

### **MEMORANDUM**

**DATE:** July 13, 2017

**TO:** Planning Commissioners

CC: Mayor Tab Bowling; Wally Terry; Herman Marks;

Tony Powell; Tom Polk; Carl Prewitt; Planning Staff

### PLANNING COMMISSION MEETING

July 18, 2017

Pre-meeting – 2:15 p.m. (Annex)

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

# Agenda Planning Commission

City of Decatur, AL July 18, 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 O	F MINUTES- May 23, 2017	- 27
3. PUBLIC HEAR	RING	
PLAT REVIEWS		PAGE/MAP
A. Crowden S	ubdivision – Minor Plat (South of Chapel Hill Rd. SW and west of Woodtrail Rd. SW)	1/4 see plat
B. Red Bank i	Farms – Minor Plat (South of Red Bank Rd. and east side of Lyons Rd.)	1/5 see plat
4. CONSENT AG	ENDA	
		PAGE/MAP
CERTIFICATES		
A. 3359-17	Certificate to Consolidate & Subdivide (South of Woodruff Rd. SW and west side of Day Rd. SW)	2/6-7
B. 3360-17	Certificate to Consolidate (South of 4 <sup>th</sup> Street SE and east of 4 <sup>th</sup> Avenue SE)	2/8-10
C. 3361-17	Certificate to Subdivide (South of Beltline Rd. SW and west of Setter Avenue SW)	3/11-12
SITE PLAN REVIEW		

(South of Beltline Rd. SW and west of Setter's Avenue SW)

3/13

see plat

A. 557-17

### Minutes Subdivision Committee July 11, 2017

#### **PUBLIC HEARING**

#### Plat Reviews

#### Crowden Subdivision - Minor Plat

Applicant: Pugh Wright McAnally

Owner: Dennis, Grant, & Katlyn Crowden

Zoning: R-2, SF Residential

Acreage: 36.1 acres

Request:

Minor plat approval to subdivide 36.1 acres into 8 tracts of varying acreages

Location:

South of Chapel Hill Rd. SW and west of Woodtrail Rd. SW

Conds:

- 1. Payment of \$140.00 plat application fee
- 2. Show contours on plat
- 3. Payment of \$83.72 for certified letter notification of adjacent property owners
- 4. Payment of \$21.00 for recording fee
- Obtain perc test approval for all tracts under 3 acres change wording in Health Department signature block
- 6. Provide Title Opinion
- 7. Show easement for existing force main and show on plat with book & page
- 8. Provide utility easements as required by Decatur Utilities (show on plat)
- 9. No further subdivision of tracts 1, 2,3 & 8 without the construction of streets built to City standards, and this to be shown as a plat note.

#### Pt of Info:

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

Recomm:

Approval with stated conditions.

#### Red Bank Farms - Minor Plat

Applicant: Pugh Wright McAnally Owner: Land Services, LLC

**Zoning: Outside Corporate Limits** 

Acreage: 25.48 acres

Request:

Minor plat approval to subdivide 25.48 acres into five tracts of 5+ acres each

Location:

South of Red Bank Rd. and east side of Lyons Rd.

Conds:

- 1. Provide plat application fee of \$125.00
- 2. Payment of \$45.08 for certified letter notification of adjacent property owners
- 3. Payment of \$21.00 for plat recording fee
- Provide plat note stating that there is not adequate water pressure for fire
  protection
- 5. Provide Title Opinion
- 6. Provide four State Plane Coordinates and show on plat
- 7. Provide utility easements per DU and Joe Wheeler show on plat
- 8. Provide 50' radius at Red Bank Rd./Lyons Rd. east intersection
- 9. Dedicate 15' easement along both roadways per County Engineer

10. Show existing pavement and ROW on plat (30' from centerline)

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

#### 3359-17 Certificate to Consolidate & Subdivide

Applicant: Raimey Ellenburg
Owner: Ralph Hurst & Katherine Lindsay

Zoning: AG-1, Agriculture

Acreage: 14.55 acres

Resubdivide a consolidated 14.55 acre tract into two tracts of 13.5 acres and 1.05 acres

Location:

Request:

South of Woodruff Rd. SW and west side of Day Rd. SW

Conds:

- 1. Show existing property lines on survey
- 2. Payment of recording fees
- 3. Provide a stamped and sealed survey for recording
- Provide four State Plane Coordinates and show on the survey
   Dedicate a 15' easement for existing gas line (7.5' either side)
   Verify/obtain septic tank approval for 1.05 acre tract Parcel A

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

Recomm:

Approval with stated conditions.

