

MEMORANDUM

DATE: December 16, 2015

TO: Planning Commissioners

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

PLANNING COMMISSION MEETING

December 22, 2015

Pre-meeting – 2:15 p.m. (Annex)

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

Agenda Planning Commission

City of Decatur, AL

December 22, 2015

Time: 3:15 PM

City Council Chambers

Commissioners: **Tracy Tubbs**, *Chairman*; **Em Barran**, *Vice Chairman*; **Kent Lawrence**, *Secretary*; **Gary Borden**; **Chuck Ard**; **Frances Tate**; **Joseph Wynn**; **Nell Standridge**; **Eddie Pike**

1. CALL MEETING TO ORDER

2. APPROVAL OF MINUTES- November 17, 2015

3. PUBLIC HEARING

PAGE/MAP

PLAT REVIEW

A. Ingalls Harbor - Minor Plat (North of Wilson St. NW and west of Neher St. NW)	1/5 see plat
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4. CONSENT AGENDA

CERTIFICATES

A. 3292-15	Certificate to Subdivide (South of Stratford Rd. SE and east of Stanley St. SE)	1/6-8
B. 3293-15	Certificate to Subdivide (South side of Timberland Drive SW and east of Ramona Drive SW)	2/9-10
C. 3294-15	Certificate to Consolidate (South of Grant St. SE and west side of 2 nd Avenue SE)	2/11-13
D. 3295-15	Certificate to Consolidate (South of Prospect Drive SE and west side of 2 nd Avenue SE)	3/14-15
E. 3296-15	Certificate to Subdivide (South of Modaus Rd. SW and east side of Harold Drive)	3/16-17
F. 3297-15	Certificate to Consolidate (North of Minor Hill Rd. on the west side of Joe Davis Drive SW)	3/18-19

SITE PLAN REVIEW

A. 534-15	PHD Hotels, Inc. (North of Wilson St. NW and west of Neher St. NW)	3/20 see plat
B. 535-15	Dobbs Properties, LLC (South of 10 th St. SE and east of 4 th Avenue SE)	4/21 see plat

Minutes
Subdivision Committee
December 15, 2015

PUBLIC HEARING

Plat Review

Ingalls Harbor – Minor Plat

Applicant: PHD Hotels & City of Decatur
Owner: Same

Zoning: RD & B3R
Acreage: 34.82 acres

Request: Final approval for the subdivision and construction of a hotel at Ingalls Harbor

Location: North of Wilson St. NW and west of Neher St. NW

- Conds:
1. Payment of \$110.00 for plat application fee
 2. Payment for notification of adjacent property owners
 3. Payment of recording fee
 4. Provide "Title Opinion" prepared certified by a licensed attorney
 5. Dedicate 10' easements for existing water and power lines – per DU
 6. Amend plat to provide GPS coordinates as required by Subdivision Regulations

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

Recomm: Approval with stated conditions

CONSENT AGENDA

Certificates

3292-15 Certificate to Subdivide

Applicant: Peggy Christensen
Owner: Same

Zoning: B-2, General Business
Acreage: 2.7 acres

Request: Subdivide 2.7 acres into two tracts of 53 acres and 2.22 acres

Location: South of Stratford Rd. SE and east of Stanley St. SE

- Conds:
1. Provide a sealed and stamped survey for recording
 2. Payment of recording fees
 3. Show existing utility easement on the north property line
 4. Dedicate a 10' utility easement along Highway 31

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

Recomm: Approval with stated conditions

3293-15 Certificate to Subdivide

Applicant: Peter Bromirski
Owner: Same

Zoning: AG-1, Agricultural
Acreage: 1.12 acres

Request: Recognize a 1.12 acre lot as a legal lot within the corporate limits of Decatur

Location: South side of Timberland Drive SW and east of Ramona Drive SW

Conds: 1. Payment of recording fees
2. Continue ROW and easements around cul-de-sac as shown on Oak Lea, Addition 6 subdivision

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

Recomm: Approval with stated condition.

3294-15 Certificate to Consolidate

Applicant: B Cubed, LLC
Owner: Same

Zoning: B-5, Central Business
Acreage: .24 acres

Request: Consolidate Lots 6, 7, 8 & 9 of DLI&F, Addition No. 3, Blk 52 into one tract of .24 acres

Location: South of Grant St. SE and west side of 2nd Avenue SE

Conds: 1. Payment of recording fees

Pt. of Info:

- (1) Any relocation of utilities will be at the owner's expense.***
- (2) Agreement between City and property owners on the south side to be approved by the City prior to the CO***

Recomm: Approval with stated conditions

3295-15 Certificate to Consolidate

Applicant: Baron Divestiture Co.
Owner: Same

Zoning: M-1 and RD
Acreage: 3.87 acres

Request: Consolidate two tracts of 3.15 acres and .72 acres into one tract of 3.87 acres

Location: South of Prospect Drive SE and west side of 2nd Avenue SE

Conds: 1. Provide copy of deed showing ownership
2. Payment of recording fees
3. Provide letter requesting subdivision signed by property owner
4. Show all existing easements on the consolidated tract per Certificate 3264-15
5. Provide an easement for the existing powerline running north and south along the railroad track (5' feet east of the existing line, west to the railroad track)

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

Recomm: Approval with stated conditions.

3296-15 Certificate to Subdivide

Applicant: Archel Gillespie
Owner: Same

Zoning: Outside Corp Limits
Acreage: .89 acres

Request: Subdivide Lot 50 of Stone Acres Subdivision into two tracts of .35 acres and .54 acres

Location: South of Modaus Rd. SW and east side of Harold Drive

Conds: 1. Payment of recording fees
2. Dedicate a 20' electrical easement for a new service line along the south or north property line, directed by Joe Wheeler

Pt. of Info:

(1) Any relocation of utilities will be at the owner's expense.

(2) Water meter to be installed for Tract B

Recomm: Approval with stated conditions.

3297-15 Certificate to Consolidate

Applicant: Agnes Grant
Owner: Same

Zoning: RMH
Acreage: .85 acres

Request: Consolidate a portion of Lot 29 of the Cain Stovall Subdivision with the tract to the south to create a .85 acre tract

Location: North of Minor Hill Rd. on the west side of Joe Davis Drive SW

Conds: 1. Connect to existing sewer line in front of the consolidated lot – by City Ordinance
2. Payment of recording fees

Pt. of Info:

(1) Any relocation of utilities will be at the owner's expense.

(2) Existing home to be removed prior to manufactured home being located on tract.

Recomm: Approval with stated conditions

Site Plan Review

534-15 PHD Hotels, Inc.

Applicant: PHD Hotels, Inc.
Owner: Same

Zoning: RD
Acreage: 34.82 acres

Request: Site plan review for the construction of a hotel at Ingalls Harbor

Location: North of Wilson St. NW and west of Neher St. NW

Conds: 1. Provide landscaping/lighting/irrigation plans

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

Recomm: Approval with stated condition

535-15

Dobbs Properties LLC

Applicant: Dobbs Properties LLC
Owner: Same

Zoning: RD
Acreage:

Request: Site plan review for construction of a proposed warehouse

Location: South of 10th St. SE and east of 4th Avenue SE

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

Recomm: Approval

END CONSENT AGENDA

INGALLS HARBOR SUBDIVISION MINOR PLAT



LOCATION MAP

APPLICANT: PHD HOTELS, INC. AND
CITY OF DECATUR

Legend

 Ownership

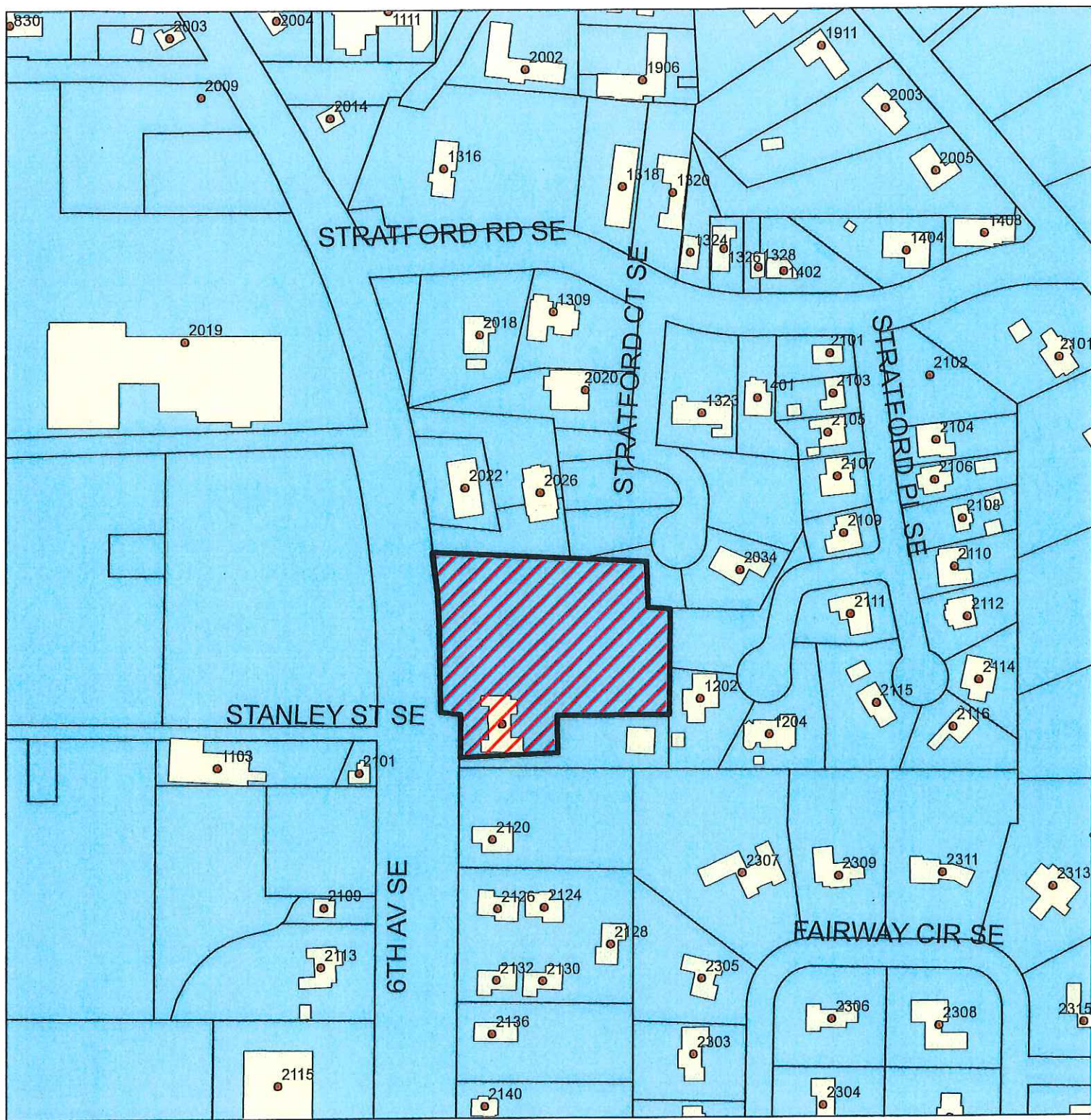
 SUBJECT PROPERTY

PROPERTY ZONED RD AND B-3R



DRAWING NOT TO SCALE

CERTIFICATE TO SUBDIVIDE NO. 3292-15



Legend

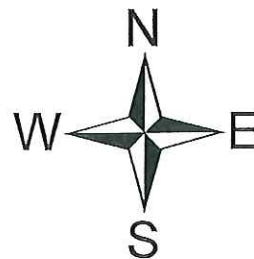
-  Buildings
 Ownership
 Corporate Limits

