

MEMORANDUM

DATE: October 12, 2016

TO: Planning Commissioners

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

PLANNING COMMISSION MEETING

October 18, 2016

Pre-meeting – 2:15 p.m. (Annex)

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

Agenda

Planning Commission

City of Decatur, AL

October 18, 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- September 20, 2016

3. CONSENT AGENDA

PAGE/MAP

CERTIFICATES

- | | | |
|------------|---|--------|
| A. 3330-16 | Certificate to Consolidate (North of E. Moulton St. and west of 1 st Avenue NE) | 1/3-5 |
| B. 3331-16 | Certificate to Subdivide (North of Walker Rd. SE and west of Old River Rd. SE) | 1/6-8 |
| C. 3332-16 | Certificate to Subdivide (North side of Morris Rd. and west of Neel School Road) | 1/9-10 |

BOND REVIEW

- | | |
|---|------|
| A. Princeton Place Subdivision (North of Deerfoot Way SW and east side of Shady Grove Lane SW) | 2/11 |
|---|------|

Minutes
Subdivision Committee
October 11, 2016

CONSENT AGENDA

Certificates

3330-16 Certificate to Consolidate

Applicant: Pugh Wright McAnally
Owner: Renew Properties LLC - Astrid McIntosh

Zoning: B-5, Central Business District
Acreage: .16 acres

Request: Consolidate Lots 1 & 2, Block 53 of DLI&F Addition No. 3

Location: North of E. Moulton St. and west of 1st Avenue NE

Conds: 1. Provide copy of deed showing property ownership
2. Payment of recording fees

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

Recomm: Approval with stated conditions.

3331-16 Certificate to Subdivide

Applicant: Pugh Wright McAnally
Owner: Elvin Dutton

Zoning: Outside Corporate Limits
Acreage: 10.30 acres

Request: Subdivide 10 acres into two tracts of 5.15 acres each

Location: North of Walker Rd. SE and west of Old River Rd. SE

Conds: 1. Provide copy of deed showing property ownership
2. Payment of recording fees
3. Dedicate 60' of ROW (30' from the centerline) on Old River Rd. SE and show the pins

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

Recomm: Approval with stated conditions.

3332-16 Certificate to Subdivide

Applicant: Pugh Wright McAnally
Owner: Jonathan Byrd

Zoning: Outside Corporate Limits
Acreage: 15.81 acres

Request: Subdivide 15.81 acres into two tracts of 10.81 acres and 5 acres

Location: North side of Morris Rd. and west of Neel School Road

- Conds:
1. Provide copy of deed showing property ownership
 2. Payment of recording fees
 3. Dedicate 60' of ROW (30' from the centerline) on Old River Rd. SE and show the pins
 4. Show four State Plane Coordinates (NAD 83, AL West Zone) on the survey

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

Recomm: Approval with stated conditions

Bond Review

Princeton Place Subdivision

Applicant: Danny Hill
Owner: Same

Zoning: R-3, SF Residential
Acreage: 15.8 acres

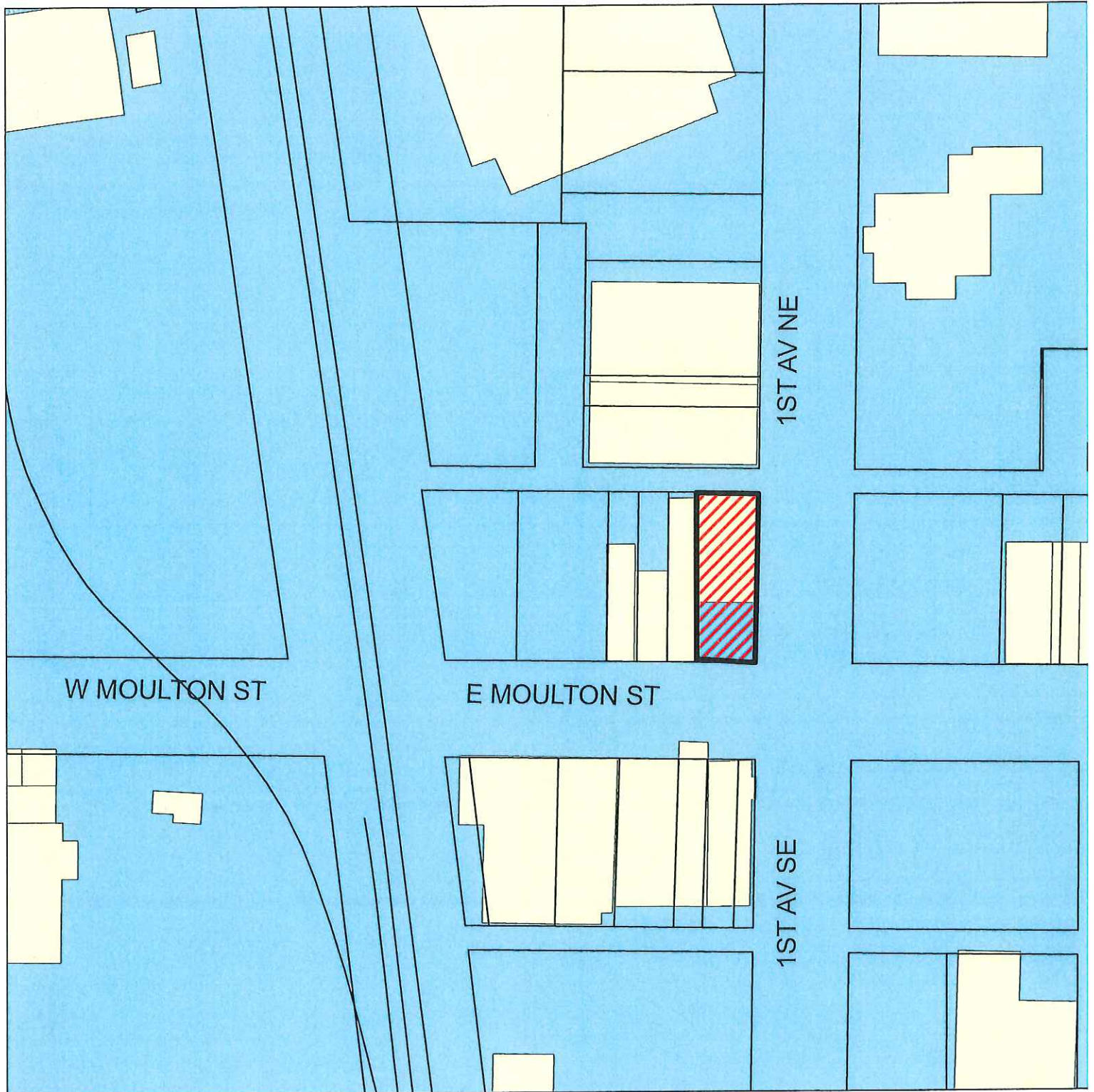
Request: Bond review for the completion of sidewalks in the Princeton Place Subdivision
(LOC Amt. \$38,000)

