

## **MEMORANDUM**

**DATE:** October 17, 2012

**TO:** Planning Commissioners

**CC:** Mayor Don Stanford; Wally Terry; Herman Marks;  
Tony Powell; Tom Polk; Mark Petersohn; Carl  
Prewitt; Planning Staff

### **PLANNING COMMISSION MEETING**

**October 23, 2012**

**Pre-meeting – 2:15 p.m. (Annex)**

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

# Agenda Planning Commission

City of Decatur, AL

**October 23, 2012**

Time: 3:15 PM

City Council Chambers

Commissioners: **Gil Aldrich**, *Chairman*; **Tracy Tubbs**, *Vice Chairman*; **Em Barran**, *Secretary*;  
**Gary Borden**; **Roger Anders**; **Eddie Pike**; **Collis Stevenson**; **Joseph Wynn**; **Nell Standridge**

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## 1. CALL MEETING TO ORDER

## 2. APPROVAL OF MINUTES – September 18, 2012

## 3. CONSENT APPROVALS

### PAGE/MAP

### CERTIFICATES

- |            |   |       |
|------------|---|-------|
| A. 3195-12 | Certificate to Consolidate<br>(South of 5 <sup>th</sup> Street SE and east side of 3 <sup>rd</sup> Avenue SE) | 1/3-5 |
| B. 3196-12 | Certificate to Subdivide<br>(South of West Chapel Hill Rd. and southeast on Russell Rd)                       | 1/6-7 |

### SITE PLAN REVIEW

- |           |  |     |
|-----------|--|-----|
| A. 498-12 | (Northeast corner of Moulton Street and 2 <sup>nd</sup> Avenue SE) | 1/8 |
|-----------|--|-----|

### BOND REVIEW

- |                  |   |     |
|------------------|---|-----|
| A. Windsor Place | (South of Gordon Terry Pkwy and west of McEntire Lane SW) | 2/9 |
|------------------|---|-----|

Minutes  
Planning Commission  
October 23, 2012

<b>CONSENT AGENDA</b>
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## Certificates

### 3195-12 Certificate to Consolidate

Applicant: Joseph Little III

Owner: Same

Zoning: RD - Redevelopment

Acreage: .32 acres

Request: Consolidate Lots 5 & 7 of DLI&F, Addition No. 4 into one tract of .32 acres

Location: South of 5<sup>th</sup> Street SE and east side of 3<sup>rd</sup> Avenue SE

- Conds:
1. Payment of recording fees
  2. Show right of way for 3<sup>rd</sup> Avenue SE

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

Recomm: Approval with stated conditions

### 3196-12 Certificate to Subdivide

Applicant: Tim Cockrell & Tammy Reeves

Owner: Same

Zoning: PJ Outside Corp Limits

Acreage: 7.67 acres

Request: Subdivide 7.68 acres into two tracts of 1.52 acres and 6.15 acres

Location: South of West Chapel Hill Rd. and southeast on Russell Rd.

- Conds:
1. Payment of recording fees
  2. Verify/obtain septic tank approval for Tract A (the 1.52 acre tract)
  3. Show all easements and power poles on the survey, per Joe Wheeler
  4. Legal Description and survey don't match
  5. Dedicate and show cul-de-sac as right of way
  6. Label portion of road (Dozier driveway) as private and verify that it fronts on the county road

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

Recomm: Approval with stated conditions

## Site Plan Review

### 498-12

Applicant: B3 Development Co.

