

MEMORANDUM

DATE: March 18, 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

March 24, 2015

Pre-meeting – 2:15 p.m. (Annex)

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

Agenda Planning Commission

City of Decatur, AL

March 24, 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- February 17, 2015

3. CONSENT AGENDA

PAGE/MAP

CERTIFICATES

- | | | |
|------------|--|-------|
| A. 3263-15 | Certificate to Subdivide
(South of Walker Rd. SE and west of Old River Rd SE) | 1/4-5 |
|------------|--|-------|

SITE PLAN REVIEWS

- | | | |
|-----------|---|-----|
| A. 523-15 | Bank Independent – Interstate Billing Service
(South of McGlathery Lane SE and east side of Veterans Drive SE) | 1/6 |
| B. 524-15 | MAPCO
(North of 8 th Street SE and east of 6 th Avenue SE) | 2/7 |

BOND REVIEW

- | | |
|--|-----|
| A. Epic Church – Landscaping Bond
(South of 14 th St. SE and west of Bassett Ave SE) | 2/8 |
|--|-----|

4. OTHER BUSINESS

ANNEXATION

- | | |
|--|-----|
| A. 344-15
(North of Old Moulton Rd. SW and east of Beltline Rd. SW) | 3/9 |
|--|-----|

Minutes
Subdivision Committee
March 17, 2015

CONSENT AGENDA

Certificates

3263-15 Certificate to Subdivide

Applicant: John Hitt
Owner: Same

Zoning: R-1, SF Residential
Acreage: 1.11 acres

Request: Recognize an existing 1.11 acre tract of land as a legal lot within the corporate limits of Decatur

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

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

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

Recomm: Approval with stated conditions

Site Plan Reviews

523-15 Bank Independent – Interstate Billing Service, Inc.

Applicant: Interstate Billing Service, Inc.
Owner: Same

Zoning: M-2, Heavy Industry
Acreage: Approx. 4.7 acres

Request: Site plan review for the development and construction of a Bank Independent, Interstate Billing Service (Lot 3 of Echols and Faulk Subdivision)

Location: South of McGlathery Lane SE and east side of Veterans Drive SE

Conds: 1. Dumpster needs to be enclosed
2. All drainage must be contained onsite.
3. Extend sewer and water to site – contact DU to finalize utility details and provide any required easements by DU.
4. Provide irrigation plan

Pt. of Info:

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

(2) Copy of certified "No Rise" certificate to be provided to Building Department.

Recomm: Approval with stated conditions

524-15 Mapco - 6th Avenue & 8th Street SE

Applicant: Mapco Mart
Owner:

Zoning: RD-2, Redevelopment
Acreage: 1.37 acres

Request: Site plan approval for a new MAPCO development

Location: North of 8th Street SE and east of 6th Avenue SE

- Conds:
1. Provide solution concerning sidewalks to be constructed in or outside the ROW and present to Legal and Planning Departments. The final solution to be depicted on the site plan.
 2. Provide cross- section of landscaping berm. All landscaping to adhere to RD-2 District requirements and approved by the Planning Department.
 3. MAPCO/property owner to sign maintenance agreement regarding landscaping improvements in public right-of-way
 4. Proposed pylon sign along 6th Avenue SE is non-compliant with ordinance – bring into conformance. Remove existing pylon sign and AT&T call box.
 5. Provide irrigation plan
 6. Provide conduit adjacent to 6th Avenue for future light poles

Pt. of Info:

- (1) ***Any relocation of utilities will be at the owner's expense.***
- (2) ***All utilities to be relocated underground***

Recomm: Approval with stated conditions

Bond Review

Epic Church – Landscaping Bond

Applicant: Epic Church
Owner: Same

Zoning: M-1 & B2
Acreage:

Request: Extend landscaping bond for additional 3 months – until the end of June, 2015

Location: South of 14th St. SE and west of Bassett Ave SE

Recomm: Epic Church requests additional time to put in their landscaping. Inclement weather has prohibited them from planting to date. The Subdivision Committee recommends a 3 month extension of their landscaping bond.

