

## **MEMORANDUM**

**DATE:** December 14, 2016

**TO:** Planning Commissioners

**CC:** Mayor Tab Bowling; Wally Terry; Herman Marks;  
Tony Powell; Tom Polk; Carl Prewitt; Planning Staff

### **PLANNING COMMISSION MEETING**

**December 20, 2016**

**Pre-meeting – 2:15 p.m. (Annex)**

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

# Agenda Planning Commission

City of Decatur, AL

**December 20, 2016**

Time: 3:15 PM

City Council Chambers

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

## 1. CALL MEETING TO ORDER

## 2. APPROVAL OF MINUTES- November 22, 2016

## 3. PUBLIC HEARING

### PLAT REVIEW

- |  |          |
|--|----------|
| A. Lott Subdivision - Minor Plat                                 | 1/5      |
| (North of Burleson Mountain Rd. and west of Indian Hills Rd. SE) | see plat |
| B. Deerfoot Estates, Addition No. 5                              | 1/6      |
| (North of Deerfoot Way, SW and east of Covington Lane SW)        | see plat |

## 4. CONSENT AGENDA

### PAGE/MAP

### CERTIFICATES

- |            |  |         |
|------------|--|---------|
| A. 3339-16 | Certificate to Subdivide   | 2/7-9   |
|            | (South of Bird Springs Rd. and east side of Baker Road)                    |         |
| B. 3340-16 | Certificate to Subdivide   | 2/10-12 |
|            | (South of Red Bank Road and east side of Lyons Road)                       |         |
| C. 3341-16 | Certificate to Subdivide   | 3/13-14 |
|            | (South of Burningtree Mountain Rd SE and east side of Indian Hills Rd. SE) |         |
| D. 3342-16 | Certificate to Consolidate & Subdivide                                     | 3/15-17 |
|            | (North of McGlathery Lane SE and east of Bassett Avenue)                   |         |

### SITE PLAN REVIEW

- |           |   |          |
|-----------|---|----------|
| A. 548-16 | MAPCO   | 3/18     |
|           | (Northeast intersection of Old Moulton Rd. SW and Beltline Rd.) | see plat |

## 5. OTHER BUSINESS

### VACATION REQUEST

A. 494-16

(North of McGlathery Lane SE and east of Bassett Avenue SE)

4/19

**Minutes  
Subdivision Committee  
December 13, 2016**

<b>PUBLIC HEARING</b>
-----------------------

**Plat Review**

**Lott Subdivision – Minor Plat**

Applicant: Lee Greene  
Owner: Danny Lott & Teresa Pitt

Zoning: Outside Corporate Limits  
Acreage: Approx 17.77 acres

Request: Final approval to subdivide 17.77 acres into three tracts of 7.96, 8.67 and 1.14 acres

Location: North of Burleson Mountain Rd. and west of Indian Hills Rd. SE

- Conds:
1. Payment of \$115 to "City of Decatur" for plat application fee
  2. Payment of \$21.00 to "Judge of Probate, Morgan County" for plat recording fee
  3. Verify/obtain septic tank approval for Lot 3
  4. Provide copy of deed showing ownership of property
  5. Revise Health Department signature block concerning the 1.14 acre tract
  6. Provide State Plane Coordinates on plat
  7. Provide revised overall property description
  8. Dedicate 60' of ROW (30' from the centerline of the road) and to be shown on plat
  9. Dedicate 30' easement (15' either side) for an existing power line
  10. No further subdivision of Lot 1 until it meets subdivision criteria of a minimum of 60' at Burleson Mountain Rd.

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

Recomm: Approval with stated conditions

**Deerfoot Estates, Addition No. 5**

Applicant: Jim Prewitt  
Owner: IRA Innovation, LLC

Zoning: R-2, SF Residential  
Acreage: 7.64 acres

Request: Preliminary approval to subdivide 7.64 acres into 13 R-2, single family residential lots

Location: North of Deerfoot Way, SW and east of Covington Lane SW

- Conds:
1. Payment of \$38.88 for notification of adjacent property owners
  2. Payment of \$91.00 for one street sign
  3. Payment of \$165.00 for plat application fees
  4. Provide set of signed construction drawings to Planning Department
  5. Provide a 10' dut&e easement between Lots 11 & 12 (5' each side)

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

Recomm: Approval with stated conditions

## END PUBLIC HEARING

## CONSENT AGENDA

### Certificates

#### 3339-16 Certificate to Subdivide

Applicant: Pugh Wright McAnally  
Owner: Idlewind, LLC & Kurt Jackson

Zoning: Outside Corp Limits  
Acreage: 9.13 acres

Request: Re-subdivide 9.13 acres into two tracts of 4.63 and 4.50 acres

Location: South of Bird Springs Rd. and east side of Baker Road

- Conds:
1. Payment of recording fees
  2. Property owners to sign subdivision application
  3. Provide a stamped and sealed survey for recording
  4. Correct typo between Units 1 and 2

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

Recomm: Approval with stated conditions

#### 3340-16 Certificate to Subdivide

Applicant: Pugh Wright McAnally  
Owner: Brian and Anna Hunt

Zoning: Outside Corp Limits  
Acreage: 25.51 acres

Request: Subdivide 25.51 acres into two tracts of 21.51 acres and 4.00 acres

Location: South of Red Bank Road and east side of Lyons Road

- Conds:
1. Payment of recording fees
  2. Property owners to sign subdivision application
  3. Provide a stamped and sealed survey for recording
  4. Dedicate a 30' easement (15' each side) for an existing power pole
  5. Provide a ROW dedication block (30' from the centerline)

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

Recomm: Approval with stated conditions

### 3341-16 Certificate to Subdivide

Applicant: Pugh Wright McAnally  
Owner: John Coffey

Zoning: R-1, SF Residential  
Acreage: 1.19 acres

Request: Recognize a 1.19 acre tract as a legal lot within the corporate limits of Decatur

Location: South of Burningtree Mountain Rd SE and east side of Indian Hills Rd. SE

- Conds:
1. Payment of recording fees
  2. Verify/obtain septic tank approval
  3. Property owner to sign subdivision application
  4. Dedicate 30' easement (15' each side) for all existing power poles
  5. Type existing State Plane Coordinates on survey plat

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

Recomm: Approval with stated conditions

### 3342-16 Certificate to Consolidate and Subdivide

Applicant: Pugh Wright McAnally  
Owner: John Paul Hutto

Zoning: M-1, Light Industry  
Acreage: 3.51 acres

Request: Consolidate 3.51 acres and subdivide into three tracts of 1.73, .47, and 1.31 acres

Location: North of McGlathery Lane SE and east of Bassett Avenue

- Conds:
1. Payment of recording fees
  2. Subject to approval of Vacation Request 494-16
  3. Property owner to sign subdivision application
  4. Provide a stamped and sealed survey for recording
  5. Show State Plane Coordinates on survey plat

***Point of Info:***

1. ***Any relocation of utilities will be at the owner's expense.***
2. ***Recommend 10' strip portion of vacated alley be consolidated by the adjacent property owner to the west before development of property occurs.***

Recomm: Approval with stated conditions

## SITE PLAN REQUEST

### 548-16 MAPCO

Applicant: NTI Investments, LLC  
Owner: Same

Zoning: M-1A, Expressway Commercial  
Acreage: 3.3 acres

Request: Revised site plan for review for the construction of a new MAPCO station.

Location: Northeast intersection of Old Moulton Rd. SW and Beltline Rd.

Conds: 1. Provide revised landscaping, irrigation and photometric plans  
2. Provide approval letter from ALDOT  
1. Provide four (4) revised sets of construction drawings to the Planning Department

