

Agenda Planning Commission

City of Decatur, AL

March 19, 2012

Time: 3:15 PM

City Council Chambers

Commissioners: **Gil Aldrich**, *Chairman*; **Tracy Tubbs**, *Vice Chairman*; **Em Barran**, *Secretary*;
Gary Borden; **Chuck Ard**; **Eddie Pike**; **Collis Stevenson**; **Joseph Wynn**; **Nell Standridge**

1. CALL MEETING TO ORDER

2. APPROVAL OF MINUTES February 19, 2013

3. SITE PLAN REVIEW

A. 499-13	Hardees	1/4
	(South of Church St NE and east of 6 th Avenue NE)	

4. CONSENT APPROVALS

PAGE/MAP

CERTIFICATES

A. 3204-13	Certificate to Subdivide (North of Greystone Drive SW and east side of Monterey Drive SW)	1/5-6
B. 3205-13	Certificate to Subdivide & Consolidate (South of Prospect Drive SE and west side of 2 nd Ave SE)	2/7-9

BOND REVIEW

A. The Farm (Extension of Bridle Path & Sidewalks) and The Farm Addition # 1	2/10
(South of Vestavia Drive SW and west of Spring Avenue SW)	
B. Certificate 2172-97 (Extension of Sewer)	2/11
(South of Longview Drive SW and east of Danville Road SW)	
C. City View, Addition No. 3 (Sidewalks)	3/12
(South of Auburn Drive SW and west of Englewood Drive SW)	

END OF CONSENT APPROVALS

Minutes
Planning Commission
March 19, 2013

SITE PLAN REVIEW

499-13

Applicant: Realty Link
Owner: Hardees

Zoning: B-2, Gen Business
Acreage: .54 acres

Request: Site plan review for a new Hardees development

Location: South of Church St NE and east of 6th Avenue NE

- Conds:
1. Provide permanent cross access easements with both adjoining properties, Provide copy to the Planning Department for recording
 2. Provide site grading and drainage plan
 3. Show hotel parking stripes on the site plan
 4. Move Church Street entrance further east to avoid traffic conflicts (ALDOT)
 5. Show right-in only from Highway 31
 6. Construct small decel lane to access right-in from Highway 31 – show on site plan
 7. Payment of recording fees for cross access easements

Pts. Of Info:

1. ***Any relocation of utilities will be at the owner's expense.***
2. ***If existing landscaping is to be used, must be cleaned out and brought into conformance with the Landscaping Ordinance.***

Recomm: Approval with stated conditions.

CONSENT AGENDA

CERTIFICATES

3204-13 Certificate to Subdivide

Applicant: Robert Compton
Owner: Same

Zoning: R-5, Patio Home
Acreage: .30 acres

Request: Subdivide Lots 9 & 10 of Cedar Grove Subdivision Addition No. 3 into two lots of .14 acres and .16 acres

Location: North of Greystone Drive SW and east side of Monterey Drive SW

Conds: None
Pt. of Info: Any relocation of utilities will be at the owner's expense.

Recomm: Approval

3205-13 Certificate to Subdivide and Consolidate

Applicant: Glenna Jones & Automatic Screw Co.
Owner: Same

Zoning: RD & M-1
Acreage:

Request: Correct property lines between Unit 1 and Unit 2, per survey

Location: South of Prospect Drive SE and west side of 2nd Ave SE

Conds: 1. Payment of recording fees
2. Show 2nd Avenue SE ROW on survey
3. Provide stamped and seal survey from a registered land surveyor

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

Recomm: Approval with stated condition

BOND REVIEW

The Farm (Extension of Bridle Path & Sidewalks) and The Farm Addition No. 1 (Sidewalks)

Applicant: David Peek
Owner: Same

Zoning: R2 & R5
Acreage: 8.5 acs

Request: Bond review for the extension of Bridle Path and the completion of sidewalks on both sides of the collector and the interior of the subdivision (LOC in the amount of (\$105,000 – expires June 19, 2013).

Location: South of Vestavia Drive SW and west of Spring Avenue SW

Recomm: Extend the LOC for one year or until construction build out requires completion.

Certificate 2172-97 (Extension of Sewer)

Applicant: Stephen Koslow
Owner: Same

Zoning: B-2 Gen Business
Acreage: .72 acres

Request: Bond review for the extension of sewer (250' to Tract 2). (LOC in the amount of \$30,000 – Expires May 3, 2013)

Location: South of Longview Drive SW and east of Danville Road SW

Recomm: Extend the LOC for one year or until construction requires completion of the improvement.

City View, Addition No. 3 (Sidewalks)

