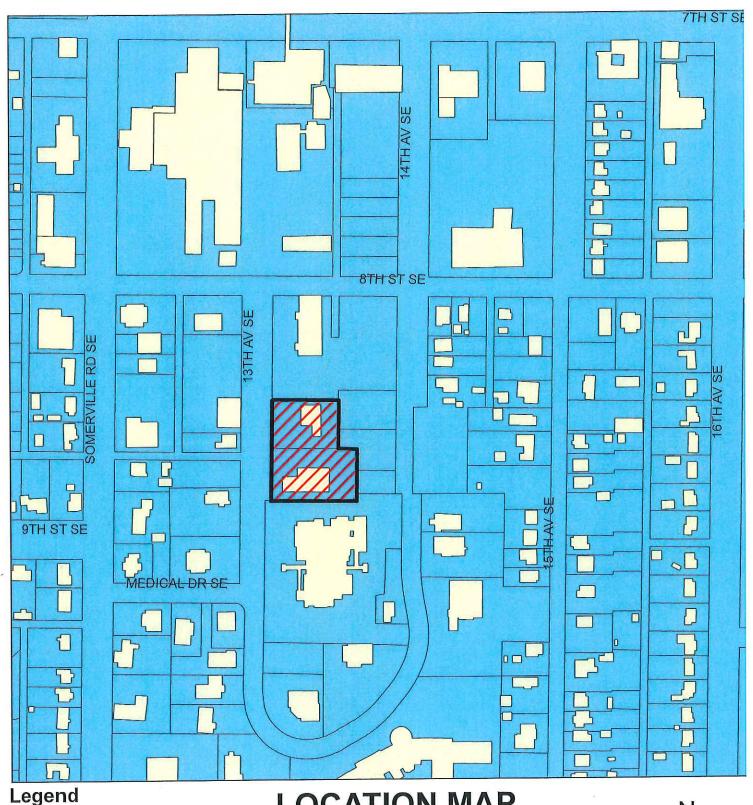
CERTIFICATE TO CONSOLIDATE NO. 3276-15



GENERAL NOTES

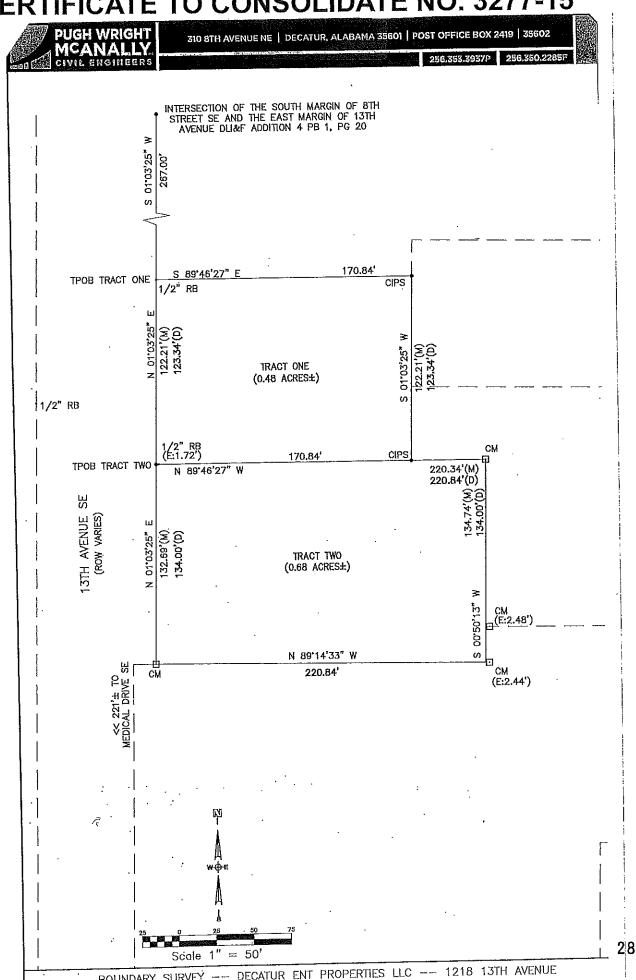
- 1 ALL MEASUREMENTS SHOWN ARE TO U.S. STANDARDS AND ARE FIELD MEASUREMENTS UNLESS OTHERWISE SHOWN
- 2 SOURCE OF INFORMATION USED FOR SURVEY: DEED BOOK: 2010 PAGE: 5090
- 3 PROPERTY ADDRESS IS 1034 JACKSON STREET SE, DECATUR, AL
- 4 NO ENCROACHMENTS WERE FOUND ABOVE GROUND EXCEPT AS SHOWN
- 5 THERE WAS NO FIELD LOCATION ATTEMPTED TO DETERMINE THE EXTENT OF SUBSURFACE STRUCTURES
- 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.
- 7 NO SEARCH OF PUBLIC RECORDS HAS BEEN PERFORMED BY THIS FIRM TO DETERMINE IF ANY DEFECTS AND/OR AMBIGUITIES EXIST IN THE TITLE.