Location: North of Deerfoot Way SW and east side of Shady Grove Lane SW





Recomm: The Subdivision Committee recommends that the developer complete the sidewalks along the collector and present the subdivision for public use and maintenance or extend the Letter of Credit for one year.

| |
|---------------------------|
| END CONSENT AGENDA |
|---------------------------|

CERTIFICATE TO CONSOLIDATE NO. 3330-16



Legend

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

LOCATION MAP

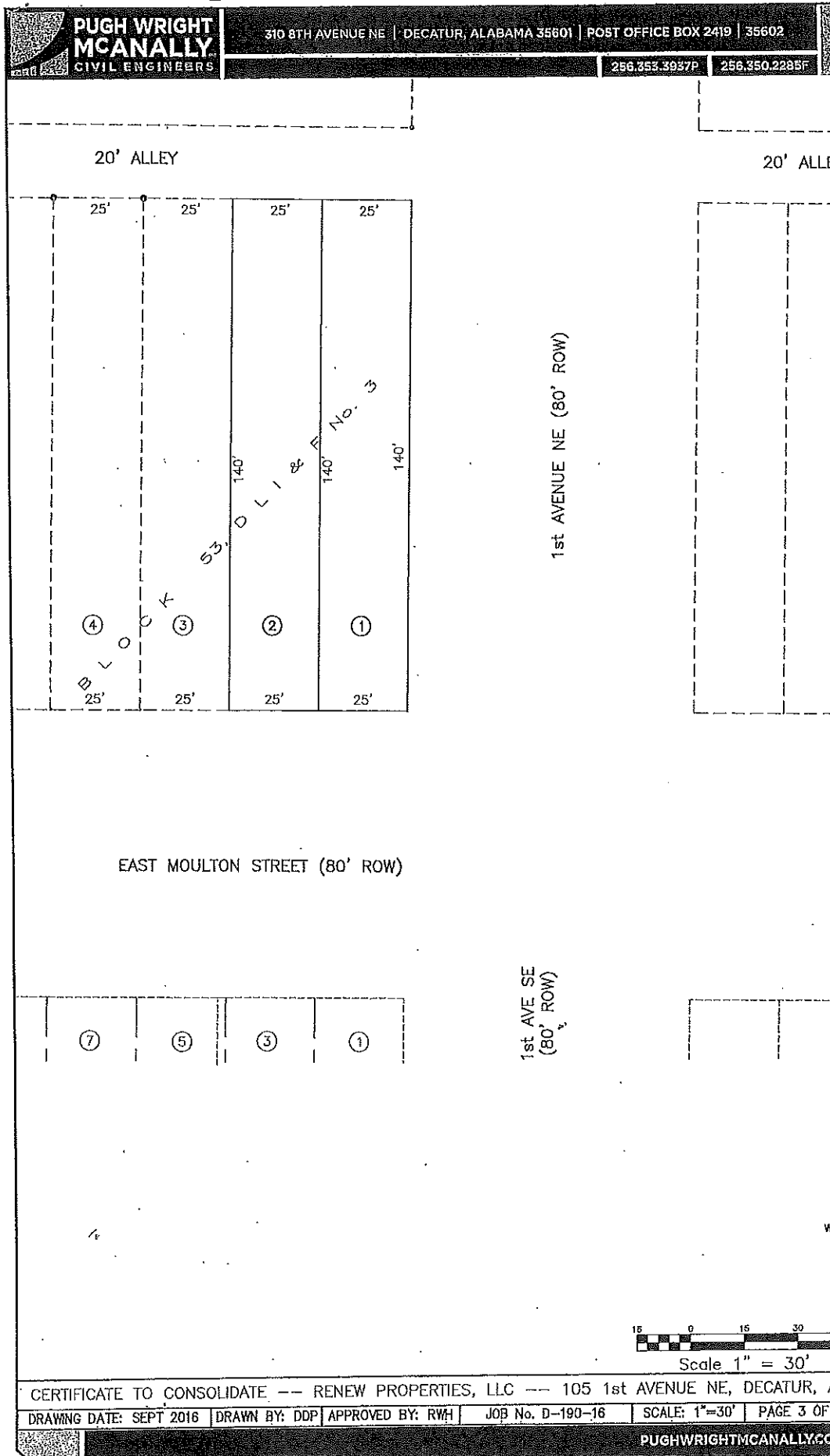
**APPLICANT: ASTRID McINTOSH FOR
RENEW PROPERTIES LLC**

PROPERTY ZONED B-5

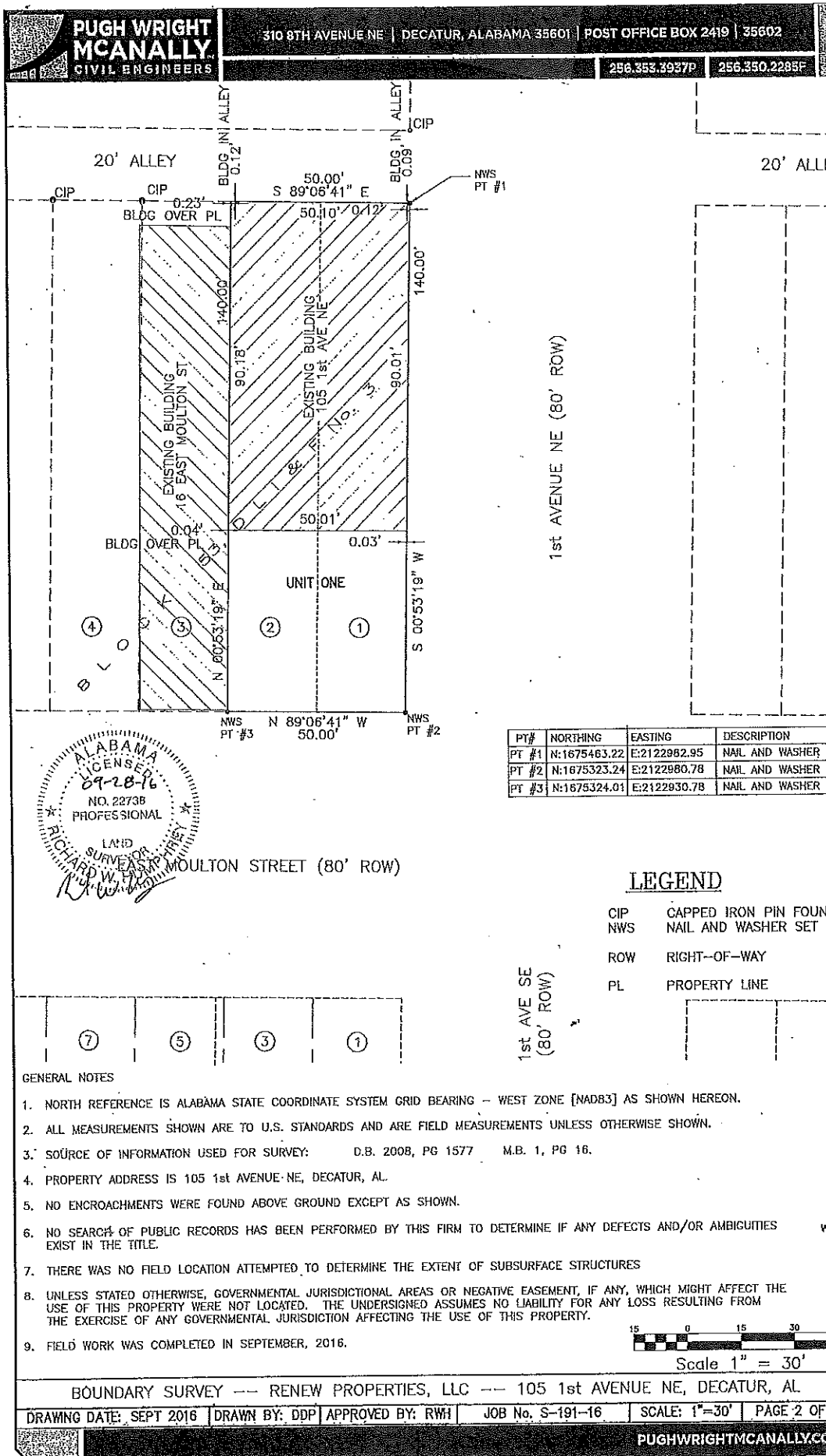


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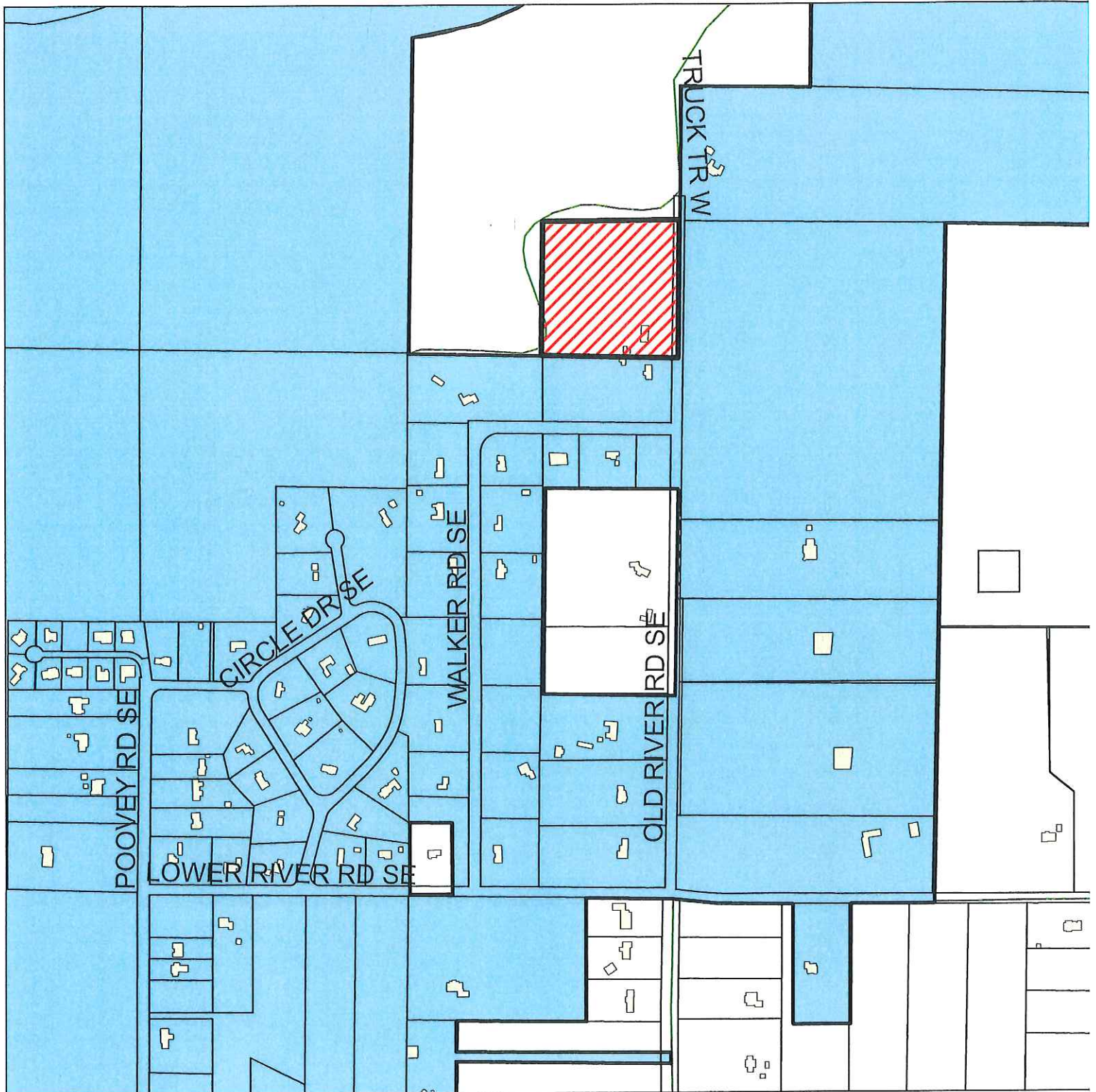
CERTIFICATE TO CONSOLIDATE NO. 3330-16







