Agenda Planning Commission

City of Decatur, AL July 22, 2014

Time: 3:15 PM

City Council Chambers

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

1. CALL MEETING	TO ORDER	
2 APPROVAL OF	MINUTES- June 17, 2014	
MITTING THE OF	minores outle 11, 2014	
3. PUBLIC HEARI	NG	
		PAGE/MAP
REZONING REQU	ESTS	
A. 1284-14	Rezoning (North side of Red Bank Rd. SE and west of Indian Hills Road SE)	1/6-10
ZONING TEXT AN	IENDMENTS	
A. 228-14	To amend landscaping in RD-2	1/11-15
B. 229-14	To amend AG-1 to include Garden Centers and Roadside Stands	1/16-23
4. CONSENT AGE	NDA	
CERTIFICATES		
A. 3243-14	Certificate to Subdivide & Consolidate (North of Old Moulton Road SW and east of Woodall Road SW)	2/24-25
B. 3244-14	Certificate to Subdivide (North of Grant St. SE and east side of Riverview Ave SE)	2/26-28
C. 3245-14	Certificate to Subdivide (South of Conway Road and southeast side of Old Moulton Road)	3/29-31
D. 3246-14	Certificate to Subdivide (South of Beltline Highway 67 and west side of Highway 31 South)	3/32-33

E. 3247-14	Certificate to Subdivide (North of Spring Valley Road and west of Shoal Creek Road)	3/36-38
F. 3248-14	Certificate to Subdivide (South side of Finley Island Road)	4/39-41
G. 3249-14	Certificate to Consolidate (North of Beltline Road SE and west side of Veteran's Drive SE)	4/42-44
SITE PLAN		
A. 516-14	Bojangles (North of Beltline Rd. SE and east side of Highway 31 North)	4/45 see plat

5. OTHER BUSINESS

VACATION REQUEST

A. 485-14 5/46

(North of Lakeview Drive SE and west side of Fleetwood Drive SE)

PUBLIC HEARING

AGENDA ZONING COMMITTEE MEETING July 15, 2014 11:00 AM

Rezoning 1284-14

Applicant: Bryant Whitlock & Dustin McNutt

Zoning: From R-6 (Townhomes) to R-1 (SF

Residential)

Owner: Same

Acreage: 5.13 acres

Request:

This is a request to rezone an approximately 5.13 acre tract from R-6, Single Family

Townhome District to R-1, Single Family Residential District.

Location:

North side of Red Bank Rd. SE and west of Indian Hills Road SE

Recomm:

Approval this is in conformance with the long range plan for this area and more

compatible with the adjacent properties.

Zoning Text Amendment 228-14

Applicant: City of Decatur

Zoning: RD-2 (Redevelopment District)

Owner: N/A

Acreage: 41.57 acres

Request:

To amend the Code of Decatur, Alabama, Section 25-11.3 current RD-2 ordinance as it

relates to landscaping

Location:

East side of 6^{th} Avenue between 5^{th} Street SE and the Decatur Shopping Center on the west of 7^{th} Street SE

Recomm:

Approval this amendment will better clarify the landscaping requirements of this section.

Zoning Text Amendment 229-14

Applicant: City of Decatur

Zoning: N/A

Owner: N/A

Acreage: N/A

Request:

To amend the Code of Decatur, Alabama, Section 25-12.1 Agricultural District as it relates to uses permitted and uses permitted on appeal (i.e. Garden Centers and roadside stands) also to add three definitions to section 25-2 Definitions (Garden Center, Roadside Stand and Incidental) The amendment also addresses signage in the

AG1 zone.

Location:

N/A

Recomm:

Approval this amendment better explains and details requirements of incidental

commercial uses in an AG1 zone. The committee would also like to amend the changes

made to section 25-77(d)

(8) Signs shall not be permitted for incidental uses in the AG zones.

(8) In an AG 1 zone, Garden Centers, Roadside Stands and use Customarily Incidental that have a limited commercial component may have one attached sign no larger than 25 square feet. Electronic Changeable Copy shall not be permitted

END PUBLIC HEARING

CONSENT AGENDA

Minutes Subdivision Committee July 15, 2014

Certificates

3243-14 Certificate to Subdivide and Consolidate

Applicant: Orrin Cooper & Marlon Waters

Zoning: AG-1 and R-2

Owner: Same

Acreage: 18.52 acres

Request:

Subdivide .36 acres from an 18.24 acre tract and consolidate with a .24 acre tract

leaving Unit 1 with .36 acres and Unit 2 with 18.16 acres

Location:

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

Conds:

1. Payment of recording fees

 Amend survey and legal description to reflect the lot that was created at the south end of Tract 2 by Certificate to Subdivide 2936-07 in 2007,

BK: 2007, PG: 11860 to 11863

3. Provide Authorization to Subdivide letter from Mr. Waters

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

Recomm:

Approval with stated conditions

3244-14 Certificate to Subdivide

Applicant: James Burleson

Zoning: M-2

Owner: Same

Acreage: 2.68 acres

Request:

Subdivide 2.68 acres into two tracts of 2.23 acres and .45 acres

Location:

North of Grant St. SE and east side of Riverview Ave SE

Conds:

Payment of recording fees

Provide a stamped and sealed survey for recording

Pt. of Info: Any relocation of utilities will be at the owner's expense. This will be a sanitary lift station for DU

Recomm:

Approval with stated conditions

3245-14 Certificate to Subdivide

Applicant: Patrick & Almeda Borden

Zoning: Outside Corp Limits

Owner: Same

Acreage: 37.67 acres

Request:

Subdivide 37.67 acres into two tracts of 35.87 acres and 1.80 acres

Location:

South of Conway Road and southeast side of Old Moulton Road

Conds:

1. Payment of recording fees

2. Provide copy of deed as proof of ownership

3. Label location of Old Moulton Road and show dedicated ROW on survey

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

Recomm:

Approval with stated conditions

3246-14 Certificate to Subdivide

Applicant: Aaron Guthrie

Zoning: M-1A

Owner: Same

Acreage: 2.02 acres

Request:

Subdivide 2.02 acres into two tracts of .95 acres and 1.07 acres

Location:

South of Beltline Highway 67 and west side of Highway 31 South

Conds:

Payment of recording fees

2. Provide Planning Department with copy of cross access easement for

ingress/egress

3. Verify easements for existing utilities and show on survey

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

Recomm:

Approval with stated conditions

3247-14 Certificate to Subdivide

Applicant: J.D. & Barbara Reyer

Zoning: Outside Corp Limits

Owner: Same

Acreage: 39.48 acres

Request:

Subdivide 39.48 acres into two tracts of 29.64 acres and 9.81 acres

Location:

North of Spring Valley Road and west of Shoal Creek Road

Conds:

1. Provide Authorization to Subdivide Letter from the Power of Attorney

2. Payment of recording fees

3. Provide an additional 5' of ROW for Spring Valley Rd. and modify legal survey

description

4. Confirm County water

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

Recomm:

Approval with stated conditions

Certificate to Subdivide 3248-14

Applicant: State Docks Eight LLC

Zoning: B-2

Owner: Same

Acreage: 2.55 acres

Request:

Subdivide 2.55 acres into two tracts of 1.94 acres and .61 acres

Location:

South side of Finley Island Circle and west of Finley Island Road

Conds:

Payment of recording fees

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

Recomm:

Approval with stated conditions

Certificate to Consolidate 3249-14

Applicant: Ted Terry

Zoning: M-1A

Owner: Same Acreage: 2.31 acres

Request:

Consolidate Lots 1 & 2 and the east half of Lot 4, Block 3, Sherrod's Addition to Decatur, AL: Lots 3 and the west half of Lot 4, Block 3, Sherrod's Addition to Decatur, AL; Lots 5 & 6 in Block 3, Sherrod's Addition to Decatur, AL and the remaining 1.09 acres of Lot 1, Block 3, of Sherrod's Addition to Decatur, AL as shown in BK: 1 PG: 37 into one tract of

2.31 acres

Location:

North of Beltline Road SE and west side of Veteran's Drive SE

Conds:

- Provide Authorization to Subdivide/Consolidate Letter from owner 1.
- Provide deed as proof of ownership 2.
- Payment of recording fees 3.
- Provide a stamped and sealed survey for recording 4.
- Sufficient ROW required for the improvement of Brooks St. SE and 5.

Veteran's Drive SE to be dedicated with this certificate.

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

Recomm:

Approval with stated conditions

Site Plan Review

516-14

Applicant: Bo-Athens, LLC

1.

2.

Zoning: B-2

Owner: Bo-Athens, LLC

Acreage: 1.43 acres

Request:

Site plan approval for the construction of a new Bojangles restaurant

Location:

North of Beltline Rd. SE and east side of Highway 31 North

Conds:

ALDOT approval for ingress/egress for property

Provide irrigation and lighting plans

- 3. Provide recordable written legal agreement between the Decatur Country Club and Bojangles regarding the drainage.
- 4. Provide sealed architectural drawings to the Health Department
- 5. Confirm sewer location (relocation may be necessary) and provide easement.

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

Recomm:

Approval with stated conditions

END CONSENT AGENDA

Vacation Request

485-14

Applicant: Randy Lott & Bayne Vaughan III

Zoning: R-1

Owner: Same

Acreage: .07 acres

Request:

Vacate the alley running east and west between Lots 28 and 29 of the Murphree Manor

Subdivision

Location:

North of Lakeview Drive SE and west side of Fleetwood Drive SE

Conds:

1. Subject to retaining entire portion to be vacated as a d.u.t & e easement

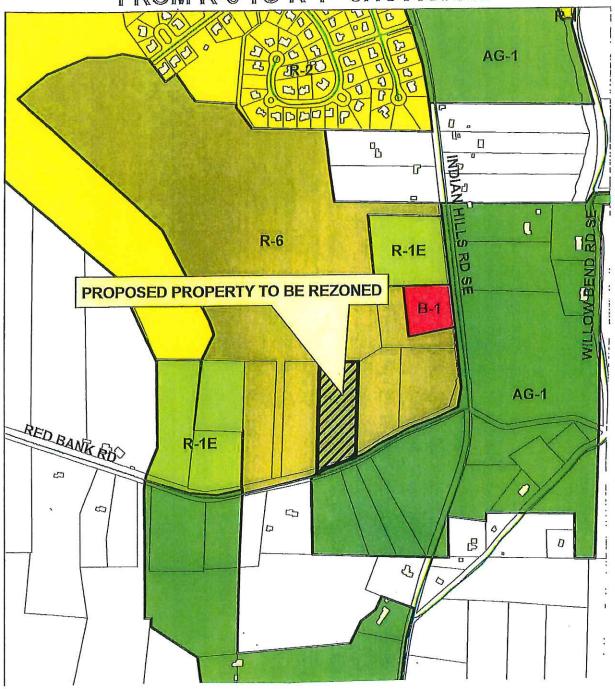
Pt. of Info: Any relocation of utilities will be at the owner's expense.