#### 3360-17 Certificate to Consolidate

Applicant: Pugh Wright McAnally

Zoning: R-4, Multi-family

Owner: Raymond Dupree, Jr.

Acreage: .32 acres

Request:

Consolidate Lots 1 & 3 of Block 36, DLI&F, Addition No. 4

Location:

South of 4th Street SE and east of 4th Avenue SE

Conds:

1. Payment of recording fees

#### Pt of Info:

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

(2) An R-4 site plan review/approval will be required prior to any new

construction.

Recomm:

Approval with stated condition.

#### 3361-17 Certificate to Subdivide

Applicant: Pugh Wright McAnally

Zoning: M-1A, Expressway Commercial

Owner: P & P Real Estate Acreage: 3.44 acres

Request:

Recognize a 3.44 acre tract as a legal lot within the corporate limits of Decatur

Location:

South of Beltline Rd. SW and west of Setter Avenue SW

Conds:

1. Payment of recording fees

2. Provide a copy of the deed showing proof of ownership

3. Provide a stamped and sealed survey for recording

4. Provide four State Plane Coordinates and show on the survey

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

Recomm:

Approval with stated conditions.

#### Site Plan Review

#### Commercial Building with multiple tenants 557-17

Applicant: Pught Wright McAnally

Zoning: M-1A, Expressway Commercial

Owner: P & P Real Estate

Acreage: 3.44 acres

Request:

Site plan approval for the construction of a Lawler's BBQ

Location:

South of Beltline Rd. SW and west of Setter's Avenue SW

Conds:

- 1. Provide landscaping, lighting & irrigation plan (current designated landscaping areas do not meet ordinance requirements).
- Dedicate a 5' electrical easement on the north boundary of the property 2.
- 3. Identify sewer easement with book and page on site plan
- Remove current signage from property 4.

#### Pts of Info:

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

(2) Lot 9 of English Village Subdivision should not be considered for ingress/egress and is not required to develop the property; but if a written agreement/easement is acquired a copy needs to be given to the Planning

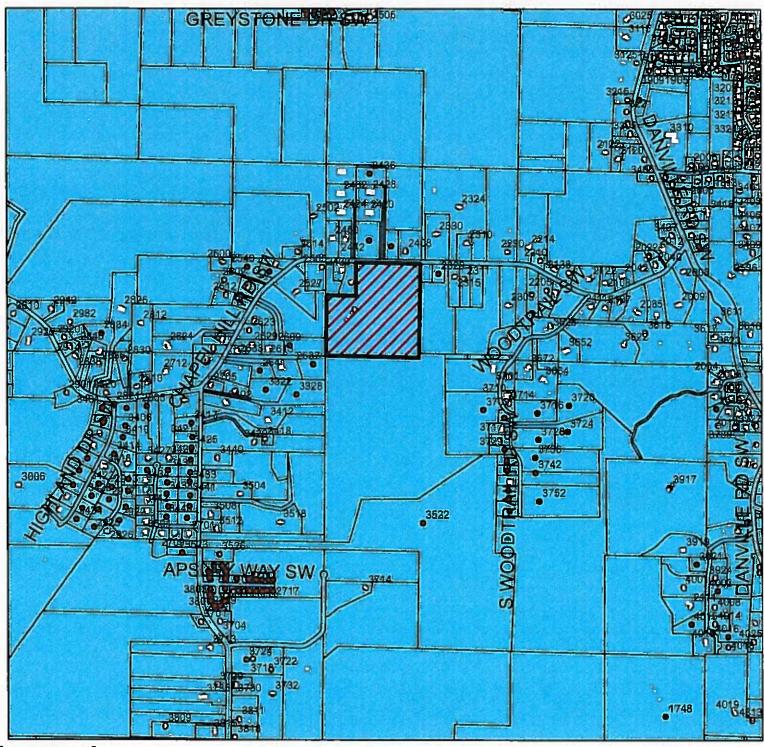
Department.

