

MEMORANDUM

DATE: September 13, 2017

TO: Planning Commissioners

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

PLANNING COMMISSION MEETING

September 19, 2017

Pre-meeting – 2:15 p.m. (Annex)

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

Agenda Planning Commission

City of Decatur, AL

September 19, 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 OF MINUTES- August 22, 2017

3. PUBLIC HEARING

PLAT REVIEW

PAGE/MAP

A. Idlewild West

(North of Price Dr. SW and east of Danville Rd. SW)

1/4

see plat

4. CONSENT AGENDA

PAGE/MAP

CERTIFICATES

A. 3365-17

Certificate to Subdivide

(South side of South Woodtrail Rd. SW and west of San Souci Cave Rd. SW)

1/5-7

B. 3366-17

Certificate to Subdivide

(North of Presbyterian Drive SW and west of Beltline Rd. SW)

2/8-10

SITE PLAN REVIEW

A. 558-17

(South of Glenn St. SW and west of Beltline Rd. SW)

2/11

see plat

PLAT REVIEW

A. Deerfoot Estates, Add. #5

(North of Deerfoot Way, SW and east of Covington Lane, SW)

3/12

see plat

5. OTHER BUSINESS

VACATION REQUEST

A. 497-17

(North of Vestavia Pvt. Dr. and west side of Danville Rd. SW)

3/13

Minutes
Subdivision Committee
August 15, 2017

PUBLIC HEARING

Plat Review

Idlewild West – Final Minor Plat

Applicant: Lee Greene
Owner: DH2, LLC.

Zoning: R-2, SF Residential
Acreage: 1 acre, more or less

Request: Final approval to subdivide one acre into four R-2, single family residential lots

Location: North of Price Dr. SW and east of Danville Rd. SW

Conds:

1. Provide Title Opinion
2. Payment of \$21.00 for plat recording fee
3. Payment for notification of adjacent property owners
4. Payment of Plat application fee - \$120.00
5. "Sidewalks for individual lots are to be completed before any Certificate of Occupancy is issued and this is the responsibility of the home builder." This statement to shown as a plat note.

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

3365-17 Certificate to Subdivide and Consolidate

Applicant: Pugh Wright McAnally
Owner: Nowlin/Parker/Temple

Zoning: AG-1, Agricultural
Acreage: 29.02 acres

Request: Subdivide 4.30 acres from Lot 7 of Woodtrail Estates, Addition No. 3 and consolidate it with Lot 6 of Woodtrail Estates, Addition No. 3 resulting in 2 tracts of 10.40 acres and 18.62 acres.

Location: South side of South Woodtrail Rd. SW and west of San Souci Cave Rd. SW

Conds:

1. Payment of recording fees
2. Signed letter from applicant requesting subdivision
3. Provide a stamped and sealed survey for recording

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

Recomm: Approval with stated conditions

3366-17 Certificate to Subdivide

Applicant: Pugh Wright McAnally
Owner: Hull 2000 LLLP

Zoning: B-4, Regional Shopping
Acreage: 54.38 acres

Request: Subdivide 54.38 acres into two tracts of 48.01 acres and 6.37 acres (removing theatre from Mall property)

Location: North of Presbyterian Drive SW and west of Beltline Rd. SW

- Conds:
1. Signed letter from applicant requesting subdivision
 2. Payment of recording fees
 3. Provide a stamped and sealed survey for recording
 4. Amend legals and survey plat
 5. Provide copy of agreement that shows all accesses, ingress/egress, parking and utilities will remain perpetual and reciprocal for all tenants
 6. Amend plat to show all currently existing utility easements – DU approval required
 7. Adjust property line on Tract 2 for exit corridors to meet building code requirements – 2009 IBC
 8. Show parking count for Tract 2

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

Recomm: Approval with stated conditions

Site Plan Review

558-17 Lidl U.S. Operations, LLC

Applicant: Kimley Horn
Owner: Calvary Assembly of God

Zoning: M-1A, Expressway Commercial
Acreage: 4.40 acres

Request: Site plan review for the development and construction of a new Lidl food market

Location: South of Glenn St. SW and west of Beltline Rd. SW

- Conds:
1. Provide irrigation plan to Planning
 2. Change out fescue landscaping seed for Bermuda sod and send revised landscaping plan to the Planning Department
 3. Obtain storm water permit from ADEM
 4. Submit plans for Great Interceptor and provide copy of D.U. approval
 5. Fire vault needs to be moved out of the ROW
 6. Provide demo plan to DU
 7. Connect sidewalks along Glenn St. SW and new proposed road

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

Recomm: Approval with stated conditions

Deerfoot Estates, Addition No. 5

Applicant: IRA Innovations, LLC
Owner: Same

Zoning: R-2, SF Residential
Acreage: 7.64 acres

Request: Final plat approval to subdivide 7.64 acres into 13, R-2 single family residential lots.

Location: North of Deerfoot Way, SW and east of Covington Lane, SW

- Conds:
1. Payment of \$21.00 for plat recording fee
 2. Construct all public improvements prior to recording of plat, or post a bond for the completion of all improvements
 3. Provide Title Opinion
 4. "Sidewalks for individual lots are to be completed before any Certificate of Occupancy is issued and this is the responsibility of the home builder." This statement 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.