Recomm:

The committee recommends denial – public improvements are substantial and access

via ROW is more viable than an easement.

REZONING REQUEST NO.1284-14 FROM R-6 TO R-1 5.13 ACRES



LOCATION MAP

PREPARED BY THE CITY OF DECATUR
PLANNING DEPARTMENT

APPLICANT: BRYANT WHITLOCK AND DUSTIN MCNUTT



DRAWING NOT TO SCALE



SUBJECT PROPERTY

PROPERTY ZONED R-6

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	ALL RESIDENTIAL	R6	R1
LIGES	DISTRICTS	B C B' L L L L L L L L L L L L L L L L L L	Li L n 4 Di ci ci l l'
USES PERMITTED	Accessory structures; gardens; playgrounds; parks; public buildings; including public schools and libraries.	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:	which R-1 Districts shall allow: Single-family dwellings (See also regulations common to all "R" Districts, listed in section 25-10).
USES 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 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.		
USES	Except as expressly	Any use not permitted, or	Any use not permitted, or
PROHIBITED	permitted, or permitted	permitted on appeal, is	permitted on appeal, is
	on appeal, the following	prohibited.	prohibited.
	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		(+c)
	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.	7.0	
GENERAL	(1) General	(1)General requirements:	(1)General requirements.
REQUIREMENTS	requirements.	(A)Single-family semi-	a. Off-street parking and
	a.Off-street parking and	attached dwellings shall	vehicle access shall be
	vehicle access shall be	not form long, unbroken	provided as set forth in
	provided as set forth in	lines of row housing. No	section 25-16 hereof.
	section 25-16 hereof.	more than eight (8)	b.A carport, porte-
	b.A carport, porte-	contiguous units shall be	cochere, porch or
	cochere, porch or	allowed.	structure part thereto,
	structure part thereto,	(B)Each single-family	attached to or situated
	attached to or situated	semi-attached dwelling	within five (5) feet of the
	Capping and Harden Control of the Co	~	
	within five (5) feet of the	unit shall be constructed	main structure as defined

	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.	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 the planning commission of the City of Decatur.	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.
MINIMUM LOT AREA	None specified.	Minimum lot size: 2,000 square feet.	Fourteen thousand (14,000) square feet.
MINIMUM BUILDING AREA	None specified.		None specified.
MINIMUM LOT WIDTH		20 feet.	Minimum feet at building line: One-hundred (100) feet.
MINIMUM FRONT YARD	Public and semi-public structures: Thirty-five (35) feet	25 feet.	Forty (40) feet
MINIMUM REAR YARD SETBACK	1.Public and semi-public structures: Thirty-five (35) feet. 2.Accessory structures: Five (5) feet.	25 feet.	Forty-five (45) feet

ZONING DISTRICT COMPARISON R6 TO R1 July 22, 2014

MINIMUM SIDE YARD SETBACK	1.Public and semi-public structures: Thirty-five (35) feet. 2.Accessory structures: Five (5) feet.	applicable only at unattached ends and to exterior lots of a development: 10 feet (one-story); 12 feet (twostory).	Fifteen (15) feet.
MAXIUMUM BUILDING HEIGHT	Forty-five (45) feet.	35 feet	Thirty-five (35) feet
MAXIMUM HEIGHT IN STORIES	Three (3).	2½.	Two and one-half (2½).

RD-2 Proposed Amendments

Proposed Changes to Sections 25-11.3.5, 25-11.3.8 and 25-11.3.11of the Code of

<u>Decatur</u>, Alabama

District	Current Language	Proposed Language
RD-2 (Redevelopment District – East side of 6 th Avenue SE)	Rear Yard: None – except a landscaping buffer, 20' in width, required for all properties contiguous with 7th Avenue SE Off-Street Parking: Not specified, but all parking must be contained on the property site, or on adjacent property (may be separated by an alley), or with a shared parking agreement with an adjoining property owner.	Rear Yard: None – except a landscaping buffer berm, twenty (20) linear feet in width, (as described in this Ordinance Section 25-11.3.11.D) required for all properties contiguous with 7 th Avenue SE Off-Street Parking: Not specified, but all parking must be contained on the property site, or on adjacent property (may be separated by an alley), or with a shared parking agreement with an adjoining property owner. All parking lots shall be paved and striped.
ā	11. Landscaping and Lighting: Landscaping and lighting criteria are hereby established to protect and preserve the appearance and value of surrounding properties.	11. Landscaping and Lighting: Landscaping and lighting criteria are hereby established to protect and preserve the appearance and value of surrounding properties. All landscaping plans shall be designed, stamped and sealed by a registered Landscape Architect of the State of Alabama.
	A. All development, with the exception of single family residential, will be required to provide frontage landscaping (as defined in Section 25-16(9) (f) of the City of Decatur Zoning Ordinance), foundation landscaping and perimeter landscaping (as defined in Section 25-16(9) (g) and (h) of the City of Decatur Zoning Ordinance). All development landscaping shall be	A. All development, with the exception of single family residential, will be required to provide frontage landscaping (as defined in Section 25-16(9) (f) of the City of Decatur Zoning Ordinance), foundation landscaping and perimeter landscaping (as defined in Section 25-16(9) (g) and (h) of the City of Decatur Zoning Ordinance). All development landscaping shall be irrigated with an irrigation system.
	irrigated with an irrigation system. B. All development adjacent to residential property shall provide perimeter landscaping within the property lines between the off-street parking area and adjoining properties of not less than 5' in depth, or C. All development adjacent to	B. All development adjacent to residential property shall provide perimeter landscaping within the property lines between the off-street parking area and adjoining properties of not less than 5' in depth, or C. All development adjacent to

residential property shall provide a solid fence or wall. The fence shall be a minimum of 6 (six) feet high. Chain link or other wire fencing material is prohibited.

D. All development that has a property line contiguous with 7th Avenue SE shall provide a rear landscaping buffer berm of not less than 20' in width and 3'6" in height as measured from the adjacent paved surface for the full length of the property along 7th Avenue. The purpose of the buffer is to create a continuous opaque screen along 7th Avenue so that no parking lot, dumpster or loading area is visible from the adjoining residential district.

D. All development that has a property line contiguous with 7th Avenue and shall provide a rear landscaping buffer on the ight as measured from the finished floor elements of the proposed development. The berm shall run the full length of the property along 7th Avenue and shall designed to create a continuous opaging buffer berm shall be a maximum.

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

residential property shall provide a solid fence or wall. The fence shall be a minimum of 6 (six) feet high. Chain link or other wire fencing material is prohibited.

D. All development that has a property line contiguous with 7th Avenue SE shall provide a rear landscaping buffer berm of not less than 20 linear feet in width and 4 linear feet in height as measured from the finished floor elevation of the proposed development. The buffer property along 7th Avenue and shall be designed to create a continuous opaque screen within 2 years of planting and should be planned for low maintenance. The buffer berm shall be a maximum 3:1 slope with a four (4) foot retaining wall and a minimum seven (7) linear foot planting area at the top of the berm. The buffer berm shall be designed and located as shown in the Cross Section of Figure A. The retaining wall shall be constructed for the full length of the property with one column every 50 linear foot. The retaining wall may be constructed from stove pavers, brick, or any similar masonry material. Construction material for the retaining wall shall be shown on the landscaping plan. Wood materials are not permitted for construction of the retaining wall. If the lot is on a corner, the landscaping buffer shall continue around the street corner a minimum of 15 linear feet west on the side street. Planting shall not interfere with the sight triangle at street intersections or ingress and egress to the property. The buffer shall consist of a 4 foot tall berm with a minimum of one screening tree every 10' linear feet and one evergreen shrub per 2 linear feet. All required plants shall be arranged in such a manner so as to provide a variety of plant materials, locations and spacing. Staggered spacing, double rows, or alternating spacing may be adjusted to conform to the

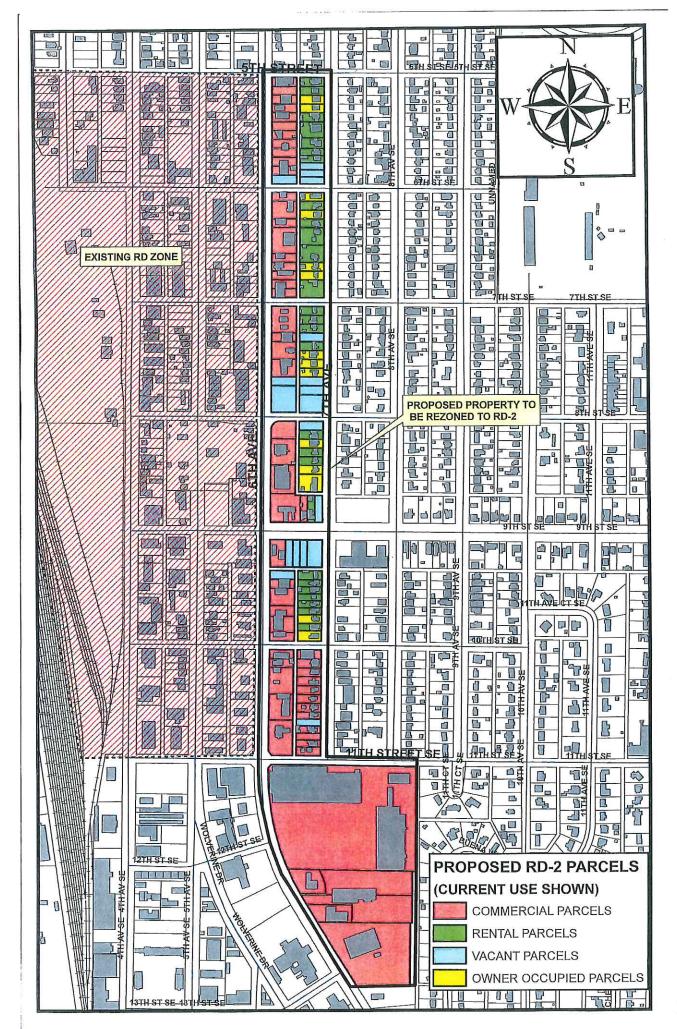
planting plan shall create an opaque screen. The berm requirement is waived under the drip line of existing drip line for the full length of the property.

growth characteristics of a plant species, but spacing and selection shall result in a 100% opaque screen at a minimum eight trees but must be continued beyond the (8) feet in height within two (2) years of planting. Single row spacing with one tree species is not permitted. A quarter of the trees may be deciduous shade trees and the remainder shall be evergreen and reach a minimum height of fifteen (15) feet at maturity. Minimum evergreen trees at time of planting shall be at least six (6) feet in height and three (3) feet in crown width. Minimum deciduous tree size shall be ten (10) feet in height and two and one-half (2-1/2) inches in diameter measured one-half (1/2) foot above grade at time of planting. Minimum size at time of planting of screening shrubs shall be two (2) feet in height and spread at time of installation. Appropriate ground cover plantings or erosion control netting shall be used for naturalizing and controlling soil erosion on the sloped berm.