CERTIFICATE TO CONSOLIDATE NO. 3277-15

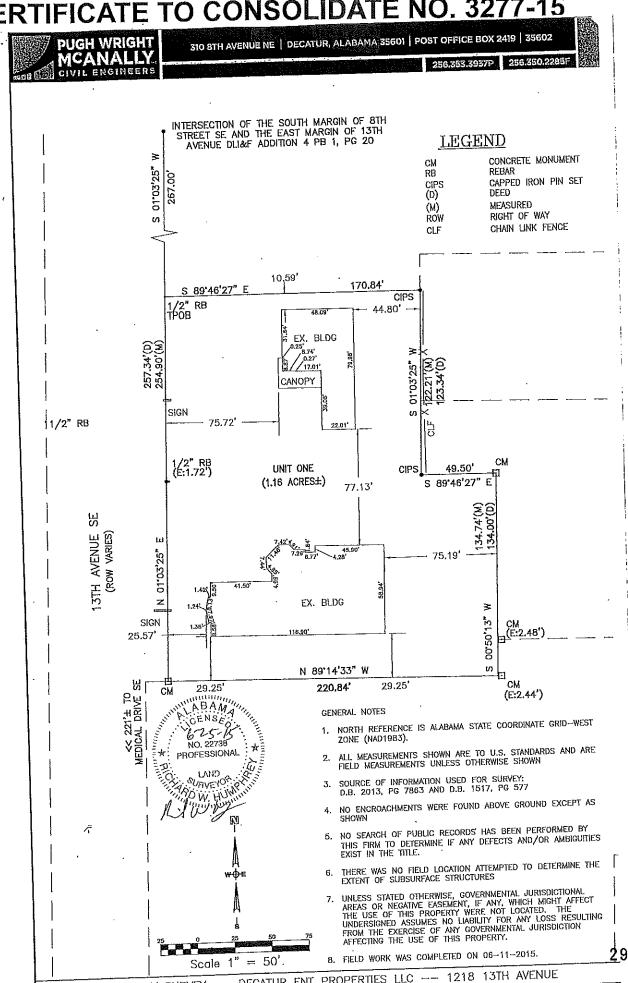


LOCATION MAP Buildings APPLICANT: DECATUR ENT PROPERTIES, LLC Ownership CorporateLimits PROPERTY ZONED MC