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

Recomm: Approval with stated conditions

## END CONSENT AGENDA

## OTHER BUSINESS

### VACATION REQUEST

494-16

Applicant: Pugh Wright McAnaly  
Owner: John Paul Hutto

Zoning: M-1, Light Industry  
Acreage: .08 acres

Request: Vacate approximately .08 acres of an existing alley way

Location: North of McGlathery Lane SE and east of Bassett Avenue SE

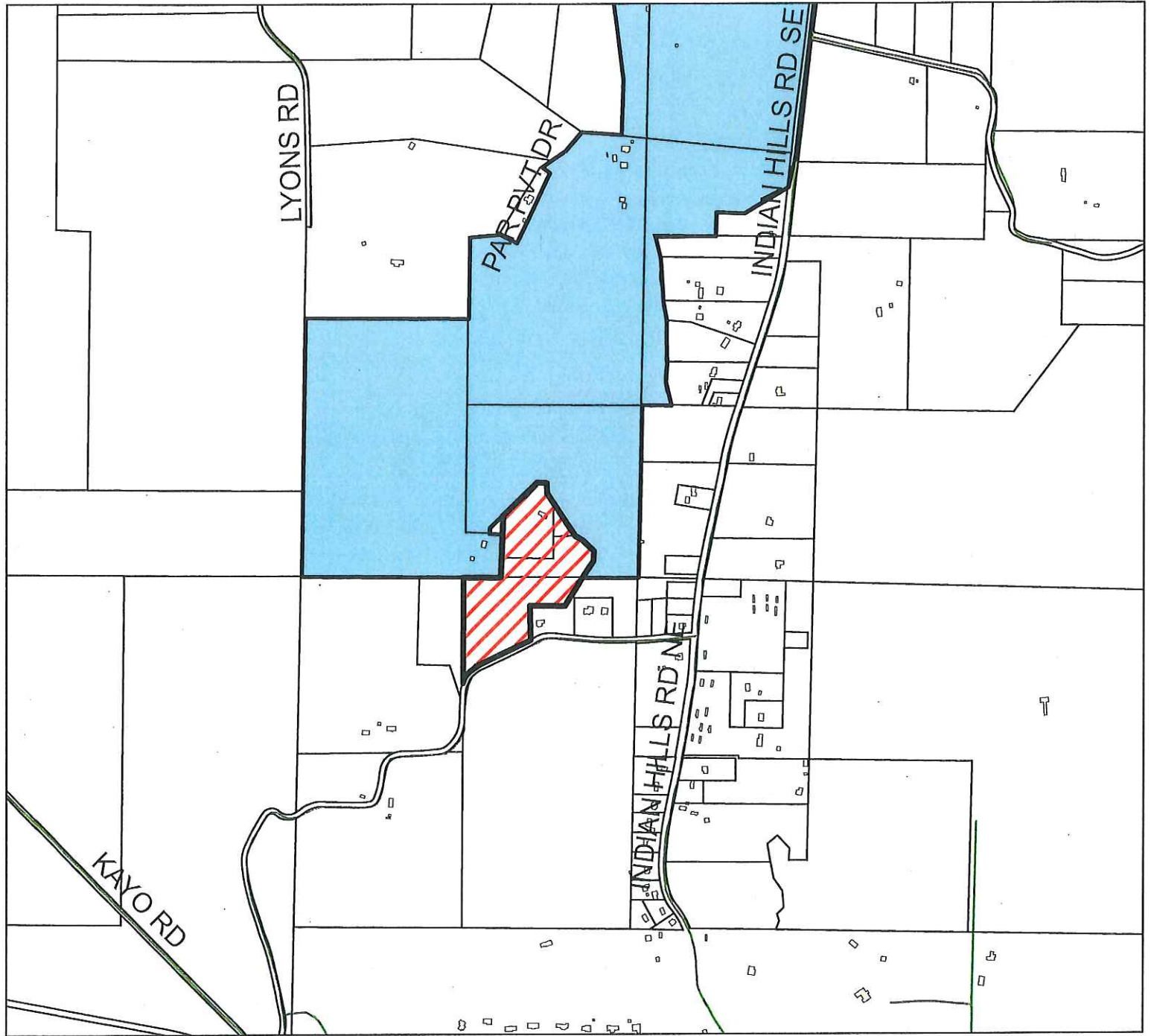
Conds: 1. Declaration of Vacation and notary needs to be revised to include adjacent property owner's name  
2. Payment of recording fee to City Clerk's office  
3. Both property owners to sign Declaration of Vacation prior to application proceeding to City Council

***Point of Info:***

- 1. Any relocation of utilities will be at the owner's expense.***
- 2. Recommend 10' strip portion of vacated alley be consolidated by the adjacent property owner to the west before development of property occurs.***




Recomm: Approval with stated conditions

# LOTT SUBDIVISION MINOR PLAT FINAL



## LOCATION MAP

### Legend

-  Ownership
-  Buildings
-  Corporate Limits



**SUBJECT PROPERTY**

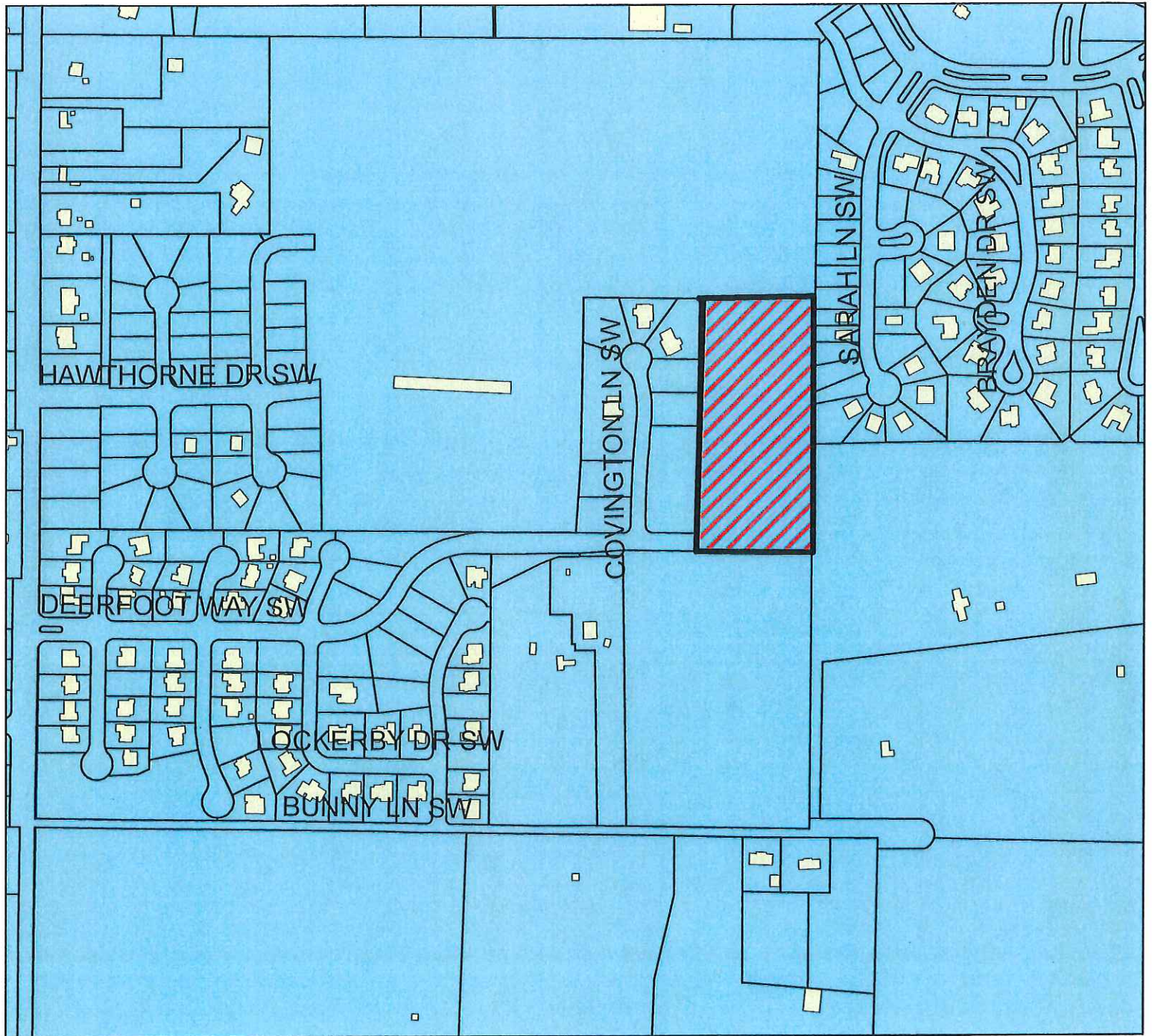
**APPLICANT: DANNY LOTT AND TERESIA PITT**

**PROPERTY PJ ONLY**






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# DEERFOOT ESTATES ADD. NO. 5



