



Baldwin County Planning & Zoning Department

Baldwin County Commission Staff Report

Agenda Item

Case No. Z-19038

Bankester Family Property

Rezone RSF-E, Single Family Estate District to RR, Rural District

October 15, 2019

Subject Property Information

Planning District: 4
General Location: Southwest Corner of State Highway 225 and River Road
Physical Address: 7560 River Road
Parcel Numbers: 05-29-10-32-0-000-004.000
Existing Zoning: RSF-E, Single Family Estate District
Proposed Zoning: RR, Rural District
Existing Land Use: Vacant
Proposed Land Use: Retail Store (Special Exception Approval Required)
Acreage: 2.72± acres
Applicant: The Broadway Group
PO Box 18968
Huntsville, AL 35804
Owner: Bankester Family
3812 Vogel Drive NW
Huntsville, AL 35810
Lead Staff: Linda Lee, Planner
Attachments: *Within Report*

	Adjacent Land Use	Adjacent Zoning
North	Forested Timberland	RA, Rural Agricultural District
South	Forested Timberland	RSF-E, Single Family Estate District
East	Forested Timberland	RSF-3, Single Family District
West	Forested Timberland	RSF-E, Single Family Estate District

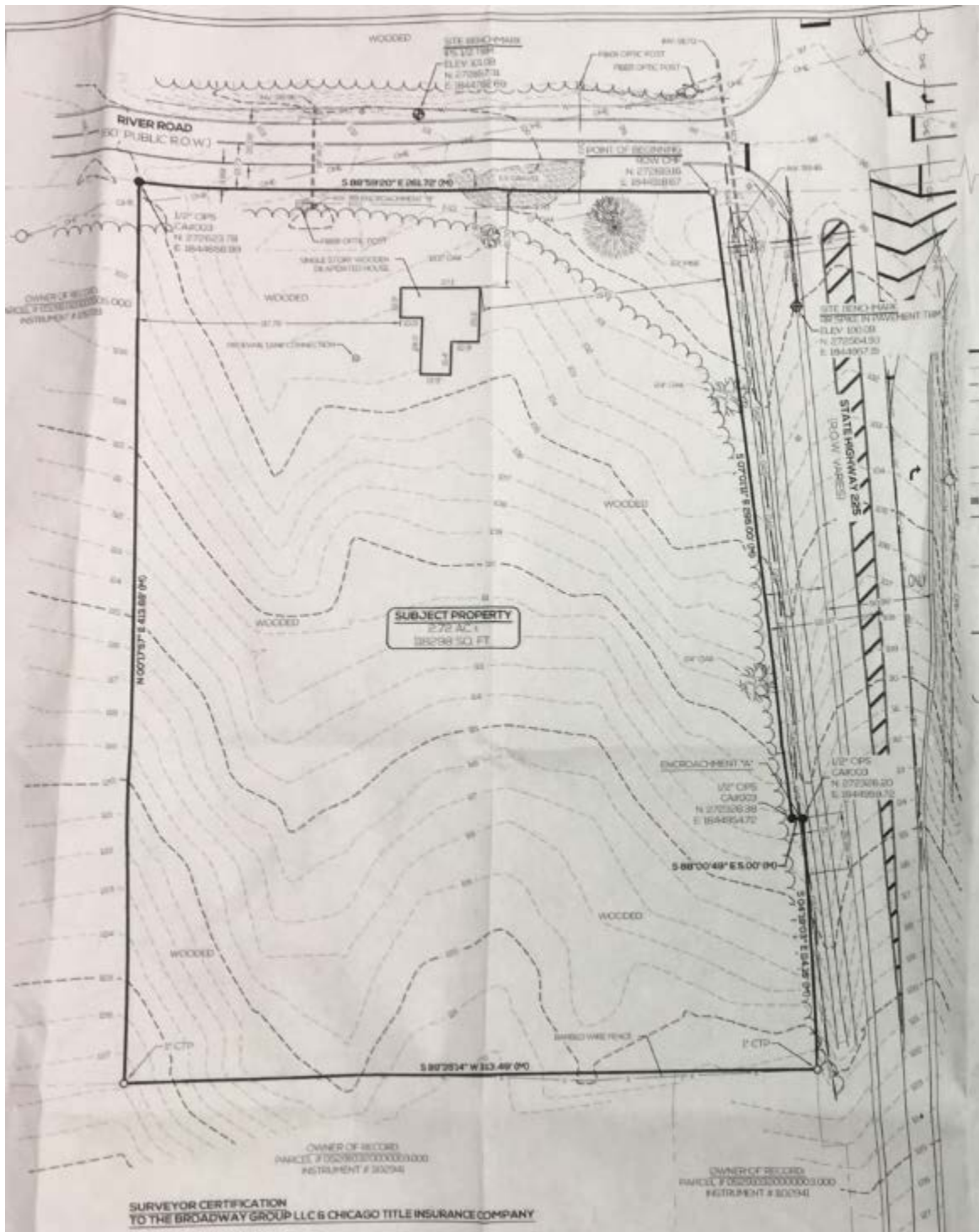
Summary

The subject property, which consists of approximately 2.72 acres, is currently zoned RSF-E, Single-Family Estate District. The designation of RR, Rural District, has been requested for the purpose of establishing a retail store. If the rezoning request is approved the applicant will have to be granted a Special Exception from the Board of Adjustment for the proposed use.

The Baldwin County Planning Commission considered this request at its September 5, 2019 meeting and voted to recommend DENIAL to the County Commission. Staff's recommendation is to APPROVE the rezoning request.

**On rezoning applications, the County Commission will have the final decision.*

Survey of Subject Property



Section 4.1 RSF-E, Residential Single Family Estate District

4.1.1 *Generally*. This zoning district is provided to afford the opportunity for the choice of a very low density residential environment consisting of single family homes on estate size lots.

