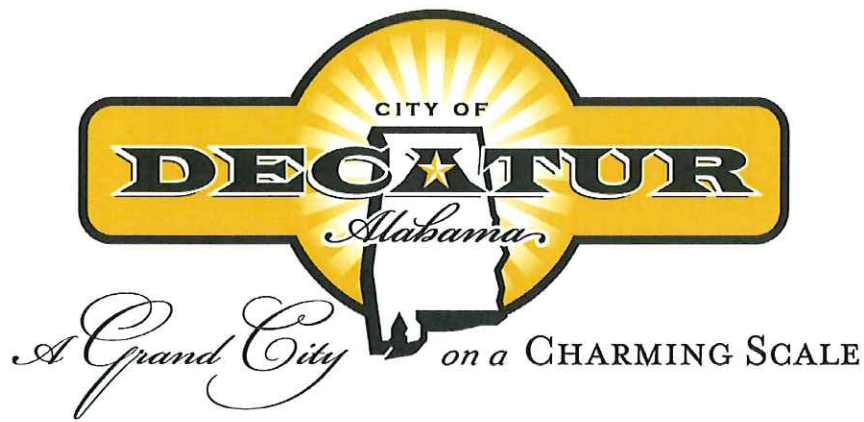




MEMORANDUM

DATE: June 15, 2016

TO: Planning Commissioners

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

PLANNING COMMISSION MEETING

June 21, 2016

Pre-meeting – 2:15 p.m. (Annex)

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

Agenda Planning Commission

City of Decatur, AL

June 21, 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- May 24, 2016

3. PUBLIC HEARING

PAGE/MAP

REZONING

- A. 1303-16 1/5-7
(on the North side of Point Mallard Parkway (Highway 67) west of Indian Hills Rd)

4. CONSENT AGENDA

CERTIFICATES

- | | | |
|------------|---|---------|
| A. 3313-16 | Certificate to Subdivide
(North side of Red Bank Road and west of Indian Hills Road SE) | 1/8-10 |
| A. 3314-16 | Certificate to Consolidate
(North of 6 th Street SE and east side of 4 th Avenue SE) | 2/11-12 |
| A. 3315-16 | Certificate to Subdivide
(South of 8 th Street. SE and west side of 6 th Avenue SE) | 2/13-14 |
| A. 3316-16 | Certificate to Consolidate & Subdivide
(North of Bird Springs Rd and east side of Day Rd. SW) | 2/15-16 |

SITE PLANS

- A. 543-16 3/20
(North of Gordon Dr. SE and west of 4th Avenue SE.)

5. OTHER BUSINESS

VACATION REQUEST

A. 492-16

4/21

(North of Gordon Dr. SE and west of 4th Avenue SE)

Minutes
Zoning Committee
June 14, 2016

PUBLIC HEARING

Rezoning

1303-16

Applicant: City of Decatur
Owner: Indian Hills Partners

Zoning: B2 GENERAL BUSINESS
Acreage: 1.93 Acres

Request: To zone approximately 1.93 acres to B2 (GENERAL BUSINESS ZONE)

Location: Property is located on the North side of Point Mallard Parkway (Highway 67) west of Indian Hills Rd.

Recomm: The Zoning Committee and Planning Department recommend approval. This is in conformance with the Long Range Plan

Minutes
Subdivision Committee
June 14, 2016

CONSENT AGENDA

Certificates

3313-16 Certificate to Subdivide

Applicant: Pugh Wright McAnally
Owner: John Lovelace

Zoning: R-1E, SF Residential Estate
Acreage: 5.07 acres

Request: Subdivide 5.07 acres into two tracts of 2.02 acres and 3.05 acres

Location: North side of Red Bank Road and west of Indian Hills Road SE

- Conds:
1. Provide a stamped and sealed survey for recording
 2. Verify/obtain septic approval for Lot 4A (2.02 acre lot)
 3. Payment of recording fees
 4. Signature from property owner requesting subdivision
 5. Amend survey to show four State Plane Coordinates based on NAD83, AL West Zone

Pt. of Info:

- (1) Any relocation of utilities will be at the owner's expense.***
- (2) No farm livestock permitted on lots – they don't meet size requirements***

Recomm: Approval with stated conditions.

3314-16 Certificate to Consolidate

Applicant: Lee Y. Green & Assoc.
Owner: DASI, LLC

Zoning: RD - Redevelopment
Acreage: .27 acres approx..

Request: Consolidate Lots 11 & 13 of Block 46, DLI&F, Addition No. 4

Location: North of 6th Street SE and east side of 4th Avenue SE

- Conds:
1. Copy of deed showing ownership
 2. Signature from property owner requesting consolidation
 3. Payment of recording fees
 4. Amend survey to show four State Plane Coordinates based on NAD83, AL West Zone

Pt. of Info:

- (1) ***Any relocation of utilities will be at the owner's expense.***
- (2) ***Any development or request for building permits on these lots will require site plan approval.***

Recomm: Approval with stated conditions

3315-16 Certificate to Subdivide

Applicant: Gonzalez Strength & Assoc.
Owner: Walmart

Zoning: RD - Redevelopment
Acreage: 4.28 acres

Request: Subdivide 4.28 acres into two tracts of 3.77 acres and .51 acres

Location: South of 8th Street. SE and west side of 6th Avenue SE

- Conds:
1. Payment of recording fees
 2. Amend survey to show four State Plane Coordinates based on NAD83, AL West Zone
 3. Show 5' easement for lighting conduit on the east ROW boundary

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

Recomm: Approval with stated conditions

3316-16 Certificate to Consolidate and Subdivide

Applicant: Kevin Burchel, Trustee for
Owner: Roy Burchel Irrevocable Trust

Zoning: AG-1 & PJ
Acreage: 19.78 acres

Request: Consolidate ten tracts of varying sizes and subdivide into two tracts of 14.78 acres and 5 acres

Location: North of Bird Springs Rd and east side of Day Rd. SW

- Conds:
1. Payment of recording fee
 2. Certificate should be formatted as extraterritorial
 3. Amend survey to show four State Plane Coordinates based on NAD83, AL West Zone
 4. Amend survey line to show correct ROW for Day Rd. (80' ROW)
 5. Amend legal descriptions of each tract to reflect the new ROW line

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

Recomm: Approval with stated conditions

Site Plan Review

543-16

Applicant: St. John Episcopal Church

Zoning: B-5, Central Business

Owner: Same St. John Episcopal Church & Diocese of AL

Acreage:

Request: Site plan review for the expansion of St. John's Episcopal Church

Location: North of Gordon Dr. SE and west of 4th Avenue SE

- Conds:
1. Provide signed maintenance agreement for landscaping to be placed in ROW
 2. Confirm that all public improvements are within the ROW
 3. Approval of Vacation Request 492-16

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

Recomm: Approval with stated conditions

Plat Review

Woodtrail Estates, Addition No. 3

Applicant: H.M. Nowlin/Jeff Parker

Zoning: AG-1, Agricultural

Owner: Same

Acreage: Approx. 100.63 acres

Request: Final plat approval to subdivide approximately 100.63 acres into 14 tracts of varying sizes

Location: South of Chapel Hill Rd. SW and east of South Woodtrail

- Conds:
1. Complete conditions of preliminary plat
 2. Payment of \$21.00 for plat recording fees
 3. Provide Title Opinion to Planning Department

