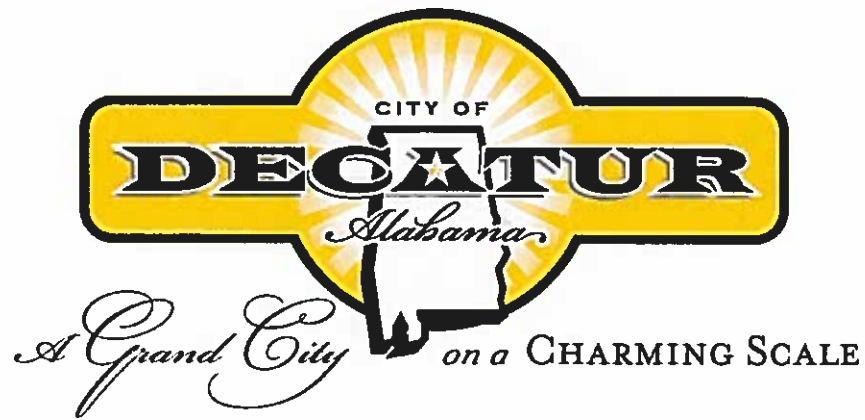




MEMORANDUM

DATE: November 15, 2017

TO: Planning Commissioners

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

PLANNING COMMISSION MEETING

November 21, 2017

Pre-meeting – 2:15 p.m. (Annex)

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

Agenda

Planning Commission

City of Decatur, AL
November 24, 2017

Time: 3:15 PM
City Council Chambers

Commissioners: Kent Lawrence, *Vice Chairman*; Gary Borden, *Secretary*; Chuck Ard; Frances Tate; Joseph Wynn; Nell Standridge; Eddie Pike; Myna Burroughs; Daniel Culpepper

1. CALL MEETING TO ORDER

2. APPROVAL OF MINUTES- October 24, 2017

3. PUBLIC HEARING

PAGE/MAP

- A. Possible Street Closures
(South side of SR 20 east and west of Ferry ST and Line ST.) 1-4

3. CONSENT AGENDA

CERTIFICATES

- | | | |
|------------|---|---------|
| A. 3370-17 | Certificate to Subdivide
(South of Point Mallard Parkway and east side of Highway 31 South) | 5/8-10 |
| B. 3371-17 | Certificate to Consolidate & Subdivide
(North side of Lamar St. SW and west side of Spring Avenue SW) | 5/11-13 |
| C. 3372-17 | Certificate to Consolidate & Subdivide
(South of Chapel Hill Rd. SW and east side of South Chapel Hill Rd. SW) | 6/14-16 |
| D. 3373-17 | Certificate to Consolidate & Subdivide
(North of Point Mallard Parkway and east side of 6 th Avenue SE) | 6/17-19 |

SITE PLAN REVIEW

- | | | |
|-----------|---|------------------|
| A. 562-17 | Taco Bell – Pointe Mallard Centre
(Lot 4, Pointe Mallard Centre – North of Point Mallard Pkwy and west of Indian Hills Rd. SE) | 6/20
see plat |
| B. 563-17 | Panda Express
(Northeast side of Beltline Rd. SW in the Beltline Plaza Shopping Center) | 7/21
see plat |

5. OTHER BUSINESS

A. Release of Bond – Intersate Billing Service, Inc.
1/11-13

7/22

PUBLIC HEARING

POSSIBLE STREET CLOSURES

Applicant: The City of Decatur

Zoning: R3H

Owner: The City of Decatur for the use of the citizens

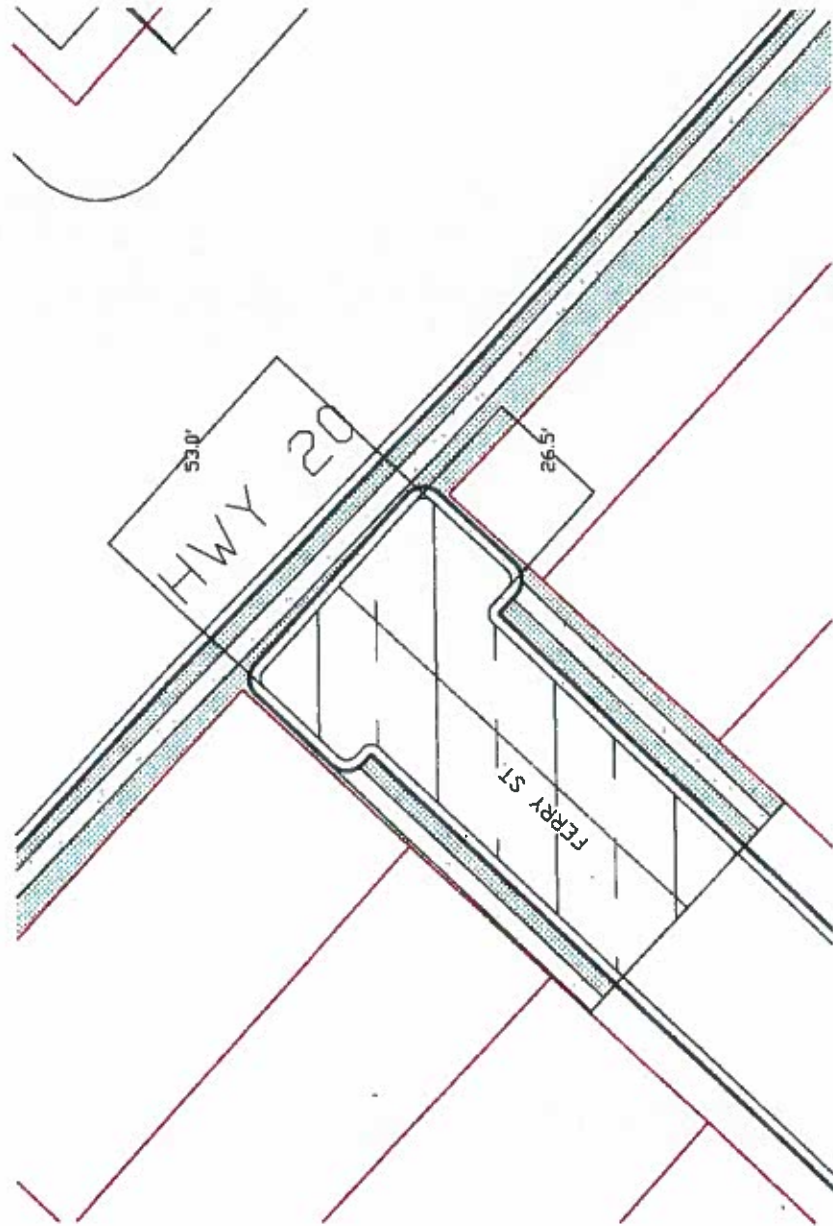
Acreage:NA

Request: To close the intersections of Ferry ST and Line ST with Wilson ST/ State Road 20 (SR 20) on the South side of SR 20.

