

Agenda Planning Commission

City of Decatur, AL
November 20, 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**

1. CALL MEETING TO ORDER

2. APPROVAL OF MINUTES – October 23, 2012

3. CONSENT APPROVALS

4. PUBLIC HEARING

5. NEW BUSINESS

PAGE/MAP

CERTIFICATES

- | | | |
|------------|---|-------|
| A. 3197-12 | Certificate to Subdivide (South of Bird Springs Road SW and west of Herbert Road SW) | 1/5-6 |
| B. 3198-12 | Certificate to Consolidate (South Tammy St SW and east of Spring Ave SW) | 1/7-8 |

BOND REVIEW

- | | |
|---|-----|
| A. Princeton Place (North of Deerfoot Way SW and east side of Shady Grove Lane SW) | 1/9 |
|---|-----|

VACATION REQUEST

- | | |
|--|------|
| A. 474-12 (Northern property line of Gooch tract west of Chapel Hill Road SW) | 2/10 |
|--|------|

REZONING REQUEST

B. 1265-12

3/11

(South of Chapel Hill Rd. SW and east of South Chapel Hill Rd. SW at the end of Ansley Way SW)

NEW BUSINESS

C. Planning Commission Resolution Regarding the Annexation of the Calhoun Community College Property

4/12-14

(East of Highway 31 and north of Airport Rd. in Limestone County)

Subdivision Committee
November 13, 2012

CONSENT AGENDA

Certificate

3197-12 Certificate to Subdivide

Applicant: Burton, Woodard, Merrel & Brown
Owner: Same

Zoning: Outside Corp Limits
Acreage: 32 acres

Request: Subdivide 32 acres into two tracts of 24 acres and 8 acres

Location: South of Bird Springs Road SW and west of Herbert Road SW

Conds: 1. Remove survey notation of Tract 3 (16 acres)
2. Applicants to sign ROW dedication blocks

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

Recomm: Approval with stated conditions

3198-12 Certificate to Consolidate

Applicant: Terry Coggins
Owner: Same

Zoning: R-2, SF Residential
Acreage:

Request: Consolidate Lot 5 and a portion of Lot 1, Longleaf Estates, Additions No. 3 & 4

Location: South Tammy St SW and east of Spring Ave SW

Conds: 1. Payment of recording fees

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

Recomm: Approval with stated condition

Bond Review

Princeton Place

Applicant: Danny Hill
Owner: Same

Zoning: R-3, SF Residential
Acreage: 15.8 acres

Request: Bond review for the completion of sidewalks in the Princeton Place Subdivision (LOC Amt. \$38,000 – Expires 2/10/2013). Issued 12/1/2008

Location: North of Deerfoot Way SW and east side of Shady Grove Lane SW

Recomm: The Subdivision Committee recommends accepting the subdivision, with the exception of the sidewalks, for public use and maintenance. Extend the sidewalk bond for one year, or until such time as development build out requires completion of the sidewalks.

END CONSENT AGENDA

PUBLIC HEARINGS

Vacation Request

474-12

Applicant: Monty Gooch & Summor Gooch
Owner: Same

Zoning: AG-2, Agricultural
Acreage:

Request: Vacate the northerly 25' utility and drainage easement

Location: Northern property line of Gooch tract west of Chapel Hill Road SW

Conds: None

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

1. Payment of recording fees to be paid to the City Clerk once request has cleared City Council

Recomm: Approval with stated condition

AGENDA
ZONING COMMITTEE MEETING
November 13, 2012
11:00 AM
CITY HALL ANNEX – 308 CAIN ST. NE

| | |
|-----------------|---|
| Members: | Kent Lawrence , BOZA; Tom Polk and Tony Powell, Building Department; Tracy Tubbs , Planning Commission; Herman Marks , City Attorney; Karen Smith , Planner |
|-----------------|---|

| |
|---------------------------------|
| REZONING REQUEST 1265-12 |
|---------------------------------|

Applicant: Phillip Trivitt
Owner: N/A

Zoning: R-5 to R-1E
Acreage: 13.09 acres

Request: This is a request to rezone an R-5, Single-Family Patio Home Residential District, to an R-1E, Residential Estate District.

Location: South of Chapel Hill Rd. SW and east of South Chapel Hill Rd SW at the end of Ansley Way SW

Pt. of Info: Property needs access to a public ROW

Recomm: The Zoning Committee and the Planning Department recommended approval. This request is in conformance with the Long Range Plan.

NEW BUSINESS

Annexation

Planning Commission Resolution Regarding the Annexation of the Calhoun Community College Property