Pt. 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

492-16

Applicant: St. John's Episcopal Church

Zoning: B-5, Central Business

Owner: Same St. John Episcopal Church & Diocese of AL

Acreage: .11 acres

Request: Vacate approximately 10' of the Gordon Dr. SE ROW along the southwest boundary of the church
(between the sidewalk
and the building)

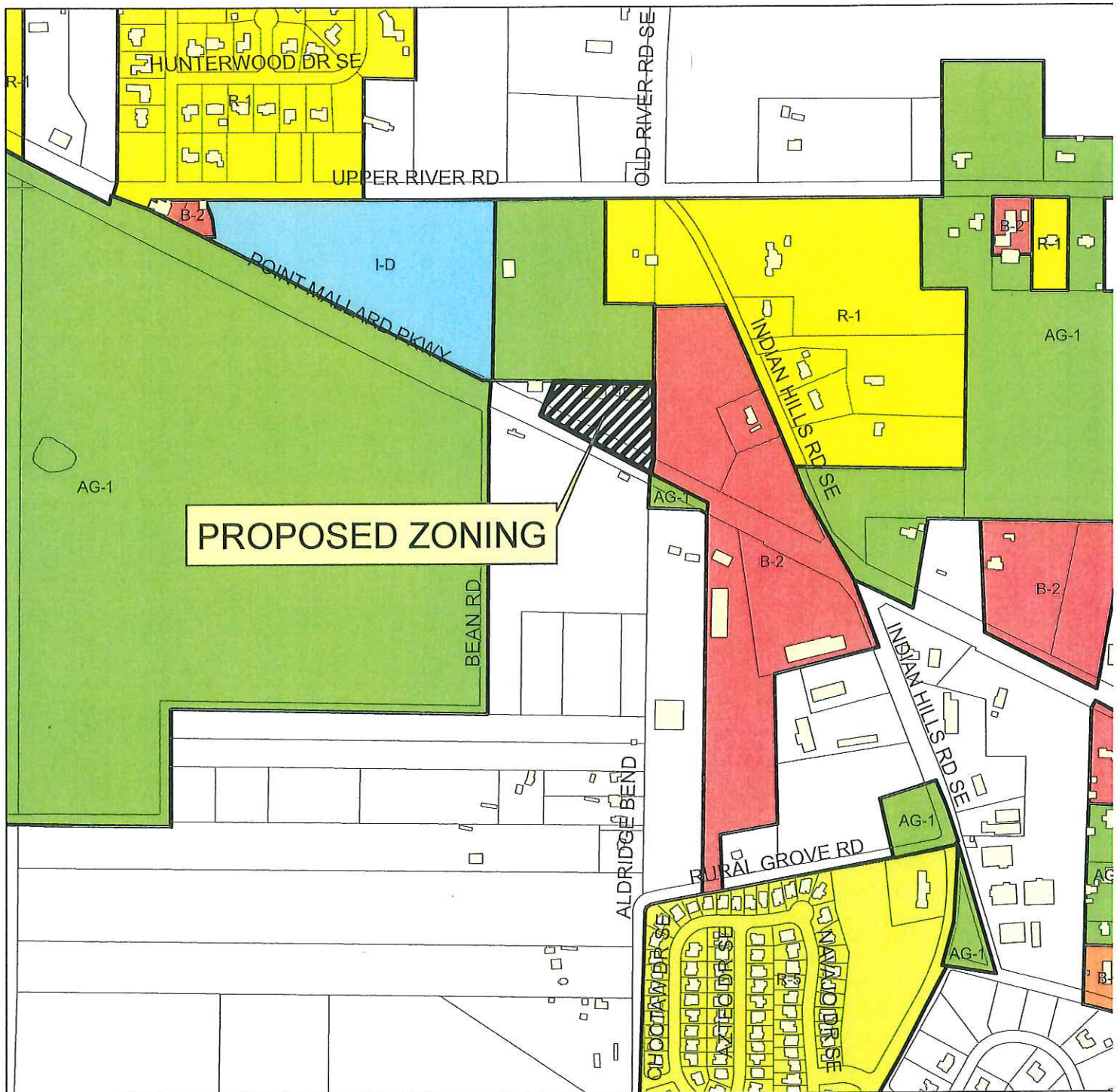
Location: North of Gordon Dr. SE and west of 4th Avenue SE