CERTIFICATE TO CONSOLIDATE NO. 3330-16



CERTIFICATE TO SUBDIVIDE NO. 3331-16



Legend

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

LOCATION MAP

APPLICANT: ELVIN DUTTON

PROPERTY PJ ONLY



DRAWING NOT TO SCALE 6

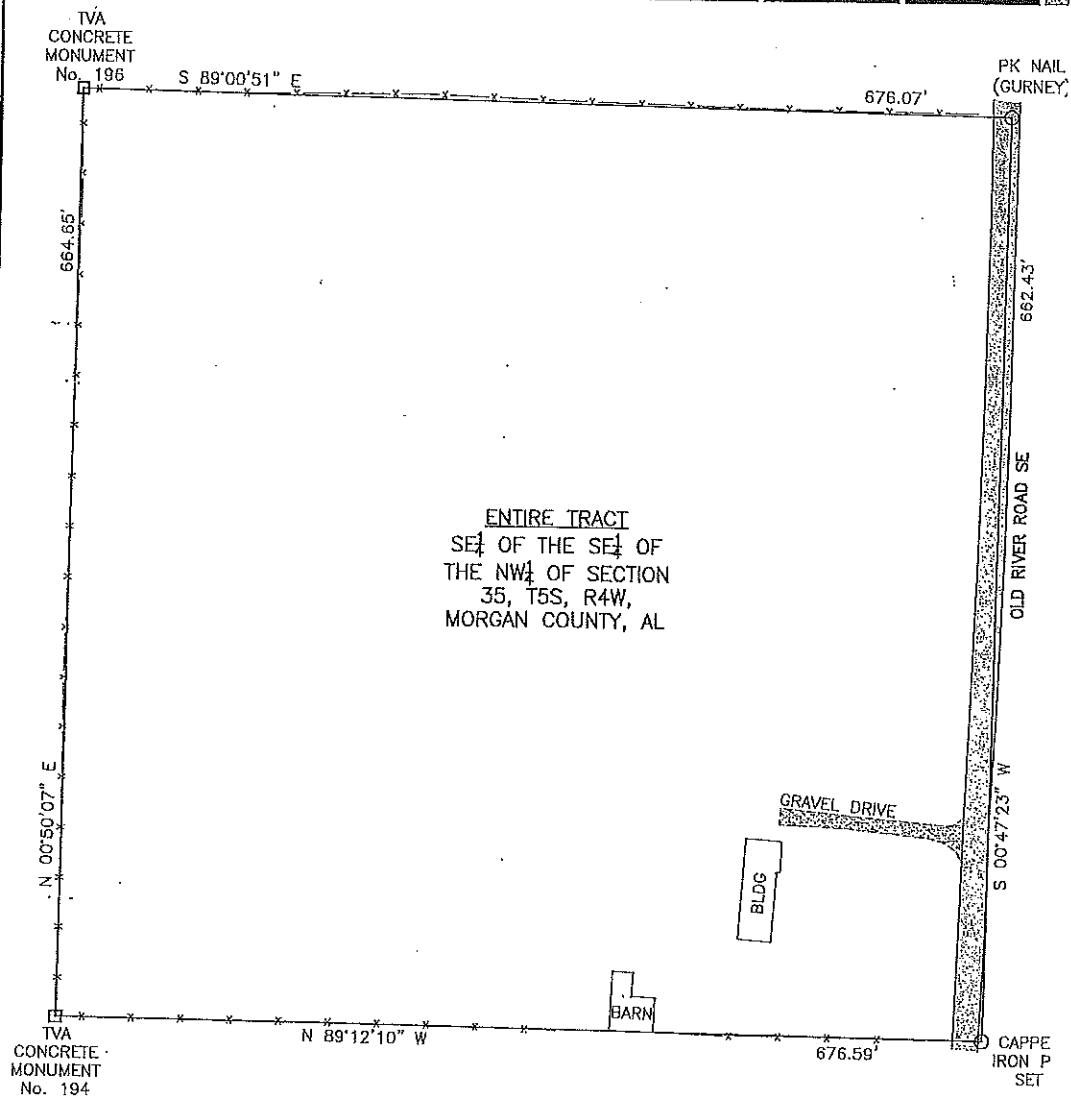
CERTIFICATE TO SUBDIVIDE NO. 3331-16

**PUGH WRIGHT
MCANALLY**
CIVIL ENGINEERS

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

256.383.3937P

256.350.2285F



Scale 1" = 100'

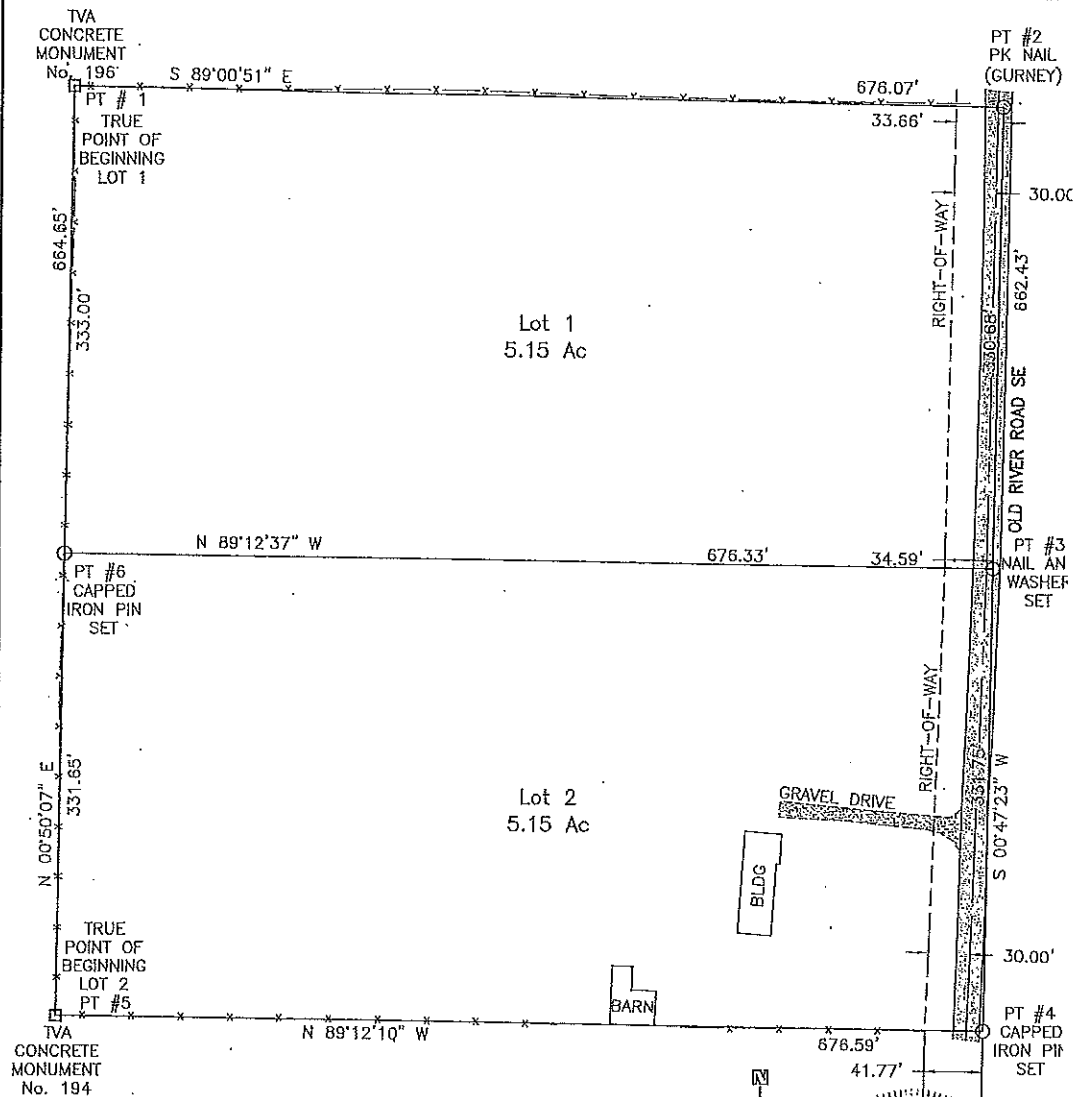
CERTIFICATE TO SUBDIVIDE -- ELVIN DOYLE DUTTON -- 2233 OLD RIVER ROAD SE, DECATUR, AL