Recomm:

Approval with stated conditions.

#### **END CONSENT AGENDA**

# **CROWDEN SUBDIVISION MINOR PLAT**



Legend

**LOCATION MAP** 

**Buildings** 

APPLICANT: DENNIS S. CROWDEN

Ownership



CorporateLimits

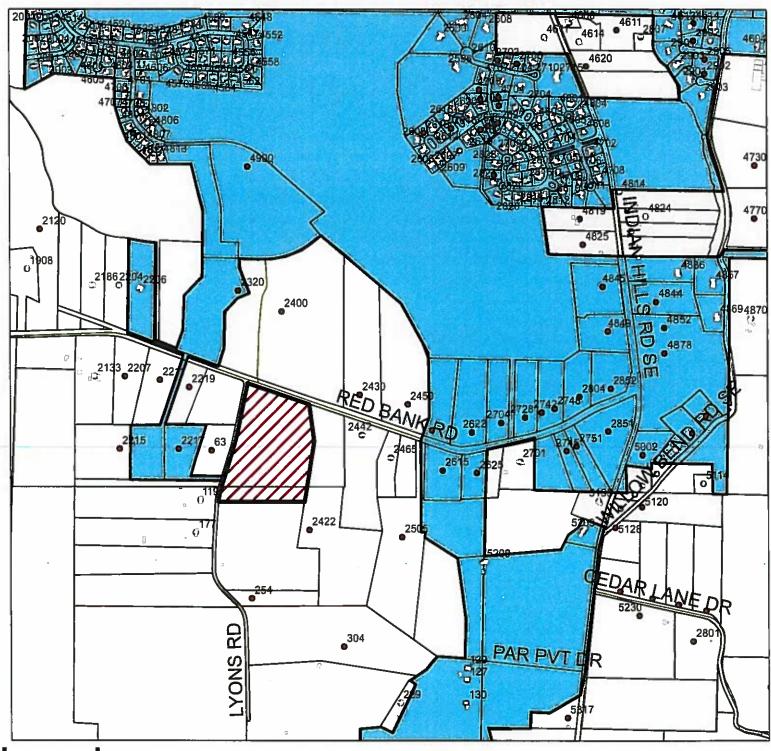


SUBJECT PROPERTY

**PROPERTY ZONED R-2** 



# **RED BANK FARMS MINOR PLAT**



# Legend

Buildings

APPLICANT: LAND SERVICES, LLC