Conds: 1. Need property owner signatures on the Declaration of Vacation

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

Recomm: Approval with stated condition

ZONING REQUEST NO. 1303-16 FROM NEWLY ANNEXED TO B-2 1.93 ACRES



LOCATION MAP

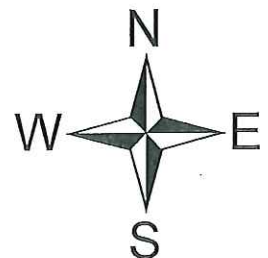
Legend

- Buildings
- Ownership

SUBJECT PROPERTY

**APPLICANT: CITY OF DECATUR
FOR INDIAN HILLS PARTNERS**

PROPERTY NEWLY ANNEXED



5
DRAWING NOT TO SCALE

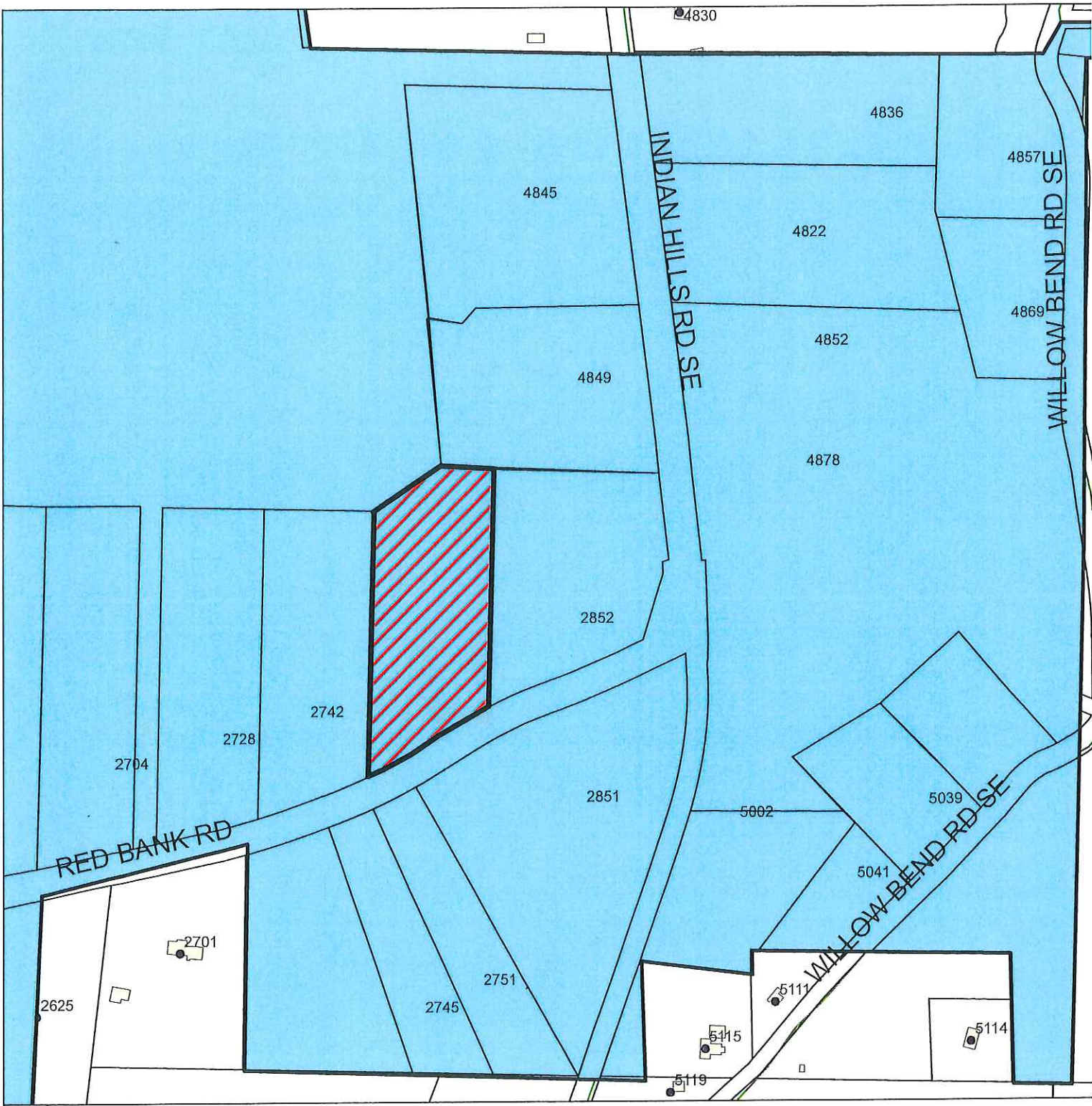
B2 GENERAL BUSINESS

District	USE REGULATIONS	SPACE AND HEIGHT REGULATIONS	District
B-2 (General Business)	Uses permitted: Clubs; on premises and off premises sale of alcoholic beverages; Businesses licensed under the Deferred Presentment Services Act, and/or Pawnshop Act, and/or Dealers in Gold or Precious Items Act where there is a 1,500-foot separation between the closest property boundary of the legal lot on which the said business is located and the closest property boundary of any other legal lot on which any business licensed under these Acts is located. However, the above notwithstanding there may be one (1) of each type business licensed under the Deferred Presentment Services Act, and/or Pawnshop Act, and/or Dealers in Gold or Precious Items Act located on the same legal lot duly approved by the City of Decatur and in conformance with the Subdivision Regulations as amended. Any retail or wholesale business or service not specifically restricted or prohibited; and places of amusement and assembly. Uses permitted on appeal: Dry cleaners and laundries; and manufacturing incidental to a retail business where articles are sold at retail on the premises, not specifically prohibited herein; major automobile repairs.	<i>Minimum lot size:</i> Same as for B-1 Business District. <i>Minimum yard size:</i> Same as for B-1, Local Shopping District. <i>Off-street parking:</i> See § 25-16. <i>Off-street loading and unloading:</i> Shall provide space for loading and unloading for structures hereafter erected or altered when same is not on lot adjoining a public or private alley.	B-2 (General Business)

	Any use permitted or permitted on appeal in the R-4, Residential District, and subject to all district requirements of an R-4 District as specified in section 25-10, hereof, other than the maximum height provision set forth therein which shall not be applicable. Uses prohibited: Stockyard; live animal or poultry sales; coal yards; lumber yards or mills; auto wrecking; gasoline, oil or alcohol storage above the ground in excess of five hundred (500) gallons, grist or flour mills; ice plants; junk, scrap paper, rag, storage or bailing, stone or monument works.		
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(Code 1956, § 27-11; Ord. No. 85-2426, §§ 3—9, 2-4-85; Ord. No. 85-2491, § 1, 9-9-85; Ord. No. 05-3830, § 1, 7-11-05; Ord. No. 08-3943, § 1, 4-7-08; Ord. No. 11-4083, § 1, 12-6-11; Ord. No. 12-4123, §§ 1, 2, 9-4-12; [Ord. No. 13-4159, §§ 1, 2](#), 9-3-13; [Ord. No. 14-4173, §§ 1—6](#), 4-7-14; [Ord. No. 14-4181, §§ 2—5](#), 5-12-14)

CERTIFICATE TO SUBDIVIDE NO. 3313-16



Legend

-  Ownership
-  Corporate Limits
-  Buildings

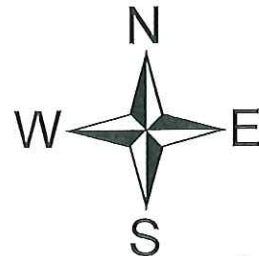


SUBJECT PROPERTY

LOCATION MAP

APPLICANT: JOHN LOVELACE

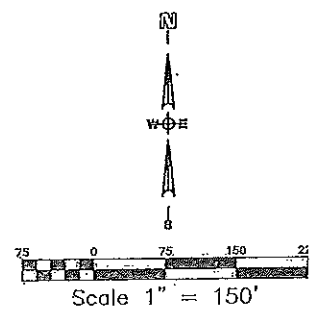
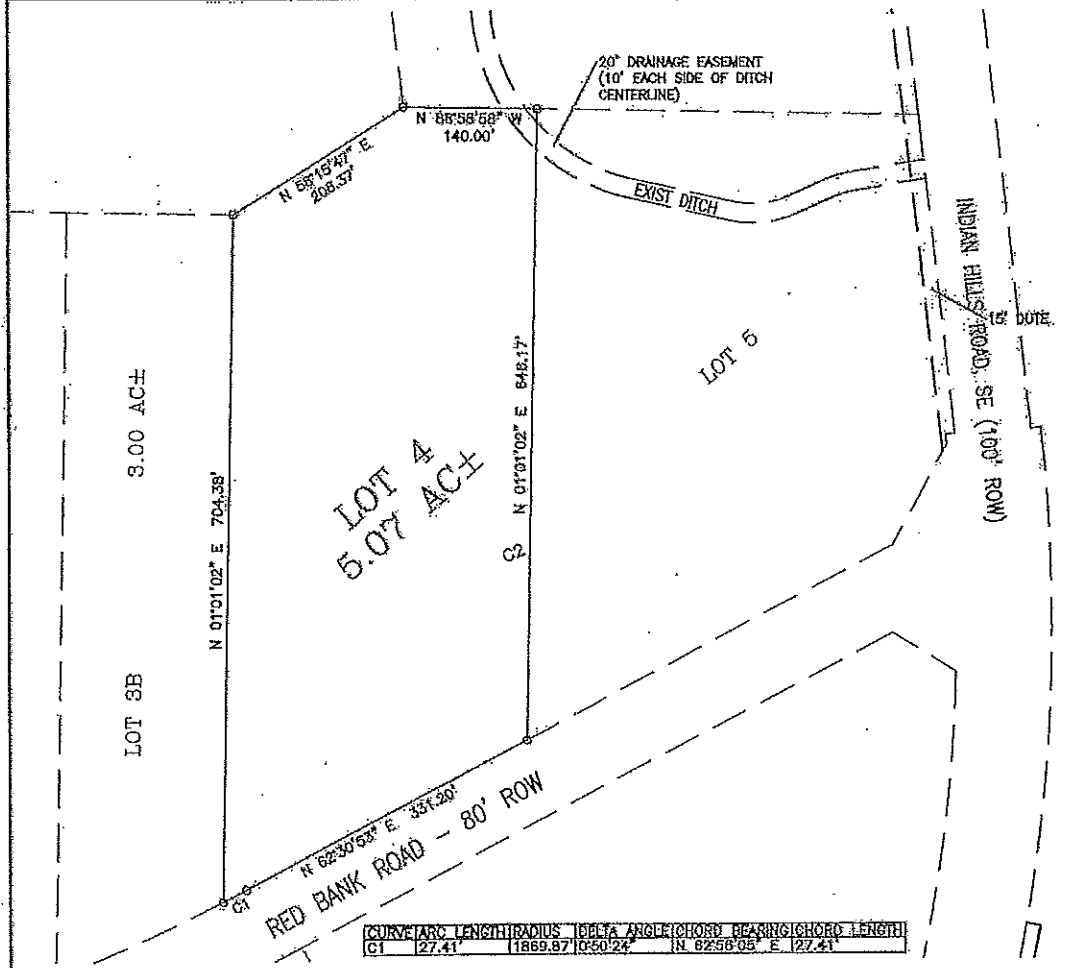
PROPERTY ZONED R-1E