DRAWING DATE: SEPT., 2016 | DRAWN BY: DDP | APPROVED BY: RWH | JOB No. D-188-16 | SCALE: 1"=100' | PAGE 3 OF 3

PUGHWRIGHTMCANALLY.COM

CERTIFICATE TO SUBDIVIDE NO. 3331-16

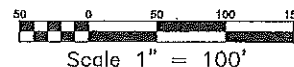
| | | |
|--|---|---------------|
| PUGH WRIGHT MCANALLY CIVIL ENGINEERS | 310 8TH AVENUE NE DECATUR, ALABAMA 35601 POST OFFICE BOX 2419 35602 | |
| | 256.353.3937P | 256.350.2285F |



GENERAL NOTES

- NORTH REFERENCE IS ALABAMA STATE COORDINATE SYSTEM GRID BEARING -- 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. 2016, PG 9016.
- PROPERTY ADDRESS IS 2233 OLD RIVER ROAD, SE, DECATUR, AL 35601.
- 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 THE 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 ANY GOVERNMENTAL JURISDICTION AFFECTING THE USE OF THIS PROPERTY.
- FIELD WORK WAS COMPLETED IN SEPTEMBER, 2016.

| Pl # | Northing | Easting | Description |
|------|--------------|--------------|-------------|
| # 1 | N:1662398.11 | E:2142345.57 | CONC MON |
| # 2 | N:1662386.48 | E:2143021.54 | PK NAIL |
| # 3 | N:1662062.75 | E:2142947.76 | NWS |
| # 4 | N:1661724.11 | E:2143012.41 | CIPS |
| # 5 | N:1661733.53 | E:2142335.88 | CONC MON |
| # 6 | N:1662065.15 | E:2142340.72 | CIPS |

