

MEMORANDUM

DATE: February 15, 2017

TO: Planning Commissioners

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

PLANNING COMMISSION MEETING

February 21, 2017

Pre-meeting – 2:15 p.m. (Annex)

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

Agenda

Planning Commission

City of Decatur, AL

February 21, 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**

1. CALL MEETING TO ORDER

2. APPROVAL OF MINUTES- January 24, 2016

3. CONSENT AGENDA

PAGE/MAP

OLD BUSINESS

- | | | |
|------------|--|-------|
| A. 3345-17 | Certificate to Subdivide
(Northwest of Beltline Rd. SW and south of Mall Access Road) | 1/4-6 |
|------------|--|-------|

CERTIFICATES

- | | | |
|------------|--|-------|
| A. 3351-17 | Certificate to Consolidate
(South of Church St. NE and west of Line St. NE) | 1/7-9 |
|------------|--|-------|

SITE PLAN REVIEWS

- | | | |
|-----------|---|------------------|
| A. 549-17 | Cooks Pest Control, Inc.
(South of 11 th St. SE and east side of 4 th Ave. SE) | 2/10
see plat |
| B. 550-17 | Payless Pharmacy
(North of 7 th St. SE and east of Somerville Rd. SE) | 2/11
see plat |
| C. 551-17 | Alfa Mutual Insurance
(North of Jameson Place SW and west side of Beltline Rd. SW) | 2/12
see plat |
| D. 552-17 | Beltline Church of Christ
(South of Kathy Lane SW and west of Beltline Rd. SW) | 313
see plat |

BOND REVIEW

- | | | |
|------------|--|------|
| A. 2172-97 | Certificate to Subdivide
(South of Longview Drive SW and east of Danville Rd. SW) | 3/14 |
|------------|--|------|

Minutes
Subdivision Committee
February 14, 2017

CONSENT AGENDA

OLD BUSINESS

3345-17 Certificate to Subdivide

Applicant: Pugh Wright McAnally
Owner: James Hull & Hull 200, LLLP

Zoning: B-4, Regional Shopping
Acreage: .94 acres

Request: Subdivide .94 acres into two tracts of .34 acres and .60 acres

Location: Northwest of Beltline Rd. SW and south of Mall Access Road

- Conds:
1. Provide stamped and sealed survey for recording
 2. Provide State Plane Coordinates on survey
 3. Meet parking requirements for each tract or provide shared parking agreement and cross access easements with the mall
 4. Dedicate easements on relocated gas and electric lines (5' either side)

Pt. of Info:

- (1) Any relocation of utilities will be at the owner's expense (water will need to be relocated if separate tracts are created).***
- (2) Firewall will be required between Aspen and new construction.***

Recomm: Approval with stated conditions.

CERTIFICATES

3351-17 Certificate to Consolidate

Applicant: Pugh Wright McAnally
Owner: Karen Thomas

Zoning: R3-H SF Residential, Historical
Acreage: .24 acres

Request: Consolidate the divided Lot 8 of Old Town Decatur into one tract of .24 acres

Location: South of Church St. NE and west of Line St. NE

- Conds:
1. Property owner to submit and sign application to consolidate
 2. Provide copy of deeds showing property ownership
 3. Payment of recording fees
 4. Provide stamped and sealed survey for recording

Pt. of Info:

- (1) Any relocation of utilities will be at the owner's expense.***
- (2) Setback variances will need to be approved by the Board of Zoning Adjustment.***

Recomm: Approval with stated conditions

SITE PLAN REVIEWS

549-17 Cooks Pest Control, Inc.

Applicant: Pugh Wright McAnally
Owner: Cooks Pest Control, Inc.

Zoning: M-1, Light Industry
Acreage: 1.23 acres

Request: Site plan review to construct a storage and rehabilitation facility for the new Cooks Museum

Location: South of 11th St. SE and east side of 4th Ave. SE

Conds: 1. Dedicate 5' easement for existing sewer & gas lines that extend south beyond the ROW

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

Recomm: Approval with stated conditions

550-17 Payless Pharmacy

Applicant: Maund & Gowen LLC
Owner: Same

Zoning: B-1, Local Shopping
Acreage: .62 acres

Request: Construction of a new Payless Pharmacy

Location: North of 7th St. SE and east of Somerville Rd. SE

Conds: 1. Dedicate 5' utility easement for existing electric and gas lines
2. Sidewalk ramps to be ADA compliant on Somerville Dr. & 7th Street SE
3.

*Pt. of Info: 1. Any relocation of utilities will be at the owner's expense.
2. Provide documentation to Building Department regarding signage, parking calculations, size of parking stalls and square footage of proposed building*

Recomm: Approval with stated conditions

551-17 Alfa Mutual Insurance

Applicant: Pugh Wright McAnally
Owner: Alfa Mutual Insurance Company

Zoning: M-1A, Expressway Commercial
Acreage: Approx .64 acres

Request: Construction of new Alfa Insurance Office

Location: North of Jameson Place SW and west side of Beltline Rd. SW

Conds: 1. Dedicate 20' for existing sewer line easement – to be approved by DU

***Pt. of Info: 1. Any relocation of utilities will be at the owner's expense.
2. Provide signage plans to the Building Department***

Recomm: Approval with stated conditions

552-17 Beltline Church of Christ

Applicant: Pugh Wright McAnally
Owner: Beltline Church of Christ

Zoning: M-1A, Expressway Commercial
Acreage:

Request: Addition of new Educational Building to the Beltline Church of Christ campus

Location: South of Kathy Lane SW and west of Beltline Rd. SW

Conds: 1. ALDOT approval required for drainage runoff to ROW
2. ALDOT approval required for cut on to Kathy Lane SW (distance from Beltline)
3. Provide photometric plans to Planning Department