4.1.2 *Permitted uses*. Except as provided by *Section 2.3: Establishment of Zoning in Planning Districts*, the following uses and structures designed for such uses shall be permitted:

- (a) The following general industrial uses: extraction or removal of natural resources on or under land.
- (b) The following transportation, communication, and utility uses: water well (public or private).
- (c) Agricultural uses.
- (d) Single family dwellings including manufactured housing and mobile homes.
- (e) Accessory structures and uses.
- (f) The following institutional use: church or similar religious facility.

4.1.3 *Conditional uses*. Except as provided by *Section 2.3: Establishment of Zoning in Planning Districts*, the following uses and structures designed for such uses may be allowed as conditional uses:

- (a) Outdoor recreation uses.
- (b) The following institutional uses: day care home; fire station; school (public or private).
- (c) The following general commercial uses: country club.

4.1.4 *Special exception*. Except as provided by *Section 2.3: Establishment of Zoning in Planning Districts*, the following use and structures designed for such use may be allowed as a special exception:

The following local commercial use: bed and breakfast or tourist home (see *Section 13.11: Bed and Breakfast Establishments*).

4.1.5 *Area and dimensional ordinances*. Except as provided by *Section 2.3: Establishment of Zoning in Planning Districts*, *Section 12.4: Height Modifications*, *Section 12.5: Yard Requirements*, *Section 12.6: Coastal Areas*, *Section 12.8: Highway Construction Setbacks*, *Section 18.6 Variances*, and *Article 20: Nonconformities*, the area and dimensional ordinances set forth below shall be observed.

Maximum Height of Structure in Feet	35-Feet
Minimum Front Yard	40-Feet
Minimum Rear Yard	40-Feet
Minimum Side Yards	15-Feet
Minimum Lot Area	80,000 Square Feet
Minimum Lot Width at Building Line	165-Feet
Minimum Lot Width at Street Line	165-Feet
Maximum Ground Coverage Ratio	.35

4.1.6 *Area and dimensional modifications*. Within the RSF-E district, area and dimensional requirements may be reduced, as set forth below, where property is divided among the following legally related family members: spouse, children, siblings, parents, grandparents, grandchildren, or step-related individuals of the same status.

Minimum Front Yard	30-Feet
Minimum Rear Yard	30-Feet
Minimum Side Yards	10-Feet
Minimum Lot Area	40,000 Square Feet
Minimum Lot Width at Building Line	120-Feet
Minimum Lot Width at Street Line	120-Feet

Proposed Zoning Requirements

Section 3.1 RR, Rural District

3.1.1 *Generally.* This zoning district is provided to accommodate the rural areas of Baldwin County. Rural District ordinances are designed to protect the rural character of the area.

3.1.2 *Permitted uses.* Except as provided by Section 2.3: *Establishment of Zoning in Planning Districts*, the following uses and structures designed for such uses shall be permitted:

- (a) The following general industrial uses: extraction or removal of natural resources on or under land.
- (b) The following transportation, communication, and utility uses: water well (public or private).
- (c) Marine recreation uses.
- (d) Outdoor recreation uses.
- (e) The following general commercial uses: animal clinic and/or kennels; farm implement sales; farmer's market/truck crops; nursery; landscape sales.
- (f) Local commercial uses.
- (g) Professional service and office uses.
- (h) The following institutional uses: church or similar religious facility; child care center; child care institution; day care home; fire station; library; post office; school (public or private).
- (i) Agricultural uses.
- (j) Single family dwellings including manufactured housing and mobile homes.
- (k) Accessory structures and uses.

3.1.3 *Special exceptions.* Except as provided by Section 2.3: *Establishment of Zoning in Planning Districts*, the following uses and structures designed for such uses may be allowed as special exceptions:

- (a) Light industrial uses.
- (b) General commercial uses not permitted by right, except race track.
- (c) Institutional uses not permitted by right, except correctional, detention, or penal institution and sanitarium.
- (d) Boarding house, rooming house, lodging house, or dormitory.
- (e) Fraternity or sorority house.

3.1.4 *Conditional use.* Except as provided by *Section 2.3: Establishment of Zoning in Planning Districts*, the following uses and structures designed for such uses may be allowed as conditional uses:

Transportation, communication, and utility uses not permitted by right.

3.1.5 *Area and dimensional ordinances.* Except as provided by *Section 2.3: Establishment of Zoning in Planning Districts*, *Section 12.4: Height Modifications*, *Section 12.5: Yard Requirements*, *Section 12.6: Coastal Areas*, *Section 12.8: Highway Construction Setbacks*, *Section 18.6 Variances*, and *Article 20: Nonconformities*, the area and dimensional ordinances set forth below shall be observed.

Maximum Height of Structure in Feet	35
Minimum Front Yard	30-feet
Minimum Rear Yard	30-feet
Minimum Side Yards	10-feet
Minimum Lot Area	40,000 Square Feet
Minimum Lot Width at Building Line	120-feet
Minimum Lot Width at Street Line	120-feet

3.1.6 *Area and dimensional modifications.* Within the RR district, area and dimensional requirements may be reduced, as set forth below, where property is divided among the following legally related family members: spouse, children, siblings, parents, grandparents, grandchildren, or step-related individuals of the same status.

Minimum Front Yard	30-Feet
Minimum Rear Yard	30-Feet
Minimum Side Yards	10-Feet
Minimum Lot Area	20,000 Square Feet
Minimum Lot Width at Building Line	80-Feet
Minimum Lot Width at Street Line	80-Feet

Article 17 Landscaping and Buffers

Section 17.1 Landscaping Plan

A landscaping plan is required for all major projects. Such plan shall be submitted in conjunction with an application for a land use certificate as herein provided. The plan shall clearly show what existing trees, shrubbery, and other vegetation will be retained, and what trees, shrubbery, and other vegetation will be added to complete the landscaping of the property. The developers shall attempt to retain as many trees as possible on the property unless the trees are a safety hazard to pedestrians, property, or vehicular traffic, or that their removal is necessary to construct the proposed improvements. In such case, the landscape plan shall indicate replacement trees at least 6 feet tall and one inch in diameter for each indigenous tree of at least three (3) inches in diameter removed, unless the property already has a tree density which does not allow adequate space or light for additional trees. The landscape plan shall show the locations of the proper number of replacement trees. Replacement trees and other vegetation to be installed shall be native species or noninvasive exotics which are not likely to out-compete native vegetation and do not require excessive pesticides, fertilizer, or water to maintain growth.