END CONSENT AGENDA

OTHER BUSINESS

Annexation Request

344-15

Applicant: Susan Whitten
Owner: Same

Zoning: Outside Corp Limits
Acreage: 3 acres

Request: Annex 3 acres of land into the corporate limits of the City of Decatur

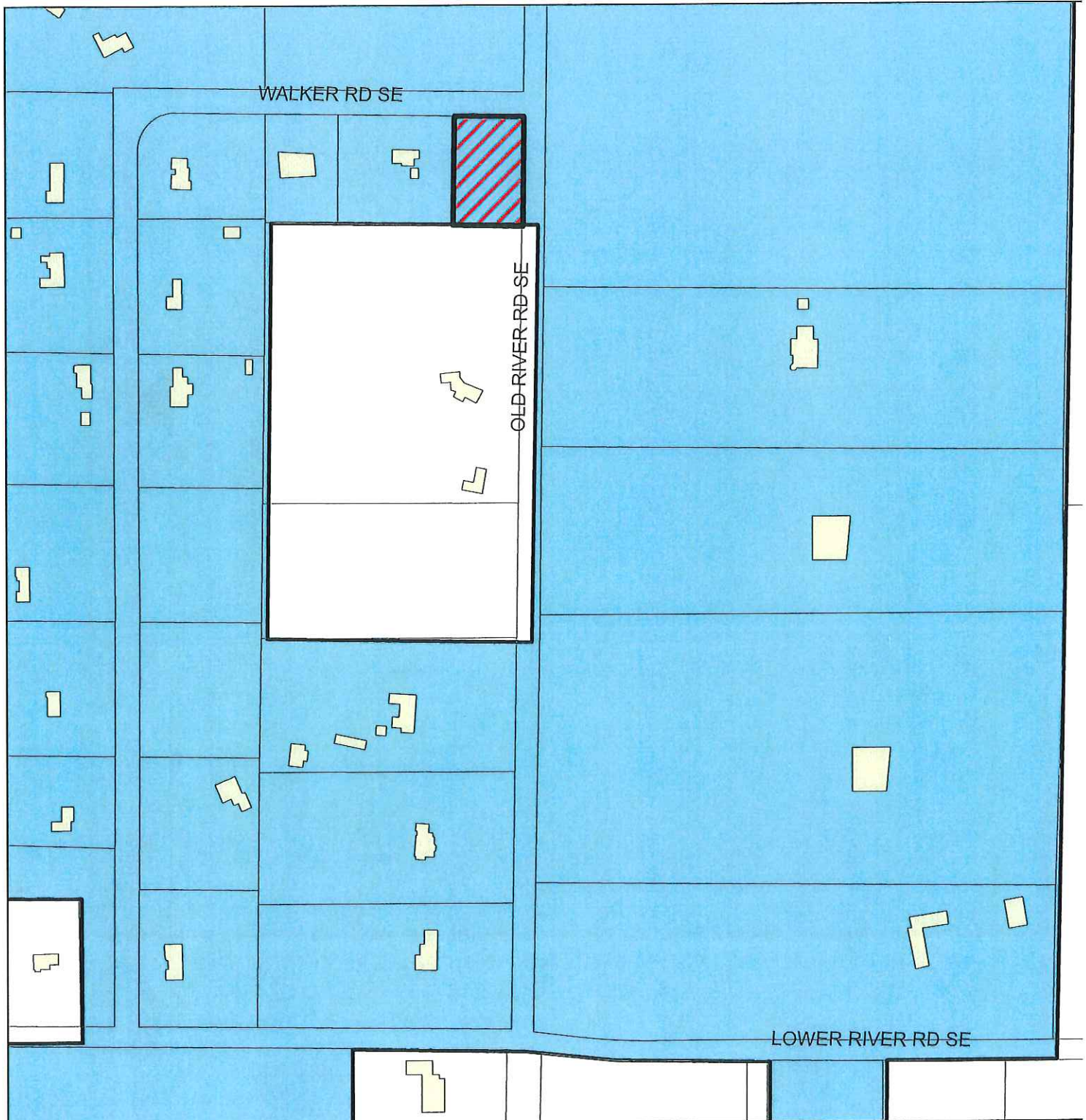
Location: North of Old Moulton Rd. SW and east of Beltline Rd. SW

Conds: 1. 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

CERTIFICATE TO SUBDIVIDE NO. 3263-15



Legend

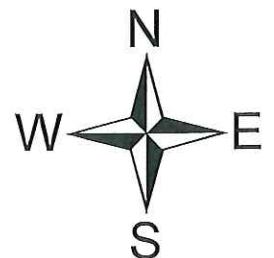
-  Buildings
-  Ownership
-  Corporate Limits