## LOCATION MAP

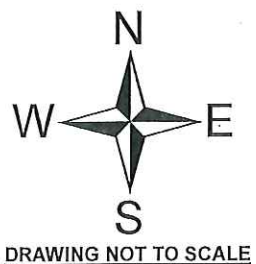
### Legend

-  Ownership
-  Buildings
-  Corporate Limits

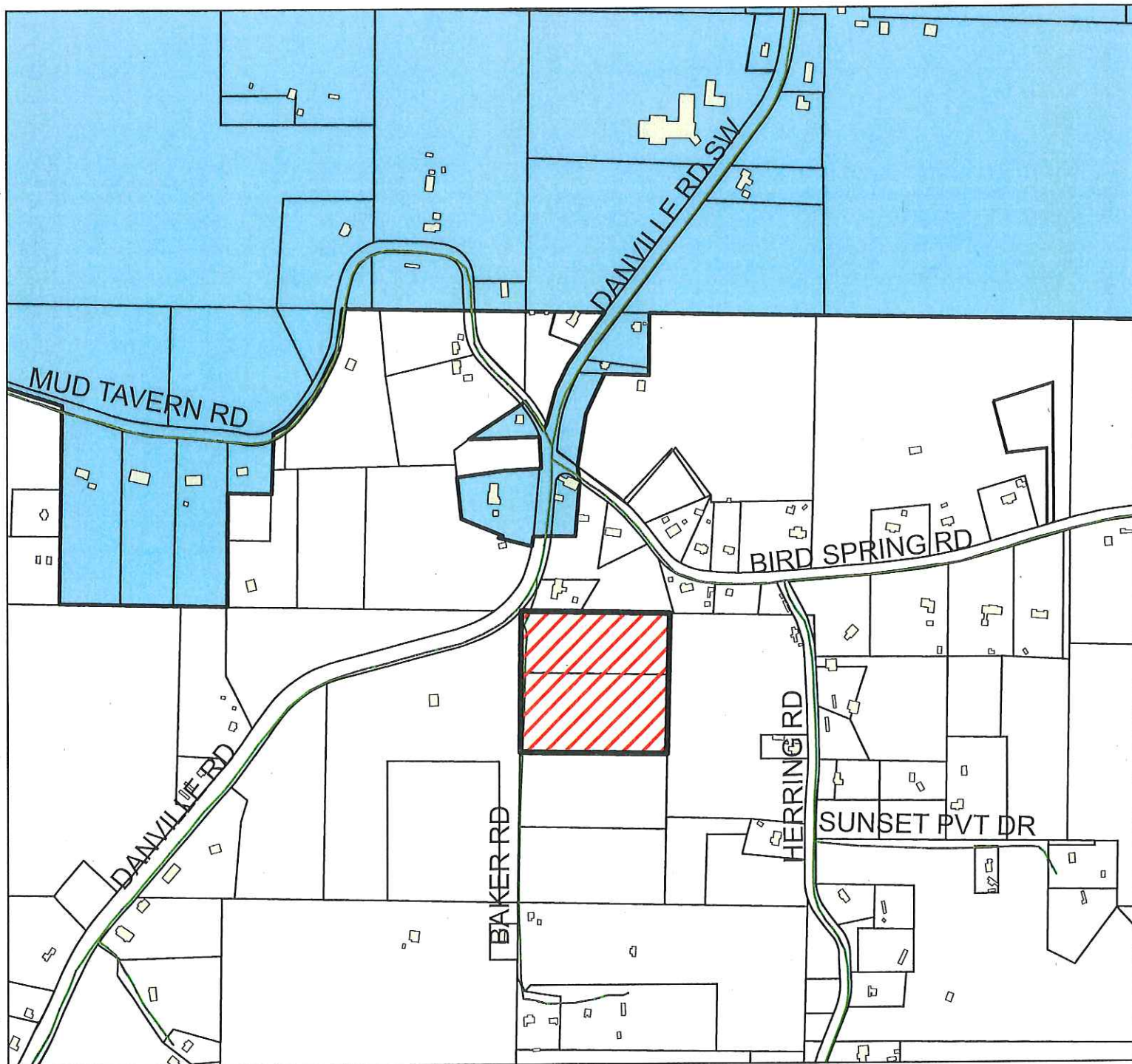
 **SUBJECT PROPERTY**

**APPLICANT: I R A INNOVATION LLC**




**PROPERTY ZONED R-2**



# CERTIFICATE TO SUBDIVIDE NO. 3339-16



## Legend

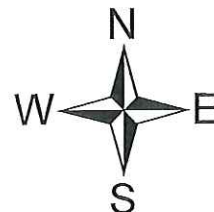
-  Buildings
-  Ownership
-  Corporate Limits

 SUBJECT PROPERTY

## LOCATION MAP

**APPLICANT: IDLEWIND, LLC AND  
KURT JACKSON**

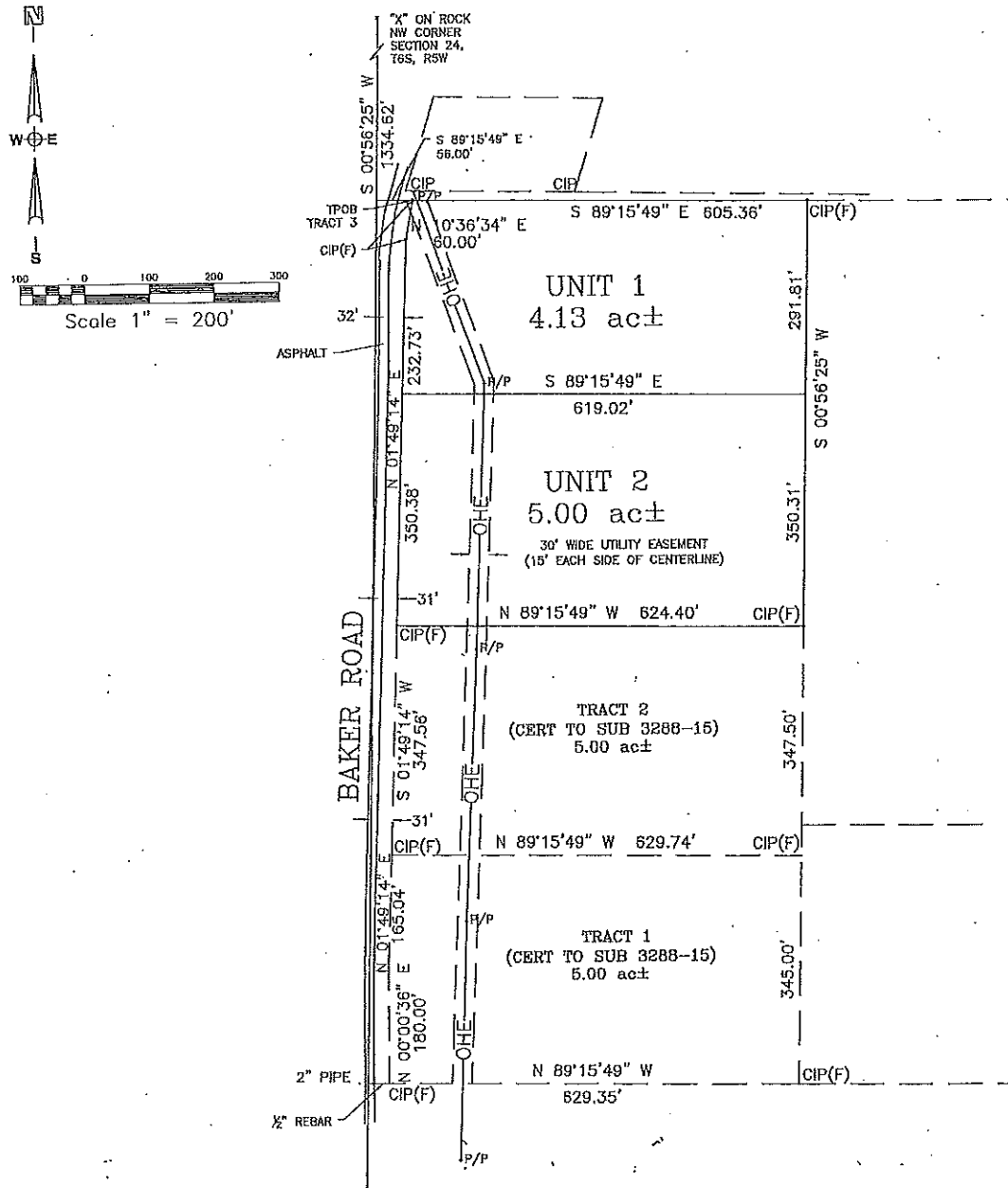
**PROPERTY PJ ONLY**



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# CERTIFICATE TO SUBDIVIDE NO.3339-16

<b>PUGH WRIGHT MCANALLY</b> 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 PLANE GRID, WEST ZONE (NAD83) 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: MISC 2015, PG 9042
4. PROPERTY ADDRESS IS BAKER ROAD, DECATUR, AL
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 JULY, 2016.