 SUBJECT PROPERTY

LOCATION MAP

APPLICANT: PEGGY M. CHRISTENSEN

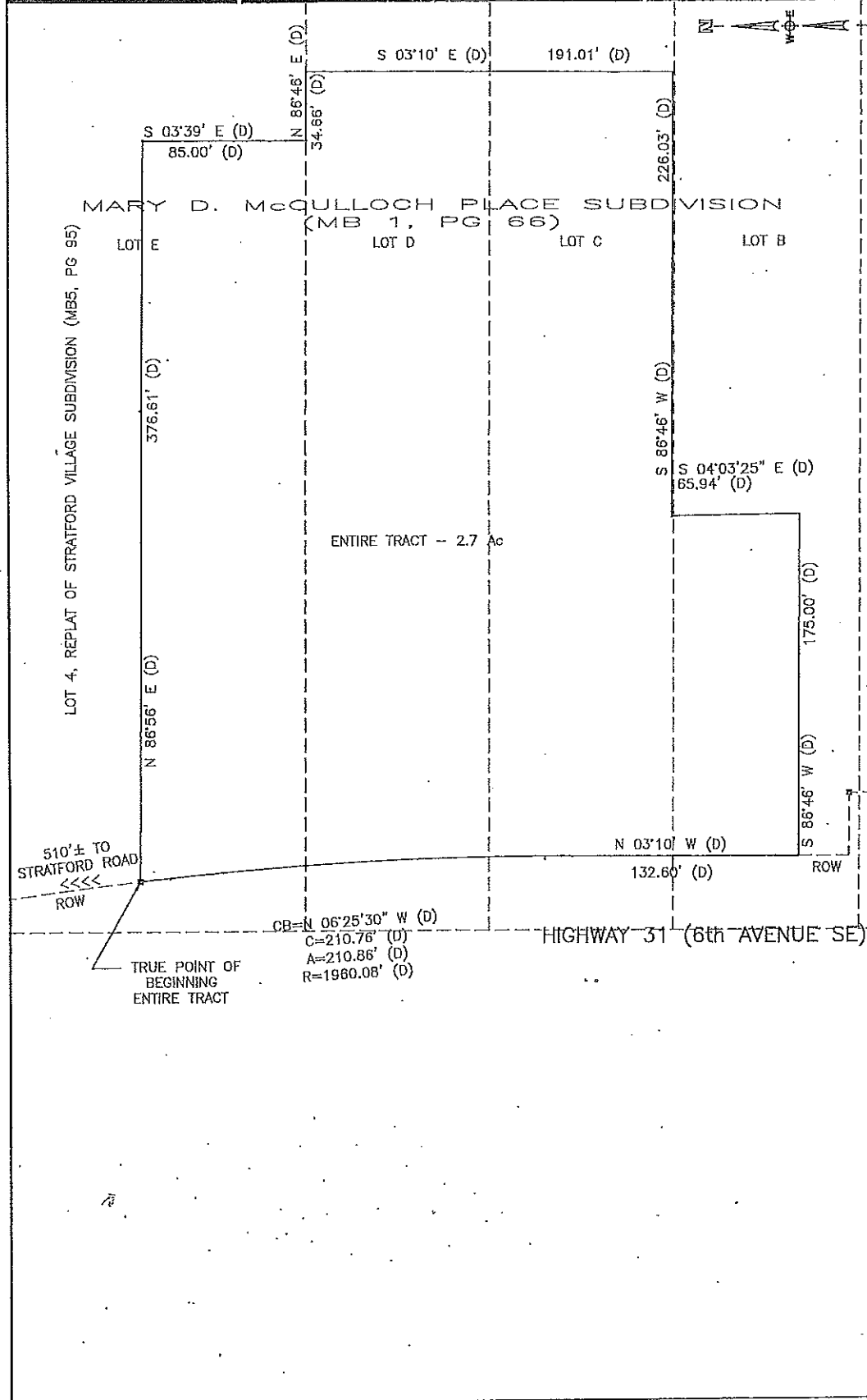
PROPERTY ZONED B-2



DRAWING NOT TO SCALE

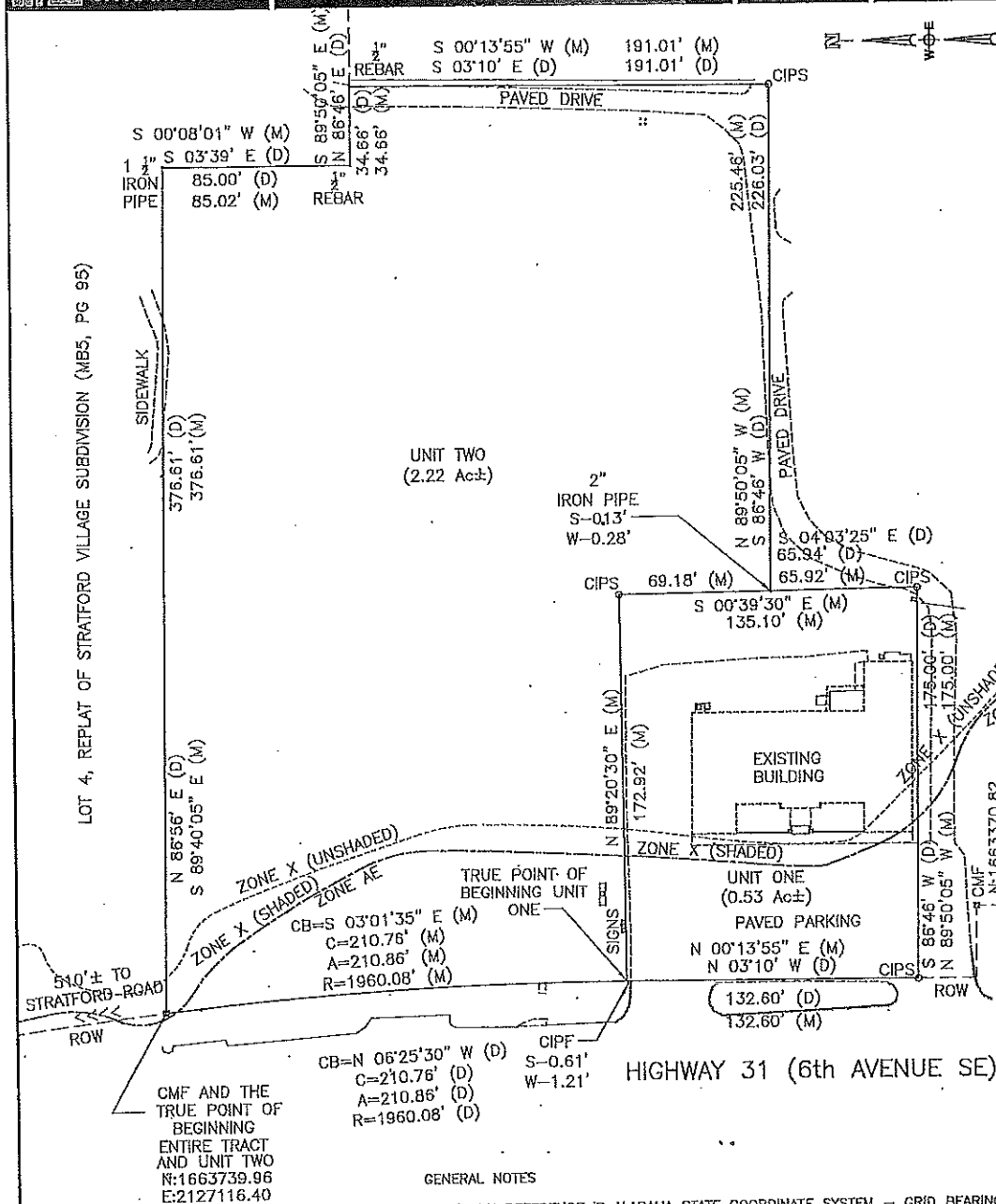
CERTIFICATE TO SUBDIVIDE 3292-15

 PUGH WRIGHT MCANALLY CIVIL ENGINEERS	310 8TH AVENUE NE DECATUR, ALABAMA 35601 POST OFFICE BOX 2419 35602	
	256.353.3937P	256.350.2285F



CERTIFICATE TO SUBDIVIDE 3292-15

PUGH WRIGHT MCANALLY
CIVIL ENGINEERS
310 8TH AVENUE NE | DECATUR, ALABAMA 35601 | POST OFFICE BOX 2419 | 35602
256.353.3937P | 256.350.2285F



GENERAL NOTES

1. NORTH REFERENCE IS ALABAMA STATE COORDINATE SYSTEM -- GRID BEARING [NAD83] AS SHOWN HEREON AS MEASURED.
2. ALL MEASUREMENTS SHOWN ARE TO U.S. STANDARDS AND ARE FIELD MEASUREMENTS UNLESS OTHERWISE SHOWN.
3. SOURCE OF INFORMATION USED FOR SURVEY: D.B. 1365, PG 0910
4. PROPERTY ADDRESS IS 2112 6th AVENUE, SE, 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 NEGA EASEMENT, IF ANY, WHICH MIGHT AFFECT THE USE OF THIS PROPERTY WERE LOCATED. THE UNDERSIGNED ASSUMES NO LIABILITY FOR ANY LOSS RESULT FROM THE EXERCISE OF ANY GOVERNMENTAL JURISDICTION AFFECTING THE L THIS PROPERTY.
9. FIELD WORK WAS COMPLETED IN NOVEMBER, 2015.

