

MEMORANDUM

DATE: February 10, 2016

TO: Planning Commissioners

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

PLANNING COMMISSION MEETING

February 16, 2016

Pre-meeting – 2:15 p.m. (Annex)

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

Agenda Planning Commission

City of Decatur, AL

February 9, 2016

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- January 19, 2015

3. CONSENT AGENDA

PAGE/MAP

CERTIFICATES

- | | | |
|------------|--|-------|
| A. 3303-16 | Certificate to Subdivide
(South of Beltline Rd. and east of Morgan Street) | 1/3-5 |
| B. 3304-16 | Certificate to Subdivide
(South of Jesse Thomas Drive and east side of Pleasant Hill Rd.) | 1/6-7 |

BOND REVIEW

- | | | |
|------------|--|-----|
| A. 2172-97 | Certificate to Subdivide
(South of Longview Drive SW and east of Danville Rd. SW) | 2/8 |
|------------|--|-----|

4. OTHER BUSINESS

VACATION REQUEST

- | | | |
|-----------|---|--------|
| A. 491-16 | (West side of Lot 10, Denver Place, Replat of Lots 1-11, 14-38, etc.) | 2/9-10 |
|-----------|---|--------|

**Minutes
Subdivision Committee
January 12, 2016**

CONSENT AGENDA

**Minutes
Subdivision Committee
February 9, 2016**

3303-16 Certificate to Subdivide

Applicant: Pugh Wright McAnally
Owner: Decatur Ventures Ltd. (Joseph Terry)

Zoning: M-1 & M-1A
Acreage: 9.15 acres

Request: Subdivide 9.15 acres into two tracts of 8.22 acres and .93 acres

Location: South of Beltline Rd. and east of Morgan Street

Conds: 1. Payment of recording fees
 2. Extend sewer to property
 3. Amend survey to show existing gas main and dedicate easement, if necessary

Pt. of Info:

- (1) Site plan will be required before any development.
(2) Any relocation of utilities will be at the owner's expense.
(3) Removal of billboard may be required.***

Recomm: Approval with stated condition.

3304-16 Certificate to Subdivide

Applicant: Michael Colee
Owner: Same

Zoning: Outside Corp Limits
Acreage: 10.3 acres

Request: Subdivide 10.3 acres into two tracts of 9.27 acres and 1.03 acres

Location: South of Jesse Thomas Drive and east side of Pleasant Hill Rd.

Conds: 1. Verify/obtain septic tank approval for Tract B
 2. Amend survey to show Pleasant Hill Road ROW and dedicate ROW
 3. Payment of recording fees
 4. Amend legal descriptions and survey bearings, per County Engineer
 5. Provide reference bearings
 6. Dedicate 40' easement (20' either side) for existing power line

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

Recomm: Approval with stated conditions.

Bond Review

2172-97 Certificate to Subdivide

Applicant: Stephen Koslow
Owner: Same

Zoning: B-2, General Business
Acreage: .72 acres

Request: Bond review for the extension of sewer (250' to Tract 2). LOC Amt: \$30,000, (increased In March, 2011)

Location: South of Longview Drive SW and east of Danville Rd. SW

Recomm: Subdivision Committee recommends extending the LOC until such time as development occurs.

END CONSENT AGENDA

OTHER BUSINESS

VACATION REQUEST

491-16

Applicant: Pugh Wright McAnally
Owner: Habitat for Humanity

Zoning: R-5, Patio Homes
Acreage: 110 sq. feet

Request: Vacate 110 square feet of an existing dut easement (55' x 2')