Owner: Same

Zoning: B-5, Central Business

Acreage:

Request: Site plan review for new downtown restaurant/office development

Location: Northeast corner of Moulton Street and 2<sup>nd</sup> Avenue SE

Conds: 1. Provide sealed architectural plans to the Health Department

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

***2. Approval from Board of Zoning Adjustment will be required for the restaurant.***

Recomm: Approval with stated conditions

## Bond Review

### Windsor Place

Applicant: Rich Littrell  
Owner: Littrell Development

Zoning: R-3 & R-5, SF Residential  
Acreage:

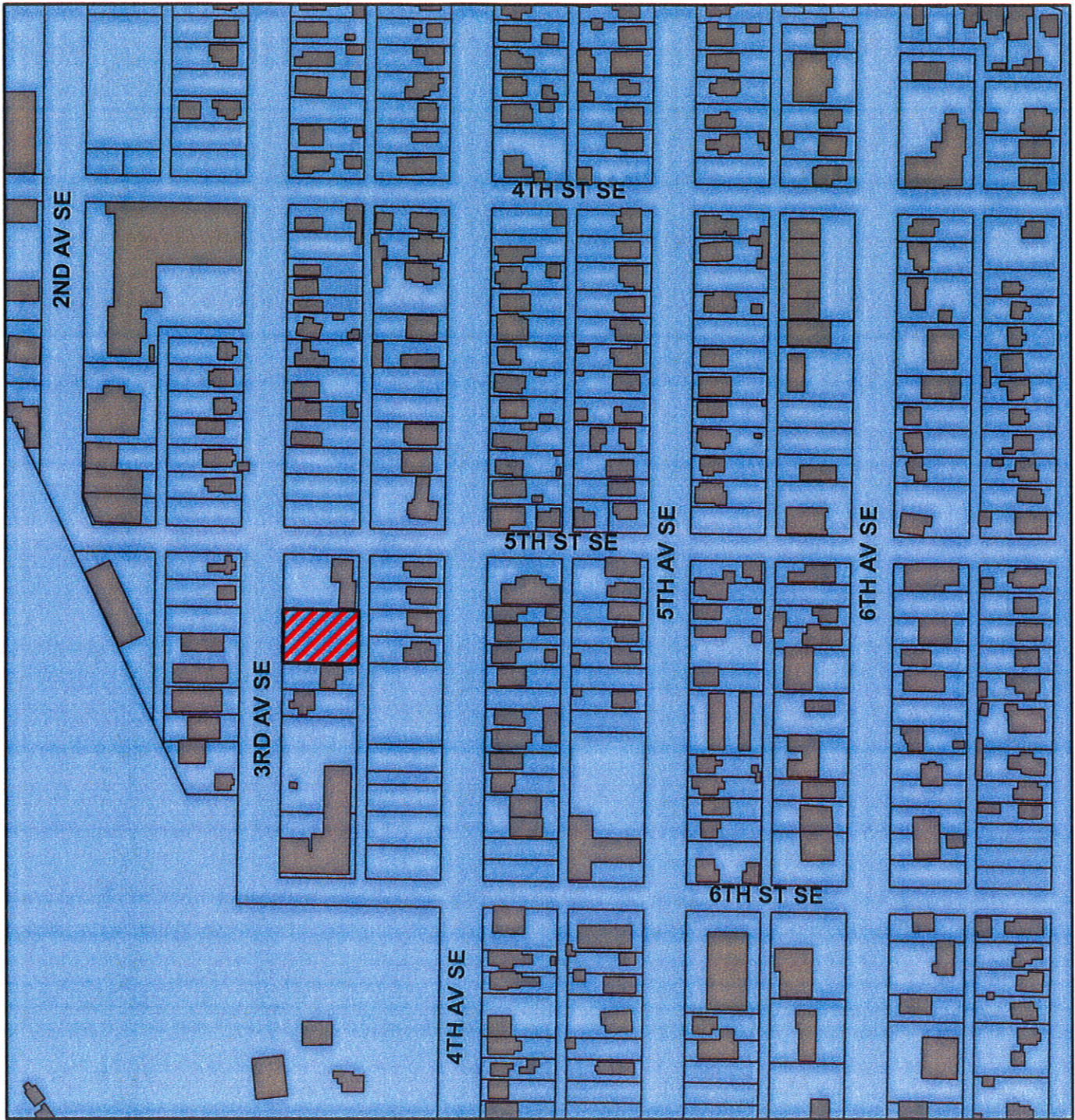
Request: Bond review for completion of all public improvements and sidewalks – (LOC #LO71755 for final wearing, manhole pads \$45,009.65 and LOC #LO71758 for sidewalks \$69,550.) LOC expires: 12/2013

Location: South of Gordon Terry Pkwy and west of McEntire Lane SW

Recomm: Extend the bonds for one year, or until such time as construction build out requires completion.