END CONSENT AGENDA

OTHER BUSINESS

Vacation Request

497-17

Applicant: Ricky J. Wilhite
Owner: Francisco Hernandez

Zoning: AG-2, Agricultural
Acreage: 0.14 acres

Request: Vacate a 15' utility easement running east to west traversing the entire property

Location: North of Vestavia Pvt. Dr. and west side of Danville Rd. SW

- Conds:
1. Applicant to sign "Declaration of Vacation"
 2. Legal descriptions don't match in Declaration & resolutions to CC and PC
 3. Guy wire easement on the Southwest corner approved by Decatur Utilities
 4. Change road name on the survey

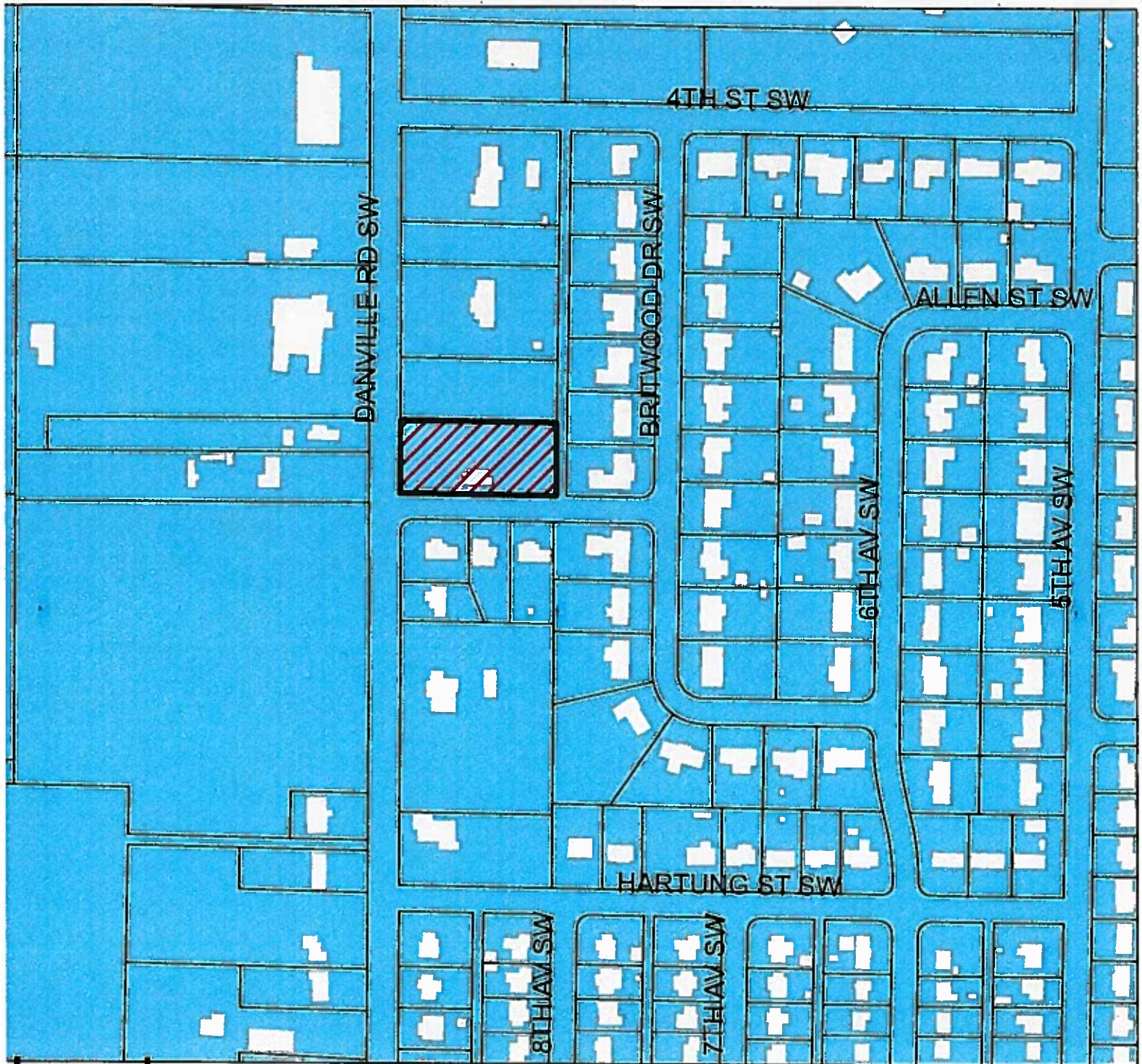
Pt. of Info:

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


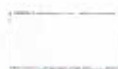


(2) Applicant to pay recording fees to City Clerk once Vacation Request has Cleared City Council.

Recomm: Approval with stated conditions.