 **SUBJECT PROPERTY**

LOCATION MAP

APPLICANT: JOHN HITT

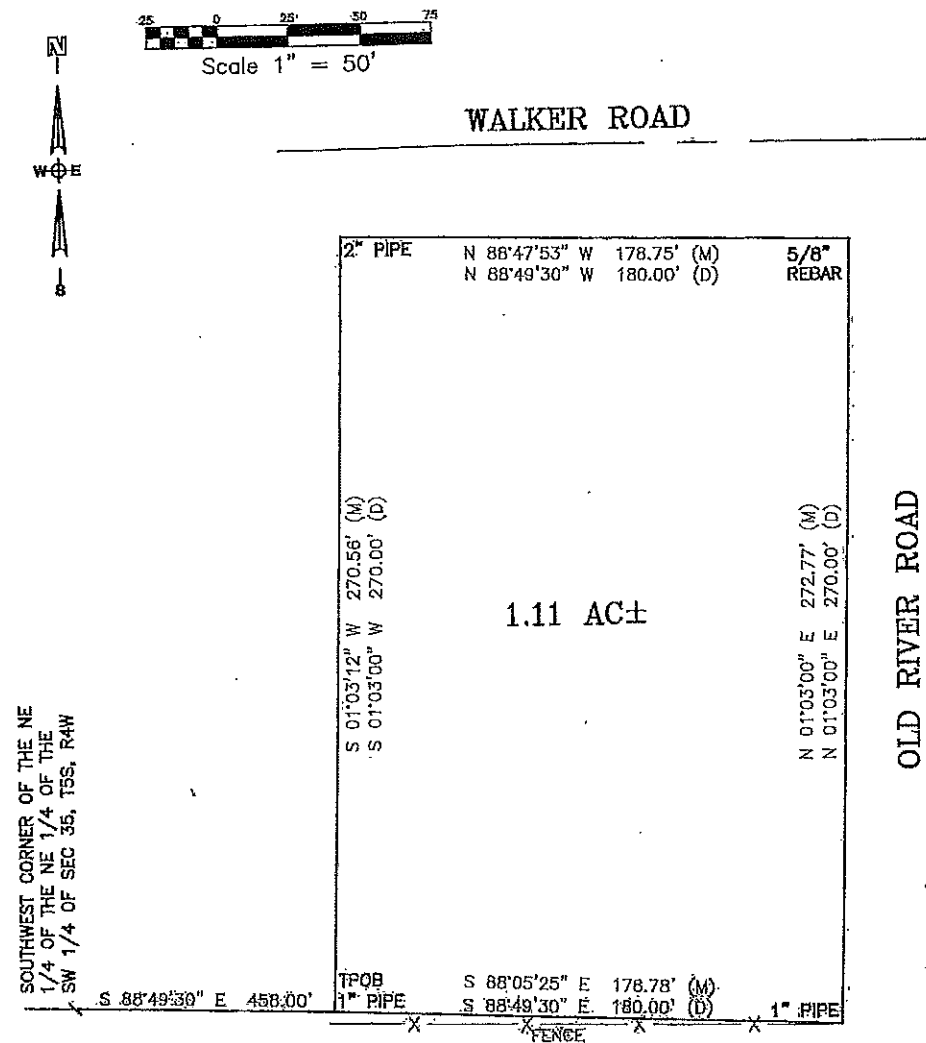
PROPERTY ZONED R-1



4
DRAWING NOT TO SCALE

CERTIFICATE TO SUBDIVIDE NO. 3263-15

PUGH WRIGHT MCANALLY <small>C. L. ENGINEERS</small>	310 8TH AVENUE NE DECATUR, ALABAMA 35601 POST OFFICE BOX 2419 35602	
	256.353.3937	256.350.2285



GENERAL NOTES

NORTH REFERENCE IS BASE BEARING FROM DEED 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. 991, PG 327

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.