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

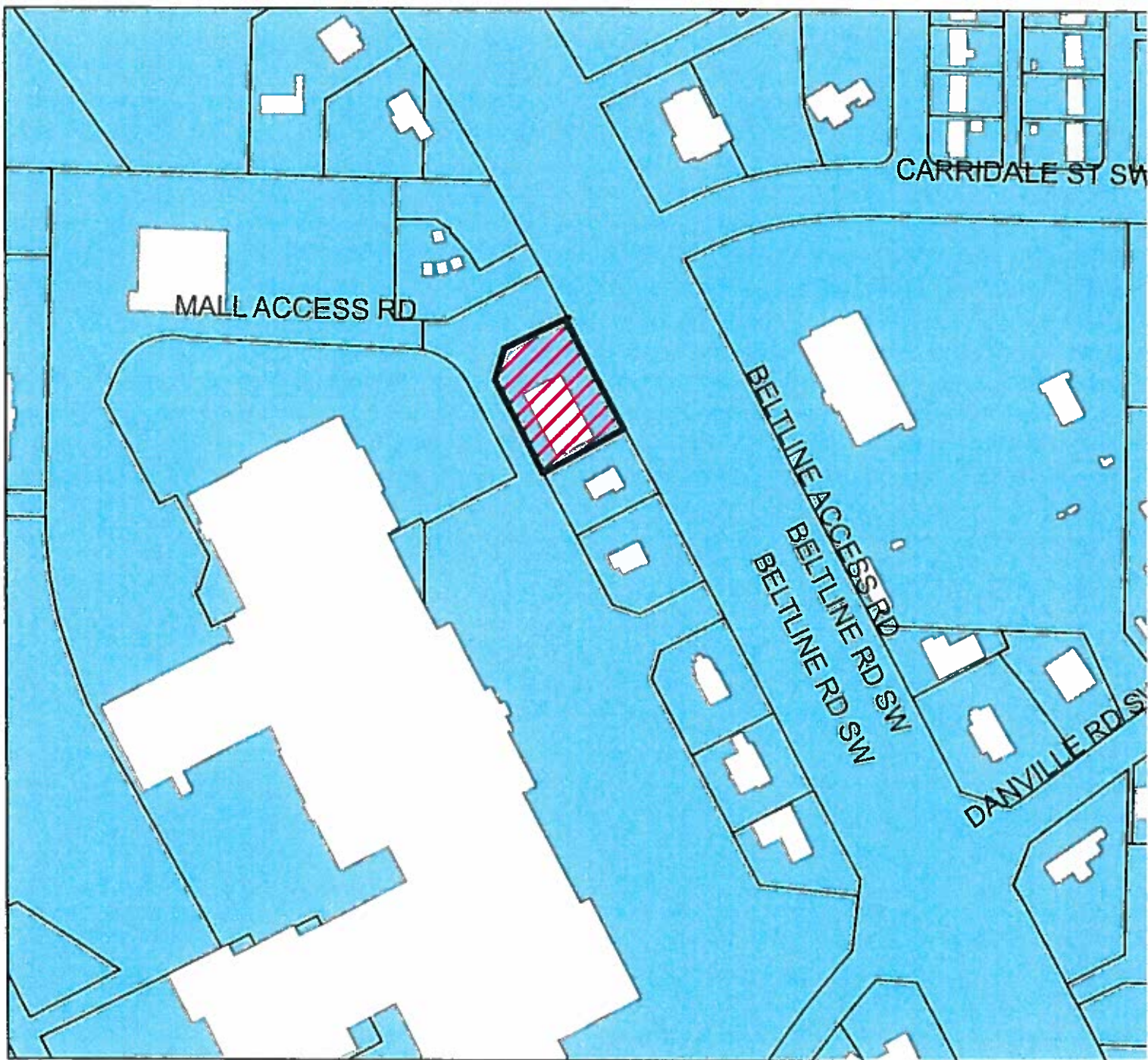
Request: Bond review for the extension of sewer (250' to Tract 2). Bond Amt: \$30,000 (amount
increased to \$30,000 in March of 2011). Bond has been in place since 1997.

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

Recomm: The Subdivision Committee recommends extending the LOC for 2 years or until such
time as development occurs.