# CERTIFICATE TO CONSOLIDATE NO. 3195-12



## LOCATION MAP

### Legend

-  bldg
-  corplim

PREPARED BY THE CITY OF DECATUR  
PLANNING DEPARTMENT



DRAWING NOT TO SCALE

APPLICANT: JOSEPH LITTLE III



SUBJECT PROPERTY

**PROPERTY ZONED RD**

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.



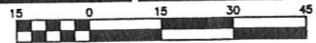
# CERTIFICATE TO CONSOLIDATE NO. 3195-12



310 8TH AVENUE NE | DECATUR, ALABAMA 35601 | POST OFFICE BOX 2419 | 35602

256.353.3937P

256.350.2285F



Scale 1" = 30'



3RD AVENUE SE

CIPS S 89°11'12" E

N 00°48'48" E  
50.00'

S 89°11'12" E

N 00°48'48" E  
50.00'

CIPS

N 89°11'12" W

IPF

140.00'

CIPS

N 00°48'48" E  
50.00'

140.00'

S 00°48'48" W  
50.00'

CIPS

140.00'

20' ALLEY

IPF

DL&F ADDITION NO. 4  
(PB 1, PG 20)  
B L O C K

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CERTIFICATE TO CONSOLIDATE -- LIGHTNING INDUSTRIAL SERVICES -- 908 3RD AVENUE SE

DRAWING DATE: 02-28-12 | DRAWN BY: RWH | APPROVED BY: RWH | JOB No. D-124-12 | SCALE: 1"=30' | PAGE 3 OF 3

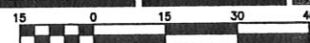
# CERTIFICATE TO CONSOLIDATE NO. 3195-12

