

MEMORANDUM

DATE: October 15, 2014

TO: Planning Commissioners

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

PLANNING COMMISSION MEETING

October 21, 2014

Pre-meeting – 2:15 p.m. (Annex)

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

Agenda Planning Commission

City of Decatur, AL

October 21, 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- September 23, 2014

3. PUBLIC HEARING

PAGE/MAP

PLATS

- A. Glens at Burningtree – Replat of Addition III – Minor Plat
(South of Victoria Circle SE and east of Indian Hills Road SE) 1/4
see plat

4. CONSENT AGENDA

BOND REVIEW

- A. Princeton Place Subdivision 1/5
(North of Deerfoot Way SW and east side of Shady Grove Lane SW)

5. OTHER BUSINESS

VACATION REQUESTS

- A. 489-14 2/6
(North of Church Street SE and the northern most end of Riverview Ave SE)

5. OLD BUSINESS

- A. Prince Place Subdivision - tabled until October meeting 2/7
(North of 8th Street SE and east of 6th Avenue SE)
- A. Vacation Request 484-14 3/8
(North of 8th St. SE and east of 6th Ave SE)

**Minutes
Subdivision Committee
October 14, 2014**

PUBLIC HEARING

PLATS

Glens at Burningtree IV – Replat of Addition III – Minor Plat

Applicant: Morris Development Co. Inc.
Owner: Same

Zoning: R-6, Townhomes
Acreage: .55 acres

Request: Final approval to subdivide .55 acres into three (3) R-6 townhomes lots of .20 acres, .11 acres and .24 acres

Location: South of Victoria Circle SE and east of Indian Hills Road SE

Conds:

1. Payment of \$115.00 plat application fee
2. Payment of \$36.66 for notification of adjacent property owner letters
3. Payment of \$21.00 for plat recording fee
4. Change plat title to: Replat of The Glens @ Burningtree, Addition III
Lots 1,2,3, & 4

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

Recomm: Approval with stated conditions

END PUBLIC HEARING

CONSENT AGENDA

BOND REVIEW

Princeton Place Subdivision

Applicant: Hill Development Co. LLC
Owner:

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

Request: Bond review for the completion of sidewalks in the Princeton Place Subdivision (LOC Amount: \$38,000 – Expires 1/20/2015). First 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.

END CONSENT AGENDA

VACATION REQUEST

489-14

Applicant: Decatur Utilities
Owner: Same

Zoning: M-2, Heavy Industry
Acreage: .30 acres

Request: Vacate a portion of Riverview Ave. SE - .30 acres

Location: North of Church Street SE and the northern most end of Riverview Ave SE

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

Recomm: Approval

OLD BUSINESS

Prince Place Subdivision – Tabled until October meeting

Applicant: Pugh Wright McAnally
Owner: WLP, LLC

Zoning: RD-2, Redevelopment
Acreage: 1.36 acres

Request: Preliminary approval to consolidate Lots 17-24, DLI&F, Addition No. 4 Block 81

Location: North of 8th Street SE and east of 6th Avenue SE

Conds:

1. Completion and recording of Vacation Request 484-14
2. Payment of \$100.00 for plat application fee
3. Payment of \$54.99 for notification of adjacent property owner letter
4. Change the name of the subdivision – too close to Princeton Place Subdivision

5. Provide a temporary 20 foot public ingress egress easement running north and south across the vacated alley (see Vacation Request 484-14). Said easement shall be recorded by separate instrument in the Morgan County Courthouse. Said easement shall remain in place until the development is completed and a certificate of occupancy is issued for this site. The City shall not be responsible for the maintenance of said easement.
6. Agreement for maintenance of relocated alley by separate instrument and plat note
7. Dedicate 15 foot DUTE along 8th street (currently showing 10 feet)
8. Additional needed easement for truck access will be provided by separate instrument

Pt. of Info:

- (1) Any relocation of utilities will be at the owner's expense.***
- (2) Site plan approval will be required prior to any development.***
- (3) All curb cuts to 8th St. SE and 6th Ave SE shall be approved by ALDOT and The City of Decatur***
- (4) All utilities will be underground***
- (5) Construction of the public ingress egress easement may begin prior to site plan approval***

Recomm: Approval with stated conditions

Upon roll call vote, the Planning Commission unanimously voted to table the item until the October 2014 Planning Commission meeting.

VACATION REQUESTS

484-14 – Tabled until October meeting

Applicant : Pugh Wright McAnally
Owner: WLP, LLC

Zoning: RD-2, Redevelopment
Acreage: .09 acres

Request: Vacate a portion of an existing alley running north and south in Blk 81 of DLI&F, Addition No. 4

Location: North of 8th St. SE and east of 6th Ave SE

Conds: 1. Fix state code reference.