IDLEWILD WEST FINAL MINOR PLAT



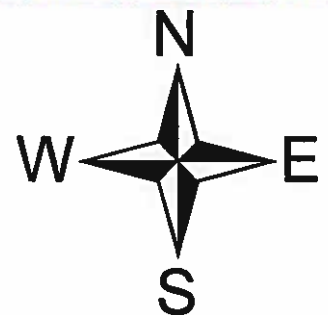
Legend

-  Ownership
-  Buildings
-  Corporate Limits
-  SUBJECT PROPERTY

LOCATION MAP

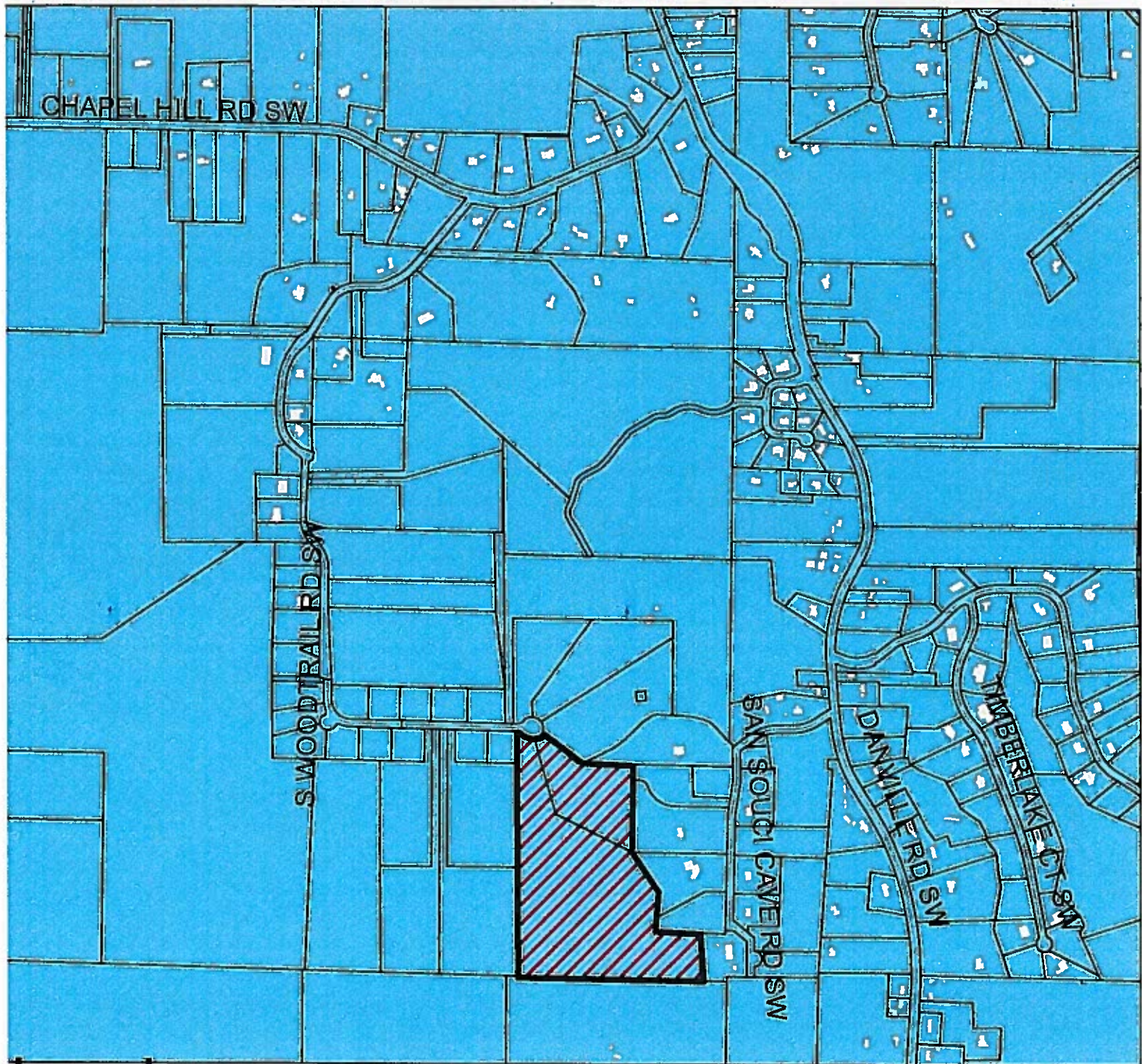
APPLICANT: DH2, LLC

PROPERTY ZONED R-2