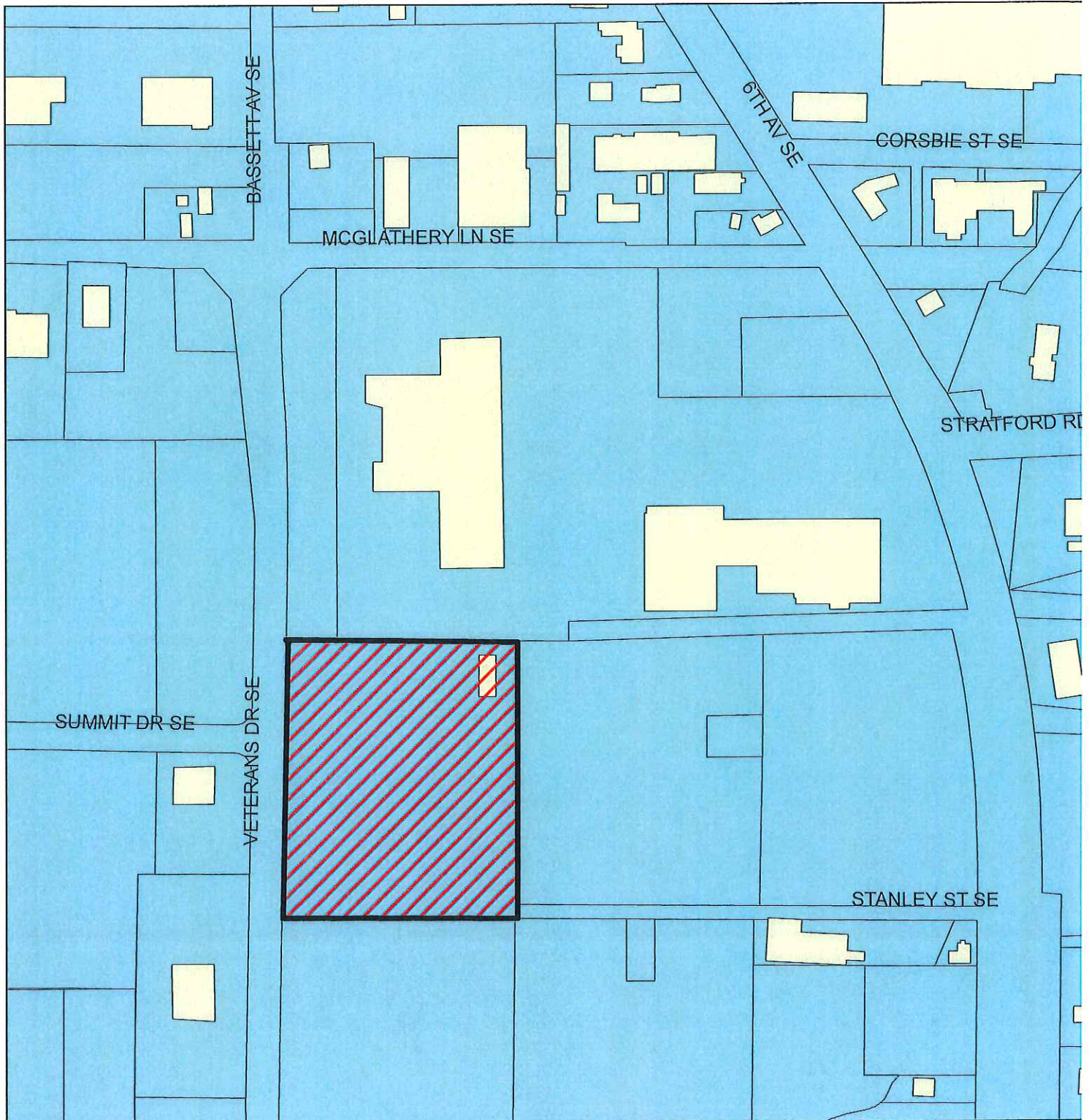
THERE WAS NO FIELD LOCATION ATTEMPTED TO DETERMINE THE EXTENT OF SUBSURFACE STRUCTURES

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 DECEMBER, 2014.

BOUNDARY SURVEY — JOHN HITT — WALKER ROAD AT OLD RIVER ROAD			
DATE: 01-09-15	DRAWN BY: RWH	APPROVED BY: RWH	JOB No. S-03-15
SCALE: 1"=50'		PAGE 2 OF 2	
PUGHWRIGHTMCANALLY			

SITE PLAN NO. 523-15



Legend

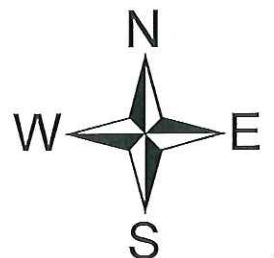
-  Buildings
-  Ownership
-  Corporate Limits