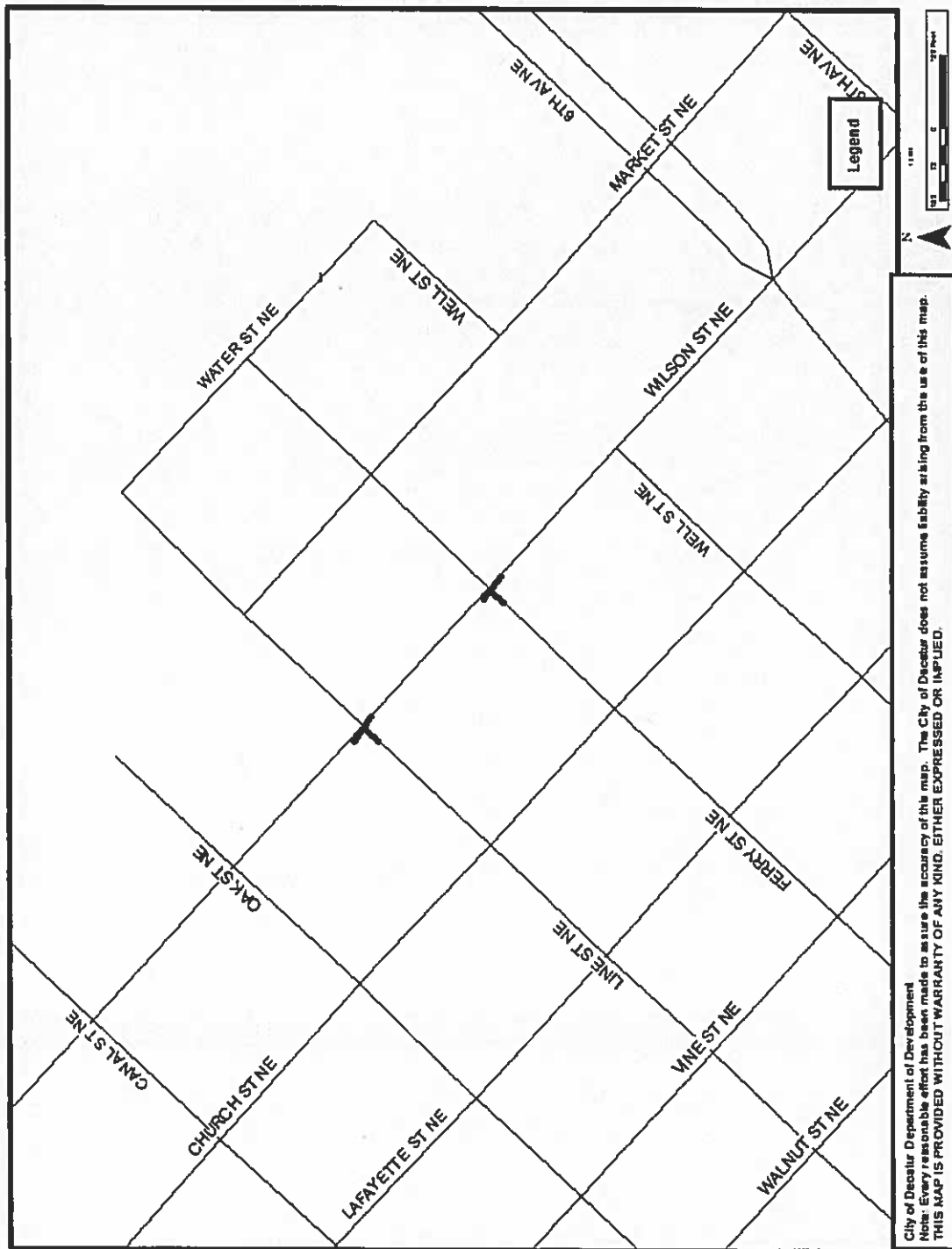
Location: South side of SR 20 east and west of Ferry ST and Line ST.

Recomm:: A group that included the Police, Fire and Engineering Departments met to discuss this proposal. They were in favor of the closure and asked that we bring this to the Planning Commission for a recommendation. The group felt that the site distance was limited in this area and that encouraging the use of signalized intersection was safer and better for the traveling public. At this time we are seeking comments from the Public.

PROPOSED CROSS SECTION



LOCATION OF PROPOSED CLOSURES



City of Decatur Department of Development
 Note: Every reasonable effort has been made to ensure 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.

AERIAL OF PROPOSED CLOSURES



END PUBLIC HEARING

Minutes Subdivision Committee November 14, 2017

CONSENT AGENDA

Certificates

3370-17 Certificate to Subdivide

Applicant: Karden Enterprises, LLC
Owner: Dennis Bullock

Zoning: B-2, General Business
Acreage: 1.59 acres

Request: Recognize a 1.59 acre tract as a legal tract within the corporate limits of Decatur

Location: South of Point Mallard Parkway and east side of Highway 31 South

Conds: 1. Payment of recording fees
2. Subject to completion of Site Plan #559-17 conditions (See minutes from October 2017, page 3.)

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

Recomm: Approval with stated conditions.

3371-17 Certificate to Consolidate and Subdivide

Applicant: Ricky Wilhite
Owner: Austinville Methodist Church

Zoning: R-2, SF Residential
Acreage: 2.43 acres

Request: Consolidate .16 acres, 1.07 acres and 1.20 acres into one tract of 2.43 acres and subdivide into two tracts of 2.19 acres and .24 acres

Location: North side of Lamar St. SW and west side of Spring Avenue SW

Conds: 1. Provide copy of deed showing ownership of property
2. Payment of recording fees
3. Dedicate 25' of ROW (from the centerline) along Lamar St. SW

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

Recomm: Approval with stated conditions.

3372-17 Certificate to Consolidate and Subdivide

Applicant: Pugh/Wright/McAnally
Owner: Heirs of B.W. & Geraldine Mixon

Zoning: R-1 SF Res & AG-1, Agriculture
Acreage: 17.38 acres

Request: Consolidate 12.22 acres, 1.98 acres and 3.17 acres into one tract of 17.38 acres and subdivide into three tracts of 6 acres, 4.55 acres and 6.83 acres

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

- Conds:
1. Provide a stamped and sealed survey for recording
 2. Show four State Plane Coordinates on survey
 3. Provide a copy of deed showing ownership of property
 4. Payment of recording fees
 5. Applicants/owners to sign form requesting subdivision of property

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

Recomm: Approval with stated conditions.

3373-17 Certificate to Consolidate and Subdivide

Applicant: Pugh/Wright/McAnally
Owner: Cooks Properties LLC & Lynn Layton

Zoning: RD, Redevelop. & B2, Gen. Bus
Acreage: 103.35 acres

Request: Consolidate 93.07 acres, 6.45 acres, .96 acres, .70 acres & 2.17 acres into one tract of 103.35 acres and subdivide into two tracts of 81.5 acres and 22.3 acres

Location: North of Point Mallard Parkway and east side of 6th Avenue SE

- Conds:
1. Owners to sign form requesting subdivision of property
 2. Provide a stamped and sealed survey for recording
 3. Payment of recording fees
 4. Provide four state plane coordinates on survey
 5. Provide copies of deeds showing ownership
 6. Show ROW for Country Club Road, 6th Avenue SE & Point Mallard Pkwy on survey

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

Recomm: Approval with stated conditions.

Site Plan Reviews

562-17 Taco Bell – Pointe Mallard Centre

Applicant: Tacala LLC
Owner: Tacala LLC

Zoning: B-2, General Business
Acreage: 1.22 acs

Request: Site plan approval for the construction of a new Taco Bell in the Pointe Mallard Centre

Location: Lot 4, Pointe Mallard Centre – North of Point Mallard Pkwy and west of Indian Hills Rd.
SE

- Conds:
1. Provide detailed lighting plan – poles to be no higher than 30'.
 2. Provide hatched aisle way along handicap parking spaces

Pt of Info:

1. ***Any relocation of utilities will be at the owner's expense.***
2. ***Provide signage plans for separate review and approval from Bldg. Department***

Recomm: Approval with stated conditions.

563-17 Panda Express

Applicant: Greenberg Farrow
Owner: Panda Express, Inc.

Zoning: M-1A, Expressway Commercial
Acreage: 1.04 acres

Request: Site plan approval for the construction of a Panda Express

Location: Northeast side of Beltline Rd. SW in the Beltline Plaza Shopping Center

- Conds:
1. Revise landscaping plan to provide names of shrubs and trees
 2. There is an inadequate number of trees provided along the perimeters – 1 tree and 6 shrubs for every 50' linear feet
 3. Provide irrigation plan
 4. Use sodding rather than seed
 4. Show existing manhole easement per DU
 5. Indicate meter requirements for water line
 6. Redesign gas line route – approval req'd from DU

Pt of Info:

1. ***Any relocation of utilities will be at the owner's expense.***
2. ***Signage will require separate review and approval from Bldg. Department***