Applicant: Vernon Lane
Owner: Same

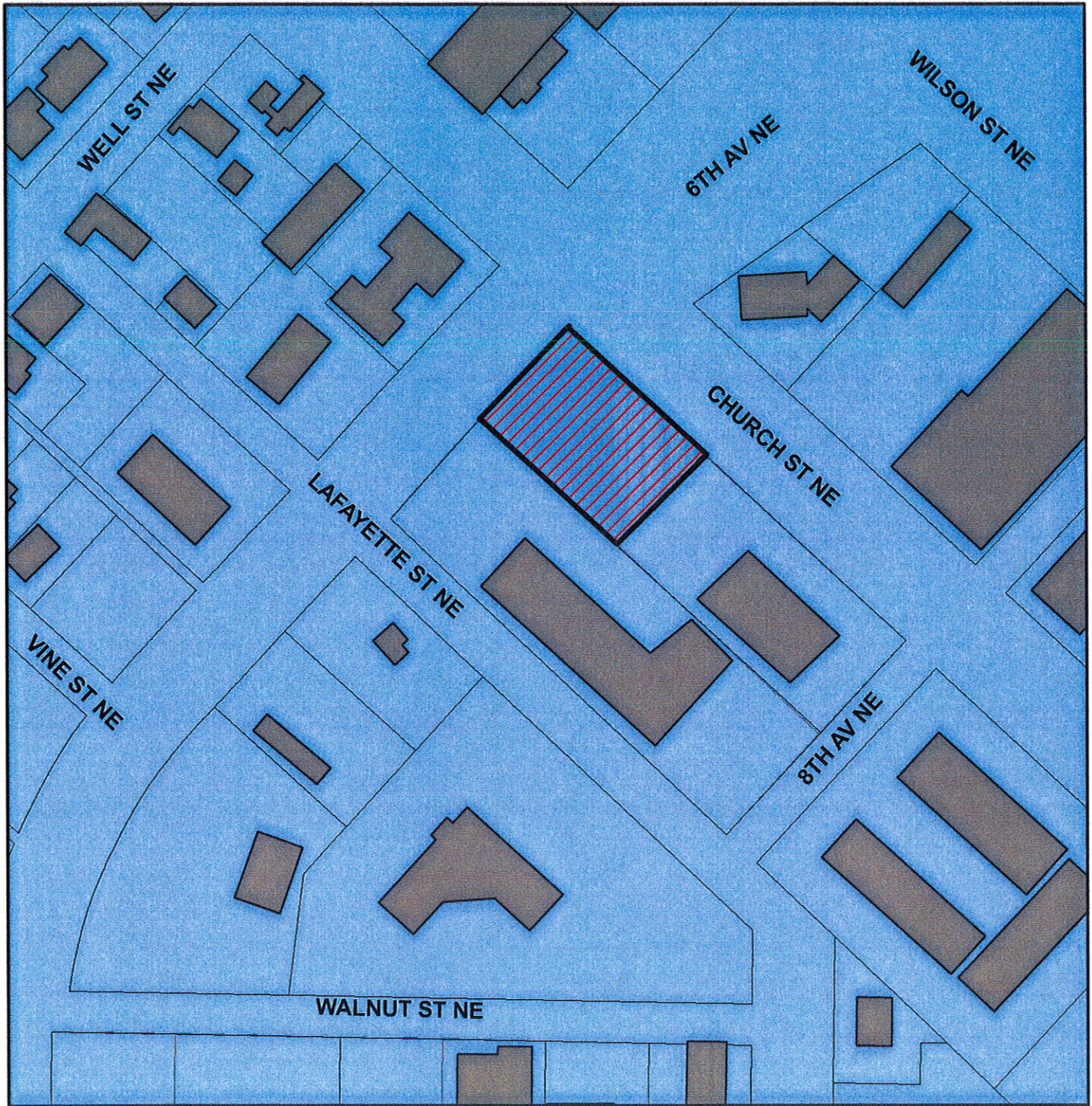
Zoning: R2 & R5
Acreage: 11.53 acres

Request: Bond review for the completion of sidewalks for City View Estates Add. No. 3 (LOC in the Amount of \$28,000 – Expires May 27, 2013)

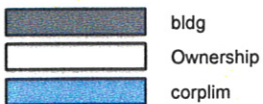
Location: South of Auburn Drive SW and west of Englewood Drive SW

Recomm: Extend the LOC for one year or until construction build out requires completion.