END CONSENT AGENDA

CERTIFICATE TO SUBDIVIDE NO. 3345-17



LOCATION MAP

Legend

-  Buildings
-  Corporate Limits
-  Ownership



SUBJECT PROPERTY

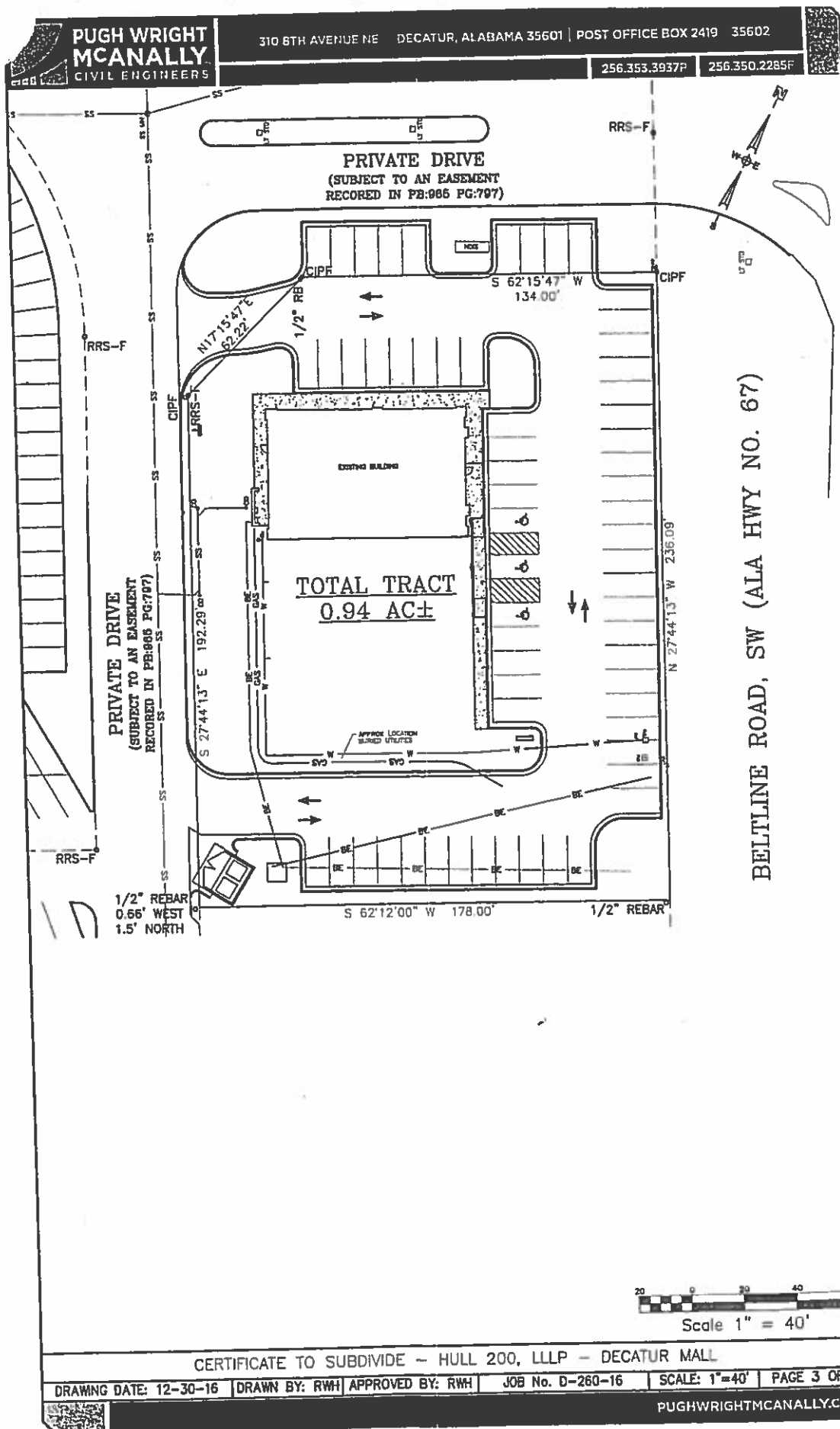
APPLICANT: JAMES HULL

PROPERTY ZONED B-4

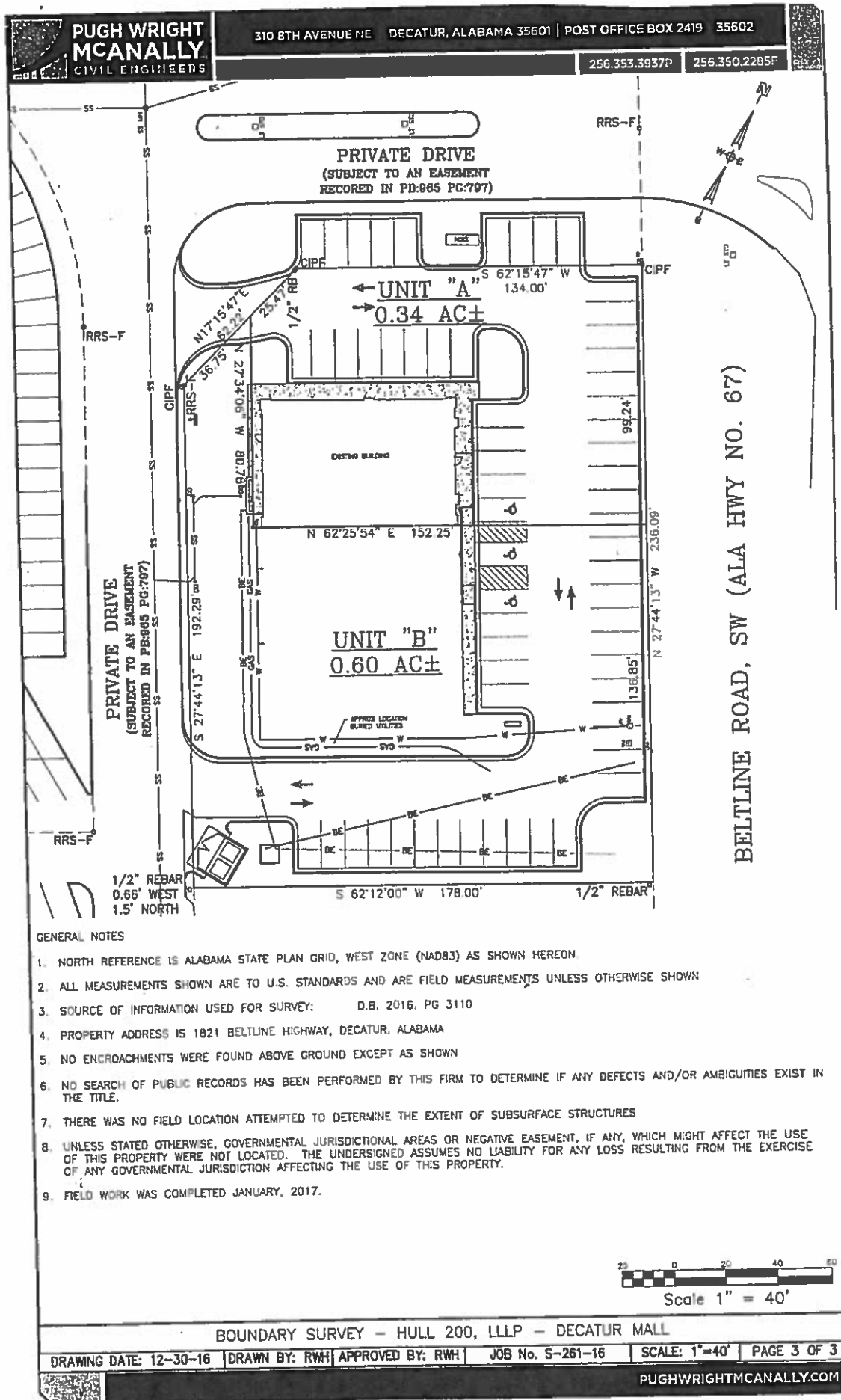


DRAWING NOT TO SCALE 4

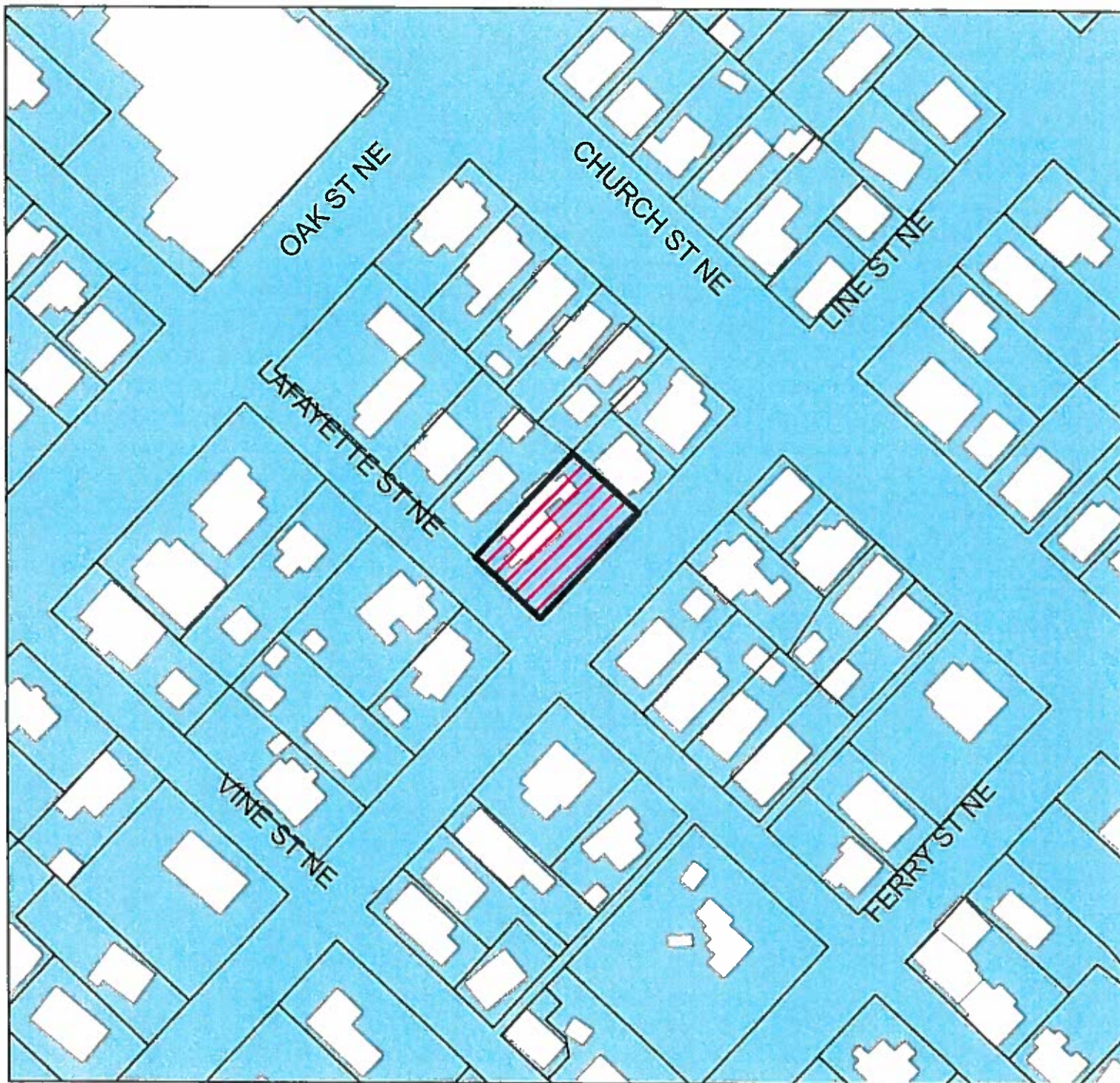
CERTIFICATE TO SUBDIVIDE NO. 3345-17