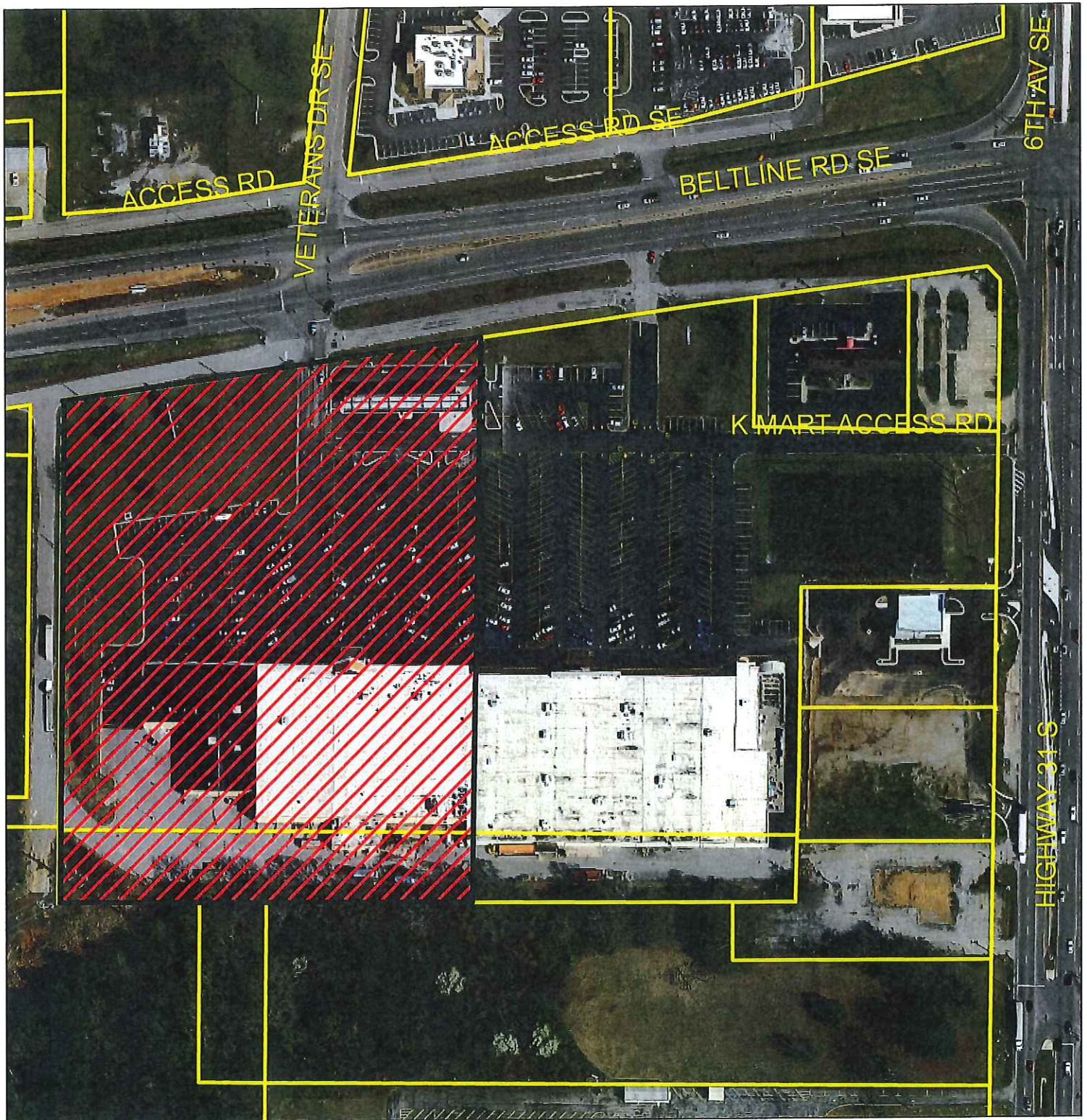
Location: West side of Lot 10, Denver Place, Replat of Lots 1-11, 14-38, etc.

Conds: 1. Payment of recording fees once request has received City Council approval.

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

Recomm: Approval with stated condition.