DRAWING NOT TO SCALE

CERTIFICATE TO SUBDIVIDE NO. 3365-17



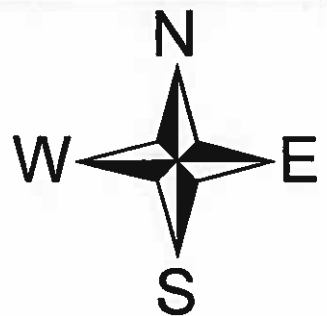
Legend

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

LOCATION MAP

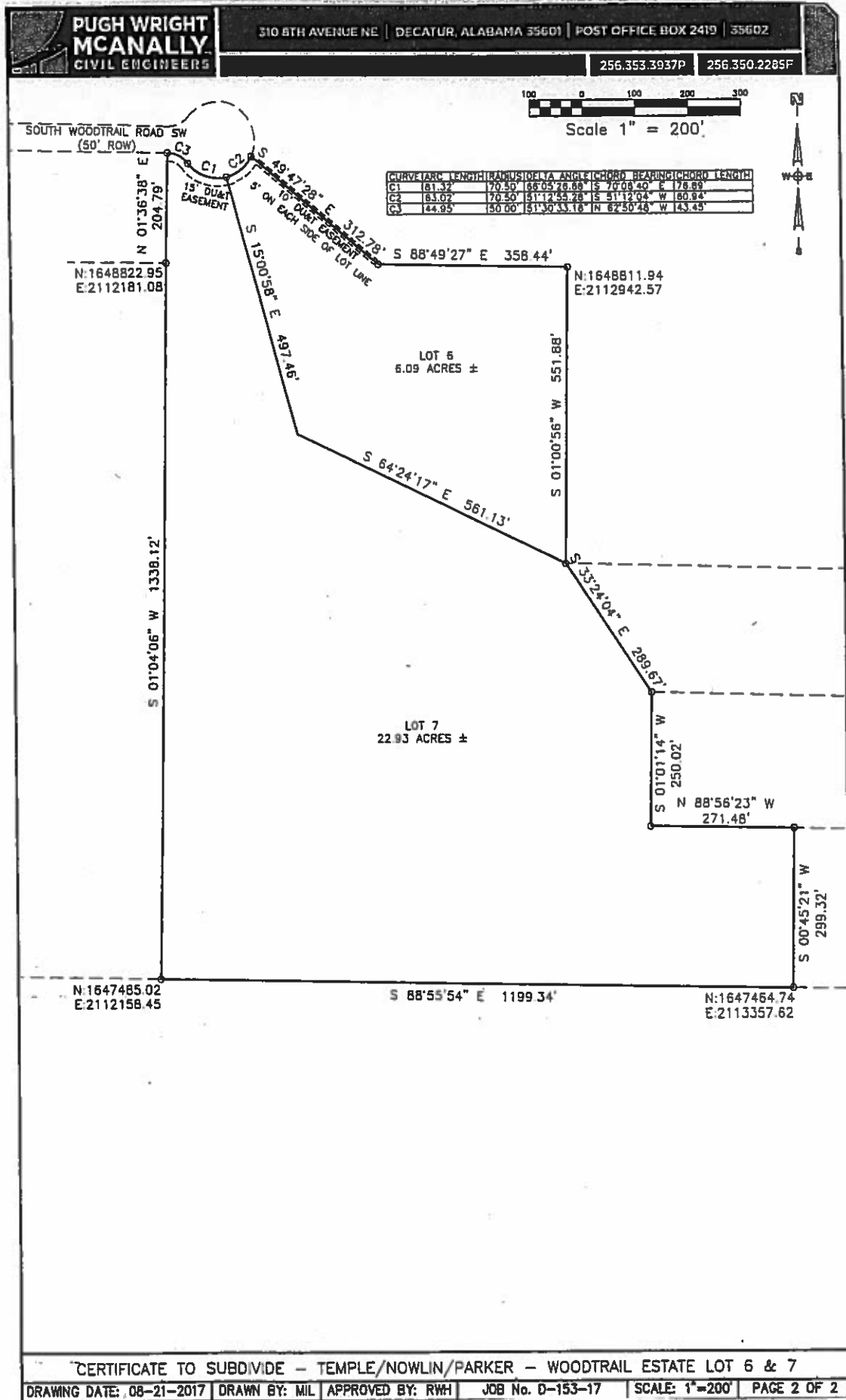