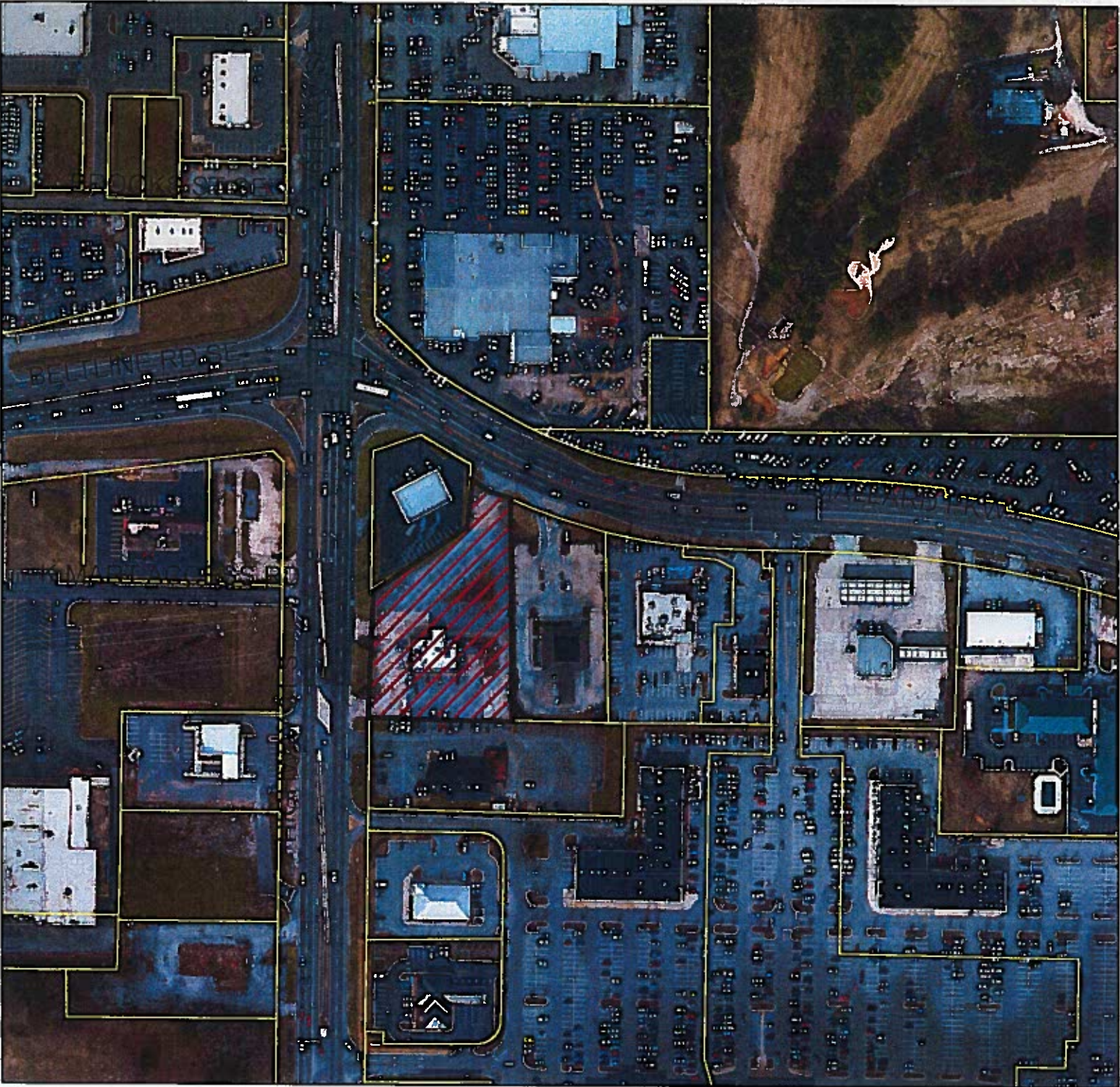
Recomm: Approval with stated conditions.

END CONSENT AGENDA

OTHER BUSINESS

Release of Bond – Interstate Billing Services, Inc.

CERTIFICATE TO SUBDIVIDE NO. 3370-17



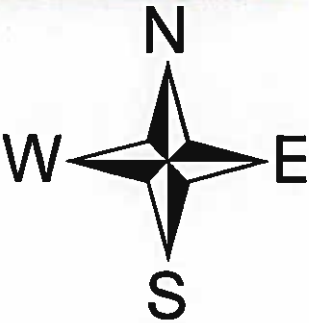
LOCATION MAP

Legend

-  Ownership
-  Corporate Limits
-  SUBJECT PROPERTY

APPLICANT: DENNIS R. BULLOCK

PROPERTY ZONED B-2



DRAWING NOT TO SCALE

CERTIFICATE TO SUBDIVIDE NO. 3370-17



Atlanta
5200 Dorchester Rd.
Atlanta, Georgia
30349-2900

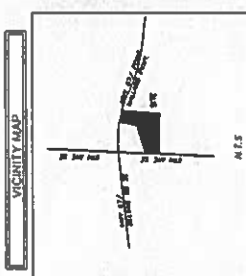


19411111
 ALTAIR/MS
 SURVEY
 DECATUR, ALA
 04.6

Preliminary
 80% Submitted
 for Construction

Job No. _____
 Store _____
 Date _____
 Drawn By: MSP
 Checked By: MSP

C-1.0

[illegible]

GENERAL NOTES

[illegible]

SURVEYORS CERTIFICATE

DATE 7/20/97
TIME 8:00 AM
MILWAUKEE LAND TRUST SURVEY

COUNTY ADDRESS
SUITE NUMBER
A/C DESIGN AT MEMBERS & SOCIETY
DATE TIME
RECEIVED BY
DATE TIME

PAGE 10 OF 2

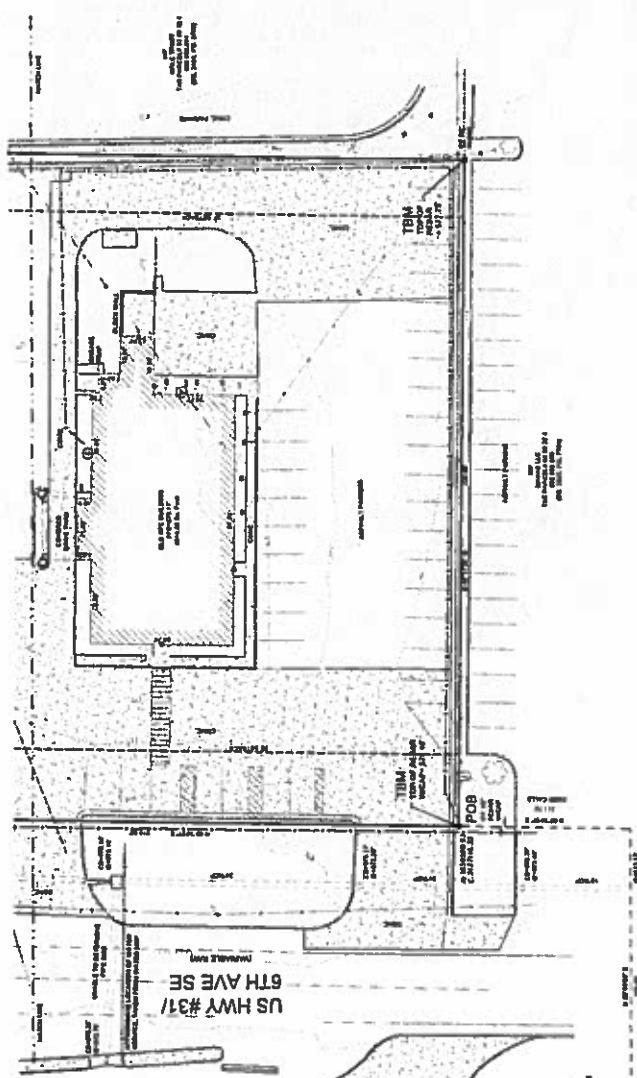
LIABILITY CONTACTS

[illegible]

LEGAL DESCRIPTION

[illegible]

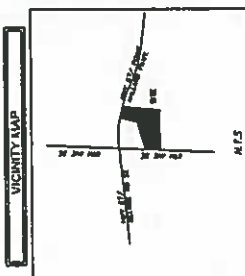
TITLE EXCEPTIONS

[illegible]

Know what's below
Call before you dig.
Dial 811
Or Call 800-282-7411



CERTIFICATE TO SUBDIVIDE NO. 3370-17



GENERAL NOTES

[illegible]

ENJOY YOUR CEPTIFICATE

See: [Cuba-Red Sea and Gulf of Aden](#) [Red Sea](#) [Gulf of Aden](#)

It is noted that the above information was obtained from the files of the FBI, and is being furnished to you for your information. The information is being furnished to you for your information.