CERTIFICATE TO SUBDIVIDE NO. 3303-16



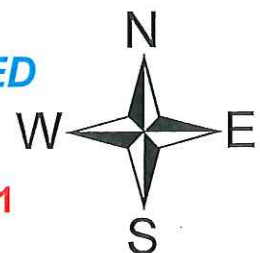
LOCATION MAP

Legend

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

APPLICANT: DECATUR VENTURES LIMITED

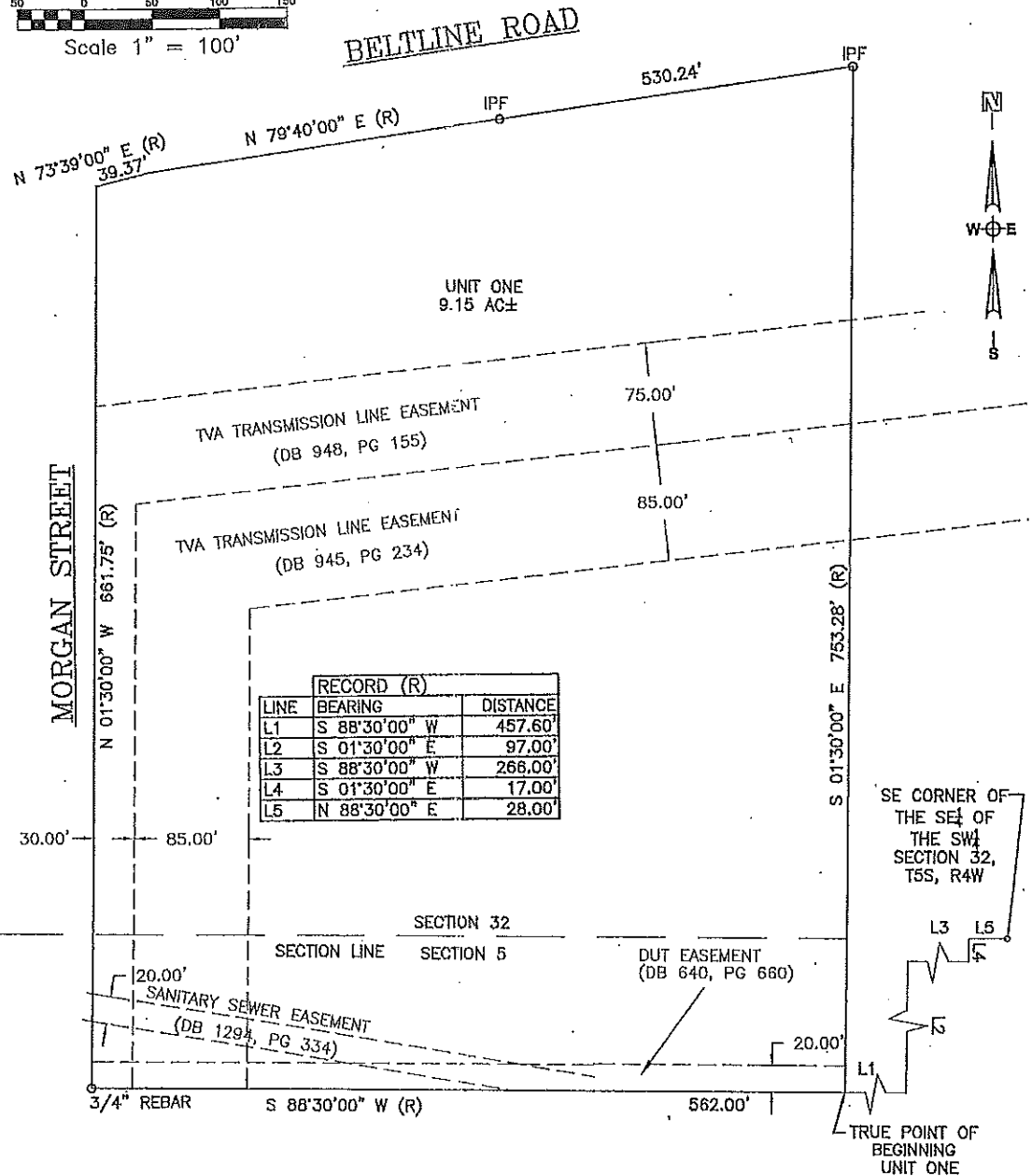
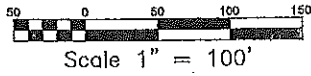
PROPERTY ZONED M-1A AND M-1



DRAWING NOT TO SCALE

CERTIFICATE TO SUBDIVIDE NO. 3303-16

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



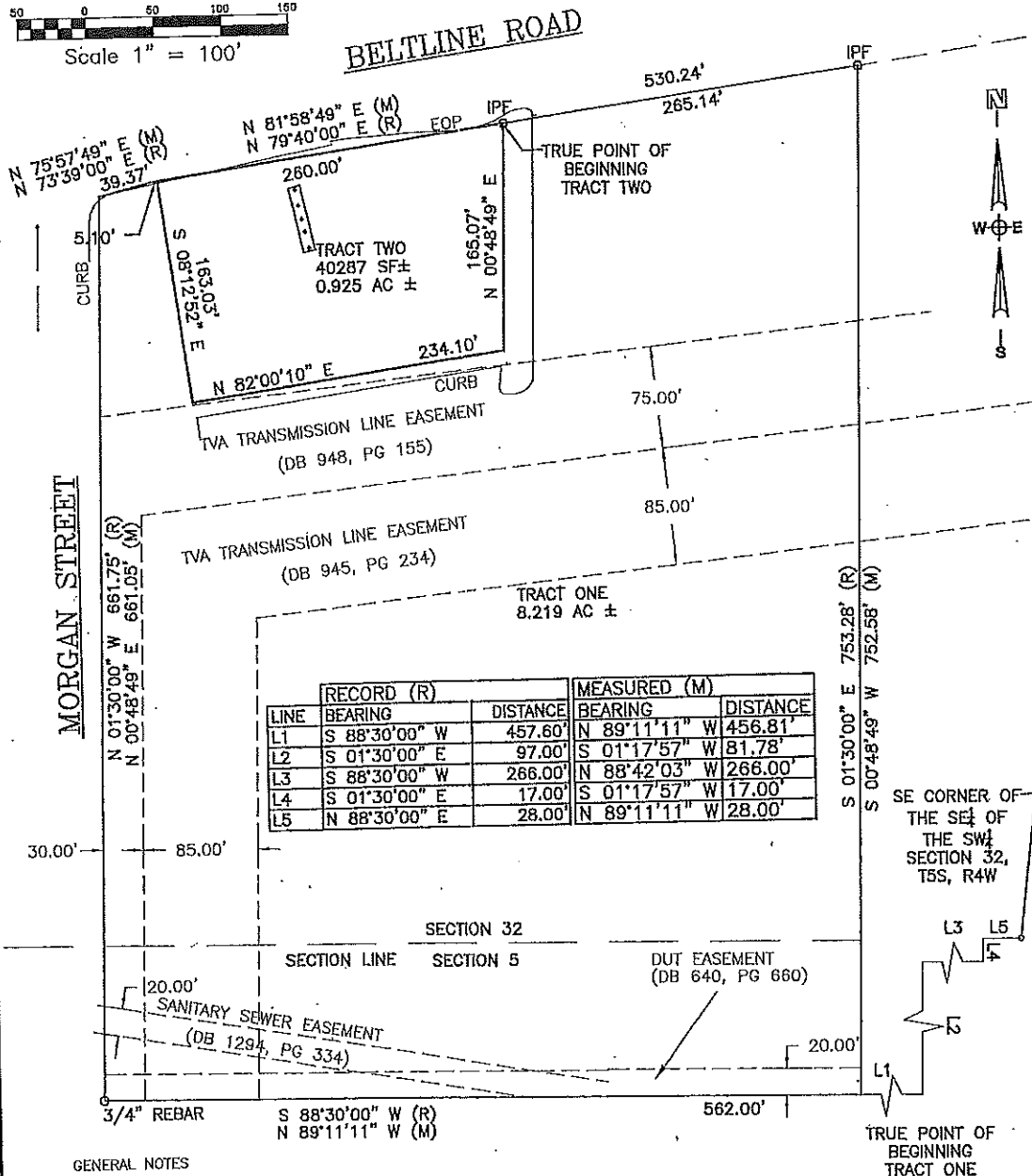
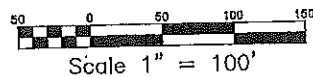
CERTIFICATE TO SUBDIVIDE NO. 3303-16