SITE PLAN REVIEW NO. 499-13



Legend



LOCATION MAP

PREPARED BY THE CITY OF DECATUR
PLANNING DEPARTMENT

APPLICANT: REALTY LINK FOR HARDEES



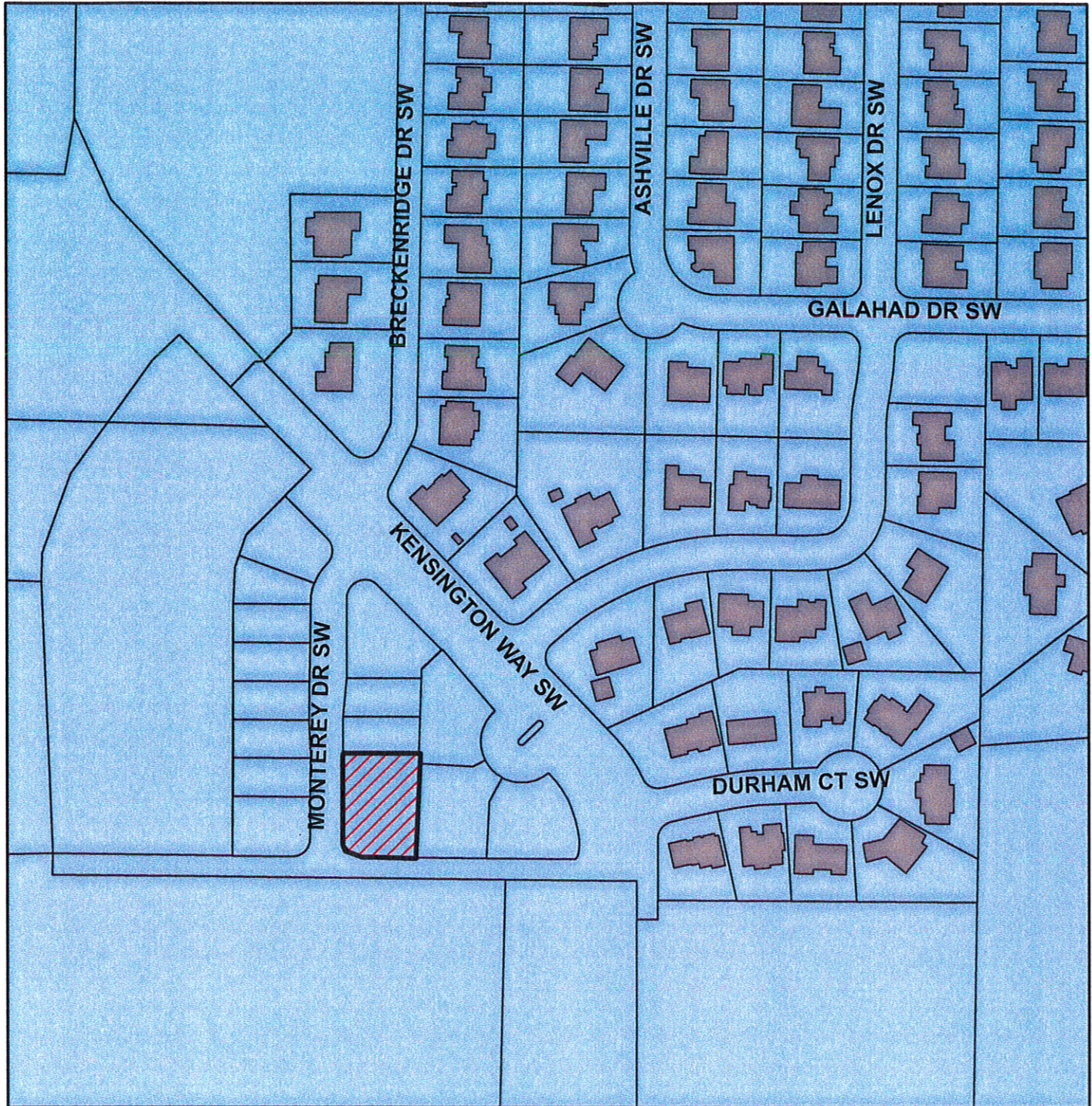
DRAWING NOT TO SCALE

 **SUBJECT PROPERTY**

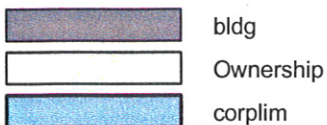
ZONED B-2

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.

CERTIFICATE TO SUBDIVIDE 3204-13



Legend



LOCATION MAP

PREPARED BY THE CITY OF DECATUR
PLANNING DEPARTMENT



APPLICANT: ROBERT L. COMPTON

DRAWING NOT TO SCALE

 **SUBJECT PROPERTY**

ZONED R-5

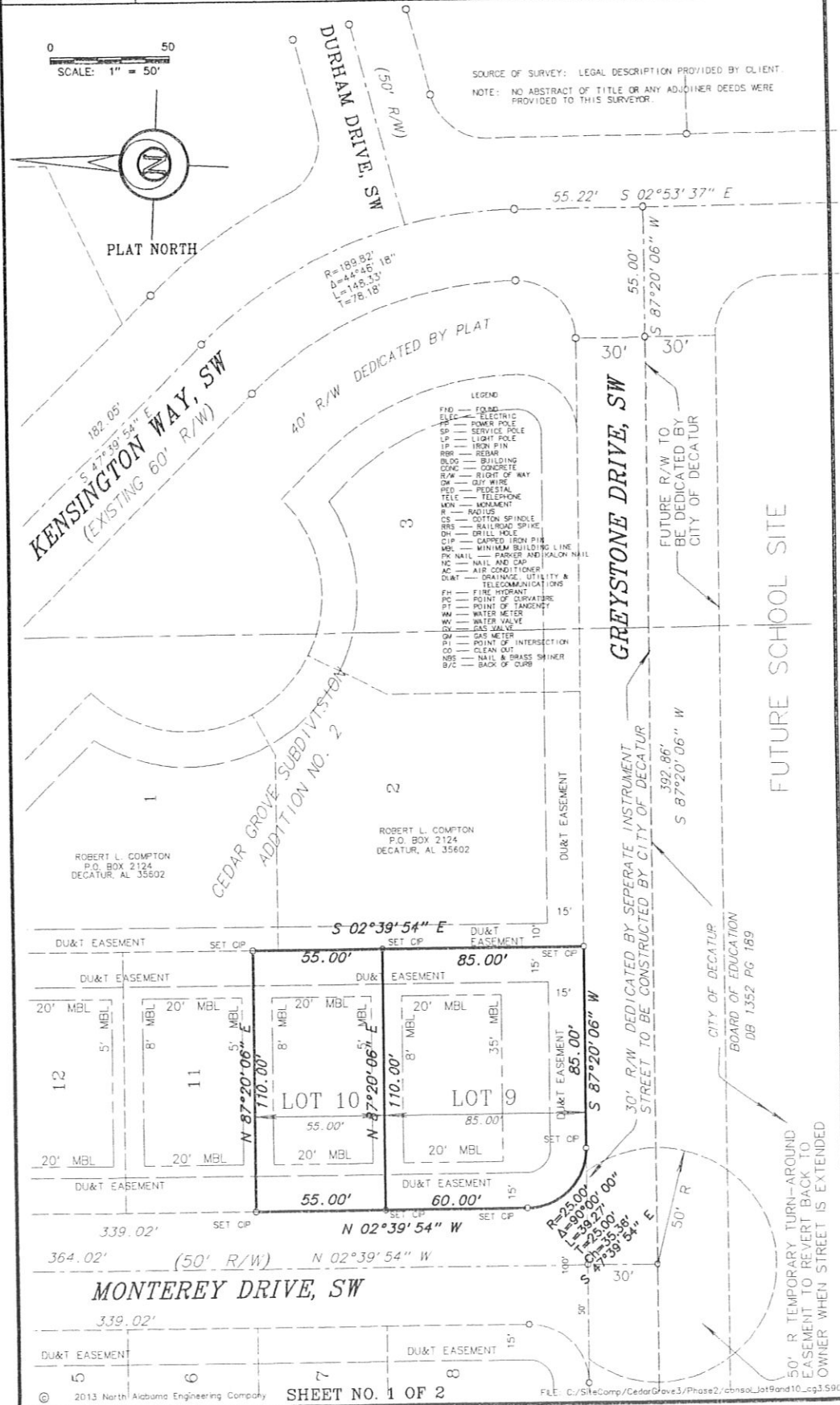
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NORTH ALABAMA ENGINEERING COMPANY