CERTIFICATE TO SUBDIVIDE -- IDLEWIND, LLC -- BAKER ROAD

DRAWING DATE: NOV., 2016 | DRAWN BY: RWH | APPROVED BY: RWH | JOB No. D-226-16 | SCALE: 1"=200' | PAGE 3 OF 3

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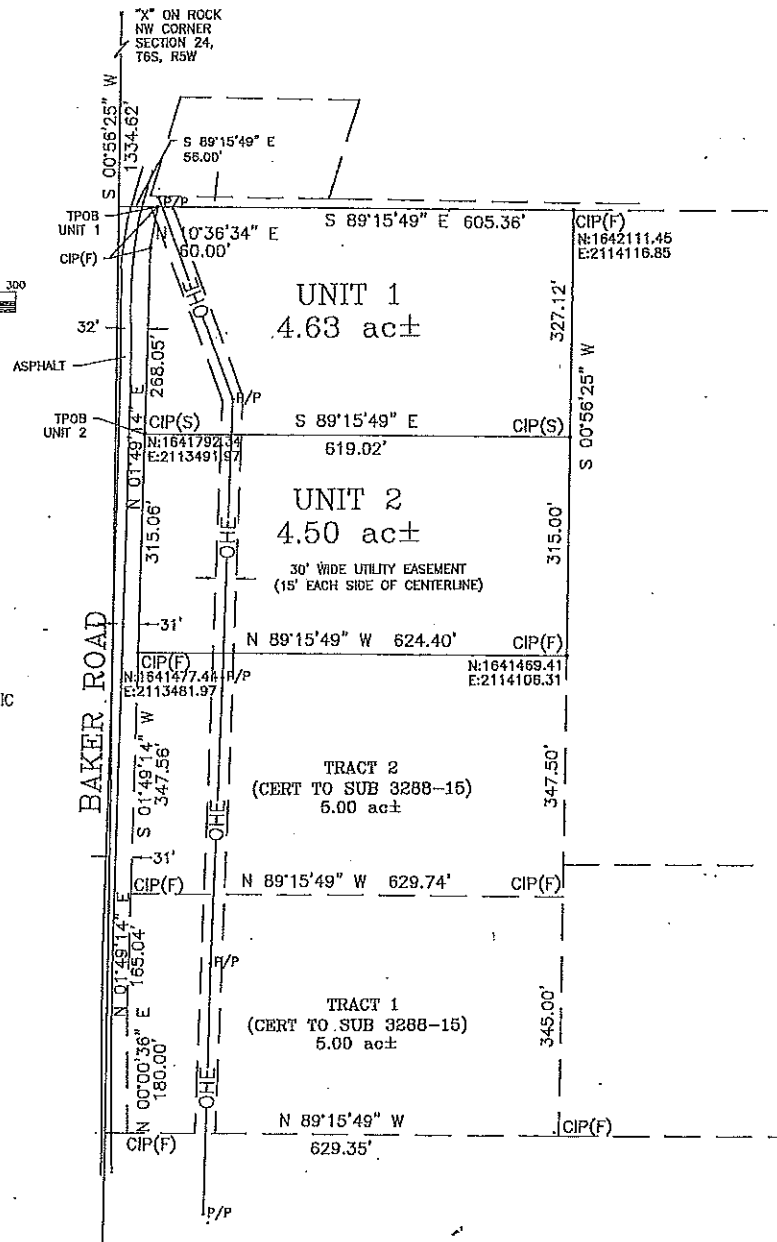
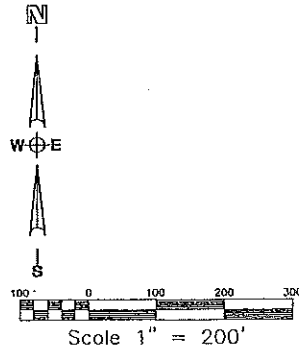
# CERTIFICATE TO SUBDIVIDE NO.3339-16

**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

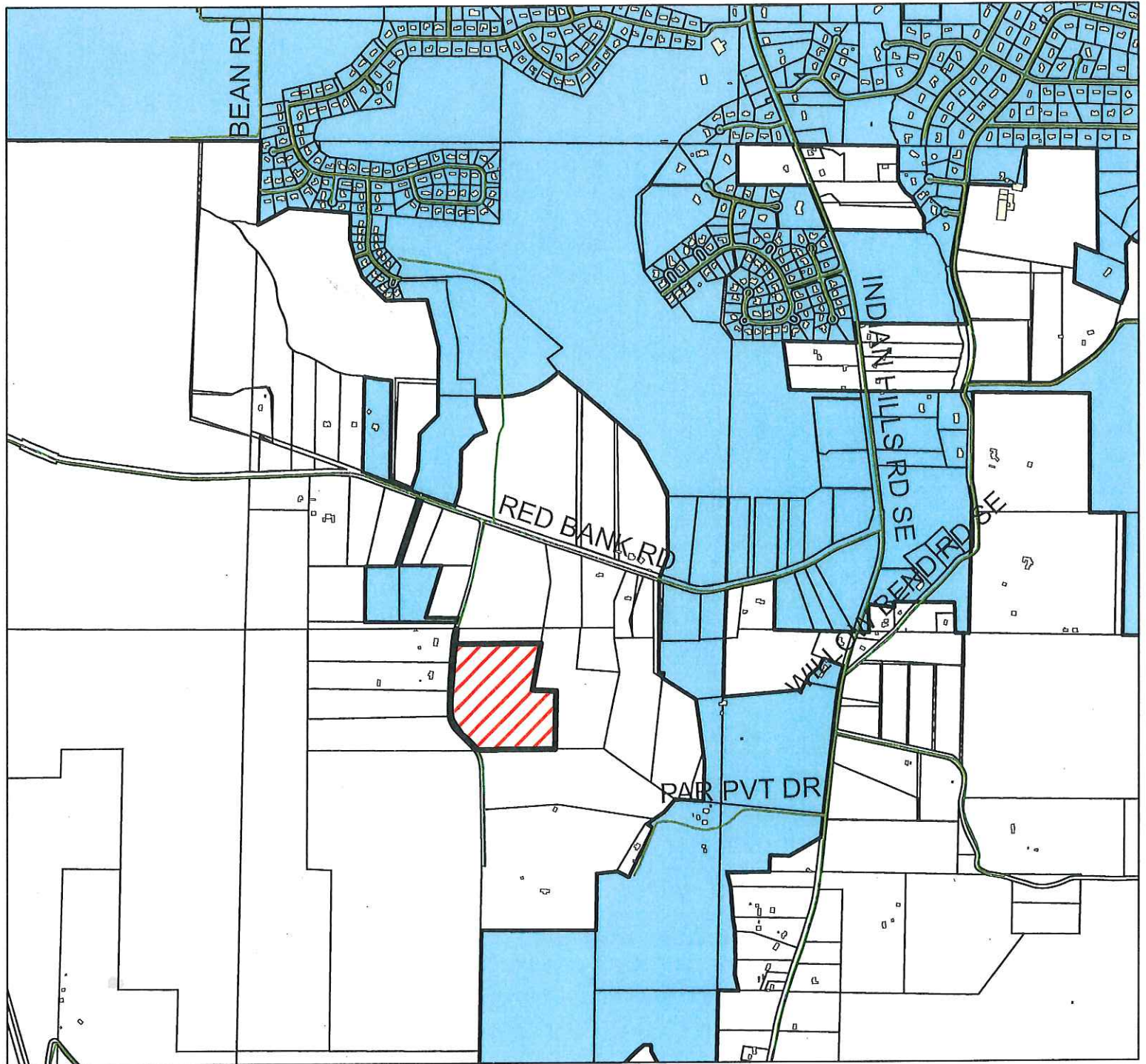
1. NORTH REFERENCE IS ALABAMA STATE PLANE GRID, WEST ZONE (NAD83) AS SHOWN HEREON.
2. ALL MEASUREMENTS SHOWN ARE TO U.S. STANDARDS AND ARE FIELD MEASUREMENTS UNLESS OTHERWISE SHOWN.
3. SOURCE OF INFORMATION USED FOR SURVEY: MISC 2015, PG 9042
4. PROPERTY ADDRESS IS BAKER ROAD, DECATUR, AL
5. NO ENCROACHMENTS 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.
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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 JULY, 2016.