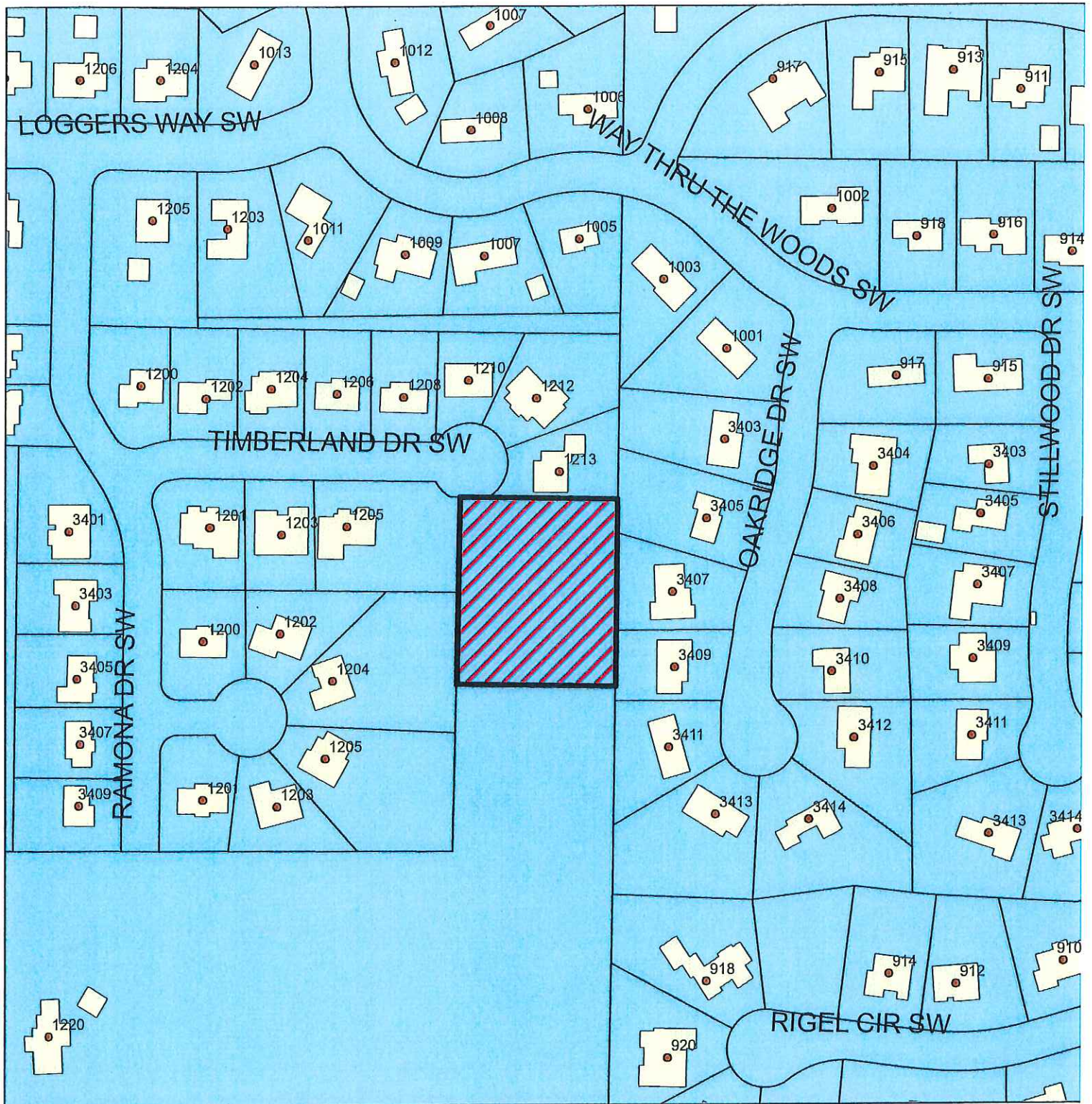
LEGEND

CIPS CAPPED IRON PIN SET
CIPF CAPPED IRON PIN FOUND
CMF CONCRETE MONUMENT FOUND
ROW RIGHT-OF-WAY
(M) MEASURED DISTANCE
(D) DEED DISTANCE

BOUNDARY SURVEY --- PEGGY M. CHRISTENSEN --- 2112 6th AVE SE, DECATUR, AL

DRAWING DATE: NOV., 2015 | DRAWN BY: DDP | APPROVED BY: RWH | JOB No. S-186-15 | SCALE: 1"=60' | PAGE 3

CERTIFICATE TO SUBDIVIDE NO. 3293-15



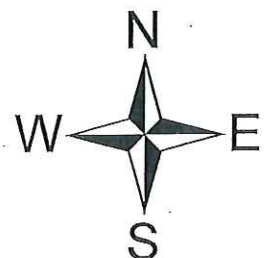
Legend

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

LOCATION MAP

APPLICANT: PETER J. BROMIRSKI

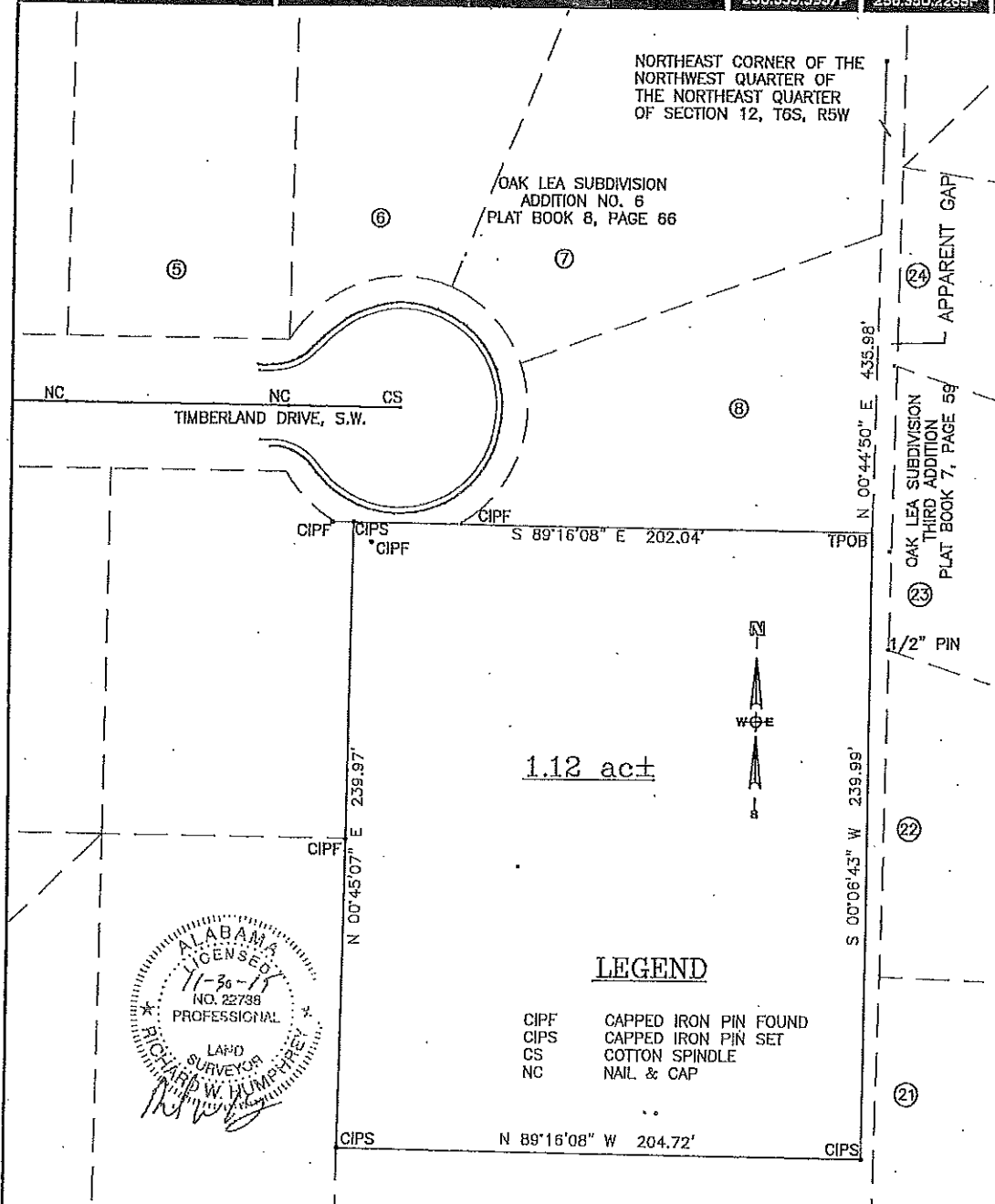
PROPERTY ZONED AG-1



DRAWING NOT TO SCALE 9

CERTIFICATE TO SUBDIVIDE 3293-15

PUGH WRIGHT MCANALLY CIVIL ENGINEERS	310 8TH AVENUE NE DECATUR, ALABAMA 35601 POST OFFICE BOX 2419 35602	
	256.353.8937P	256.350.2285F