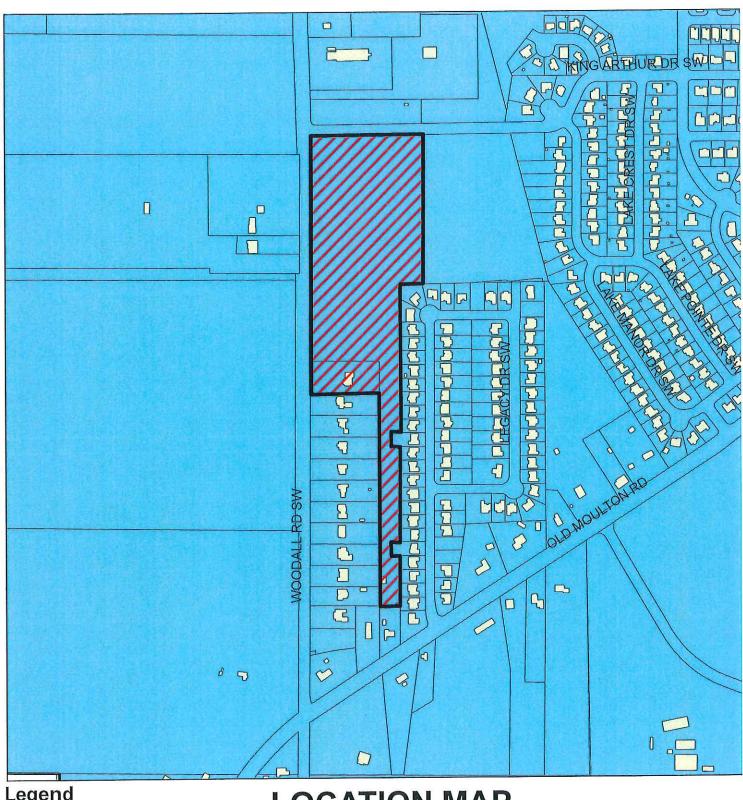
CERTIFICATE TO CONSOLIDATE NO. 3277-15

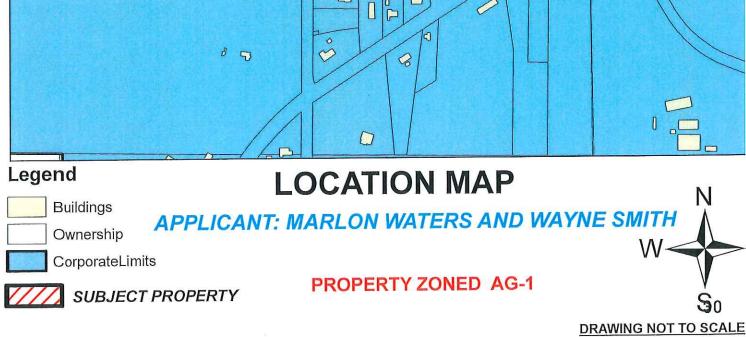


CERTIFICATE TO CONSOLIDATE NO. 3277-15

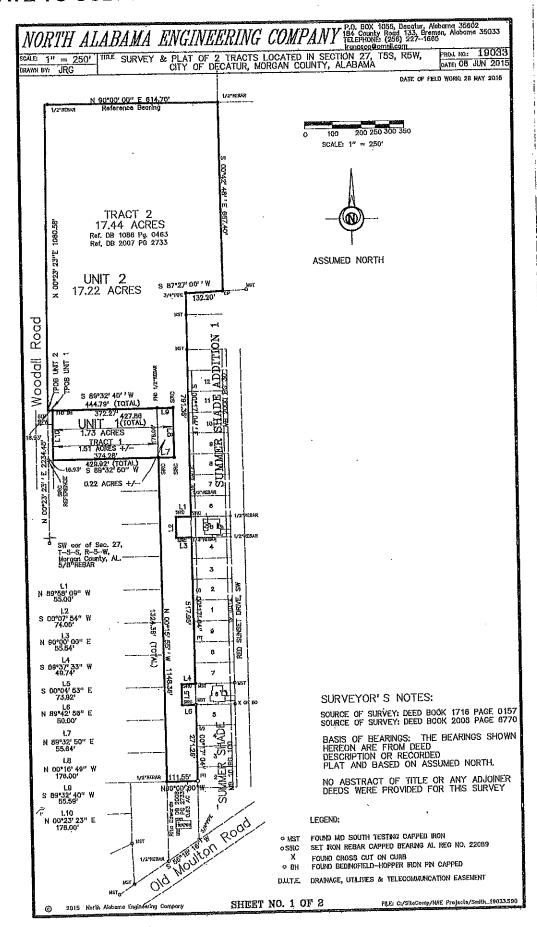


CERTIFICATE TO SUBDIVIDE AND CONSOLIDATE NO. 3278-15

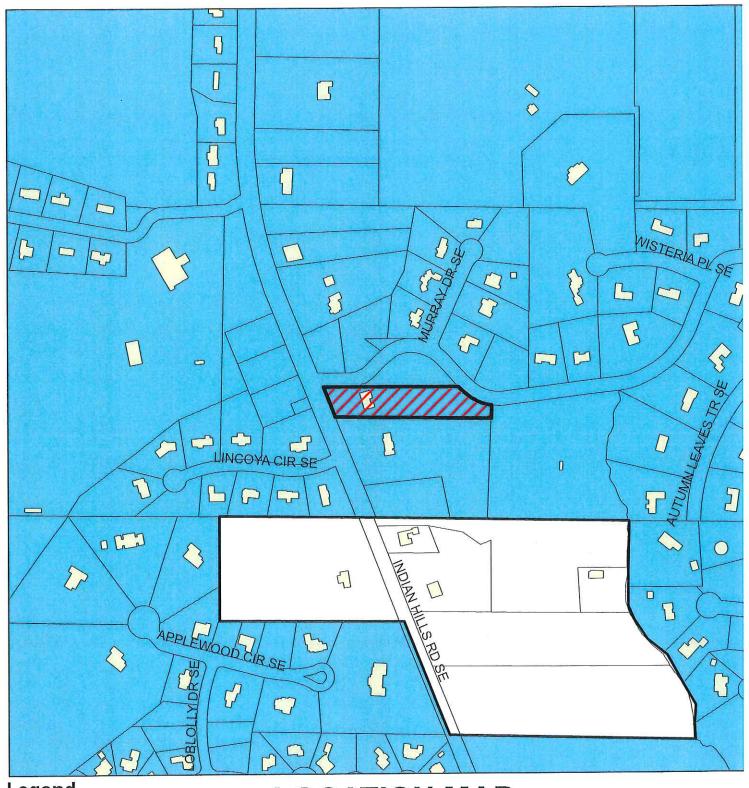