**APPLICANT: NOWLIN, PARKER AND
BLAIR AND GAYLE TEMPLE**

PROPERTY ZONED AG-1

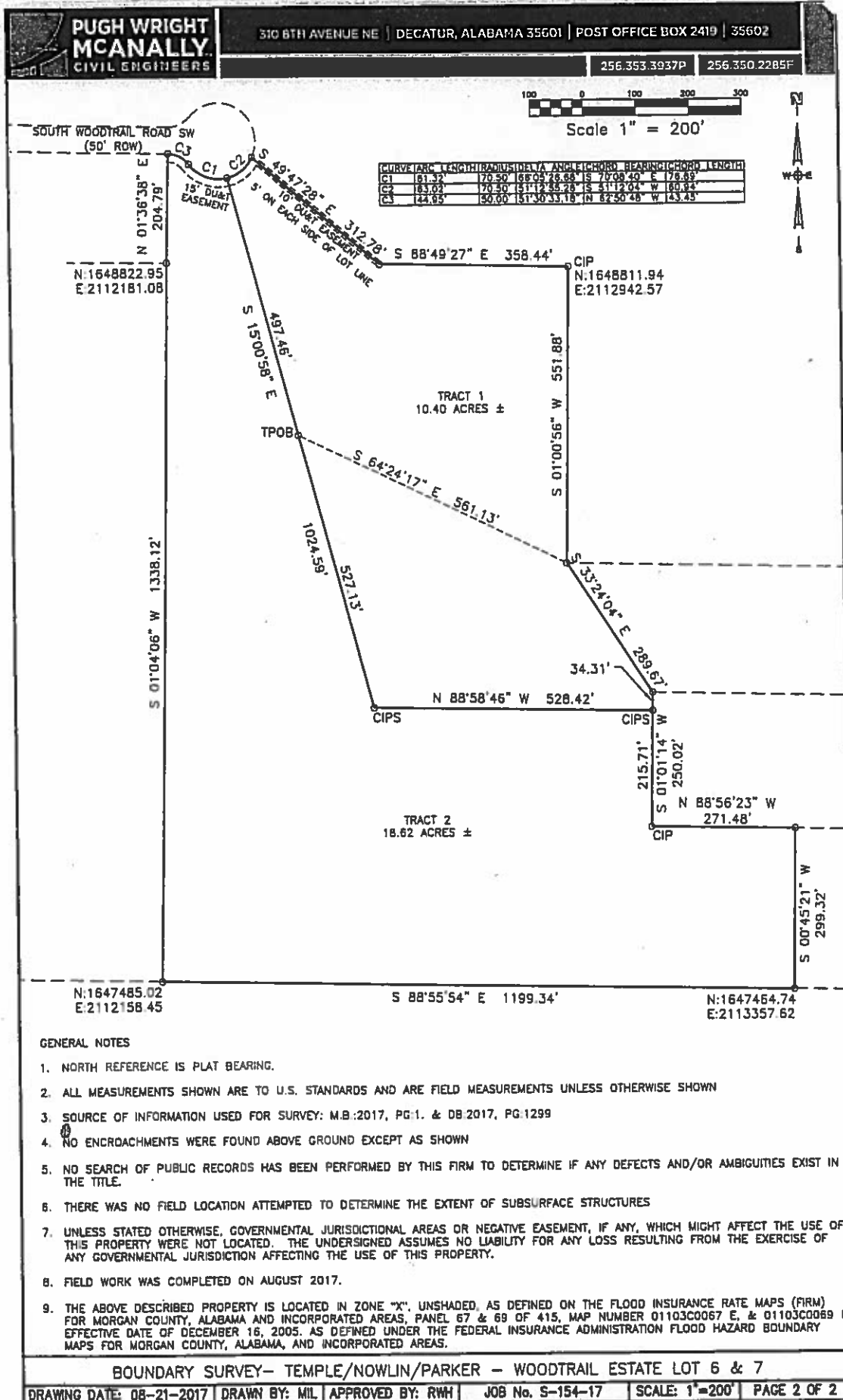


DRAWING NOT TO SCALE

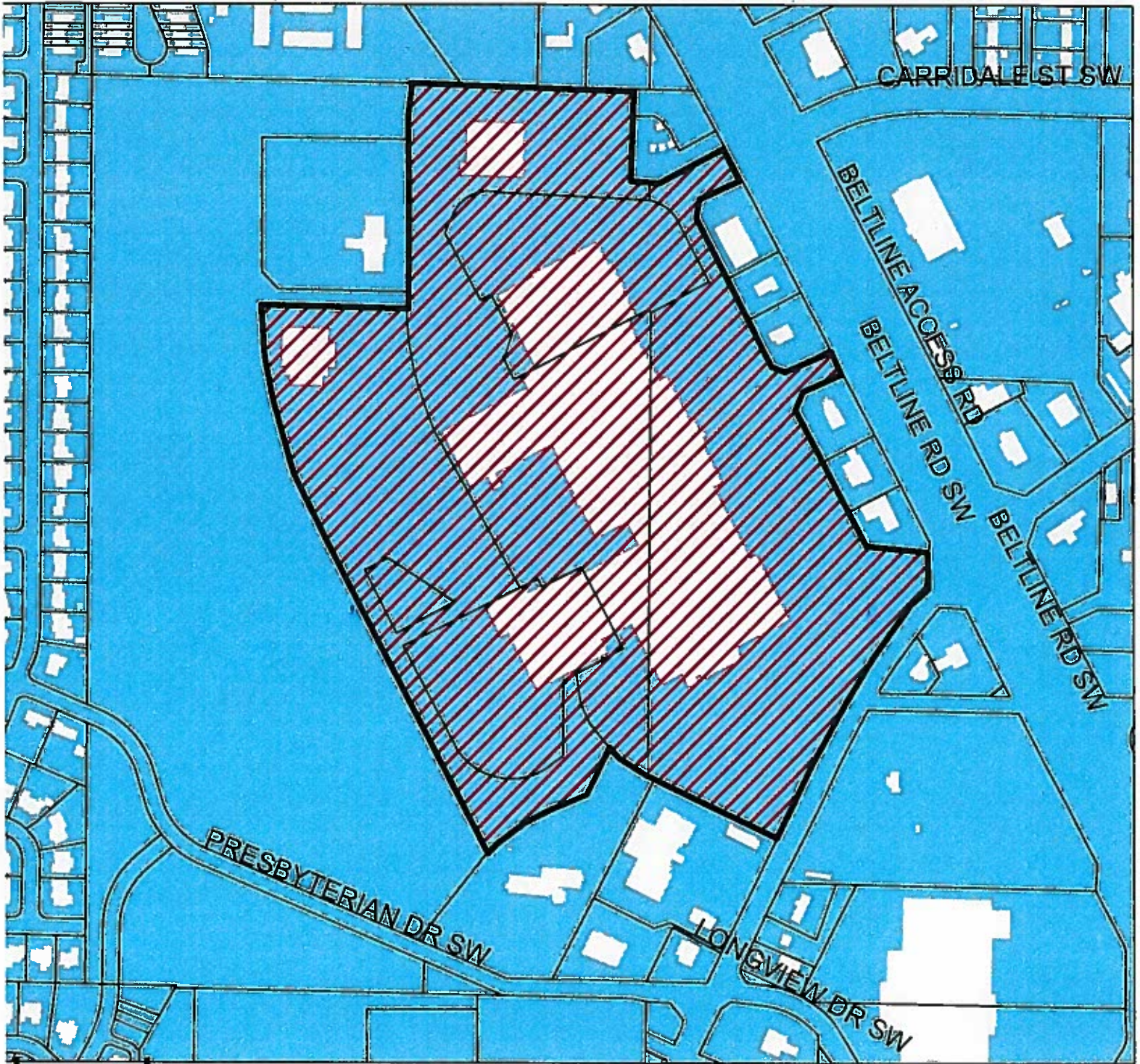
CERTIFICATE TO SUBDIVIDE NO. 3365-17







CERTIFICATE TO SUBDIVIDE NO. 3365-17