BOUNDARY SURVEY -- IDLEWIND, LLC -- BAKER ROAD




DRAWING DATE: NOV. 2016 | DRAWN BY: RWH | APPROVED BY: RWH | JOB No. S-227-16 | SCALE: 1"=200' | PAGE 3 OF 3

PUGHWRIGHTMCANALLY.COM

# CERTIFICATE TO SUBDIVIDE NO. 3340-16



## Legend

-  Buildings
-  Ownership
-  Corporate Limits

 SUBJECT PROPERTY

## LOCATION MAP

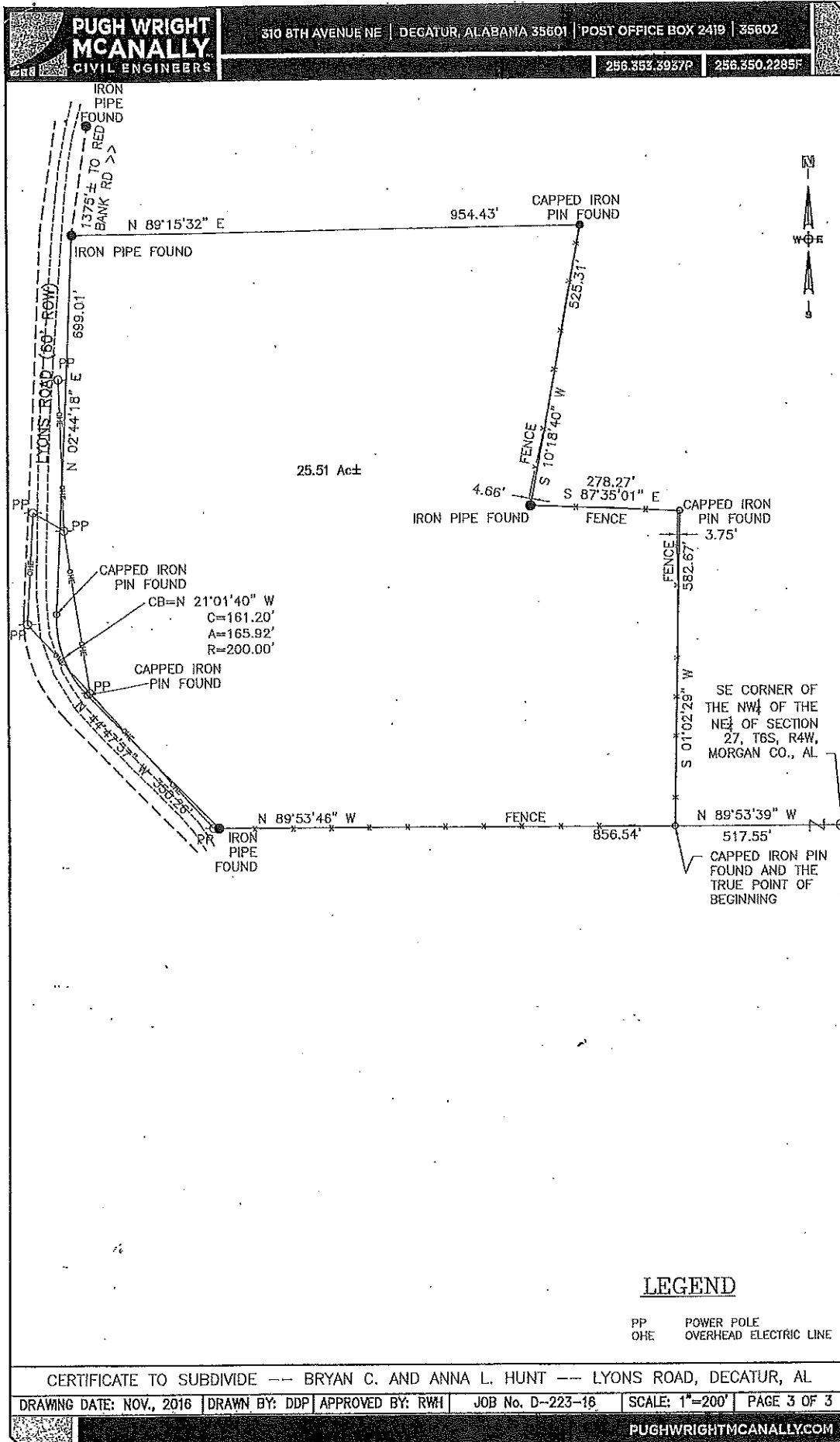
**APPLICANT: BRIAN AND ANNA HUNT**

**PROPERTY PJ ONLY**

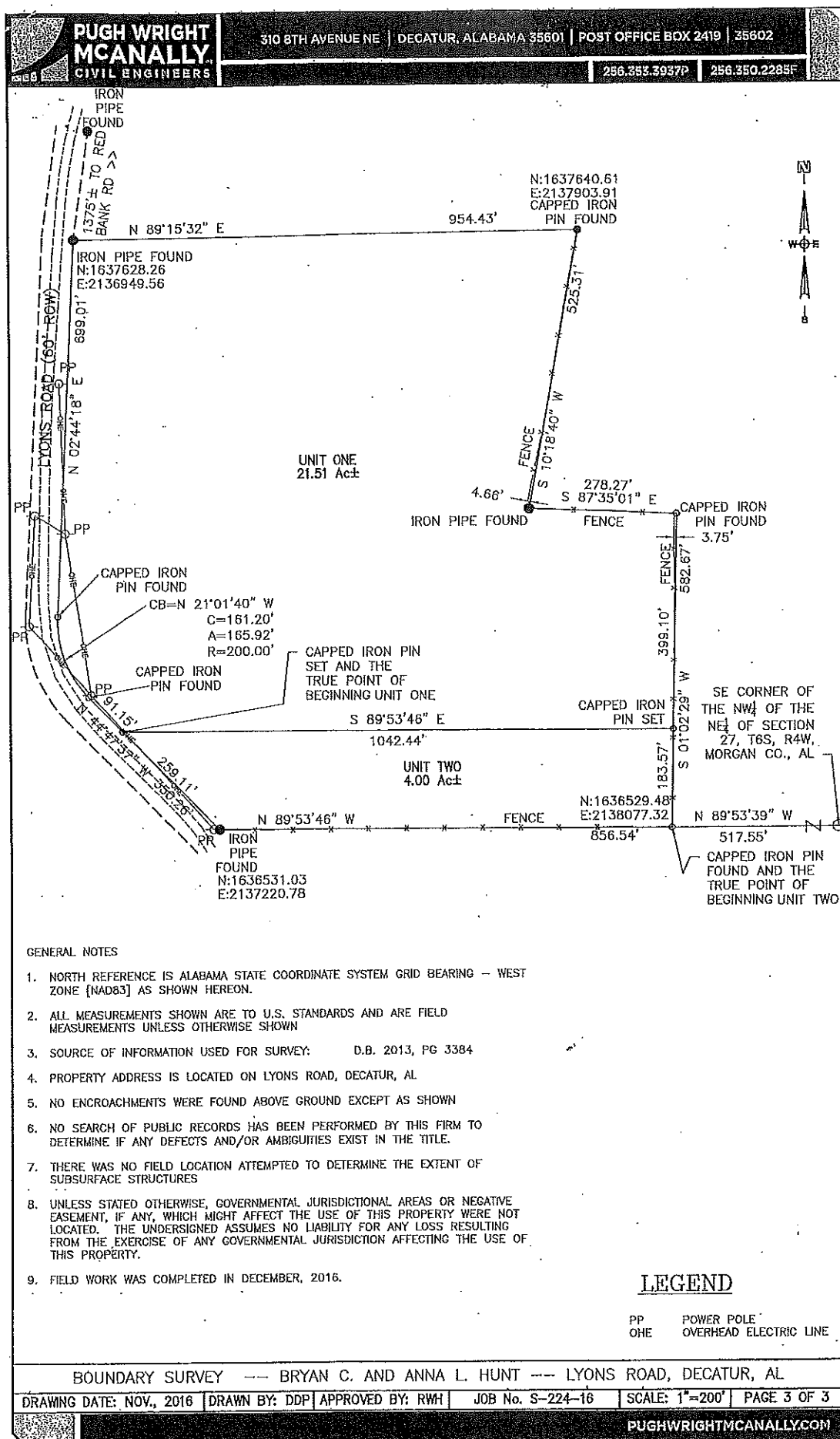


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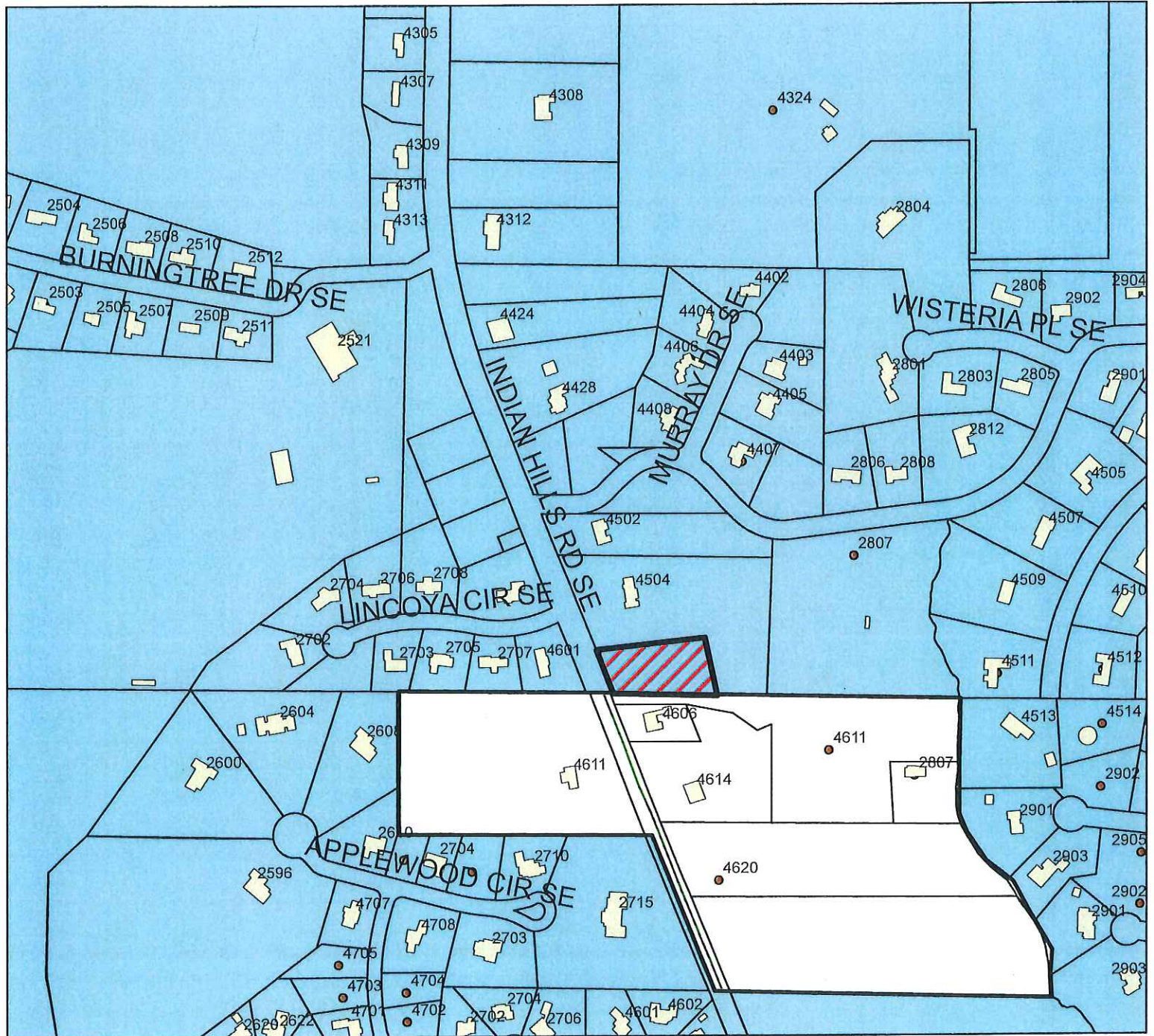
# CERTIFICATE TO SUBDIVIDE NO.3340-16