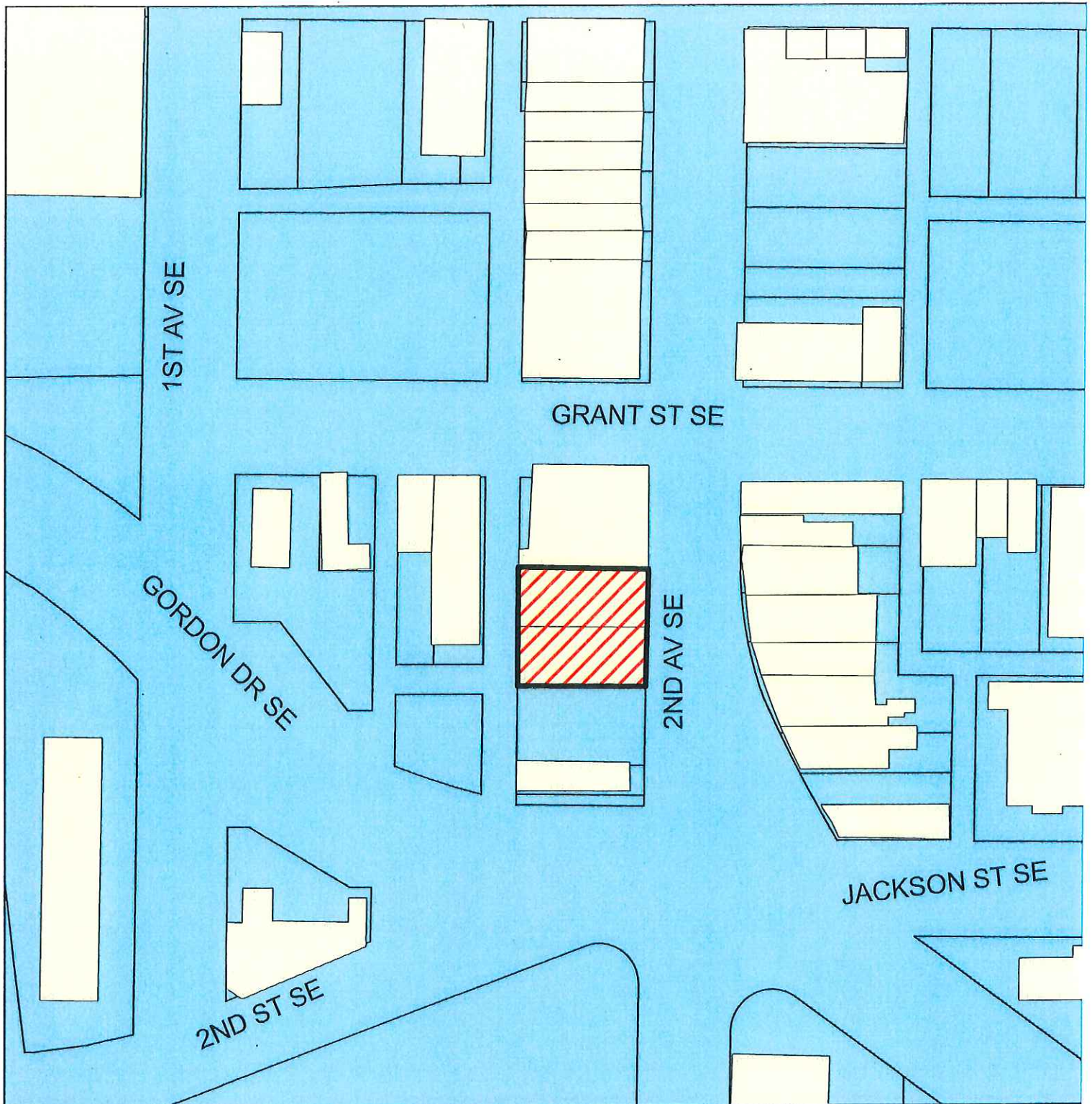
GENERAL NOTES

- NORTH REFERENCE IS ALABAMA STATE PLANE GRID, WEST ZONE (NAD83) AS SHOWN HEREON.
- ALL MEASUREMENTS SHOWN ARE TO U.S. STANDARDS AND ARE FIELD MEASUREMENTS UNLESS OTHERWISE SHOWN
- SOURCE OF INFORMATION USED FOR SURVEY: D.B. 2002, PG 862
- PROPERTY ADDRESS IS TIMBERLAND DRIVE, SW, DECATUR, ALABAMA
- NO ENCROACHMENTS WERE FOUND ABOVE GROUND EXCEPT AS SHOWN
- NO SEARCH OF PUBLIC RECORDS HAS BEEN PERFORMED BY THIS FIRM TO DETERMINE IF ANY DEFECTS AND/OR AMBIGUITIES EXIST IN TITLE.
- THERE WAS NO FIELD LOCATION ATTEMPTED TO DETERMINE THE EXTENT OF SUBSURFACE STRUCTURES
- 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 GOVERNMENTAL JURISDICTION AFFECTING THE USE OF THIS PROPERTY.
- FIELD WORK WAS COMPLETED NOVEMBER 20, 2015.