CERTIFICATE TO SUBDIVIDE NO. 3366-17



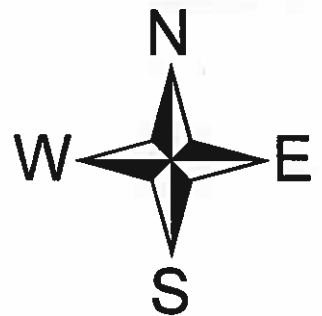
Legend

-  Ownership
-  Buildings
-  Corporate Limits
-  SUBJECT PROPERTY

LOCATION MAP

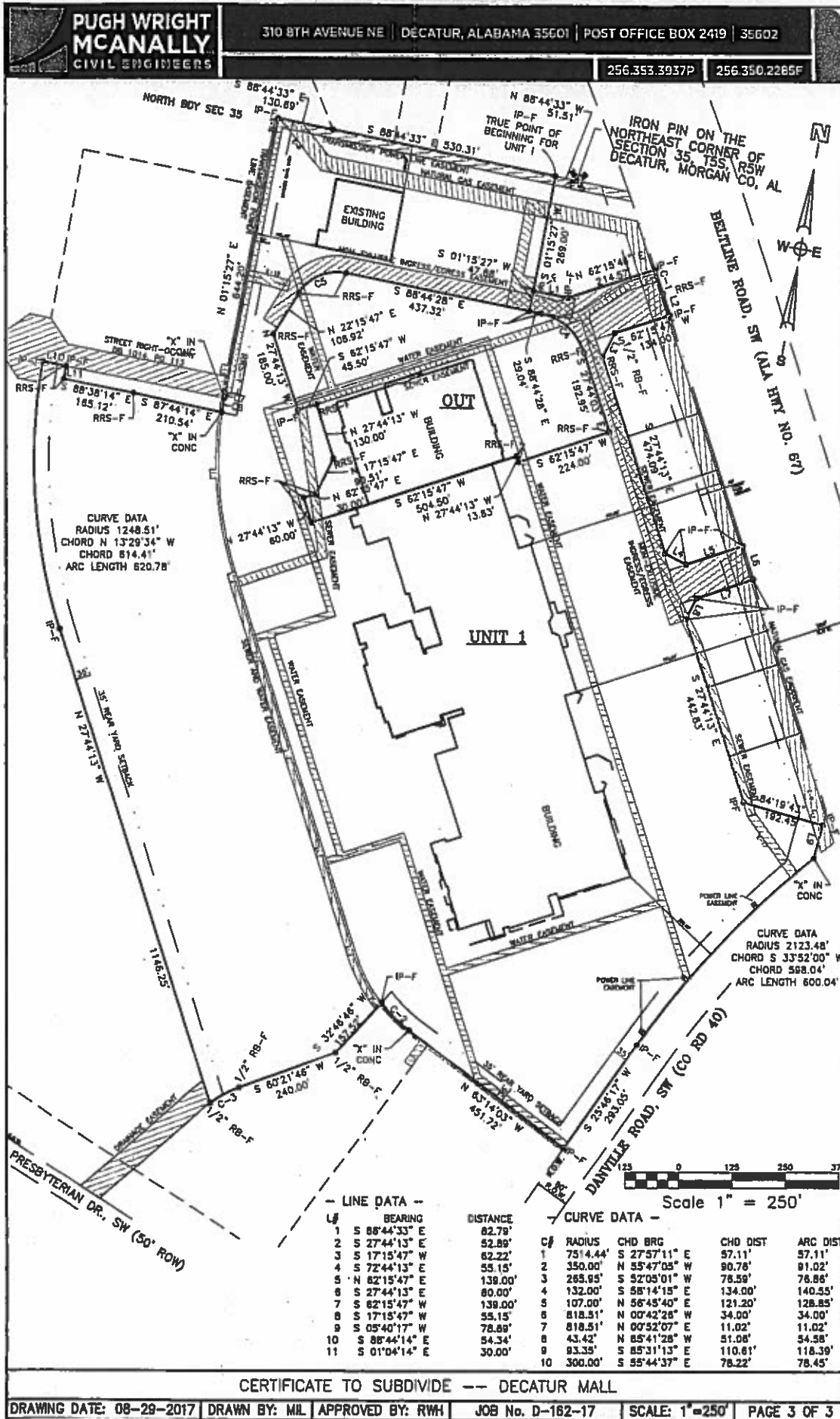
**APPLICANT: JAMES M. HULL AND
HULL @))), LLP**