DRAWING NOT TO SCALE 8

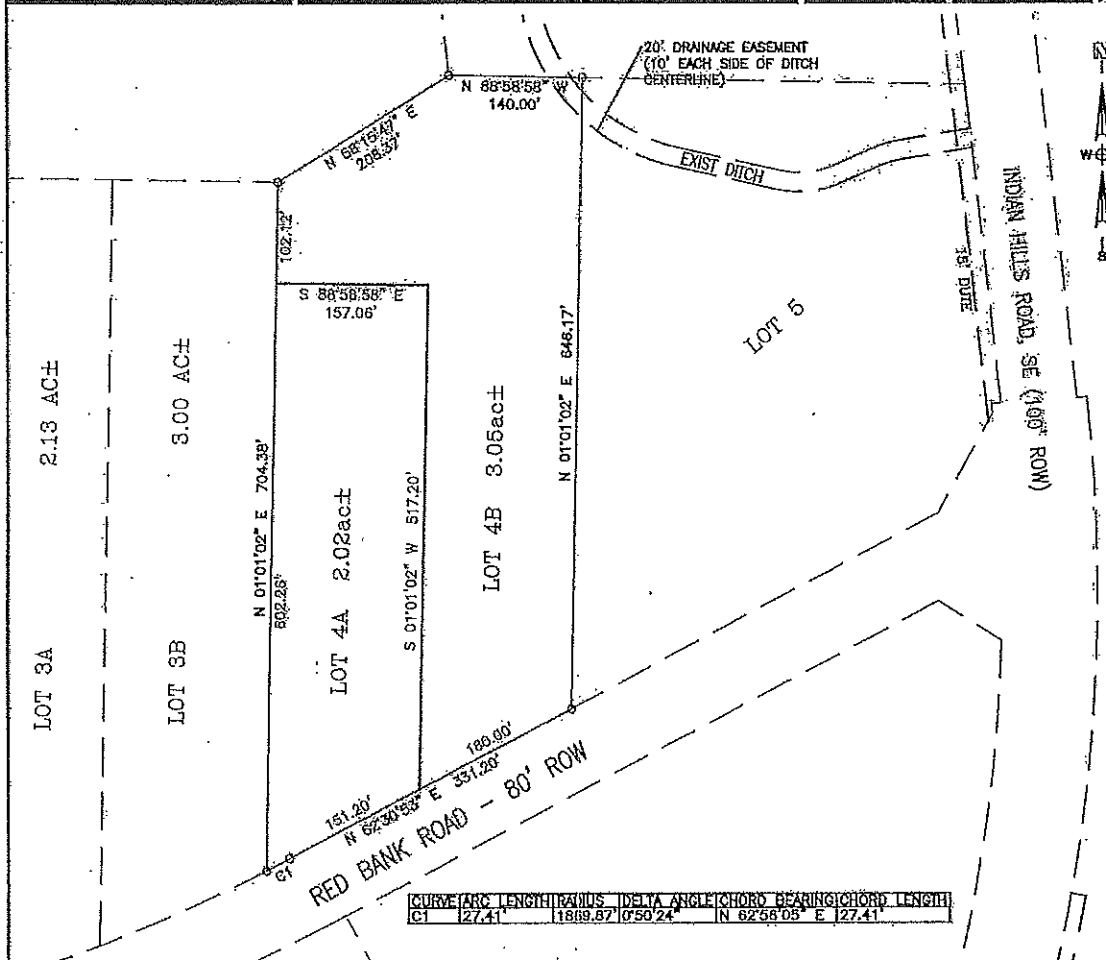
CERTIFICATE TO SUBDIVIDE NO. 3313-16

PUGH WRIGHT MCANALLY CIVIL ENGINEERS	310 8TH AVENUE NE DECATUR, ALABAMA 35601 POST OFFICE BOX 2419 35602	
	256.355.3937P	256.350.2285F