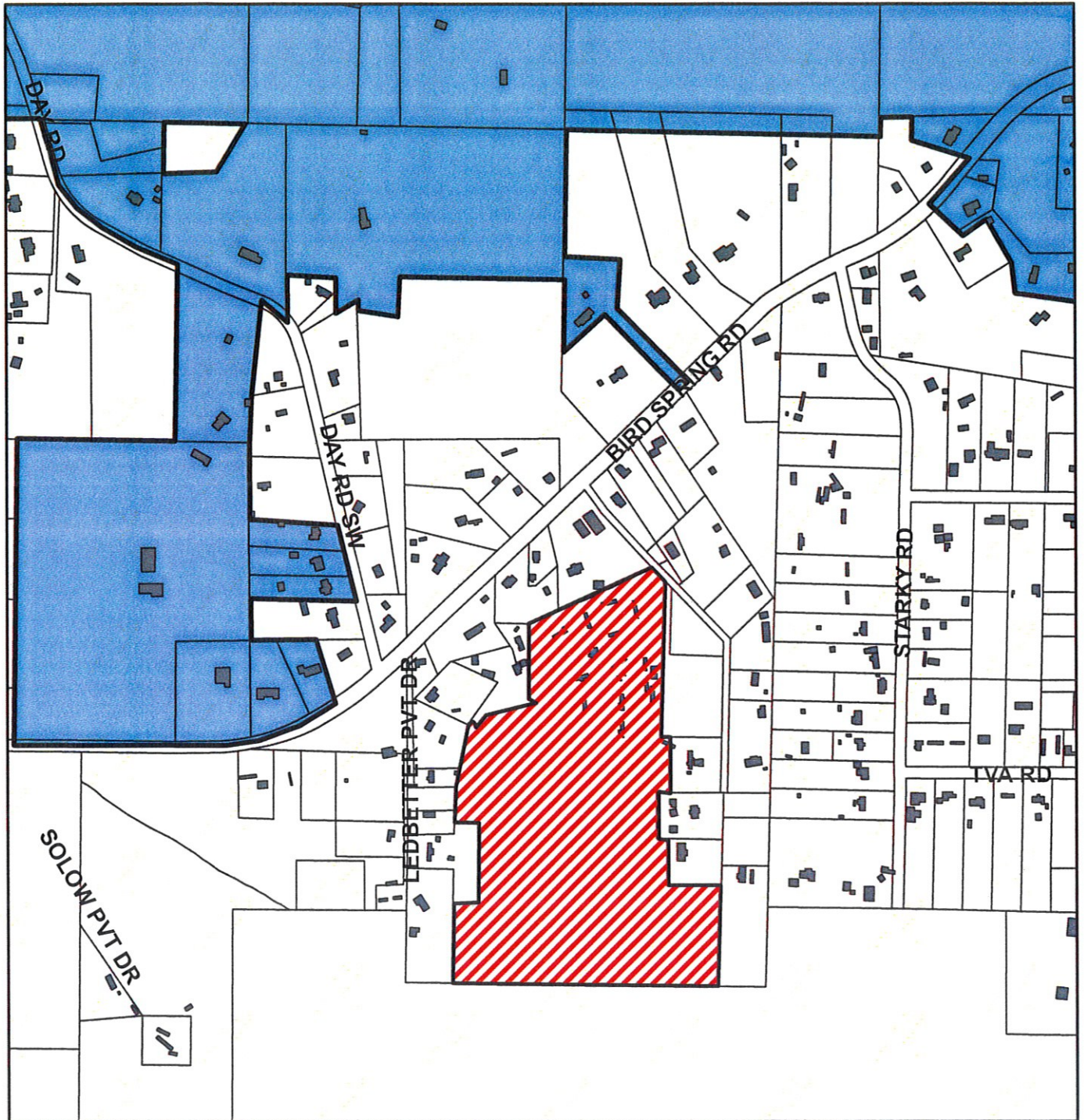
Applicant: Calhoun Community College Zoning: N/A
Owner: Calhoun Community College Acreage: 115 acres

Request: This is a resolution to recommend to the City Council that the City Council approve the annexation of the Calhoun Community College property into the City of Decatur.

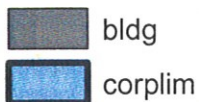
Location: East of Highway 31 and north of Airport Rd. in Limestone County

Recomm: Approval

CERTIFICATE TO SUBDIVIDE NO. 3197-12



Legend



LOCATION MAP

PREPARED BY THE CITY OF DECATUR
PLANNING DEPARTMENT



DRAWING NOT TO SCALE

APPLICANT: CLAUDIA FAY BURTON, SHERRY KAREN WOODARD, WANDA
BATES MERRELL AND VANITA JOYCE BROWN



SUBJECT PROPERTY

NO ZONE PJ ONLY

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 SUBDIVIDE NO. 3197-12

GURNEY'S SURVEYING COMPANY, INC.

1222 MAIN STREET WEST

(256) 773-2882

HARTSELLE, AL 35640

SCALE:

1"=200'

TITLE:

Boundary Survey for 32.0 Acres in Section 19,
T6S, R4W, Morgan County, Alabama

NO.

11-057

DRAWN BY:

AFG

Certificate to Subdivide for 2 Tracts

Sheet 1 of 3

DATE:

2-16-12

8-27-12

10-30-12

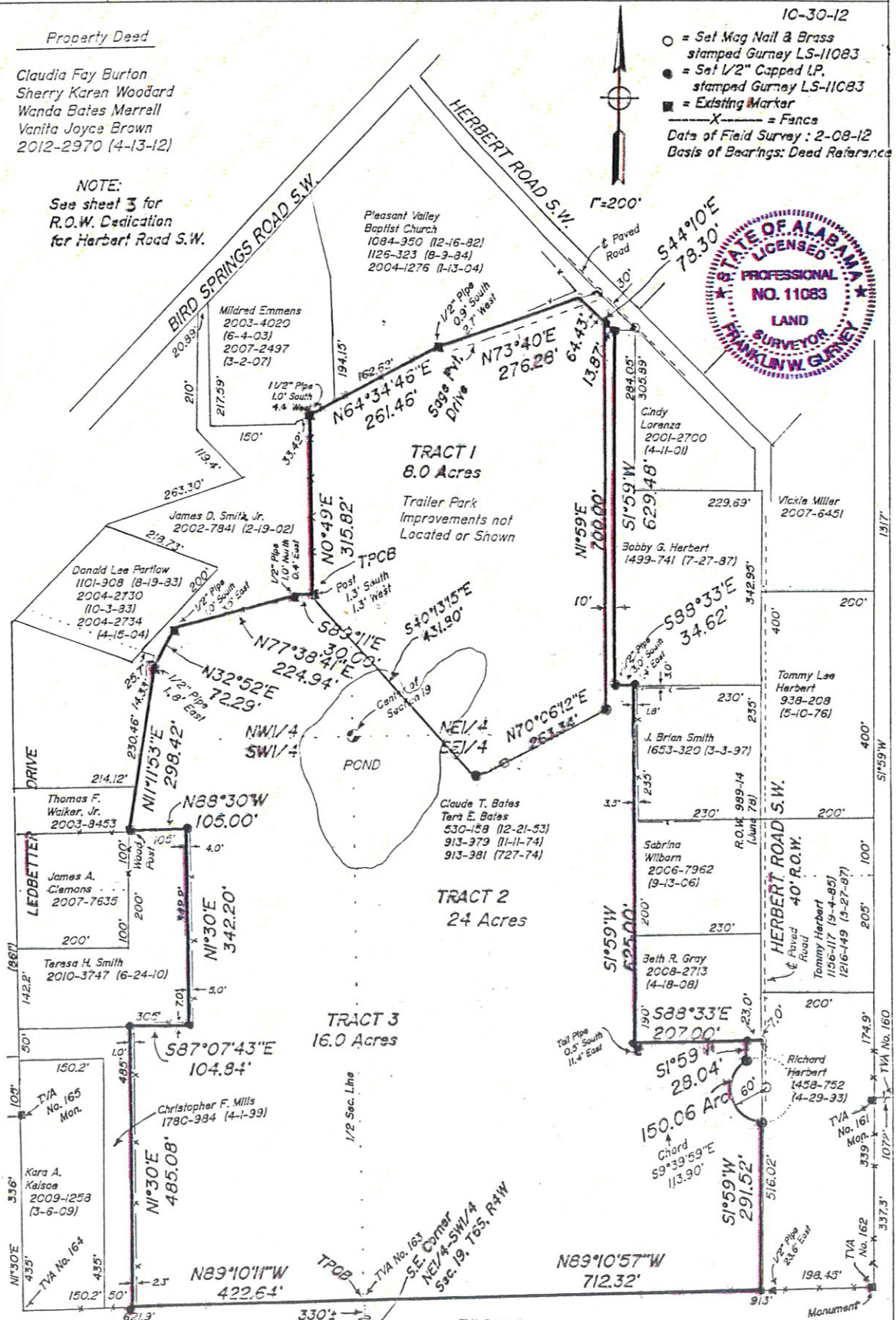
Property Deed

Claudia Fay Burton
Sherry Karen Woodard
Wanda Bates Merrill
Vanita Joyce Brown
2012-2970 (4-13-12)

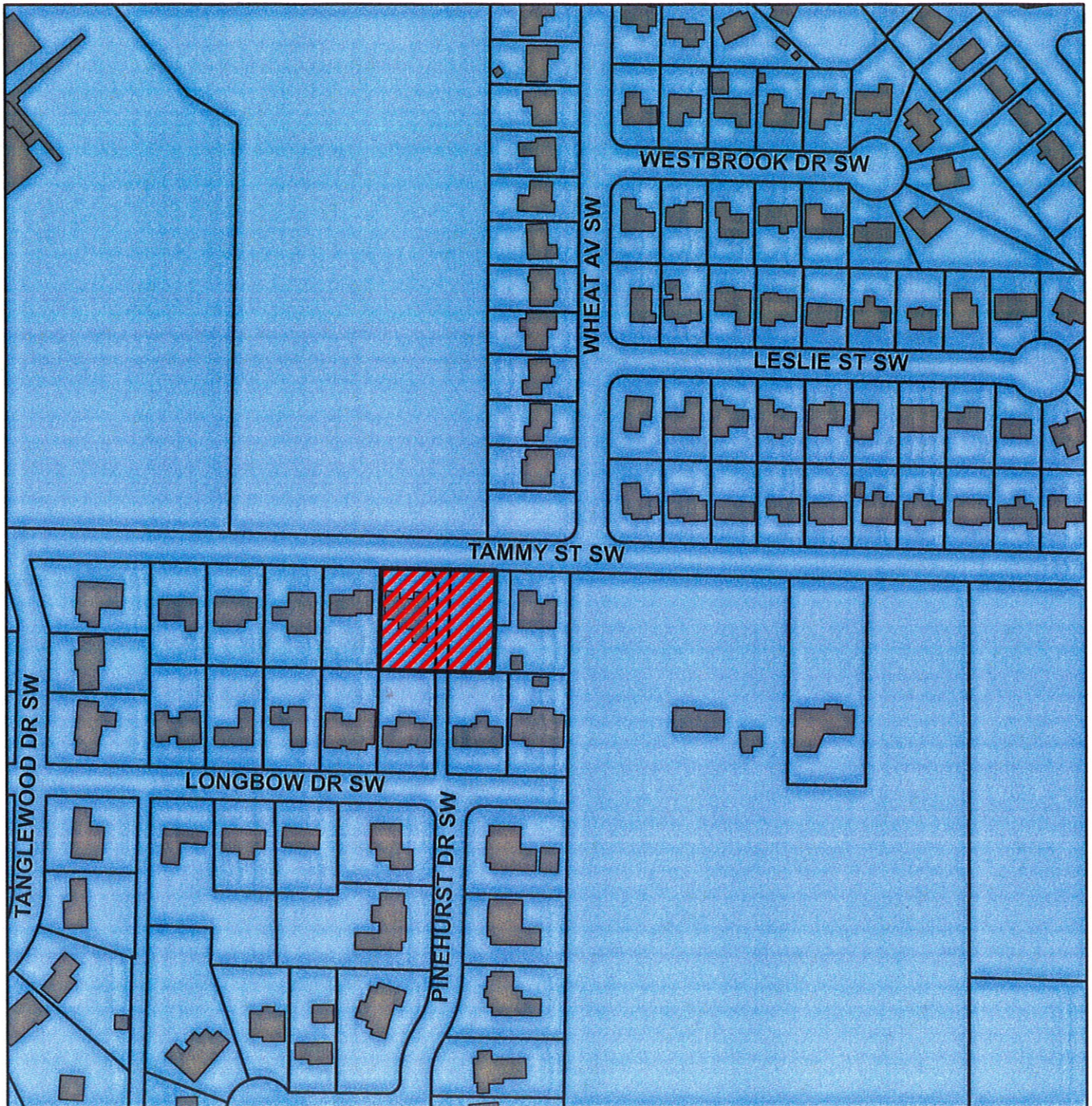
NOTE:
See sheet 3 for
R.O.W. Dedication
for Herbert Road S.W.