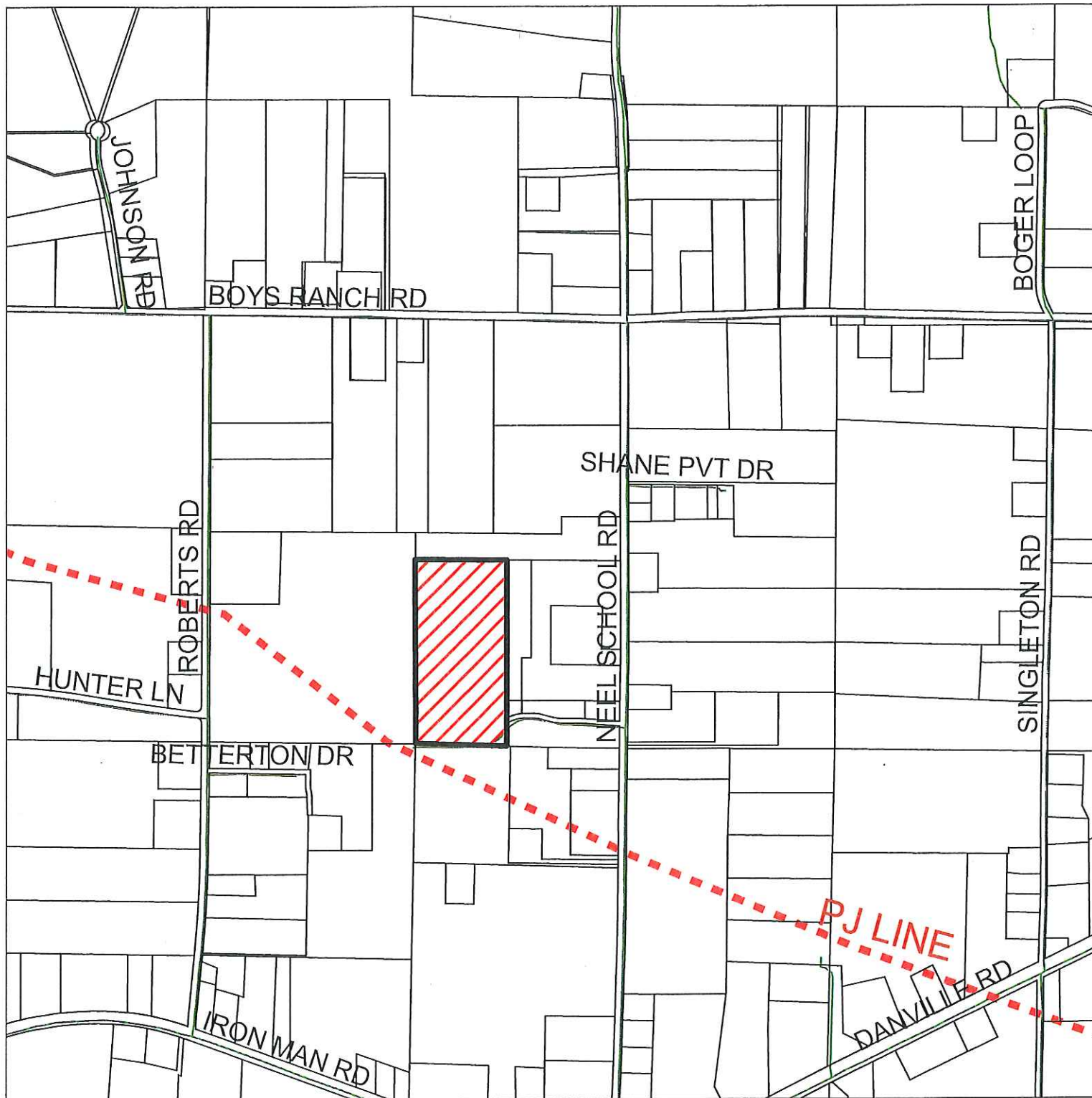


BOUNDARY SURVEY -- ELVIN DOYLE DUTTON -- 2233 OLD RIVER ROAD SE, DECATUR, AL

DRAWING DATE: SEPT., 2016 | DRAWN BY: DDP | APPROVED BY: RWH | JOB No. S-189-16 | SCALE: 1"=100' | PAGE 3 OF 3

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CERTIFICATE TO SUBDIVIDE NO. 3332-16



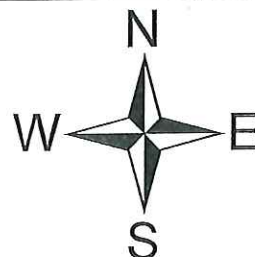
Legend

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