**PUGH WRIGHT
MCANALLY**
CIVIL ENGINEERS

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

256.353.3937P

256.350.2285F



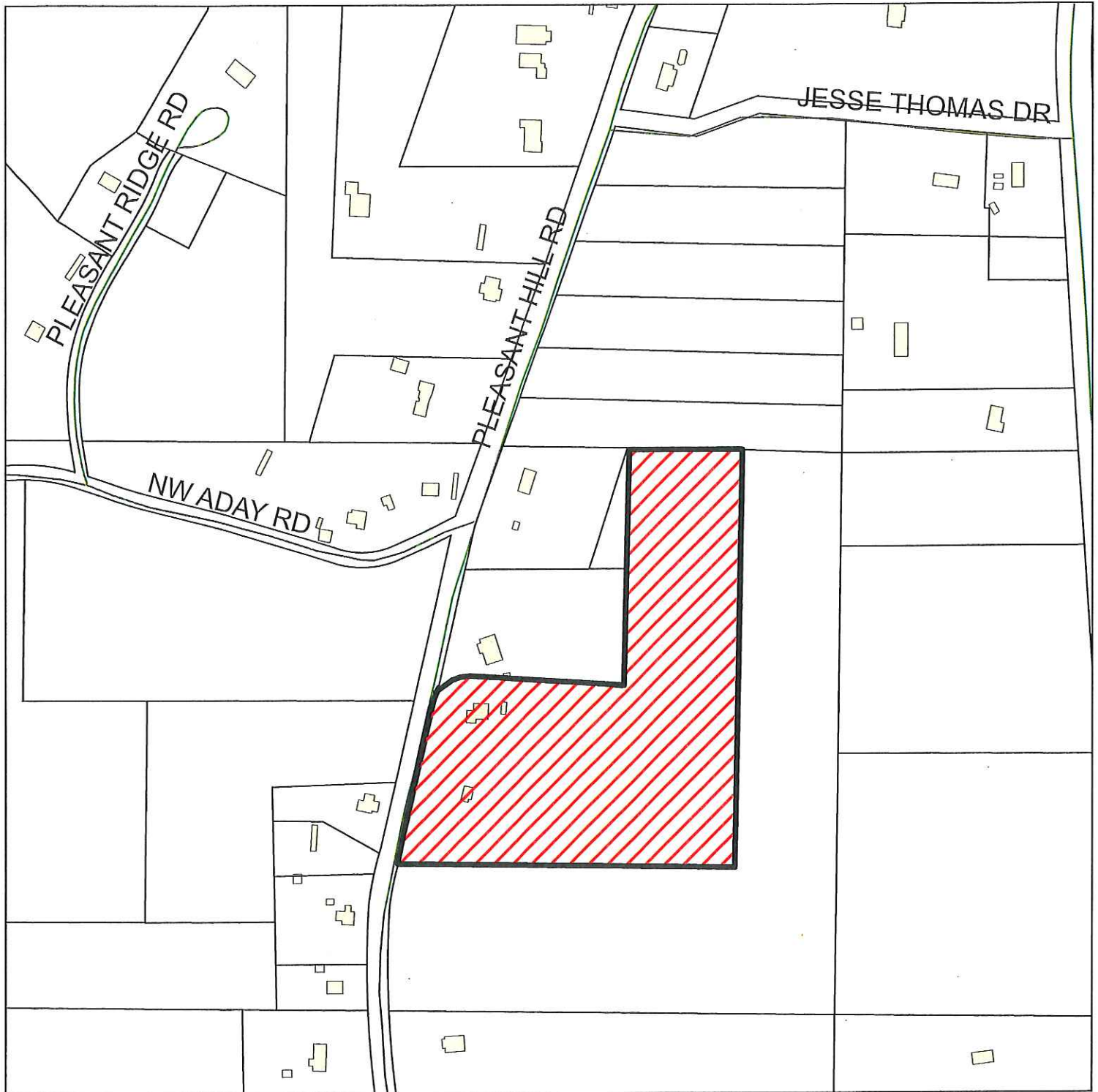
GENERAL NOTES

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: CERTIFICATE TO CONSOLIDATE DB 2012, PG 9279
4. PROPERTY ADDRESS IS BELTLINE 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 JANUARY, 2016.





