

MEMORANDUM

DATE: July 13, 2016

TO: Planning Commissioners

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

PLANNING COMMISSION MEETING

July 19, 2016

Pre-meeting – 2:15 p.m. (Annex)

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

Agenda Planning Commission

City of Decatur, AL

July 19, 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- June 21 2016

3. PUBLIC HEARING

PAGE/MAP

ZONING TEXT AMENDMENT

A. 236-16	Rooming House Definition	1/4
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4. CONSENT AGENDA

CERTIFICATES

A. 3317-16	Certificate to Consolidate (North of Willow View Trail SE and west side of Willow Bend Rd. SE)	1/5-6
B. 3318-16	Certificate to Consolidate (South of Church St. NE and east side of Ferry St. NE)	2/7-9

SITE PLANS

A. 545-16	(North of Beltline Rd. SW and west of Spring Ave. SW.)	3/10 see plat
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PLAT REVIEW

A. Replat of Denver Place, Phase 2 (North of Tammy St. SW on the west and east side of Fairmont Ave. SW.)	3/11 see plat
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Minutes
Zoning Committee
July 12, 2016

PUBLIC HEARING

Zoning Text Amendment.

236-16

Applicant: City of Decatur
Owner: NA

Zoning: NA
Acreage: NA

Request: To amend the definition for Rooming House to better address short term rental like VRBO and AIRBNB

Location: NA

Recomm: Approval. This is in conformance with the Long Range Plan.

Minutes
Subdivision Committee
July 12, 2016

CONSENT AGENDA

Certificates

3317-16 Certificate to Consolidate

Applicant: Ricky Wilhite
Owner: Clint Phillips

Zoning: R-1, SF Residential
Acreage: 1.77 acres

Request: Consolidate Lot 3, Burningtree Bluff Estates, Addition No. 1 and Lot 6, Burningtree Bluff Estates into one tract of 1.77 acres

Location: North of Willow View Trail SE and west side of Willow Bend Rd. SE

Conds:

1. Verify/obtain septic tank approval
2. Provide copy of deed showing property ownership
3. Payment of recording fees
4. Amend survey to show ROW for Willow Bend Rd. SE (60' – 30' from centerline)
5. Dedicate a 10' utility easement the full property length of Willow Bend Rd. SE and Wood Hollow Trail, SE on Lot 6

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

Recomm: Approval with stated conditions.

3318-16 Certificate to Consolidate

Applicant: Pugh Wright McAnally
Owner: Kevin & Jo Ann Malcolm

Zoning: R-3H, SF Residential Historical
Acreage: .44 acres

Request: Consolidate an approximate .20 acre tract with a .24 acre tract to create one tract of .44 acres

Location: South of Church St. NE and east side of Ferry St. NE

- Conds:
1. Provide copy of deed showing property ownership
 2. Payment of recording fees
 3. Amend survey to show four State Plane Coordinates based on NAD83 AL West Zone
 4. Provide a stamped and sealed survey for recording

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

Recomm:

Site Plan Review

545-16

Applicant: TBC Corporation
Owner: Betty C. Metzger Revocable Trust

Zoning: M-1A, Commercial Expressway
Acreage: 1.02 acres

Request: Site plan review for the development of a tire and service center

Location: North of Beltline Rd. SW and west side of Spring Avenue SW

- Conds:
1. Provide irrigation plan
 2. Obtain ALDOT and City Engineer's approval for both cuts in to the property
 3. Dedicate a 10' easement around the perimeter of the entire property (inside the property line)

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

Recomm: Approval with stated conditions

Plat Review

Replat of Denver Place, Phase 2

Applicant: Pugh Wright McAnally
Owner: Habitat for Humanity

Zoning: R4 & R6, Multi Family & Townhomes
Acreage: 3.54 acres

Request: Final plat approval to subdivide 3.54 acres into 12 R-5 single family residential lots

Location: North of Tammy St. SW on the west and east side of Fairmont Avenue SW

- Conds:
1. Construct or bond all public improvements
 2. Payment of recording fee