**PUGH WRIGHT  
MCANALLY**  
CIVIL ENGINEERS

310 8TH AVENUE NE | DECATUR, ALABAMA 35601 | POST OFFICE BOX 2419 | 35602

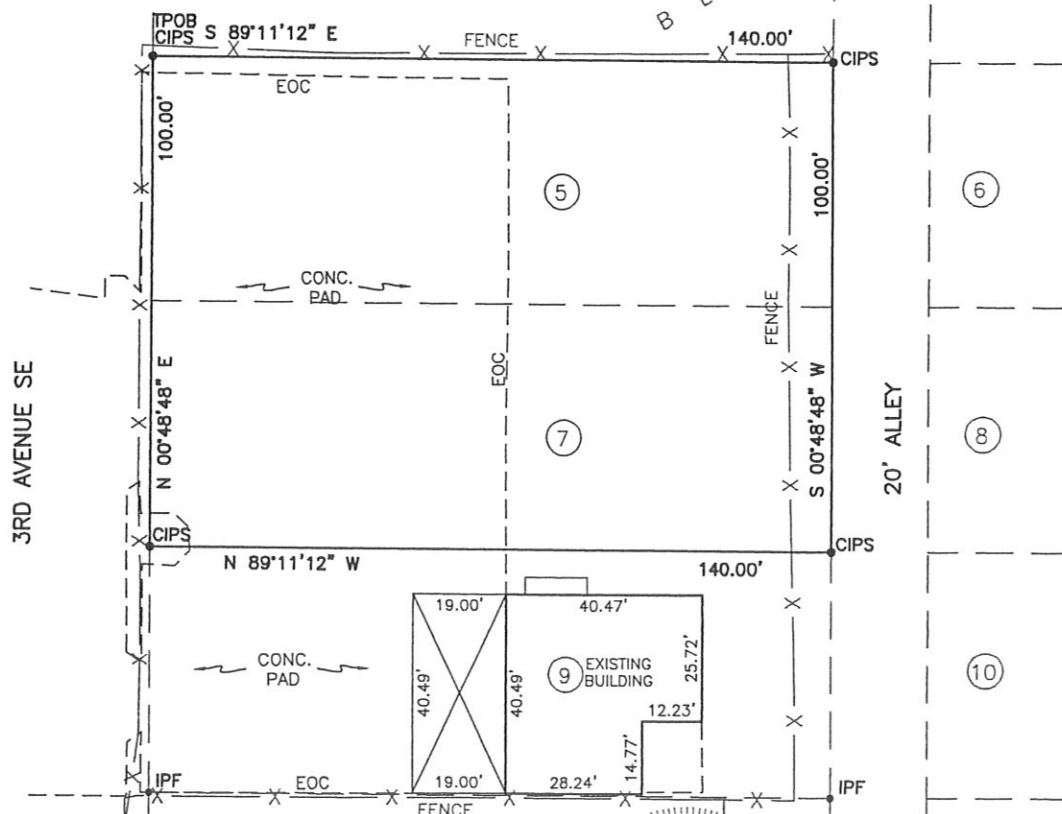
256.353.3937P

256.350.2285F



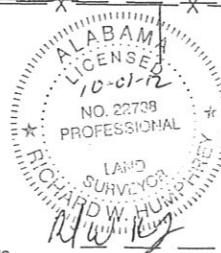
## LEGEND

- PROPERTY CORNERS
- × CHAIN LINK FENCE
- EOC
- CIPS
- IPF
- EDGE OF CONCRETE
- CAPPED IRON PIN SET
- IRON PIN FOUND



## GENERAL NOTES

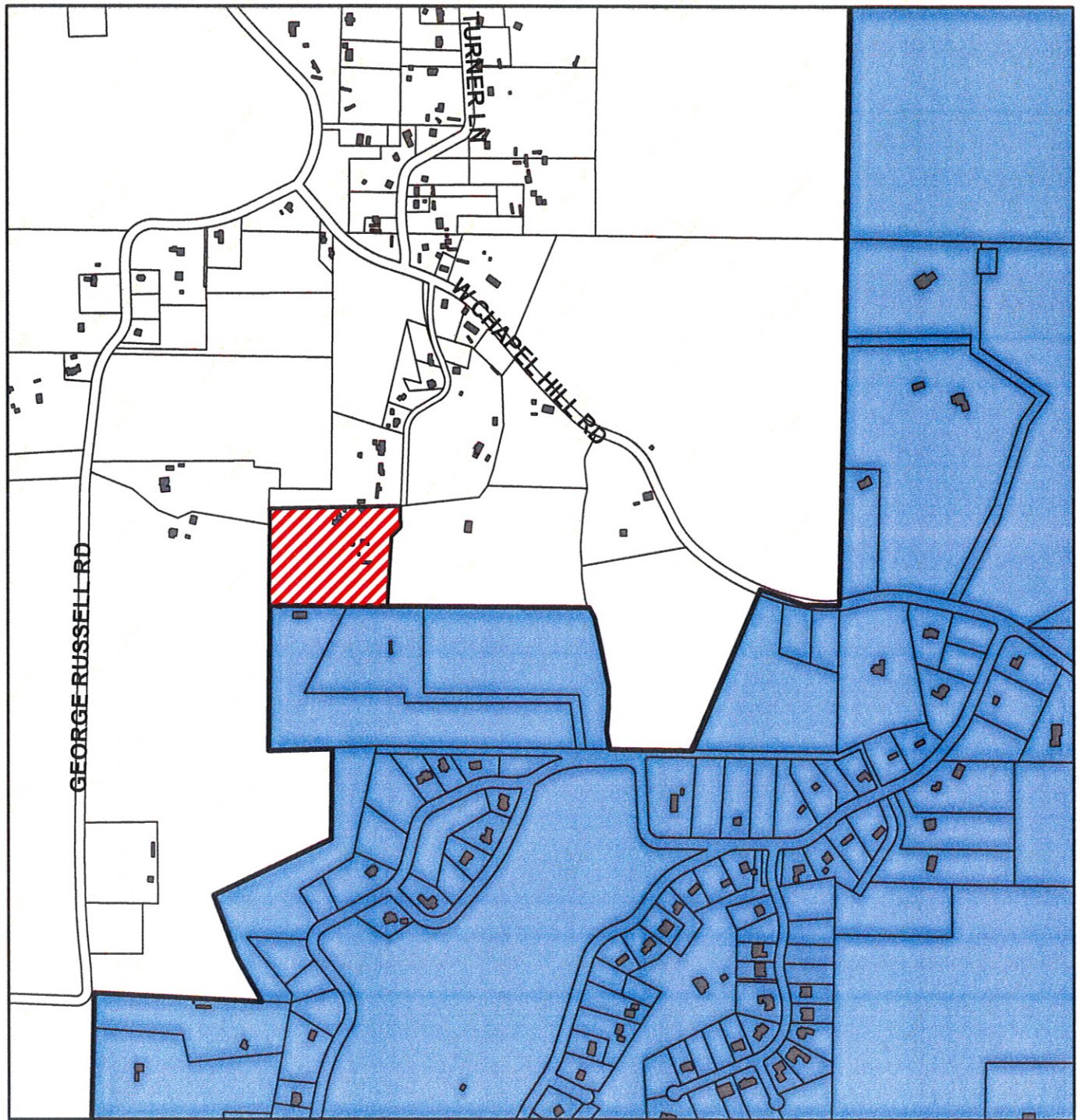
1. NORTH REFERENCE IS BASE BEARING FROM DEED AS SHOWN HEREON.
2. ALL MEASUREMENTS SHOWN ARE TO U.S. STANDARDS AND ARE FIELD MEASUREMENTS UNLESS OTHERWISE SHOWN
3. SOURCE OF INFORMATION USED FOR SURVEY: P.B. 1, PG 20
4. PROPERTY ADDRESS IS 908 3RD AVENUE, DECATUR, AL 35601
5. NO ENCROACHMENTS WERE FOUND 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
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 ON 09-26-2012



