

MEMORANDUM

DATE: April 11, 2017

TO: Planning Commissioners

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

PLANNING COMMISSION MEETING

April 18, 2017

Pre-meeting – 2:15 p.m. (Annex)

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

Agenda Planning Commission

City of Decatur, AL

April 11, 2017

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; Myna Burroughs

1. CALL MEETING TO ORDER

2. APPROVAL OF MINUTES- March 21, 2017

3. PUBLIC HEARING

PLAT REVIEW

PAGE/MAP

A. Minor Plat – Highland Ridge
(South of Austinville Rd. SW and east of Dogwood Drive SW)

1/3
see plat

4. CONSENT AGENDA

CERTIFICATES

PAGE/MAP

A. 3353-17 Certificate to Consolidate
(North of Beltline Rd. SW and east side of Central Parkway)

1/4 -6

5. OTHER BUSINESS

ANNEXATION REQUEST

A. 352-17
(North side of Old Moulton Rd. and west side of Rigel Lane SW)

2/7

Minutes
Subdivision Committee
April 11, 2017

PUBLIC HEARINGS

Plat Review

Minor Plat – Highland Ridge

Applicant: Savann Sherrill Trustee
Owner: Same

Zoning: AG-1, Agricultural
Acreage: 13.79 acres

Request: Subdivide 13.79 acres into 10 tracts of varying acreages

Location: South of Austinville Rd. SW and east of Dogwood Drive SW

- Conds:
1. Provide perc tests for all ten (10) tracts
 2. Payment of \$150.00 application fee
 3. Payment of \$77.76 for notification of adjacent property owners
 4. Payment of \$21.00 for plat recording fee
 5. Provide copy of deed showing property ownership

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

3353-17 Certificate to Consolidate

Applicant: Bryant Brothers Automotive
Owner: Same

Zoning: M-1, Light Industry
Acreage: 2.35 acres

Request: Consolidate a 1.19 acre tract and a 1.16 acre tract into one tract of 2.35 acres

Location: North of Beltline Rd. SW and east side of Central Parkway

- Conds:
1. Verify/obtain septic tank approval
 2. Payment of recording fees

3. Provide signed property owner letter requesting consolidation
4. Show existing TVA line on survey (just north of the building)
5. Provide 5' drainage easement outside existing headwall
6. Show floodway and flood zone on the survey

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

Recomm: Approval with stated conditions.