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




# CERTIFICATE TO SUBDIVIDE NO. 3341-16



## LOCATION MAP

### Legend

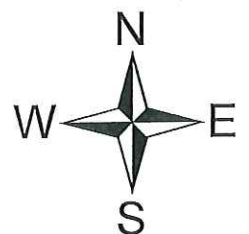
-  Ownership
-  Buildings
-  Corporate Limits



**SUBJECT PROPERTY**

**APPLICANT: JOHN COFFEY**

**PROPERTY ZONED R-1**



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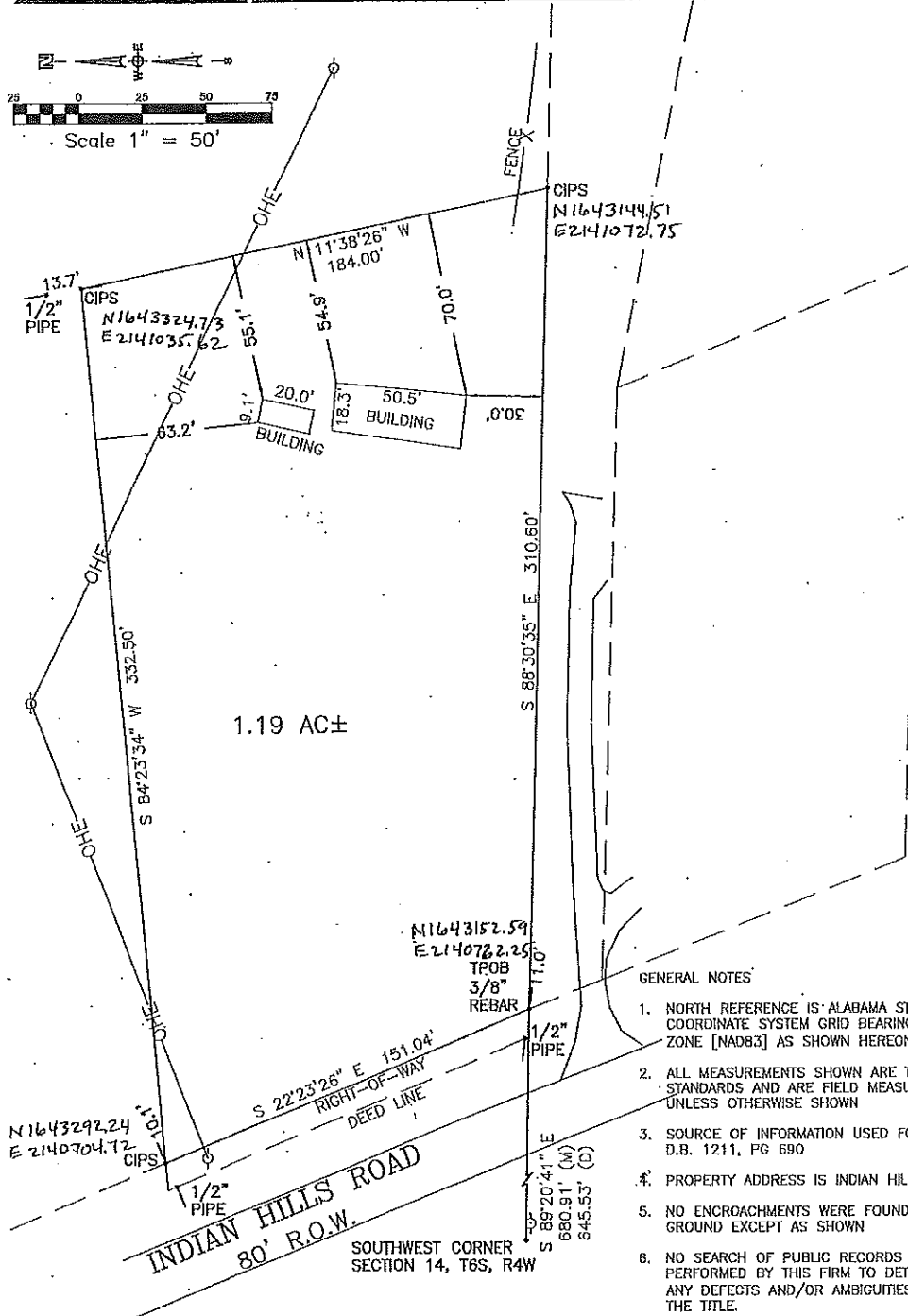
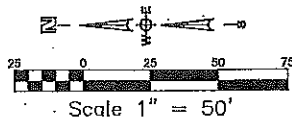
# CERTIFICATE TO SUBDIVIDE NO.3341-16

**PUGH WRIGHT  
MCANALLY**  
CIVIL ENGINEERS

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

256.353.3937P

256.350.2285F



## LEGEND

- POWER POLE
- OVERHEAD ELECTRIC
- CIPS
- (M) MEASURED
- (D) DEED



## GENERAL NOTES

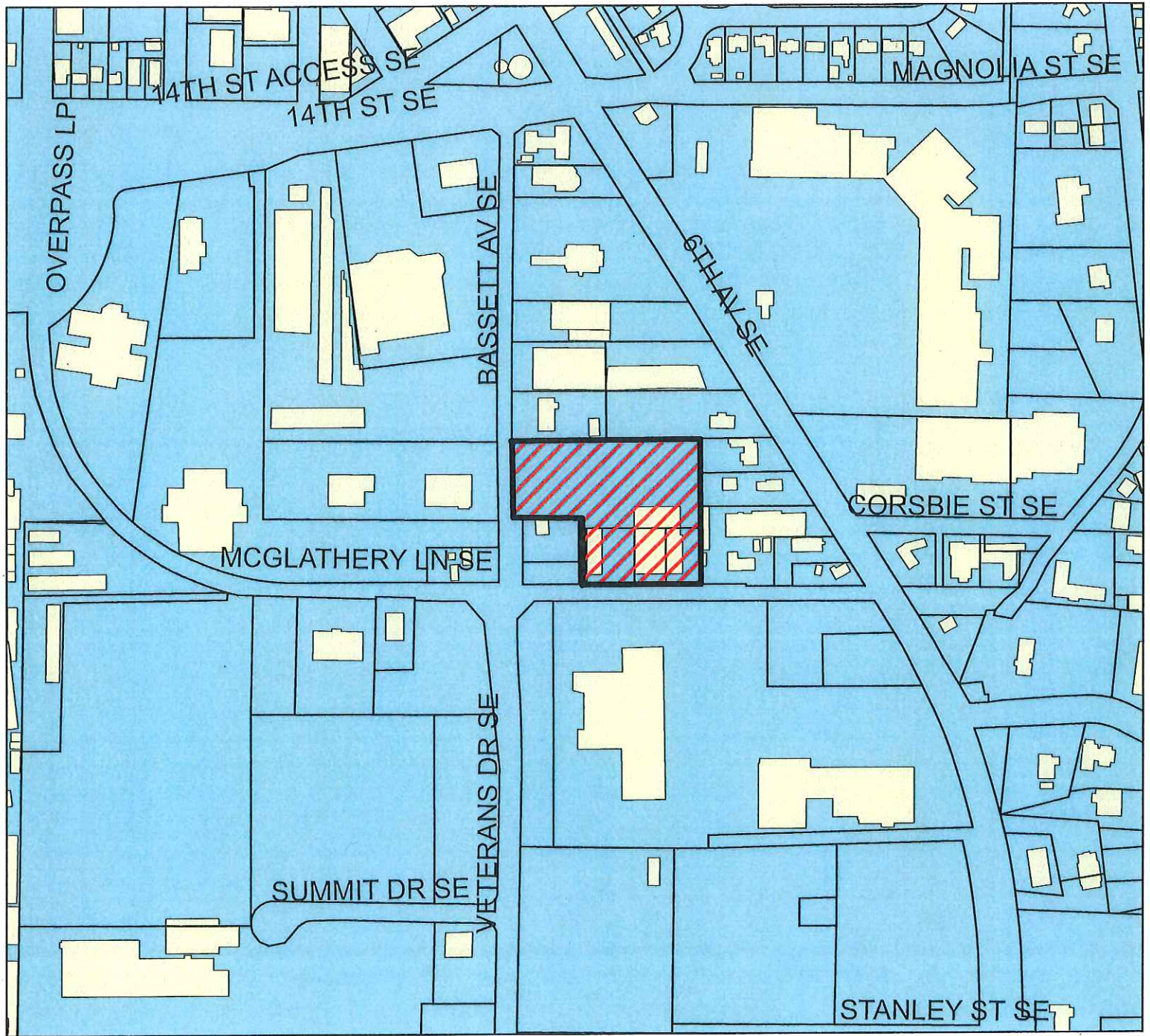
1. NORTH REFERENCE IS ALABAMA STATE COORDINATE SYSTEM GRID BEARING - WEST ZONE [NAD83] AS SHOWN HEREON.
2. ALL MEASUREMENTS SHOWN ARE TO U.S. STANDARDS AND ARE FIELD MEASUREMENTS UNLESS OTHERWISE SHOWN
3. SOURCE OF INFORMATION USED FOR SURVEY: D.B. 1211, PG 690
4. PROPERTY ADDRESS IS INDIAN HILLS ROAD
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 OCTOBER, 2016.