 **SUBJECT PROPERTY**

LOCATION MAP

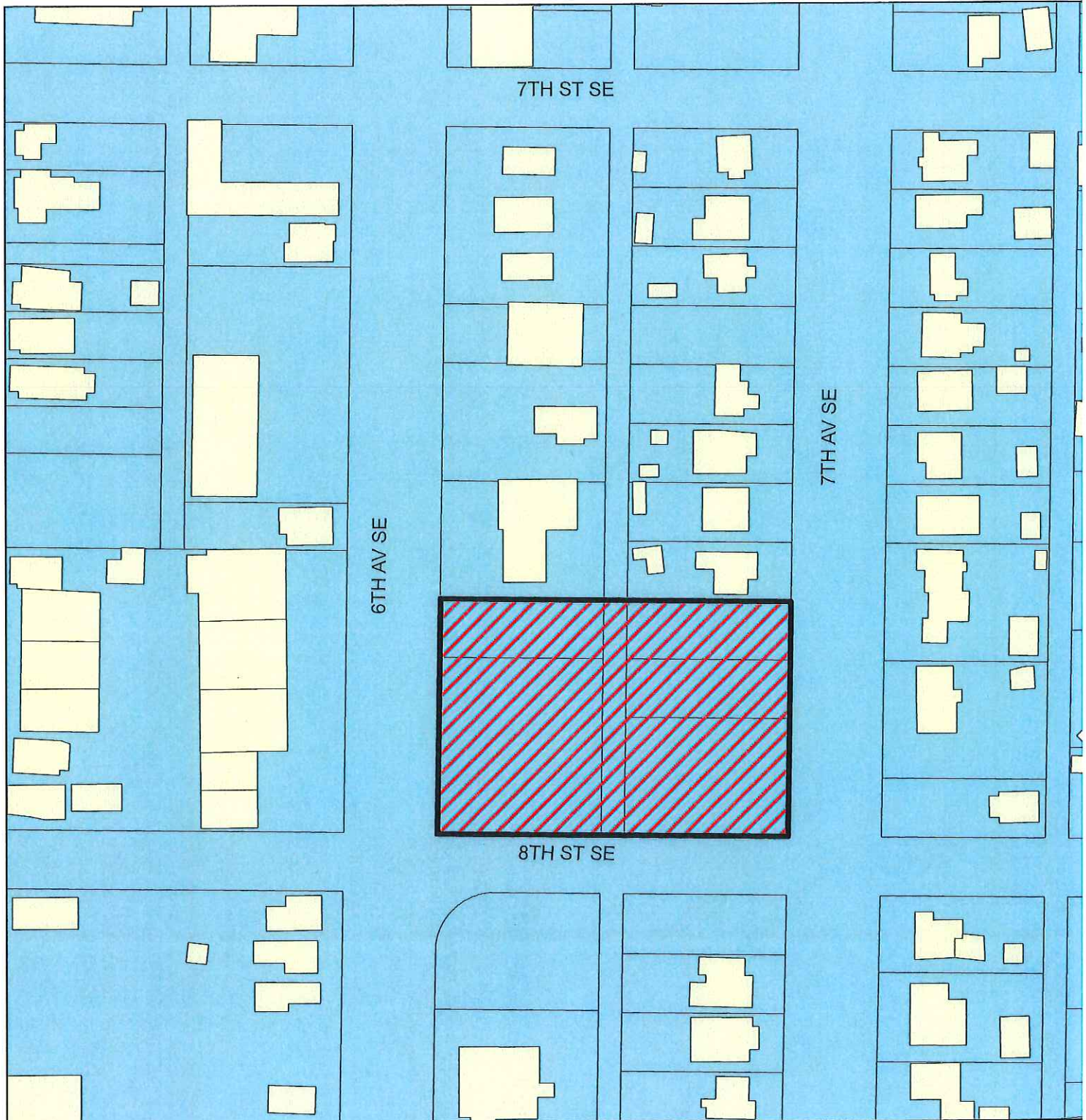
**APPLICANT: INTERSTATE BILLING
SERVICE INC.**

PROPERTY ZONED M-2







6
DRAWING NOT TO SCALE

SITE PLAN NO. 524-15