3. Payment of \$91.00 for one street sign

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

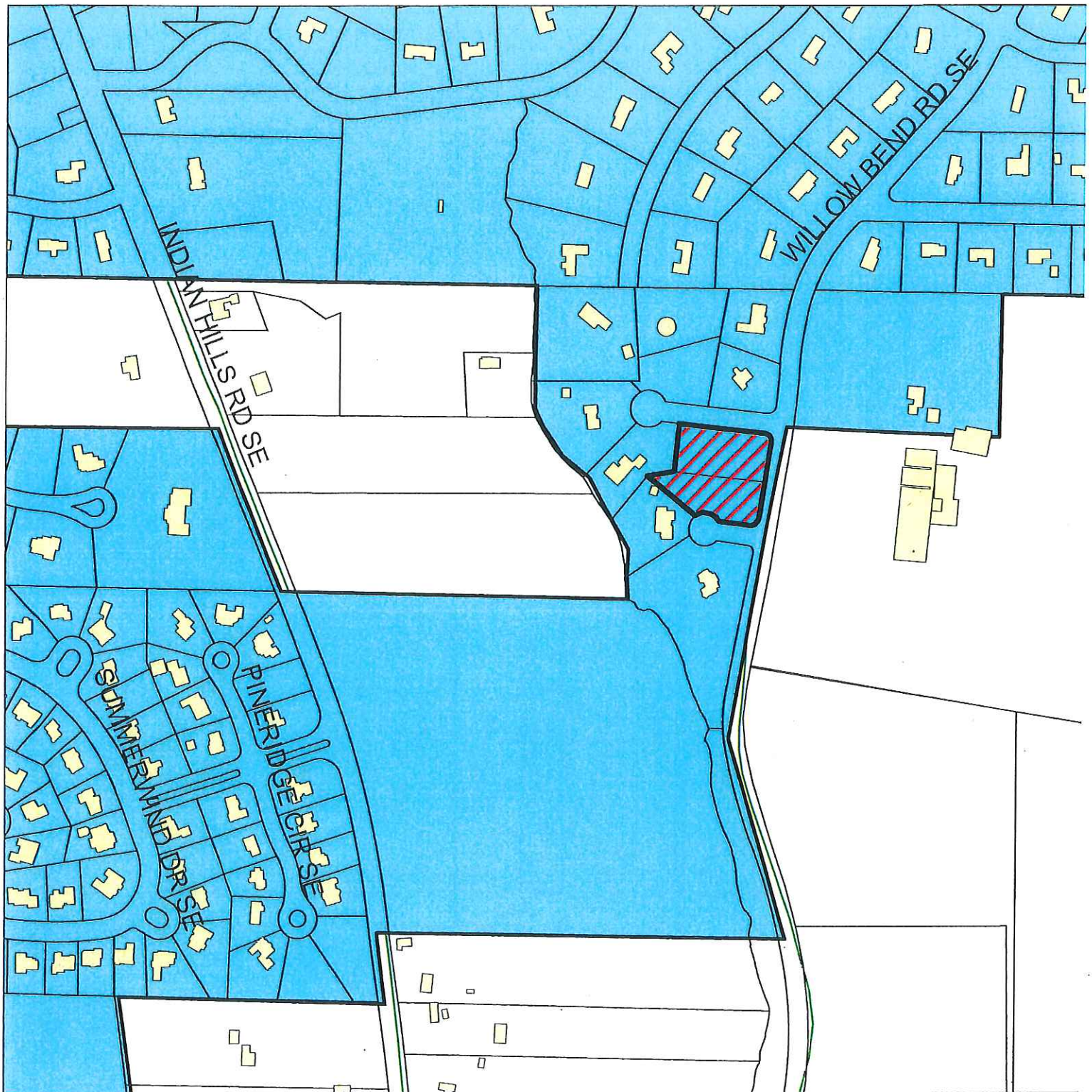
Recomm: Approval with stated conditions

ZONING COMPARISONS




SECTION	CURRENT	PROPOSED
25-2 (29) Definitions	<u>Rooming House</u> . Any building or portion thereof which contains not less than three (3) or more than nine (9) guest rooms which are designed or intended to be used, let, or hired out for occupancy by individuals for compensation whether paid directly or indirectly.	<u>Rooming House</u> . Any building, or portion thereof, which contains no more than nine (9) guest rooms which are designed or intended to be used, let, or hired out for occupancy by transient guests for compensation; whether paid directly or indirectly, for a period of less than 30 continuous days.