BOUNDARY SURVEY --- JOHN COFFEY --- INDIAN HILLS ROAD, SE, DECATUR, AL

DRAWING DATE: OCT., 2016 | DRAWN BY: DDP | APPROVED BY: RWI | JOB No. S-201-16 | SCALE: 1"=50' | PAGE 2 OF 2




PUGHWRIGHTMCANALLY.COM

# CERTIFICATE TO CONSOLIDATE AND SUBDIVIDE NO. 3342-16



## LOCATION MAP

### Legend

-  Ownership
-  Buildings
-  Corporate Limits

**APPLICANT: JOHN PAUL HUTTO**



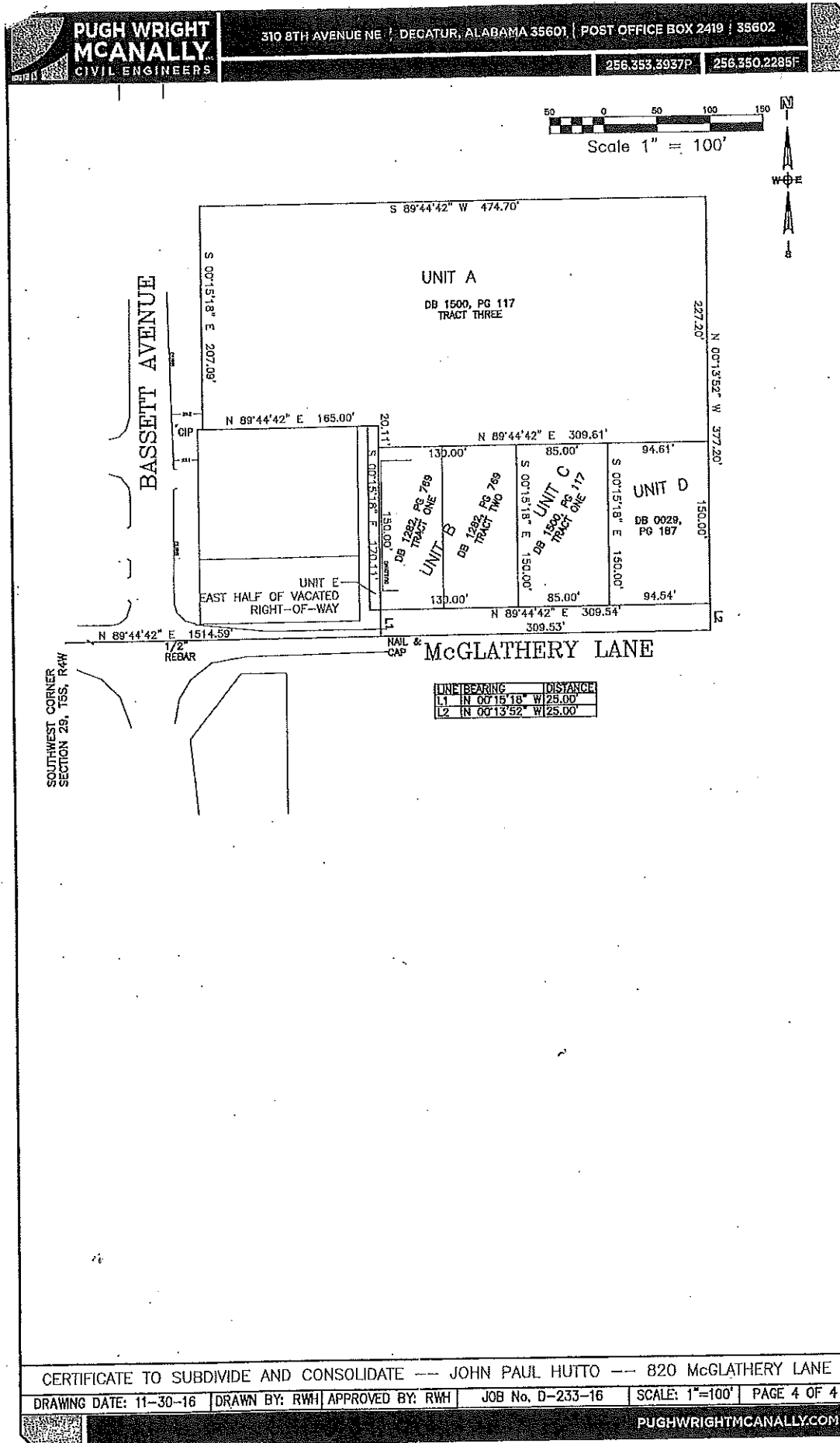
**SUBJECT PROPERTY**

**PROPERTY ZONED M-1**

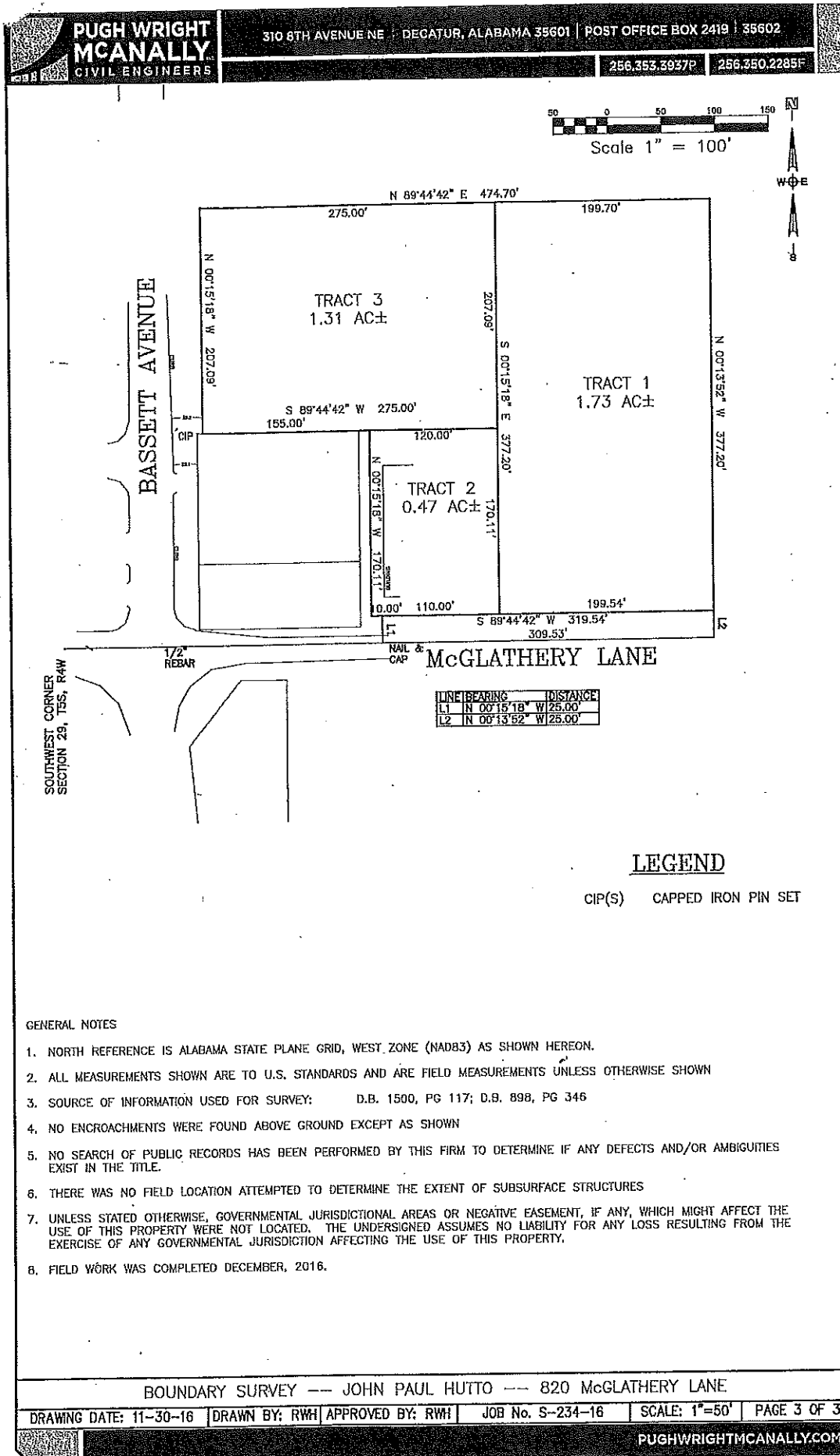


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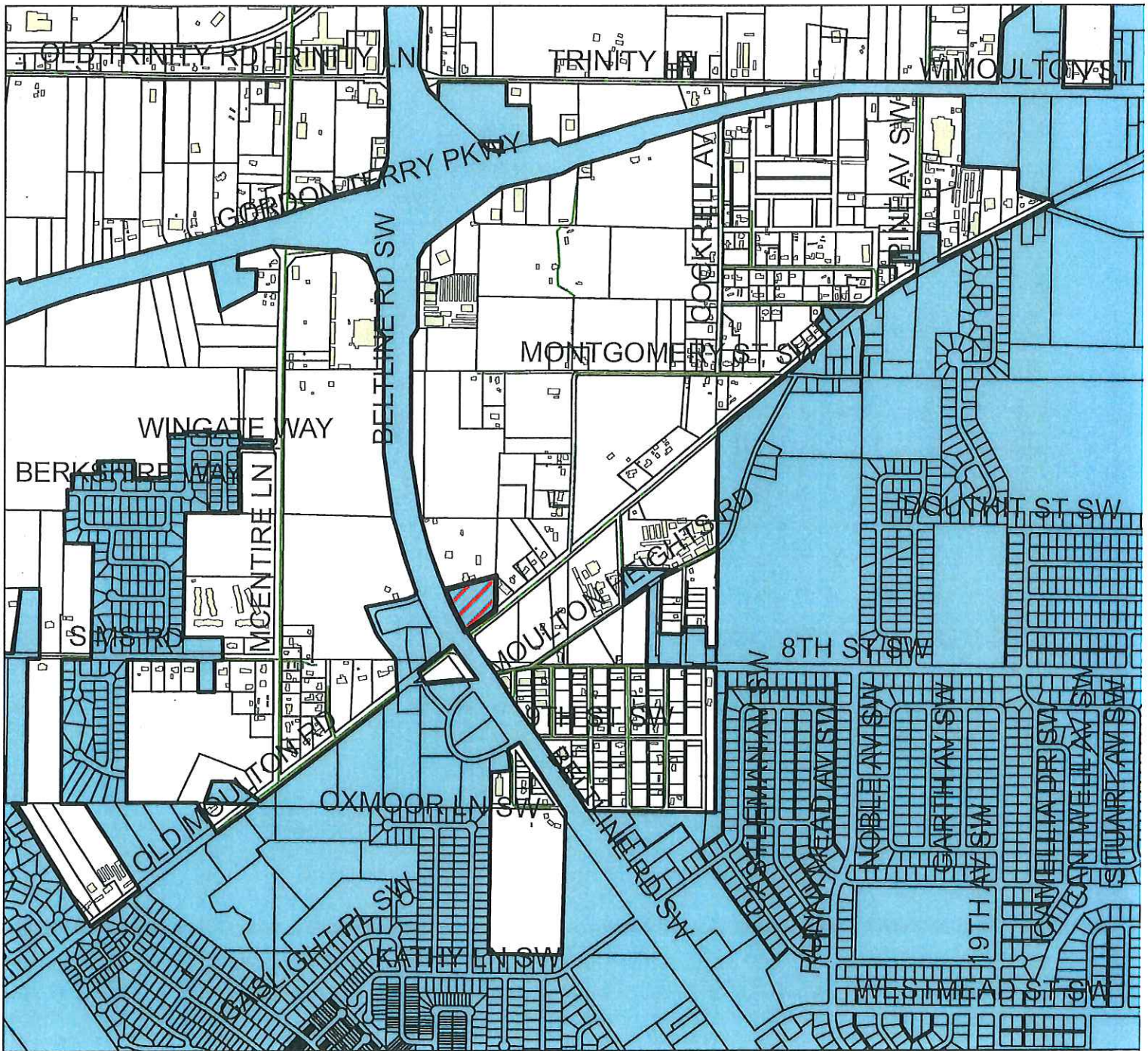