> Where mature canopy/screening trees are located in the right-of-way of 7th Avenue SE, the developer may be allowed to construct a maximum six (6) foot high buffer fence in lieu of, or in conjunction with, the twenty (20) linear foot buffer berm. The fence/berm shall be constructed for the full length of the property with one column every fifty (50) linear feet where a buffer fence is in place. The fence shall be constructed from stone pavers, brick, or other masonry material approved by the City of Decatur Planning Department. Wood materials are not permitted. The fence design, type and location, additional screening trees and shrubs shall be shown on the site plan and must be approved by the City of Decatur Planning Department. An arborist will be required to certify the health of the existing trees.

The purpose of the buffer berm is to create

	E. All development that has property contiguous with side streets shall provide frontage landscaping as defined in the City of Decatur Zoning Ordinance Section 25-16 (9) (f).	a continuous opaque screen along 7th Avenue SE so that no parking lot, dumpster or loading area is visible from the adjoining properties. The buffer berm shall be maintained by the property owner out to the street curb. E. All development that has property contiguous with side streets shall provide frontage landscaping as defined in the City of Decatur Zoning Ordinance Section 25-16 (9) (f). F. Sidewalks shall be constructed along all abutting streets and/or replaced if damaged during construction development.
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ZONING TEXT AMENDMENT 229-14 TO GARDEN CENTERS, INCIDENTAL, ROADSIDE STANDS AND SIGNAGE FOR INCIDENTAL USES

SECTION	PROPOSED	CURRENT	COMMENTS
25-2 (14a)	Garden centers. A garden center is a building or premises used for the retail sale of plant materials or items useful in the growing or display of lawns, gardens and plants. (1) Garden centers must conform to all zoning requirements for the zoning district and must be operated by the owner or operator of the primary agricultural use on the site. A garden center in an AG 1 Zone must be incidental to the primary use of the property and must be setback from the road 100 feet and be 100 feet from any other property line. (2) Any garden center adjacent to a residential district must maintain a twenty-foot landscaped buffer area, consistent with the standards established in the landscaping ordinance for buffers (25-16(9)(c)(iii)). The buffer area may be within the 100 foot setback. (3) A garden center may be permitted in the AG 1 Agricultural District only by approval of a Use Permitted on Appeal by the Board of Zoning Adjustment "	N/A	No definition exists at this time for garden center
25-2 (16a)	Incidental. Depending upon or appertaining to something else as primary; something necessary, appertaining to, or depending upon another which is termed the principal; something incidental to main purpose and bearing a reasonable relationship to primary.	NA	No definition exists at this time for incidental

SECTION	PROPOSED	CURRENT	COMMENTS
25-2 (28a)	(28a) Roadside stands. A roadside stand is a facility used on a temporary or seasonal basis for the retail sale of produce grown largely on adjacent or surrounding agricultural lands. (1) A roadside stand may be located within a required front yard or street side yard, but no closer than 100 feet to the edge of a traveled roadway or other property line. (2) A roadside stand may operate for a maximum of 180 days in any one year. (3) All roadside stands require approval of the Board of Zoning Adjustment as a use		No definition exists at this time for roadside stand
25-12.1 AG1 Uses Permitted	permitted on appeal. Uses permitted: General farming including horticulture; dairying; apiaries; livestock and poultry raising; fish hatcheries; and other similar enterprises or uses. 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 Any use permitted or permitted on appeal in an R-1 residential district and subject to all district	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 quasipublic 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.	Please note we moved aircraft landing fields and uses customarily incidental to the above uses to uses permitted on appeal
	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:	above uses. 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 section 25-10	

SECTION	PROPOSED	CURRENT	COMMENTS
	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.	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.	
25-12.1 AG1 Minimum yard size	Minimum lot size: Minimum required lot area—15,000 square feet. Minimum required lot width at building line—100 feet. Minimum yard size: Front, 20 feet; rear, 45 feet; sides, 15 feet; except any structure used for the housing of livestock of any kind shall not be located closer than 100 feet to any property line or line of a district other than an agricultural district. — Also see setbacks required of Uses customarily incidental to the operation of the above permitted uses and uses permitted on appeal and Garden Centers and Roadside Stands found in the definitions of these	Minimum lot size: Minimum required lot area—15,000 square feet. Minimum required lot width at building line—100 feet. Minimum yard size: Front, 20 feet; rear, 45 feet; sides, 15 feet; except any structure used for the housing of livestock of any kind shall not be located closer than 100 feet to any property line or line of a district other than an agricultural district. Maximum height: 35 feet or 2½ stories. Off-street parking: See § 25-16	Reference to the definition of Garden Center and Roadside stand given since they have special set back requirements
	uses. Maximum height: 35 feet or 2½ stories. Off-street parking: See § 25-16 Off-street loading and unloading: Shall provide adequate space for	Off-street loading and unloading: Shall provide adequate space for loading and unloading on rear and/or side yard.	
	loading and unloading on rear and/or side yard.		
25-12.1 AG-1 (Agricultural Districts) Sub section entitled Uses Permitted on Appeal	Uses permitted on appeal: Aircraft landing fields; hangars and equipment; Sports arenas, recreational and amusement enterprises operated on a	Uses permitted on appeal: Sports arenas, recreational and amusement enterprises operated on a commercial basis; clubs the chief activity of which is	

SECTION	PROPOSED	CURRENT	COMMENTS
	commercial basis; clubs the chief	customarily carried on as a	
	activity of which is customarily	business; clubs; on premises and	
	carried on as a business; garden	off premises sale of alcoholic	
	centers and roadside stands;	beverages by clubs when duly	
	clubs; on premises and off	licensed as a class I club by the	
	premises sale of alcoholic	City of Decatur and the Alabama	
	beverages by clubs when duly	Alcoholic Beverage Control	
	licensed as a class I club by the	Board under the pursuant to the	
	City of Decatur and the Alabama	Alcoholic Beverage Licensing	
	Alcoholic Beverage Control Board	Code; on-premises and off-	
	under the pursuant to the	premises sale of alcoholic	
	Alcoholic Beverage Licensing	beverages by organizations	
	Code; on-premises and off-	complying with the definition of a	
	premises sale of alcoholic	class II club located on and	
	beverages by organizations	embracing within its sole	
	complying with the definition of a	possessory right, one tract or	
	class II club located on and	parcel of land not less than	
	embracing within its sole	twenty (20) acres in size provided	
	possessory right, one tract or	such tract or parcel of land is	
	parcel of land not less than twenty	utilized by such organization on a	
	(20) acres in size provided such	regular basis for recreational or	
	tract or parcel of land is utilized by	athletic purposes and further	
	such organization on a regular	provided that such organization is	
	basis for recreational or athletic	duly licensed as a class II club by	
	purposes and further provided that	the City of Decatur and the	*0.
	such organization is duly licensed	Alabama Alcoholic Beverage	
	as a class II club by the City of	Control Board under and	
	Decatur and the Alabama	pursuant to the Alcoholic	
	Alcoholic Beverage Control Board	Beverage Licensing Code; event	
	under and pursuant to the	venues, tourist courts, tourist	
	Alcoholic Beverage Licensing	homes; motor courts and trailer	
	Code; event venues, tourist	courts, when these uses, in the	
	courts, tourist homes; motor courts	opinion of the board of zoning	
	and trailer courts, when these uses, in the opinion of the board of	adjustment will not impair an existing or potential future	
	zoning adjustment will not impair	residential neighborhood and	
	an existing or potential future residential neighborhood and	permitted subject to such conditions as the said board may	
	permitted subject to such	require to preserve and protect	6
	conditions as the said board may	the character of the district and	
	require to preserve and protect the	otherwise promote the purpose of	
	character of the district and	this chapter.	
	otherwise promote the purpose of	and shapton.	
	this chapter.		
	una chapter.		
	Uses customarily incidental to the		
	operation of the above permitted		