Please
Delete empty
rows

CERTIFICATE TO CONSOLIDATE NO. 3317-16



Legend

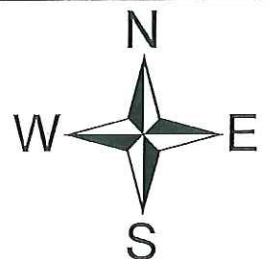
-  Buildings
-  Ownership
-  Corporate Limits

LOCATION MAP

APPLICANT: CLINT PHILLIPS

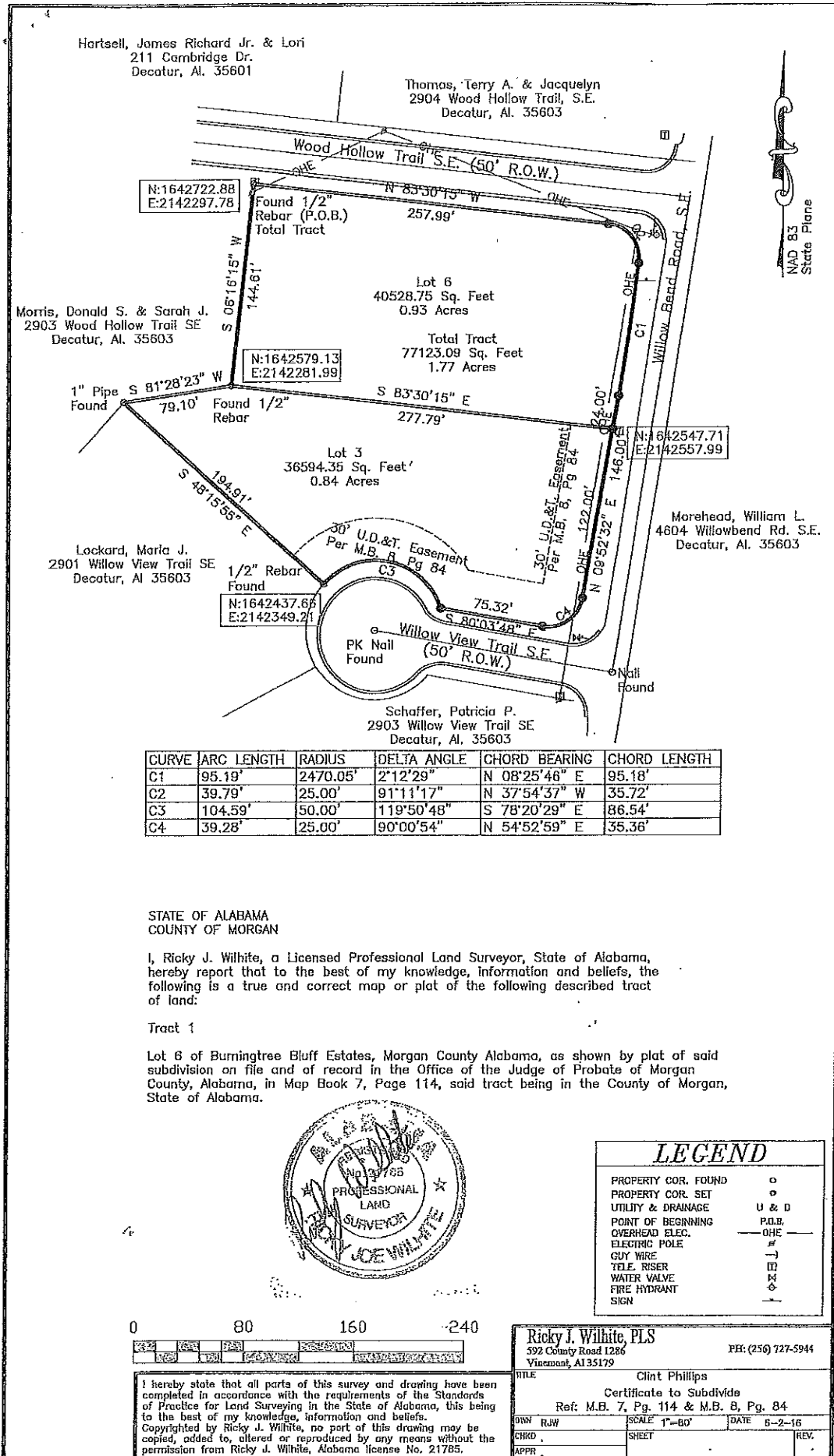
 **SUBJECT PROPERTY**

PROPERTY ZONED R-1

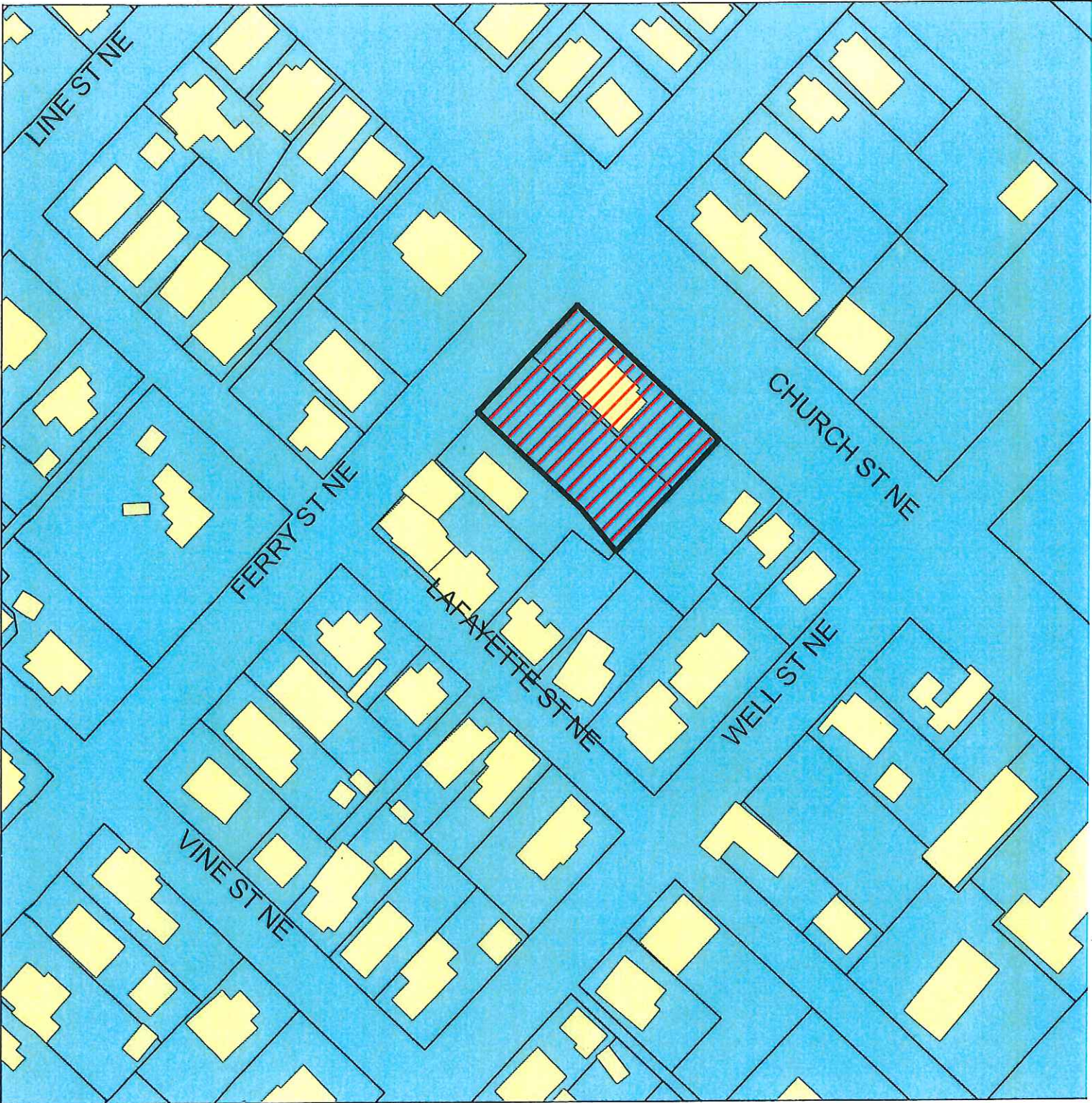


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