CERTIFICATE TO SUBDIVIDE NO. 3313-16

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

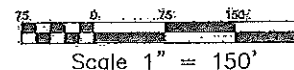


GENERAL NOTES

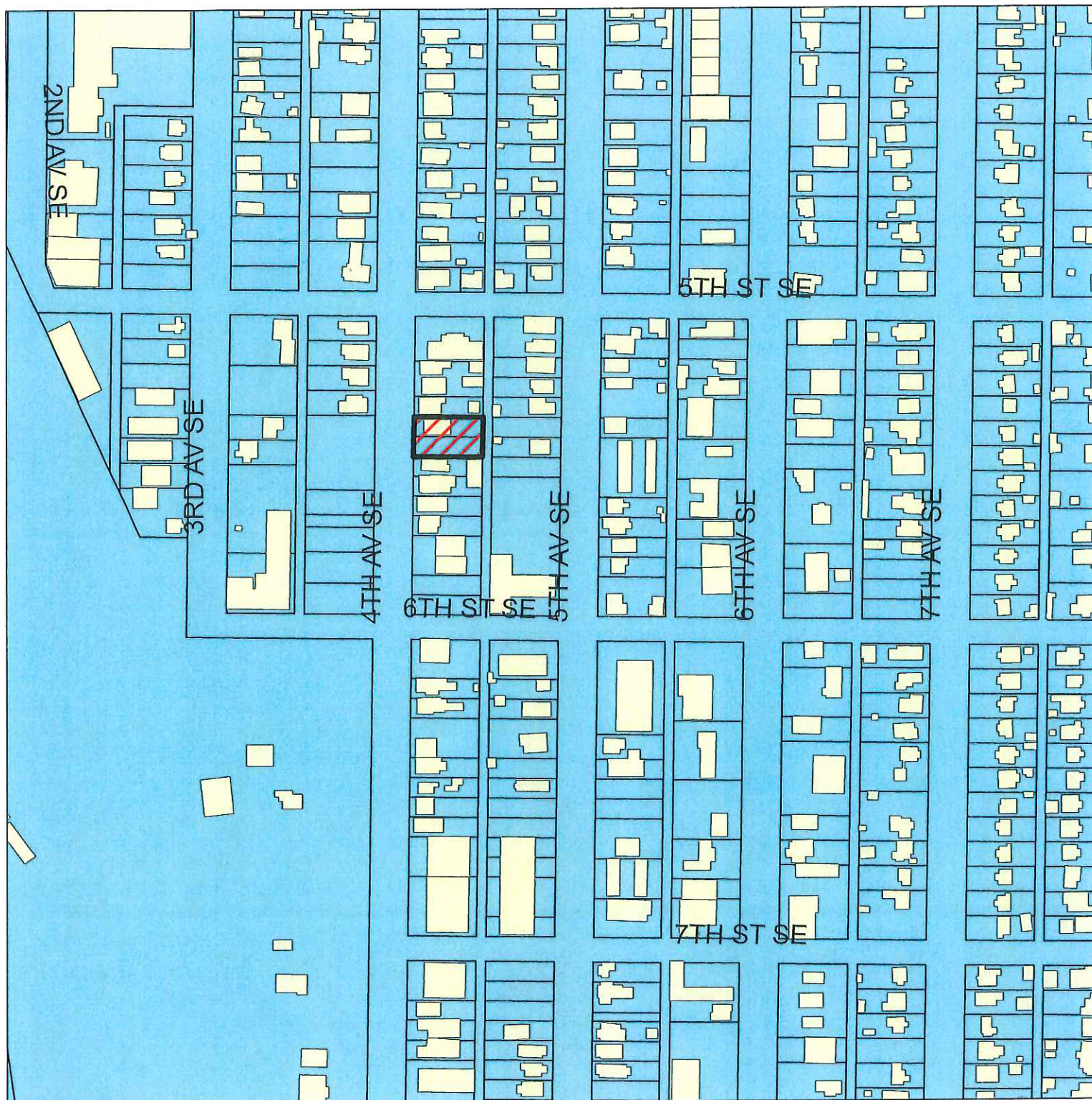
1. NORTH REFERENCE IS PLAT BEARING FROM BURNINGTREE VALLEY SUBDIVISION ADDITION No. 5 AS SHOWN HEREON.
2. ALL MEASUREMENTS SHOWN ARE TO U.S. STANDARDS AND ARE FIELD MEASUREMENTS UNLESS OTHERWISE SHOWN
3. SOURCE OF INFORMATION USED FOR SURVEY: M.B. 2014 PG 8
4. PROPERTY IS LOCATED ON THE NORTH SIDE OF RED BANK ROAD 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 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.

LEGEND

DUTE DRAINAGE, UTILITY & TELECOMMUNICATIONS EASEMENT



CERTIFICATE TO CONSOLIDATE NO. 3314-16



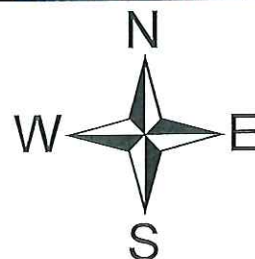
Legend

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

LOCATION MAP

APPLICANT: DASI LLC

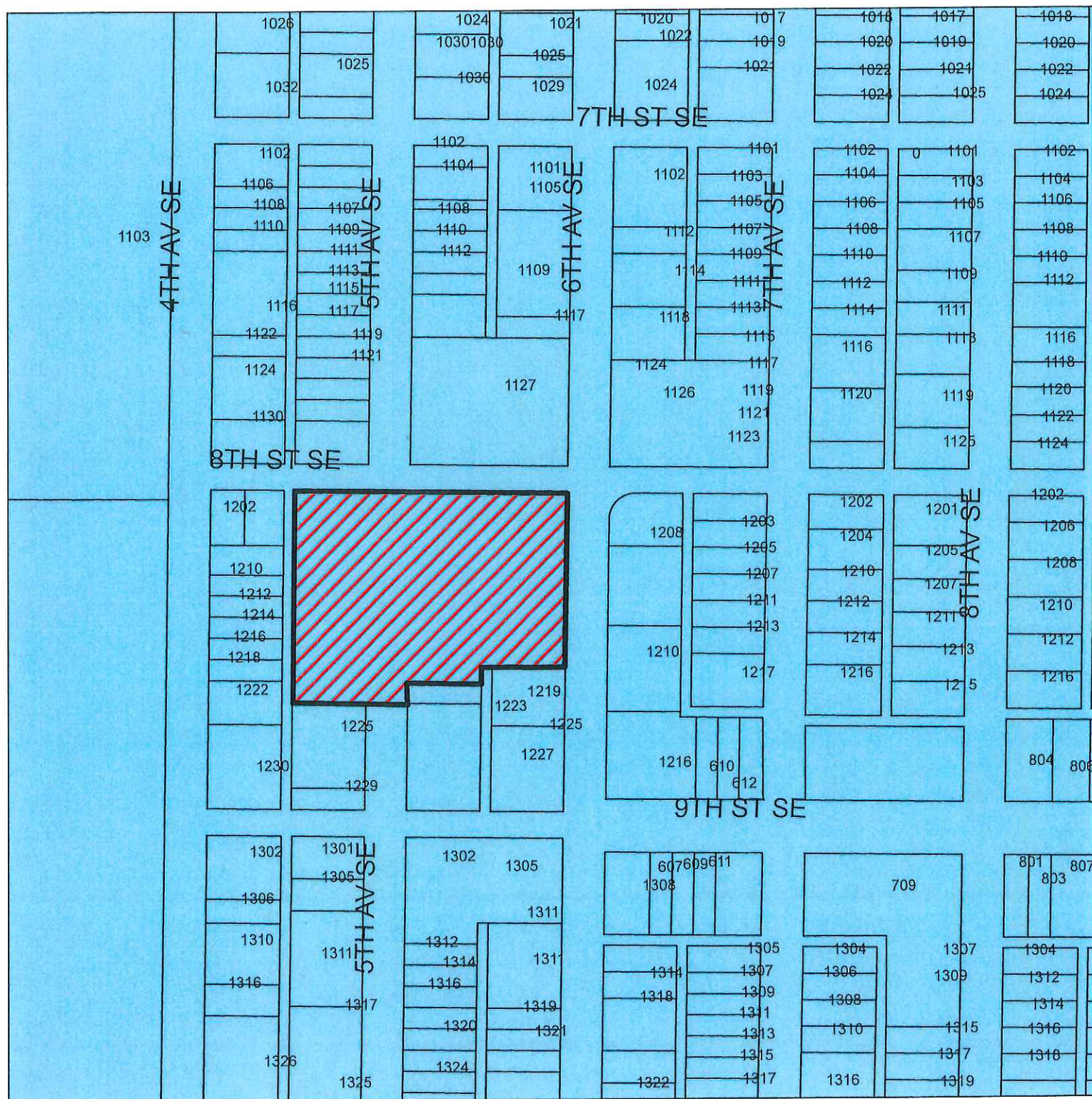
PROPERTY ZONED RD



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12

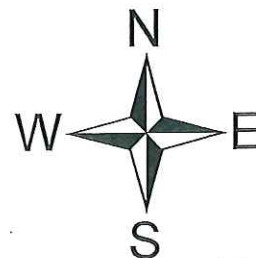
CERTIFICATE TO SUBDIVIDE NO. 3315-16



LOCATION MAP

APPLICANT: GONZALEZ STRENGTH AND ASSOC.

