

MEMORANDUM

DATE: January 14, 2015

TO: Planning Commissioners

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

PLANNING COMMISSION MEETING

January 20, 2015

Pre-meeting – 2:15 p.m. (Annex)

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

Agenda Planning Commission

City of Decatur, AL

January 20, 2015

Time: 3:15 PM

City Council Chambers

Commissioners: **Tracy Tubbs**, *Chairman*; **Em Barran**, *Vice Chairman*; **Kent Lawrence**, *Secretary*; **Gary Borden**; **Chuck Ard**; **Frances Tate**; **Joseph Wynn**; **Nell Standridge**

1. CALL MEETING TO ORDER

2. APPROVAL OF MINUTES- December 23, 2014

3. CONSENT AGENDA

PAGE/MAP

CERTIFICATES

A. 3260-15	Certificate to Subdivide (North of Boys Ranch Road and east of Kirby Bridge Road)	1/3-5 see plat
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SITE PLAN REVIEWS

A. 521-15	Burnett Roofing (North side of Lenwood Road SW and east side of Central Avenue SW)	1/6
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4. OTHER BUSINESS

SITE PLAN REVIEWS

A. 522-15	Cook's Natural Science Museum (South side of Lee Street NE and west side of 4 th Avenue NE)	12/7
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BOND REVIEW

A. Manor Park	(South of Chapel Hill Rd. SW and on the east side of South Chapel Hill Rd. SW)	2/8
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**Minutes
Subdivision Committee
January 13, 2015**

CONSENT AGENDA

CERTIFICATES

3260-15 Certificate to Subdivide

Applicant: Heritage Trust LLC
Owner: Same

Zoning: Outside Corp Limits
Acreage: 40 acres

Request: Subdivide 40 acres into two tracts of 1.38 acres and 38.62 acres

Location: North of Boys Ranch Road and east of Kirby Bridge Road

- Conds:
1. Verify/obtain septic tank approval for Unit 2
 2. Provide copy of deed showing land ownership
 3. Payment of recording fees
 4. Level ROW on survey – point of commencement
 5. Provide actual description for the 1.38 acre tract in the Unit 1 description
 6. Show ROW on Unit 1 – down Kirby Bridge Road

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

Recomm: Approval with stated conditions.

SITE PLAN REVIEWS

521-15 Burnett Roofing

Applicant: David Burnett
Owner: David & Peggy Burnett

Zoning: M-1, Light Industry
Acreage: Approx .61 acres

Request: Site plan review for the construction of a new office building and roofing shop

Location: North side of Lenwood Road SW and east side of Central Avenue SW

- Conds:
1. Locate dumpster on site plan
 2. Drainage to be addressed & approved by Engineering

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

Recomm: Approval with stated conditions

END CONSENT AGENDA

OTHER BUSINESS

SITE PLAN REVIEWS

522-15 Cook's Natural Science Museum

Applicant: Cook's Natural Science Museum
Owner: Same

Zoning: B-5, Central Business District
Acreage:

Request: Site plan review for the construction of Cook's Natural Science Museum

Location: South side of Lee Street NE and west side of 4th Avenue NE

Conds:

1. Note dumpster location on site plan
2. All utility locations to be reviewed and approved by DU
3. Meet clear zone policy of DU regarding landscaping under the high voltage electrical wires on the Lee Street side.

Pt. of Info:

(1) Cook's to work with City of Decatur regarding the facilitation of traffic and pedestrian access on Holly Street NE

(2) Any relocation of utilities will be at the owner's expense.

(3) Where ALDOT funding is possible-i.e. Lee St., 4th Ave. and 2nd Ave.- eight to ten foot sidewalks are preferred.

Recomm: Approval with stated conditions.