(a) A major project which abuts a freeway/expressway, arterial or collector shall maintain a minimum of ten (10) feet of the required setback as a buffer along the entire width of the property which abuts said freeway/expressway, arterial or collector except where curb cuts provide ingress and egress. Said buffer shall be planted with trees, shrubs and grass or other ground cover so that an attractive appearance is presented as detailed in the required landscape plan.

- (b) A minimum of five (5) feet side and rear landscaping may be required in the landscape plan depending on the topography and arrangement of parking facilities. If required, such areas shall be planted with a combination of trees, shrubs and grass or other ground cover adequate to break the expanse of contiguous parking areas and to present an attractive appearance as determined by the Zoning Administrator. Adjacent property owners may jointly agree on the establishment of a common landscaped area between their properties that meets the requirement of this Section; provided that such agreement and the planting and maintenance of the common area shall be binding upon both parties and their successors, interests and assigns.

17.2.2 Buffer Requirements. Landscaped buffers shall be located at the perimeter of the building site for any given use, and shall not be located in any portion of a public right-of-way. The required buffer widths are listed below. Additional information may be found at Appendix B:

(a) Multiple Family uses (RMF-6) when adjacent to a Rural District (RR, RA and CR), Residential Single Family Estate District (RSF-E) or Single Family District (RSF-1, RSF-2, RSF-3, RSF-4 and RSF-6) shall require a minimum buffer of **25-feet**.

(b) Multiple Family uses (RMF-6) when adjacent to a Two Family District (RTF-4 and RTF-6) or Professional Business District (B-1) shall require a minimum buffer of **10-feet**.

(c) Institutional uses, Professional Business uses (B-1), Neighborhood Business uses (B-2), General Business uses (B-3), Major Commercial uses (B-4) and Marine Recreation (MR) uses when adjacent to a Rural District (RR, RA and CR), Residential Single Family Estate District (RSF-E) or Single Family District (RSF-1, RSF-2, RSF-3, RSF-4 and RSF-6) shall require a minimum buffer of **25-feet**.

Agency Comments

Baldwin County Subdivision Department:

From: Mary Booth

Sent: Monday, August 12, 2019 3:10 PM

To: D Hart <DHart@baldwincountyal.gov>

Subject: RE: Z-19038

DJ,

Need to make sure the Highway Construction Setback is met. For Hwy 225 HCS will be 100' from centerline of right-of-way.

Thanks,

Mary Booth, Permit Subdivision Coordinator

From: Seth L. Peterson

Sent: Friday, August 9, 2019 3:21 PM

To: D Hart <DHart@baldwincountyal.gov>; Mary Booth <MBOOTH@baldwincountyal.gov>

Cc: Tyler W. Mitchell <TMITCHELL@baldwincountyal.gov>; Laurie Rumbaugh <LRUMBAUGH@baldwincountyal.gov>

Subject: RE: Z-19038

DJ,

Before the site is developed a commercial turnout permit is required for accessing River Road. Also, ALDOT will need to provide approval due to traffic impacts on Hwy 225.

Thanks,

Seth

From: [Seth L. Peterson](#)

To: [Paige Hill](#)

Subject: RE: <EXTERNAL> New Development - Bay Minette, AL

Date: Wednesday, July 17, 2019 4:35:00 PM

Paige,

We have been discussing this site with ALDOT as well as internally. It is my understanding that ALDOT is going to require some improvements along Hwy 225. For River Road, we will require the full width to be resurfaced from Hwy 225 west past the end of the proposed widening for the new entrance to the site. Also, I believe we already discussed this but there is a 100 foot Highway Construction Setback from the center of the ROW along State Hwy 225.

Thanks,

Seth

Baldwin County Highway Department:

From: Frank Lundy

Sent: Monday, August 12, 2019 1:36 PM

To: D Hart <DHart@baldwincountyal.gov>

Subject: FW: Z-19038

DJ,

ALDOT would need to review and approve for items relating to AL Hwy 225. Also, a commercial turn out permit will be required for access to River Road.

Thanks,

Frank

ADEM: No comments received.

ALDOT:

Linda,

Please see below. Let us know if you need anything else. Seth is aware of the DG improvements.

- DG at Bromley – A NB left will be created in the existing hashed area, mill and fill and restriped into the NB left. The SB radius onto River Rd is being increased to @65' radius, and the River Rd connection is being improved to current.
- The two Parnell developments are being permitted separately. No turn lane for either.

Staff Analysis and Findings

1.) Is the requested change compatible with the existing development pattern and the zoning of nearby properties?

2.) Has there been a change in the conditions upon which the original zoning designation was based? Have land uses or conditions changed since the zoning was established?

The RR, Rural District was originally created for Planning District 4 to accommodate the rural areas of Baldwin County. General Commercial uses are allowed under this zoning designation with Special Exception Approval from the Board of Adjustment.