PROPERTY SURVEY -- LIGHTNING INDUSTRIAL SERVICES -- 908 3RD AVENUE SE

DRAWING DATE: 09-28-12 | DRAWN BY: RDH | APPROVED BY: RWH | JOB No. S-125-12 | SCALE: 1"=30' | PAGE 2 OF 2

# CERTIFICATE TO SUBDIVIDE NO. 3196-12



## LOCATION MAP

### Legend



PREPARED BY THE CITY OF DECATUR  
PLANNING DEPARTMENT



DRAWING NOT TO SCALE

APPLICANT: TAMMY REEVES AND TIM COCKRELL



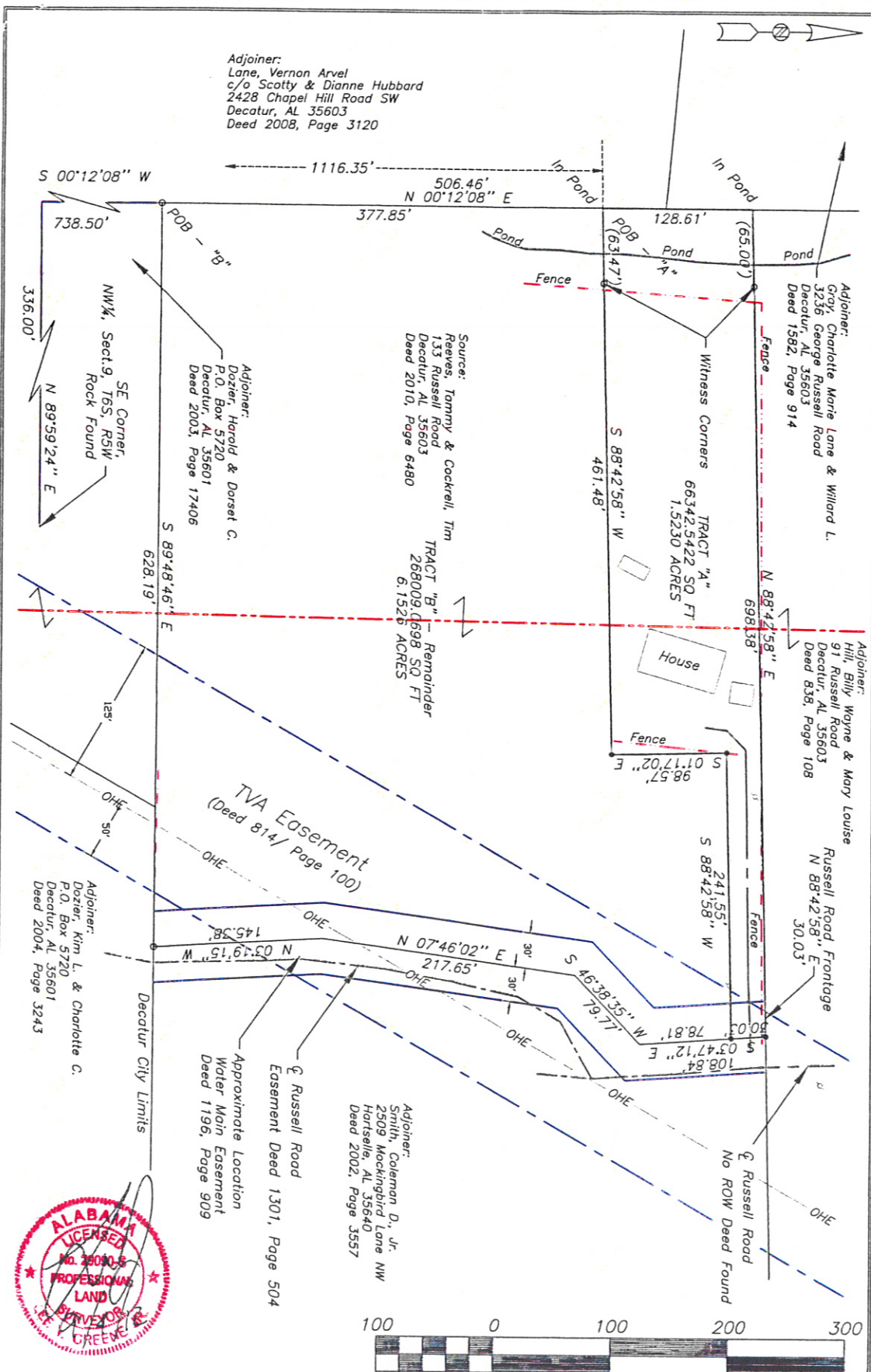
SUBJECT PROPERTY

**NO ZONING PJ ONLY**

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# CERTIFICATE TO SUBDIVIDE NO. 3196-12