END CONSENT AGENDA

OTHER BUSINESS

Annexation Request

352-17

Applicant: Richard & Karen Millwood
Owner: Same

Zoning: Outside Corp. Limits
Acreage: .80 acres

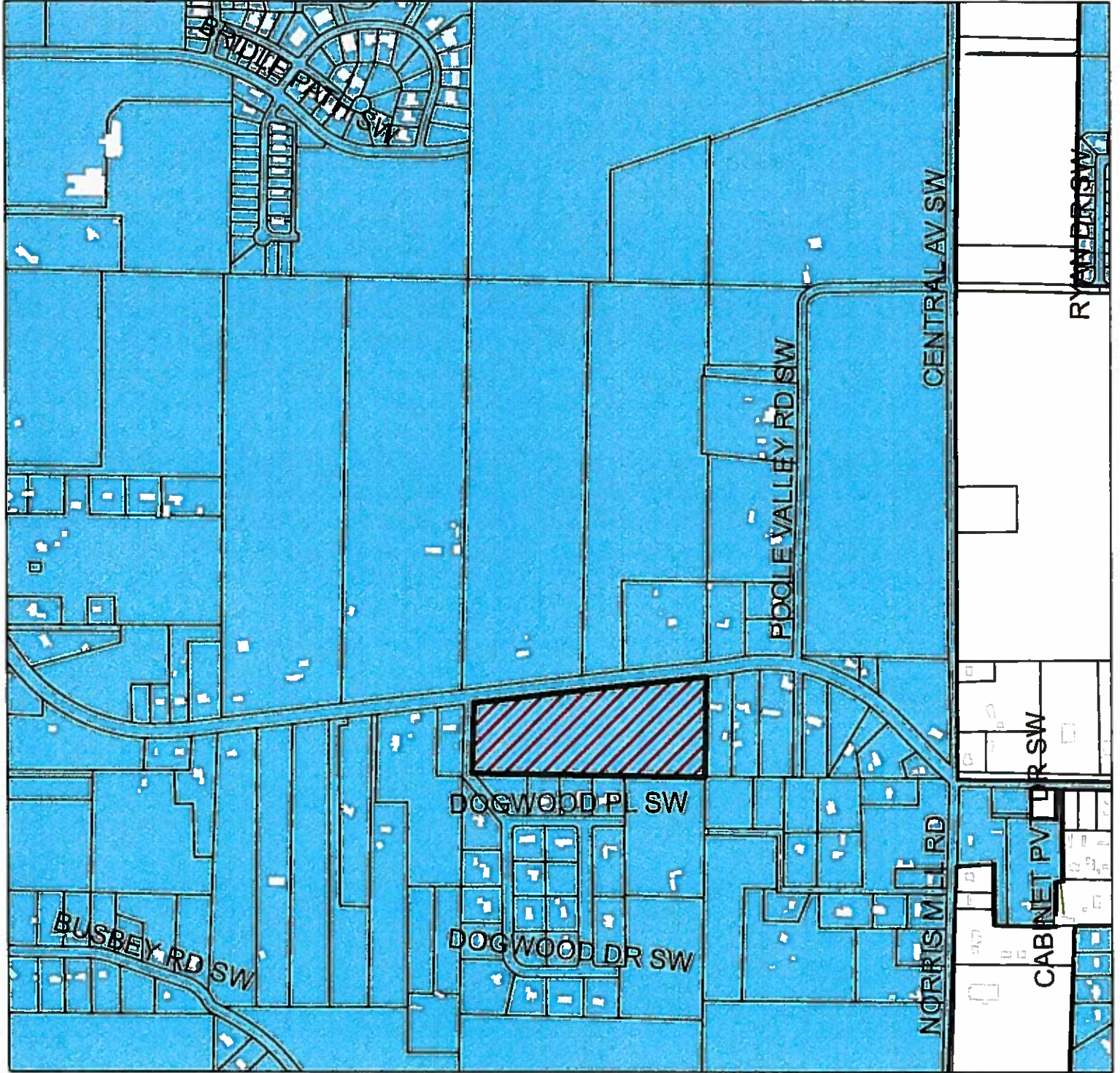
Request: Annex .80 acres into the corporate limits of the City of Decatur

Location: North side of Old Moulton Rd. and west side of Rigel Lane SW

Conds: 1. Provide copy of deed showing property ownership




Recomm: Approval with stated condition.

