

## **MEMORANDUM**

**DATE:** August 15, 2018

**TO:** Planning Commissioners

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

### **PLANNING COMMISSION MEETING**

**August 21, 2018**

**Pre-meeting – 2:15 p.m. (Annex)**

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

# Agenda Planning Commission

City of Decatur, AL

**August 21, 2018**

Time: 3:15 PM

City Council Chambers

Commissioners: Kent Lawrence, *Chairman*; Gary Borden, *Vice Chairman*; Daniel Culpepper, *Secretary*; Chuck Ard; Frances Tate; Joseph Wyn; Eddie Pike; Myna Burroughs; Dan Durbin

## 1. CALL MEETING TO ORDER

## 2. APPROVAL OF MINUTES- July 24, 2018

## 3. NEW BUSINESS

- A. The hearing to discuss the definition of restaurants that was announced at the July 2018 meeting will be held at the September 18, 2018 meeting.

## 3. CONSENT AGENDA

### CERTIFICATES

- |            |   |      |
|------------|---|------|
| A. 3414-18 | Certificate to Consolidate<br>(South of Jade Pointe Dr. SE and west side of Ruby Pointe Dr. SE) | 1-4  |
| B. 3415-18 | Certificate to Subdivide<br>(South of AL Hwy 20 and west side of Beltline Rd. NW)               | 5-7  |
| C. 3416-18 | Certificate to Consolidate<br>(North side of Beltline Rd. SW and east of Briar Ave. SW)         | 8-11 |

### SITE PLAN

- |           |   |                   |
|-----------|---|-------------------|
| A. 578-18 | Convenience Store<br>(Southwest intersection of W Moulton St./Old Moulton Rd.)  | 12-13<br>see plat |
| A. 579-18 | Grain Warehouse<br>(North of Market St. NE and east of 6 <sup>th</sup> Avenue.) | 14-15<br>see plat |

## 4. OTHER BUSINESS

### VACATION REQUESTS

A. 506-18

(South of Jade Pointe Dr. SE & west side of Ruby Pointe Dr. SE)

16-18

B. 507-18

(South of Grant St. SE and northeast of Church St. SE)

19-21

**STAFF REPORT FOR  
PLANNING COMMISSION  
August 21, 2018**

**FILE NUMBER: Cert. # 3414-18**

**CONTROL NO. 7890**

**ACRES: .49**

**CURRENT ZONE: R-3, SF Residential**

**NEW ZONE:**

**APPLICANT: Pugh, Wright, McAnally for Aaron & Rachel Cossey**

**PROPERTY OWNER/PROPERTY ADDRESS: South of Jade Pointe Dr. SE and west side of Ruby Pointe Dr. SE**

**REQUEST: Consolidate Lots 13 & 14 of Crown Pointe Addition No 4**

**CURRENT LANDUSE: Residential, Low Density**

**PROPOSED LANDUSE: Same**

**ONE DECATUR Future Landuse: Same**

**ONE DECATUR STREET TYPOLOGY: Local Street**

<b>COMMENTS AND RECOMMENDATIONS FROM SUBDIVISION COMMITTEE:</b>
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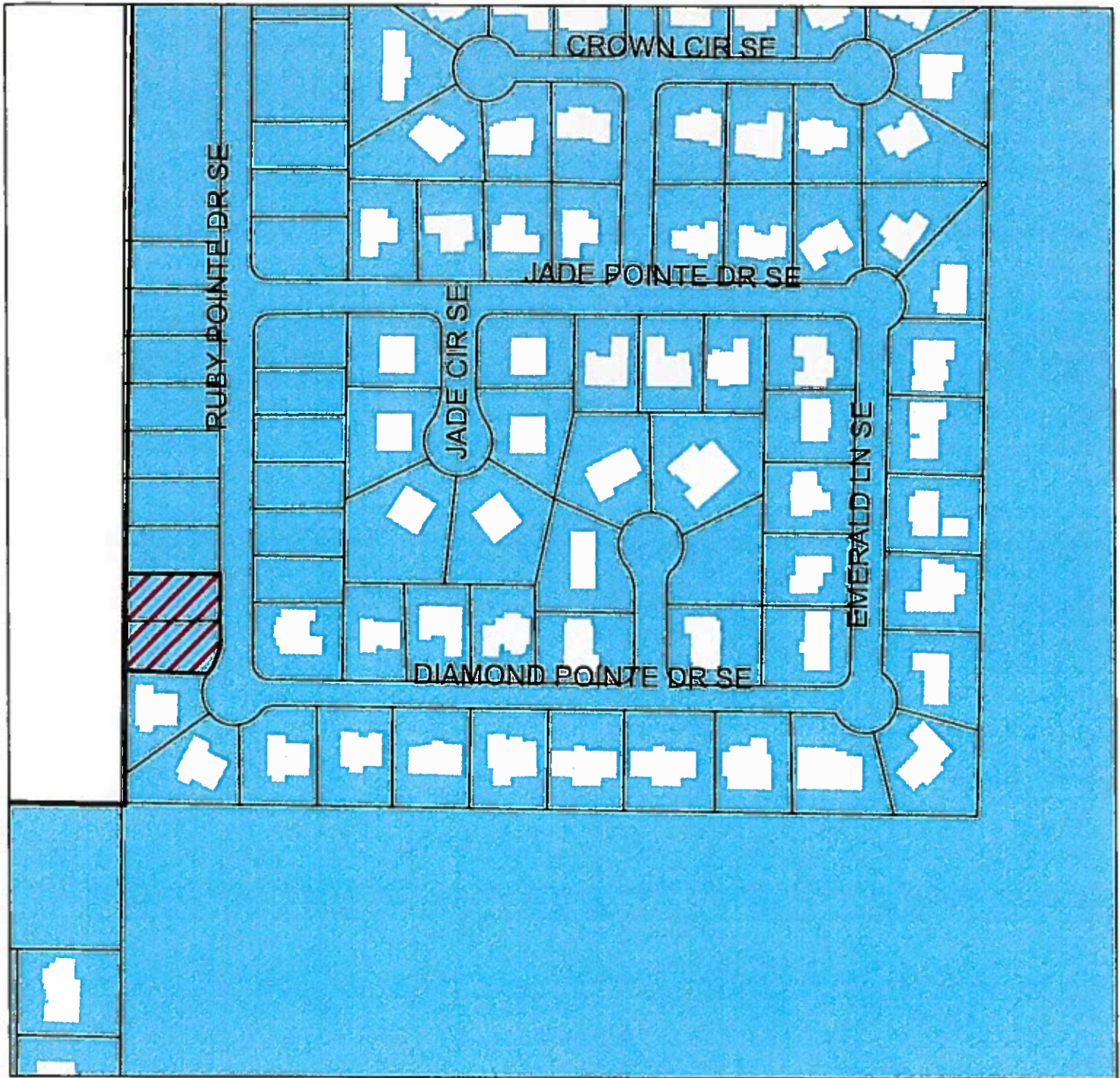
**Recommend approval with the following conditions:**