— *Journal of the American Medical Association* 277:1003-1004, 1997

U. S. S. R.

[illegible]

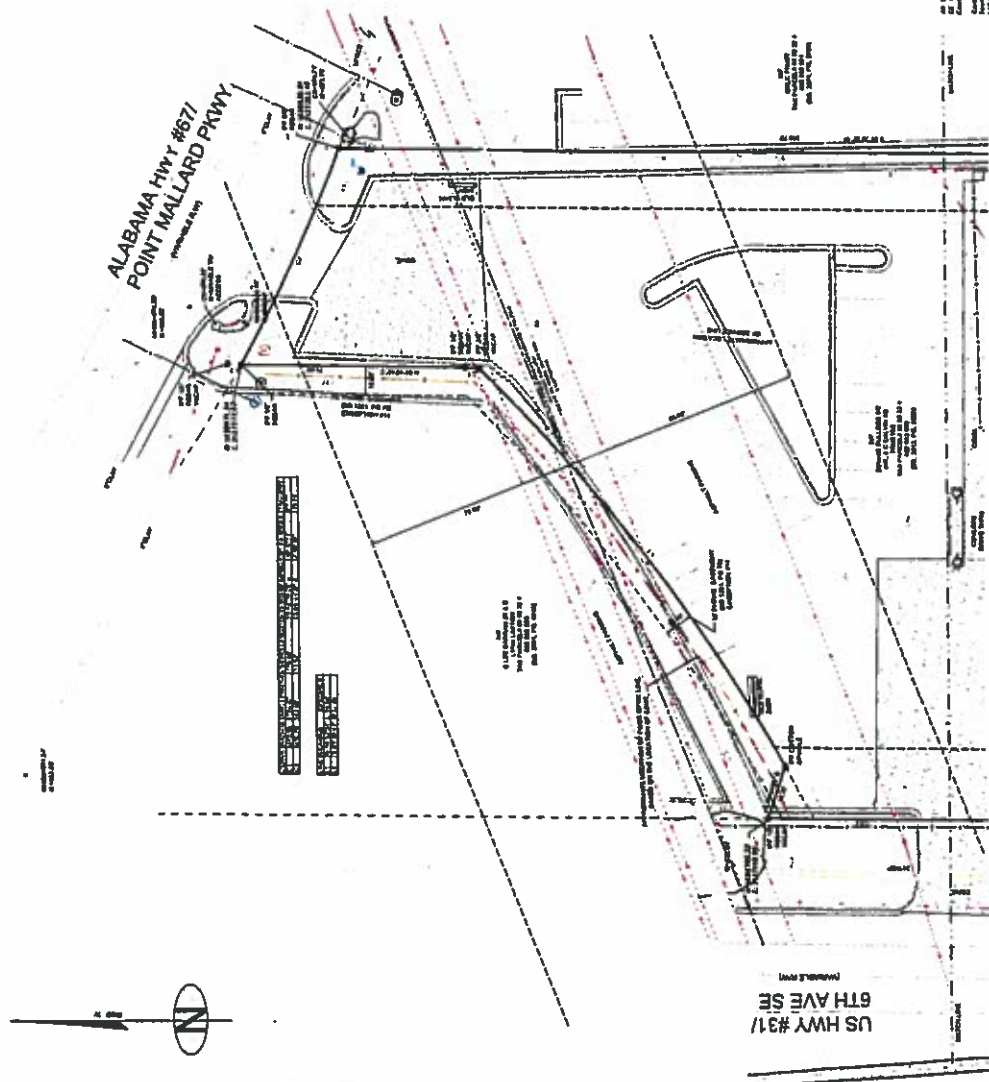
WHILE EXCEPTIONS

10. *Journal of the Royal Society of Medicine*, 1997; 90: 103-105.
 11. *Journal of the Royal Society of Medicine*, 1997; 90: 103-105.
 12. *Journal of the Royal Society of Medicine*, 1997; 90: 103-105.
 13. *Journal of the Royal Society of Medicine*, 1997; 90: 103-105.
 14. *Journal of the Royal Society of Medicine*, 1997; 90: 103-105.
 15. *Journal of the Royal Society of Medicine*, 1997; 90: 103-105.
 16. *Journal of the Royal Society of Medicine*, 1997; 90: 103-105.
 17. *Journal of the Royal Society of Medicine*, 1997; 90: 103-105.
 18. *Journal of the Royal Society of Medicine*, 1997; 90: 103-105.
 19. *Journal of the Royal Society of Medicine*, 1997; 90: 103-105.
 20. *Journal of the Royal Society of Medicine*, 1997; 90: 103-105.

UTILITY CONTACTS

[illegible]

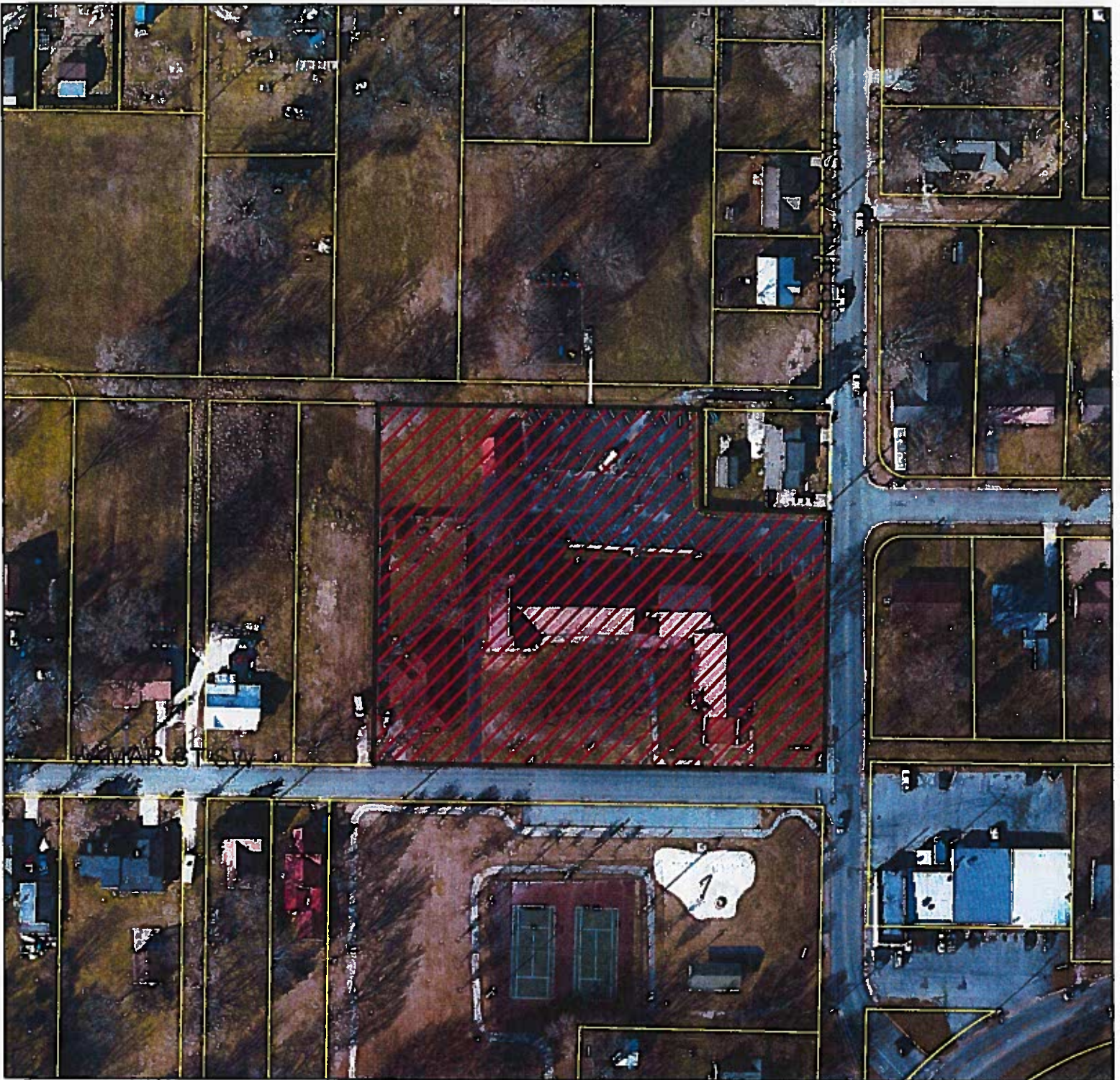
NOTES

[illegible]