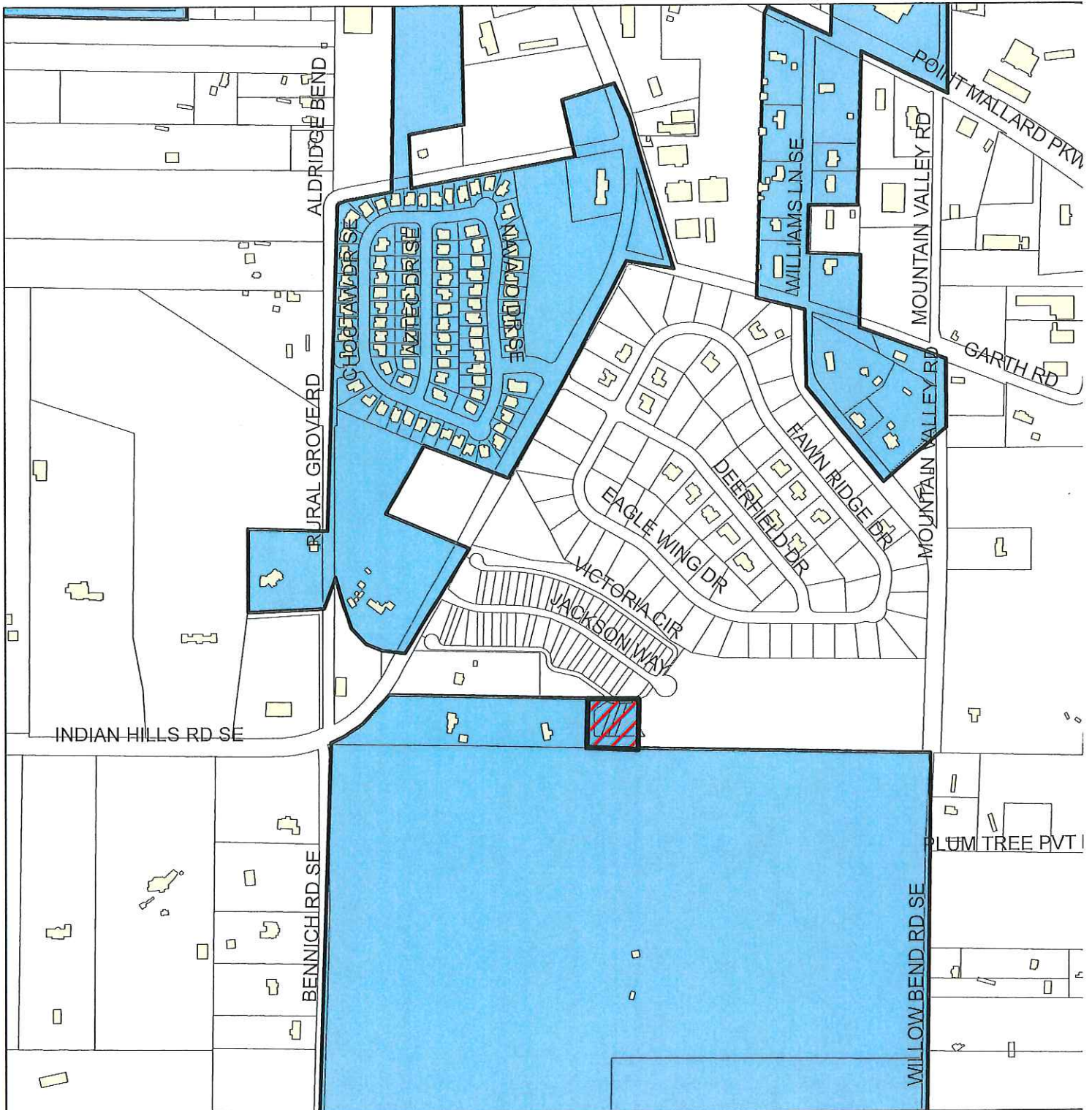
Pt. of Info:

- (1) Any relocation of utilities will be at the owner's expense.***
- (2) Site plan approval will be required prior to any development.***
- (3) All curb cuts to 8th St. SE and 6th Ave SE shall be approved by ALDOT and the City of Decatur***
- (4) Recording fees to be paid to City Clerk once request clears Council.***





Recomm: Approval with stated conditions

Commissioner Tubbs made the motion to table the vacation request. Commissioner Ard seconded the motion. Upon roll call vote, the motion was unanimously approved.