BOUNDARY SURVEY --- PETE BROMIRSKI --- TIMBERLAND DRIVE, SW

DRAWING DATE: 11-23-15 | DRAWN BY: RWH | APPROVED BY: RWH | JOB No. S-184-15 | SCALE: 1"=50' | PAGE 2 OF

CERTIFICATE TO CONSOLIDATE NO.3294-15



Legend

-  Buildings
-  Ownership
-  Corporate Limits

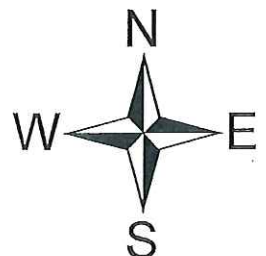


SUBJECT PROPERTY

LOCATION MAP

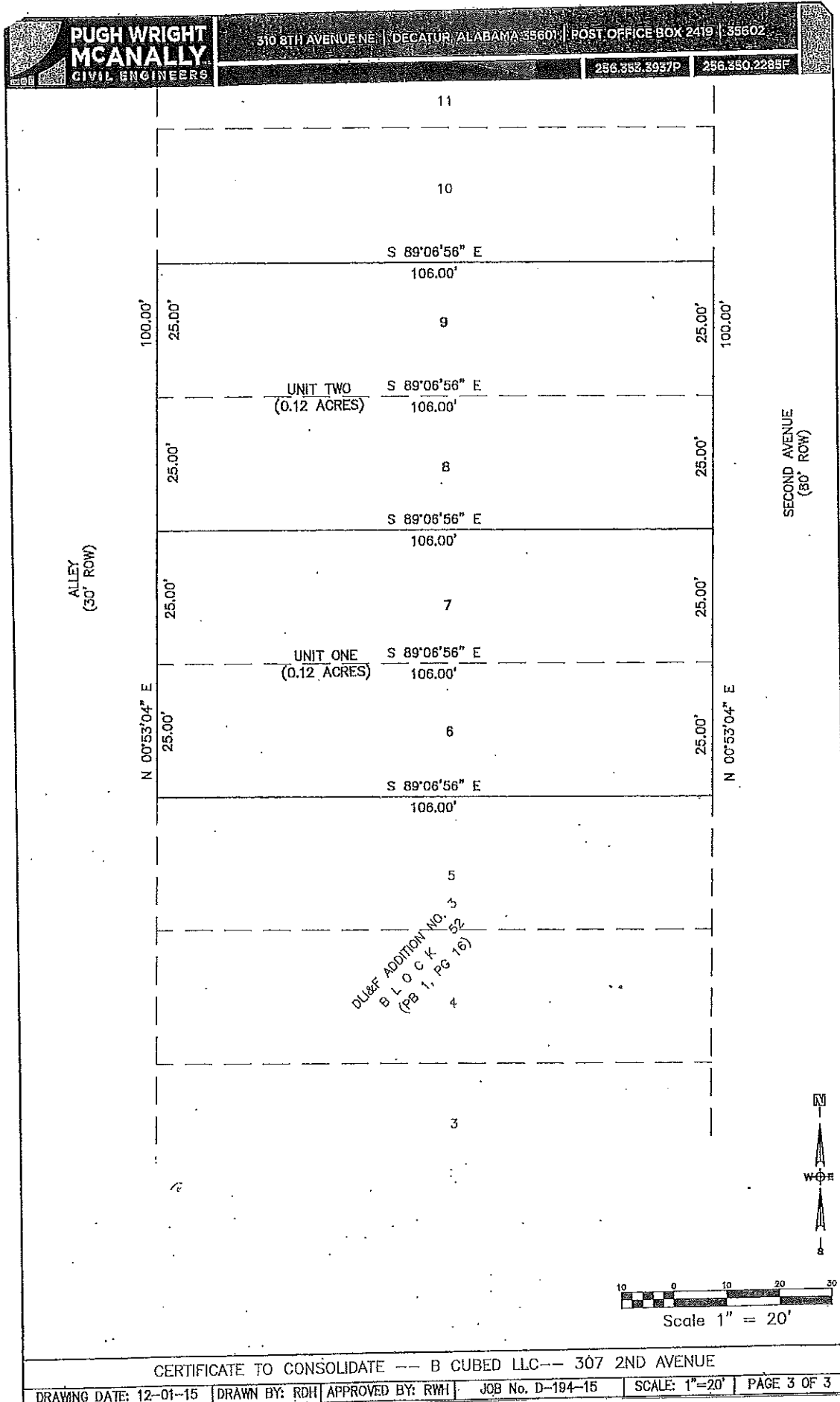
APPLICANT: B CUBED, LLC

PROPERTY ZONED B-5

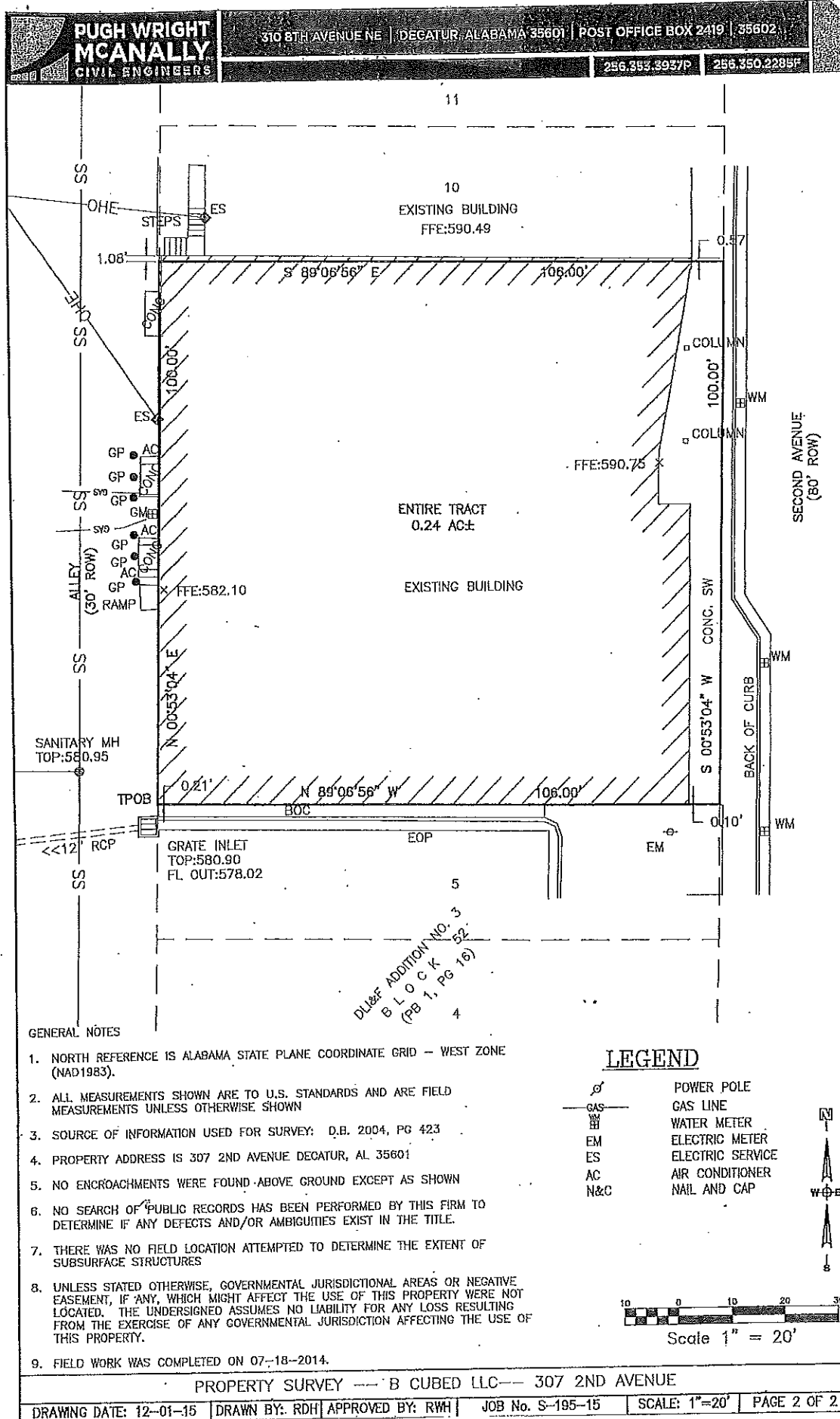


DRAWING NOT TO SCALE 11

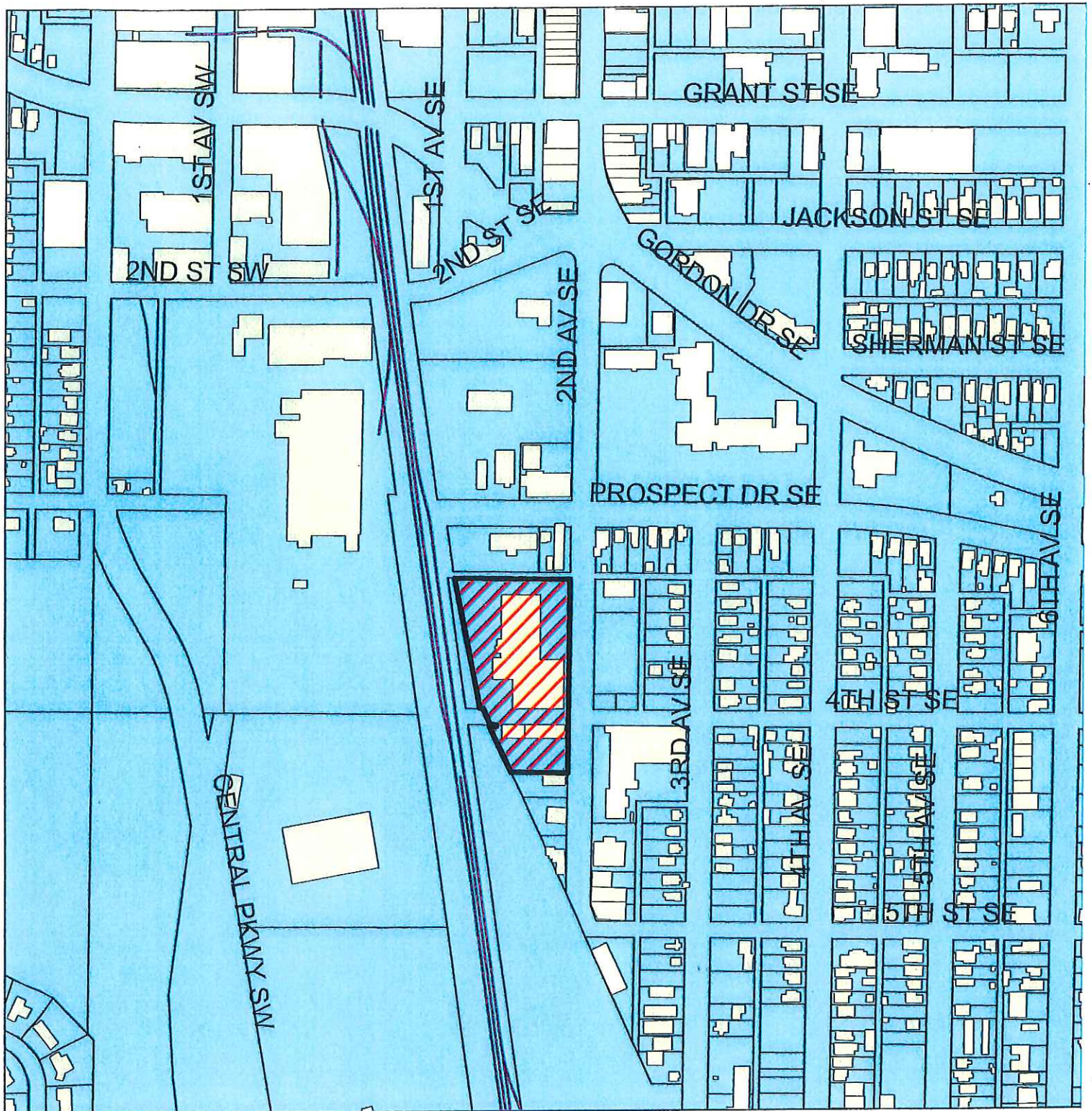
CERTIFICATE TO CONSOLIDATE NO.3294-15







CERTIFICATE TO CONSOLIDATE NO.3294-15



CERTIFICATE TO CONSOLIDATE . 3295-15



Legend

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

LOCATION MAP

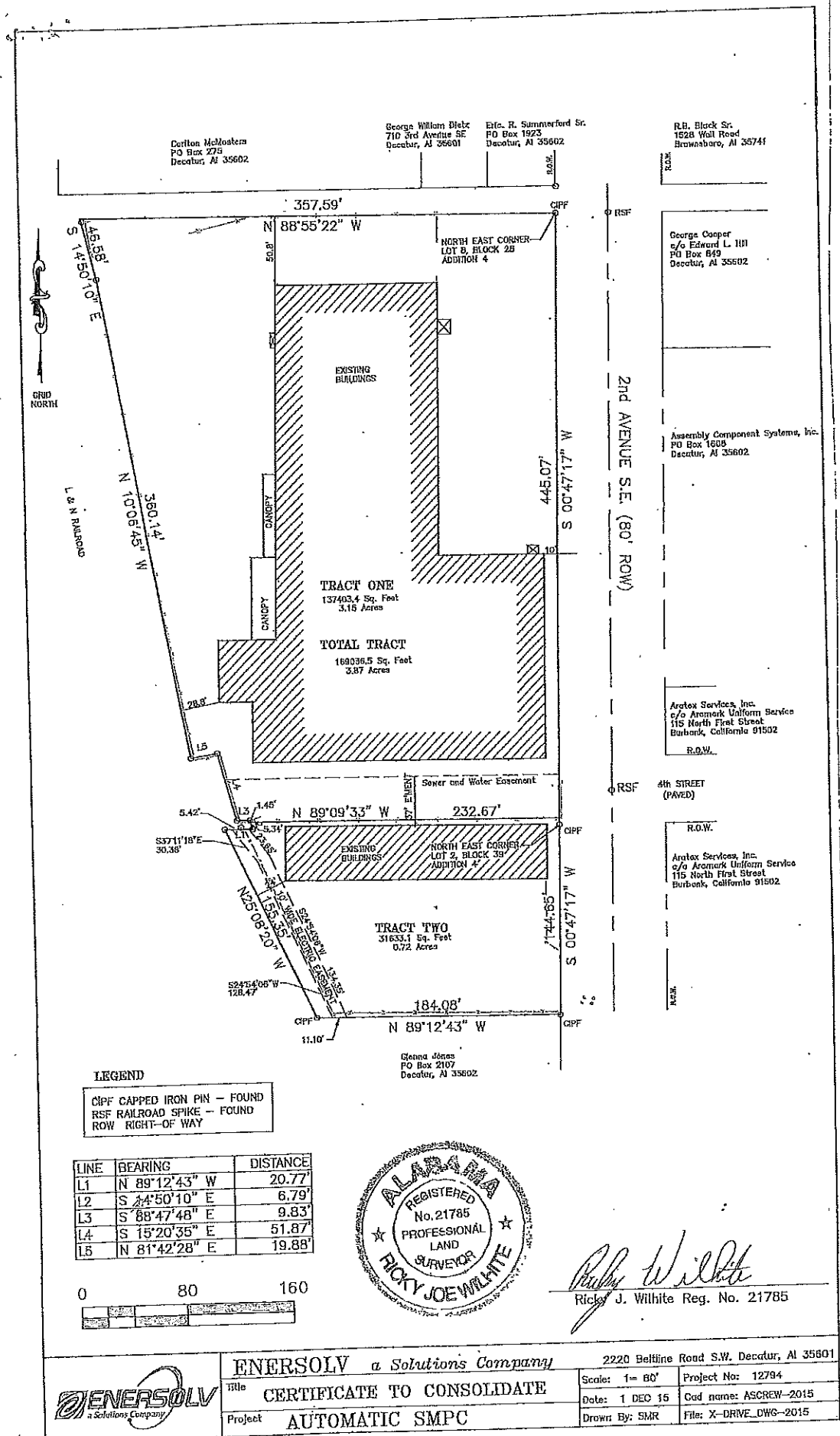