BOND REVIEW

Manor Park

Applicant: Phillip Trivitt
Owner: Same

Zoning: R-3 & R-5, SF Residential
Acreage: 10.14 acres

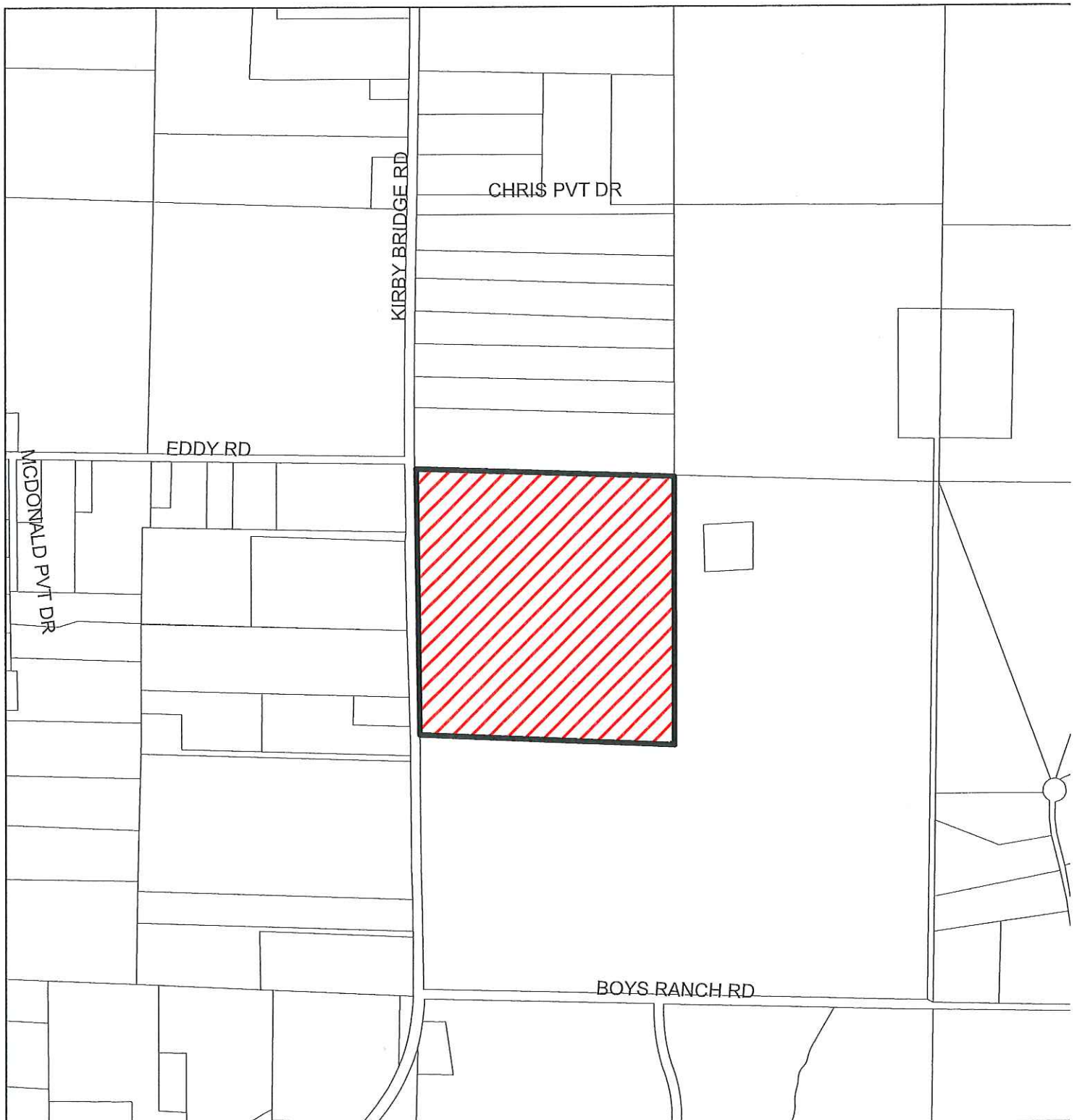
Request: Release of sidewalk bond in Manor Park Subdivision

Location: South of Chapel Hill Rd. SW and on the east side of South Chapel Hill Rd. SW

Conds: None

Recomm: The Subdivision Committee recommends the release of the sidewalk bond per Subdivision Regulations Section VII.K.8, Required Improvements, stating that the sidewalks are now the responsibility of the home builder. (Sub Reg Revision May 2013). All other public improvements are in place.