LOCATION MAP

APPLICANT: JONATHAN R. BYRD

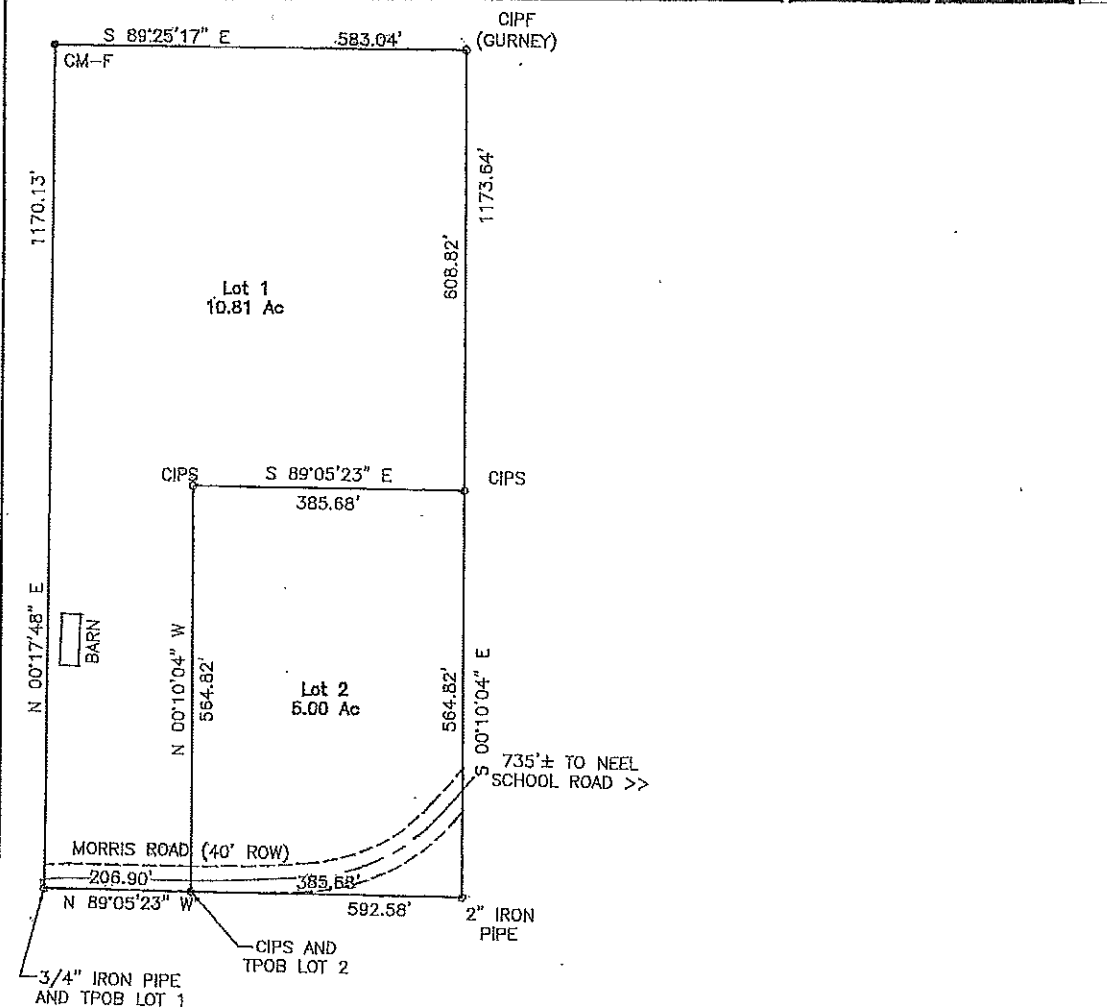
PROPERTY PJ ONLY



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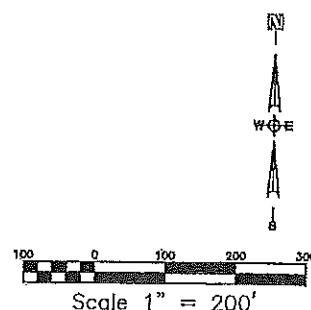
CERTIFICATE TO SUBDIVIDE NO. 3332-16

| | | |
|---|---|--------------|
|  PUGH WRIGHT MCANALLY <small>SURVEYORS</small> | 310 8TH AVENUE NE DECATUR, ALABAMA 35601 POST OFFICE BOX 2419 35602 | |
| | 256.353.3937 | 256.350.2285 |