CERTIFICATE TO CONSOLIDATE NO. 3317-16



CERTIFICATE TO CONSOLIDATE NO. 3318-16



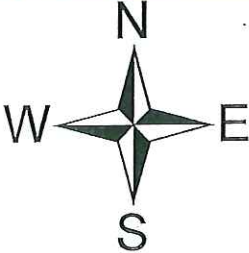
Legend

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

LOCATION MAP

APPLICANT: KEVIN A. AND JO ANN MALCOLM

PROPERTY ZONED R-3H



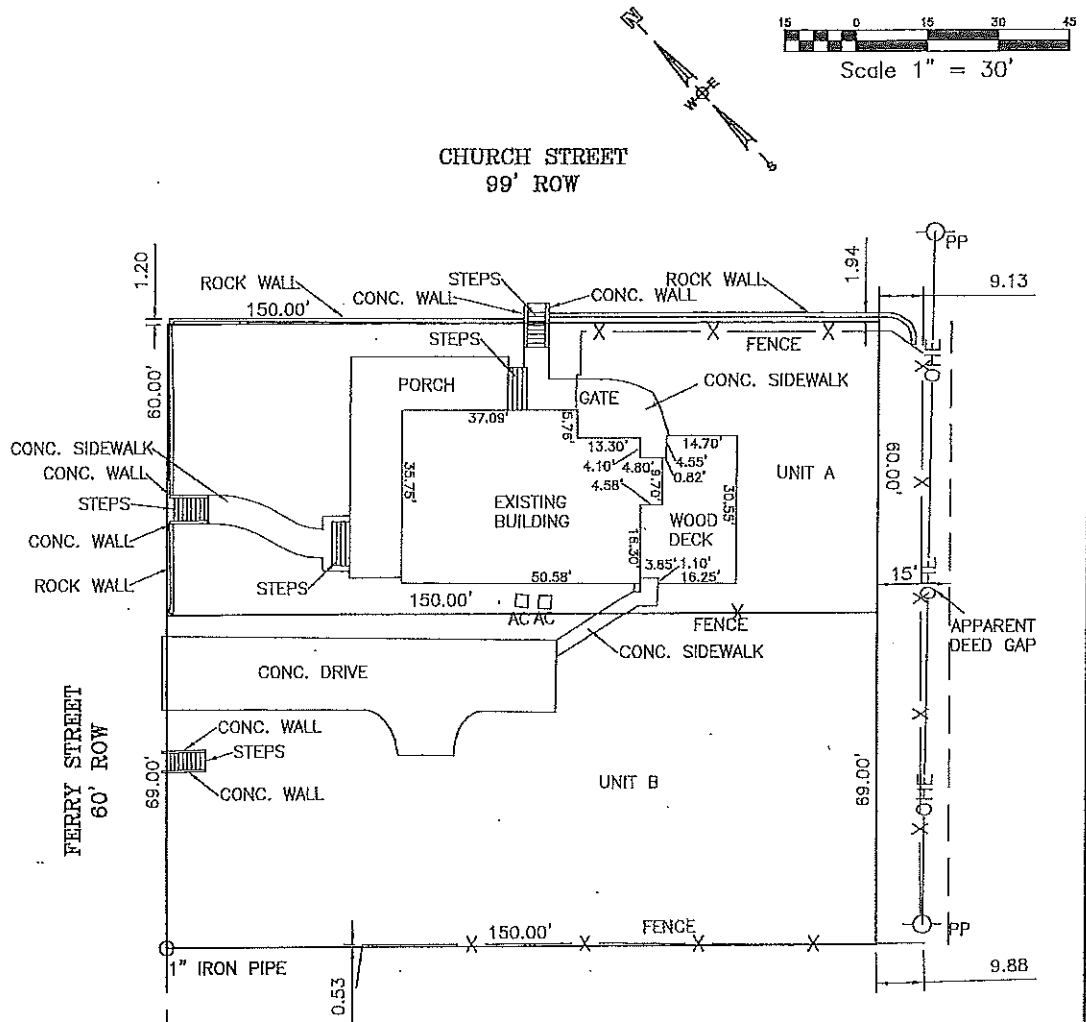
CERTIFICATE TO CONSOLIDATE NO. 3318-16

**PUGH WRIGHT
MCANALLY**
CIVIL ENGINEERS

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