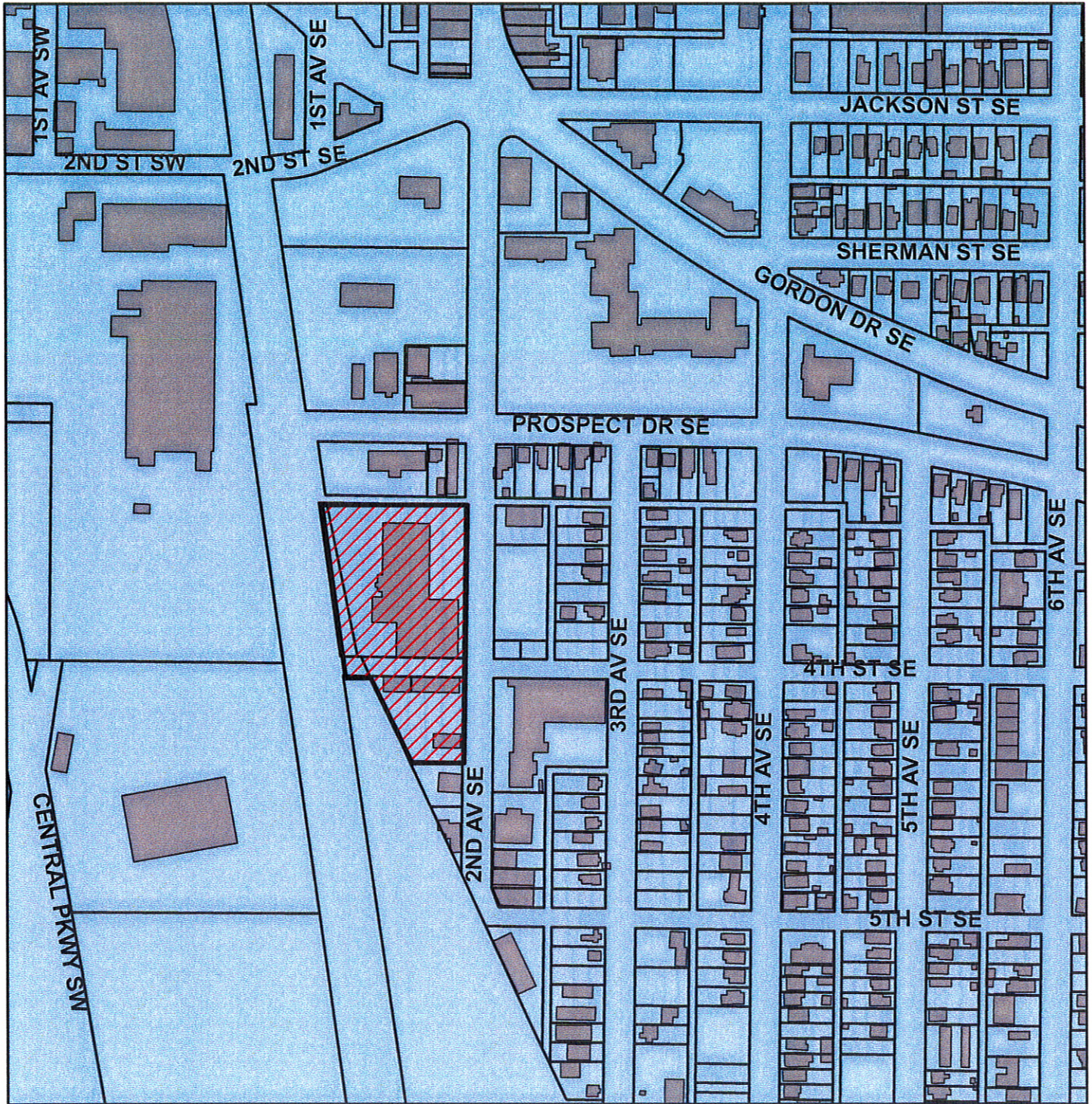
SCALE:	1" = 50'	TITLE
DRAWN BY:	JRG	

SURVEY & PLAT OF LOTS 9 & 10, CEDAR GROVE
SUBDIVISION, ADDITION NO. 3, DECATUR, ALABAMA

PROJ. NO.:	19027
DATE:	21 FEB 13

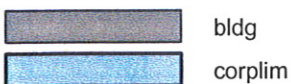


CERTIFICATE TO SUBDIVIDE AND CONSOLIDATE 3205-13



LOCATION MAP

Legend



SUBJECT PROPERTY

ZONED RD AND M-1

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PLANNING DEPARTMENT

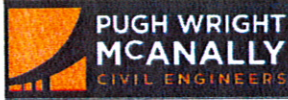
APPLICANT: GLENNA JONES AND AUTOMATIC SCREW CO.