**LOCATION MAP** 

Ownership

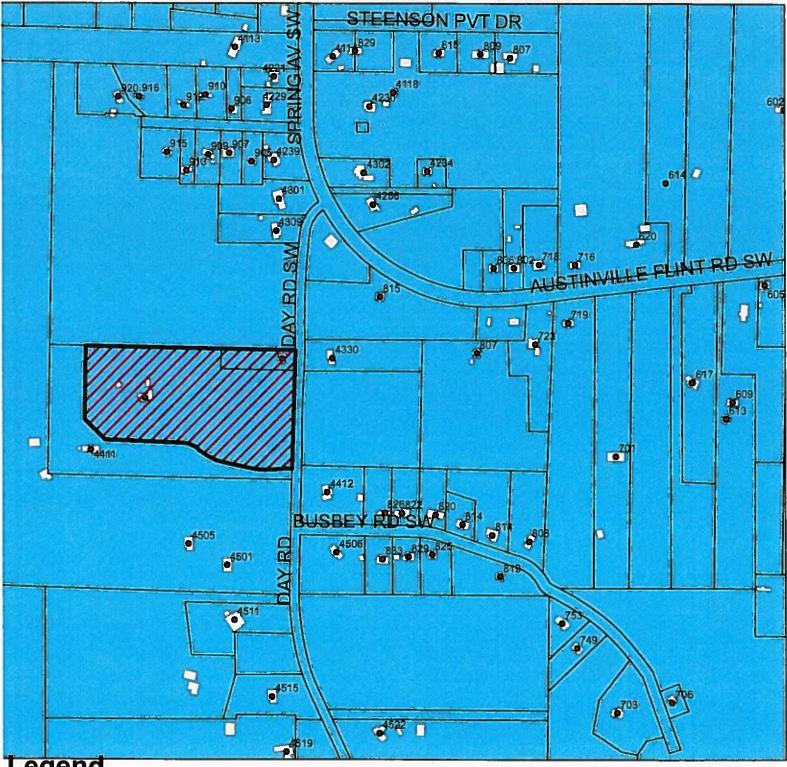
CorporateLimits

SUBJECT PROPERTY

**PROPERTY PJ ONLY** 



### **CERTIFICATE TO CONSOLIDATE AND SUBDIVIDE NO. 3359-17**



Legend

Ownership

Buildings

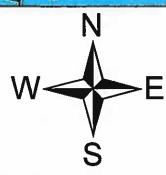
CorporateLimits

SUBJECT PROPERTY

# **LOCATION MAP**

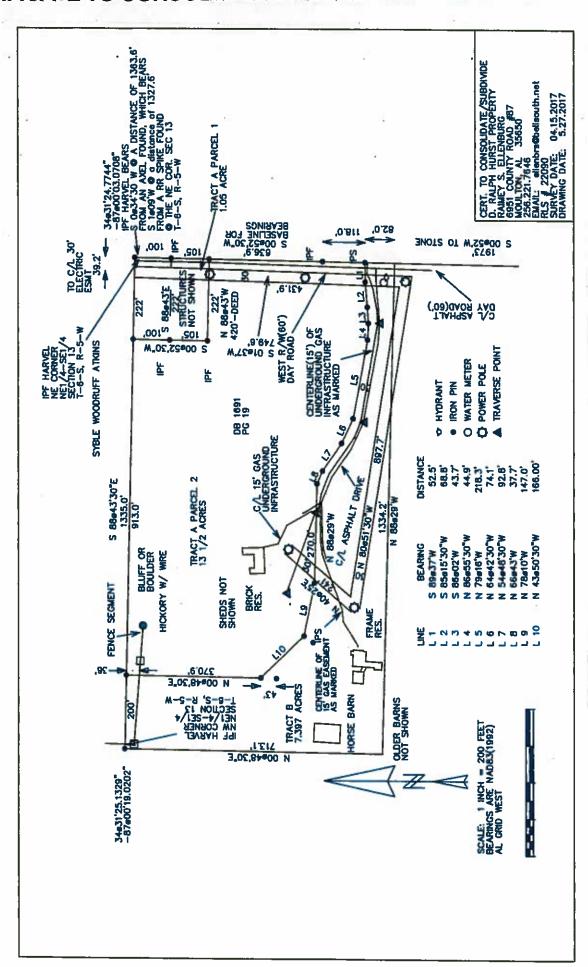
APPLICANT: RALPH HURST AND KATHARINE LINDSAY