MINOR PLAT FOR SAVANN SHERRILL



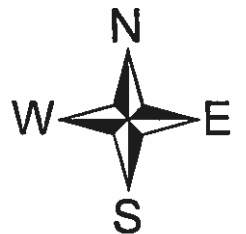
LOCATION MAP

Legend

-  Buildings
-  Corporate Limits
-  SUBJECT PROPERTY

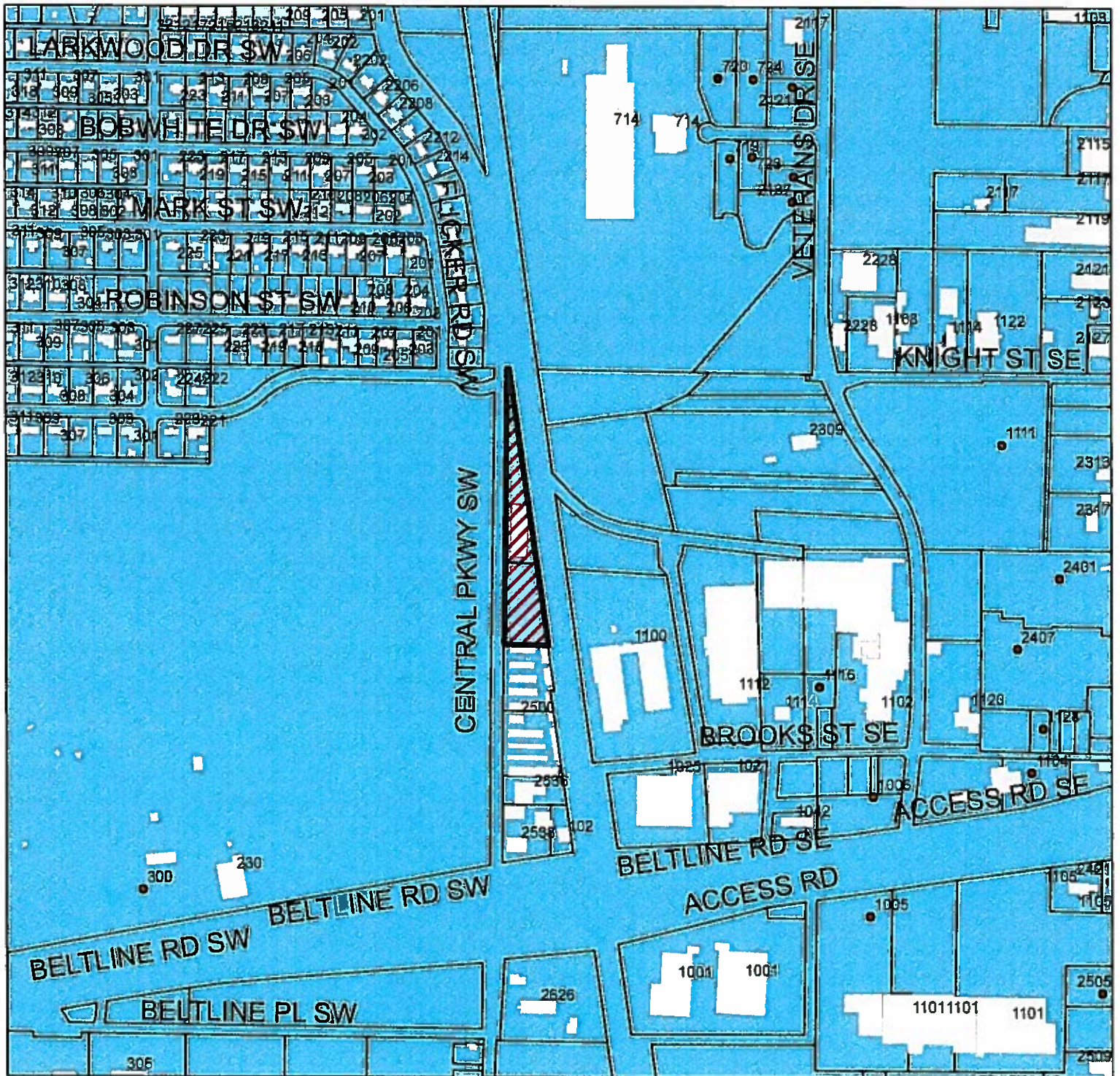
APPLICANT: SAVANN SHERRILL

PROPERTY ZONED AG-1






DRAWING NOT TO SCALE