THE GLENS AT BURNINGTREE IV MINOR PLAT A REPLAT OF ADDITION III



Legend

-  Ownership
-  Buildings
-  Corporate Limits
-  **SUBJECT PROPERTY**

LOCATION MAP

APPLICANT: MORRIS DEVELOPMENT INC.

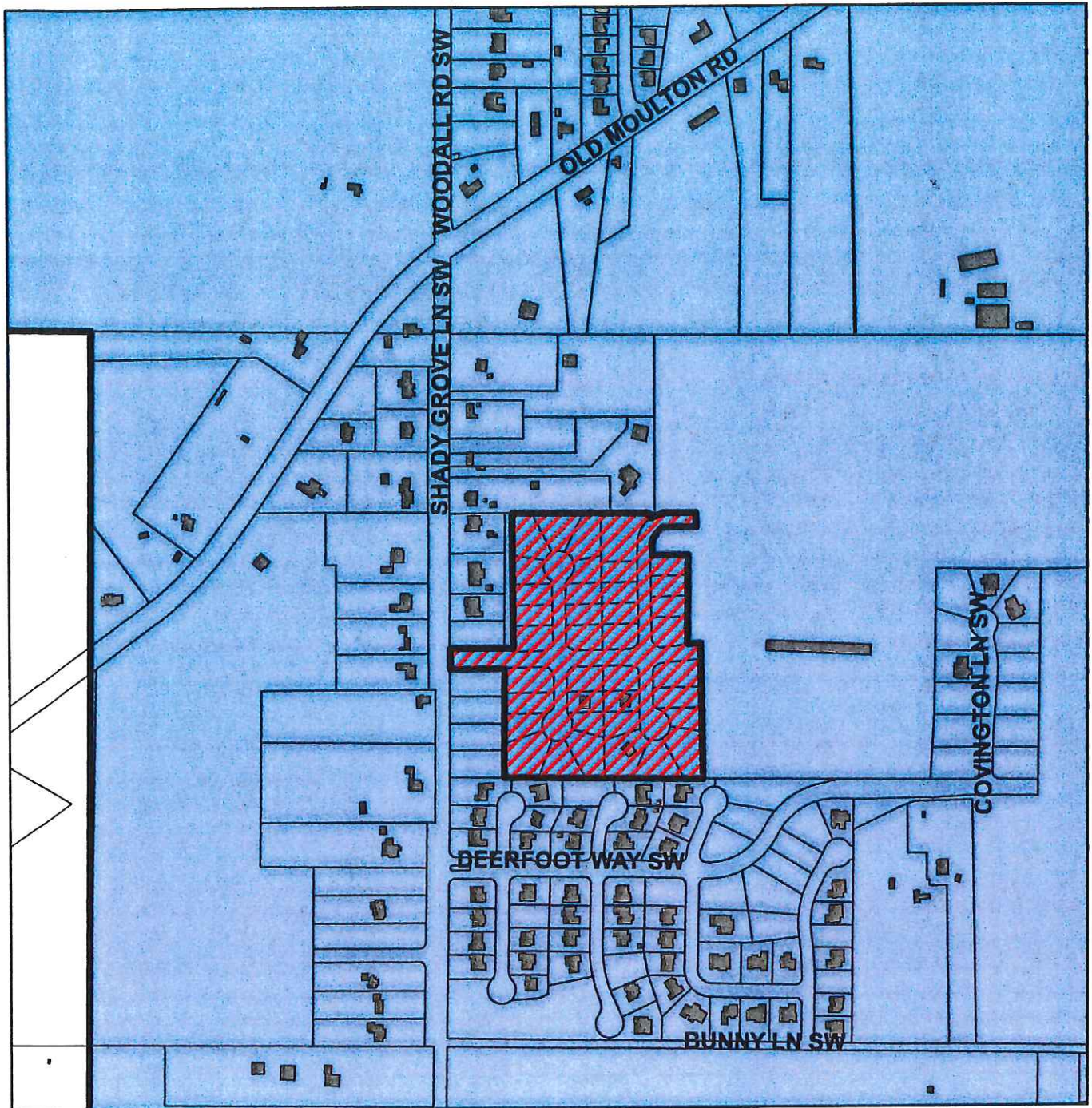
PROPERTY ZONED R-6



4

DRAWING NOT TO SCALE

BOND REVIEW PRINCETON PLACE SUBDIVISION