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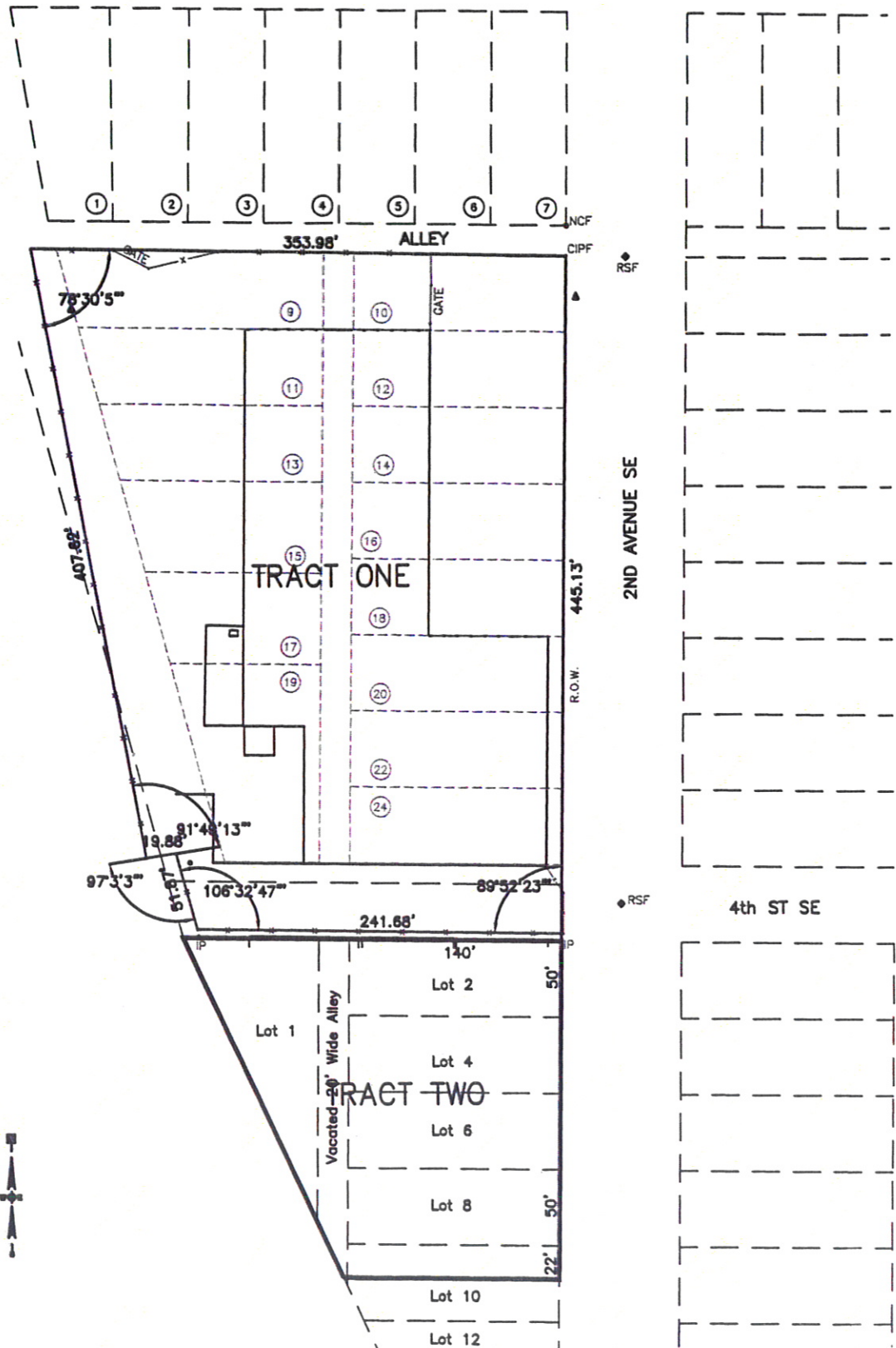
CERTIFICATE TO SUBDIVIDE AND CONSOLIDATE NO. 3205-13