CERTIFICATE TO SUBDIVIDE NO. 3345-17



CERTIFICATE TO CONSOLIDATE NO. 3351-17



LOCATION MAP

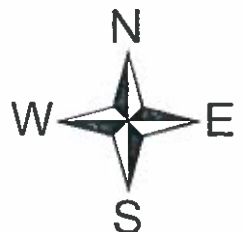
Legend

-  Ownership
-  Buildings
-  Corporate Limits

APPLICANT: KAREN THOMAS

PROPERTY ZONED R-3H

 **SUBJECT PROPERTY**



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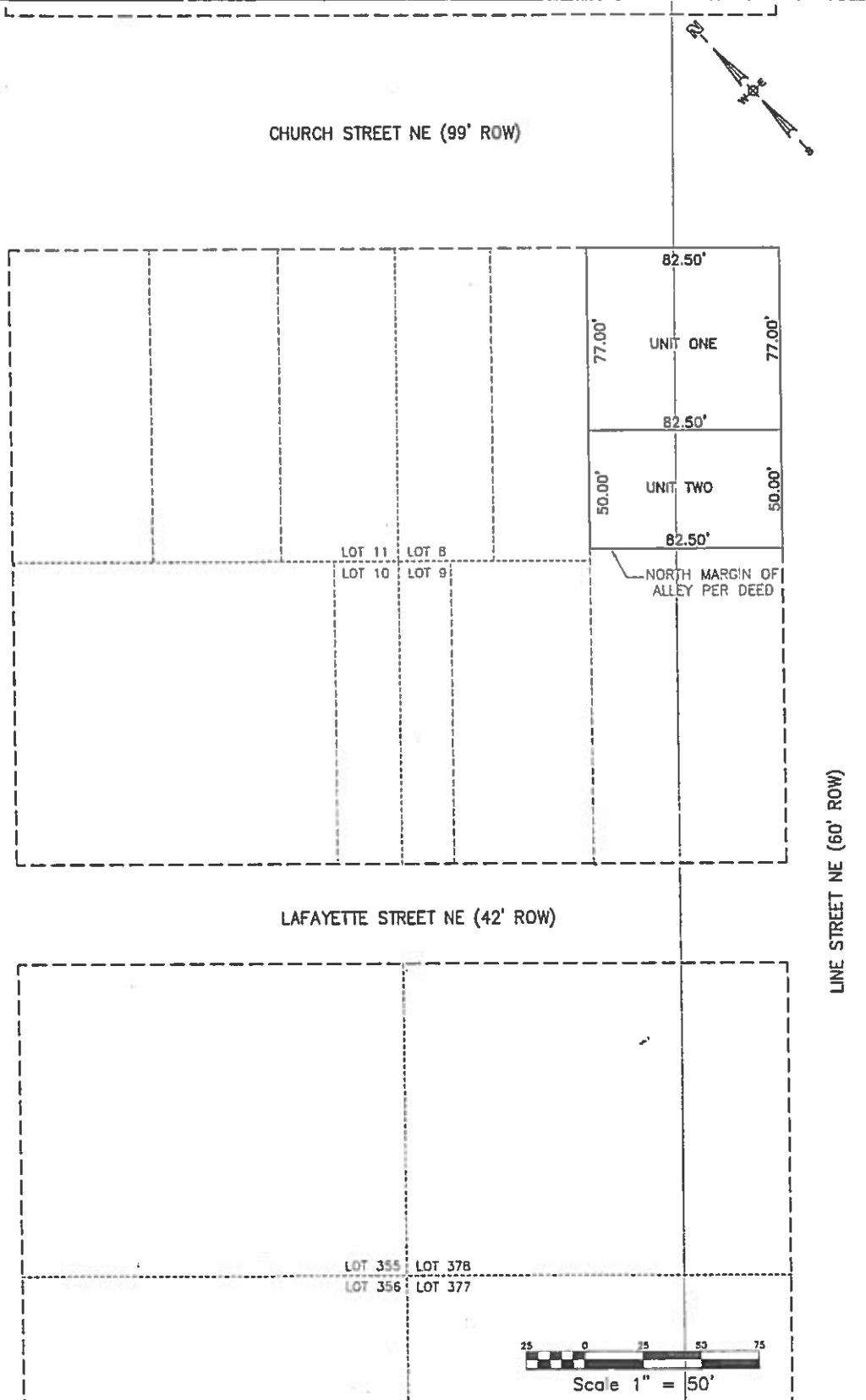
CERTIFICATE TO CONSOLIDATE NO. 3351-17