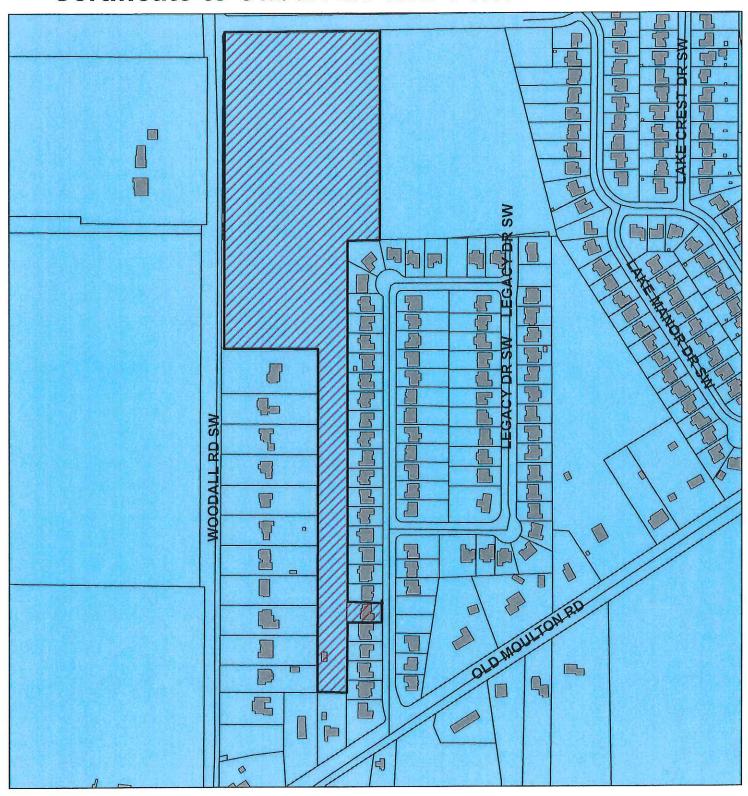
SECTION	PROPOSED	CURRENT	COMMENTS
	uses and uses permitted on appeal. Incidental uses may have a limited retail/commercial component if the retail area is no greater than the lessor of 400 square feet or 10% of the total square footage of the building in which the incidental use is contained. Golf courses may have a separate building that is no more than 400 square feet for an incidental commercial use. Lots must be five acres or more in size to allow for a limited retail or commercial incidental use. Incidental uses must be setback from the road and property line a minimum of 100 feet.		
25-12.1 AG-1 (Agricultural Districts) Sub section entitled Uses Prohibited	Uses prohibited: On premises and off premises sale of alcoholic beverages, except as herein otherwise allowed; residential, commercial and industrial uses, not specifically permitted or permitted on appeal.	Uses prohibited: On premises and off premises sale of alcoholic beverages, except as herein otherwise allowed; residential, commercial and industrial uses, not specifically permitted on appeal.	
25-77 (d) Signs Business Districts B-1, B-4, and B-6; Agricultural Districts AG-1 and AG-2; and Institutional District I-D	(1) On lots or tracts of land having only one (1) occupant, tenant, or commercial or business enterprise, any number of attached on-premise signs, provided however, that the total area of all such signs shall not exceed one hundred (100) square feet, none of which shall extend above the building, other than a roof-mounted sign which shall not exceed a height equal to ten (10) percent of the total building height. In addition, those businesses or establishments which have building frontage in excess of one hundred (100) feet, may display an additional two (2) square feet of attached signage for each additional foot of building frontage in excess of one hundred (100)	(1) On lots or tracts of land having only one (1) occupant, tenant, or commercial or business enterprise, any number of attached on-premise signs, provided however, that the total area of all such signs shall not exceed one hundred (100) square feet, none of which shall extend above the building, other than a roof-mounted sign which shall not exceed a height equal to ten (10) percent of the total building height. In addition, those businesses or establishments which have building frontage in excess of one hundred (100) feet, may display an additional two (2) square feet of attached signage for each additional foot of building frontage in excess of	

SECTION	PROPOSED	CURRENT	COMMENTS
	feet, to a maximum area of two	one hundred (100) feet, to a	
	hundred (200) square feet.	maximum area of two hundred	
	(2) On lots or tracts of land having	(200) square feet.	
	two (2) or more occupants,	(2) On lots or tracts of land	
	tenants, or commercial or	having two (2) or more	
	business enterprises, any number	occupants, tenants, or	
	of attached on-premise signs,	commercial or business	
	provided however, that the total	enterprises, any number of	
	area of all such signs per	attached on-premise signs,	
	individual occupant, tenant, or	provided however, that the total	
	enterprise shall not exceed one	area of all such signs per	
	hundred (100) square feet, none	individual occupant, tenant, or	
	of which shall extend above the	enterprise shall not exceed one	
	building, other than a roof-	hundred (100) square feet, none	
	mounted sign which shall not	of which shall extend above the	
	exceed a height equal to ten (10)	building, other than a roof-	
	percent of the total building height.	mounted sign which shall not	
	In addition, those businesses or	exceed a height equal to ten (10)	
	establishments which are utilized	percent of the total building	
	or operated as a separate	height. In addition, those	,
	business or establishment and	businesses or establishments	
	which have store or establishment	which are utilized or operated as	
	frontage in excess of one hundred	a separate business or	
	(100) feet, may display an	establishment and which have	
	additional two (2) square feet of	store or establishment frontage in	
	attached signage for each	excess of one hundred (100)	
	additional foot of store or	feet, may display an additional	
	establishment frontage in excess	two (2) square feet of attached	
	of one hundred (100) feet, to a	signage for each additional foot	
	maximum area of two hundred	of store or establishment frontage	
	(200) square feet.	in excess of one hundred (100)	
	(3) On lots or tracts of land having	feet, to a maximum area of two	
	only one (1) occupant, tenant, or	hundred (200) square feet.	
	commercial or business	(3) On lots or tracts of land	
	enterprise, one (1) detached on-	having only one (1) occupant,	
	premise sign having a maximum	tenant, or commercial or	
	area of one hundred (100) square	business enterprise, one (1)	
	feet on a side per two hundred fifty	detached on-premise sign having	
	(250) feet of street frontage or	a maximum area of one hundred	
	fraction thereof, provided however,	(100) square feet on a side per	
	that where additional signs are	two hundred fifty (250) feet of	
	permitted because of frontage in	street frontage or fraction thereof,	
	excess of two hundred fifty (250)	provided however, that where	
	feet, such signs shall not be	additional signs are permitted	
	placed closer to another detached	because of frontage in excess of	
	sign on the same property than	two hundred fifty (250) feet, such	
	one hundred (100) feet. If such lot	signs shall not be placed closer	

SECTION	PROPOSED	CURRENT	COMMENTS
	or tract of land has frontage on	to another detached sign on the	
	more than one (1) street, such as	same property than one hundred	
	on a street corner or intersection,	(100) feet. If such lot or tract of	
	one (1) additional detached sign,	land has frontage on more than	
	subject to the above restrictions,	one (1) street, such as on a	
	may be erected for each additional	street corner or intersection, one	
	abutting street segment which	(1) additional detached sign,	
	equals or exceeds one hundred	subject to the above restrictions,	
	(100) feet in length, and shall be	may be erected for each	
	erected and located on the	additional abutting street	
	property immediately abutting	segment which equals or	
	such additional street segment.	exceeds one hundred (100) feet	
	(4) On lots or tracts of land having	in length, and shall be erected	
	two (2) or more occupants,	and located on the property	
	tenants, or commercial or	immediately abutting such	
	business enterprises, one (1)	additional street segment.	
	detached business center sign	(4) On lots or tracts of land	
	having a maximum area of one	having two (2) or more	
	hundred fifty (150) square feet on	occupants, tenants, or	
	a side per two hundred fifty (250)	commercial or business	
	feet of street frontage or fraction	enterprises, one (1) detached	
	thereof, provided however, that	business center sign having a	
	where additional signs are	maximum area of one hundred	
	permitted because of frontage in	fifty (150) square feet on a side	
	excess of two hundred fifty (250)	per two hundred fifty (250) feet of	
	feet, such signs shall not be	street frontage or fraction thereof,	
	placed closer to another detached	provided however, that where	
	sign on the same property than	additional signs are permitted	
	one hundred (100) feet. If such lot	because of frontage in excess of	
	or tract of land has frontage on	two hundred fifty (250) feet, such	
	more than one (1) street, such as	signs shall not be placed closer	
	on a street corner or intersection,	to another detached sign on the	
	one (1) additional detached	same property than one hundred	
	business center sign, subject to	(100) feet. If such lot or tract of	
	the above restrictions, may be	land has frontage on more than	
	erected for each additional	one (1) street, such as on a	
	abutting street segment which	street corner or intersection, one	
	equals or exceeds one hundred	(1) additional detached business	
	(100) feet in length, and shall be	center sign, subject to the above	
	erected and located on the	restrictions, may be erected for	
	property immediately abutting	each additional abutting street	
	such additional street segment.	segment which equals or	
	(5) Condominium and apartment	exceeds one hundred (100) feet	
	identification signs complying with	in length, and shall be erected	
	the general sign regulations	and located on the property	
	(section <u>25-76</u>).	immediately abutting such	
	(6) Subdivision entrance signs	additional street segment.	

SECTION	PROPOSED	CURRENT	COMMENTS
	complying with the general sign regulations (section 25-76). (7) Temporary signs as permitted under section 25-74 (8) Signs shall not be permitted for incidental uses in the AG zones.	 (5) Condominium and apartment identification signs complying with the general sign regulations (section 25-76). (6) Subdivision entrance signs complying with the general sign regulations (section 25-76). (7) Temporary signs as permitted under section 25-74 	
RECOMMENDATION OF THE ZONING COMMITTEE	(8) In an AG 1 zone Event Centers, Garden Centers, Roadside Stands and uses Customarily Incidental that have a limited commercial component may have one attached sign no larger than 25 square feet. Electronic Changeable Copy shall not be permitted.		We would like to accept the recommendation of the committee but it was advertised the other way and we will need to make the change during the meeting