CERTIFICATE TO SUBDIVIDE AND CONSOLIDATE NO. 3278-15



CERTIFICATE TO SUBDIVIDE NO. 3279-15

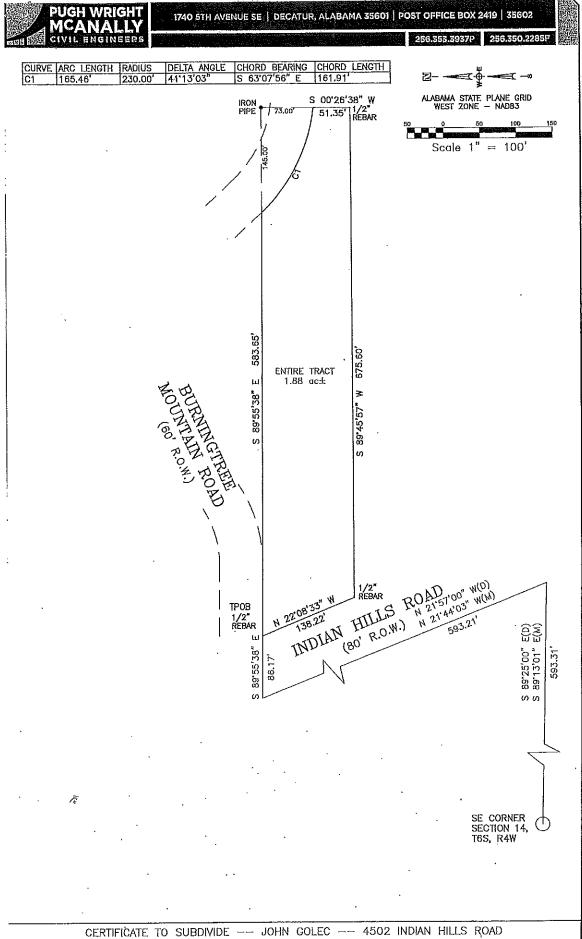




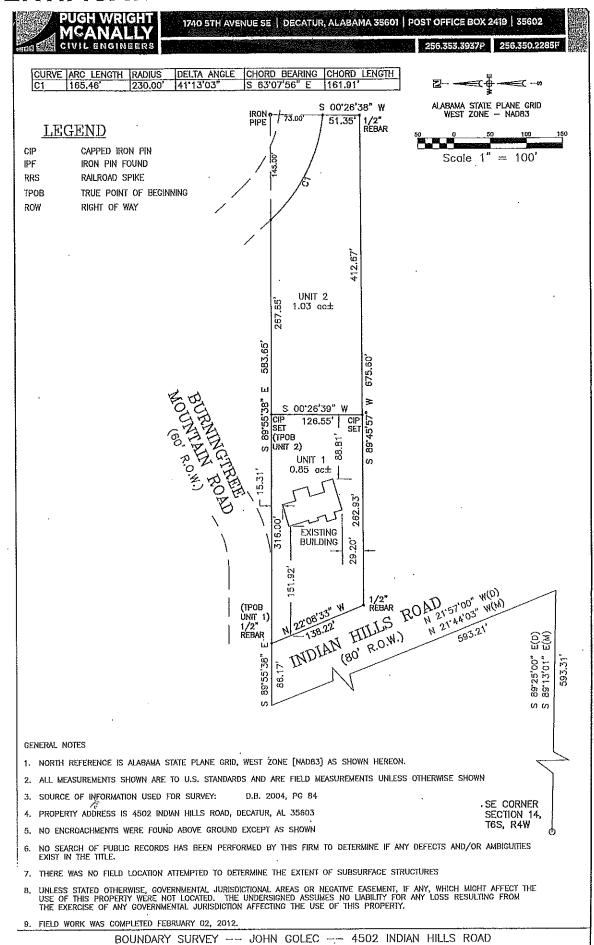


DRAWING NOT TO SCALE

CERTIFICATE TO SUBDIVIDE NO. 3279-15



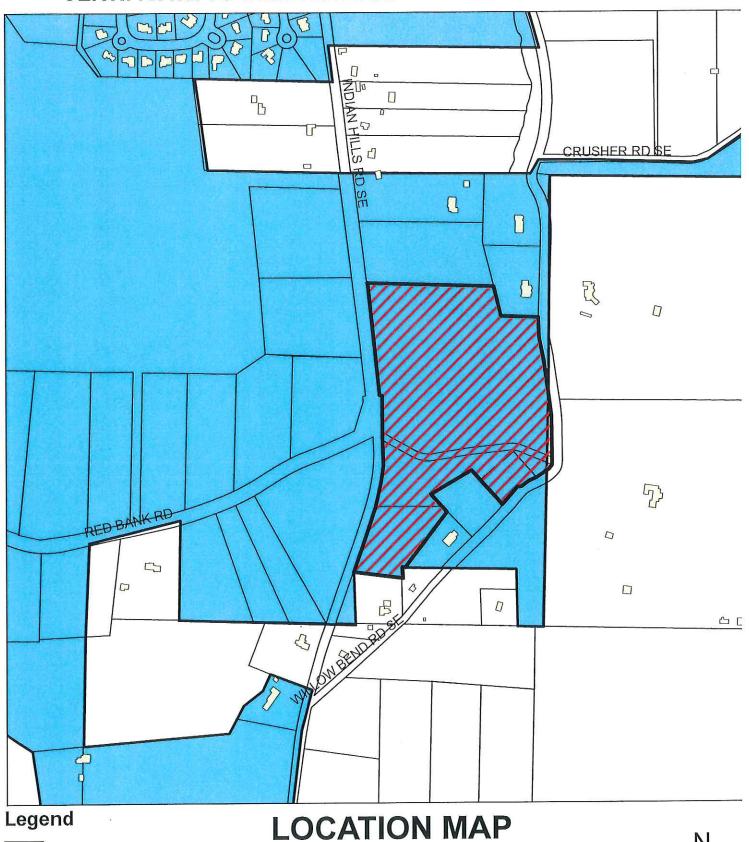
CERTIFICATE TO SUBDIVIDE NO. 3279-15