CERTIFICATE TO CONSOLIDATE NO. 3353-17



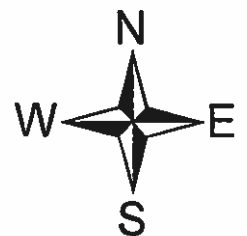
LOCATION MAP

Legend

-  Buildings
-  Corporate Limits
-  SUBJECT PROPERTY

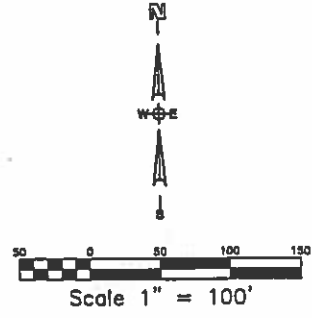
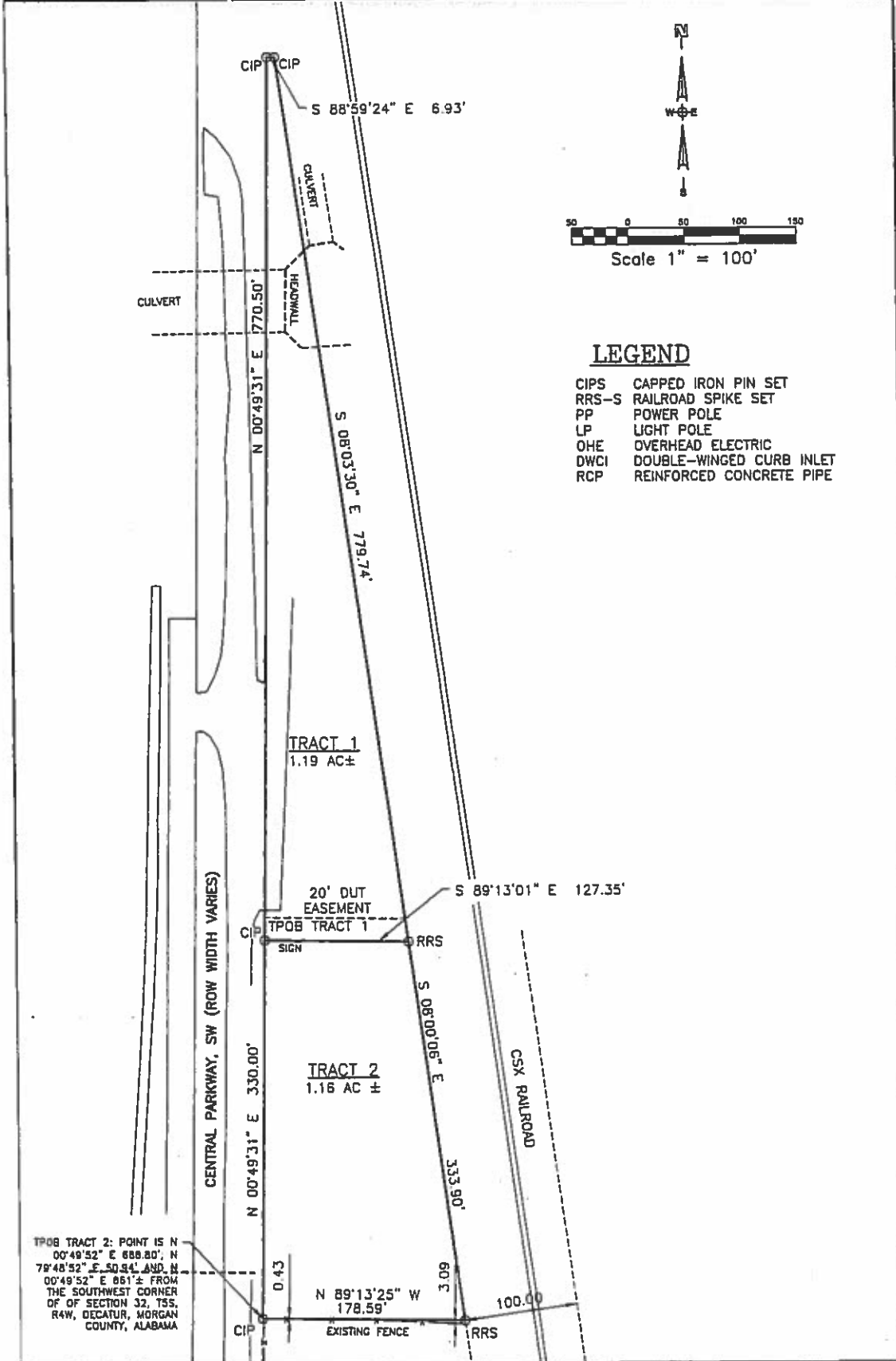
**APPLICANT: BRYANT BROTHERS
AUTOMOTIVE LLC**