Certificate to Subdivide and Consolidate 3243-14



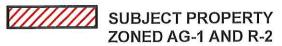
Legend

LOCATION MAP

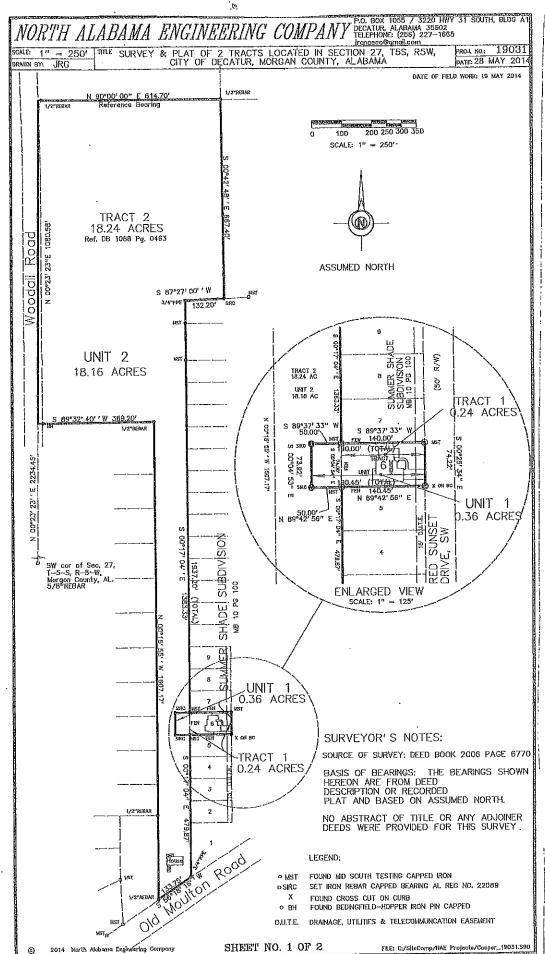
Parcels
bldg
corplim

APPLICANT: ORRIN COOPER AND MARLON WATERS

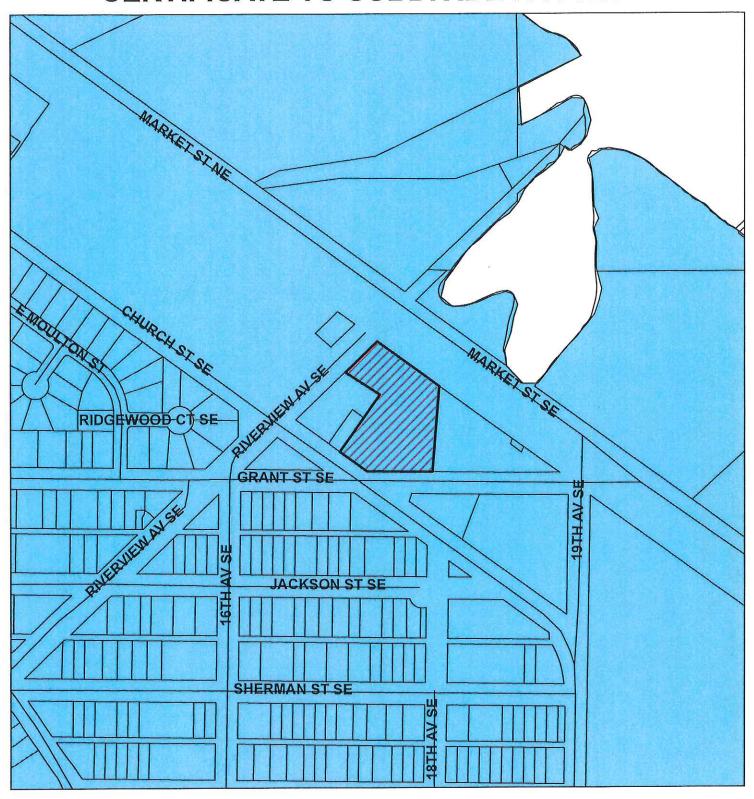




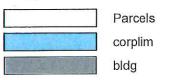
CERTIFICATE TO SUBDIVIDE AND CONSOLIDATE NO. 3243-14



CERTIFICATE TO SUBDIVIDE NO. 3244-14



Legend



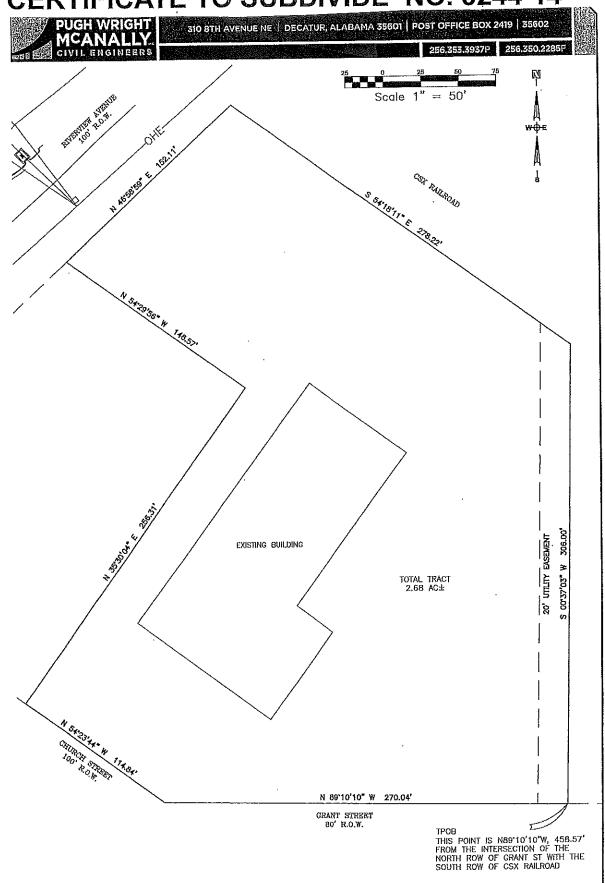
LOCATION MAP

APPLICANT: JAMES A. BURLESON

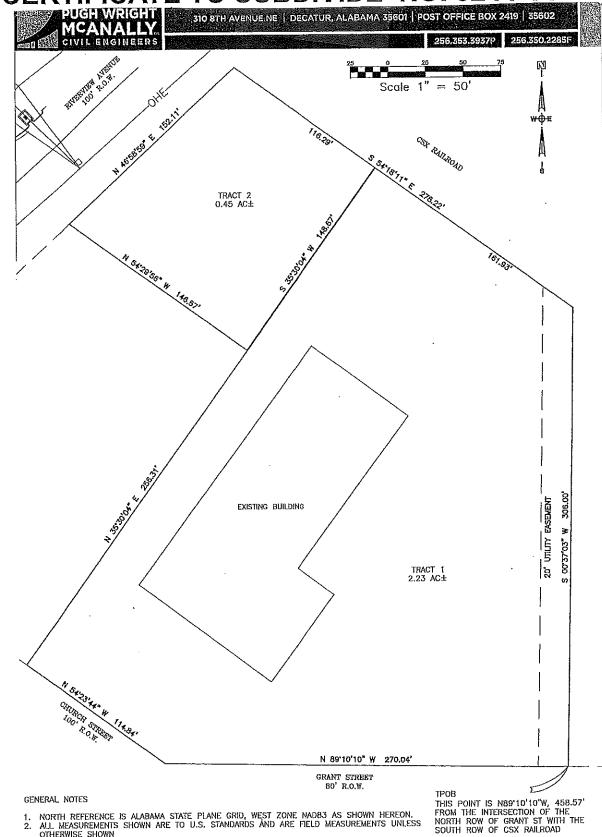


SUBJECT PROPERTY ZONED M-2

CERTIFICATE TO SUBDIVIDE NO. 3244-14



CERTIFICATE TO SUBDIVIDE NO. 3244-14

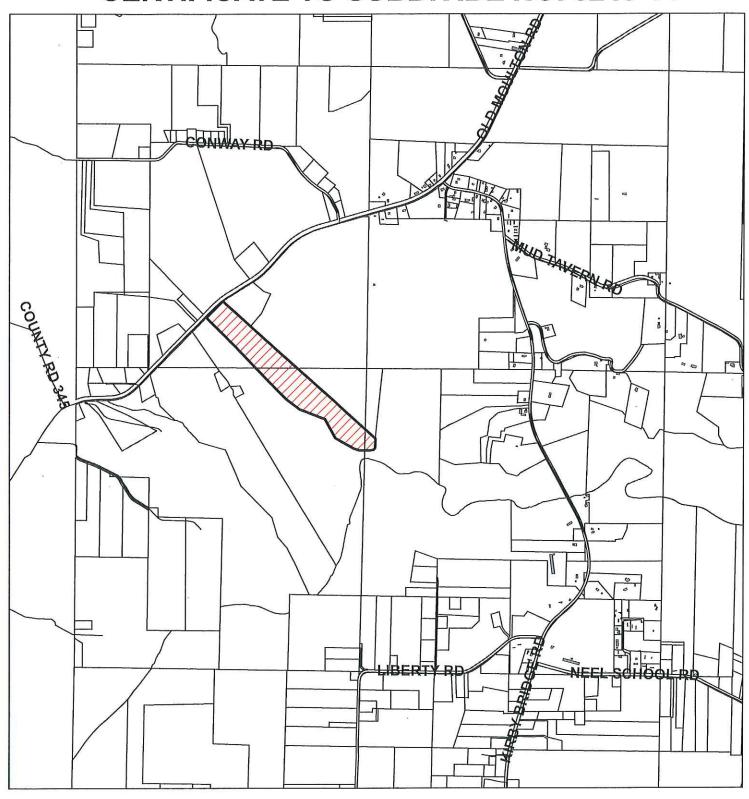


- 1. NORTH REFERENCE IS ALABAMA STATE PLANE GRID, WEST ZONE NADB3 AS SHOWN HEREON, OTHERWISE SHOWN ARE TO U.S. STANDARDS AND ARE FIELD MEASUREMENTS UNLESS OTHERWISE SHOWN ARE TO U.S. STANDARDS AND ARE FIELD MEASUREMENTS UNLESS OTHERWISE SHOWN
 3. SOURCE OF INFORMATION USED FOR SURVEY: D.B. 1753, PG 483
 4. PROPERTY ADDRESS IS 1544 CHURCH STREET
 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 UNLESS STATEO 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.