1. Payment of recording fees
2. Approval of Vacation Request 506-18
3. Provide a stamped and sealed survey for recording

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

<b>COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:</b>
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# CERTIFICATE TO CONSOLIDATE NO. 3414-18



## LOCATION MAP

***APPLICANT: AARON M. AND RACHEL COSSEY***

### Legend

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

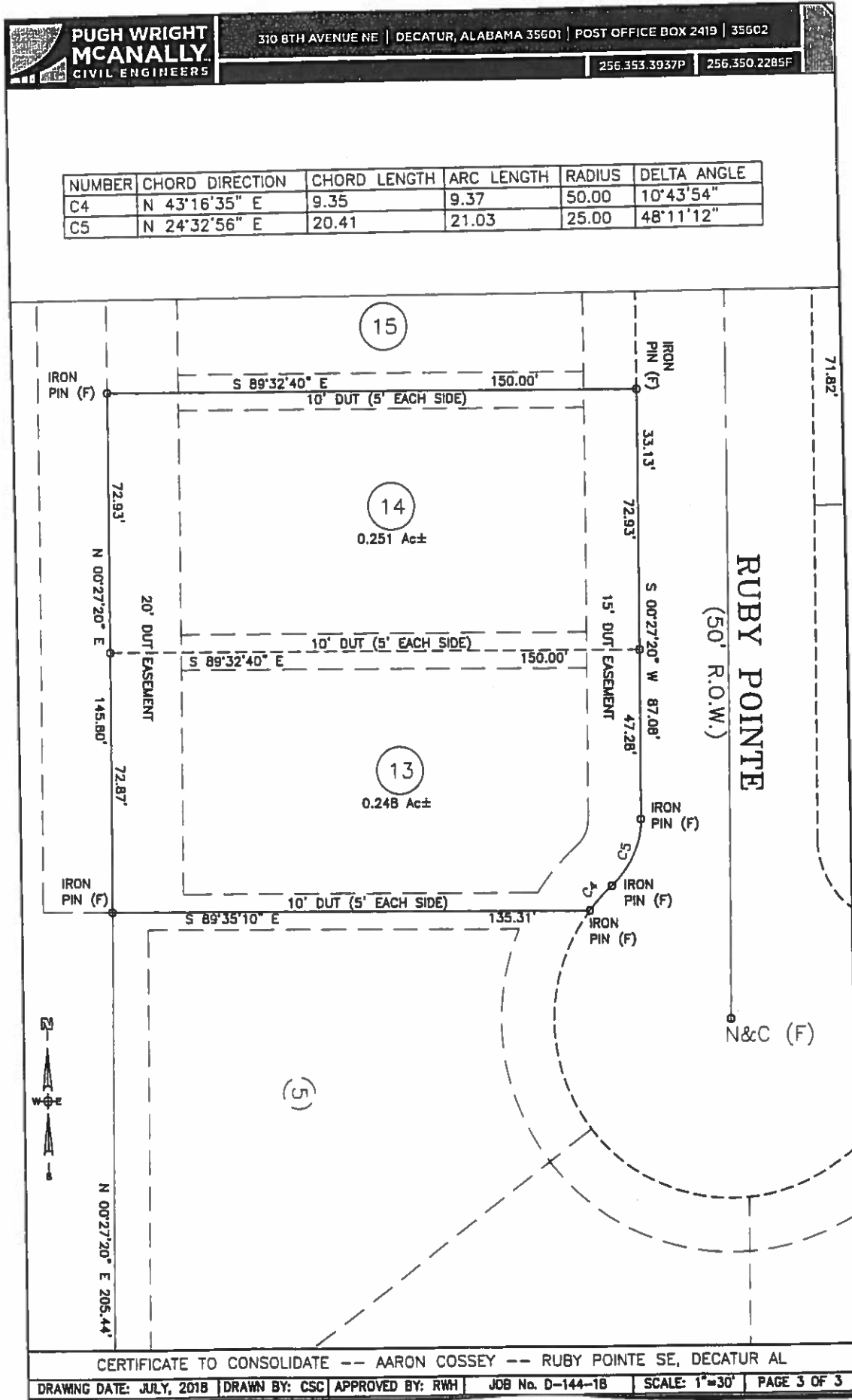
**PROPERTY ZONED R-3**



DRAWING NOT TO SCALE



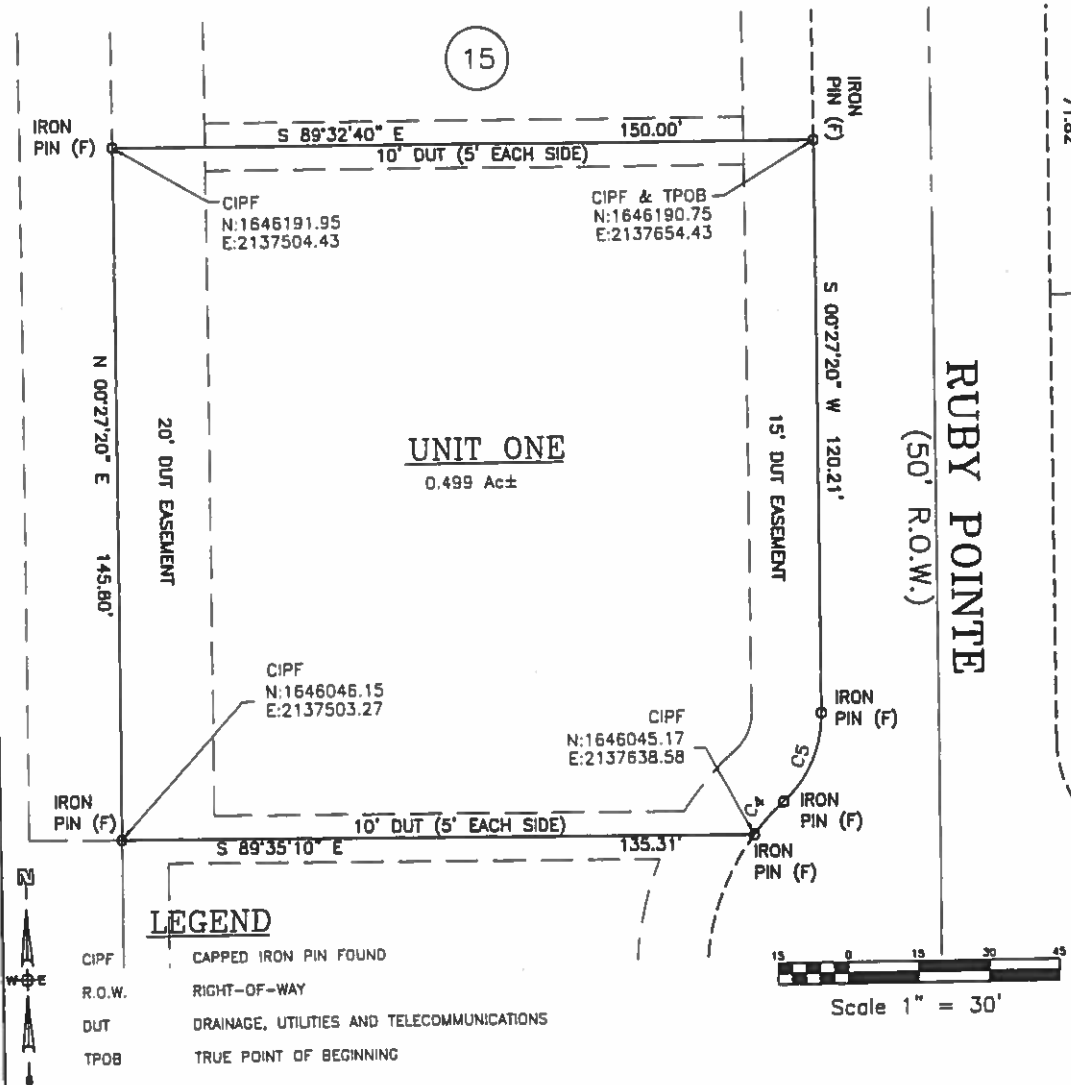
# CERTIFICATE TO CONSOLIDATE NO.3414-18



# CERTIFICATE TO CONSOLIDATE NO.3414-18

 <b>PUGH WRIGHT MCANALLY</b> CIVIL ENGINEERS	310 8TH AVENUE NE   DECATUR, ALABAMA 35601   POST OFFICE BOX 2419   35602	
	256.353.3937P	256.350.2285F

NUMBER	CHORD DIRECTION	CHORD LENGTH	ARC LENGTH	RADIUS	DELTA ANGLE
C4	N 43°16'35" E	9.35	9.37	50.00	10°43'54"
C5	N 24°32'56" E	20.41	21.03	25.00	48°11'12"



**STAFF REPORT FOR  
PLANNING COMMISSION  
August 21, 2018**