- = Set Mag Nail & Brass
stamped Gurney LS-11083
- = Set 1/2" Capped LP,
stamped Gurney LS-11083
- = Existing Marker
- X- = Fence

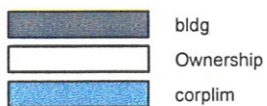
Date of Field Survey: 2-08-12
Basis of Bearings: Deed Reference



CERTIFICATE TO CONSOLIDATE NO. 3198-12



Legend



LOCATION MAP

PREPARED BY THE CITY OF DECATUR
PLANNING DEPARTMENT

APPLICANT: TERRY L. COGGINS



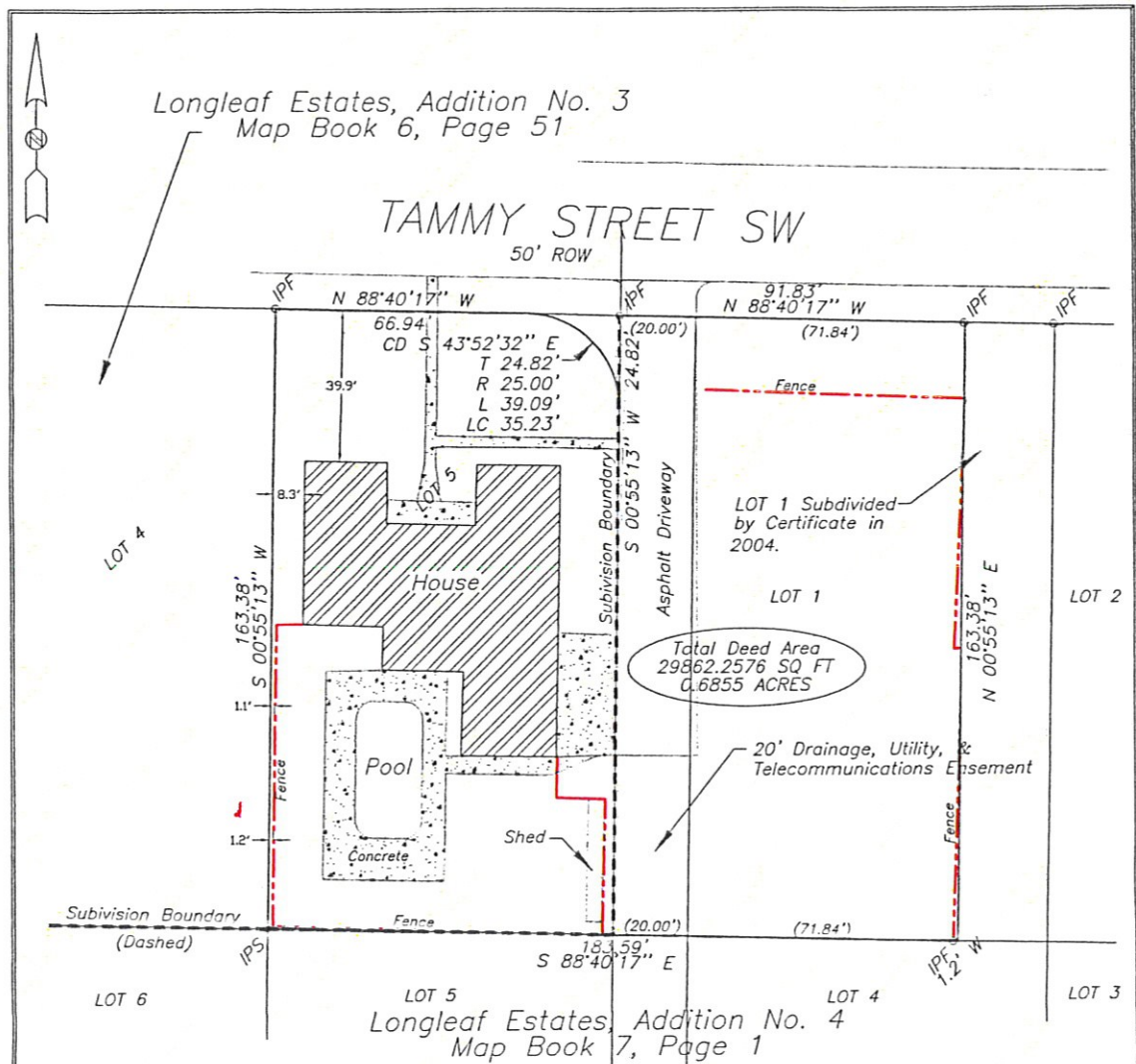
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 **SUBJECT PROPERTY**

ZONED R-2

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CERTIFICATE TO CONSOLIDATE NO. 3198-12



STATE OF ALABAMA)
MORGAN COUNTY)

I, Lee Y. Greene, Jr., a Registered Professional Engineer and Land Surveyor of Hartselle, Alabama hereby certify that all parts of this survey have been completed in accordance with the requirements of the Standards of Practice for Land Surveying in the State of Alabama, and that the foregoing is a true and correct plat or map of the following real estate, to-wit:

Lot 5, Longleaf Estates, Addition No. 3, Morgan County, Alabama as shown by map or plat of said subdivision file and of record in the Office of the Judge of Probate of Morgan County, Alabama in Plat Book 6, at Page 51.

The West 71.84 feet of Lot 1, Longleaf Estates, Addition No. 4, Decatur, Morgan County, Alabama, as shown by map or plat of said subdivision on file and of record in the Office of the Judge of Probate of Morgan County, Alabama in Map Book 7, at Page 1.