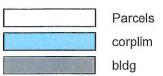
 9. FIELD WORK WAS COMPLETED

P28

CERTIFICATE TO SUBDIVIDE NO. 3245-14



Legend



LOCATION MAP

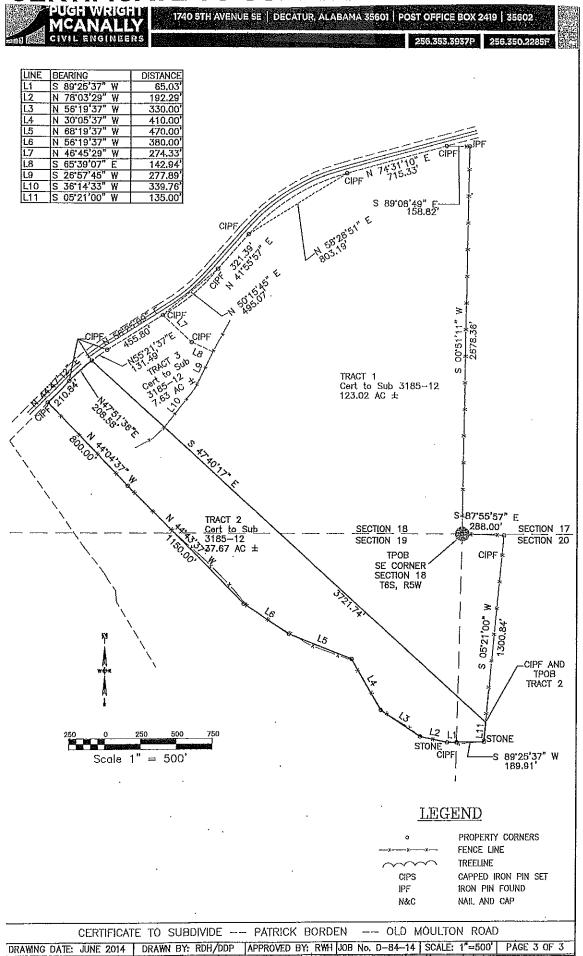
APPLICANT: PATRICK AND ALMEDA BORDEN



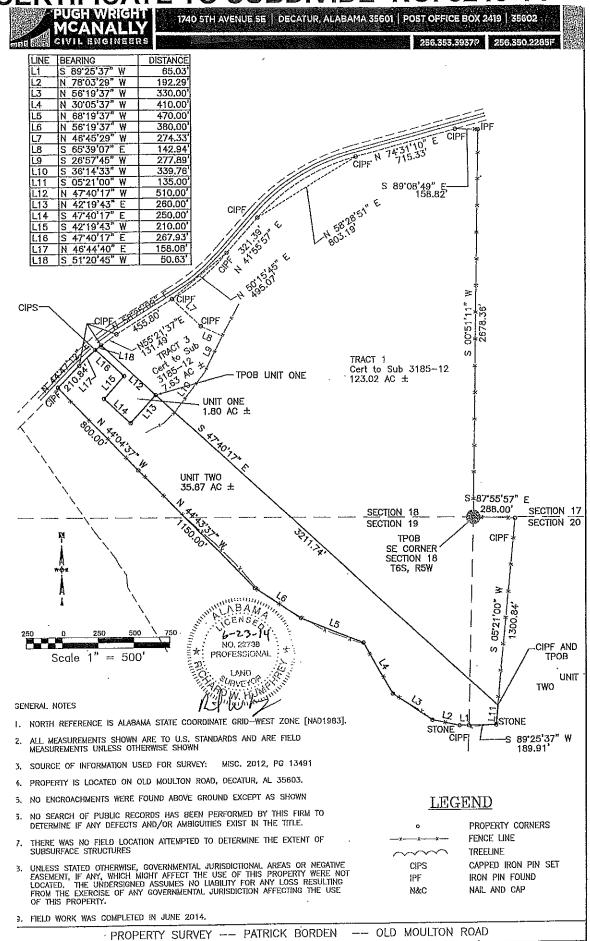
DRAWING NOT TO SCAL

SUBJECT PROPERTY ZONED PJ ONLY NO ZONING

CERTIFICATE TO SUBDIVIDE NO. 3245-14

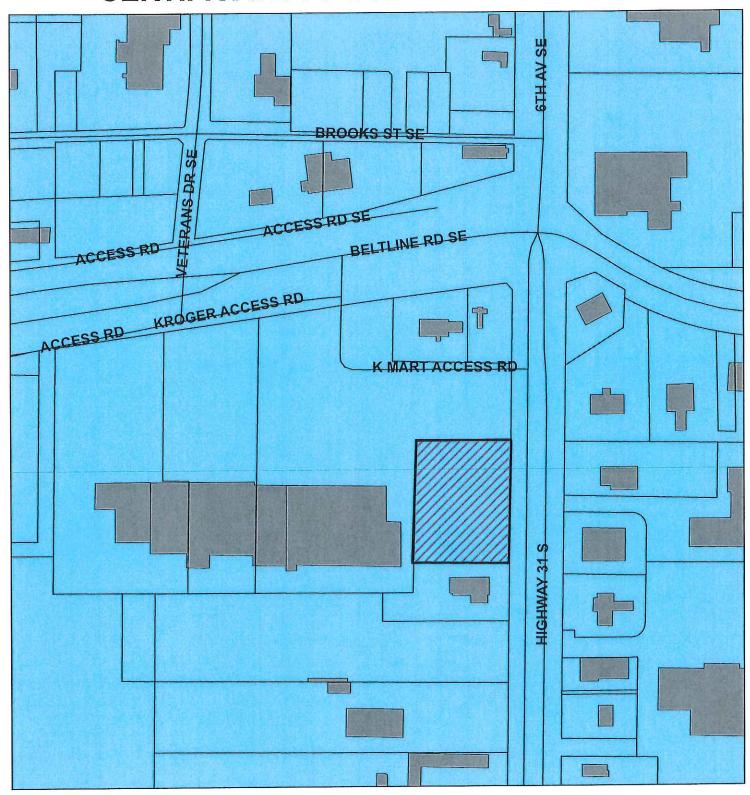


CERTIFICATE TO SUBDIVIDE NO. 3245-14



DRAWING DATE: JUNE 2014 | DRAWN BY: RDH/DDP | APPROVED BY: RWH JOB No. S-85-14 | SCALE: 1"=500" | PAGE 3 OF 3

CERTIFICATE TO SUBDIVIDE NO. 3246-14



Legend

Parcels bldg

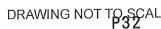
corplim

LOCATION MAP

APPLICANT: AARON GUTHRIE



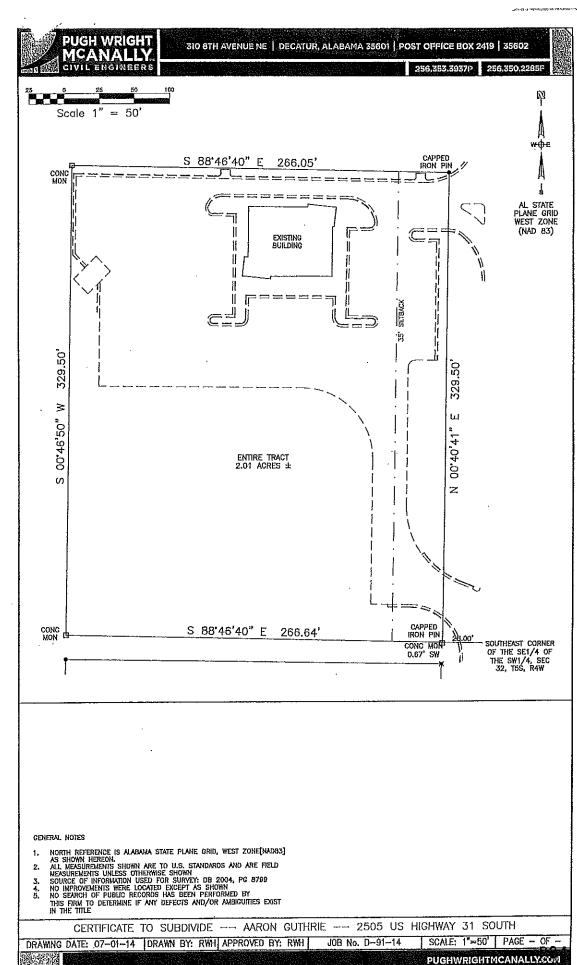
SUBJECT PROPERTY
ZONED M-1A



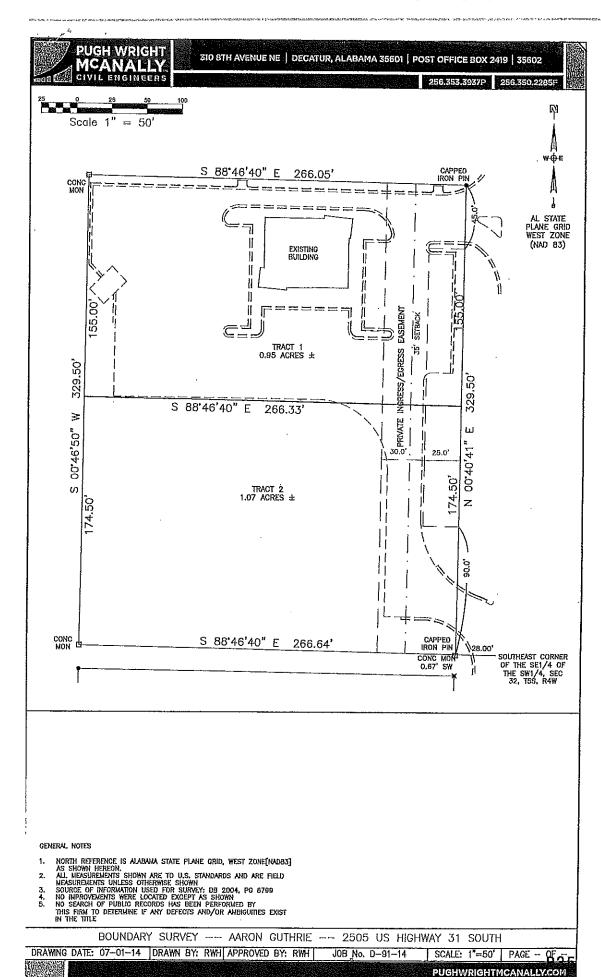
CERTIFICATE TO SUBDIVIDE NO. 3246-14



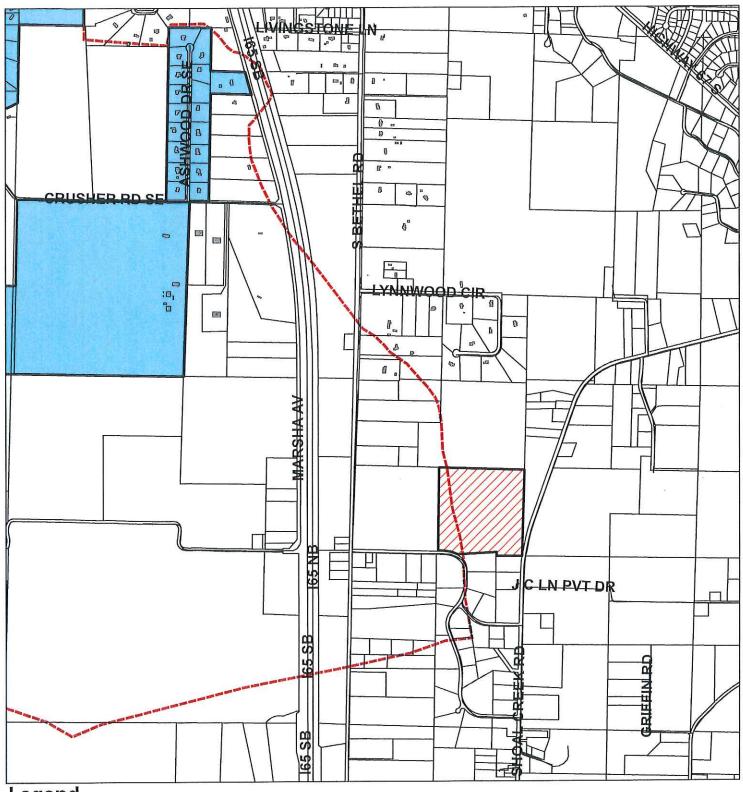
CERTIFICATE TO SUBDIVIDE NO. 3246-14



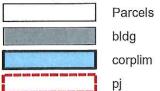
CERTIFICATE TO SUBDIVIDE NO. 3246-14



CERTIFICATE TO SUBDIVIDE NO. 3247-14



Legend



LOCATION MAP

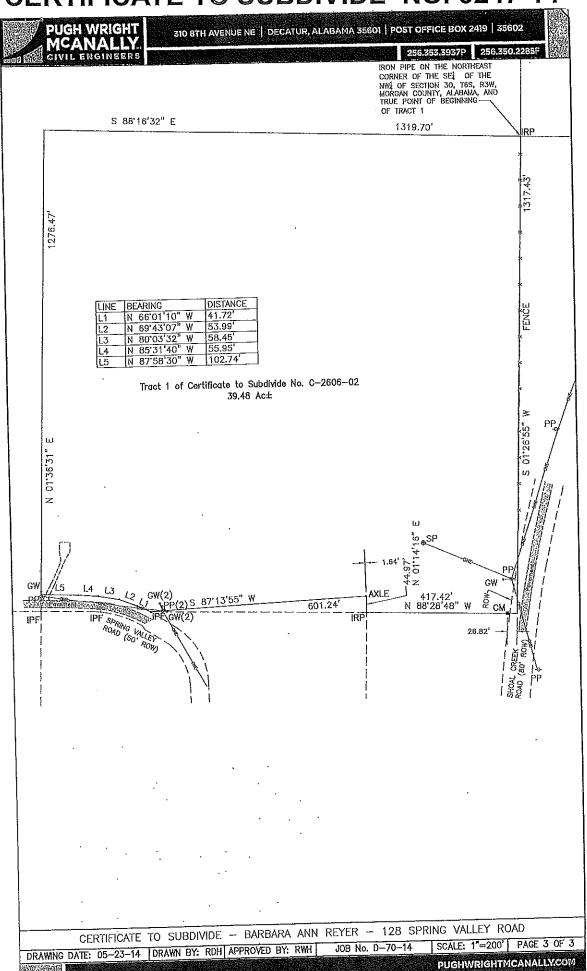
APPLICANT: J. D. REYER AND BARBARA ANN REYER



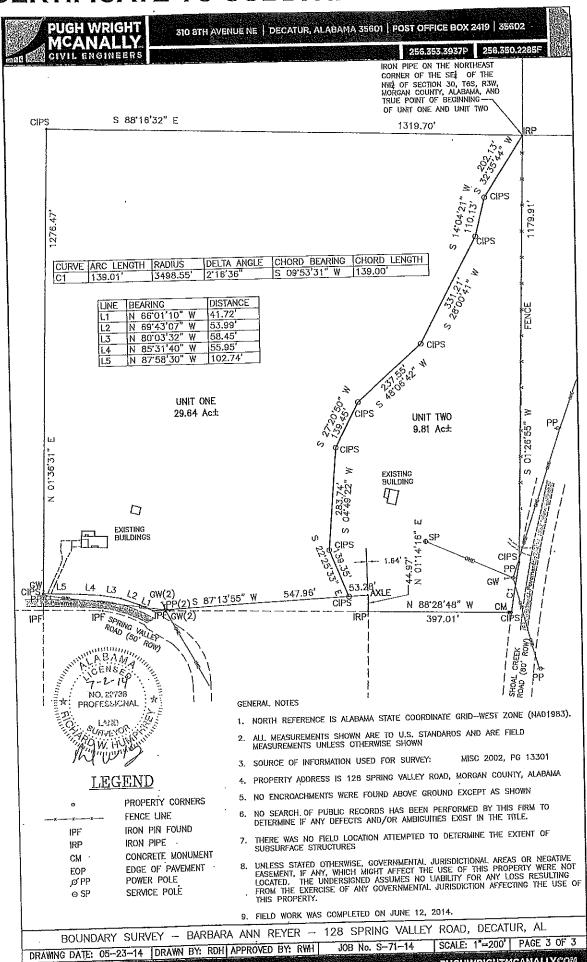
DRAWING NOT TO SCAL P36