US HWY #31/
6TH AVE SE

**Know what's below
Call before you dig.
Dial 811
Or Call 800-283-7411**

CERTIFICATE TO CONSOLIDATE AND SUBDIVIDE NO. 3371-17



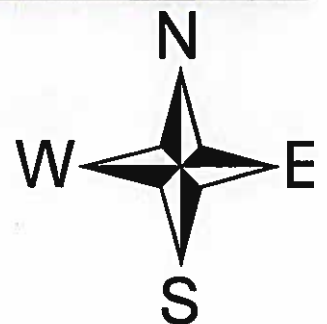
Legend

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

LOCATION MAP

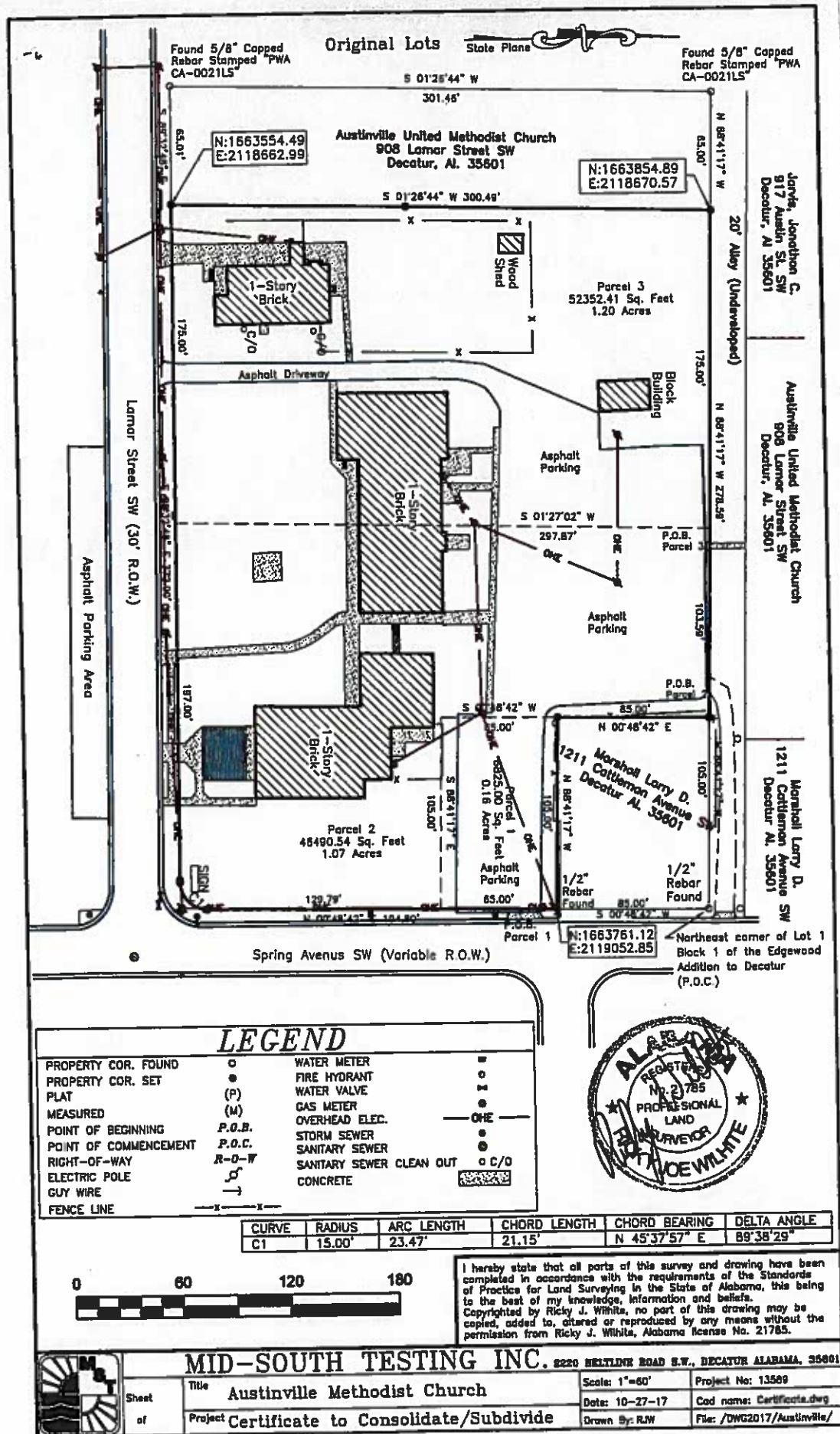
APPLICANT: AUSTINVILLE METHODIST CHURCH

PROPERTY ZONED R-2



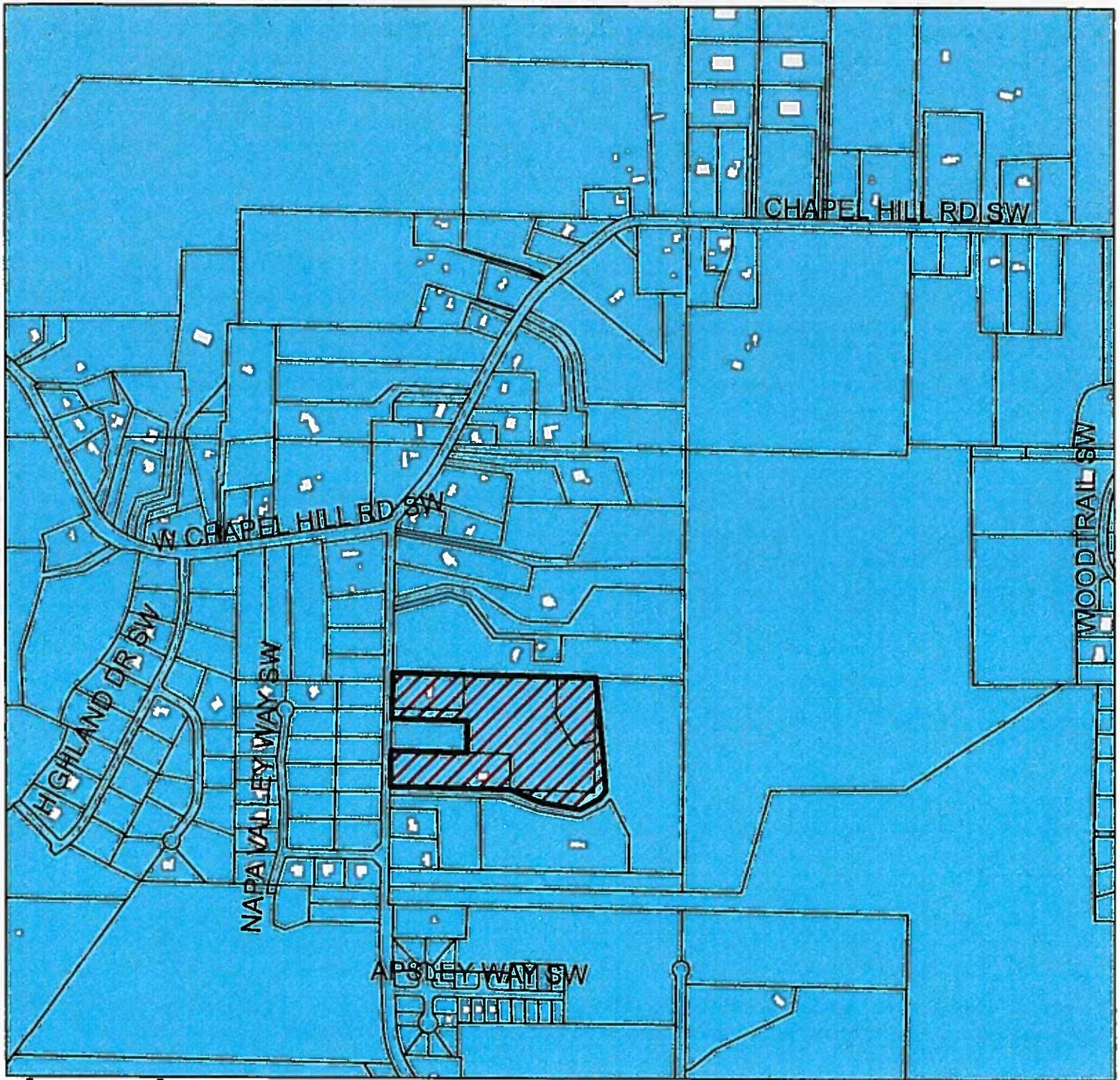
DRAWING NOT TO SCALE

CERTIFICATE TO CONSOLIDATE AND SUBDIVIDE NO. 3371-17



[illegible]