**FILE NUMBER: Cert # 3415-18**

**CONTROL NO. 7895**

**ACRES: 4.16**

**CURRENT ZONE: Outside Corp Limits**

**NEW ZONE:**

**APPLICANT: Mid South Testing Inc. for L&W Investments, LLC**

**PROPERTY OWNER/PROPERTY ADDRESS: South of AL Hwy 20 and west side of Beltline Rd. NW**

**REQUEST: Subdivide 4.16 acres into 3.25 acres and 0.91 acres**

**CURRENT LANDUSE: Vacant**

**PROPOSED LANDUSE: Commercial**

**ONE DECATUR Future Landuse: Flex Employment Center**

**ONE DECATUR STREET TYPOLOGY: Workhorse/Beltline**

<b>COMMENTS AND RECOMMENDATIONS FROM SUBDIVISION COMMITTEE:</b>
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Recommend contingent approval with the following conditions: (Certificate will not be recorded until conditions are met and site plan is approved).

1. Payment of recording fees
2. Withdrawal of Certificate to Consolidate & Subdivide 3386-18 tabled at the March, 2018 PC Meeting
3. Provide septic tank approval for Tract 2
4. Show flood zone on the survey
5. Provide 40' drainage easement for existing ditch (20' each side)
6. Show existing sewer easement as recorded in BK 2014 PG 746
7. Provide a 30' non-exclusive easement along the south line of Tract 1 from Tract 2 east to Beltline ROW. Show easement on survey
8. Post a bond with ALDOT for the future access road that shall be required at the time of development. Amount to be determined by ALDOT.