SUBJECT PROPERTY
ZONED NO ZONING PJ ONLY

CERTIFICATE TO SUBDIVIDE NO. 3247-14



CERTIFICATE TO SUBDIVIDE NO. 3247-14



PUGHWRIGHTMCANALLY.COM

CERTIFICATE TO SUBDIVIDE NO. 3248-14



Legend



LOCATION MAP

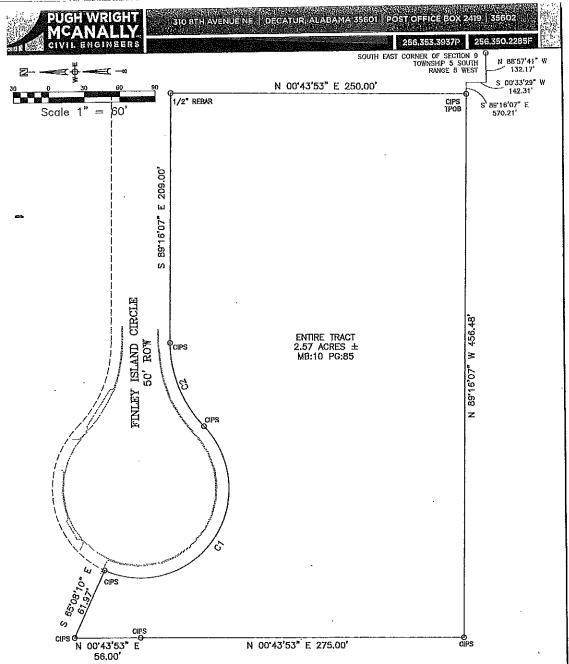
APPLICANT: STATE DOCKS EIGHT LLC



DRAWING NOT TO SCAL P39

SUBJECT PROPERTY ZONED B-2

CERTIFICATE TO SUBDIVIDE NO. 3248-14



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	207.54	75.00'	158'32'56"	N 54'24'38" W	147.38'
C2	77.53	100.00'	44'25'07"	S 68'31'28" W	75.60'

LEGEND

CIPS CAPPED IRON PIN SET

MB MAP BOOK

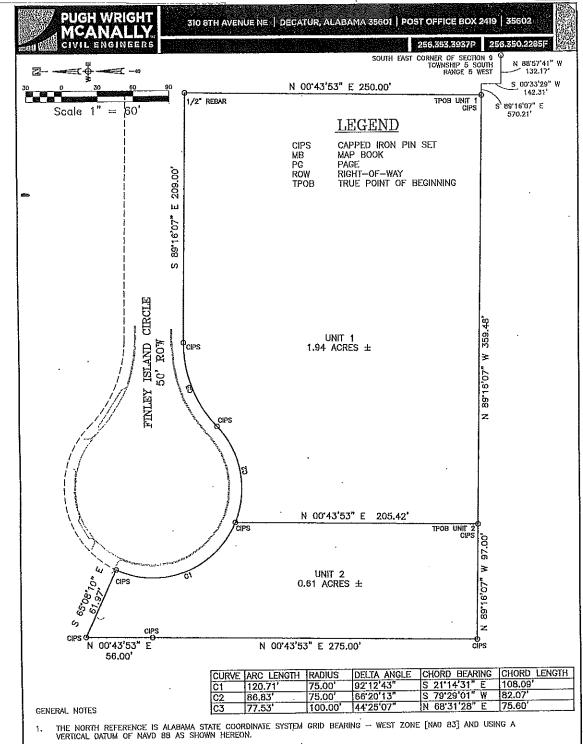
PG PAGE

ROW RIGHT-OF-WAY

TPOB TRUE POINT OF BEGINNING

CERTIFICATE TO SUBDIVIDE -- STATE DOCKS EIGHT, L.L.C. -- ADDRESS

CERTIFICATE TO SUBDIVIDE NO. 3248-14

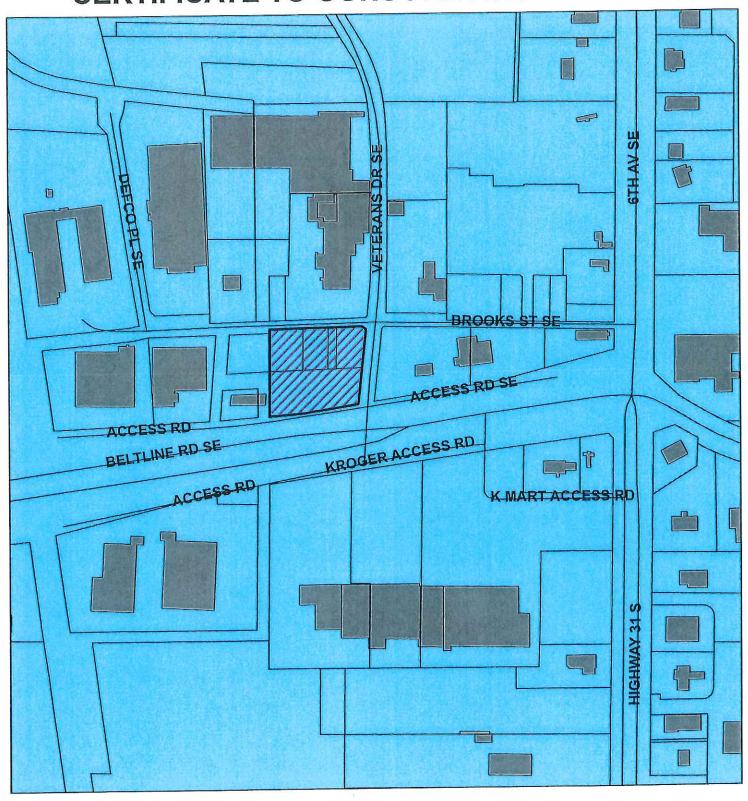


- 2. ALL MEASUREMENTS SHOWN ARE TO U.S. STANDARDS AND ARE FIELD MEASUREMENTS UNLESS OTHERWISE SHOWN
- 3. SOURCE OF INFORMATION USED FOR SURVEY: MB:10, PG:85
- 4. NO ENCROACHMENTS WERE FOUND ABOVE GROUND EXCEPT AS SHOWN
- 5. NO SEARCH OF PUBLIC RECORDS HAS BEEN PERFORMED BY THIS FIRM TO DETERMINE IF ANY 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.
- FIELD WORK WAS COMPLETED ON 05-29-2014.

