

[APPROVED] [NOT APPROVED]

VOTE:

RONALD BARNETT
RICHARD BRADLEY
BILL CASADAY
ALVIN CURRINGTON
JACK FIELDS

BOB MOORE
WILLIAM NOBLE
MIKE OSBURN
ROBBIN PHILLIPS

SPECIAL EXCEPTIONS:

[2] REQUEST OF JN INVESTMENTS, LLC FOR APPROVAL OF PRELIMINARY SUBDIVISION PLAT FOR THE TOWNES ON MAIN, SITUATED IN PARTS OF THE SE ¼ OF THE SW ¼ OF THE SW ¼, ALL IN SECTION 13, TOWNSHIP 16 SOUTH, RANGE 3 WEST, JEFFERSON COUNTY, ALABAMA, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF GARDENDALE. PARCEL ID #14 00 13 3 007 005.000 AND PARCEL ID# 14 00 13 3 010 002.001. [SITE ADDRESSES: 601 MAIN STREET & 111 MINOR ROAD.]

LIST OF ADJOINING PROPERTY OWNERS IS ATTACHED:
[ATTACHED LIST #2]

DISCUSSION:

COMMENTS OF CITY ENGINEER: SEE ATTACHED “EXHIBIT A.”

COMMENTS OF PUBLIC WORKS DEPARTMENT: CONCURS WITH THE CITY ENGINEER’S COMMENTS.

COMMENTS OF FIRE DEPARTMENT: NO COMMENTS.

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SPECIAL EXCEPTIONS:

[3] REQUEST OF CURTIS SMITH [CCH ENTERPRISES, LLC, PROPERTY OWNER] FOR A “FAVORABLE RECOMMENDATION TO CITY COUNCIL” TO REZONE FROM R-1 [SINGLE-FAMILY RESIDENTIAL DISTRICT] TO C-2 [COMMUNITY BUSINESS DISTRICT] TO INSTALL AN OFF-PREMISES SIGN (AN ELECTRONIC BILLBOARD) [ZONING ORDINANCE NO. 2013-02, ARTICLE 10, §10.8 OFF-PREMISES SIGN REGULATIONS]. PARCEL ID# 14 00 02 4 004 018.000. [SITE ADDRESS: 2120 DECATUR HWY.]

ROLL OF PROPERTY OWNERS WITHIN 500 FEET [500'] IS ATTACHED -
[ATTACHED LIST #3]

DISCUSSION:

COMMENTS OF CITY ENGINEER: NO REVIEW FOR COMMENTS.

COMMENTS OF PUBLIC WORKS DEPARTMENT: NO COMMENTS.

COMMENTS OF FIRE DEPARTMENT: NO COMMENTS.

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SPECIAL EXCEPTIONS:

**VOTE TO ADJOURN:
MOTION:**

SECOND:

MEETING ADJOURNED



10 Inverness Center
Parkway, Ste 350
Hoover, AL 35242
205.526.3970
www.ttlusa.com

February 5, 2024

Mr. Blake Castleberry
Building Inspections Superintendent
City of Gardendale
925 Main Street
Gardendale, Alabama 35071

**RE: The Townes on Main
Preliminary Plat Review**

Dear Blake:

I have reviewed the Preliminary Plat dated January 8, 2024 prepared by Forty*4 Engineering Design for the proposed 8-building townhome development located at the intersection of Main Street and West Minor Road in Gardendale, AL. The Preliminary Plat has been reviewed per the requirements of Section 3 Preliminary Plat Approval of the City of Gardendale Subdivision Ordinance dated March 12, 2015 and Appendix A of said ordinance. I would offer the following comments prior to approval of the Preliminary Plat:

Sheet C1.1 - Preliminary Plat:

1. Tie boundary to Section, Township and Range.
2. Note common areas with associated acreages.
3. Provide missing lot dimensions.
4. Add the access easement legal description from sheet C1.0 to this sheet.
5. Reference sheet C1.3 Easement Exhibit. Add power, gas and communication easements as required by respective utility providers.

Based on the above, I would recommend resubmittal of the Preliminary Plat (sheet C1.1) and the Easement Exhibit (sheet C1.3) with the above requested information included. Note that additional comments will be provided as part of the sitework construction document review.

Please let me know if you have any further questions.

Sincerely,
TTL, Inc.

Rick Nail, PE, LEED BD+C (AL #23130)
Senior Vice President/Civil Business Unit Leader
City of Gardendale Consulting City Engineer

"EXHIBIT A"