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

256.353.3937P

256.350.2285P



BEFORE

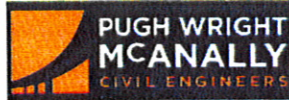
CERTIFICATE TO CONSOLIDATE AND SUBDIVIDE -- JENNER AND BLOCK -- DECATUR, AL

DRAWING DATE: FEB., 2013 | DRAWN BY: DDP | APPROVED BY: RWH | JOB No. D-37-13 | SCALE: 1"=80' | PAGE 1 OF 3

PUGHWRIGHTMCANALLY.COM

8

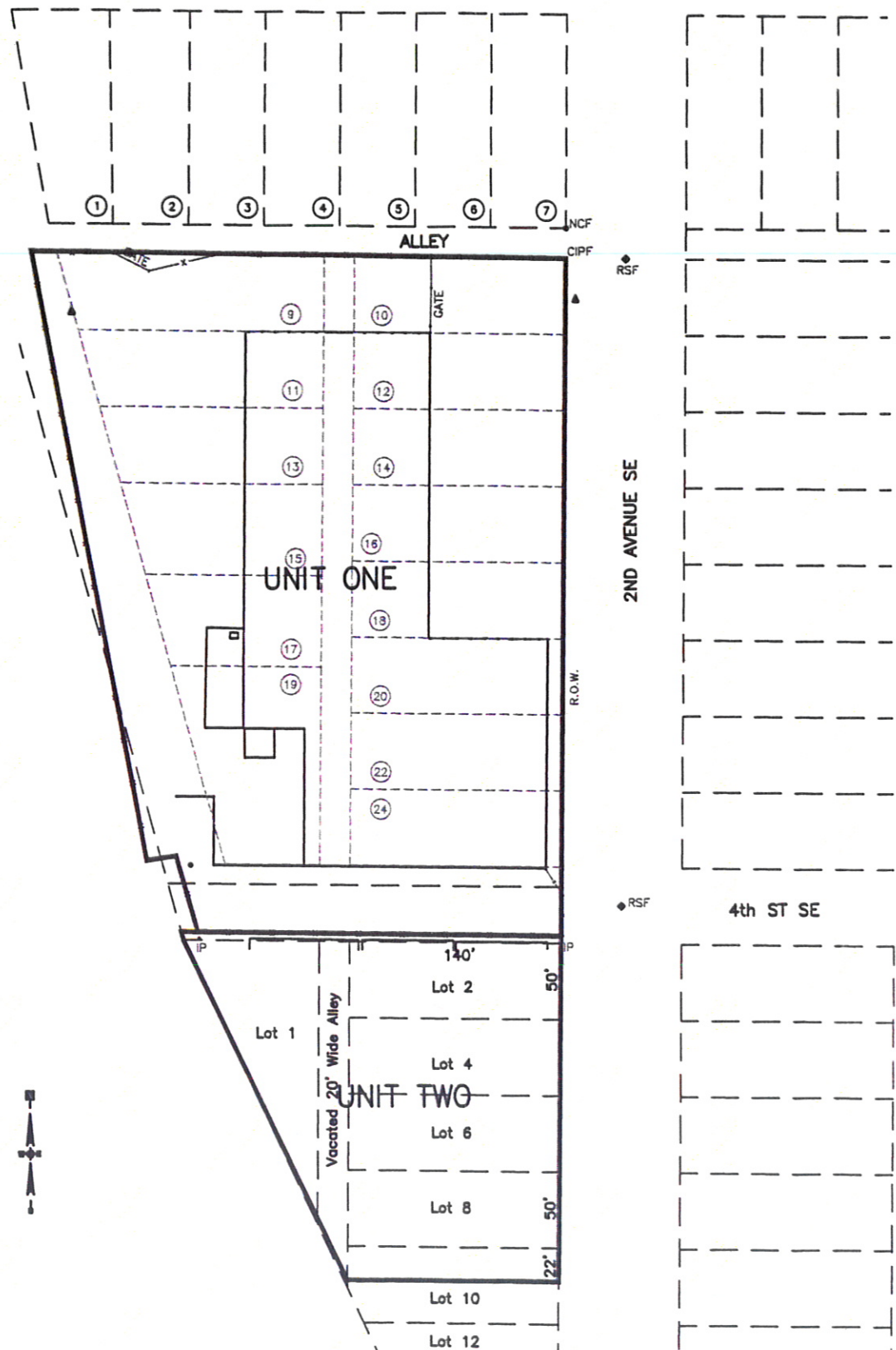
CERTIFICATE TO SUBDIVIDE AND CONSOLIDATE NO. 3205-13