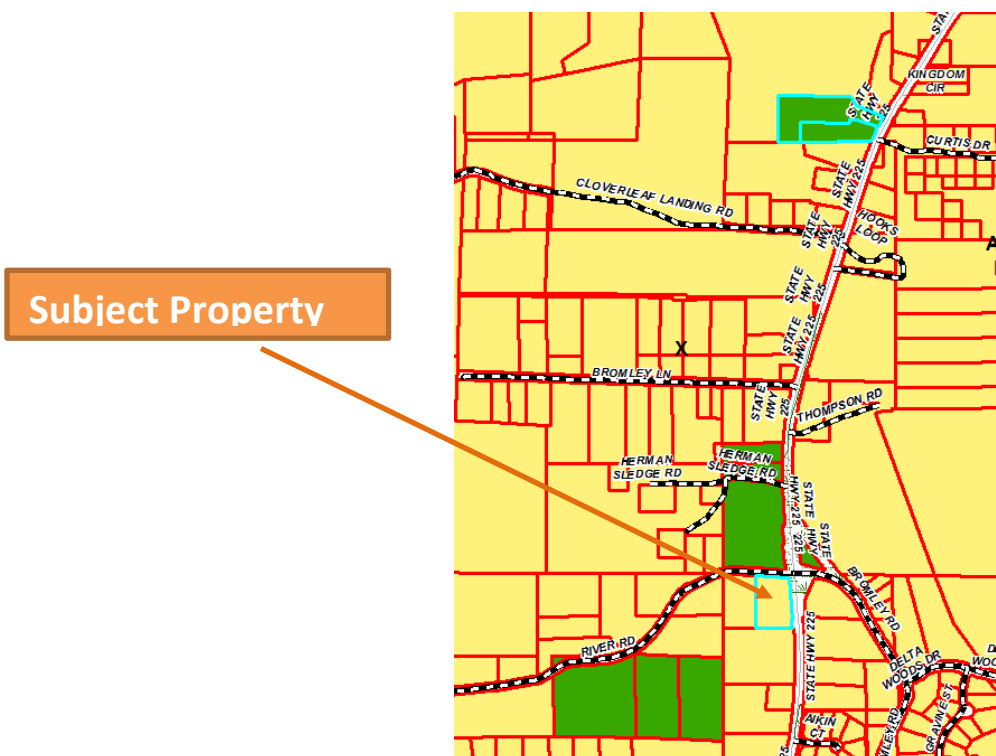
3.) Does the proposed zoning better conform to the Master Plan?

The Baldwin County Master Plan, 2013, provides future land use designations for properties located within the zoned areas of the County. These categories represent the recommendations for the physical development of the unincorporated areas of the County. They are intended for planning purposes only and do not represent the adoption of zoning designations for areas which have not voted their desire to come under the zoning authority of the Baldwin County Commission. Although not legally binding, the future land use designations are evaluated in conjunction with criteria found in the Baldwin County Zoning Ordinance (Zoning Ordinance), the Baldwin County Subdivision Regulations, the Baldwin County Flood Damage Prevention Ordinance and any other ordinances and regulations which the County Commission may adopt.

A future land use designation of Residential has been provided for the subject property. This category is provided for residential dwelling units including single family dwellings, two family (duplex) dwellings, multiple family dwellings, manufactured homes, manufactured housing parks and Planned Residential Developments. Institutional uses, recreational uses and limited neighborhood commercial uses may be included subject to the provisions of the Zoning Ordinance. To the greatest extent possible, residential areas should be accessible to major thoroughfares connecting with work areas, shopping areas and recreational areas. Zoning designations may include RR, RA, CR, RSF-E, RSF-1, RSF-2, RSF-3, RSF-4, RSF-6, RTF-4, RTF-6, RMF-6, RMH and PRD.

Approval of the rezoning will result in an amendment of the Future Land Use Map to agricultural. Agriculture, forestry and similar activities are included with this future land use category. Single family dwellings, institutional uses, recreational uses, **limited commercial uses which are intended to serve a rural area** and transportation, communication and utility uses are also included subject to the requirements found within the Zoning Ordinance. This category is designed to protect the essential open character of rural areas until it is timely to reclassify the land to appropriate residential, commercial or industrial categories. Zoning designations may include RR, CR, RA and RSF-E.

If a Special Exception is granted for the proposed use, the Future Land Use Map would not have to change from Agricultural as it allows for limited commercial uses which are intended to serve a rural area.



4.) Will the proposed change conflict with existing or planned public improvements?

Per the applicant, ALDOT is requiring a left turn lane on State Hwy 225 and they will be widening and repaving a portion of River Road per the Highway Department requirement.

5.) Will the proposed change adversely affect traffic patterns or congestion?

Per the Federal Highway Administration the functional classification of State Hwy 225 is minor arterial. Arterials provide a high level of mobility and a greater degree of access control. According to the information provided, the proposed tenant is not considered a destination store. The traffic going to and from this site would be local residents. Access to this site from State Hwy 225 would require approval from ALDOT or The Baldwin County Highway Department for access from River Road.

6.) Is the proposed amendment consistent with the development patterns in the area and appropriate for orderly development of the community? The cost of land or other economic considerations pertaining to the applicant shall not be a consideration in reviewing the request.

As stated previously, the subject property is currently vacant. The property adjoins State Highway 225 to the east and River Road to the south. The adjoining properties are residential and forested timberland. The property to the north is zoned RA which is a rural zoning designation. There are three properties to the south west that are zoned RR, Rural District. The RR zoning designation was granted to property to the north for a proposed climate controlled storage facility and Boat and RV storage.

7.) Is the proposed amendment the logical expansion of adjacent zoning districts?

Three parcels to the southwest of this parcel are zoned RR. On June 6, 2017 the County Commission rezoned property less than a mile to the north to RR for a proposed climate controlled storage facility and Boat and RV storage (Case Z-17020).

8.) Is the timing of the request appropriate given the development trends in the area?

Numerous subdivisions have been developed along State Hwy 225 over the years. The increase in residential dwellings could support a retail establishment in this area and possibly reduce some of the traffic traveling for miles to a store. Timing however, is not a factor with this request.

9.) Will the proposed change adversely impact the environmental conditions of the vicinity or the historic resources of the County?

Per the applicant their engineers state that according to the National Wetlands Inventory data, the subject property does not lie within or contain wetlands. Staff is unaware of any other environmental conditions that may be adversely impacted by the proposed change. In addition, although staff is not aware of any historic resources which would be impacted, we have notified the applicant to contact the Alabama Historical Commission to determine if a Cultural Resource Assessment is needed due to the proximity to Historic Blakely State Park.

The Alabama Department of Environmental Management (ADEM) provided no comments.