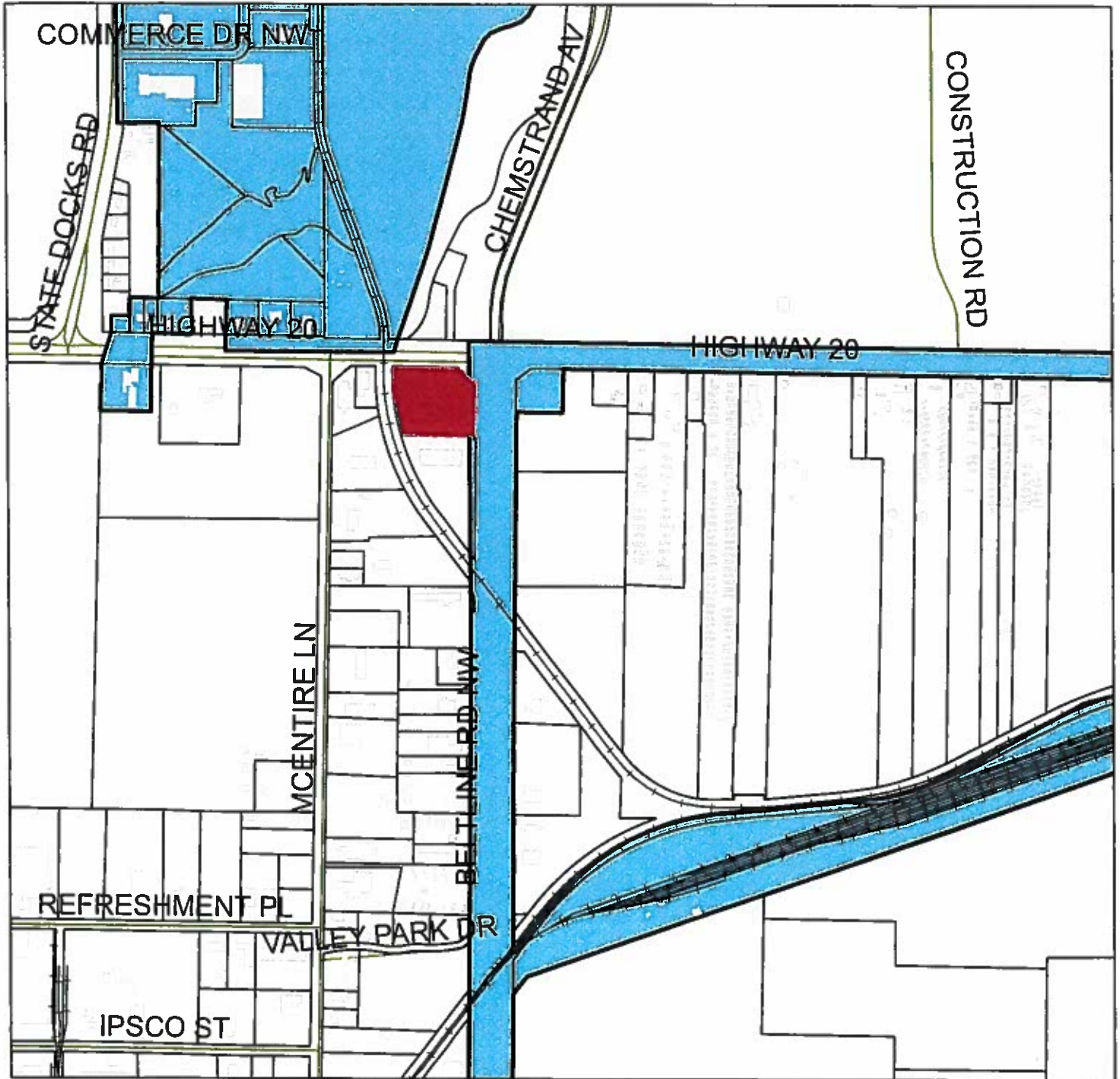
Pt. of Info: (1) A site plan, approved by the Planning Commission, with particular emphasis on access when development occurs will be required. (2) Any relocation of utilities will be at the owner's expense. (3) All access to Hwy 20 and Beltline Road will require approval from ALDOT and the City of Decatur prior to development of both tracts.

<b>COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:</b>
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Prepared by: Hannah Pearson  
Date: August 8, 2018



# CERTIFICATE TO SUBDIVIDE NO. 3415-18



## LOCATION MAP

### Legend

 codgis2013.DBO.Morgan\_Parcels

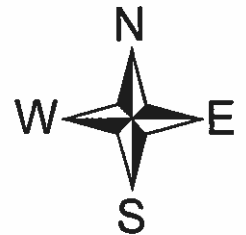
 Buildings

 CorporateLimits

 **SUBJECT PROPERTY**

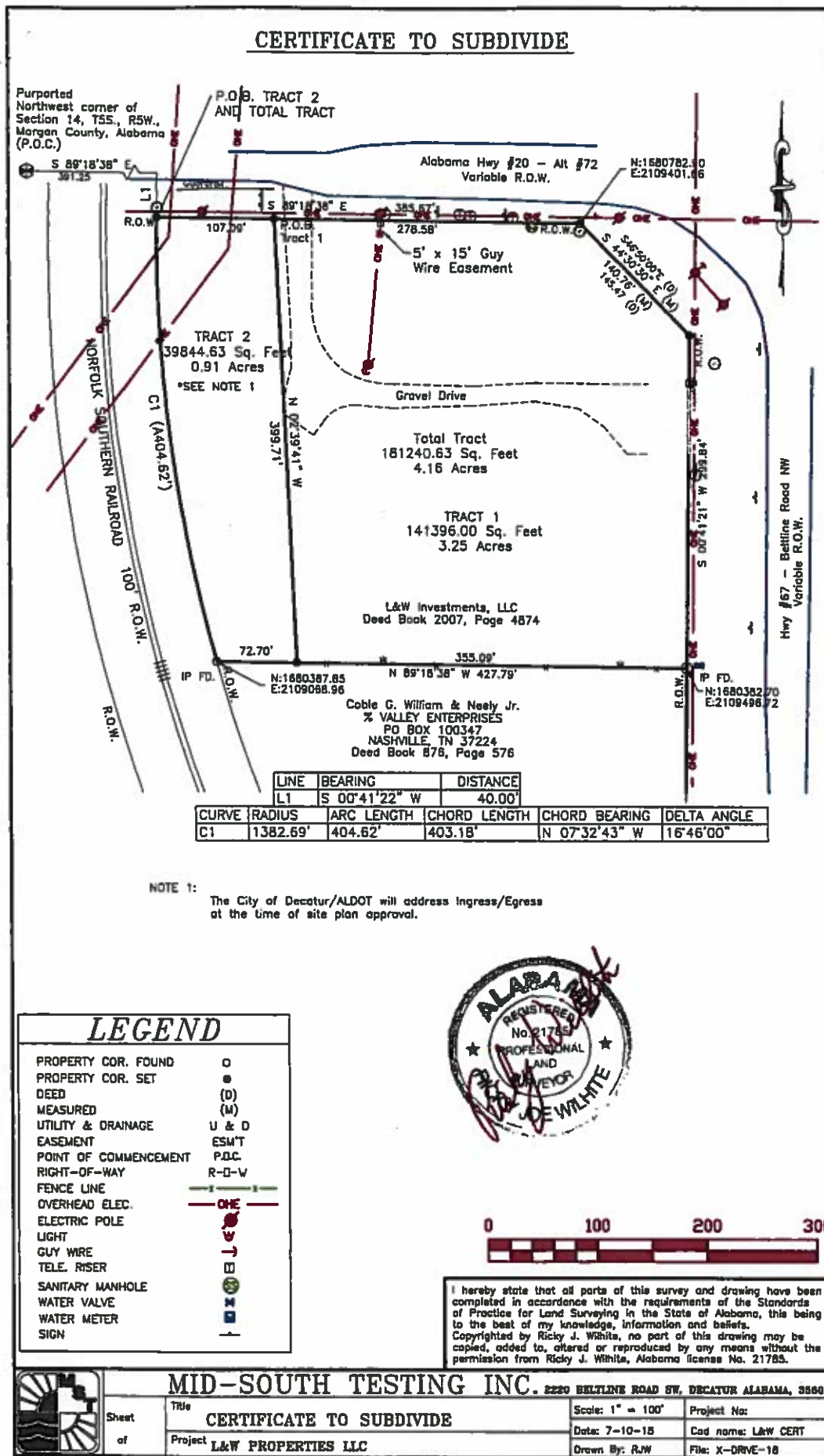
**APPLICANT: L AND W INVESTMENTS LLC**

**PROPERTY PJ ONLY**



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# CERTIFICATE TO SUBDIVIDE NO.3415-18