PROPERTY ZONED RD



DRAWING NOT TO SCALE¹³

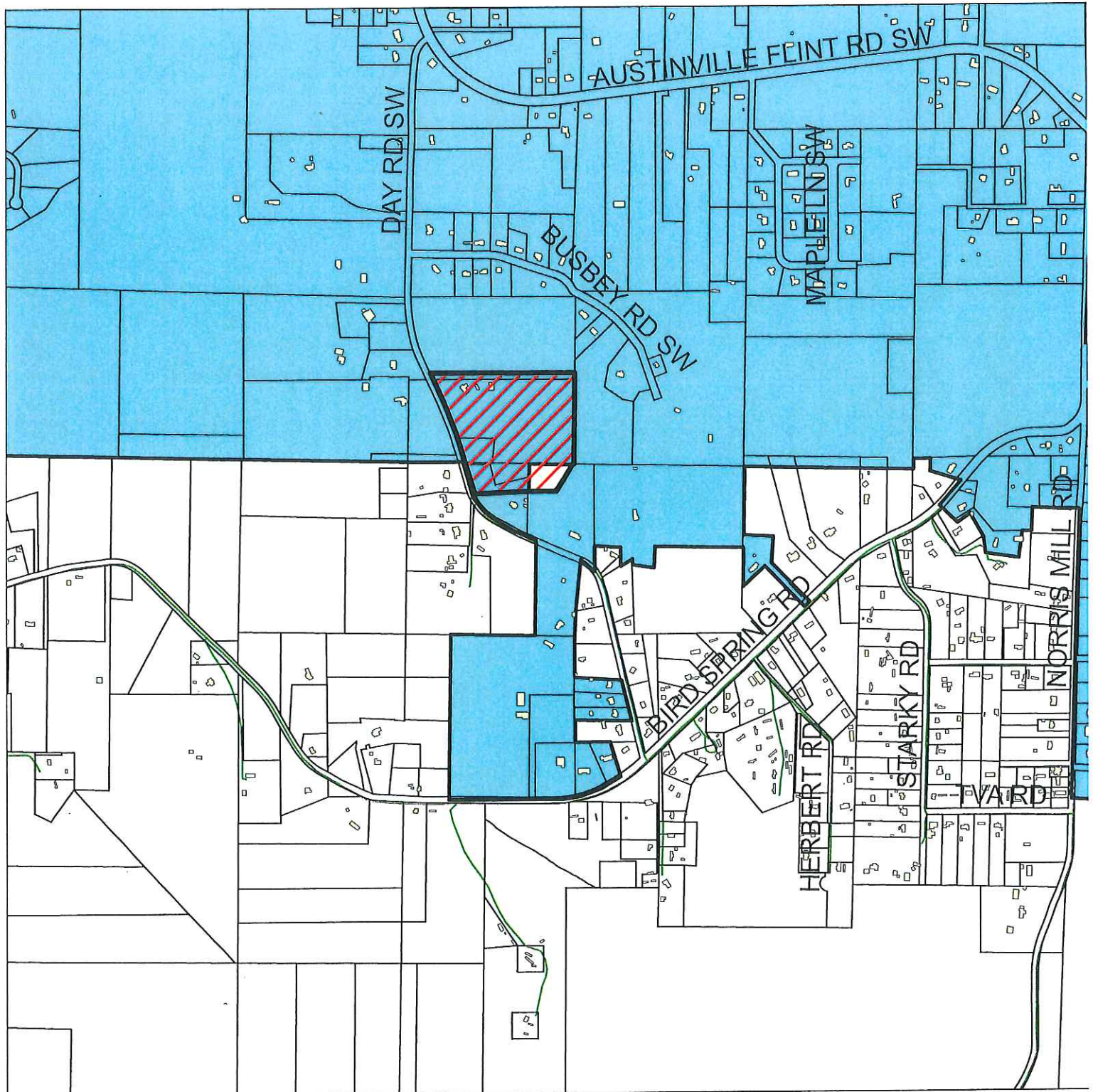
Legend

☐ Ownership

 CorporateLimits

 **SUBJECT PROPERTY**

CERTIFICATE TO CONSOLIDATE AND SUBDIVIDE NO. 3316-16



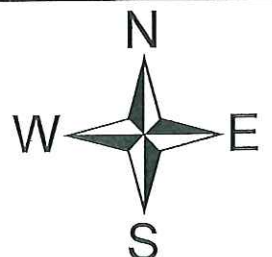
Legend

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

LOCATION MAP

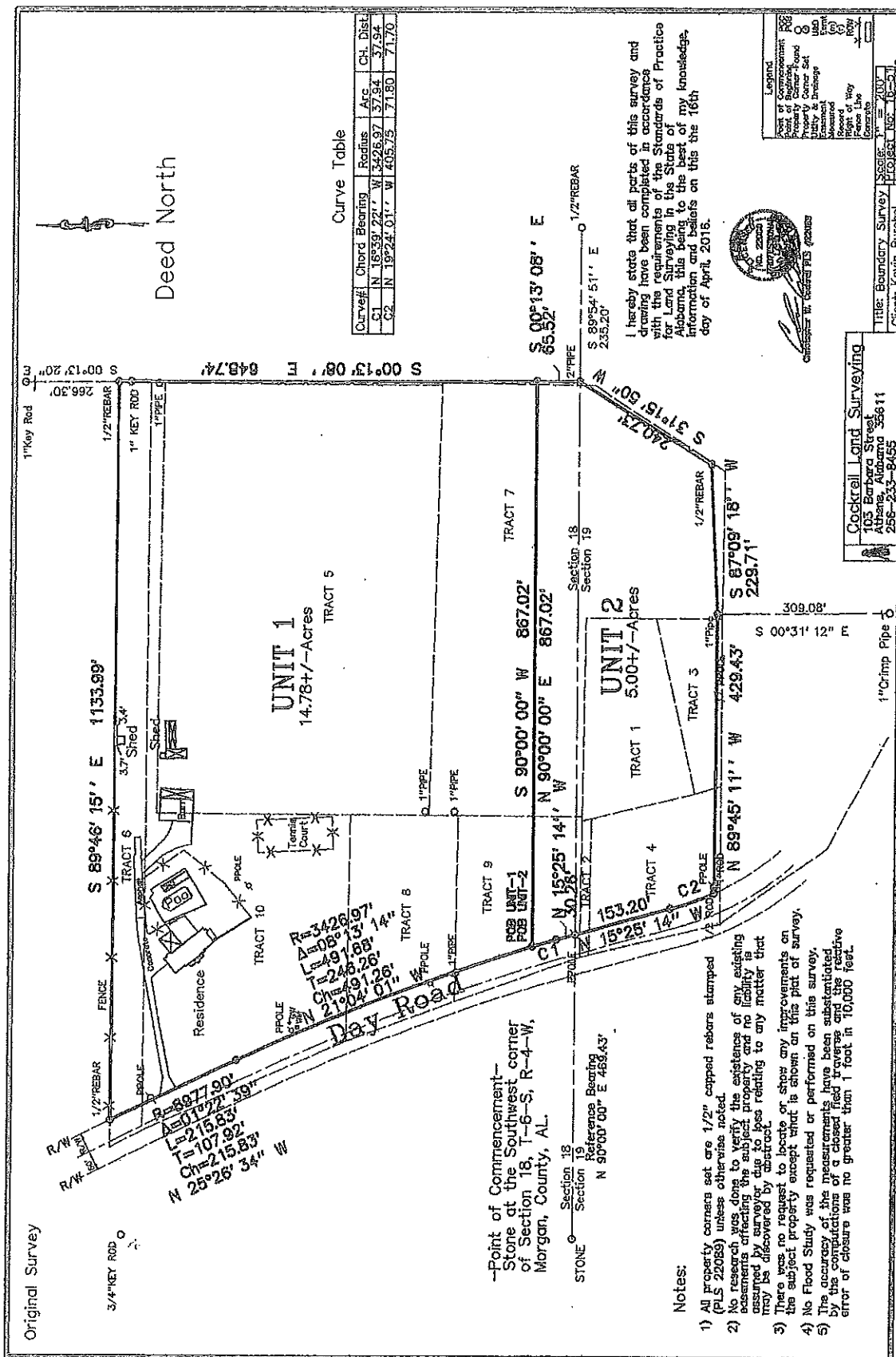
**APPLICANT: KEVIN BURCHEL AS TRUSTEE FOR
ROY W. BURCHEL IRREVOCABLE TRUST**

**PROPERTY ZONED AG-1 AND
A SMALL PORTION OF UNIT 2 IN PJ**

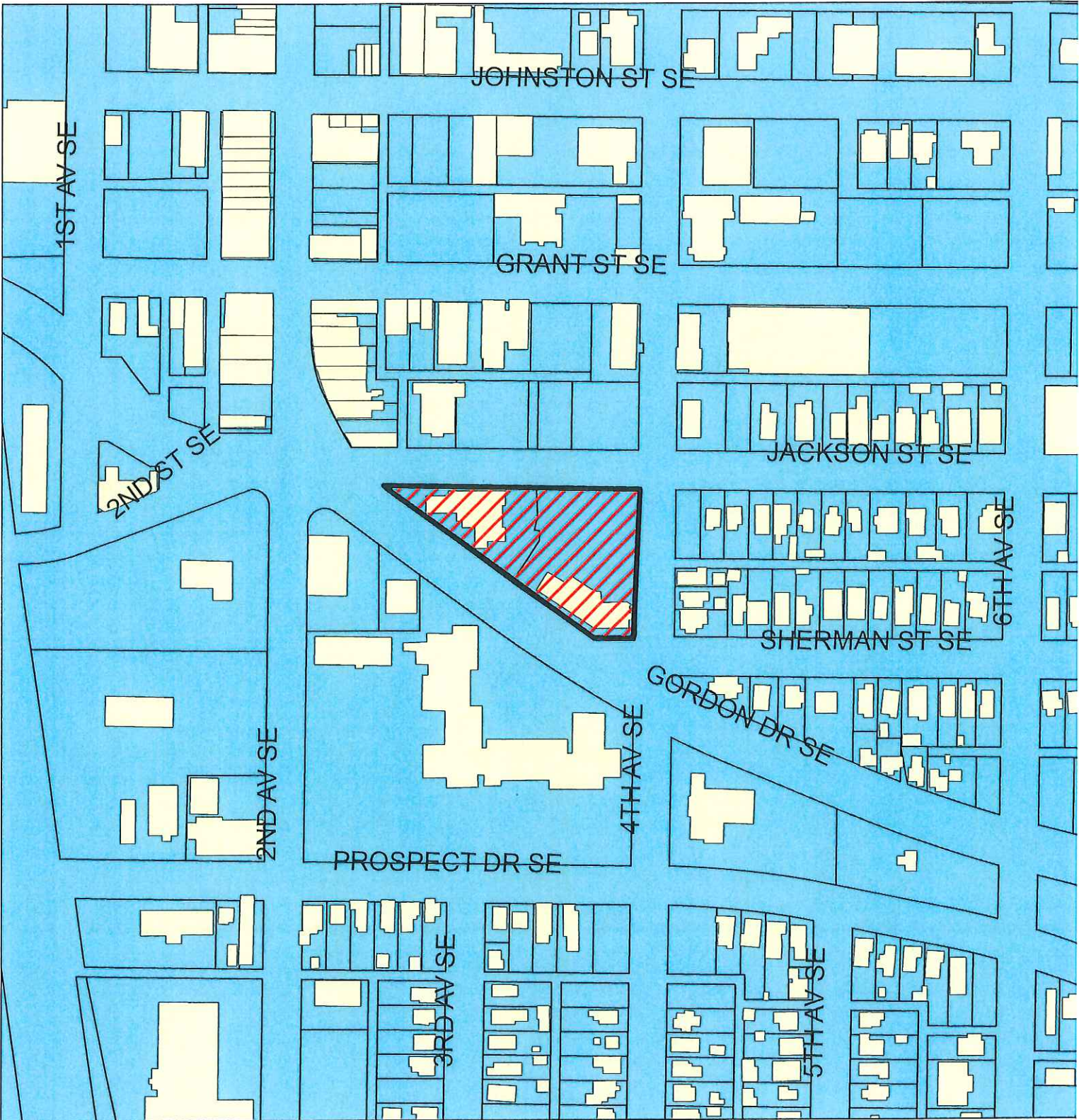