10.) Will the proposed change adversely affect the health, safety and welfare of the County and the vicinity?

The proposed tenant is not considered a destination store. If the rezoning is approved and the property is developed, the impact should not be significant. See road improvement requirements from ALDOT and Baldwin County Highway Department under Agency Comments.

Development of the property will be considered as a major project. Prior to the issuance of a Land Use Certificate, staff will evaluate all submitted materials, including building plans, drainage plans, landscaping plans and site plans in order to ensure complete compliance with the requirements of the zoning ordinance. Required landscaped buffers will help to mitigate the potential for adverse impacts.

According to the Baldwin County Zoning Ordinance, a 25-foot landscaped buffer will be required along the portions of the property which abut residential zoning designations if the property is rezoned and the applicant is granted a Special Exception for the proposed use.

11.) Other matters which may be appropriate.

Staff has received several phone calls in opposition to a store at this location.

The proposed tenant has stores 6.2 miles north and 5.6 miles south of this property.

Staff Comments and Recommendation

As stated previously, the subject property, which consists of approximately 2.72 acres, is currently zoned RSF-E, Single-Family Estate District. The designation of RR, Rural District, has been requested for the purpose of establishing a retail store. If the rezoning request is approved the applicant will have to be granted a Special Exception from the Board of Adjustment for the proposed use.

The Baldwin County Planning Commission considered this request at its September 5, 2019 meeting and voted to recommend DENIAL to the County Commission. Staff's recommendation is to APPROVE the rezoning request.