I further certify that there are no encroachments by buildings on the adjoining property; and that there are no right-of-way, easements, or joint driveways over or across said land visible on the surface of the ground; there are no electric or telephone wires (excluding wire which serves the premises only) or structures of supports thereof including poles, anchors and guy wires on or over said premises, except as shown. Subsurface and environmental conditions were not surveyed or examined or considered as part of the survey. No evidence or statement is made concerning the existence of underground or overhead conditions, containers, or facilities that may affect the use or development of this property. The professional surveyor has made no investigation of independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose. In providing this boundary survey, no attempt has been made to obtain or determine concerning existence, size, depth, condition, capacity or location of any utility existing on site, whether private, municipal or public owned.

According to my professional judgment the 22nd day of October, 2012.

Lee Y. Greene, Jr.
Alabama Reg. No. 23090-S
Alabama Reg. No. 21218-E

LEGEND OF SYMBOLS

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

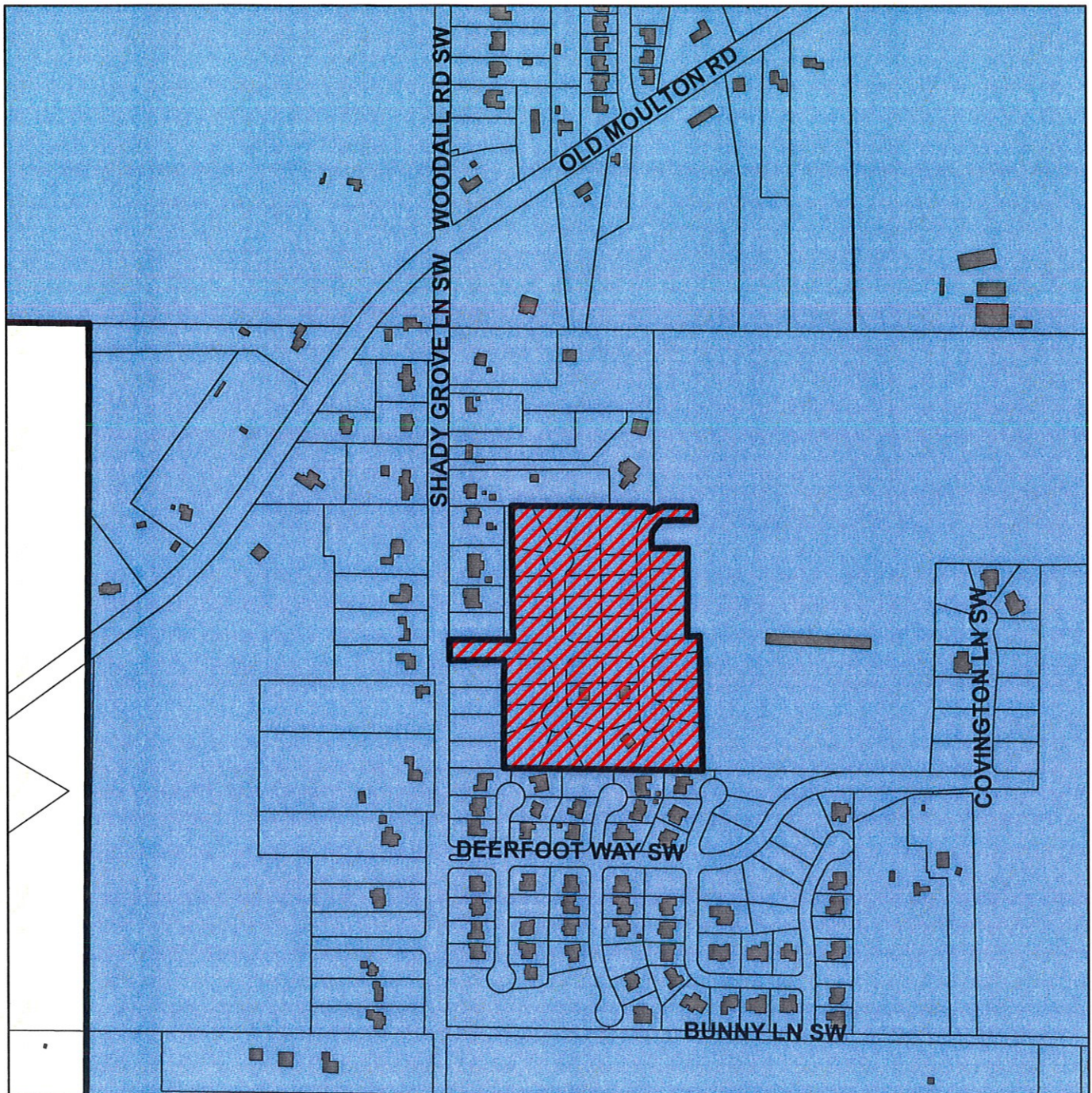
Not Original without Red Seal and Dated Signature.
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Lee Y. Greene & Associates, Inc.
Engineering & Surveying
121 Sparkman Street SW, Hartselle, AL 35640
(256) 773-2304 (256) 773-2361 FAX
www.leegreene.com
Alabama CA Number: 1332-E, 389-LS

Drawing Date: 10/22/12 Field Survey: 10/22/12
Drawn By: LYG-2 File Number: 2012210.DWG