**PROPERTY ZONED AG-1** 

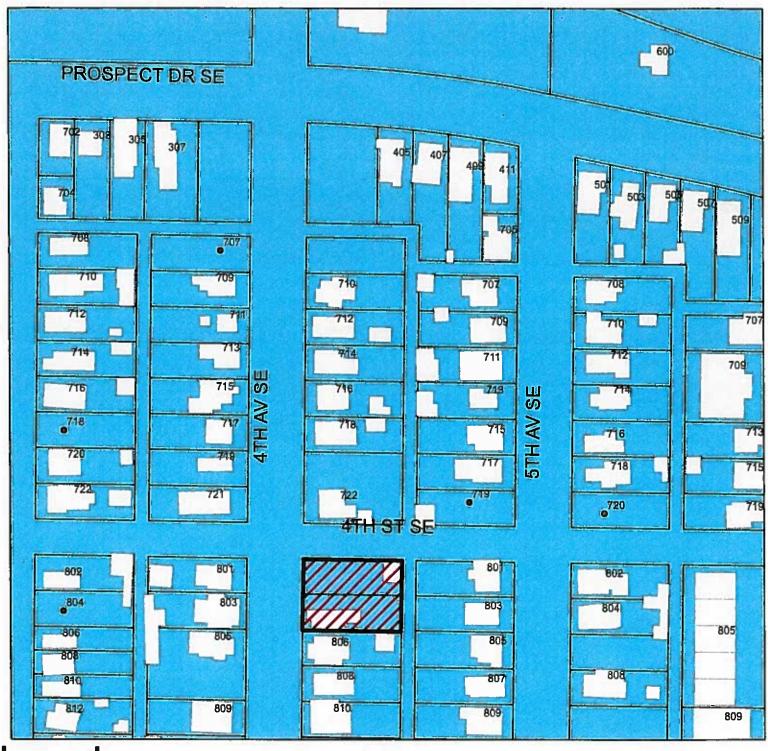


**DRAWING NOT TO SCALE** 

# **CERTIFICATE TO CONSOLIDATE AND SUBDIVIDE NO. 3359-17**



# **CERTIFICATE TO CONSOLIDATE NO. 3360-17**



### Legend

Buildings

**LOCATION MAP** 

APPLICANT: RAYMOND DEPREE JR. W

Ownership

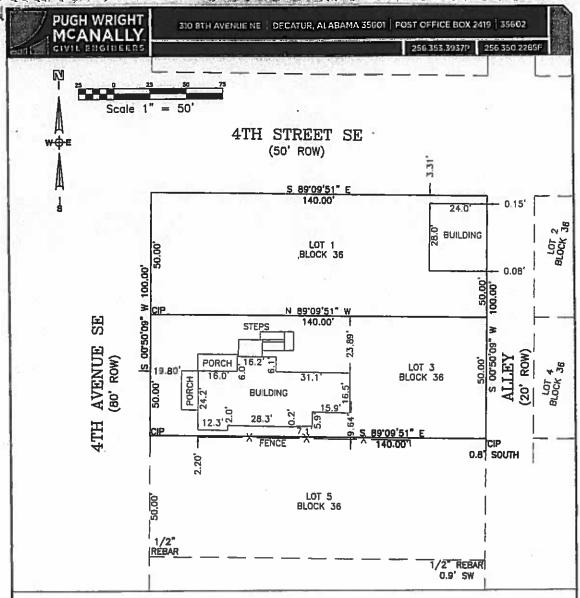
CorporateLimits

**PROPERTY ZONED R-4** 



DRAWING NOT TO SCALE

# **CERTIFICATE TO CONSOLIDATE NO. 3360-17**



#### GENERAL NOTES

- 1. NORTH REFERENCE IS BASE BEARING FROM DEED AS SHOWN HEREON.
- 2. ALL MEASUREMENTS SHOWN ARE TO U.S. STANDARDS AND ARE FIELD MEASUREMENTS UNLESS OTHERWISE SHOWN
- 3. SOURCE OF INFORMATION USED FOR SURVEY: MAP BOOK 1, PAGE 20
- 4. PROPERTY ADDRESS IS 802 & 804 4TH AVENUE SE
- 5. 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
- B. 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 JUNE, 2017.