256.353.3937P

256.350.2285F



LEGEND

PP POWER POLE
AC AIR CONDITIONING UNIT
ROW RIGHT-OF-WAY

CERTIFICATE TO CONSOLIDATE -- MALCOLM, JO ANN -- 814 FERRY STREET

DRAWING DATE: 06-23-16 | DRAWN BY: RDH | APPROVED BY: RWM | JOB No. D-134-16 | SCALE: 1"=30' | PAGE 3 OF 3

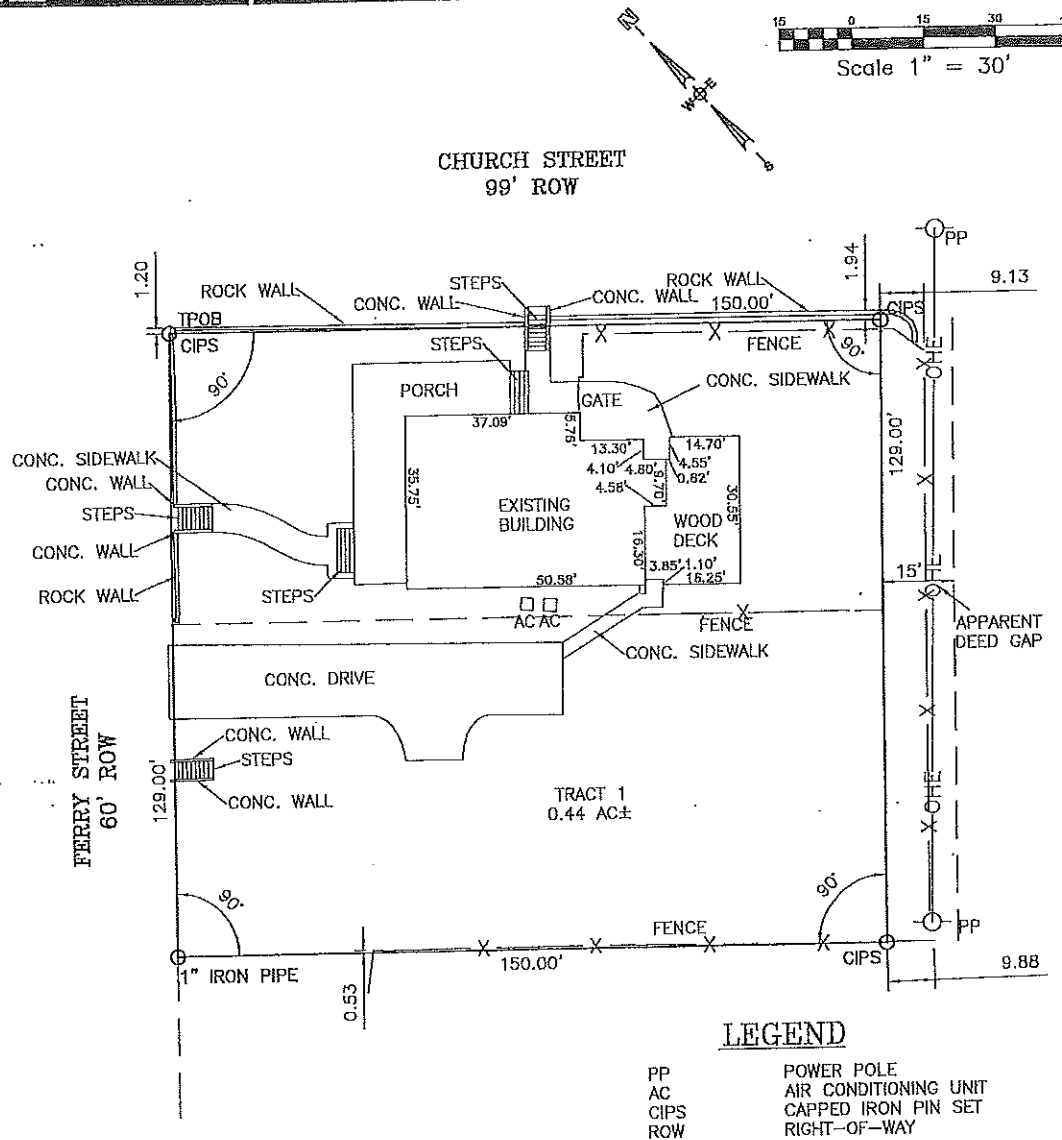
CERTIFICATE TO CONSOLIDATE NO. 3318-16

**PUGH WRIGHT
MCANALLY**
CIVIL ENGINEERS