BOUNDARY SURVEY --- DECATUR VENTURES LTD --- BELTLINE ROAD

DRAWING DATE: 01-19-16 | DRAWN BY: RWH | APPROVED BY: RWH | JOB No. S-10-16 | SCALE: 1"=100' | PAGE 3 OF 3

CERTIFICATE TO SUBDIVIDE NO. 3304-16



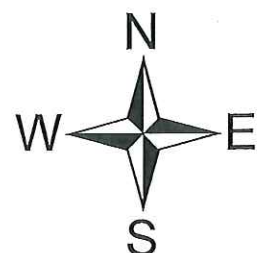
Legend

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

LOCATION MAP

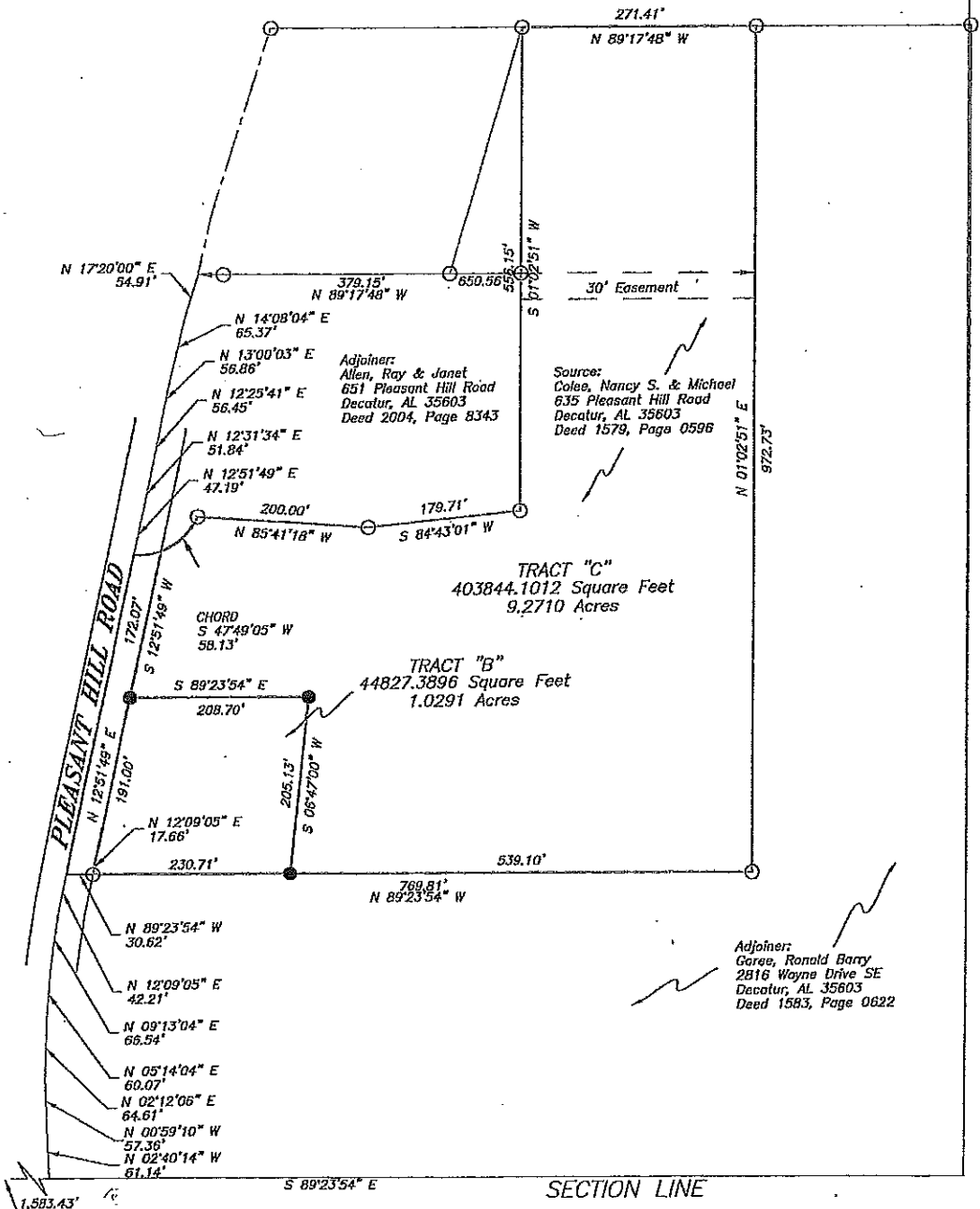
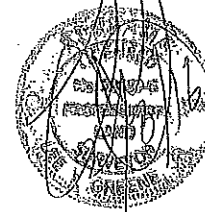
APPLICANT: MICHAEL COLEE