PROPERTY ZONED M-1



DRAWING NOT TO SCALE

CERTIFICATE TO CONSOLIDATE NO. 3353-17



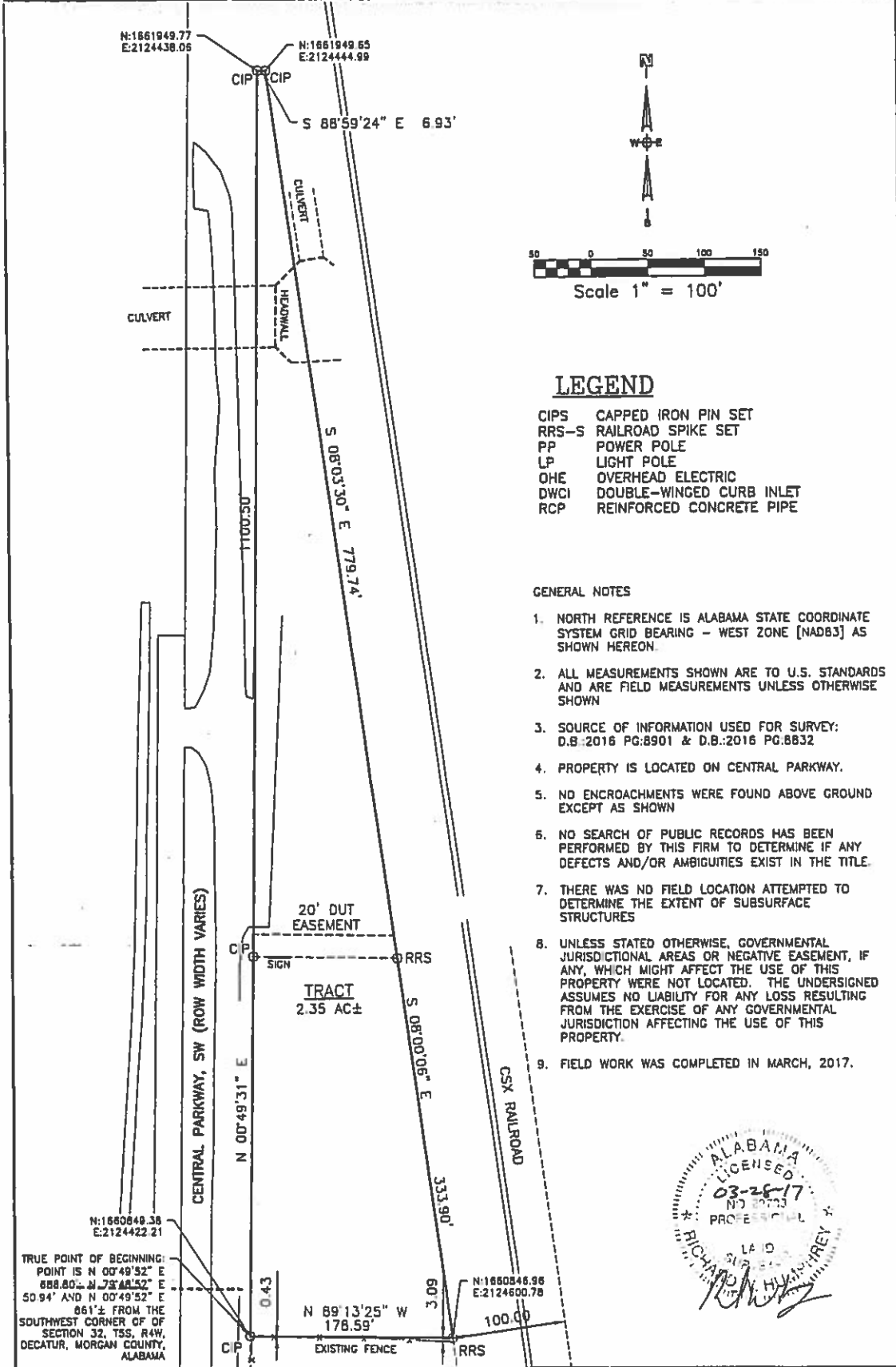
LEGEND

- CIPS CAPPED IRON PIN SET
- RRS-S RAILROAD SPIKE SET
- PP POWER POLE
- LP LIGHT POLE
- OHE OVERHEAD ELECTRIC
- DWCI DOUBLE-WINGED CURB INLET
- RCP REINFORCED CONCRETE PIPE

TPOB TRACT 2: POINT IS N
 $00^{\circ}49'52'' E$ 688.80', N
 $79^{\circ}48'52'' E$ 50.94' AND N
 $00^{\circ}49'52'' E$ 861' ± FROM
 THE SOUTHWEST CORNER
 OF OF SECTION 32, T55,
 R4W, DECATUR, MORGAN
 COUNTY, ALABAMA