**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 CONSOLIDATE -- KAREN THOMAS -- 809 LINE ST NE AND 227 CHURCH SE NE

DRAWING DATE: JAN., 2017 | DRAWN BY: DDP | APPROVED BY: RWH | JOB No. D-06-17 | SCALE: 1"=50' | PAGE 3 OF 3



PUGHWRIGHTMCANALLY.COM

CERTIFICATE TO CONSOLIDATE NO. 3351-17

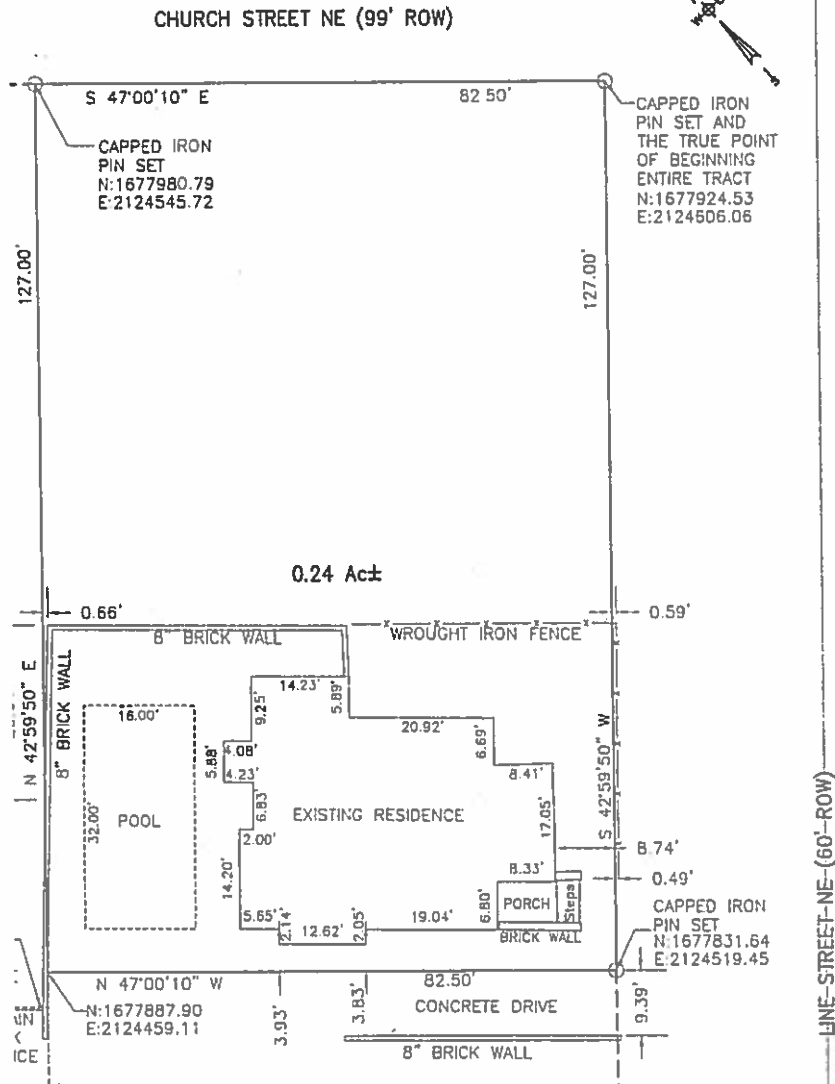
**PUGH WRIGHT
MCANALLY**
CIVIL ENGINEERS

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

256.353.3957P

256.350.2285F

Scale 1" = 20'