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CERTIFICATE TO CONSOLIDATE AND SUBDIVIDE NO. 3316-16



SITE PLAN 543-16



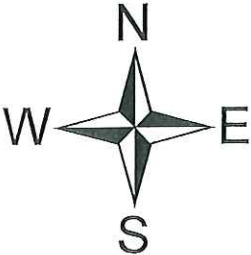
Legend

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

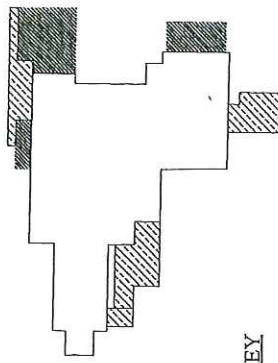
LOCATION MAP

APPLICANT: ST. JOHN EPISCOPAL CHURCH

PROPERTY ZONED B-5

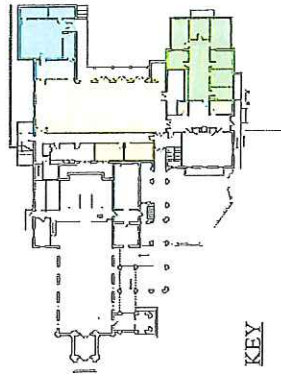


SITE PLAN 543-16



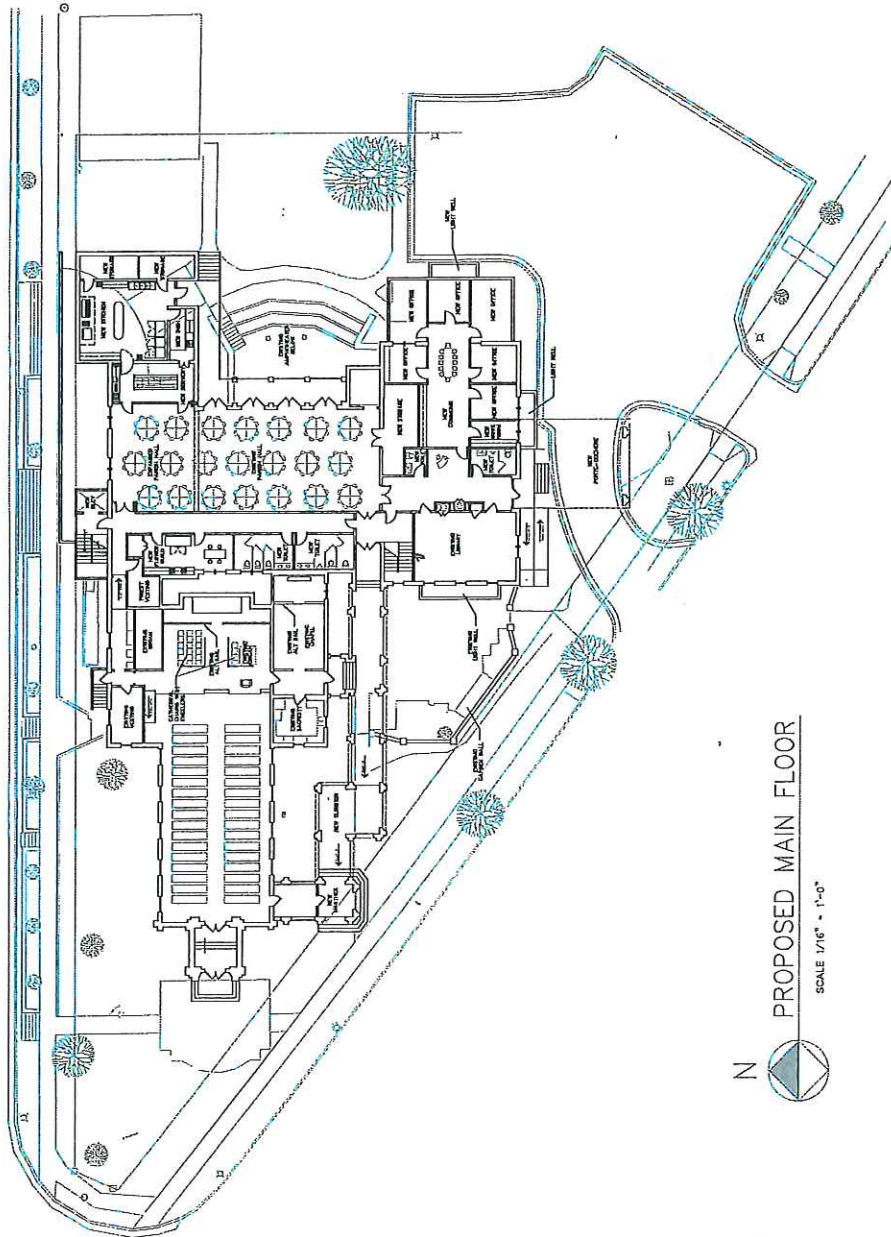
KEY

- EXISTING
- BUILDING ADDITION (2,200 SQ FT)
- SITE ADDITION (2,100 SQ FT)



KEY