BOND REVIEW PRINCETON PLACE SUBDIVISION



Legend



bldg



Ownership



corplim



SUBJECT PROPERTY

LOCATION MAP

PREPARED BY THE CITY OF DECATUR
PLANNING DEPARTMENT

APPLICANT: DANNY HILL

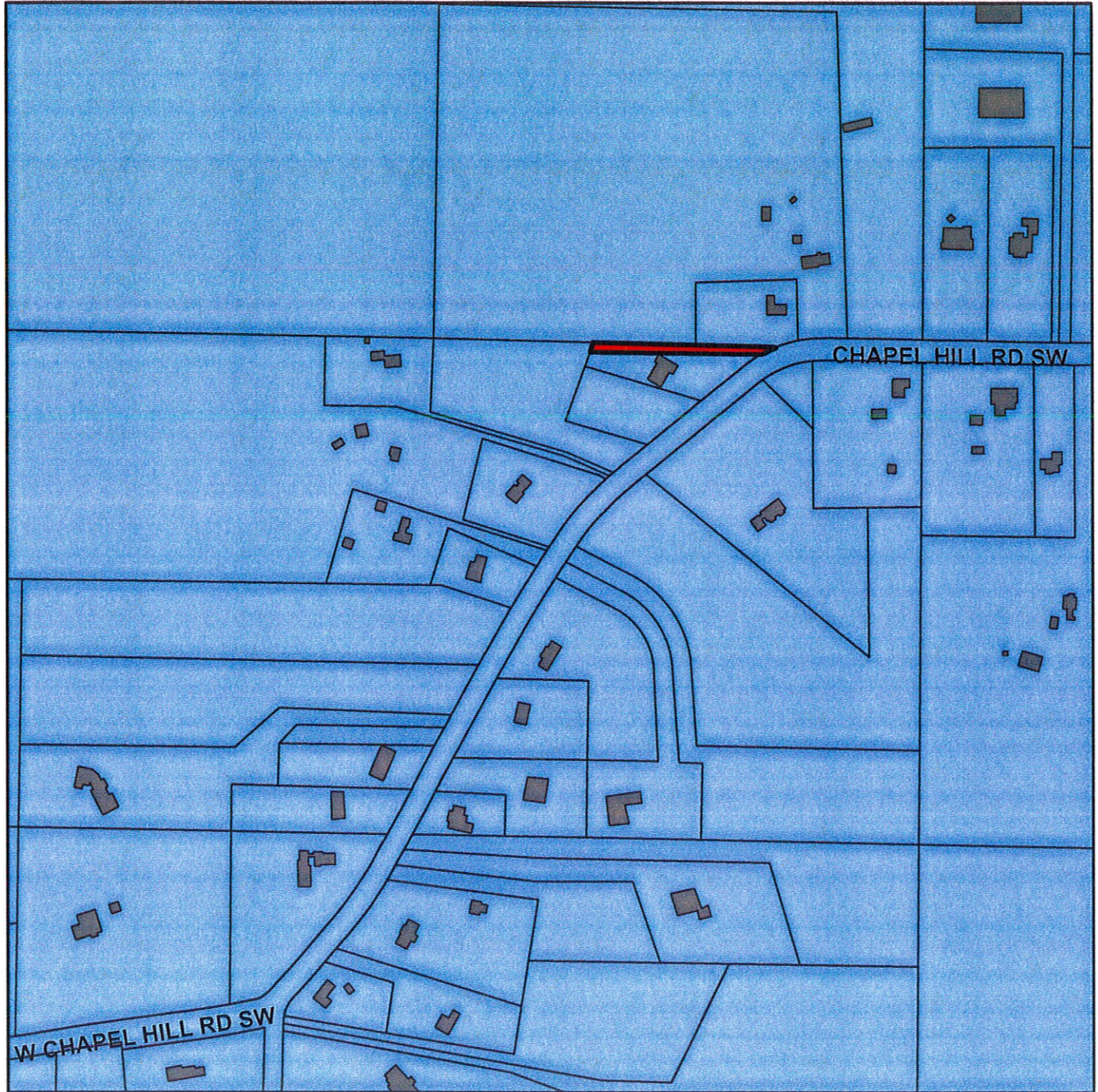


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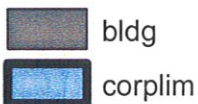
ZONED R-3