PROPERTY ZONED PJ ONLY



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CERTIFICATE TO SUBDIVIDE NO. 3304-16



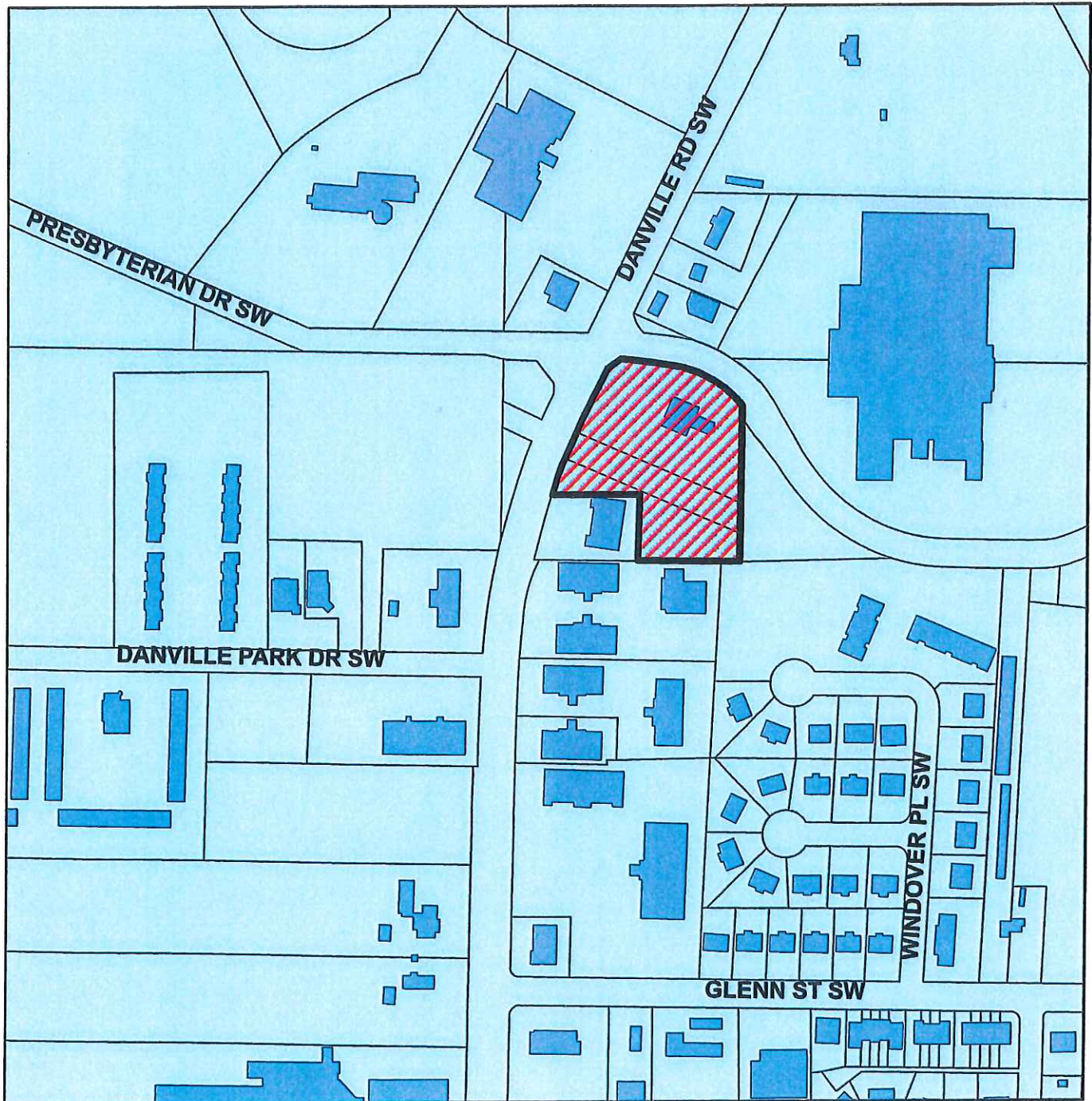
Not Original without Red Seal and Dated Signature.
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Checked By: _____

Lee Y. Greene & Associates, Inc.
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: 2/3/16 Field Survey: 1/26/16
Drawn By: LYG-2 File Number: 2016011.DWG