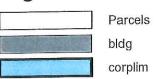
BOUNDARY SURVEY -- STATE DOCKS EIGHT, L.L.C. -- FINLEY ISLAND CIRCLE

TRAWING DATE: 07-02-2014 DRAWN BY: MIL APPROVED BY: RWH JOB No. S-81-14 SCALE: 1"=60' PAGE 3 OFD34

CERTIFICATE TO CONSOLIDATE NO. 3249-14



Legend



LOCATION MAP

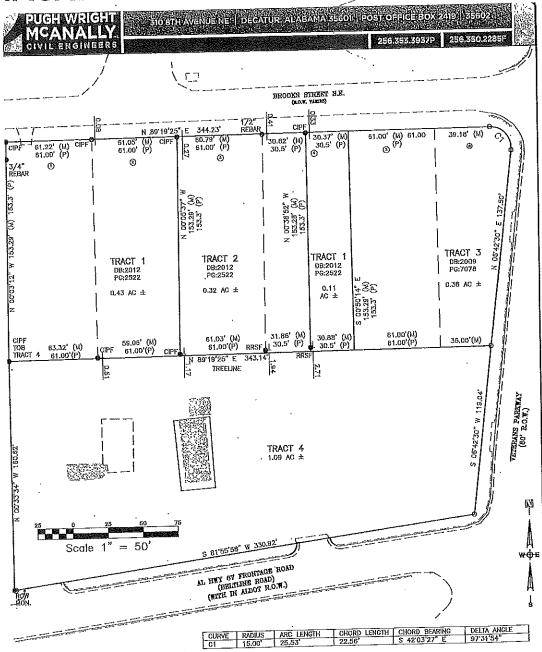
APPLICANT: TED TERRY



SUBJECT PROPERTY

DRAWING NOT TO \$2 AL

CERTIFICATE TO CONSOLIDATE NO. 3249-14



NERAL NOTES

THE NORTH REFERENCE IS ALABAMA STATE COORDINATE SYSTEM GRID BEARING — WEST ZONE [NAD 83] AND USING A VERTICAL DATUM OF NAVO 88 AS SHOWN HEREON.

ALL MEASUREMENTS SHOWN ARE TO U.S. STANDARDS AND ARE FIELD MEASUREMENTS UNLESS OTHERWISE SHOWN

SOURCE OF INFORMATION USED FOR SURVEY: PB: 1 PG: 37, STATE RIGHT-OF-WAY MAP, DB: 1379 PG: 99,

PROPERTY ADDRESS IS BROOKS STREET (TRACTS 1-3) AND BELTLINE ROAD (TRACT 4), DECATUR, AL

NO ENCROACHMENTS WERE FOUND ABOVE GROUND EXCEPT AS SHOWN

THERE WAS NO FIELD LOCATION ATTEMPTED TO DETERMINE THE EXTENT OF SUBSURFACE STRUCTURES

UNLESS STATED OTHERWISE, COVERNMENTAL JURISDICTIONAL AREAS OR NEGATIVE EASEMENT, IF ANY, WHICH MIGHT AFFECT THE USE OF THIS PROPERTY WERE NOT LOCATED. THE UNDERSIGNED ASSUMES NO UABILITY FOR ANY LOSS RESULTING FROM THE EXERCISE OF ANY GOVERNMENTAL JURISDICTION AFFECTING THE USE OF THIS PROPERTY.

FIELD WORK COMPLETED ON 08-29-2013

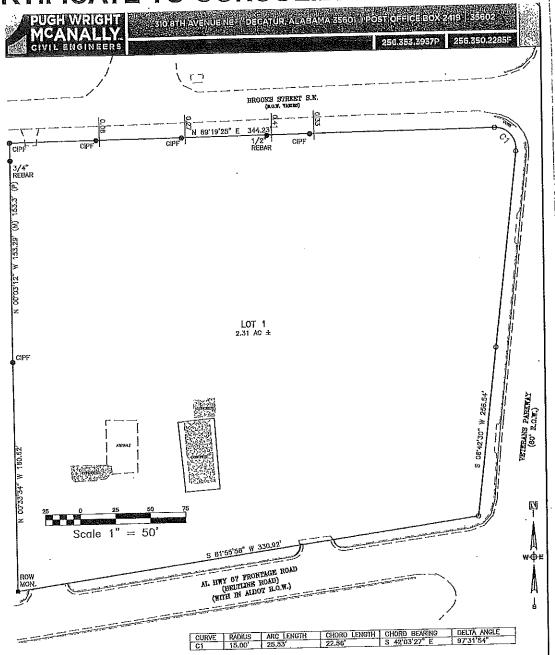
NO SEARCH OF PUBLIC RECORDS HAS BEEN PERFORMED BY THIS FIRM TO DETERMINE IF ANY DEFECTS AND/OR AMBIGUITIES EXIST IN THE TITLE.

THE BENCH MARK FOR THIS SURVEY IS A RAILROAD SPIKE LOCATED N:1660460.62 E:2126050.73 WITH AN ELEVATION OF 577.68.

BURIED UTILITIES SHOWN HEREON WERE DETERMINED BY FIELD OBSERVATIONS AND INFORMATION PROVIDED BY OWNER, LOCATIONS ARE SHOWN IN AN APPROXIMATE, WAY ONLY, ADDITIONAL BURIED UTILITIES MAY EXIST WITHIN CONSTRUCTION LIMITS.

· CERTIFICATE TO CONSOLIDATE -- GREENSTONE PROPERTIES -- BROOKS STREET / VETERANS PARKWAY SCALE: 1"=50" | PAGE 3 OF 3 JOB No. D-97-14 WING DATE: 07-07-2014 DRAWN BY: MIL APPROVED BY: RWH

CERTIFICATE TO CONSOLIDATE NO. 3249-14



NERAL NOTES

THE NORTH REFERENCE IS ALABAMA STATE COORDINATE SYSTEM GRID BEARING — WEST ZONE [NAD 83] AND USING A VERTICAL DATUM OF NAVO 88 AS SHOWN HEREON.

ALL MEASUREMENTS SHOWN ARE TO U.S. STANDARDS AND ARE FIELD MEASUREMENTS UNLESS OTHERWISE SHOWN

SOURCE OF INFORMATION USED FOR SURVEY: PB: 1 PG: 37, STATE RIGHT-OF-WAY MAP, DB: 1379 PG: 98,

PROPERTY ADDRESS IS BROOKS STREET (TRACTS 1-3) AND BELTLINE ROAD (TRACT 4), DECATUR, AL

NO ENCROACHMENTS WERE FOUND ABOVE GROUND EXCEPT AS SHOWN

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.

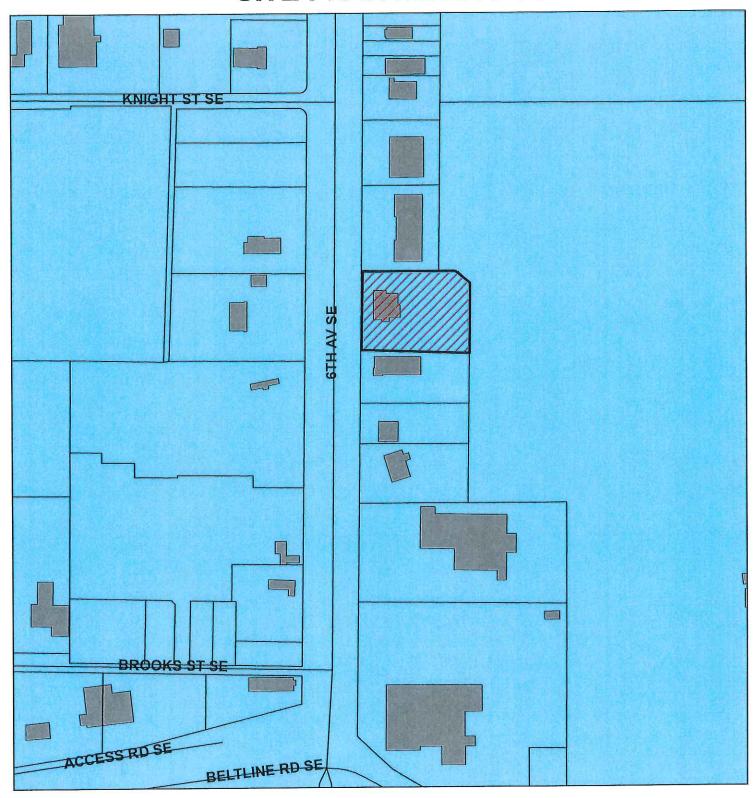
FIELD WORK COMPLETED ON 08-29-2013

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

THE BENCH MARK FOR THIS SURVEY IS A RAILROAD SPIKE LOCATED N:186046B.62 E:2126050.73 WITH AN ELEVATION OF 577.68.

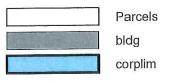
BURIED UTILITIES SHOWN HEREON WERE DETERMINED BY FIELD OBSERVATIONS AND INFORMATION PROVIDED BY OWNER, LOCATIONS ARE SHOWN IN AN APPROXIMATE WAY ONLY, ADDITIONAL BURIED UTILITIES MAY EXIST WITHIN CONSTRUCTION LIMITS,

SITE PLAN NO. 516-14



Legend

LOCATION MAP



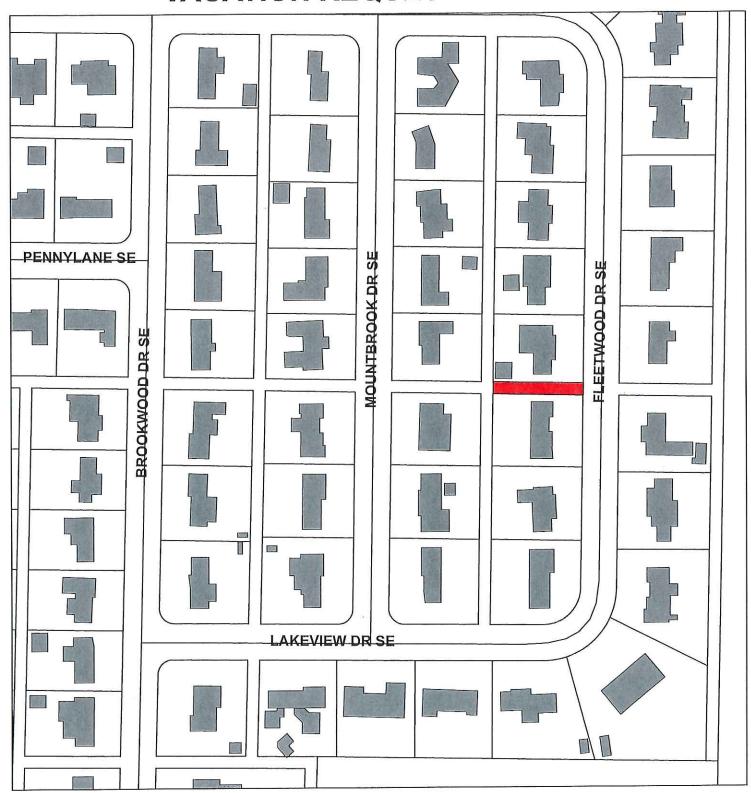
APPLICANT: BOJANGLES



DRAWING NOT TO SCAL

SUBJECT PROPERTY PROPERTY ZONED B-2

VACATION REQUEST NO. 485-14



LOCATION MAP

Legend

Parcels bldg

SUBJECT PROPERTY

20 FT ALLEY TO BE VACATED

APPLICANT: LOTT AND VAUGHAN



DRAWING NOT TO SCAL