CERTIFICATE TO SUBDIVIDE NO. 3260-15



Legend

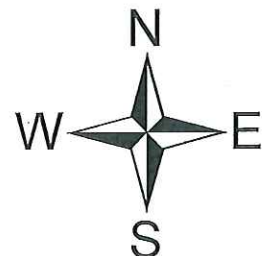
-  Buildings
-  Ownership
-  Corporate Limits

 **SUBJECT PROPERTY**

LOCATION MAP

APPLICANT: HERITAGE TRUST LLC

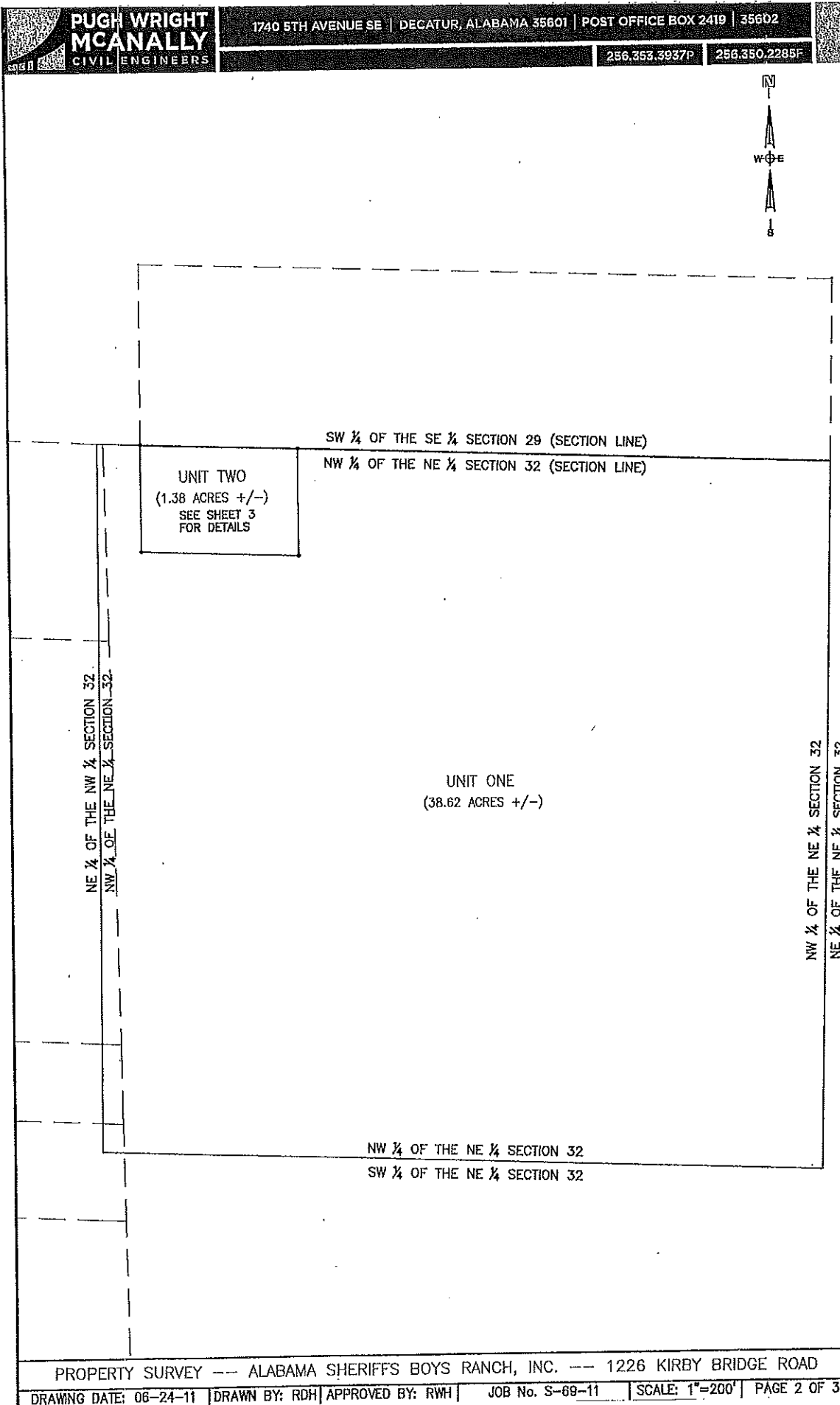
PROPERTY PJ ONLY



3

DRAWING NOT TO SCALE

CERTIFICATE TO SUBDIVIDE NO. 3260-15



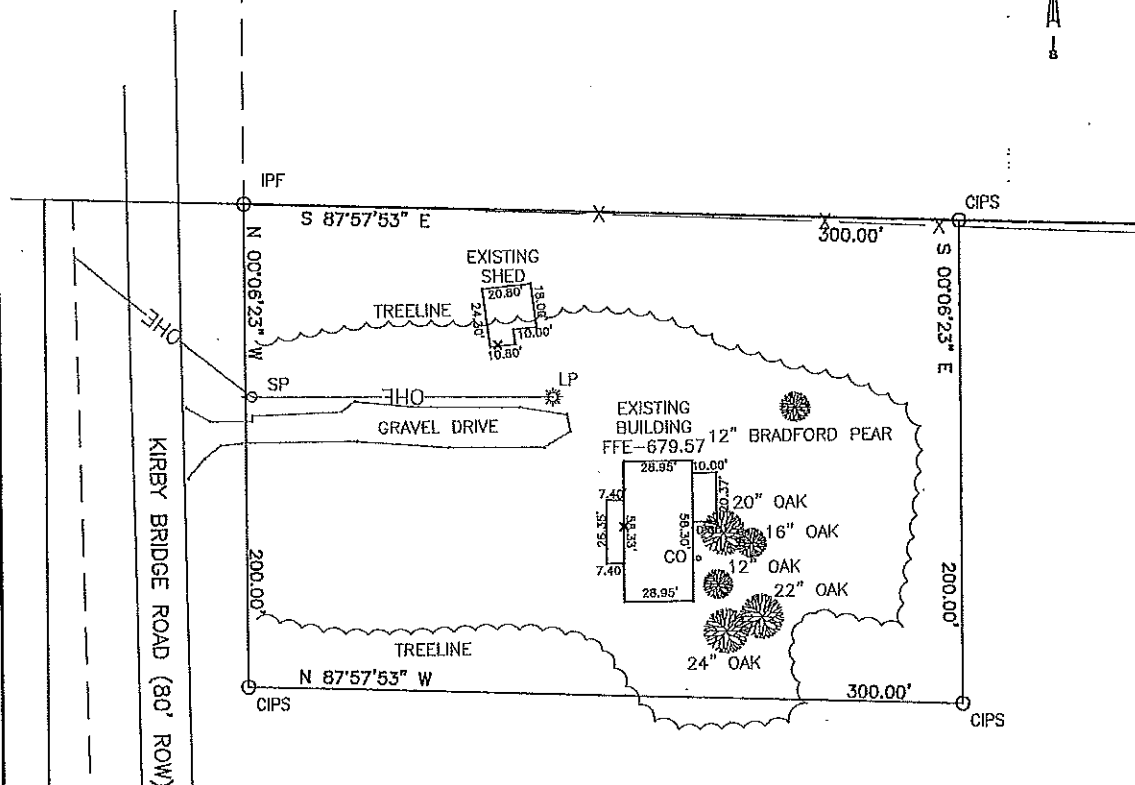
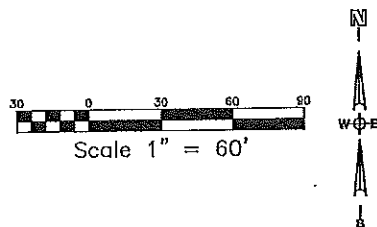
CERTIFICATE TO SUBDIVIDE NO. 3260-15

**PUGH WRIGHT
MCANALLY**
CIVIL ENGINEERS

1740 5TH AVENUE SE | DECATUR, ALABAMA 35601 | POST OFFICE BOX 2419 | 35602

256.353.3937P

256.350.2288F



GENERAL NOTES

- 1 NORTH REFERENCE IS ALABAMA STATE COORDINATE GRID--WEST ZONE (NAD1983).
- 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. 862, PG 734
- 4 PROPERTY ADDRESS IS 1226 KIRBY BRIDGE ROAD, DECATUR, ALABAMA 35603.
- 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 ON 06-23-2011.