CERTIFICATE TO CONSOLIDATE AND SUBDIVIDE NO.3372-17



Legend

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

LOCATION MAP

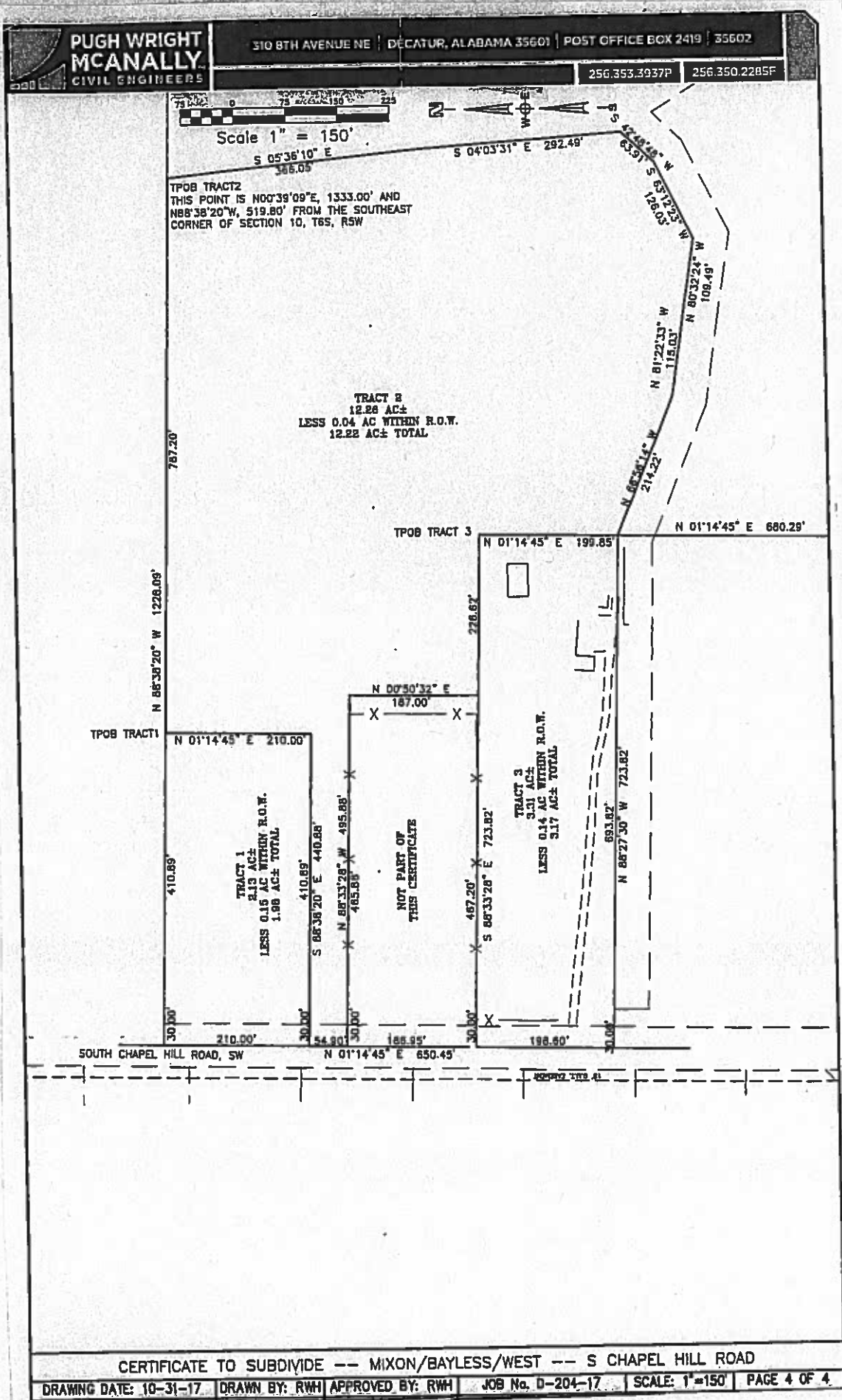
**APPLICANT: HEIRS OF B.W. MIXON AND
GERALDINE K. MIXON**

PROPERTY ZONED R-1 AND AG-1

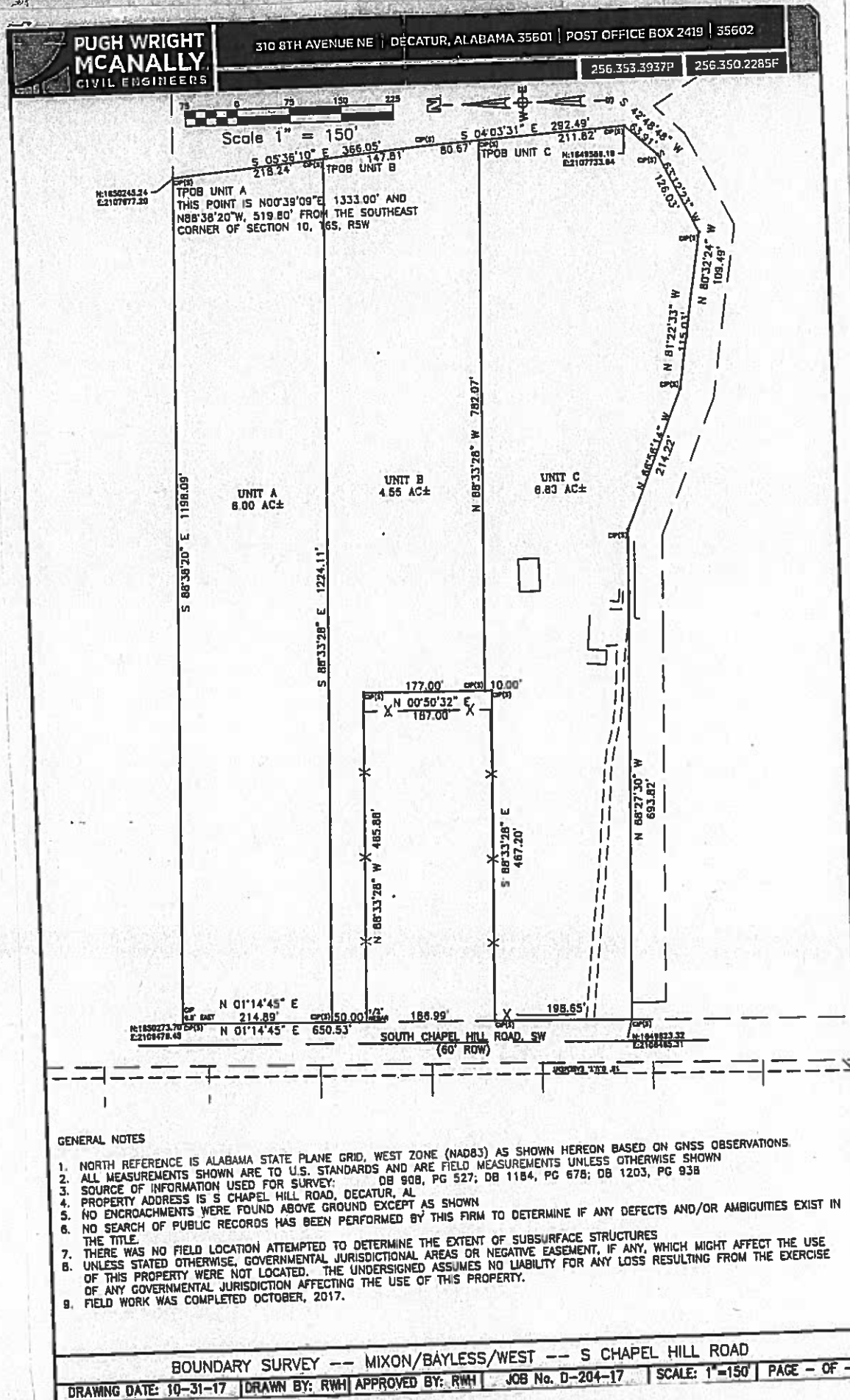


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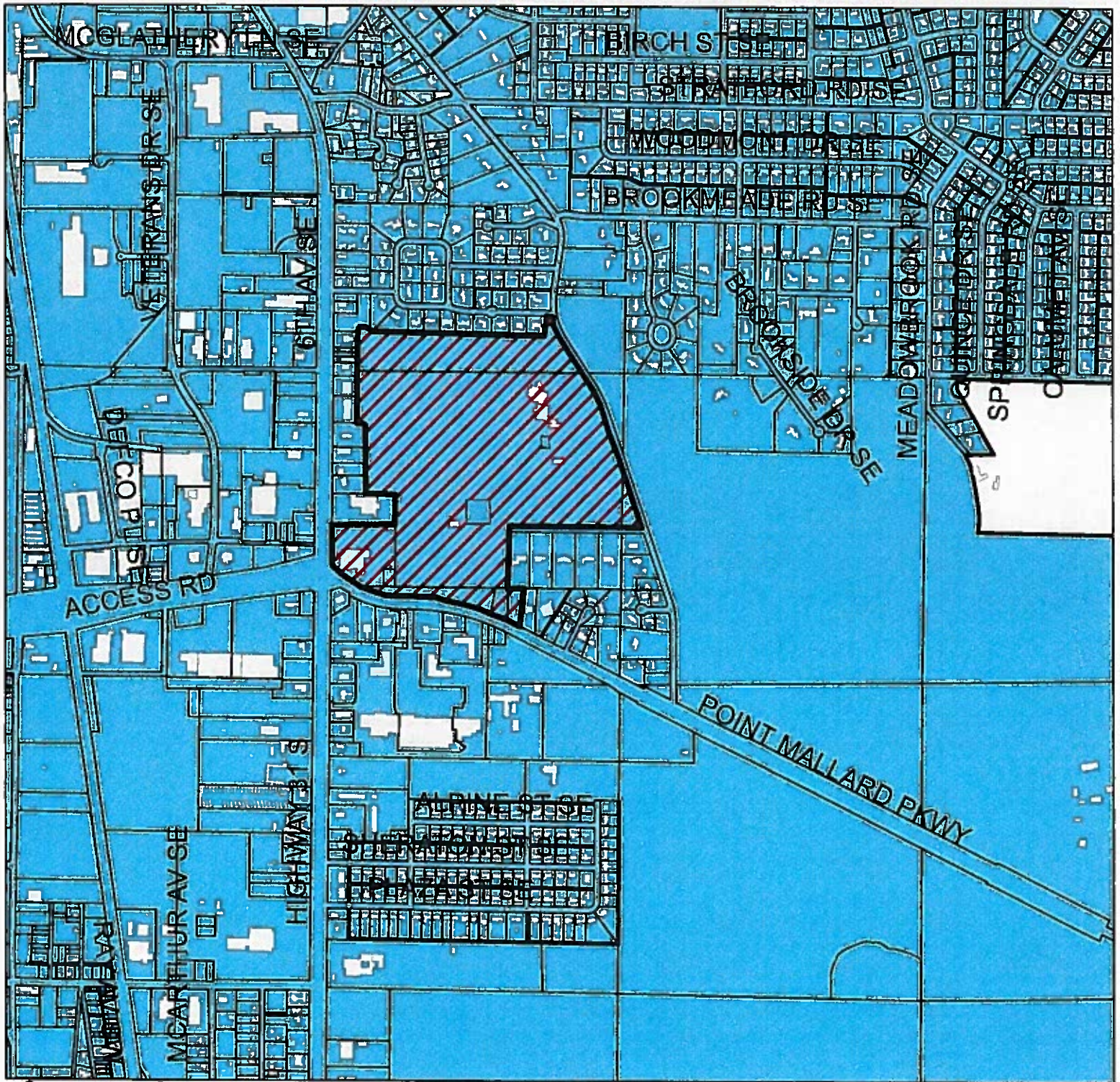
CERTIFICATE TO CONSOLIDATE AND SUBDIVIDE NO. 3372-17