GENERAL NOTES

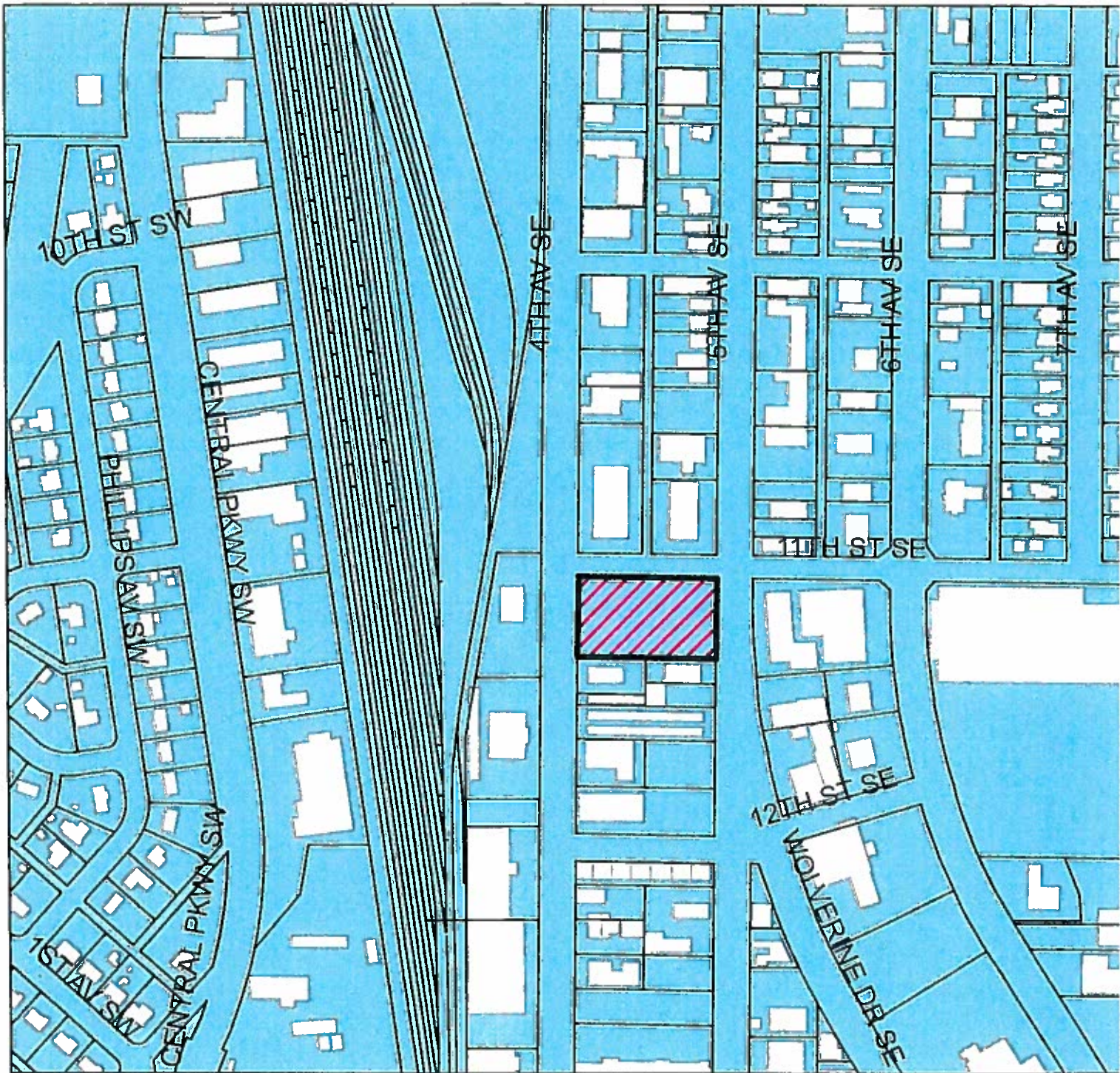
1. NORTH REFERENCE IS ALABAMA STATE COORDINATE GRID—WEST ZONE (NAD1983) AS DETERMINED BY GNSS OBSERVATIONS.
2. ALL MEASUREMENTS SHOWN ARE TO U.S. STANDARDS AND ARE FIELD MEASUREMENTS UNLESS OTHERWISE SHOWN.
3. SOURCE OF INFORMATION USED FOR SURVEY: D.B. 2016, PG 7577
D.B. 1220, PG 0751
4. PROPERTY ADDRESS IS 809 LINE STREET NE, 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.
9. FIELD WORK WAS COMPLETED IN JANUARY, 2017.

BOUNDARY SURVEY -- KAREN THOMAS -- 809 LINE ST NE AND 227 CHURCH SE NE

AWING DATE: JAN., 2017 | DRAWN BY: DDP | APPROVED BY: RWH | JOB No. S-07-17 | SCALE: 1"=20' | PAGE 2 OF 2

PUGHWRIGHTMCANALLY.COM

SITE PLAN NO. 549-17



LOCATION MAP

APPLICANT: COOKS PEST CONTROL INC.