GENERAL NOTES

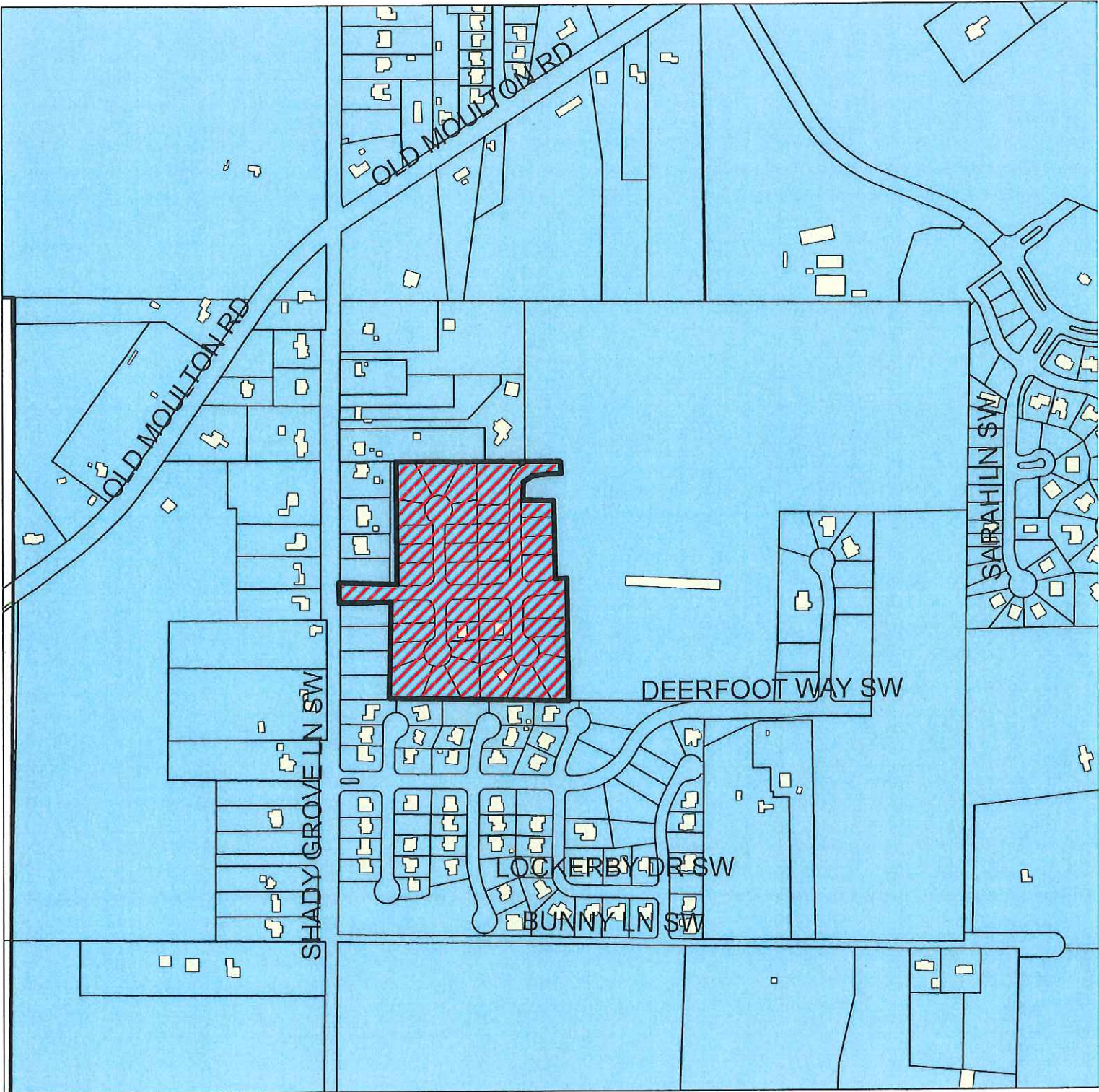
1. NORTH REFERENCE IS ALABAMA STATE COORDINATE SYSTEM GRID BEARING -- WEST ZONE [NAD83] AS SHOWN HEREON.
2. ALL MEASUREMENTS SHOWN ARE TO U.S. STANDARDS AND ARE FIELD MEASUREMENTS UNLESS OTHERWISE SHOWN.
3. SOURCE OF INFORMATION USED FOR SURVEY: D.B. 2013, PG 9618
4. PROPERTY ADDRESS IS 125 MORRIS ROAD, DANVILLE, 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 IN OCTOBER, 2016.







BOUNDARY SURVEY --- JONATHAN BYRD --- 125 MORRIS ROAD, DANVILLE, AL

DRAWING DATE: OCT., 2016 | DRAWN BY: DDPI | APPROVED BY: RWH | JOB NO. S-104-16 | SCALE: AS SHOWN

BOND REVIEW PRINCETON PLACE SUBDIVISION



Legend

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

LOCATION MAP

APPLICANT: DANNY HILL

PROPERTY ZONED R-3