PROPERTY ZONED B-4



DRAWING NOT TO SCALE

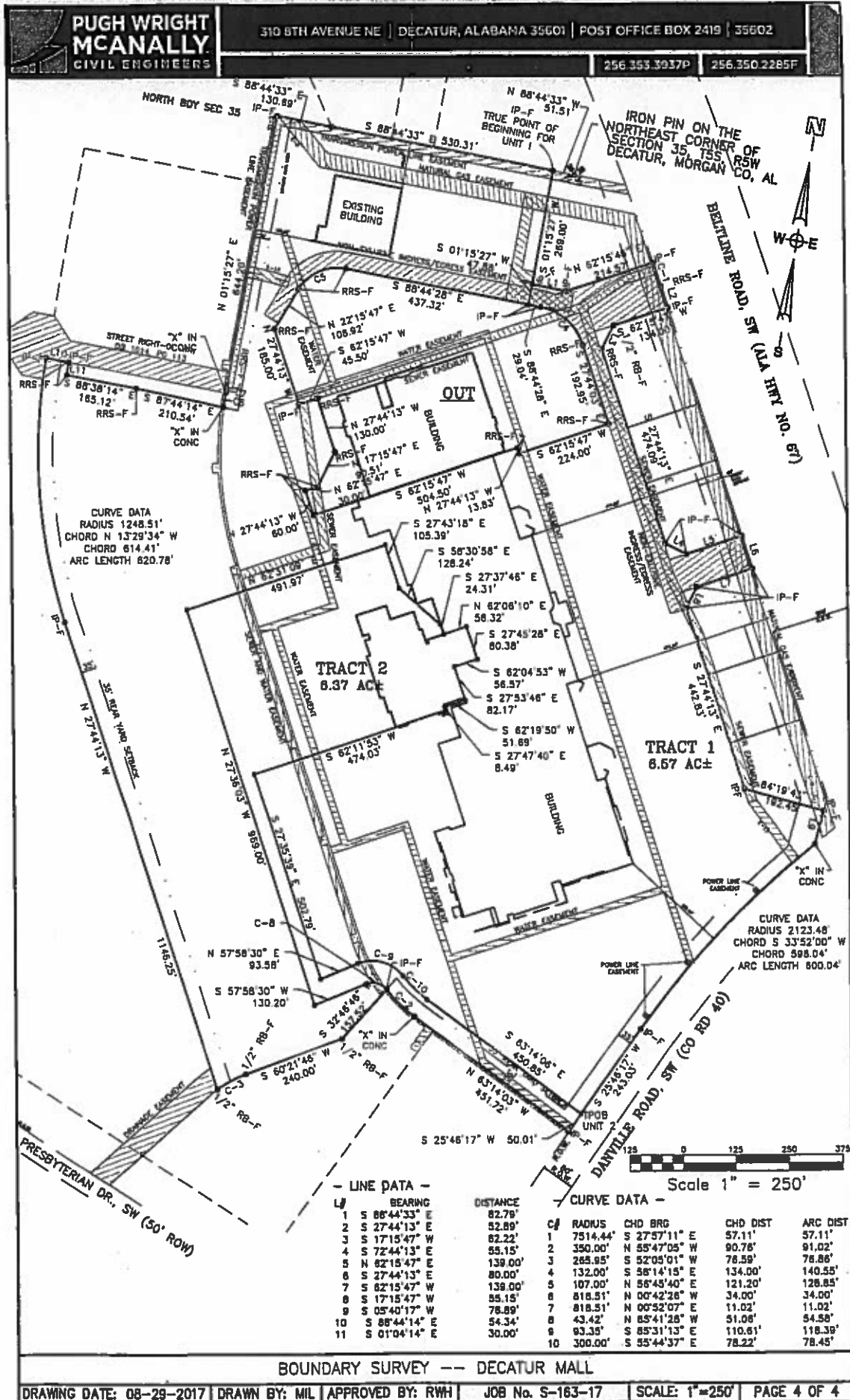
CERTIFICATE TO SUBDIVIDE NO. 3366-17



CERTIFICATE TO SUBDIVIDE -- DECATUR MALL

DRAWING DATE: 08-29-2017 | DRAWN BY: MIL | APPROVED BY: RWH | JOB No. D-162-17 | SCALE: 1"=250' | PAGE 3 OF 3





CERTIFICATE TO SUBDIVIDE NO. 3366-17



SITE PLAN NO. 558-17



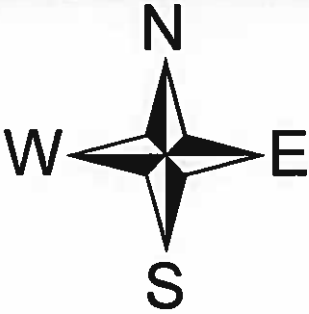
Legend

-  Ownership
-  Buildings
-  CorporateLimits
-  **SUBJECT PROPERTY**

LOCATION MAP

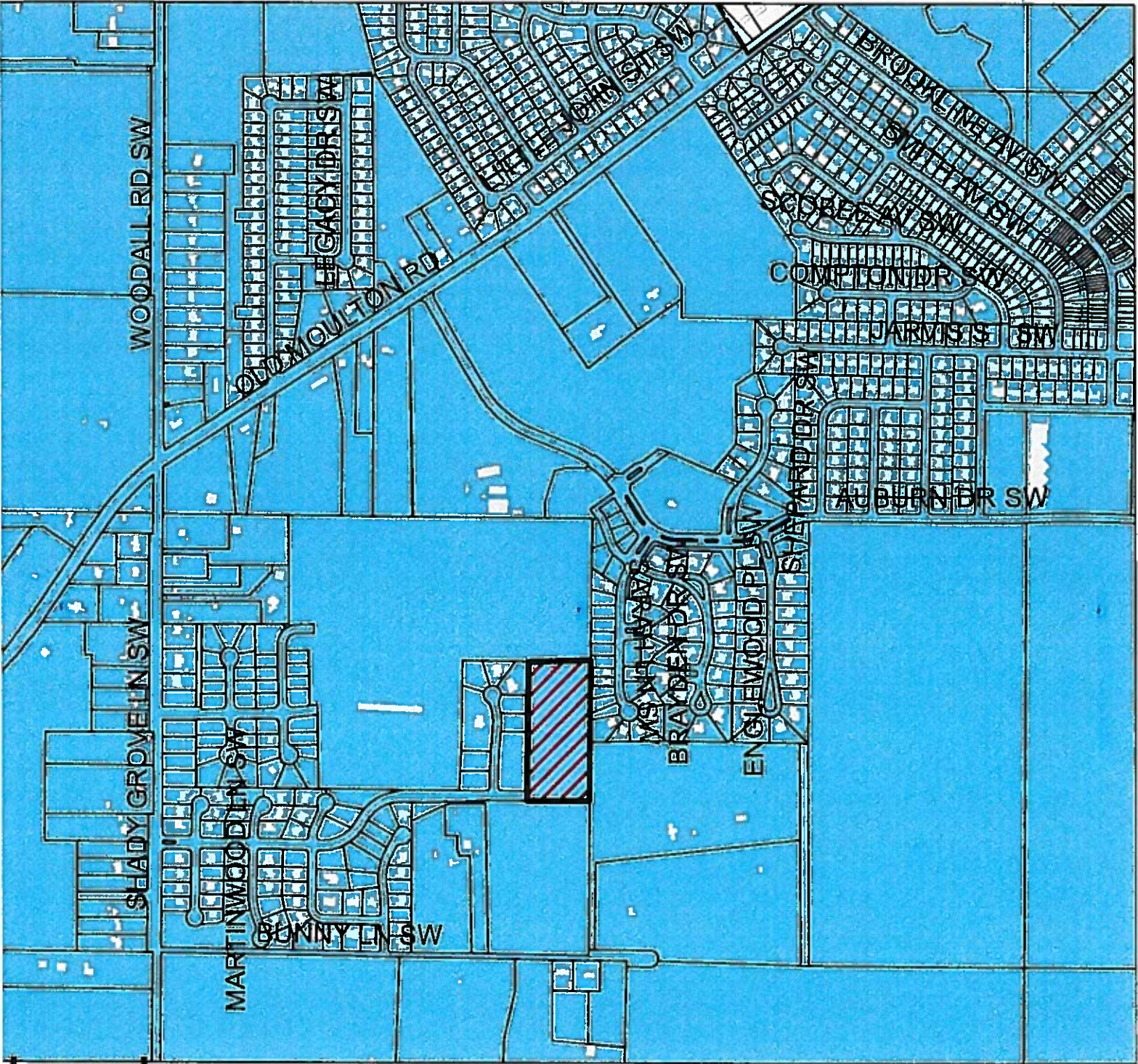
APPLICANT: LIDL US OPERATIONS LLC