PROPERTY ZONED M-1

Legend

-  Ownership
-  Buildings
-  Corporate Limits

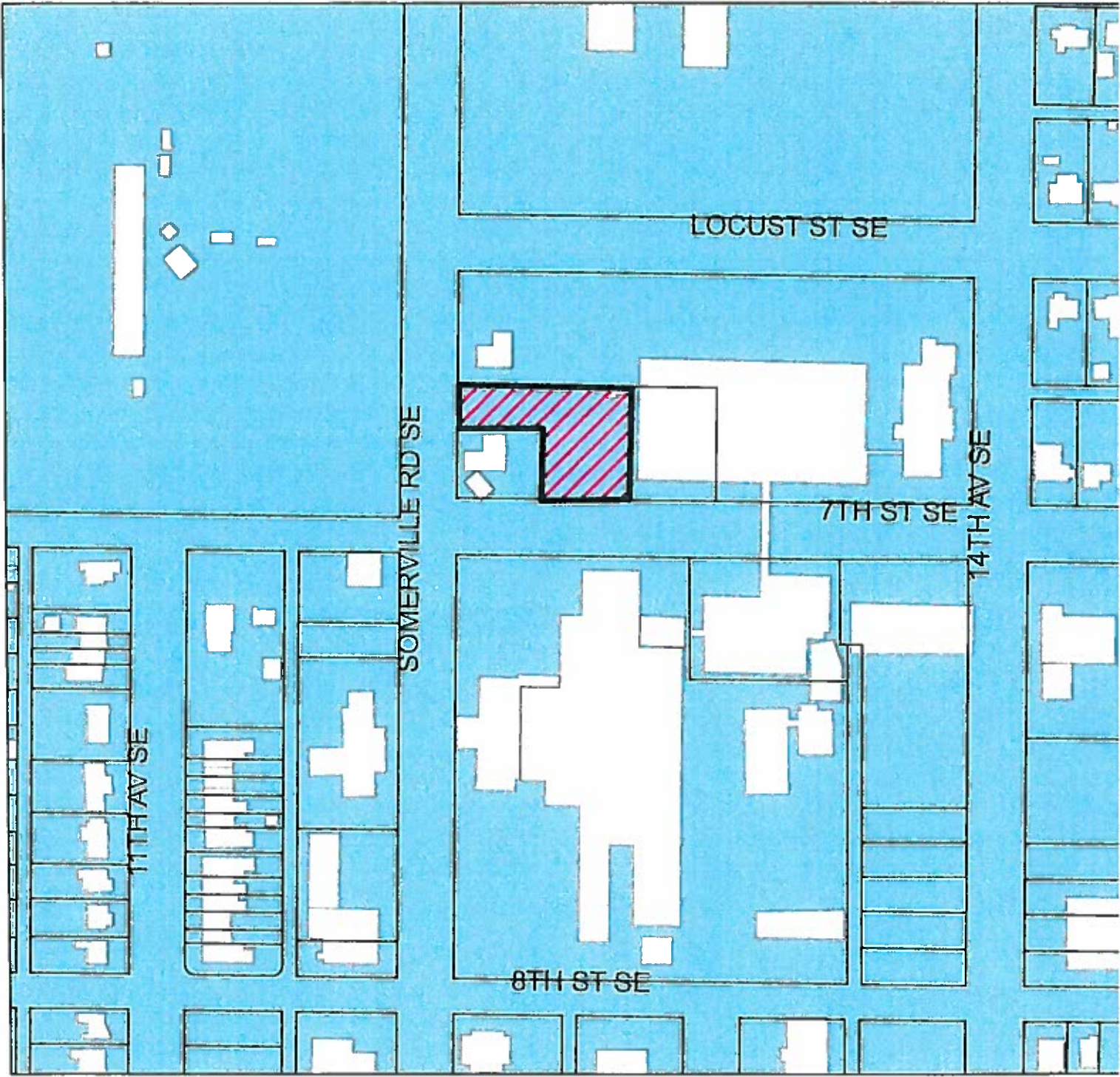


SUBJECT PROPERTY



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SITE PLAN NO. 550-17



LOCATION MAP

Legend

-  Ownership
-  Buildings
-  Corporate Limits



SUBJECT PROPERTY

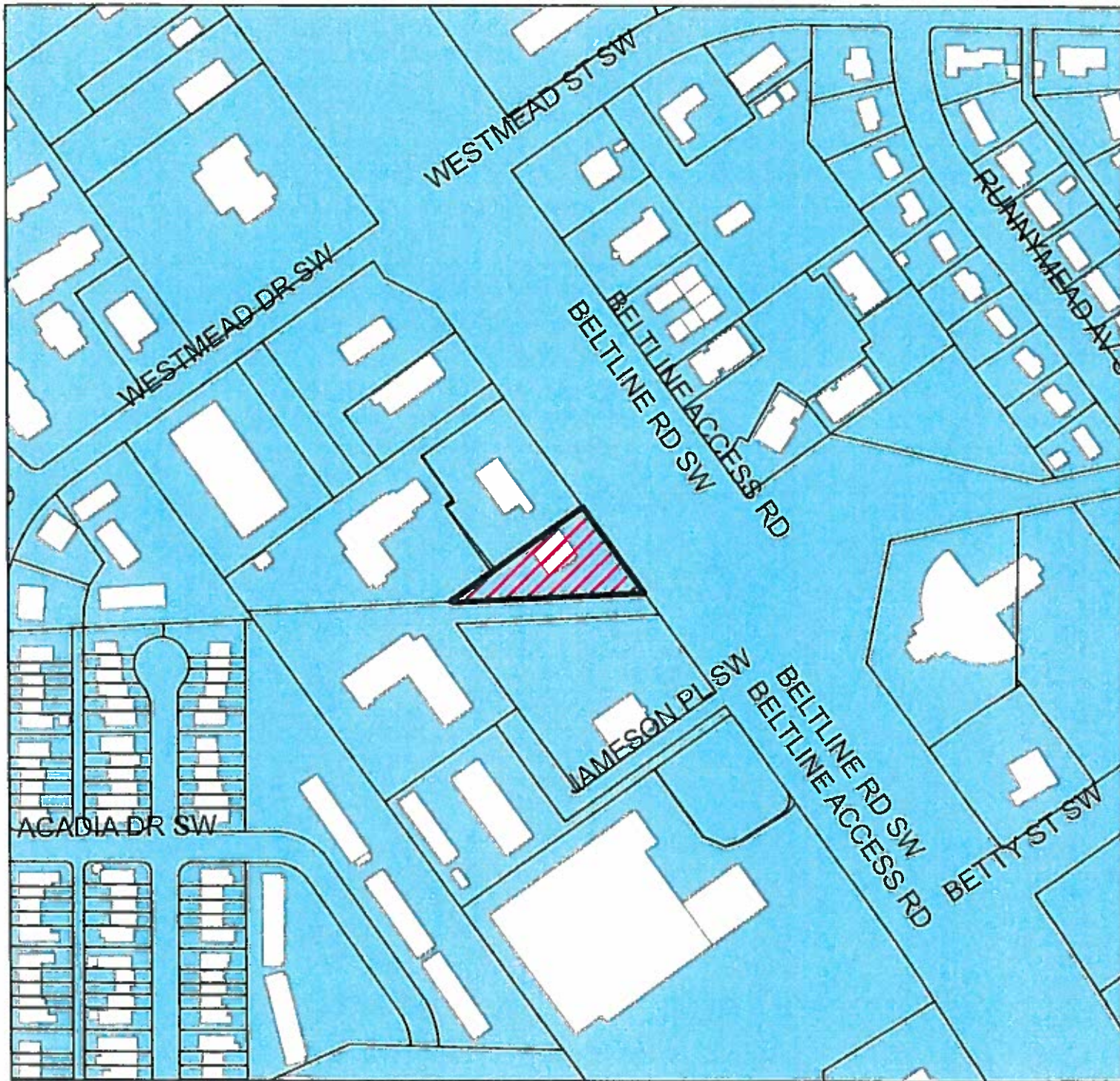
APPLICANT: PAYLESS PHARMACY

PROPERTY ZONED B-1



DRAWING NOT TO SCALE 11

SITE PLAN NO. 551-17



LOCATION MAP

Legend