BOND REVIEW
CERTIFICATE 2172-97



LOCATION MAP

PREPARED BY THE CITY OF DECATUR
PLANNING DEPARTMENT

Legend

-  bldg
-  Ownership
-  corplim
-  SUBJECT PROPERTY

ZONED B-2

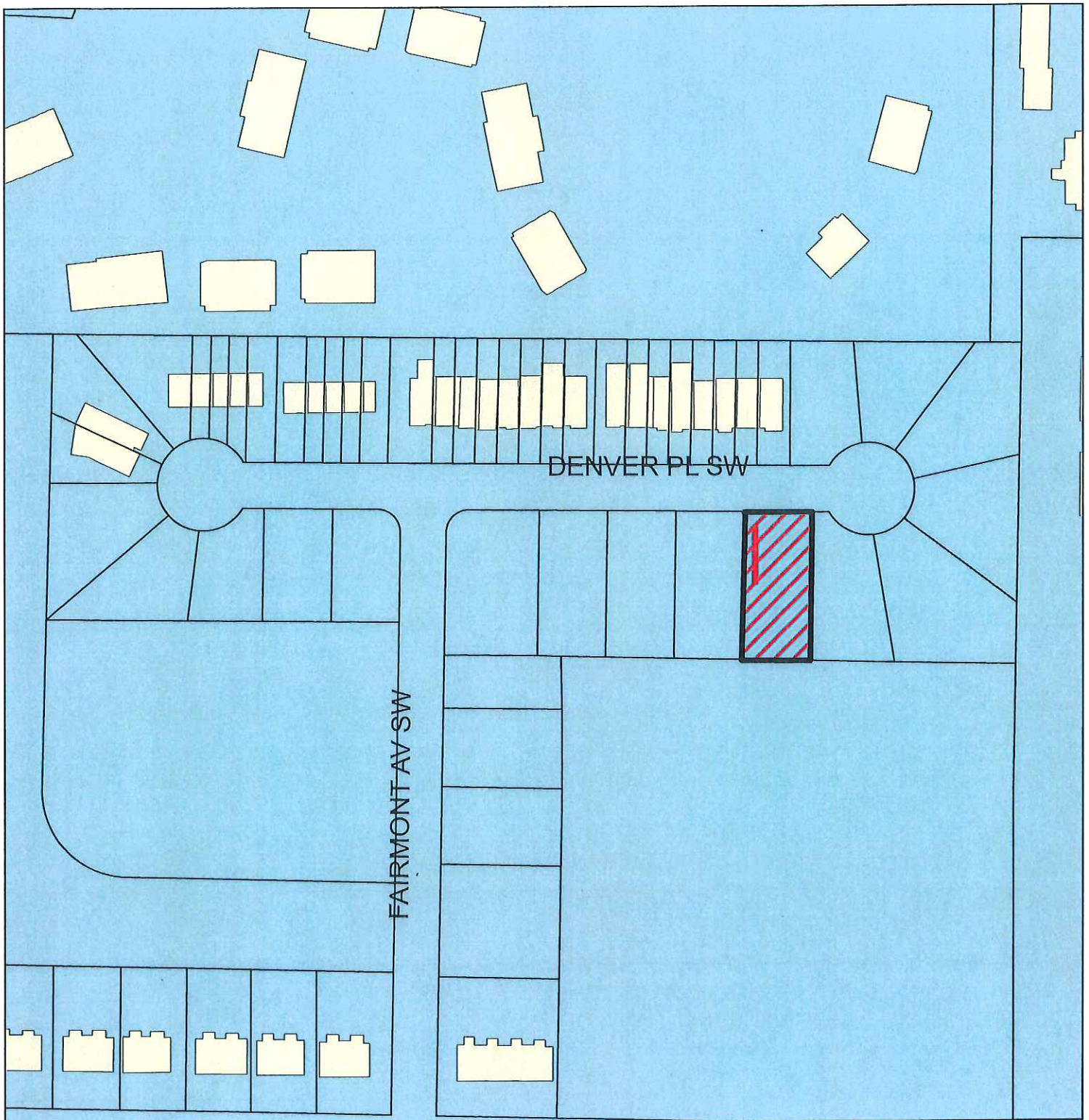
APPLICANT: STEPHEN KOSLOW







DRAWING NOT TO SCALE

Note: Every reasonable efforts 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. 491-16