**STAFF REPORT FOR  
PLANNING COMMISSION  
August 21, 2018**

**FILE NUMBER: Cert # 3416-18**

**CONTROL NO. 7896**

**ACRES: .37**

**CURRENT ZONE: B-2, Gen Business**

**NEW ZONE:**

**APPLICANT:** Pugh, Wright, McAnally for Jimmy Johnson

**PROPERTY OWNER/PROPERTY ADDRESS:** North side of Beltline Rd. SW and east of Briar Ave. SW

**REQUEST:** Consolidate .187 acres and .184 acres into one tract of .37 acres

**CURRENT LANDUSE:** Commercial

**PROPOSED LANDUSE:** Same

**ONE DECATUR Future Landuse:** Community Commercial

**ONE DECATUR STREET TYPOLOGY:** Beltline

<b>COMMENTS AND RECOMMENDATIONS FROM SUBDIVISION COMMITTEE:</b>
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**Recommend approval with the following conditions:**

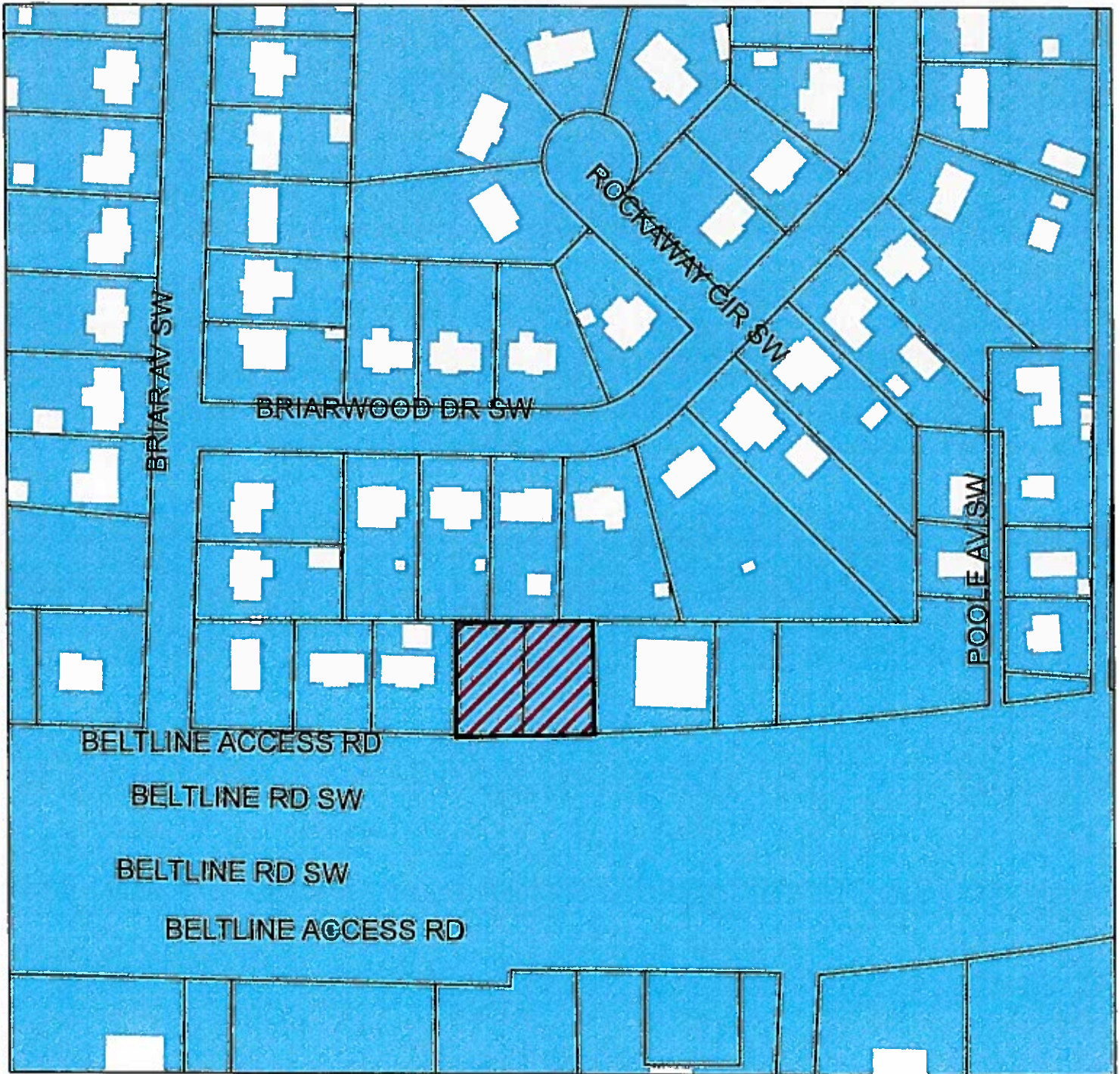
1. Provide copy of deed showing property ownership
2. Payment of recording fees
3. Provide a stamped and sealed survey for recording

**Pt. of Info:** Any relocation of utilities will be at the owner's expense. 2. Site plan will be required prior to any construction or development. 3. Extend sewer to consolidated tract prior to the issuance of final CO.

<b>COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:</b>
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# CERTIFICATE TO CONSOLIDATE NO. 3416-18