DRAWING DATE: 06-18-15 DRAWN BY: RWH APPROVED BY: RWH JOB No. S-24-12

SCALE: 1"=100' PAGE 3 OF 3

CERTIFICATE TO SUBDIVIDE AND CONSOLIDATE NO. 3280-15



Buildings
Ownership

APPLICANT: DALTON B. FAGAN

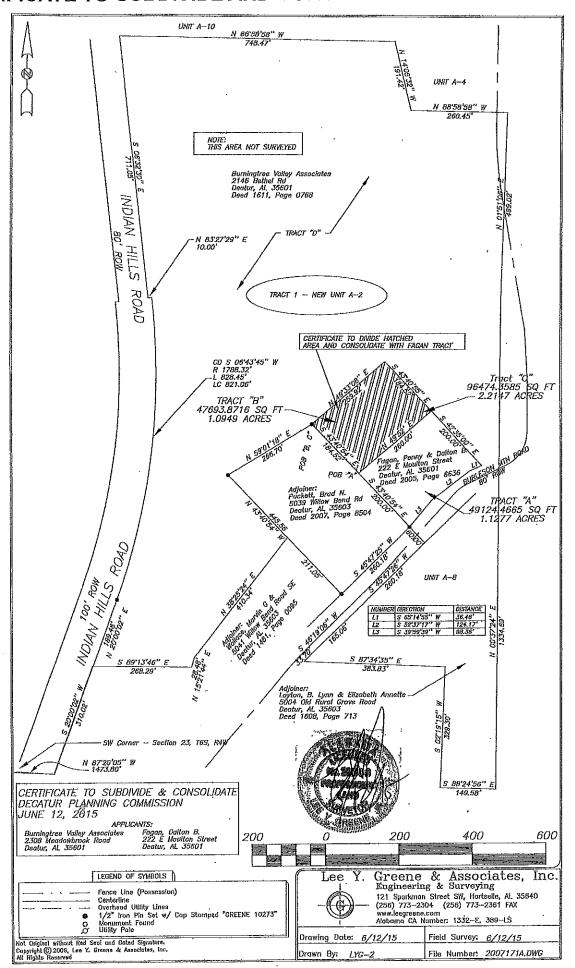
CorporateLimits

SUBJECT PROPERTY

PROPERTY ZONED AG-1



CERTIFICATE TO SUBDIVIDE AND CONSOLIDATE NO. 3280-15