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

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AFTER

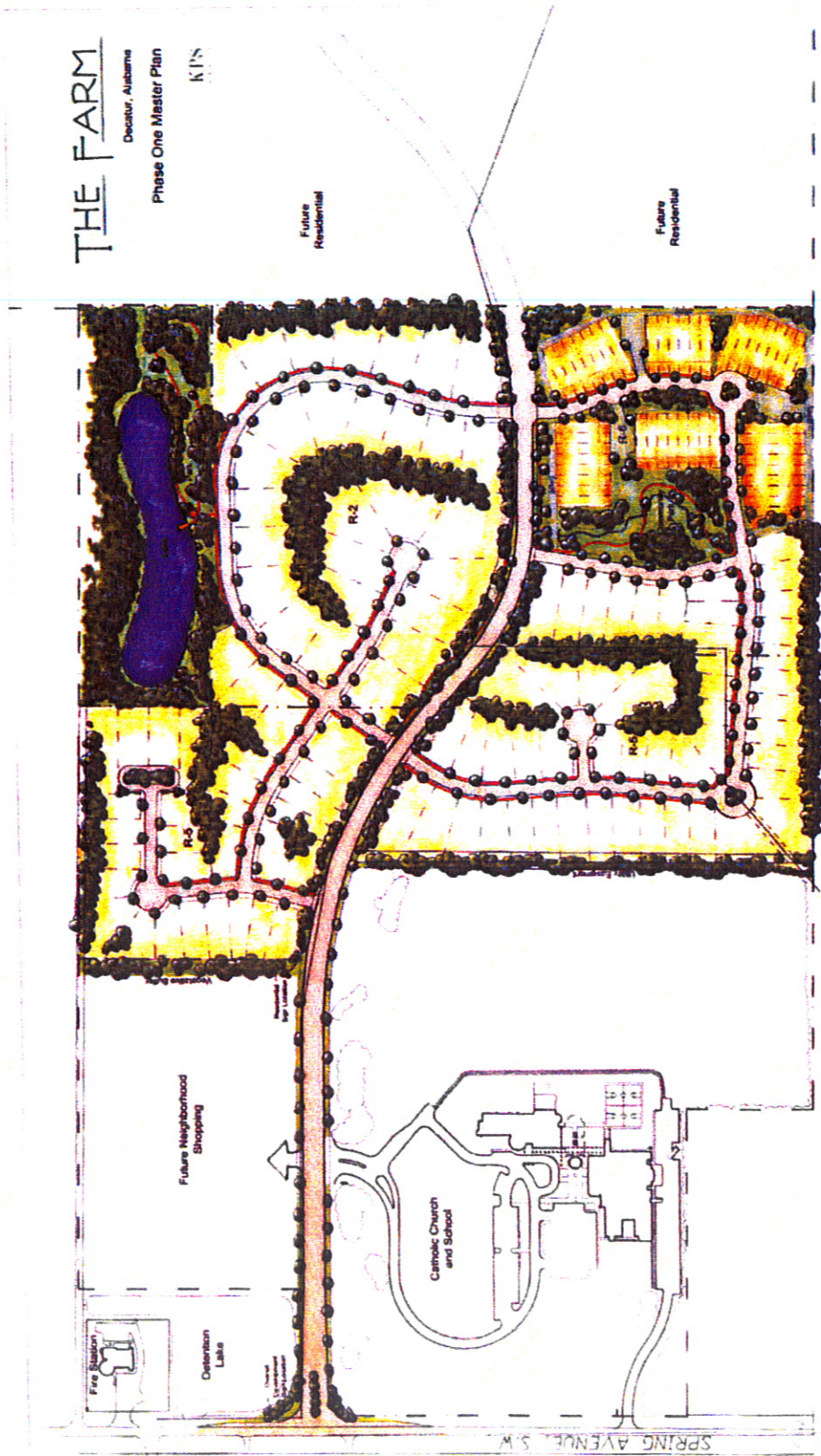
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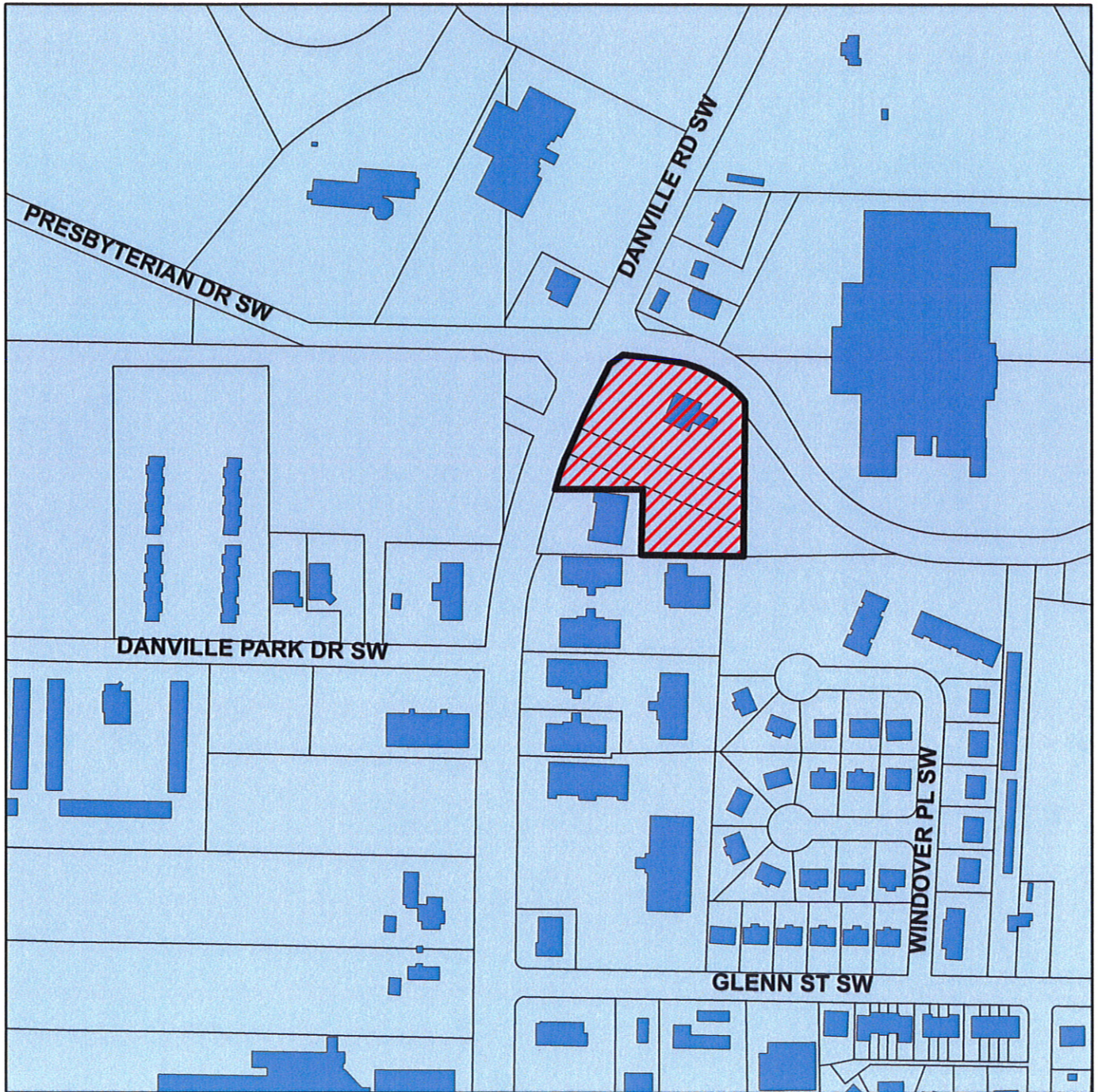
9