CERTIFICATE TO CONSOLIDATE NO. 3353-17

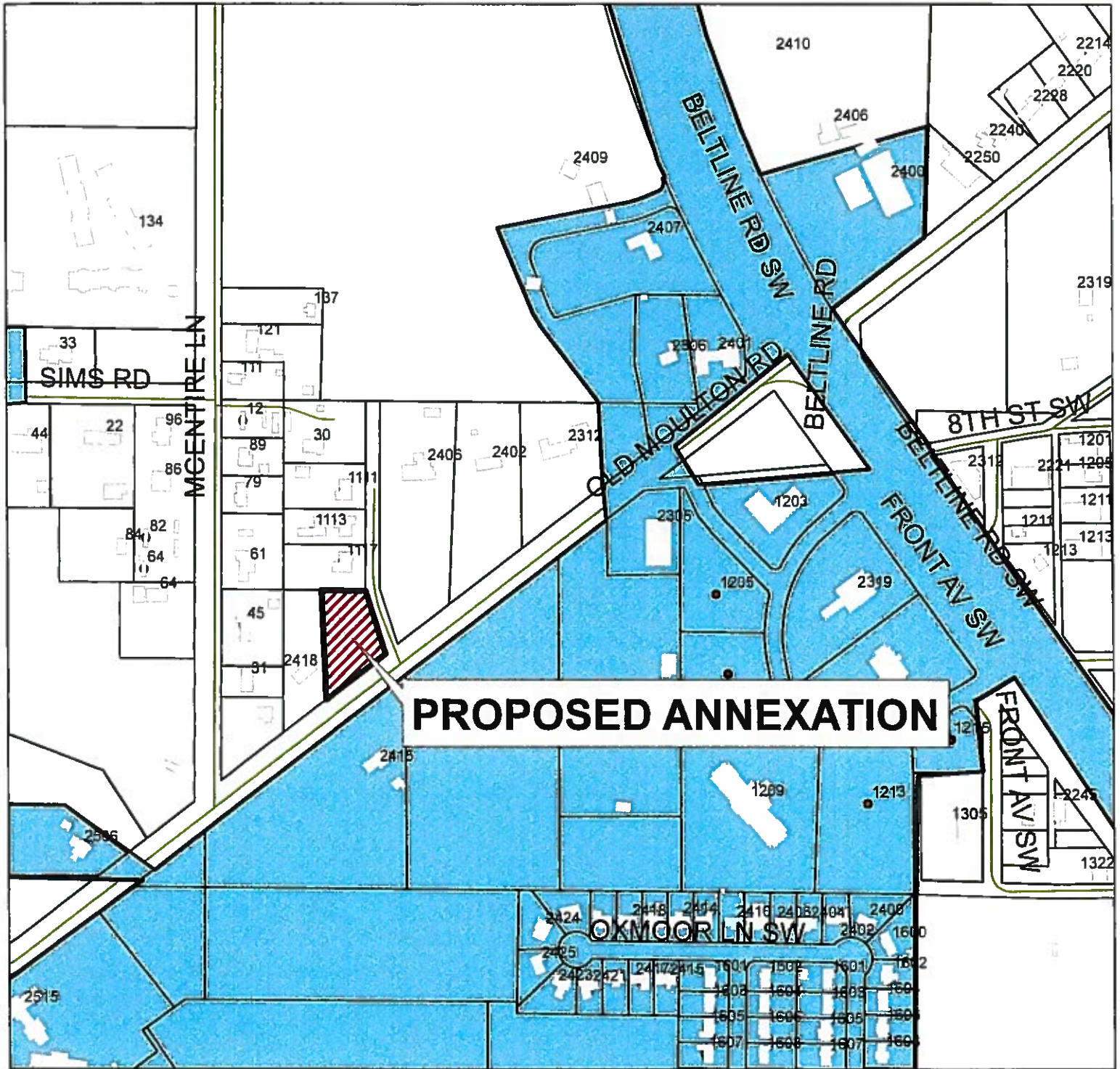
PUGH WRIGHT MCANALLY CIVIL ENGINEERS	310 8TH AVENUE NE DECATUR, ALABAMA 35601 POST OFFICE BOX 2419 35602	256.353.3937P	256.350.2285F
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SURVEY- BRYANT BROTHERS LLC - CENTRAL PARKWAY




DRAWING DATE: 3-28-2017 DRAWN BY: MIL APPROVED BY: RWH JOB No. S-30-17 SCALE: 1"=100' PAGE 2 OF 2

ANNEXATION REQUEST NO. 352-17 .80 ACRES



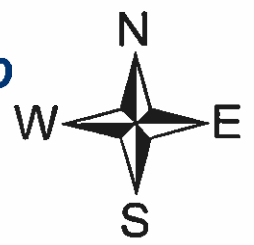
LOCATION MAP

Legend

-  Buildings
-  Corporate Limits
-  SUBJECT PROPERTY

APPLICANT: RICHARD AND KAREN MILLWOOD

PROPERTY PJ ONLY



DRAWING NOT TO SCALE