**On rezoning applications, the County Commission will have the final decision.*

Property Images

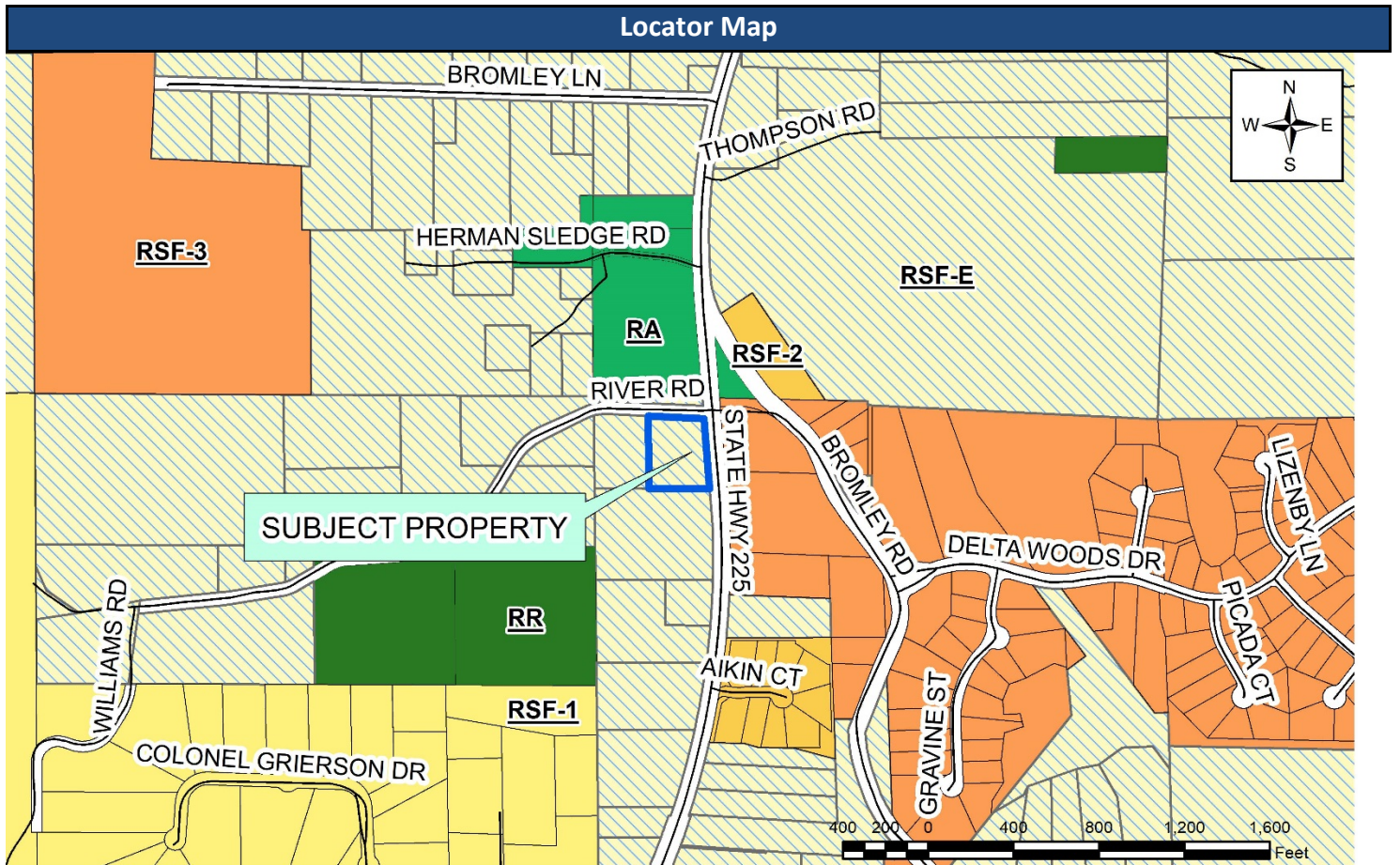




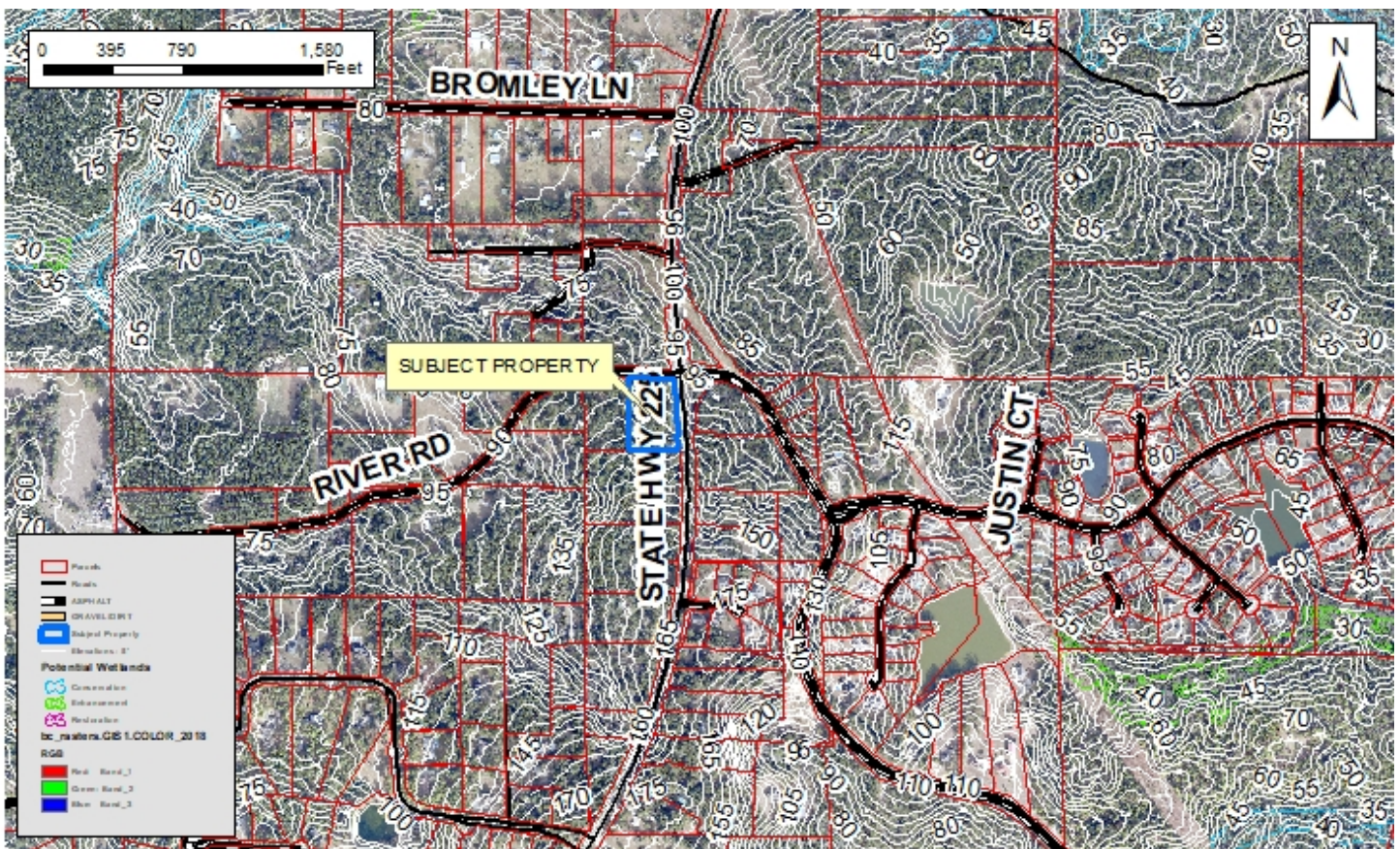
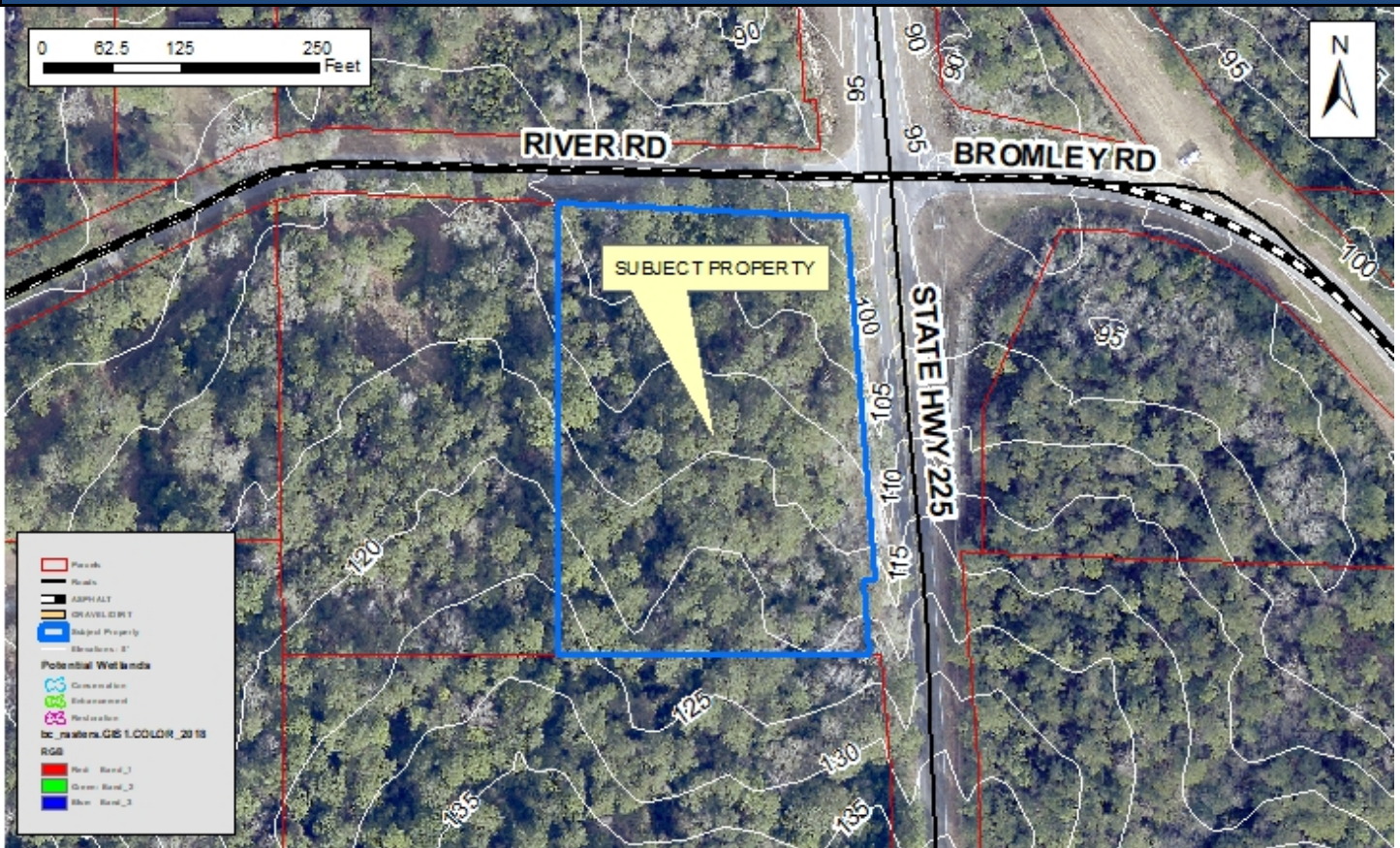