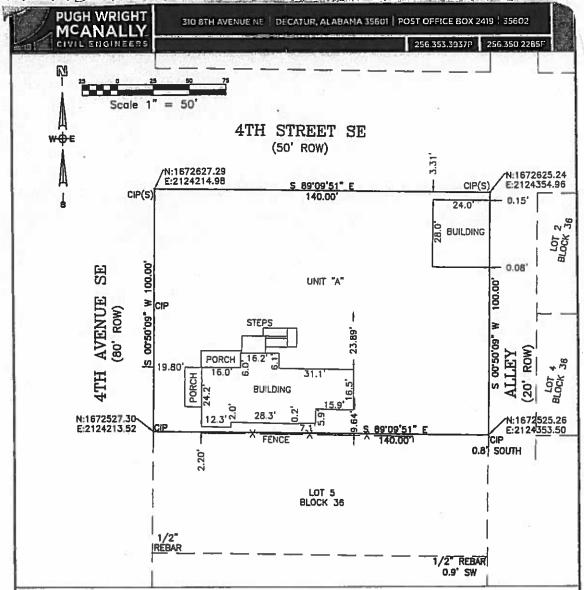
#### LEGEND

CIP CAPPED IRON PIN

(S) SET

CERTIFICATE TO CONSOLIDATE -- RAY DUPREE -- 802 & 804 4TH AVENUE SE

# **CERTIFICATE TO CONSOLIDATE NO. 3360-17**



#### GENERAL NOTES

- 1. NORTH REFERENCE IS BASE BEARING FROM DEED AS SHOWN HEREON.
- 2. ALL MEASUREMENTS SHOWN ARE TO U.S. STANDARDS AND ARE FIELD MEASUREMENTS UNLESS OTHERWISE SHOWN
- 3. SOURCE OF INFORMATION USED FOR SURVEY: MAP BOOK 1, PAGE 20
- 4. PROPERTY ADDRESS IS 802 & 804 4TH AVENUE SE
- 5. 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
- 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 JUNE, 2017.