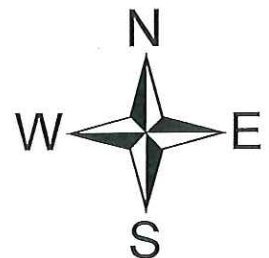
Legend

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

LOCATION MAP

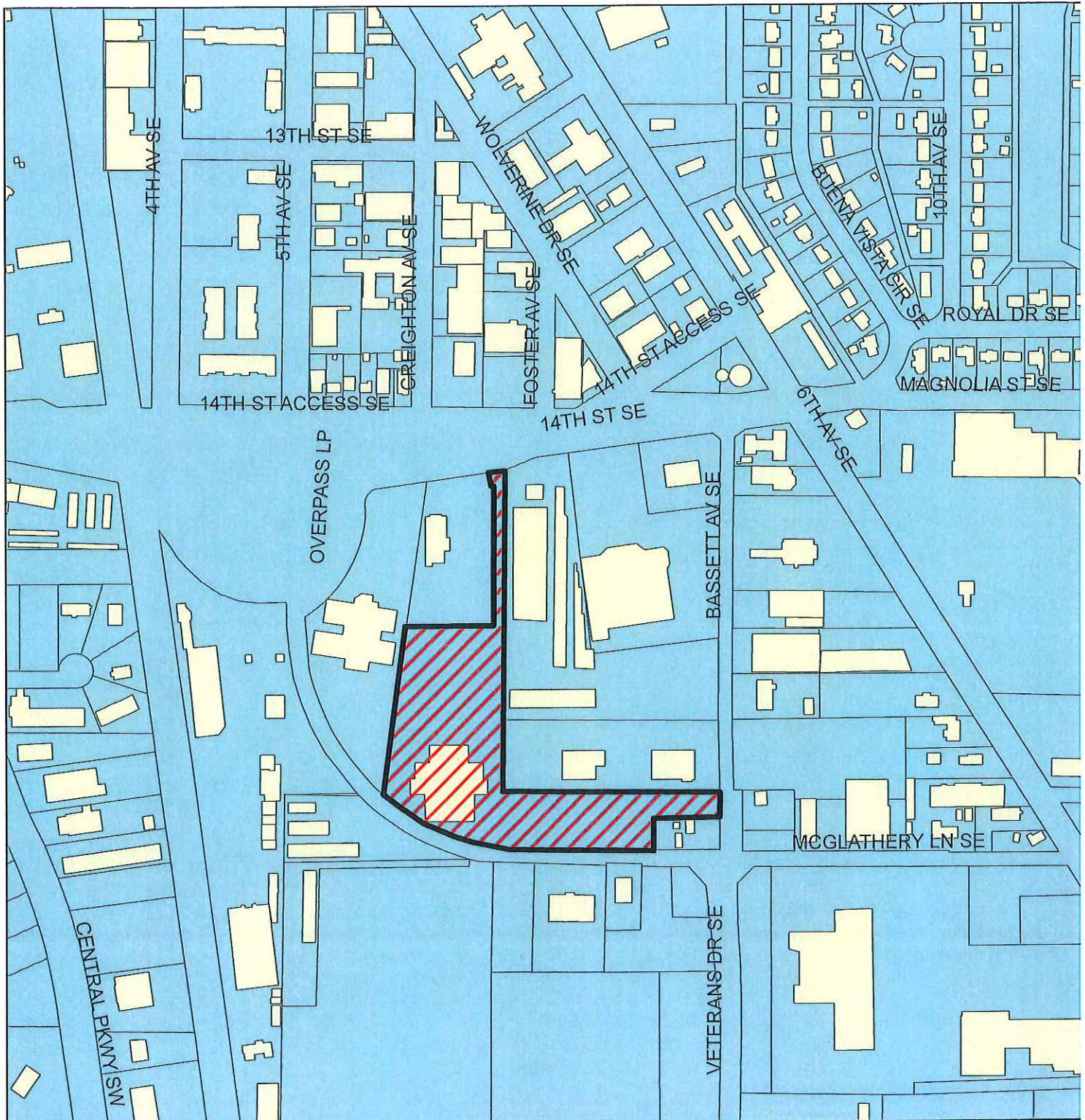
**APPLICANT: MAPCO MAR
T NTI INVESTMENTS LLC**