THE FARM SUBDIVISION BOND REVIEW



The site plan is a preliminary plan and is subject to change. The plan is not a final plan and is not to be used for construction. The plan is for informational purposes only.

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

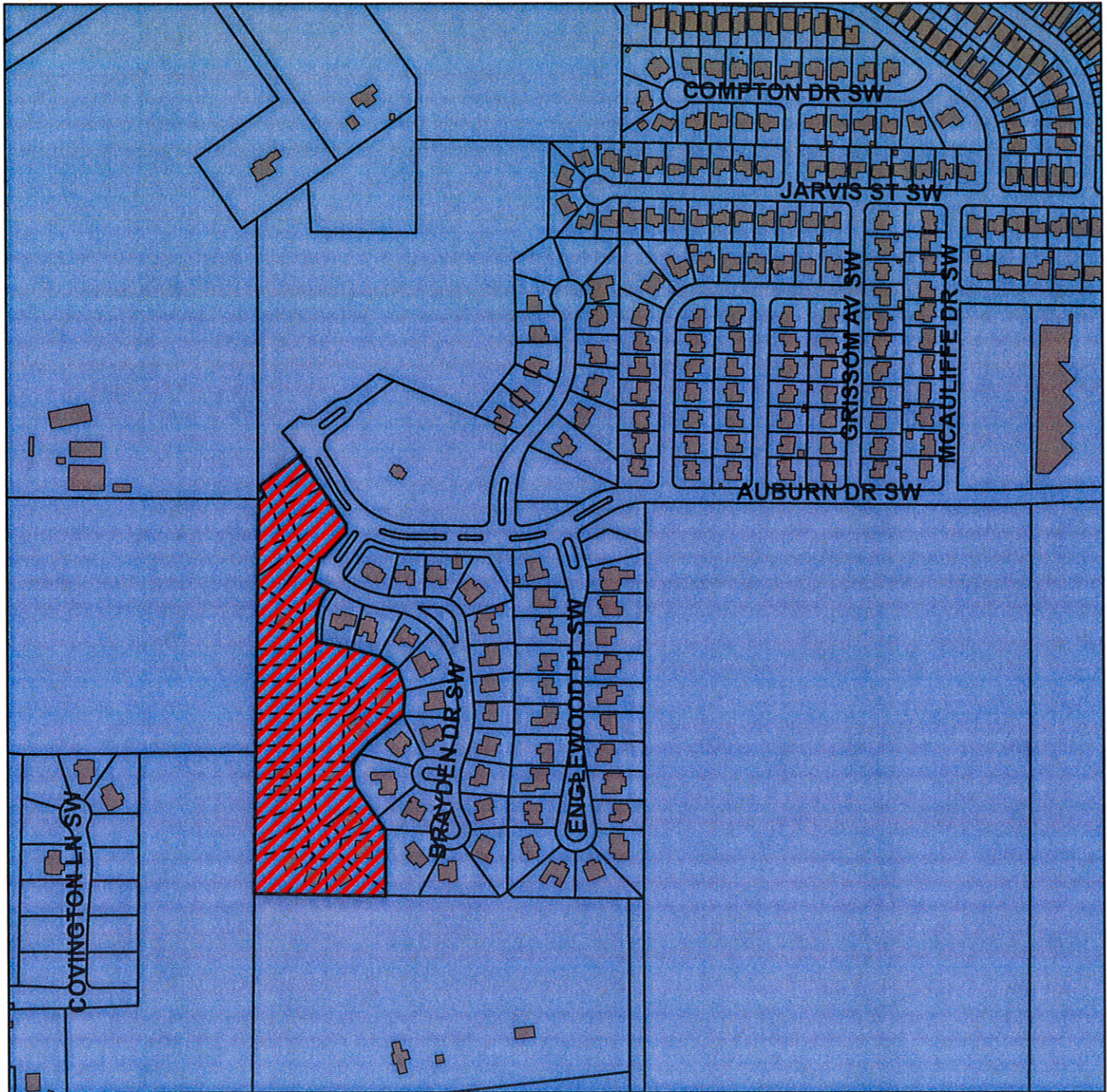


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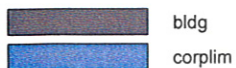
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THE CHARLOTTE ADDITION. BOND REVIEW

CITY VIEW ADD. NO. 3



Legend



LOCATION MAP

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PLANNING DEPARTMENT



APPLICANT: VERNON LANE

DRAWING NOT TO SCALE

 **SUBJECT PROPERTY**

ZONED R-2 AND R-5

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