Legend



bldg



Ownership



corplim



SUBJECT PROPERTY

LOCATION MAP

PREPARED BY THE CITY OF DECATUR
PLANNING DEPARTMENT



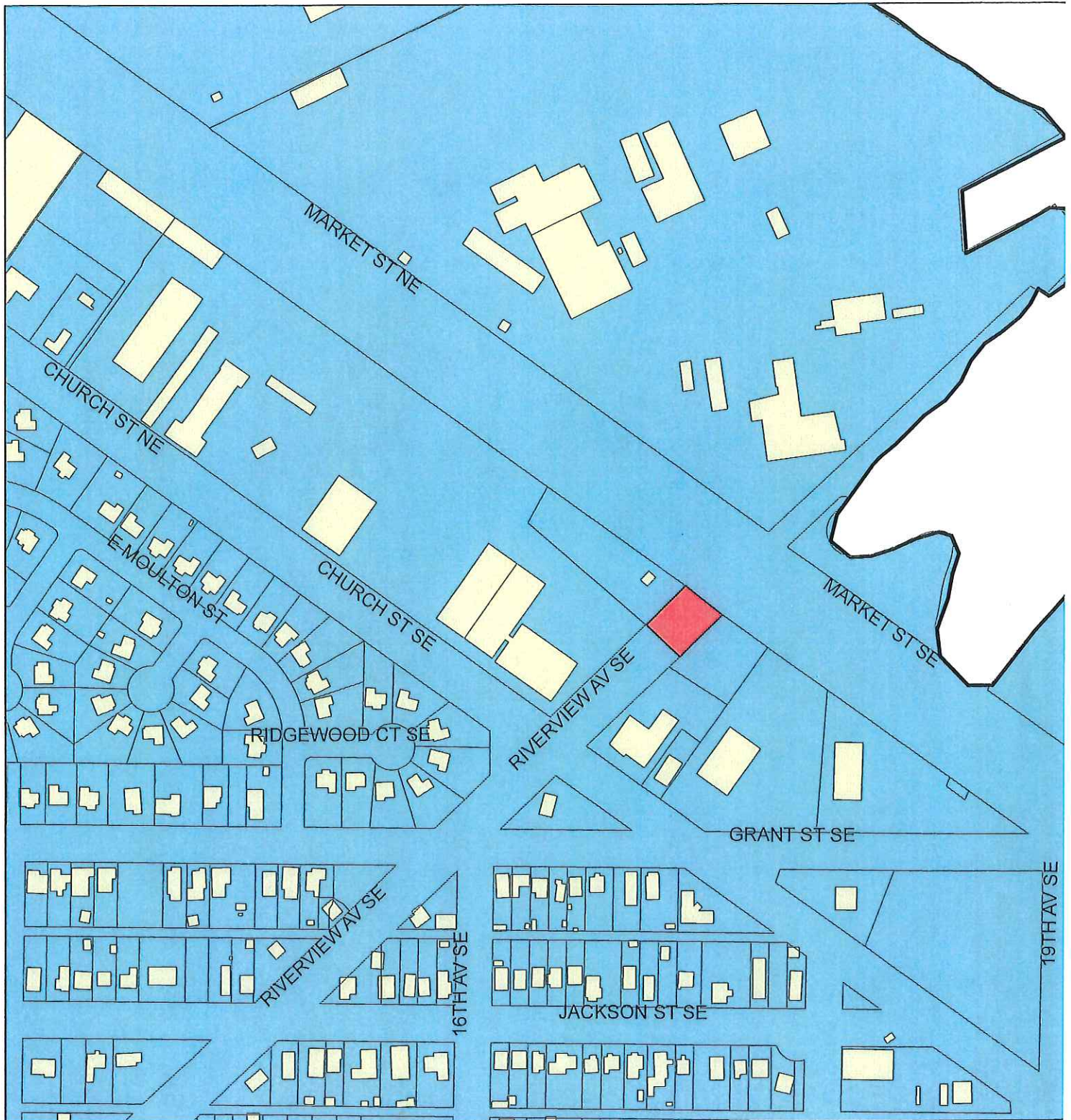
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APPLICANT: DANNY HILL





ZONED R-3

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.