# CERTIFICATE TO CONSOLIDATE AND SUBDIVIDE NO.3342-16



# CERTIFICATE TO CONSOLIDATE AND SUBDIVIDE NO.3342-16



# SITE PLAN NO. 548-16



## LOCATION MAP

### Legend

-  Ownership
-  Corporate Limits
-  Buildings

**APPLICANT: N.T.I. INVESTMENTS, LLC**

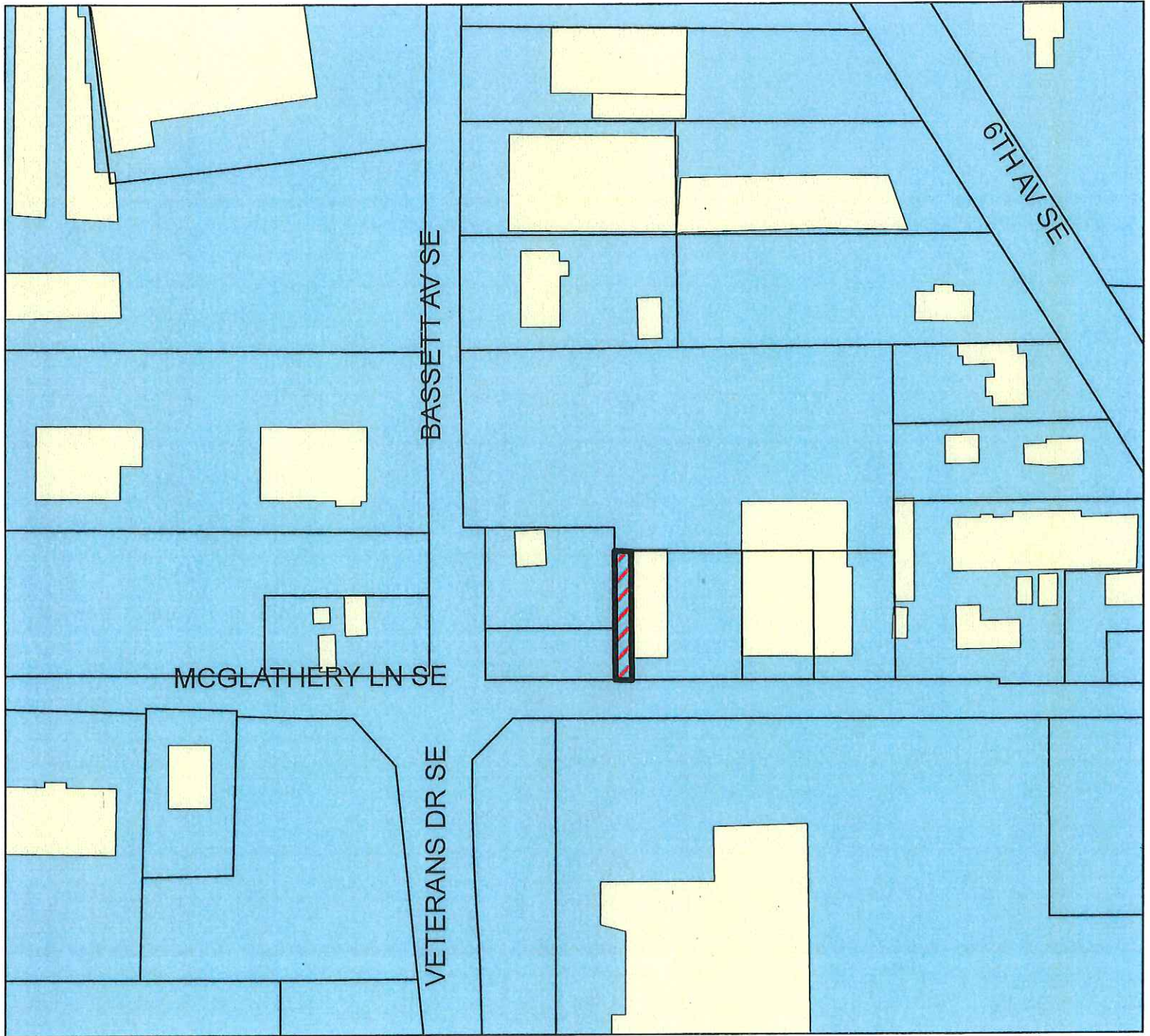
**PROPERTY ZONED M-1A**

 **SUBJECT PROPERTY**






DRAWING NOT TO SCALE

# VACATION REQUEST NO. 494-16



## Legend

-  Ownership
-  Buildings
-  Corporate Limits

**APPLICANT: JOHN PAUL HUTTO AND DUMAS**

**PROPERTY ZONED M-1**



**SUBJECT PROPERTY**



DRAWING NOT TO SCALE