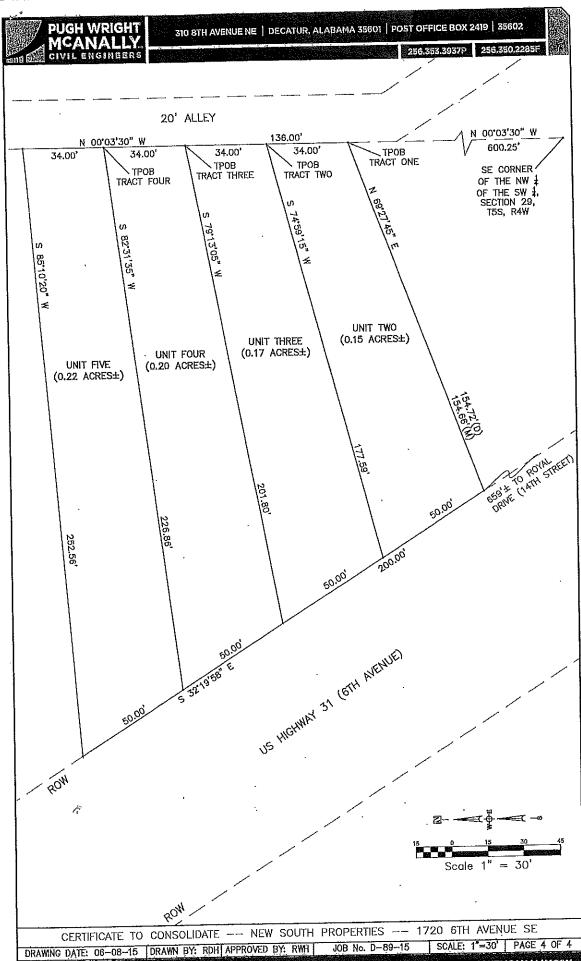
CERTIFICATE TO CONSOLIDATE NO. 3281-15



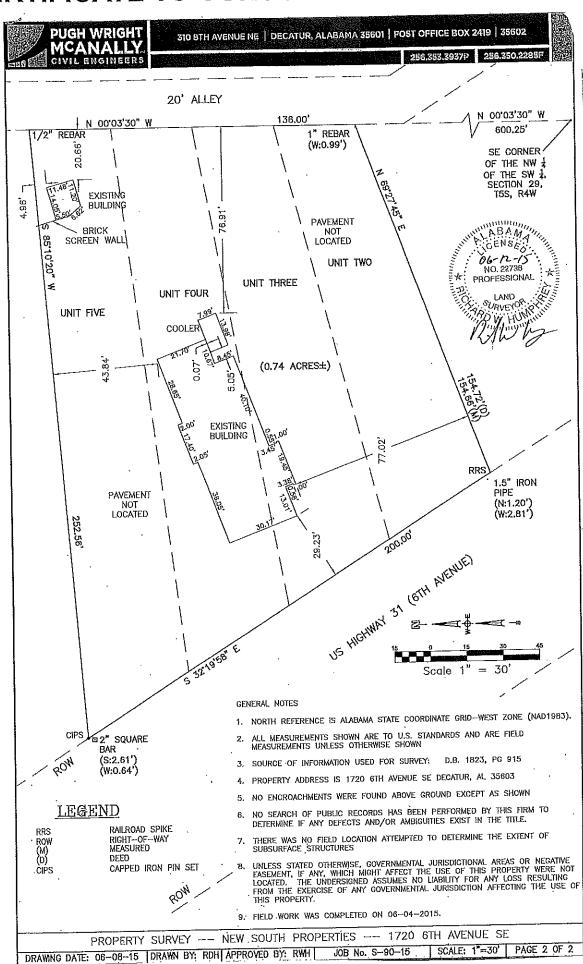


SUBJECT PROPERTY

CERTIFICATE TO CONSOLIDATE NO. 3281-15



CERTIFICATE TO CONSOLIDATE NO. 3281-15



CERTIFICATE TO SUBDIVIDE NO. 3282-15



Buildings

Ownership

CorporateLimits

SUBJECT PROPERTY

LOCATION MAP