APPLICANT: BARON DIVERSTITURE COMPANY

PROPERTY ZONED M-1 AND RD



DRAWING NOT TO SCALE 14

CERTIFICATE TO CONSOLIDATE 3295-15



CERTIFICATE TO SUBDIVIDE NO. 3296-15



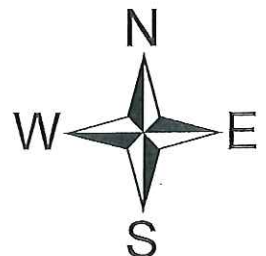
Legend

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

LOCATION MAP

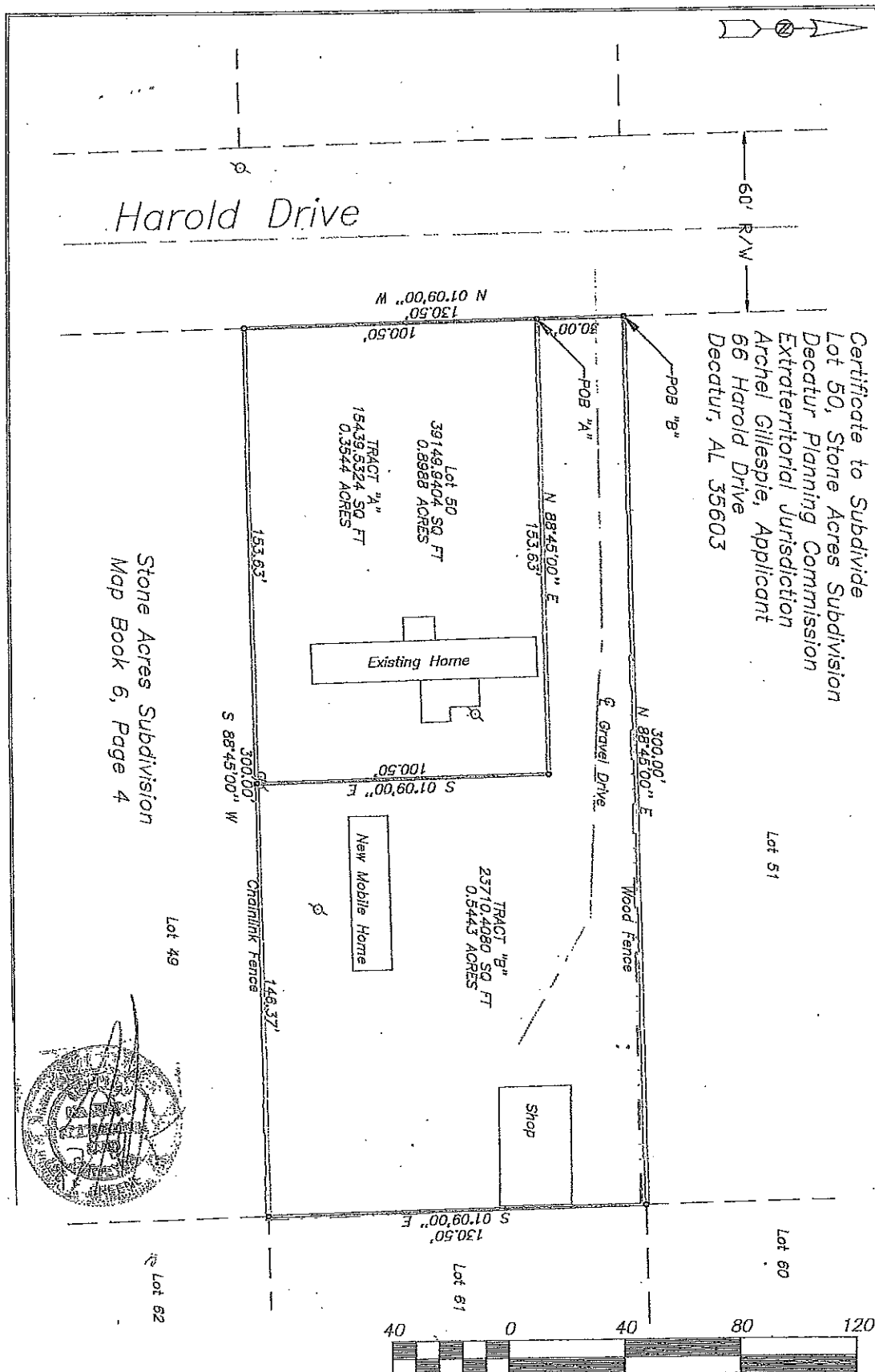
APPLICANT: ARCHEL GILLESPIE

PROPERTY ZONED PJ ONLY



DRAWING NOT TO SCALE 16

CERTIFICATE TO SUBDIVIDE 3296-15



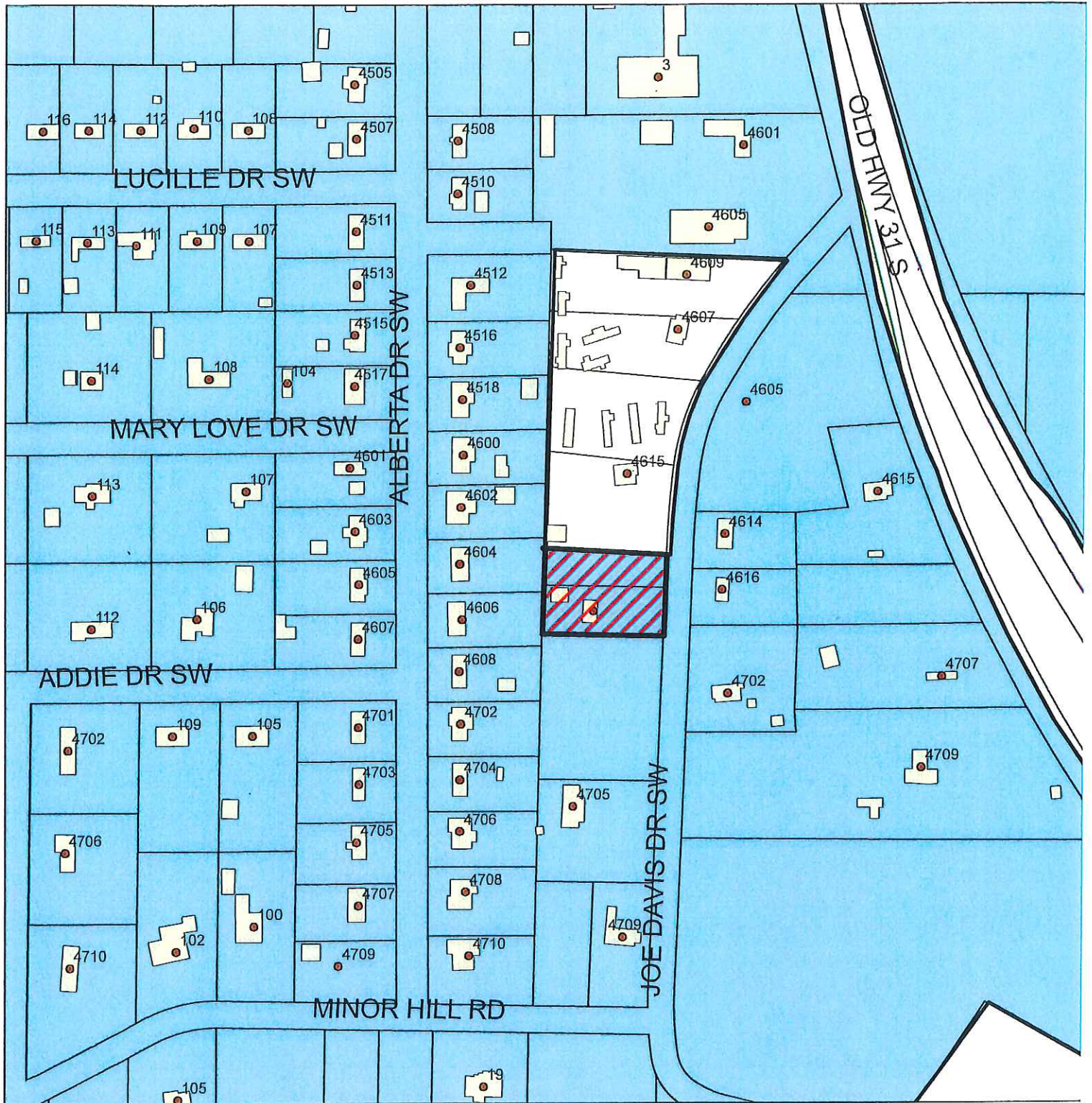
LEGEND OF SYMBOLS	
	Fence Line (Possession)
	Centerline
	Overhead Utility Lines
	1/2" Iron Pin Set w/ Cop Stamped "GREENE 29090-S"
	Monument Found
	Utility Pole

Not Original without Red Seal and Dated Signature.
Copyright (C) 2015, Lea Y. Greene & Associates, Inc.