- KITCHEN (955 SQ FT)
- SERVERY (250 SQ FT)
- PARISH HALL (2,200 SQ FT)
- TOILETS (475 SQ FT)
- ADMIN OFFICES (1,545 SQ FT)



N
PROPOSED MAIN FLOOR
SCALE 1/16" = 1'-0"

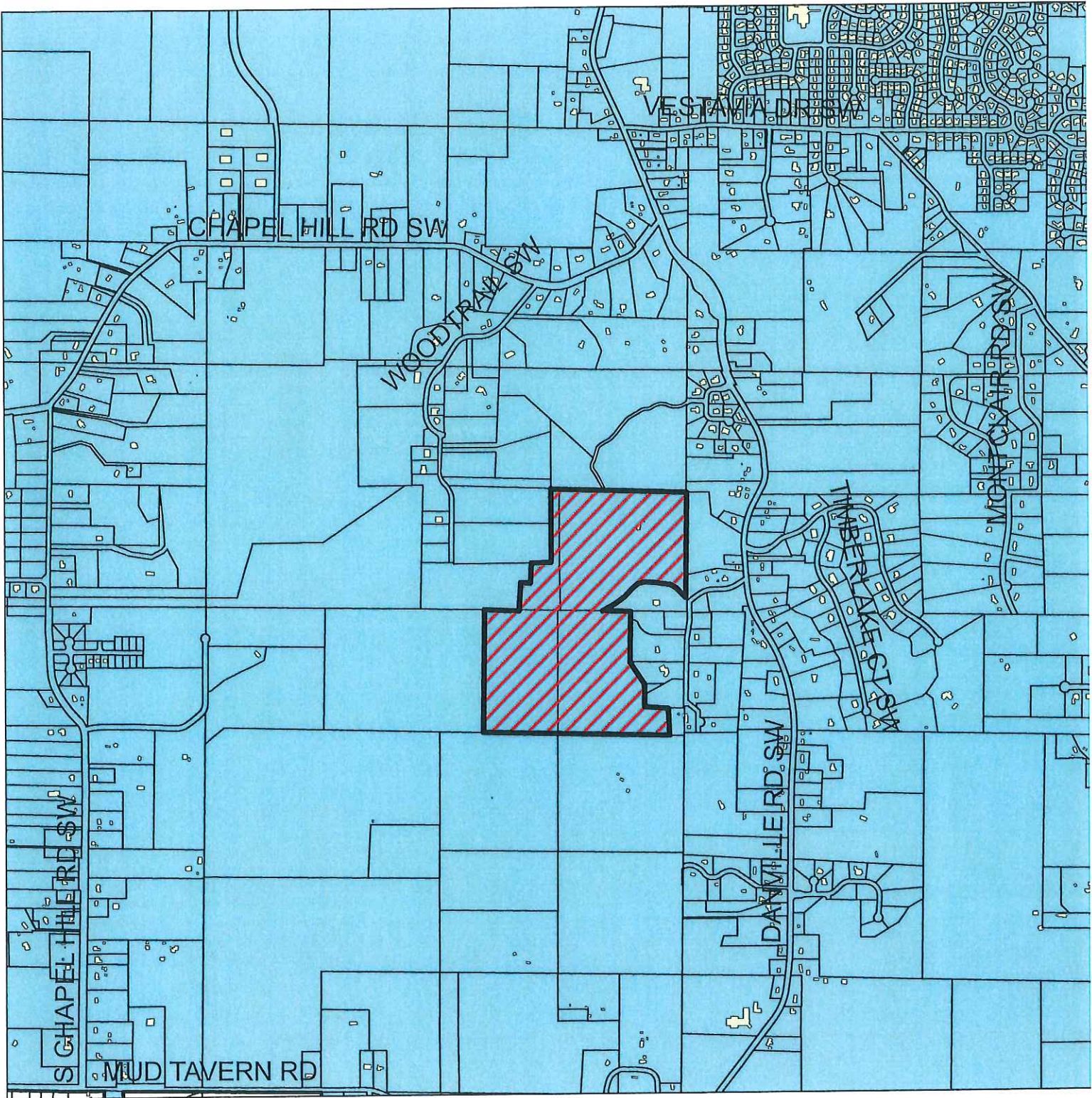
JUNE 6, 2016

MASTERPLAN CONCEPT SCHEMES FOR ST. JOHN'S EPISCOPAL CHURCH, DECATUR, AL

JUNE 6, 2016



WOODTRAIL ESTATES ADD. NO. 3
SUBDIVISION PLAT **FINAL**



LOCATION MAP

Legend

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

APPLICANT: NOWLIN AND PARKER

PROPERTY ZONED AG-1



DRAWING NOT TO SCALE

VACATION REQUEST NO. 492-16