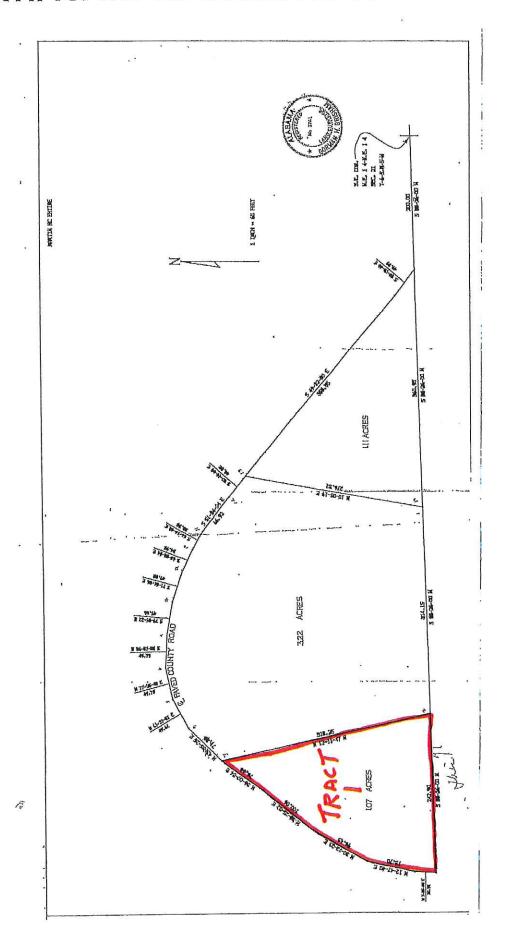
APPLICANT: JASON HALL

PROPERTY IN PJ NO ZONING

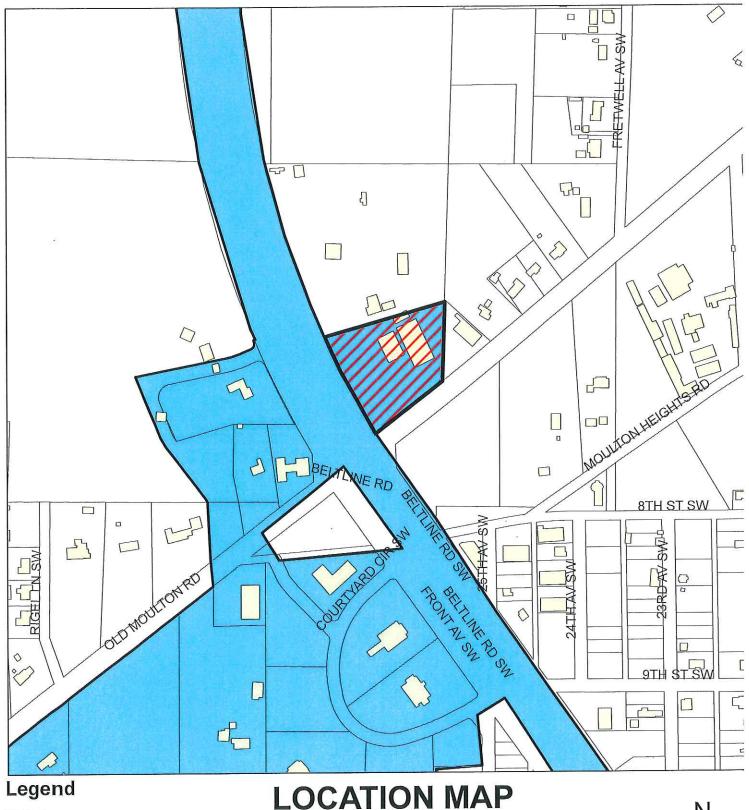


DRAWING NOT TO SCALE

CERTIFICATE TO SUBDIVIDE. 3282-15



SITE PLAN NO.529-15





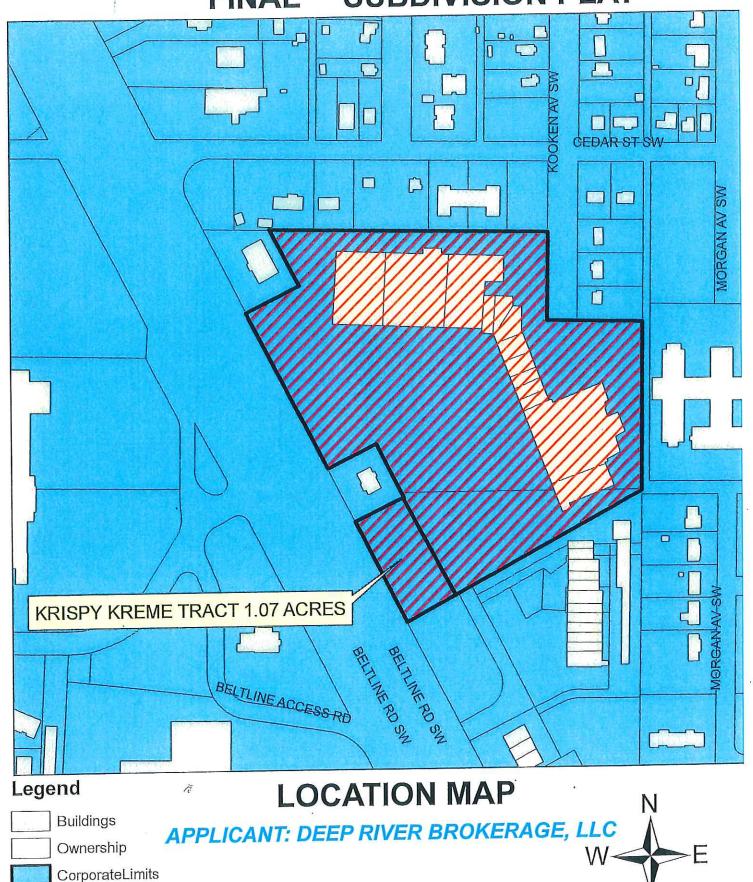
SUBJECT PROPERTY

PROPERTY ZONED PROPOSED M-1A



DRAWING NOT TO SCALE