**NORTH WEST CORNER
STATE HWY. 225 & RIVER ROAD**

08/12/2019



Site Map



Emails in Opposition

From: Burnett, Matt [<mailto:matt.burnett@volkert.com>]

Sent: Tuesday, August 27, 2019 11:10 AM

To: D Hart <DHart@baldwincountyal.gov>

Subject: <EXTERNAL> Zoning Case# Z-19038

Mr. Hart,

I am emailing regarding the rezoning of property on Hwy 225 at the southwest corner of the intersection of Bromley Road and River Road (Case# Z-19038). To my understanding, the property developer wants to construct a Dollar General (or another type of dollar store). I would like to point out to you and the zoning board that there is already two Dollar General stores located on Hwy 225 within 12 miles of each other; one at the intersection of Hwy 225 and Hwy 31 and another on the west side of Hwy 225 in the Crossroads community. I do not feel a six mile drive is an inconvenience for our community should someone wish to shop at a dollar store. The property is currently zoned Single Family Residential; I would understand if someone wanted to change the zoning to allow for horses or a couple cows being a somewhat rural area as for as Baldwin County is concerned, but I completely disagree with the construction of a Dollar General or similar business.

Our community does not need three dollar stores within twelve miles of each other on Hwy 225.

Thank you for you time,

Matt Burnett, PE

Volkert, Inc.

From: Randi Stewart [<mailto:randibstewart@gmail.com>]

Sent: Tuesday, August 27, 2019 2:14 PM

To: D Hart <DHart@baldwincountyal.gov>

Subject: <EXTERNAL> Dollar Store Case# Z-19038

Mr. Hart,

I am emailing regarding the rezoning of property on Hwy 225 at the southwest corner of the intersection of Bromley Road and River Road (Case# Z-19038). To my understanding, the property developer wants to construct a Dollar General (or another type of dollar store). I would like to point out to you and the zoning board that there is already two Dollar General stores located on Hwy 225 within 12 miles of each other; one at the intersection of Hwy 225 and Hwy 31 and another on the west side of Hwy 225 in the Crossroads community. I do not feel a six mile drive is an inconvenience for our community should someone wish to shop at a dollar store. The property is currently zoned Single Family Residential. Our community does not need three dollar stores within twelve miles of each other on Hwy 225. I feel like the community cannot sustain three. One will close, leaving a vacant building in its wake.

Thank you,

Randi Stewart

Letter in Opposition

Amy Hadley
7440 River Road
Bay Minette, AL 36507
(251)377-3148
8/20/2019

Baldwin County Planning and Zoning Commission
P O Box 220
Silverhill, AL 36576



RE: Case # Z-19038

Dear County Commissioners and Representatives,

The re-zoning request sign on the long-neglected property caught my eye as I reached the end of my quiet road. I made note of the case number so I could look into the matter.

This is not the first time a re-zoning request has been made for properties that lie on the intersection of State Hwy 225 and River Road outside of Bay Minette. On the north side of River Road, there have been requests for re-zoning to build a community center and later, to erect a cell tower. Both of these requests were defeated.

It is my understanding that the current re-zoning request, Case# Z-19038, involves making the property on the south side of River Road at Hwy 225 available for commercial use, specifically to erect a retail store. I object to this for many reasons.

First, the present owner has never resided in our quiet neighborhood, nor have they maintained the property. A decaying old house, held up by vines and undergrowth, is the first thing you see when you turn onto the road. The owner is unconcerned with the affect the property has on the community's residents. While a retail establishment might bring changes to the property, I fear the long-term impact will not be beneficial.

A retail store does not belong in a residential neighborhood. Commerce's place is in our towns and cities; it should not encroach on purely residential areas. We have access to stores a short 5 mile drive in three directions.

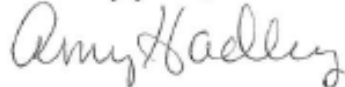
Alabama Hwy 225 is a scenic byway, especially in the areas that adjoin Historic Blakeley State Park. To preserve the natural beauty of the region, we must fight to keep some areas of our beautiful county natural and pristine. We may be 1/2 mile north of the park's entrance, but much of the area is still of historic significance. Our property has a few preserved trenches, and as a boy, my husband found Civil War artifacts here that are now the property of the State Park.

Traffic is another concern. River Road is at the base of a steep hill, and makes a crossroads with Bromley Road to the east. While there is a turning lane for Bromley Road for southbound traffic, there is no turning lane for River Road on the northbound side. As a resident, having strangers stopping at the end of my road, from early morning until late evening, isn't a good prospect. I'm afraid curiosity seekers will be invading my peace and privacy. I am also opposed to having a view of the back of a store/parking lot.