#### LEGEND

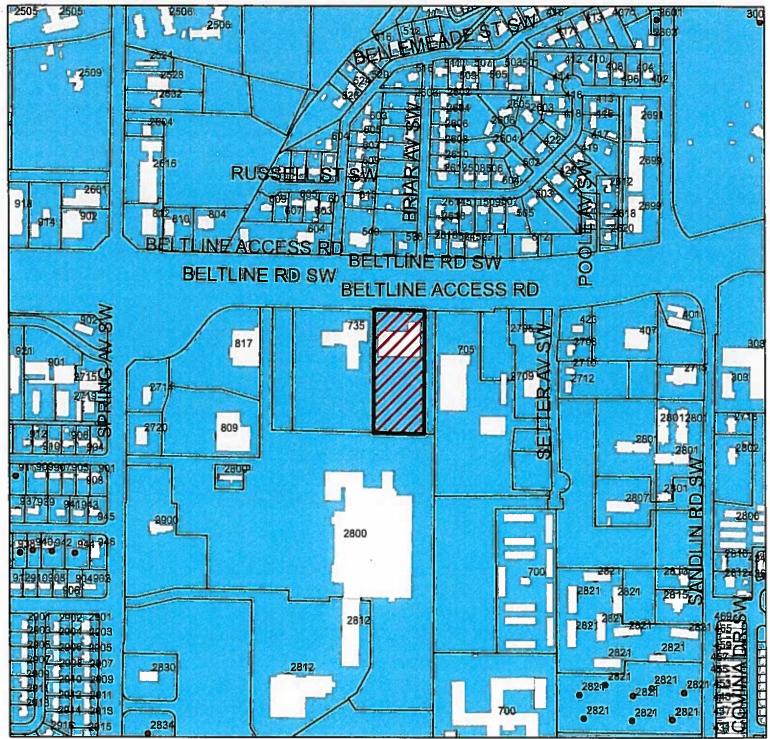
CIP CAPPED IRON PIN (S) SET



BOUNDARY SURVEY -- RAY DUPREE -- 802 & 804 4TH AVENUE SE

DRAWING DATE: 05-27-17 | DRAWIN BY: RWH | APPROVED BY: RWH | JOB No. S-95-17 | SCALE: 1"=30" | PAGE 2 OF 2

# **CERTIFICATE TO SUBDIVIDE NO. 3361-17**



## Legend

Buildings

Ownership

CorporateLimits

SUBJECT PROPERTY

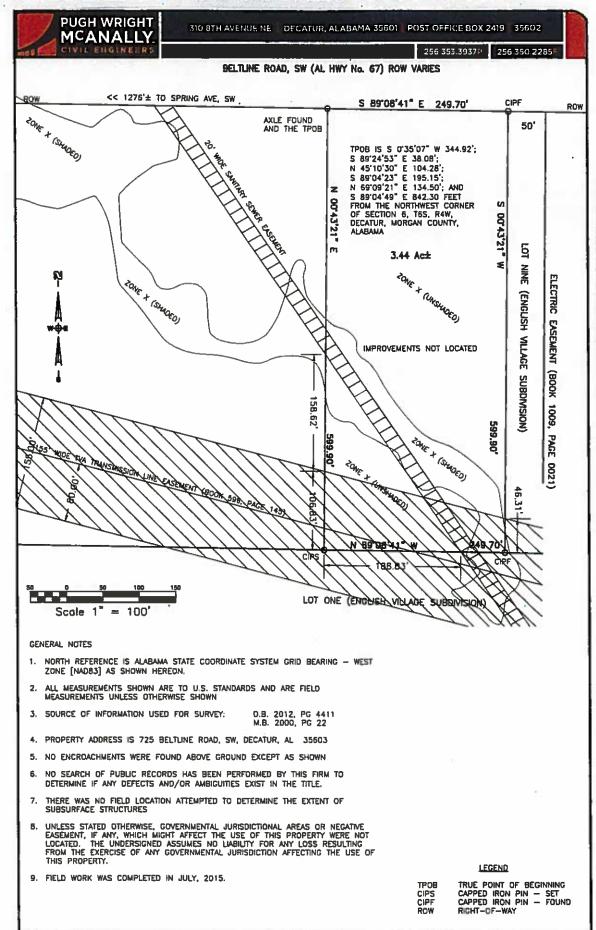
# **LOCATION MAP**

APPLICANT: LAWLERS BBQ P AND P REAL ESTATE

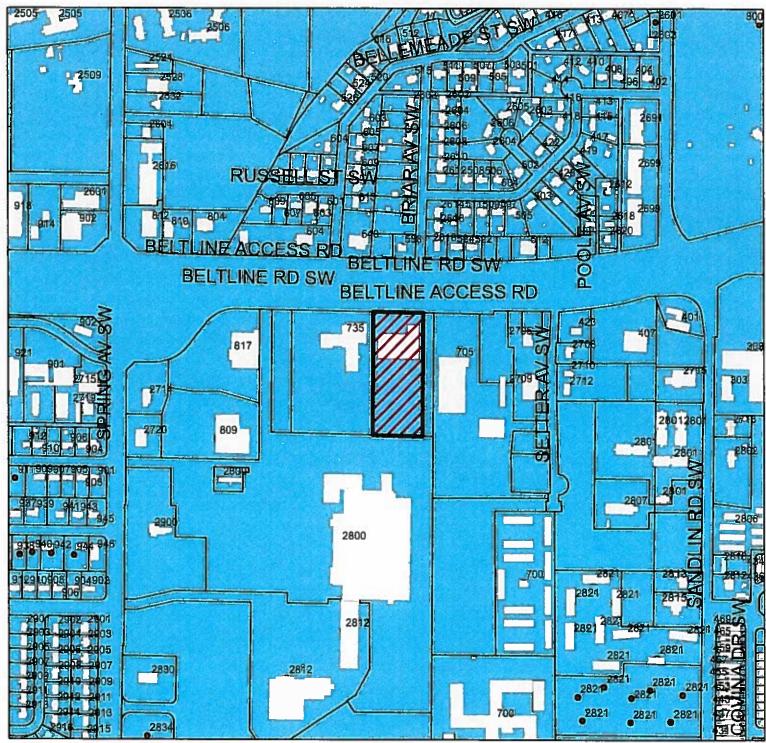
**PROPERTY ZONED M-1A** 



# **CERTIFICATE TO SUBDIVIDE NO. 3361-17**



# **SITE PLAN NO. 557-17**



# Legend

Buildings

Ownership

CorporateLimits

SUBJECT PROPERTY

# **LOCATION MAP**

APPLICANT: LAWLERS BBQ P AND P REAL ESTATE

**PROPERTY ZONED M-1A** 