BELTLINE PLAZA PLAT OF TRACT D FINAL SUBDIVISION PLAT

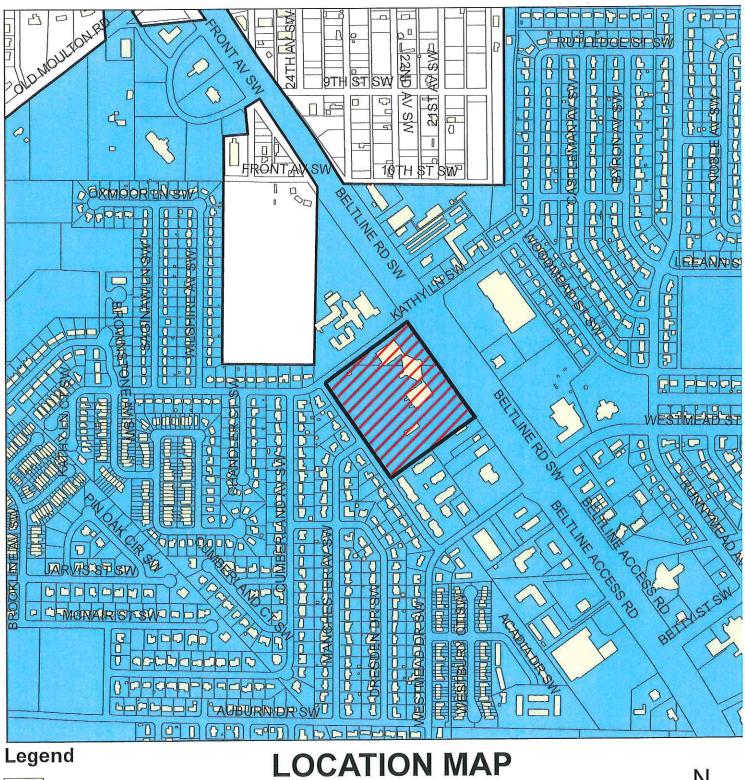


PROPERTY ZONED M-1A

SUBJECT PROPERTY

43

BOND REVIEW BELTLINE CHURCH OF CHRIST FRONTAGE ROAD



Legend

Buildings

APPLICANT: BELTLINE CHURCH OF CHRIST

Ownership CorporateLimits

SUBJECT PROPERTY

PROPERTY ZONED PROPOSED M-1A