## LOCATION MAP

### Legend

 codgis2013.DBO.Morgan\_Parcels

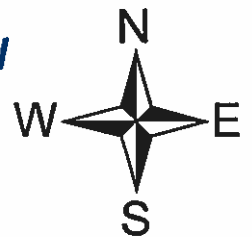
 Buildings

 CorporateLimits

 **SUBJECT PROPERTY**

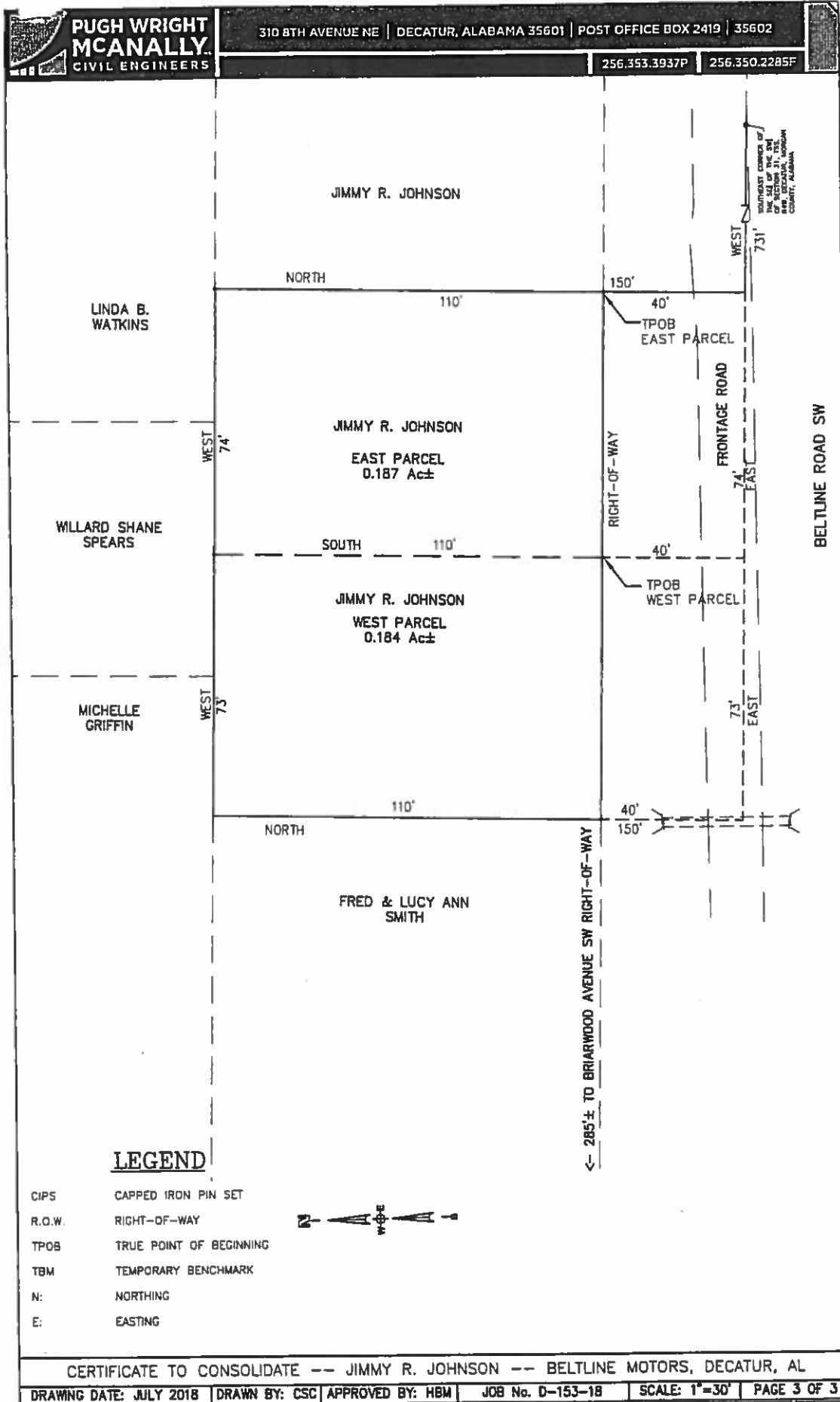
**APPLICANT: JIMMY JOHNSON**  
**BELTLINE MOTORS**

**PROPERTY ZONED B-2**

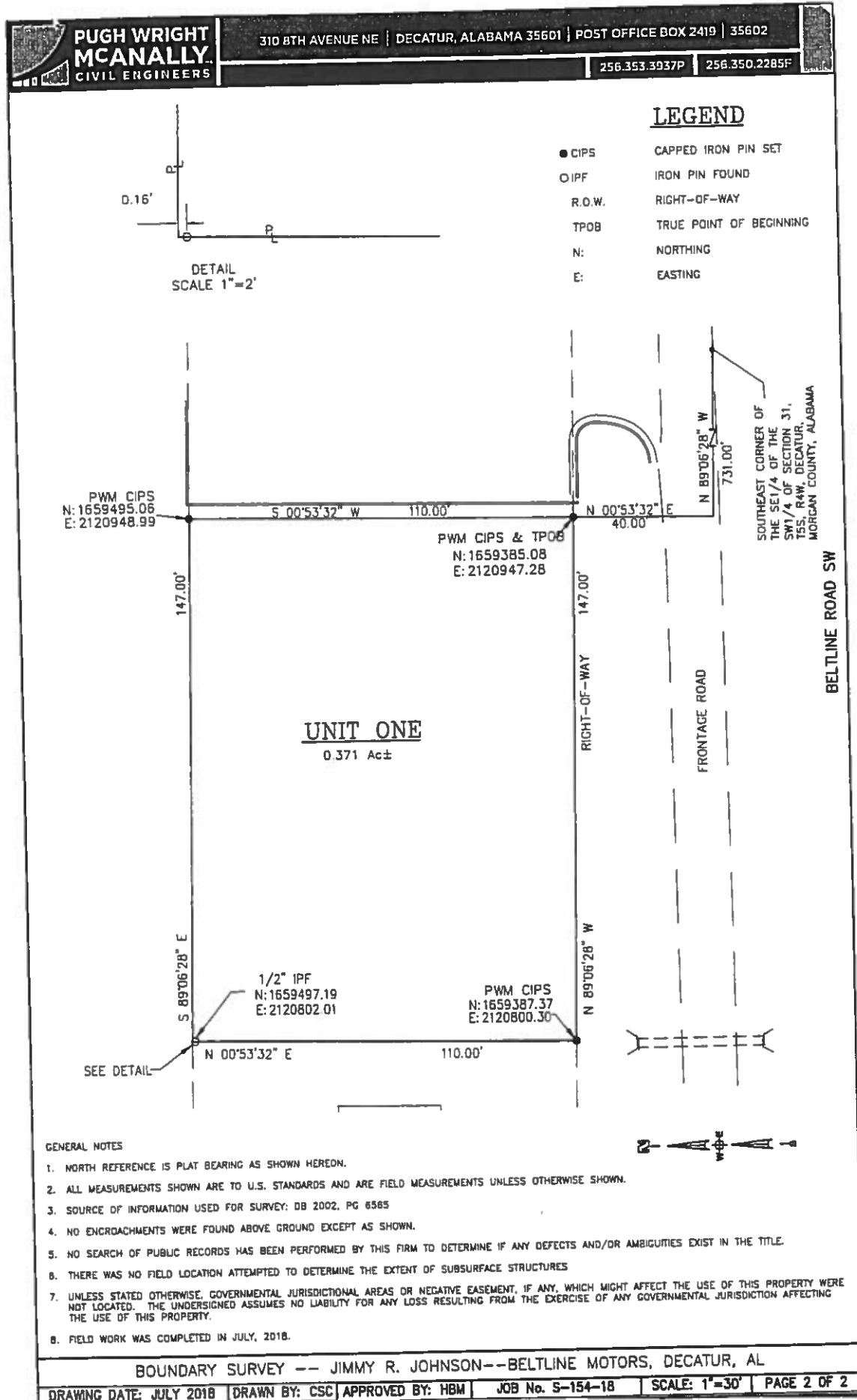


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# CERTIFICATE TO CONSOLIDATE NO.3416-18