LEGEND

PP	POWER POLE
-->	DOWN GUY
—O—	OVERHEAD ELECTRIC
SP	SUPPORT POLE
o	PROPERTY CORNERS
CIPS	CAPPED IRON PIN SET
IPF	IRON PIN FOUND
EOP	EDGE OF PAVEMENT

PROPERTY SURVEY -- ALABAMA SHERIFFS BOYS RANCH, INC. -- 1226 KIRBY BRIDGE ROAD

DRAWING DATE: 06-24-11

DRAWN BY: RDH

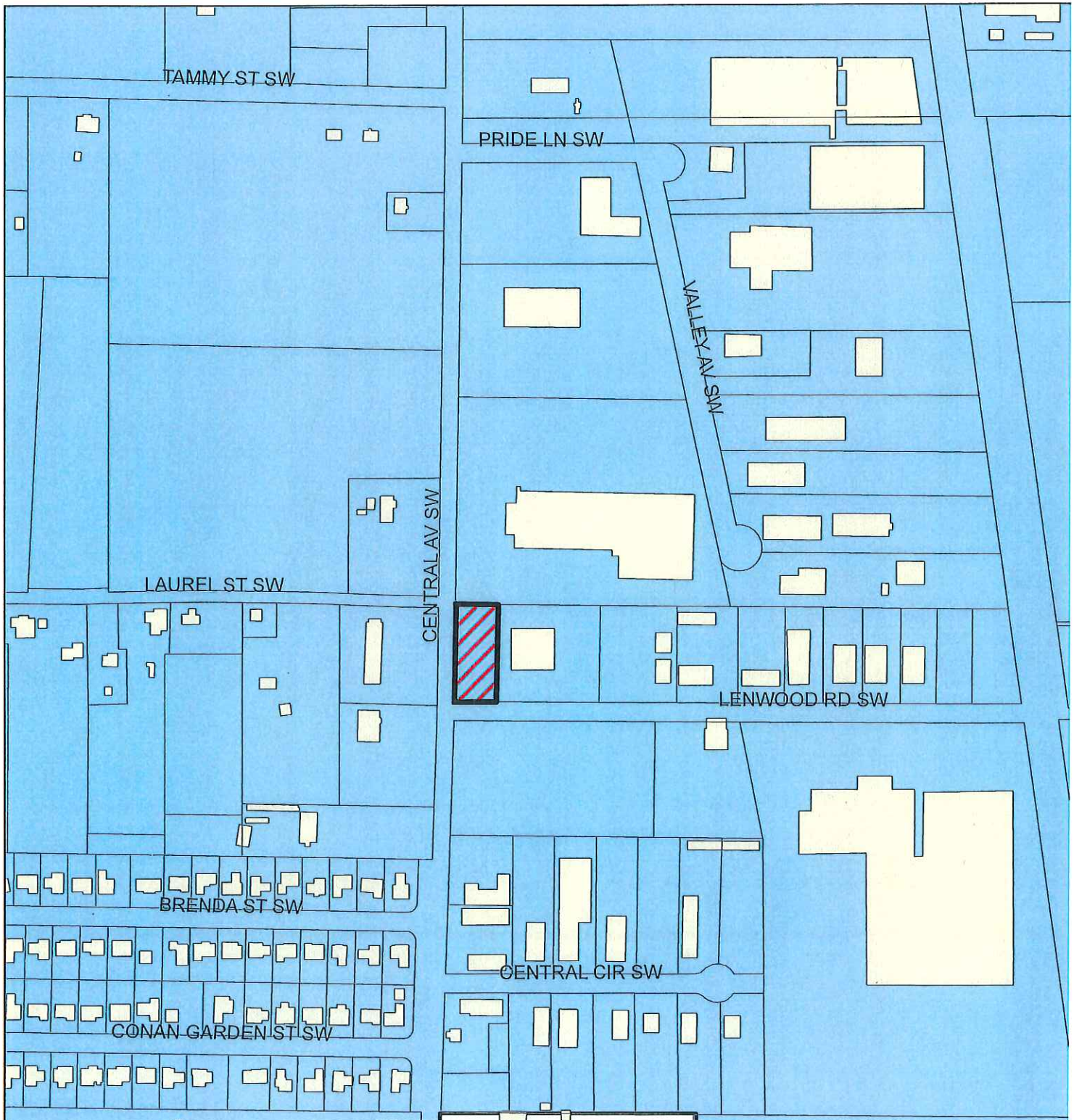
APPROVED BY: HBM

JOB No. S-69-11

SCALE: 1"=60'

PAGE 3 OF 3

SITE PLAN 521-15



Legend

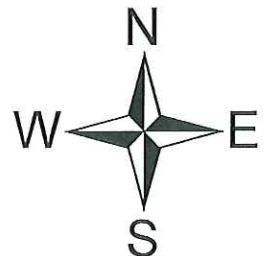
-  Ownership
-  Buildings
-  Corporate Limits