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VACATION REQUEST 474-12



Legend



 SUBJECT PROPERTY

LOCATION MAP

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PLANNING DEPARTMENT



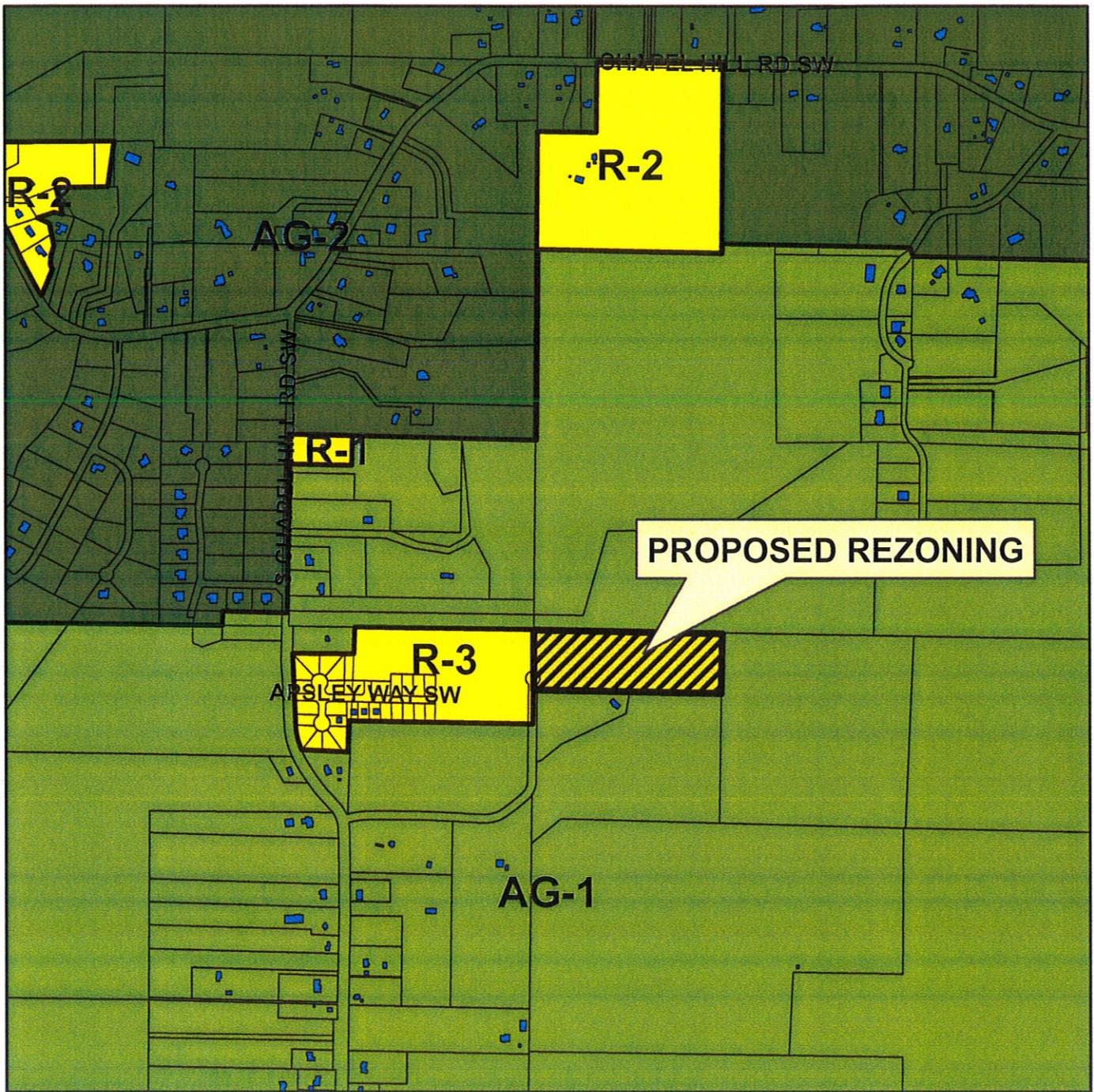
DRAWING NOT TO SCALE

APPLICANT: MONTY BELMONT GOOCH, JR. AND SUMMOR
SPEAKMAN GOOCH

ZONED AG-2

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REZONING REQUEST NO. 1265-12 FROM R-5 TO R-1E 13.09 ACRES



Legend

-  bldg
-  Ownership



SUBJECT PROPERTY

PROPERTY ZONED R-5

LOCATION MAP

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APPLICANT : P AND C REAL ESTATE DEVELOPMENT , LLC



DRAWING NOT TO SCALE

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Resolution 12-001

WHEREAS, Calhoun Community College has requested annexation into the corporate limits of the City of Decatur, Alabama to ensure their student body and faculty consistent and prompt fire, police and emergency medical services;

WHEREAS, Calhoun has added a campus; namely, the Alabama Center for the Arts, which is already located in the corporate limits of the City of Decatur, Alabama and receives these protective services;

WHEREAS, the Decatur Fire and Rescue Department can provide aerial units for coverage of multi-story buildings, hazardous materials response and advanced life support emergency medical response;

WHEREAS, the Fire Department will also conduct fire drills on a regular basis, as well as, fire and rescue inspections of school facilities;

WHEREAS, the Decatur Fire and Rescue Department can provide reduced response time to the campus resulting in a savings on fire protection insurance;

WHEREAS, Decatur Police Officers have training focused on school threats and the Department has an active SWAT team; and

WHEREAS, annexation would provide improved coordination between the Calhoun Police and the Decatur Police Department; as well as, supplementary services to and in support of the Calhoun Campus Police in response to emergency situations;

WHEREAS, the Police Department operates a modern training program and training opportunities would be extended to members of the Calhoun College Campus Police;

WHEREAS, the public health, public safety, and public good will be fostered by the annexation of Calhoun Community College;

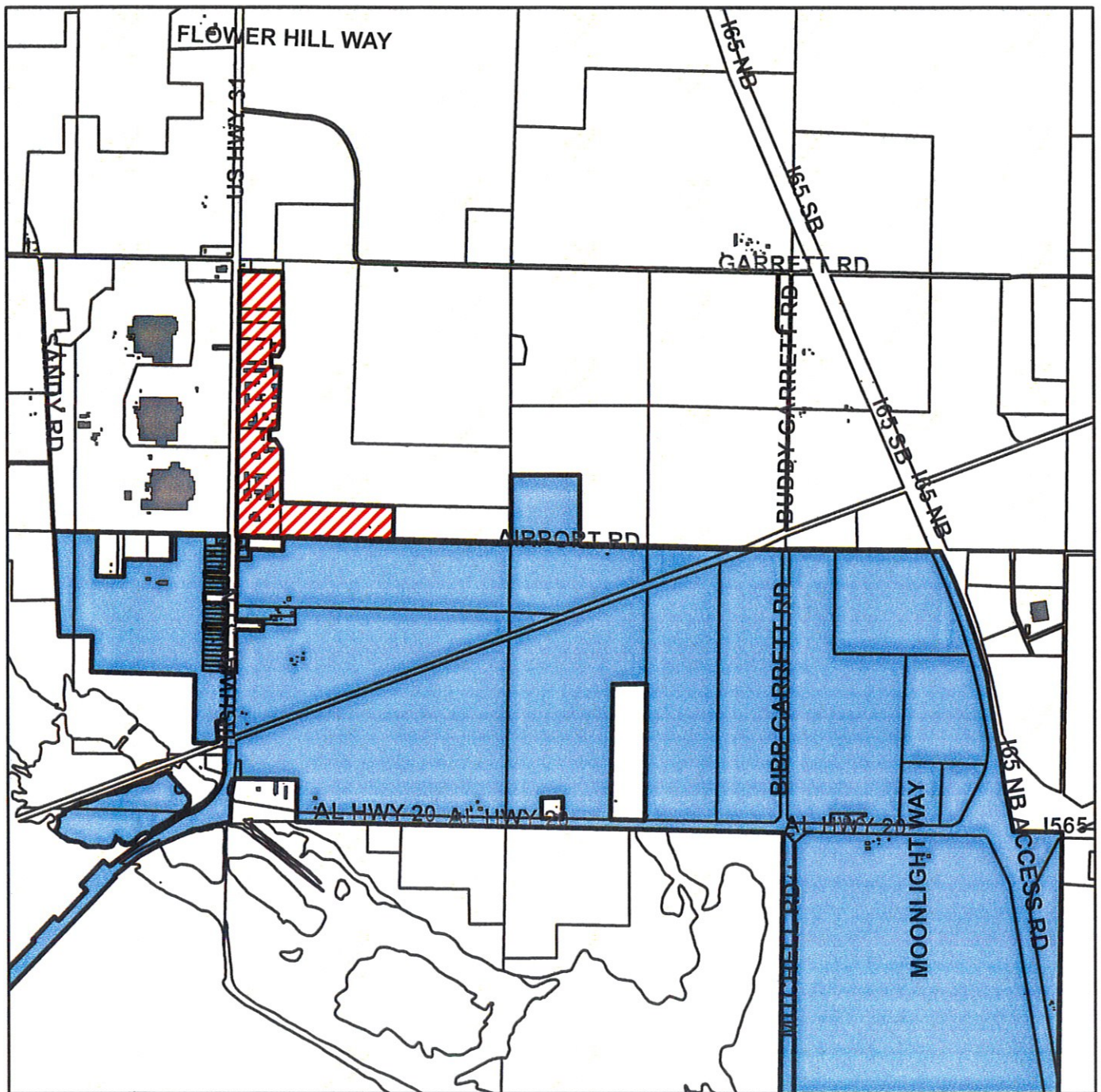
THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Decatur, Alabama that it recommends to the governing body of the City of Decatur, that the annexation of Calhoun Community College be assented to and approved.