I'd also like to say that most of the River Road residents have lived here for many years. I have lived here for 37 years, my husband has resided here for 45 years. Roger and Gail Day, Mr. and Mrs. Hannis Rider, Nancy Erwin...all of my neighbors have lived here even longer. I feel that this "progress" will devalue our properties and deface our neighborhood.

Please leave my neighborhood zoned Residential Only. The property owner requesting this zoning change is only concerned with profit, and does not care about the best interests of the neighbors this will impact.

Sincerely yours,



Amy Hadley

Phone call in Opposition

From: [Paula Bonner](#)
To: [D Hart](#); [Linda Lee](#); [Vince Jackson](#)
Subject: Z-19038
Date: Thursday, August 29, 2019 11:51:16 AM

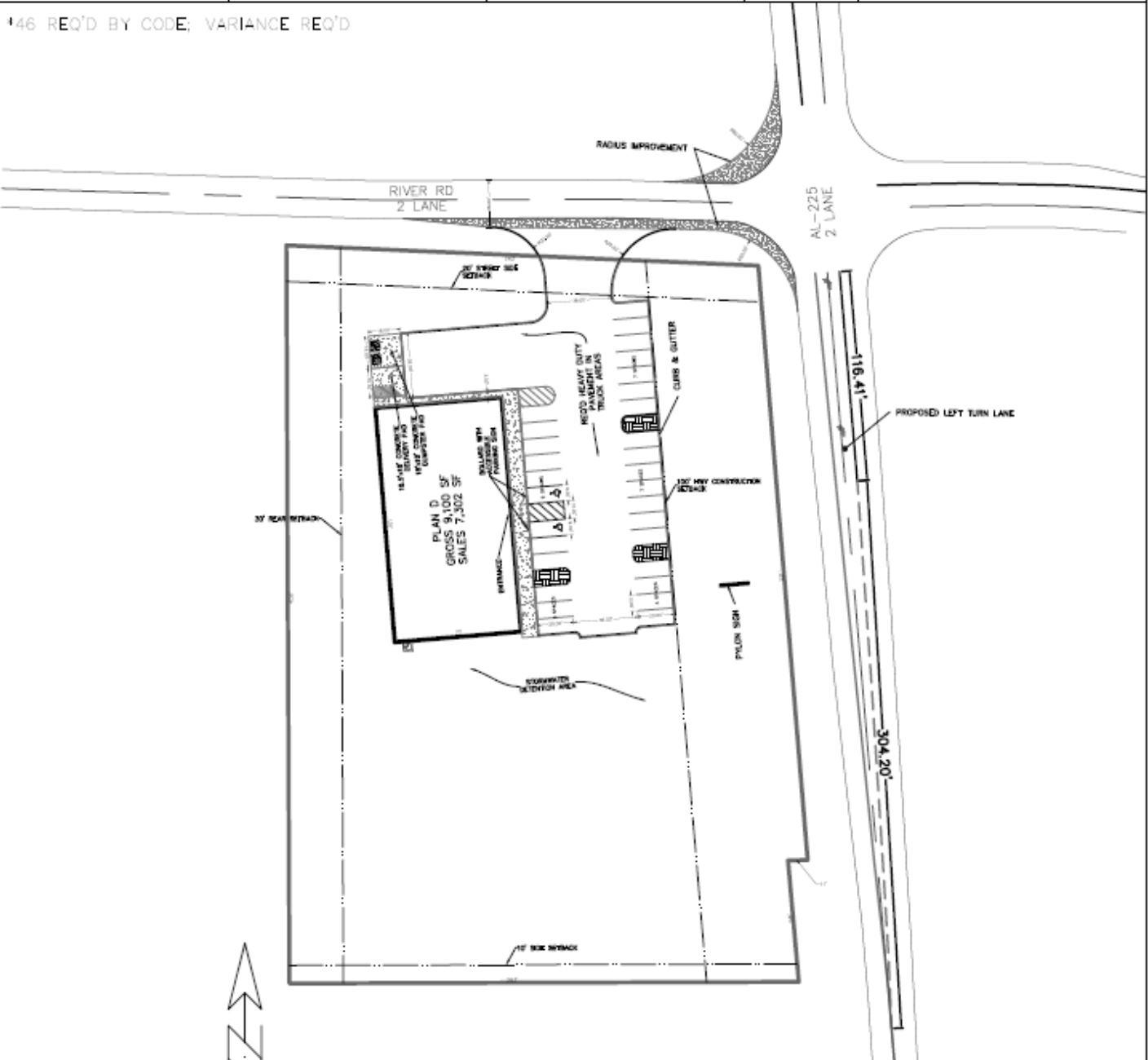
Celia Kelly just called about Z-19038. She asked what the rezoning was for and who the applicant was. When I told Ms. Kelly she said that someone told her the Broadway Group is the company that builds Dollar General stores, then said that she would not like one next to her, although it would be convenient. She asked for the time and place of the meeting.

Ms. Kelly also said she saw on the news a couple of years ago that someone was trying to make 225 some kind of by-way so nothing commercial can go along the areas around Blakely Park, Bromley and the Veteran's Cemetery.

Proposed Site Plan

PRELIMINARY SITE PLAN		BAY MINETTE, AL		
PROTOTYPE:	D	DEVELOPER	DESIGNER	DATE
BLDG/SALES S.F.:	9,100/7,302	COMPANY: THE BROADWAY GROUP	COMPANY: THE BROADWAY GROUP	6/27/2019
ACREAGE:	2.55	NAME: BOB BROADWAY	NAME: PAIGE HILL	
PARKING SPACES:	30*	PHONE: (256) 533-7287	PHONE: (256) 533-7287	

*46 REQ'D BY CODE; VARIANCE REQ'D



80' SCALE: 1" = 80' 160'

NOTE
DIMENSIONS SHOWN ALONG
PROPERTY, RIGHT-OF-WAY
AND/OR LEASE LINES ARE
PRELIMINARY AND SHOWN
FOR INFORMATIONAL