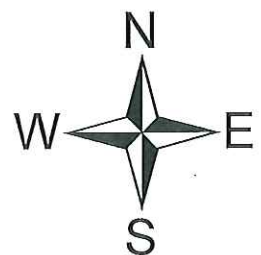
Legend

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

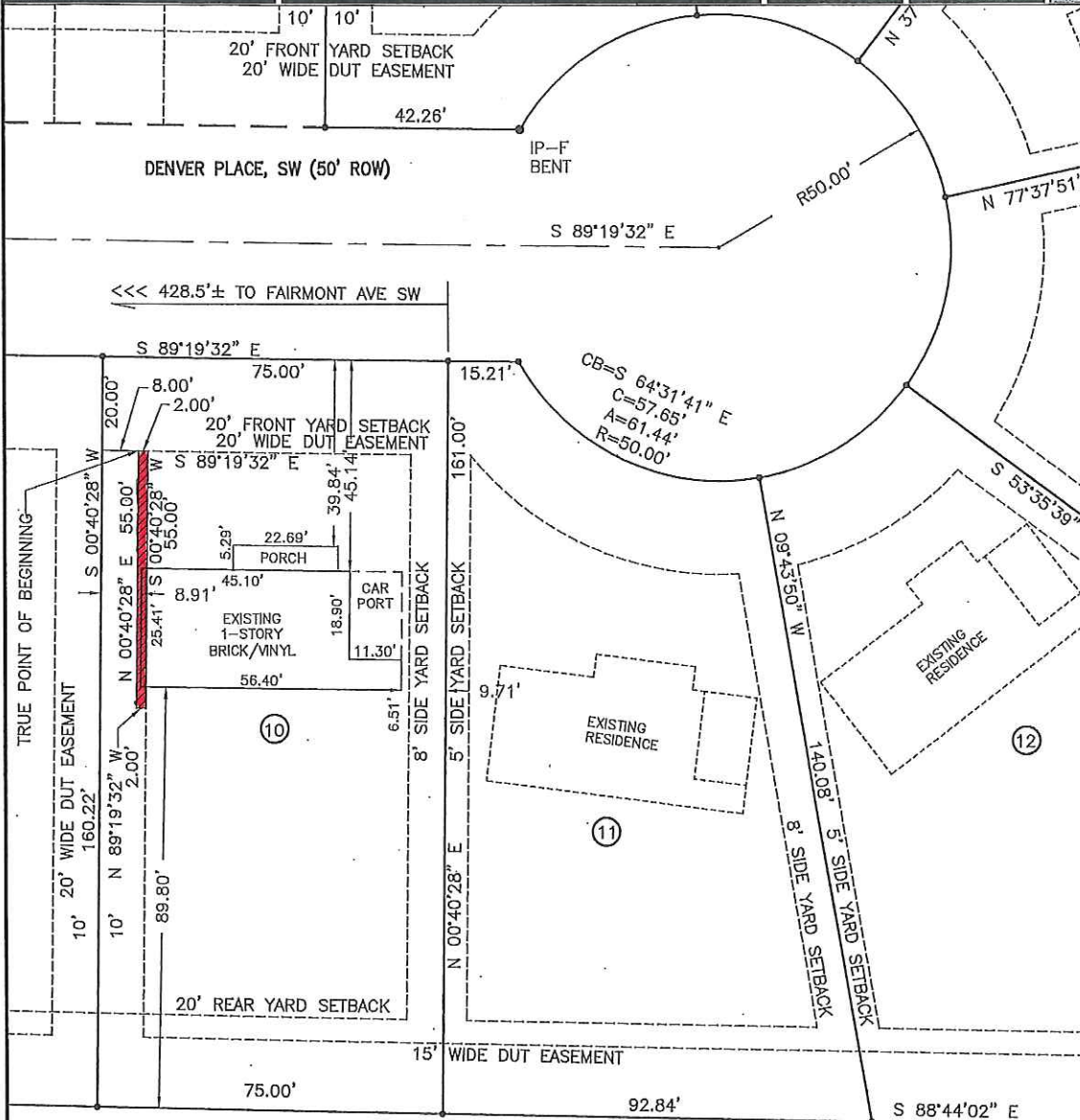
LOCATION MAP

**APPLICANT: HABITAT FOR HUMANITY
OF MORGAN COUNTY**

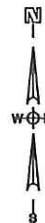
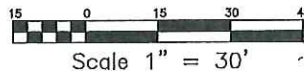
PROPERTY ZONED R-5



DRAWING NOT TO SCALE



DENVER PLACE, A RESUBDIVISION OF LOTS 1 THRU 11, AND LOTS 14 THRU 38 OF THE REPLAT OF LOTS 1 THROUGH 28, LOTS 63 THROUGH 75 AND LOT 80 FAIRMONT SUBDIVISION, AND A RESUBDIVISION OF LOTS 17 AND 18 OF THE REPLAT OF LOTS 29 THRU 50, FAIRMONT SUBDIVISION



VACATION REQUEST 491-16

VACATING 110 SF OF EXISTING EASEMENT (55'x2')

EASEMENT VACATION -- HABITAT FOR HUMANITY -- LOT 10, DENVER PLACE

DRAWING DATE: JAN., 2016 DRAWN BY: DDP APPROVED BY: RWH JOB No. D-14-16 SCALE: 1"=30' PAGE 7 OF 7

PUGHWRIGHTMCANALLY.COM