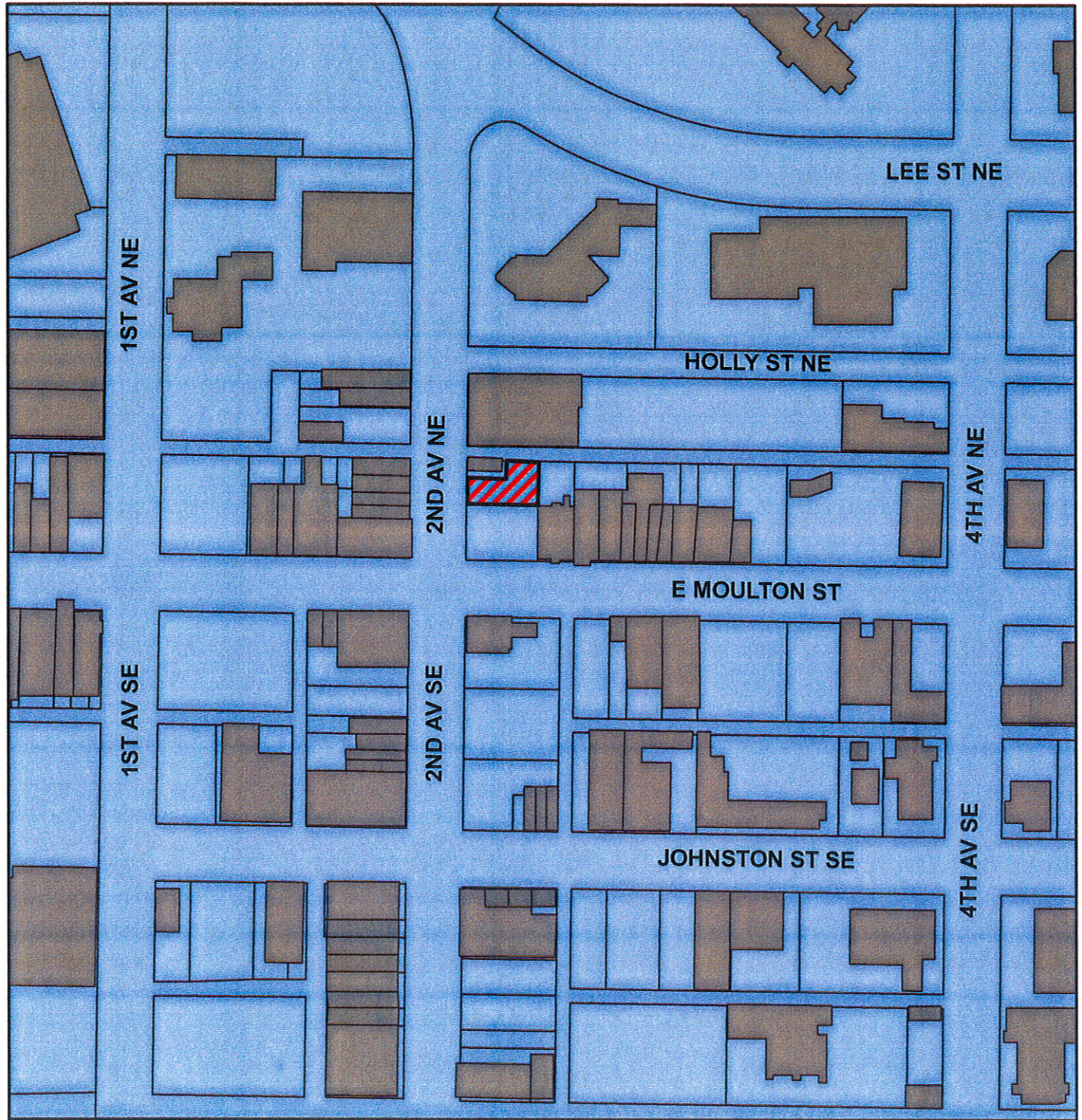
LEGEND OF SYMBOLS	
	Fence Line (Possession)
	Centerline
	Overhead Utility Lines
	1/2" Iron Pin Set w/ Cap Stamped "GREENE 10273"
	Monument Found
	Utility Pole

Not Original without Red Seal and Dated Signature.  
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<b>Lee Y. Greene &amp; Associates, Inc.</b> Engineering & Surveying 121 Sparkman Street SW, Hartselle, AL 35640 (256) 773-2304 (256) 773-2361 FAX www.leeegreene.com Alabama CA Number: 1332-E, 389-LS	
Drawing Date: 9/4/12	Field Survey: 8/22/12
Drawn By: LYR-2	File Number: 2012117 DWR



# SITE PLAN NO. 498-12



## LOCATION MAP

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PLANNING DEPARTMENT

### Legend



SUBJECT PROPERTY

**ZONED B-5**



DRAWING NOT TO SCALE

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# WINDSOR PLACE BOND REVIEW



## LOCATION MAP

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PLANNING DEPARTMENT



DRAWING NOT TO SCALE

### Legend

- bldg
- corplim
- SUBJECT PROPERTY

**APPLICANT LITRELL DEVE. CO.**

**ZONED R-3 AND R-5**

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