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

256.353.3927P

256.350.2285F



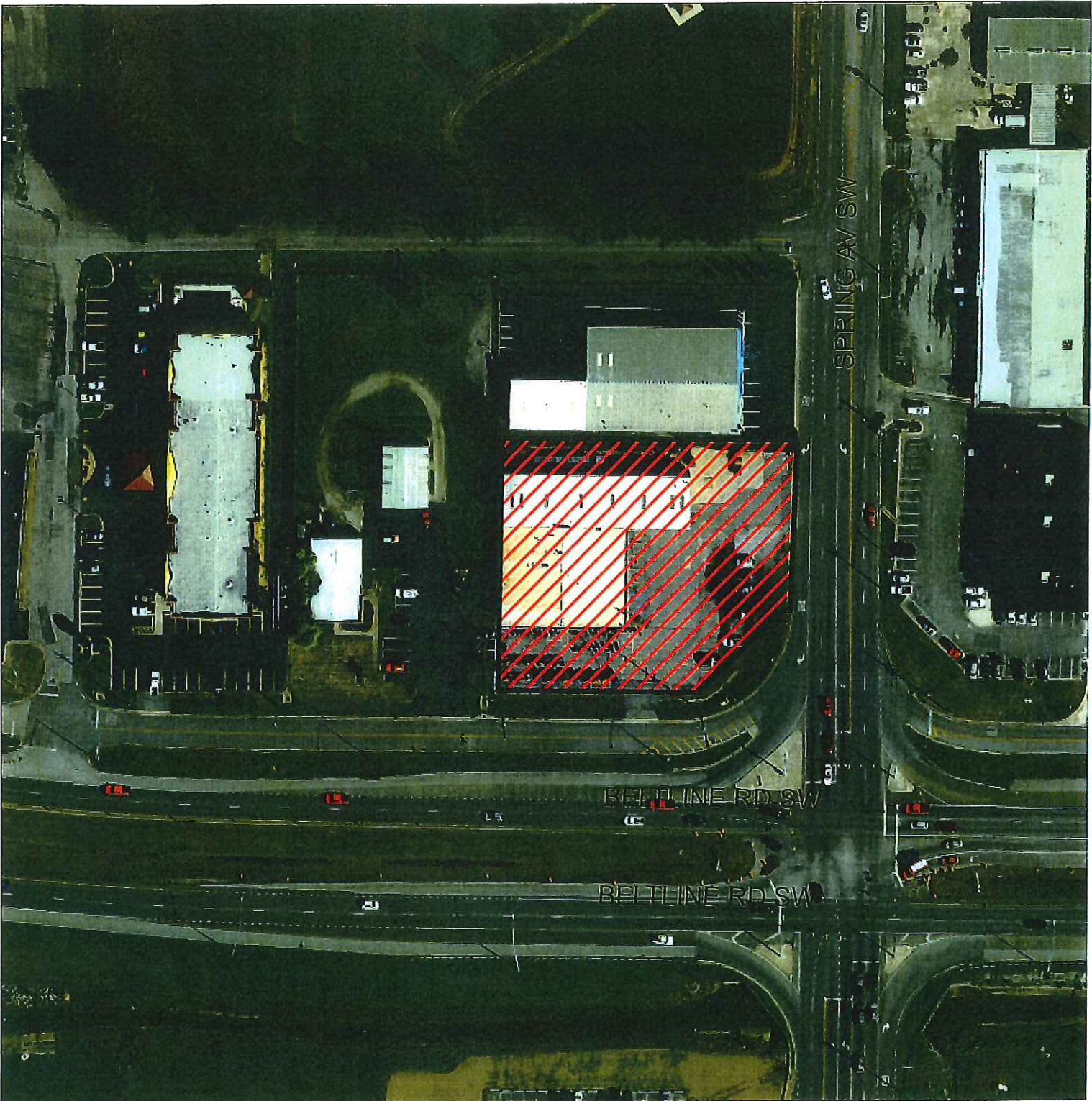
GENERAL NOTES

- 1 THE NORTH REFERENCE WAS ASSUMED.
- 2 ALL MEASUREMENTS SHOWN ARE TO U.S. STANDARDS AND ARE FIELD MEASUREMENTS UNLESS OTHERWISE SHOWN
- 3 SOURCE OF INFORMATION USED FOR SURVEY: DEED BOOK:2015 PAGE:7315 & DEED BOOK:2015 PAGE:9275.
- 4 PROPERTY ADDRESS IS 814 FERRY STREET, DECATUR, AL.
- 5 NO ENCROACHMENTS WERE FOUND ABOVE GROUND EXCEPT AS SHOWN
- 6 THERE WAS NO FIELD LOCATION ATTEMPTED TO DETERMINE THE EXTENT OF SUBSURFACE STRUCTURES
- 7 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.
- 8 FIELD WORK COMPLETED ON 06-22-2016.
- 9 NO SEARCH OF PUBLIC RECORDS HAS BEEN PERFORMED BY THIS FIRM TO DETERMINE IF ANY DEFECTS AND/OR AMBIGUITIES EXIST IN THE TITLE.