PROPERTY ZONED RD2







7
DRAWING NOT TO SCALE

EPIC CHURCH BOND REVIEW



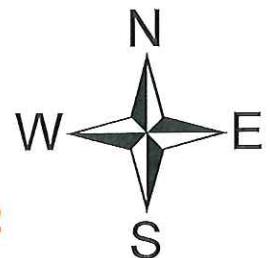
Legend

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

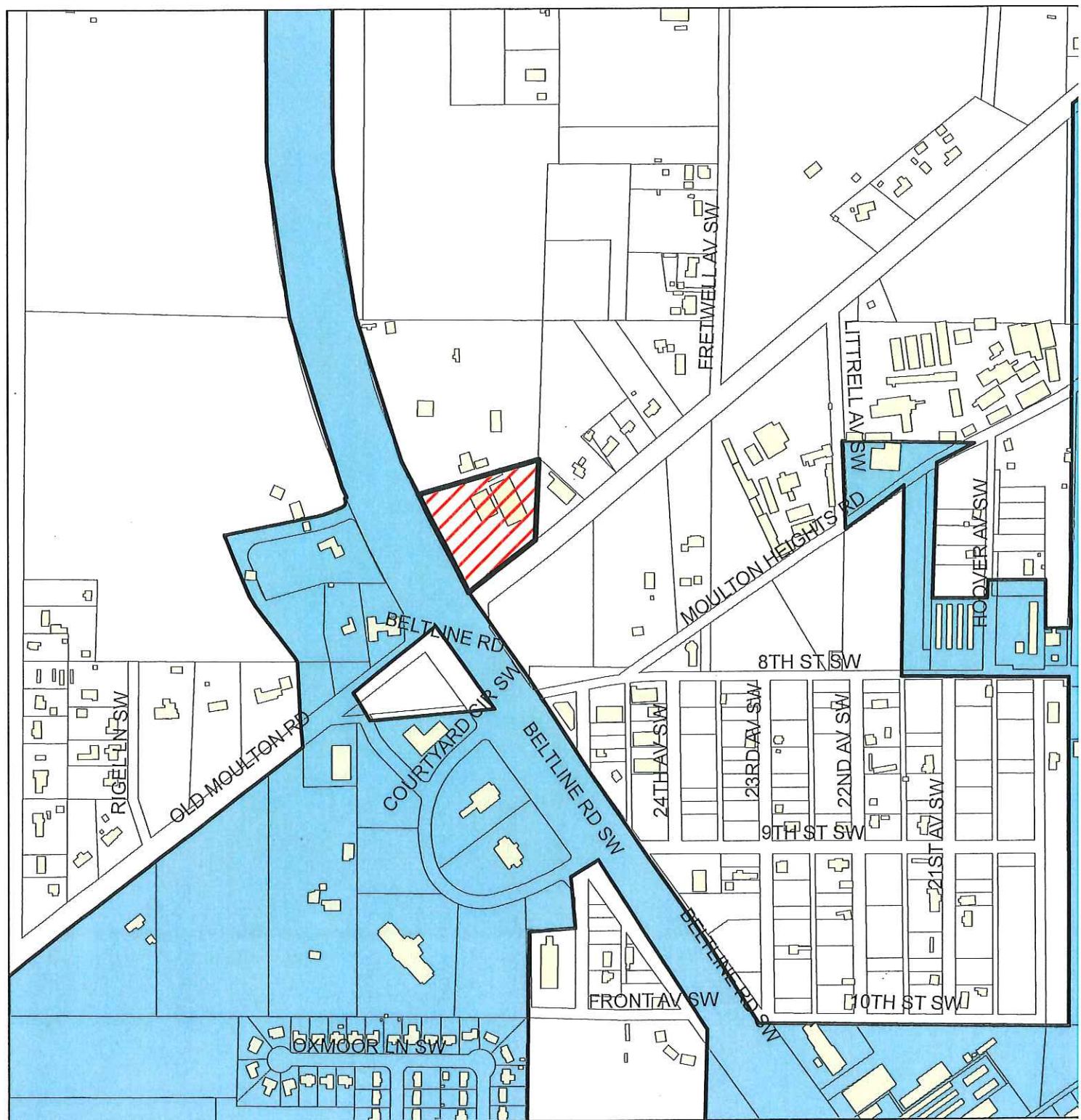
LOCATION MAP

APPLICANT: EPIC CHURCH

PROPERTY ZONED M-1 AND B-2



ANNEXATION REQUEST NO. 344-15 3 ACRES



Legend

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

LOCATION MAP

APPLICANT: SUSAN WHITTEN

PROPERTY ZONED NO ZONE