# CERTIFICATE TO CONSOLIDATE NO.3416-18





**STAFF REPORT FOR  
PLANNING COMMISSION  
August 21, 2018**

**FILE NUMBER:** Site Plan No. 578-18

**CONTROL NO.** 7893

**ACRES:** .27

**CURRENT ZONE:** B-1, Local Shopping

**NEW ZONE:** [Click or tap here to enter text.](#)

**APPLICANT:** Pugh, Wright, McAnally for Hill Construction & Clients

**PROPERTY OWNER/PROPERTY ADDRESS:** Southwest intersection of W Moulton St./Old Moulton Rd.

**REQUEST:** Site plan approval for construction of a new convenience store

**CURRENT LANDUSE:** Local Shopping

**PROPOSED LANDUSE:** Same

**ONE DECATUR FUTURE LANDUSE:** Community Commercial

**ONE DECATUR STREET TYPOLOGY:** Workhorse & City Connector

<b>COMMENTS AND RECOMMENDATIONS FROM SUBDIVISION COMMITTEE:</b>
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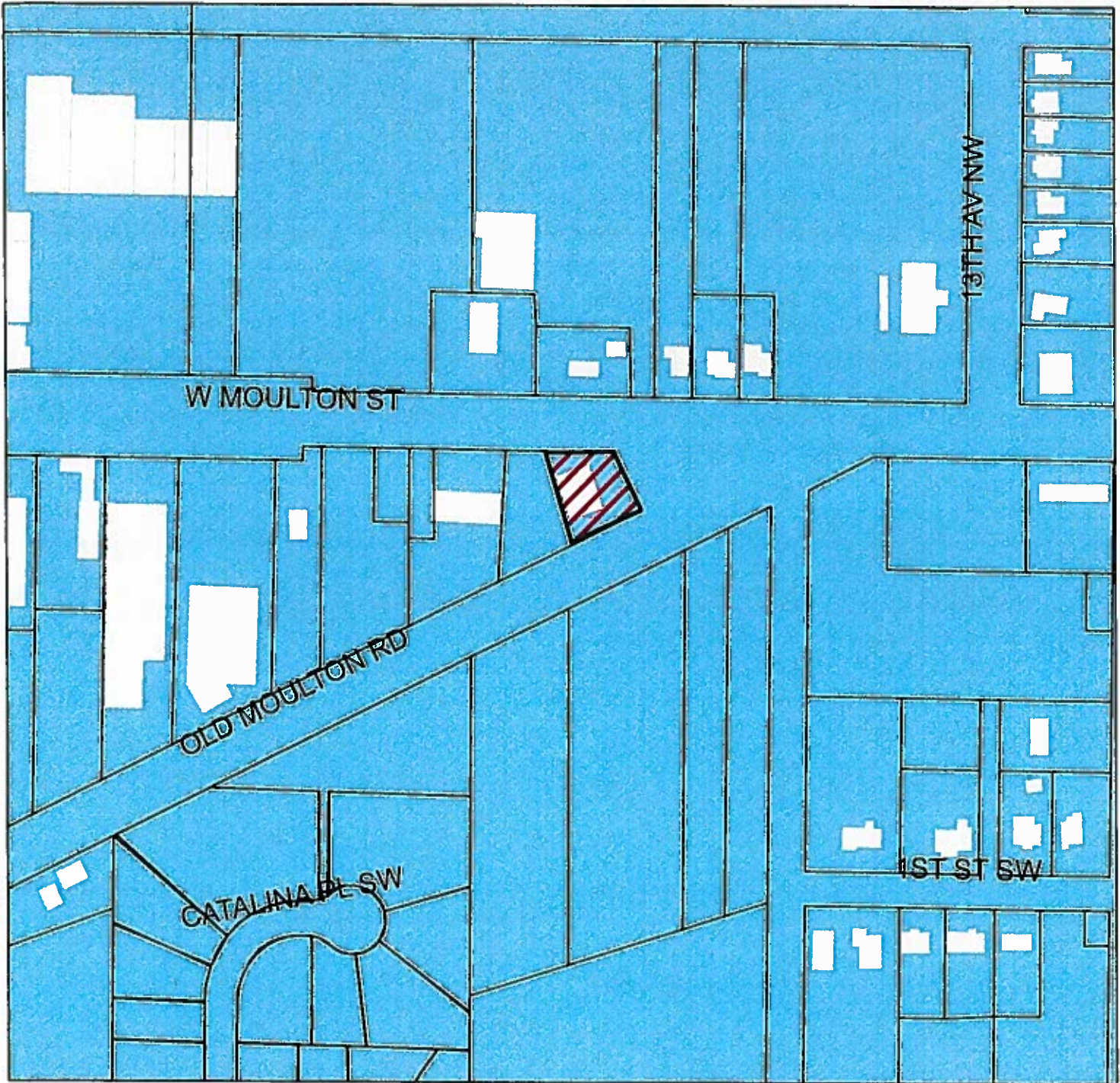
**Recommend approval with the following conditions:**

1. Dumpster to be enclosed
2. Sidewalks to be replaced or constructed along Old Moulton Rd. & W. Moulton St.
3. Provide parking calculations to the Building Department

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

<b>COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:</b>
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# SITE PLAN 578-18



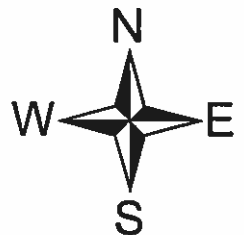
## Legend

-  codgis2013.DBO.Morgan\_Parcels
-  Ownership
-  Buildings
-  CorporateLimits
-  **SUBJECT PROPERTY**