 **SUBJECT PROPERTY**

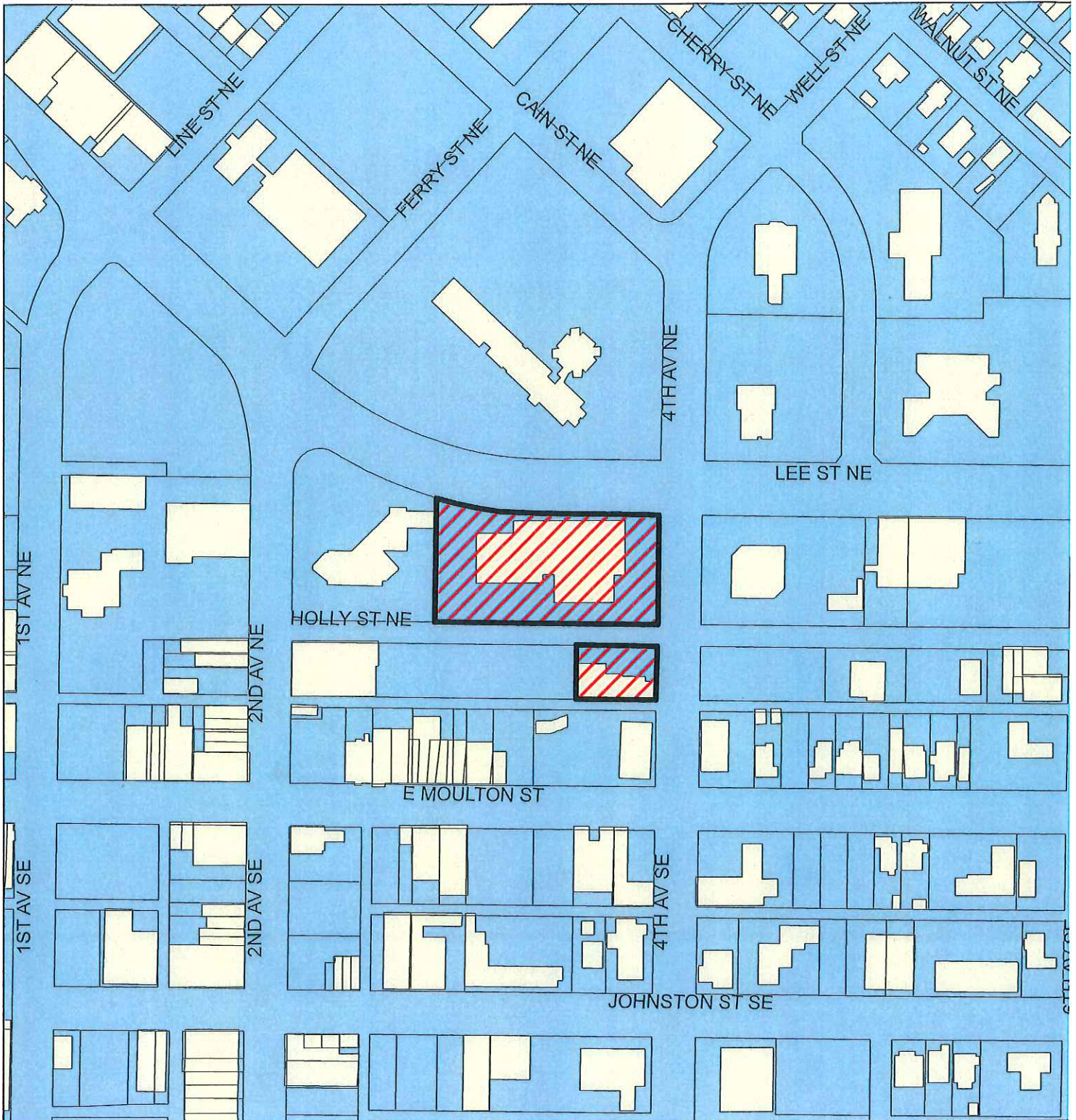
LOCATION MAP

APPLICANT: DAVID BURNETT





PROPERTY ZONED M-1



SITE PLAN 522-15



Legend

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

LOCATION MAP

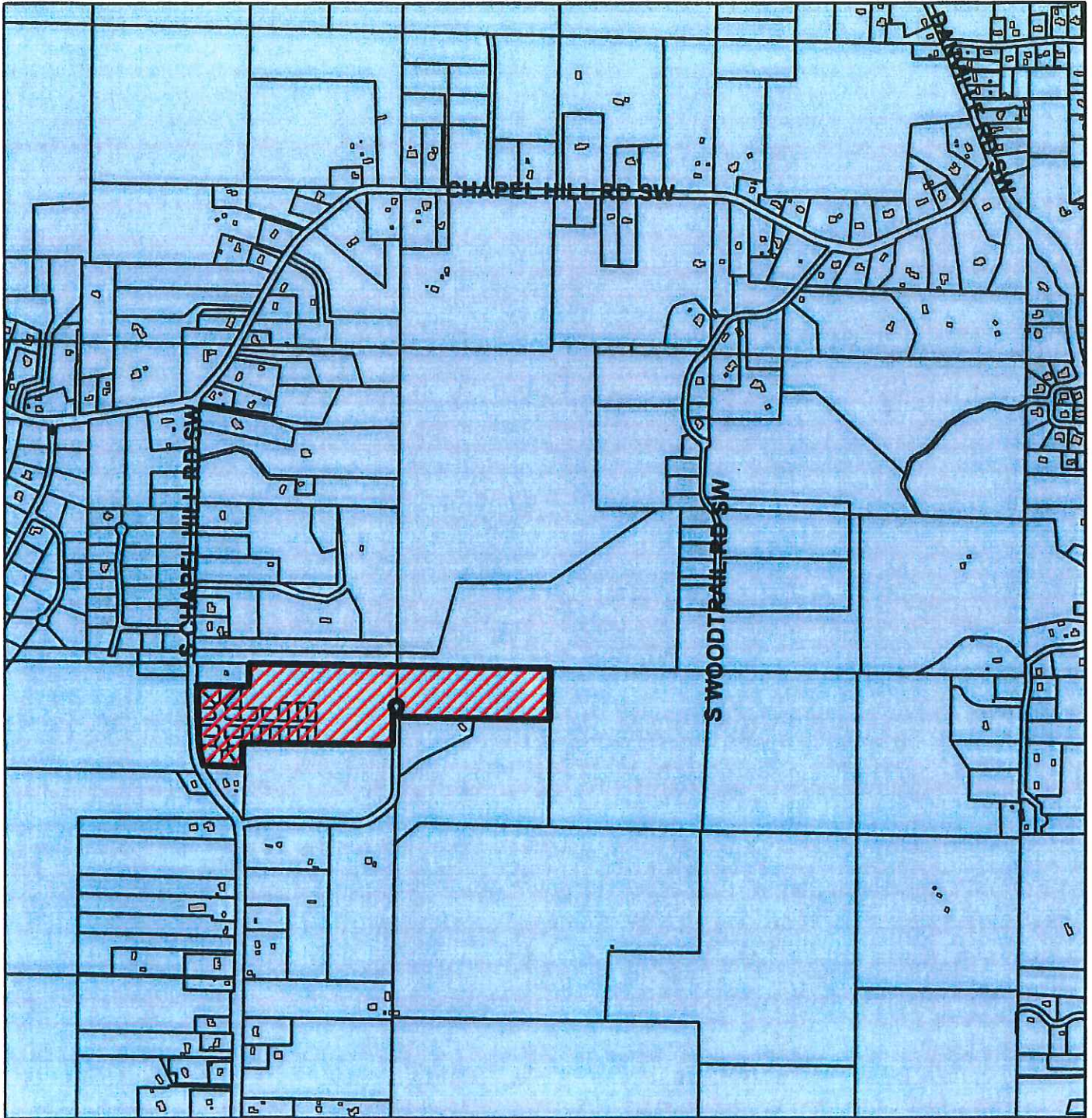
**APPLICANT: COOKS NATURAL
SCIENCE MUSEUM**

PROPERTY ZONED B-5



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MANOR PARK SUBDIVISION BOND REVIEW



LOCATION MAP

PREPARED BY THE CITY OF DECATUR
PLANNING DEPARTMENT

Legend



 **SUBJECT PROPERTY**

APPLICANT: PHILLIP TRIVITT



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