-  Ownership
-  Buildings
-  Corporate Limits

APPLICANT: ALFA MUTUAL INSURANCE

PROPERTY ZONED M-1A

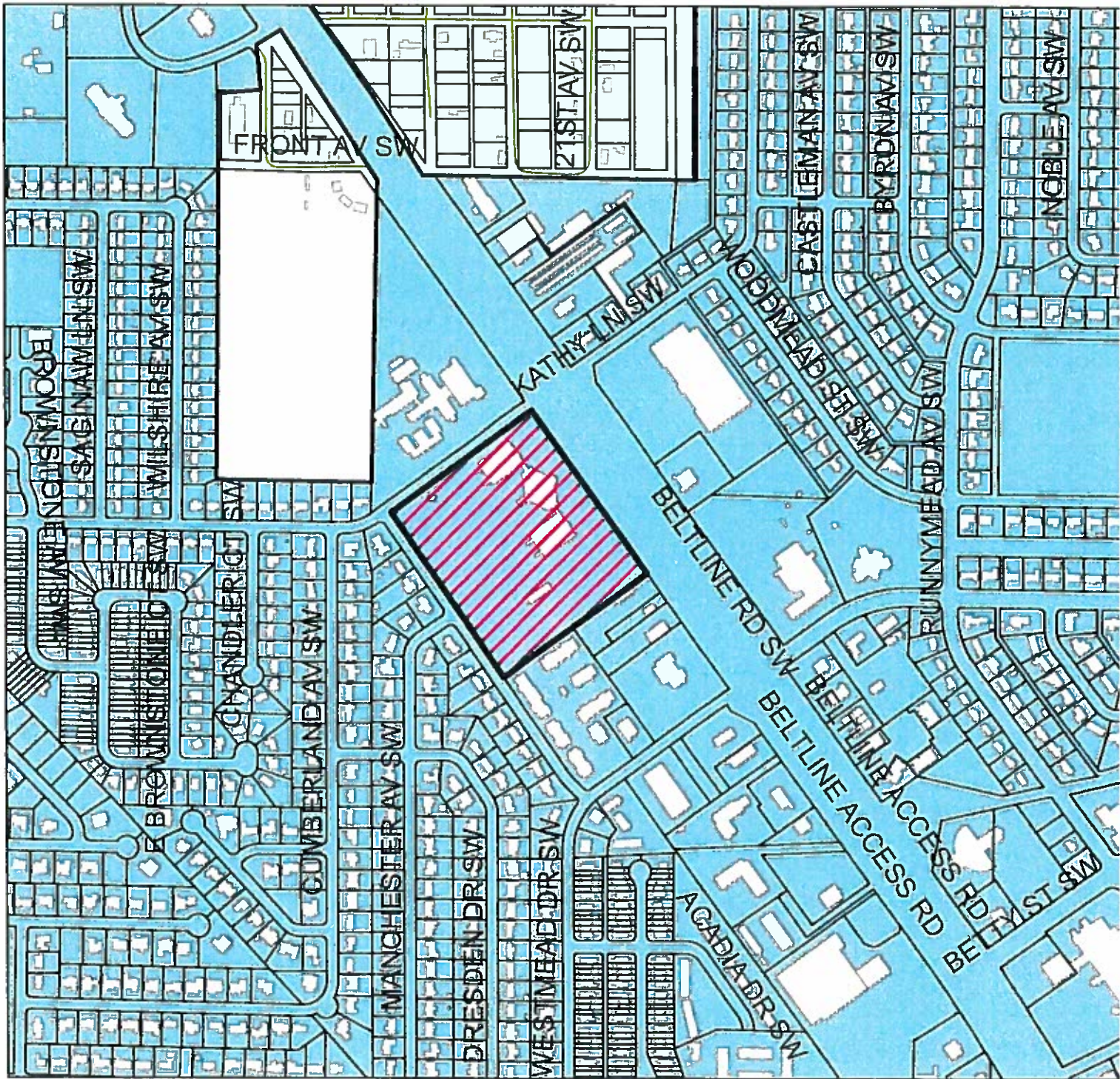


SUBJECT PROPERTY



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SITE PLAN NO. 552-17



LOCATION MAP

Legend

-  Buildings
-  Corporate Limits

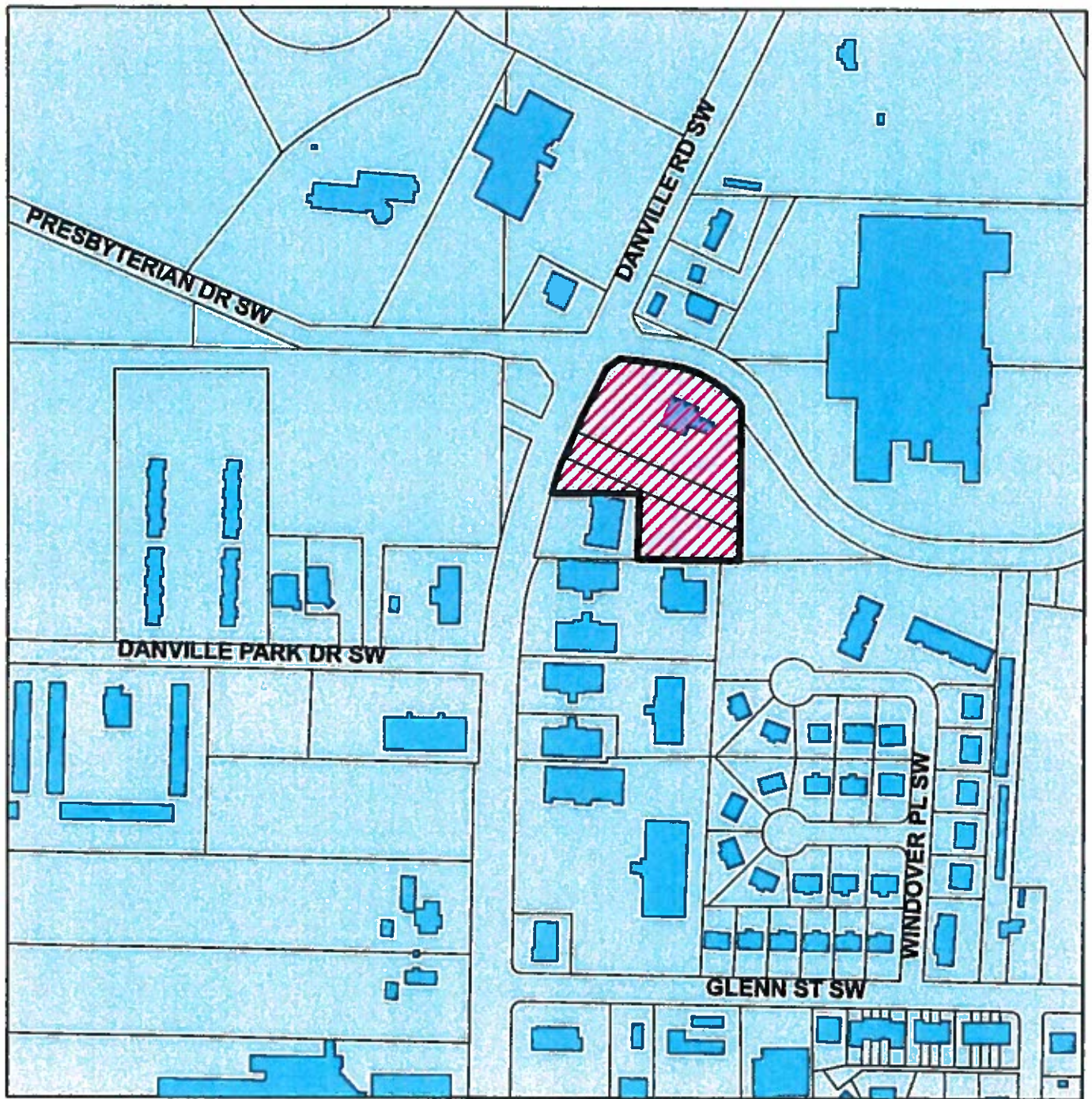
 **SUBJECT PROPERTY**

APPLICANT: BELTLINE CHURCH OF CHRIST

PROPERTY ZONED M-1A



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.