Checked By:

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: 12/3/15	Field Survey: 12/3/15
Drawn By: LYC-2	File Number: 2015.316.DWG

CERTIFICATE TO CONSOLIDATE NO. 3297-15



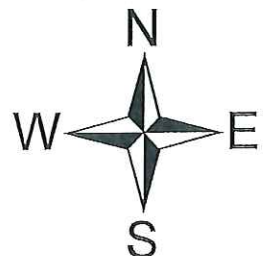
Legend

-  Buildings
 Ownership
 Corporate Limits

LOCATION MAP

APPLICANT: AGNES GRANT

PROPERTY ZONED RMH



DRAWING NOT TO SCALE 18

19

SITE PLAN NO. 534-15



LOCATION MAP

APPLICANT: PHD HOTELS, INC.

Legend

 Ownership

 **SUBJECT PROPERTY**

PROPERTY ZONED RD







DRAWING NOT TO SCALE 20

SITE PLAN 535-15



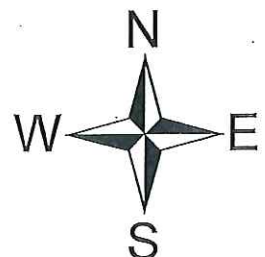
Legend

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

LOCATION MAP

APPLICANT: DOBBS PROPERTIES LLC

PROPERTY ZONED RD



DRAWING NOT TO SCALE 21