CERTIFICATE TO CONSOLIDATE AND SUBDIVIDE NO. 3372-17



CERTIFICATE TO CONSOLIDATE AND SUBDIVIDE NO.3373-17



Legend

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

LOCATION MAP

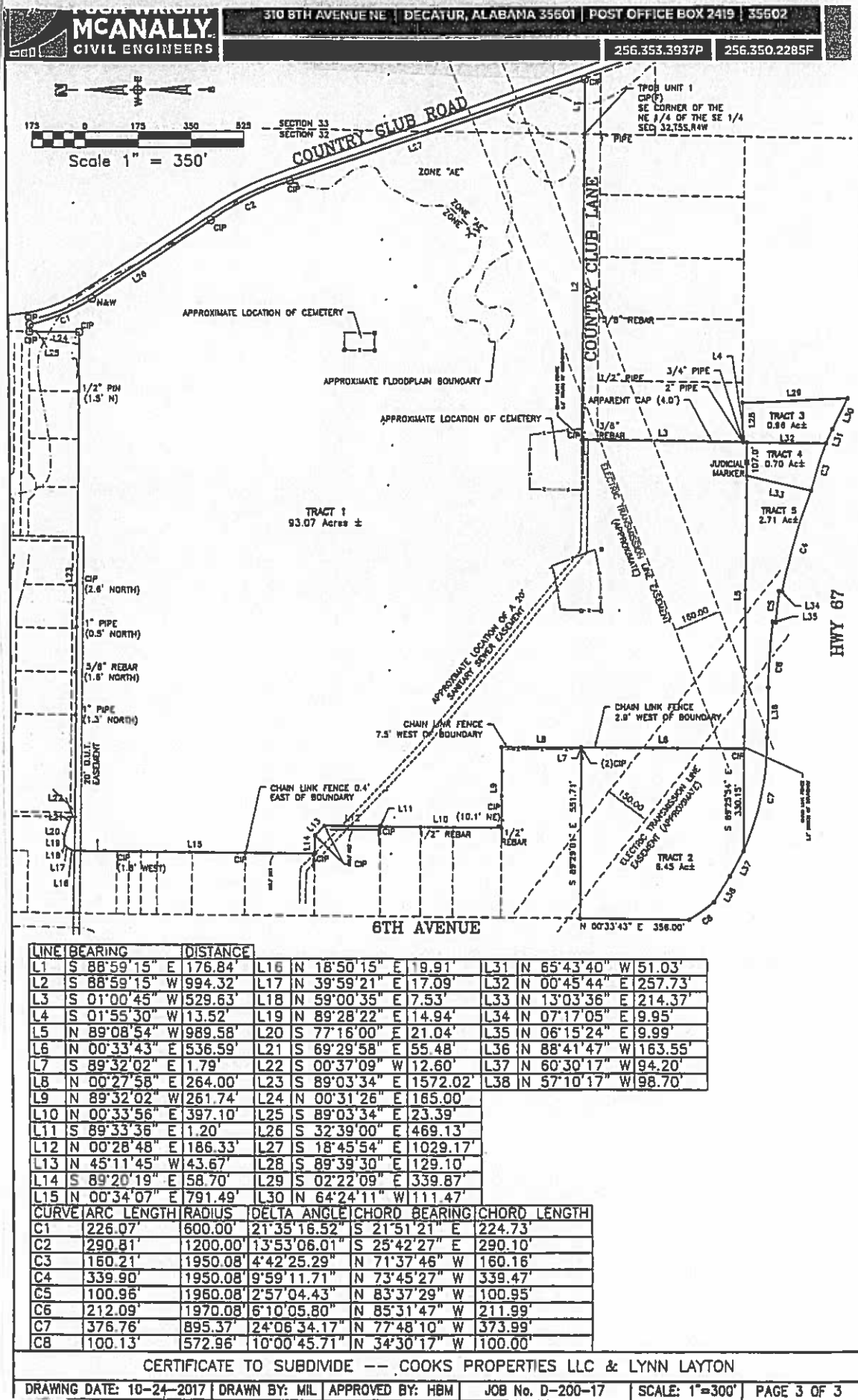
**APPLICANT: COOKS PROPERTIES, LLC
AND LYNN LAYTON**

PROPERTY ZONED RD AND B-2

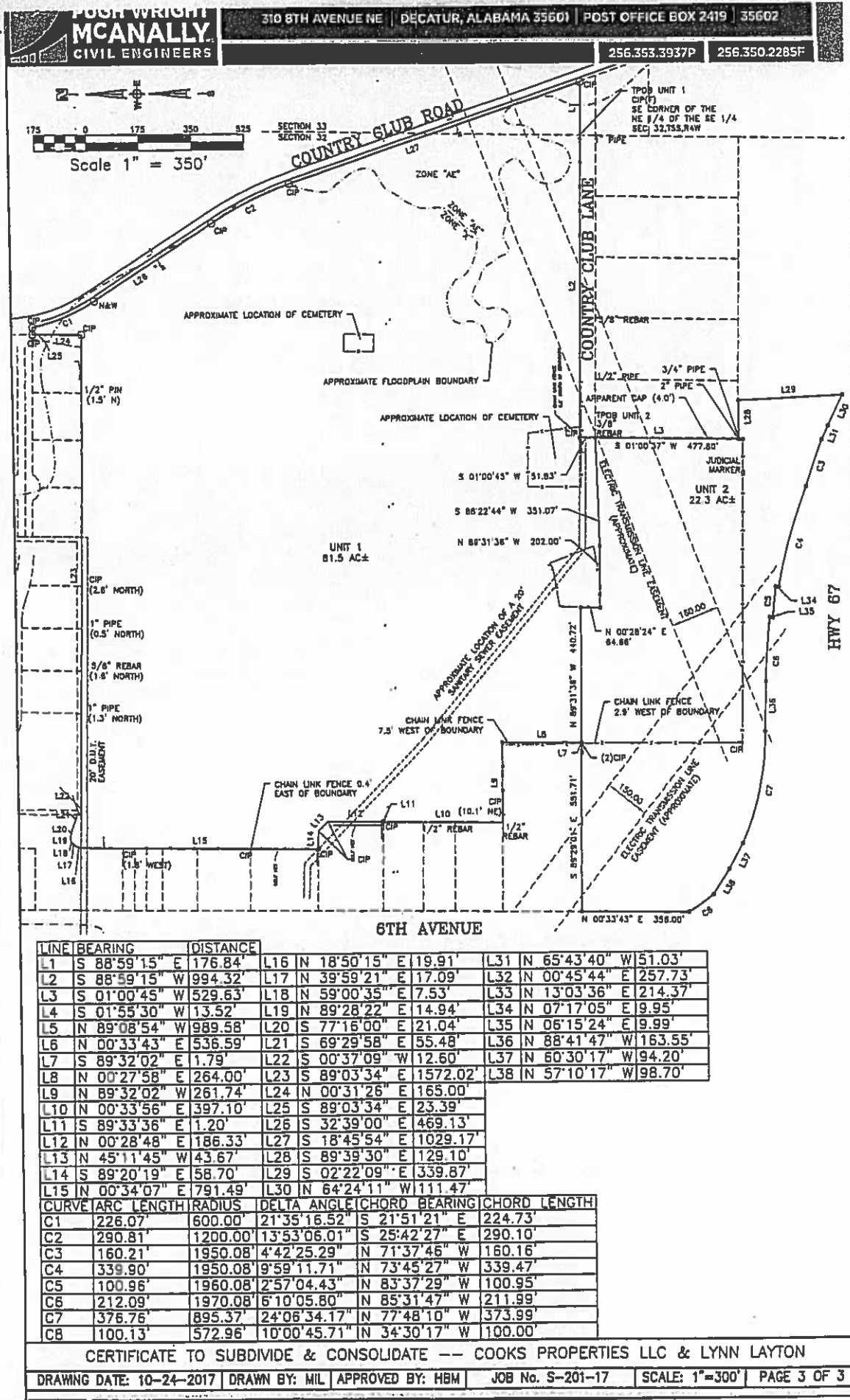


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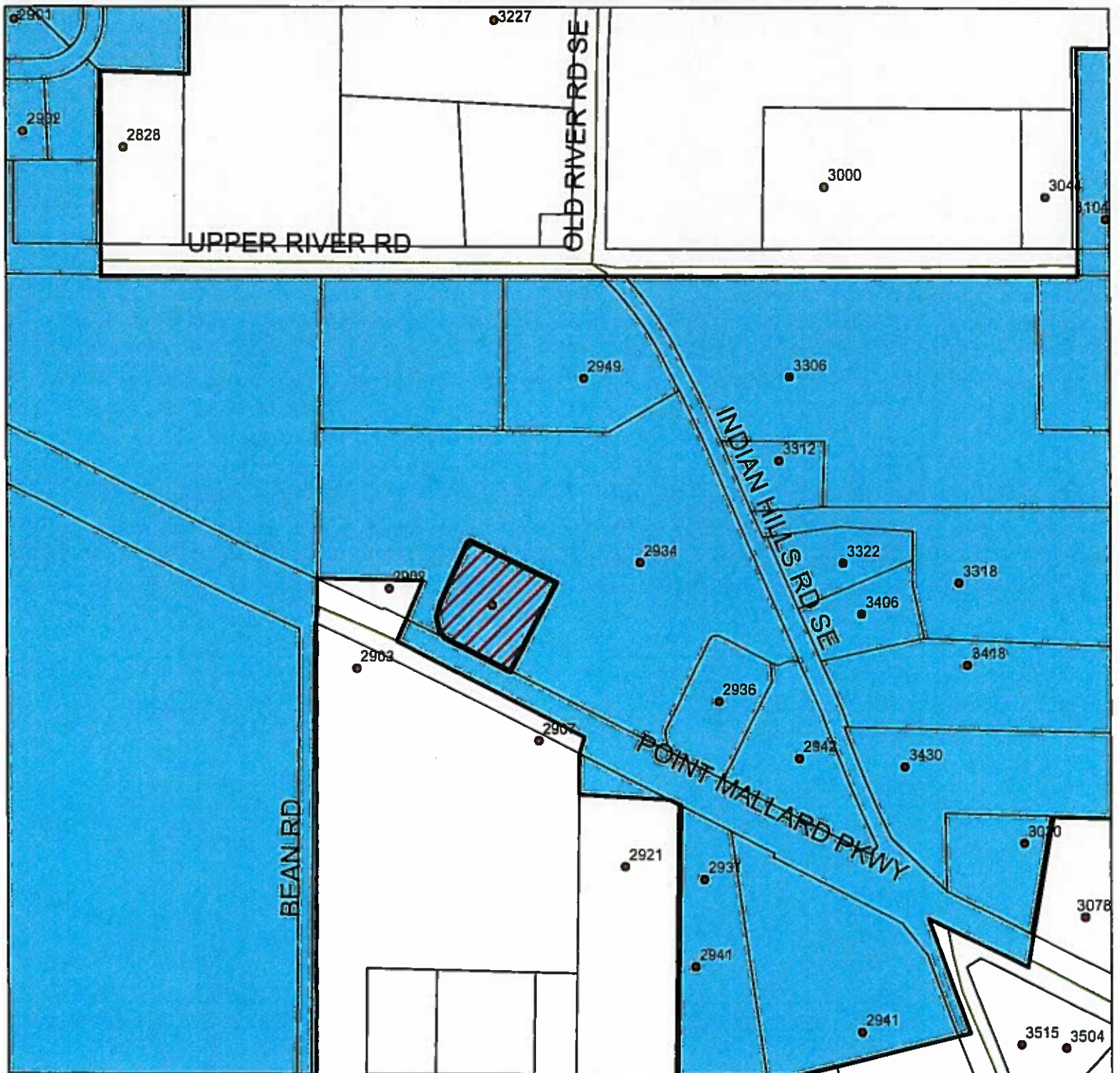
CERTIFICATE TO CONSOLIDATE AND SUBDIVIDE NO. 3373-17



CERTIFICATE TO CONSOLIDATE AND SUBDIVIDE NO. 3373-17



SITE PLAN NO.562-17



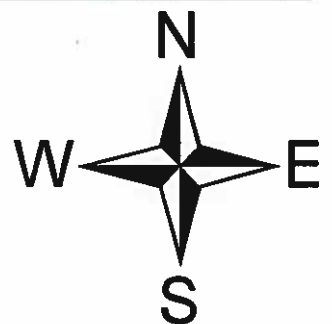
LOCATION MAP

Legend

-  Ownership
-  Corporate Limits
-  SUBJECT PROPERTY

APPLICANT: TACALA, LLC

PROPERTY ZONED B-2



DRAWING NOT TO SCALE

SITE PLAN NO.563-17



LOCATION MAP

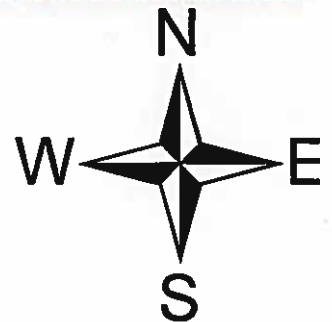
Legend

 Ownership

 SUBJECT PROPERTY

APPLICANT: GREENBERG FARROW

PROPERTY ZONED M-1A



DRAWING NOT TO SCALE

RESOLUTION NO. -2017

BE IT RESOLVED by the Planning Commission of the City of Decatur, Alabama that pursuant to Section VII.K.8 of the Subdivision Regulations of the City of Decatur the Cashiers Check securing the landscaping for Interstate Billing Services, Inc. located south of McGlathery Lane SE and on the east side of Veterans Avenue SE in the amount of \$399,003.00 is ready to be released. The landscaping improvement is now in place and the site is ready for a permanent Certificate of Occupancy.

BE IT FURTHER RESOLVED, that the Cashier's check securing the required public improvement is hereby released.

ADOPTED this _____ day of _____, 2017.

Kent Lawrence - Chairman
Decatur City Planning Commission

**STATE OF ALABAMA)
MORGAN COUNTY)**

I, _____, the undersigned authority, a notary public in and for said county in said state, hereby certify that _____, whose name as _____ of the City of Decatur Planning Commission, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he in his capacity as such officer executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this _____ day of _____, 2017.

Notary Public