PROPERTY ZONED M-1A



DRAWING NOT TO SCALE

DEERFOOT ESTATES ADD. NO. 5 FINAL PLAT



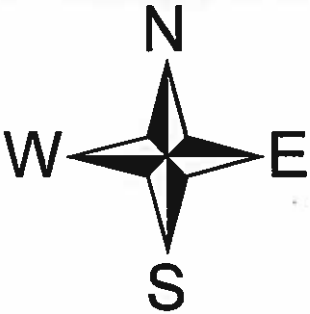
Legend

- Ownership
- Buildings
- Corporate Limits
- SUBJECT PROPERTY

LOCATION MAP

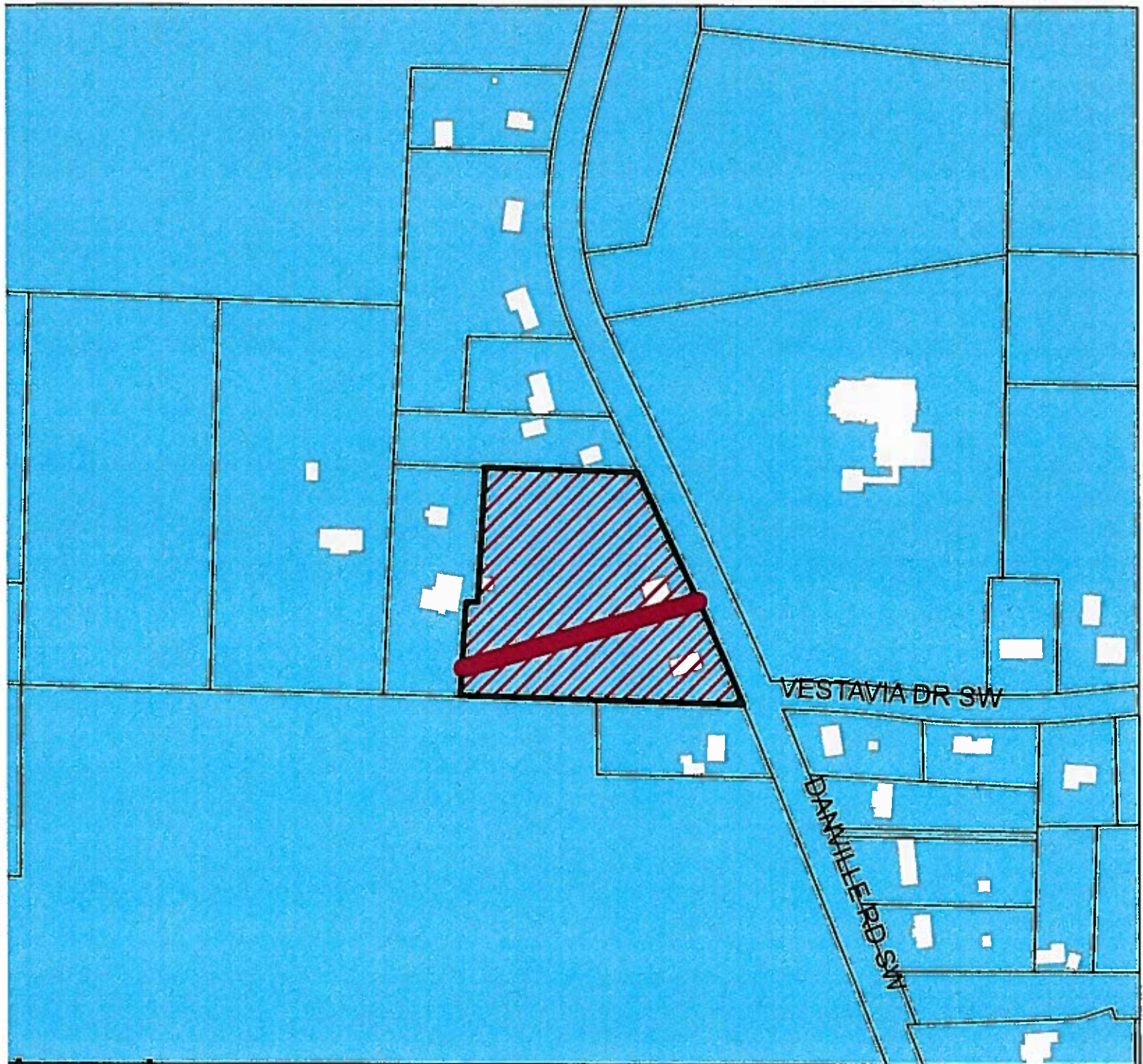
APPLICANT: IRA INNOVATIONS, LLC

PROPERTY ZONED R-2







DRAWING NOT TO SCALE

VACATION REQUEST No. 497-17



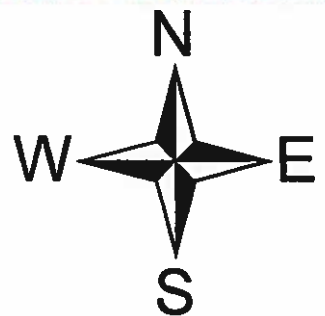
Legend

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

LOCATION MAP

APPLICANT: FRANCISCO HERNANDEZ

PROPERTY ZONED AG-2



DRAWING NOT TO SCALE