Adopted this 20th day of November 2012.




Gil Aldrich, Chairman
Planning Commission

ANNEXATION REQUEST NO. 335-12

APPROX. 125 ACRES



Legend

-  parcel
-  bldg
-  corplim

LOCATION MAP

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PLANNING DEPARTMENT



DRAWING NOT TO SCALE

APPLICANT: CALHOUN COLLEGE

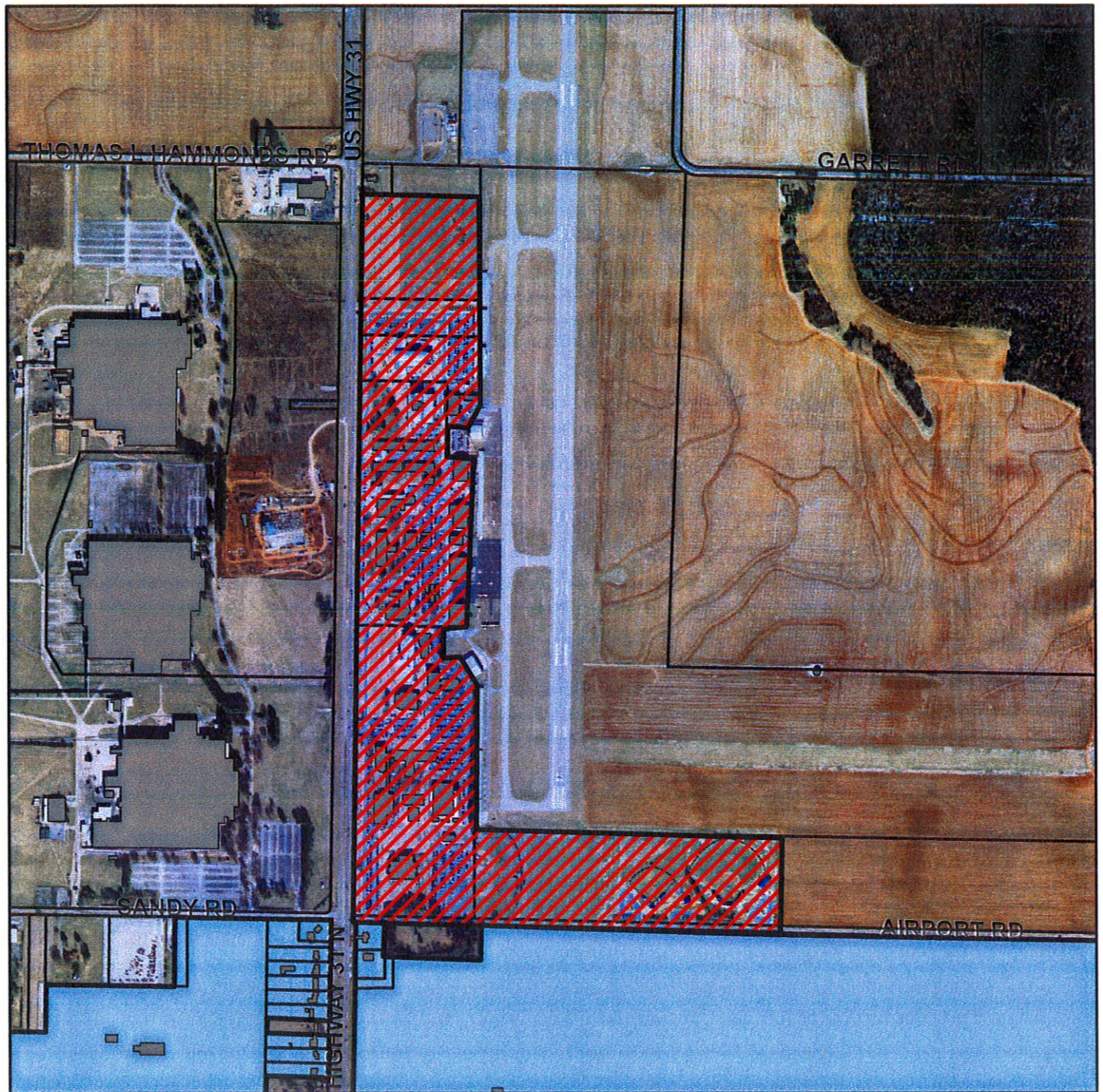


SUBJECT PROPERTY

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ANNEXATION REQUEST NO. 335-12

APPROX. 125 ACRES



LOCATION MAP

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APPLICANT: CALHOUN COLLEGE



SUBJECT PROPERTY

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