BOUNDARY SURVEY -- MALCOLM, JO ANN -- 814 FERRY STREET

DRAWING DATE: 06-23-16 | DRAWN BY: MIL | APPROVED BY: RWH | JOB No. S-135-16 | SCALE: 1"=30' | PAGE 2 OF 2

SITE PLAN NO. 545-16



Legend

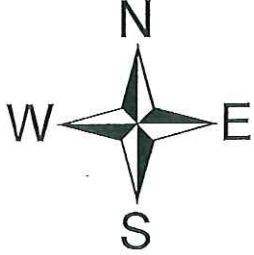
-  Buildings
-  Ownership
-  Corporate Limits

 **SUBJECT PROPERTY**

LOCATION MAP

APPLICANT: TBC CORPORATION

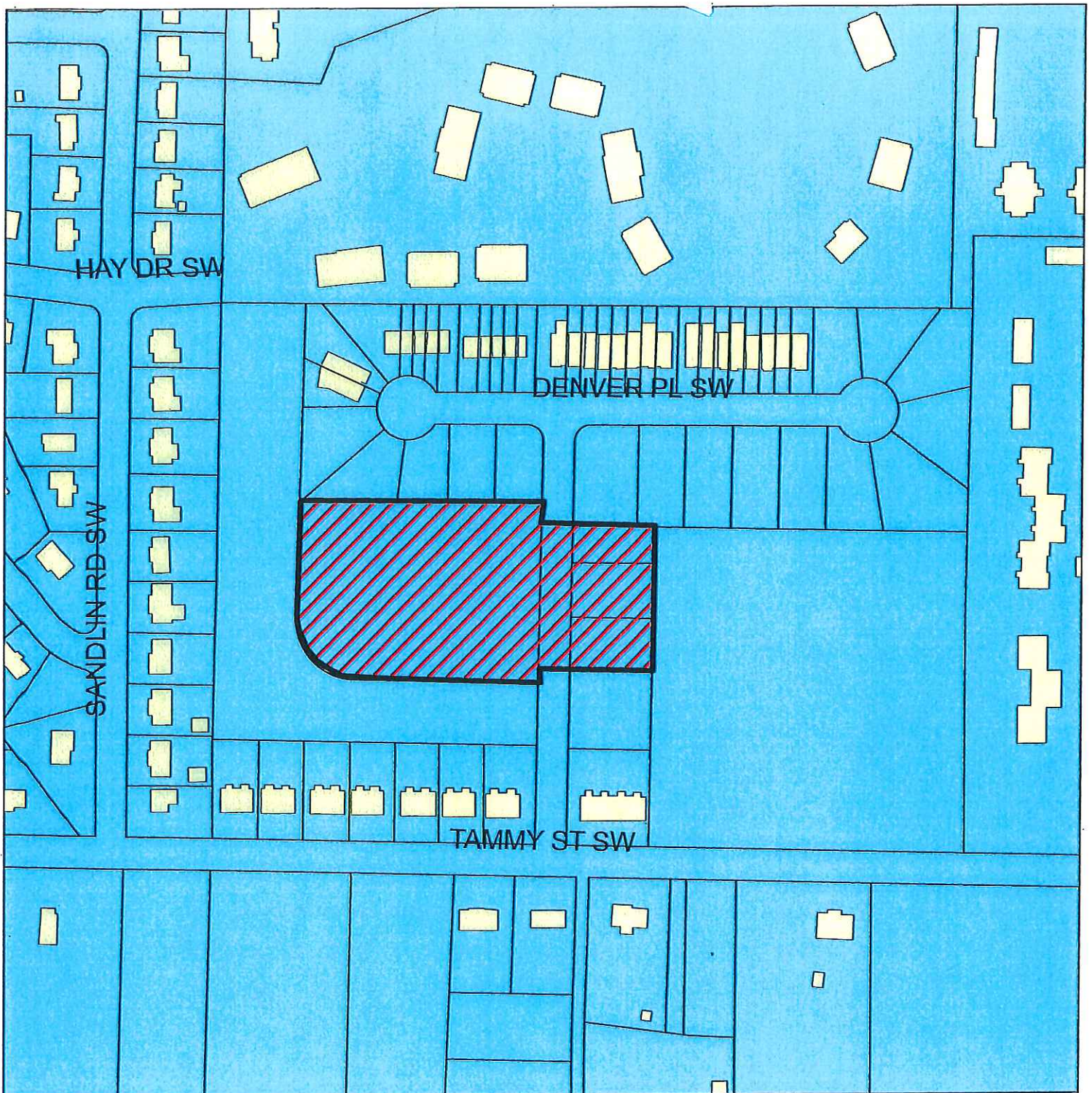
PROPERTY ZONED M-1A



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REPLAT OF DENVER PLACE PHASE 2

FINAL PLAT



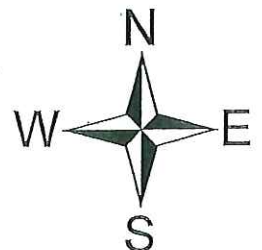
Legend

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

LOCATION MAP

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

PROPERTY ZONED R-4 AND R-6



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