VACATION REQUEST NO. 489-14



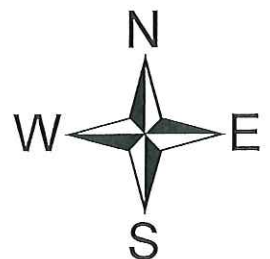
Legend

-  Ownership
-  Buildings
-  Corporate Limits
-  **SUBJECT PROPERTY**

LOCATION MAP

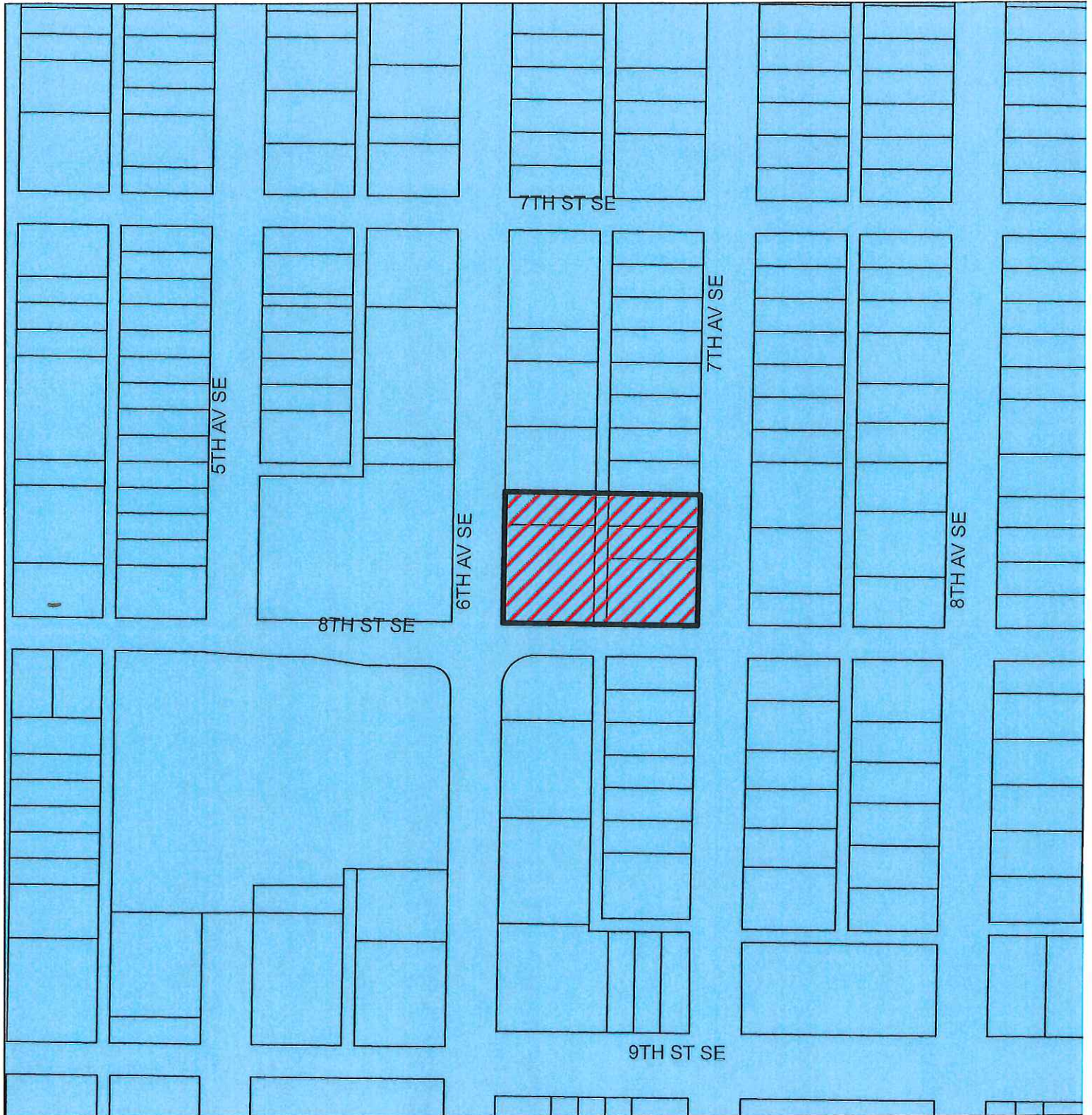
APPLICANT: DECATUR UTILITIES

PROPERTY ZONED M-2



6
DRAWING NOT TO SCALE

PRINCE PLACE SUBDIVISION PRELIMINARY PLAT



LOCATION MAP

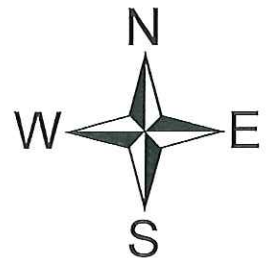
Legend

 Corporate Limits

 **SUBJECT PROPERTY**

APPLICANT: WLP, LLC

PROPERTY ZONED RD-2



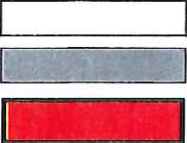
7
DRAWING NOT TO SCALE

VACATION REQUEST NO. 484-14



LOCATION MAP

Legend



Parcels
bldg
SUBJECT PROPERTY

APPLICANT: WLP, LLC



DRAWING NOT TO SCALE