## LOCATION MAP

**APPLICANT: CHIVUKULA AND PENMATHSA**

**PROPERTY ZONED B-1**



DRAWING NOT TO SCALE

**STAFF REPORT FOR  
PLANNING COMMISSION  
August 21, 2018**

**FILE NUMBER:** Site Plan No. 579-18

**CONTROL NO.** 7894

**ACRES:** 11 according to tax <sup>assess</sup> map

**CURRENT ZONE:** M-2, Heavy Industry

**NEW ZONE:**

**APPLICANT:** Pugh, Wright, McAnally for Alabama Farmer's Co-op (AFC)

**PROPERTY OWNER/PROPERTY ADDRESS:** North of Market St. NE and east of 6<sup>th</sup> Avenue

**REQUEST:** Construction of a new grain warehouse and storage facility

**CURRENT LANDUSE:** Heavy Industry

**PROPOSED LANDUSE:** Same

**ONE DECATUR Future Landuse:** Riverfront Mixed Use

**ONE DECATUR STREET TYPOLOGY:** City Connector

<b>COMMENTS AND RECOMMENDATIONS FROM SUBDIVISION COMMITTEE:</b>
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**Recommend approval with the following conditions:**

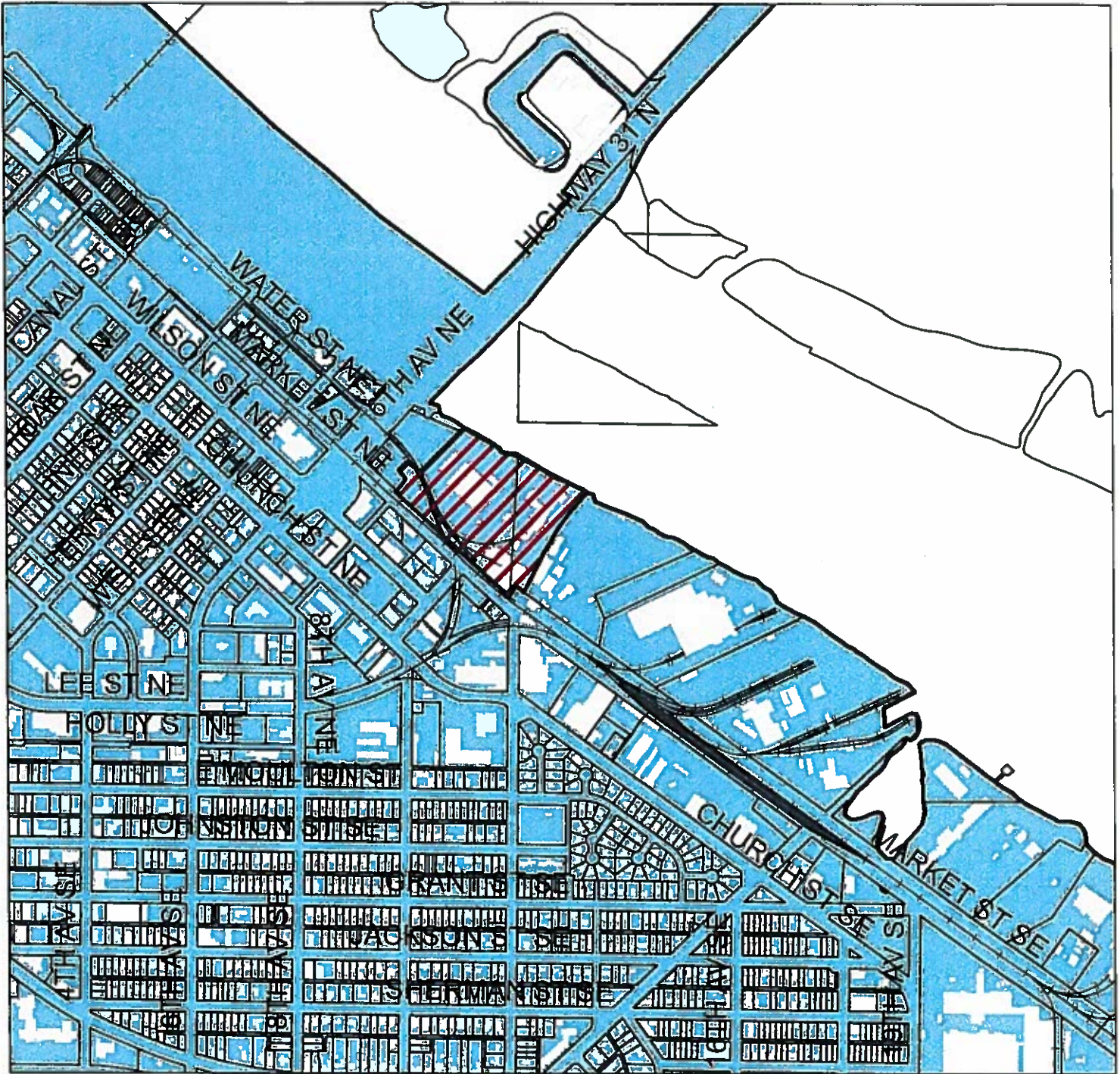
No conditions.

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

<b>COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:</b>
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# SITE PLAN 579-18



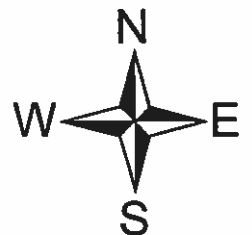
## LOCATION MAP

### Legend

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

**APPLICANT: ALA FARMERS CO-OP**

**PROPERTY ZONED M-2**



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**STAFF REPORT FOR  
PLANNING COMMISSION  
August 21, 2018**

**FILE NUMBER: VAC 506-18**

**CONTROL NO. 7891**

**ACRES: .03**

**CURRENT ZONE: R-3, SF Residential**

**NEW ZONE:**

**APPLICANT:** Pugh, Wright, McAnally for Aaron & Rachel Cossey

**PROPERTY OWNER/PROPERTY ADDRESS:** South of Jade Pointe Dr. SE & west side of Ruby Pointe Dr. SE

**REQUEST:** Vacate existing 10' DU&T easement running east to west between Lots 13 & 14 of Crown Pointe Subdivision, Addition IV

**CURRENT LANDUSE:** Residential, Low Density

**PROPOSED LANDUSE:** Same

**ONE DECATUR Future Landuse:** Same

**ONE DECATUR STREET TYPOLOGY:** Local

<b>COMMENTS AND RECOMMENDATIONS FROM SUBDIVISION COMMITTEE:</b>
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**Recommend approval with the following conditions:**

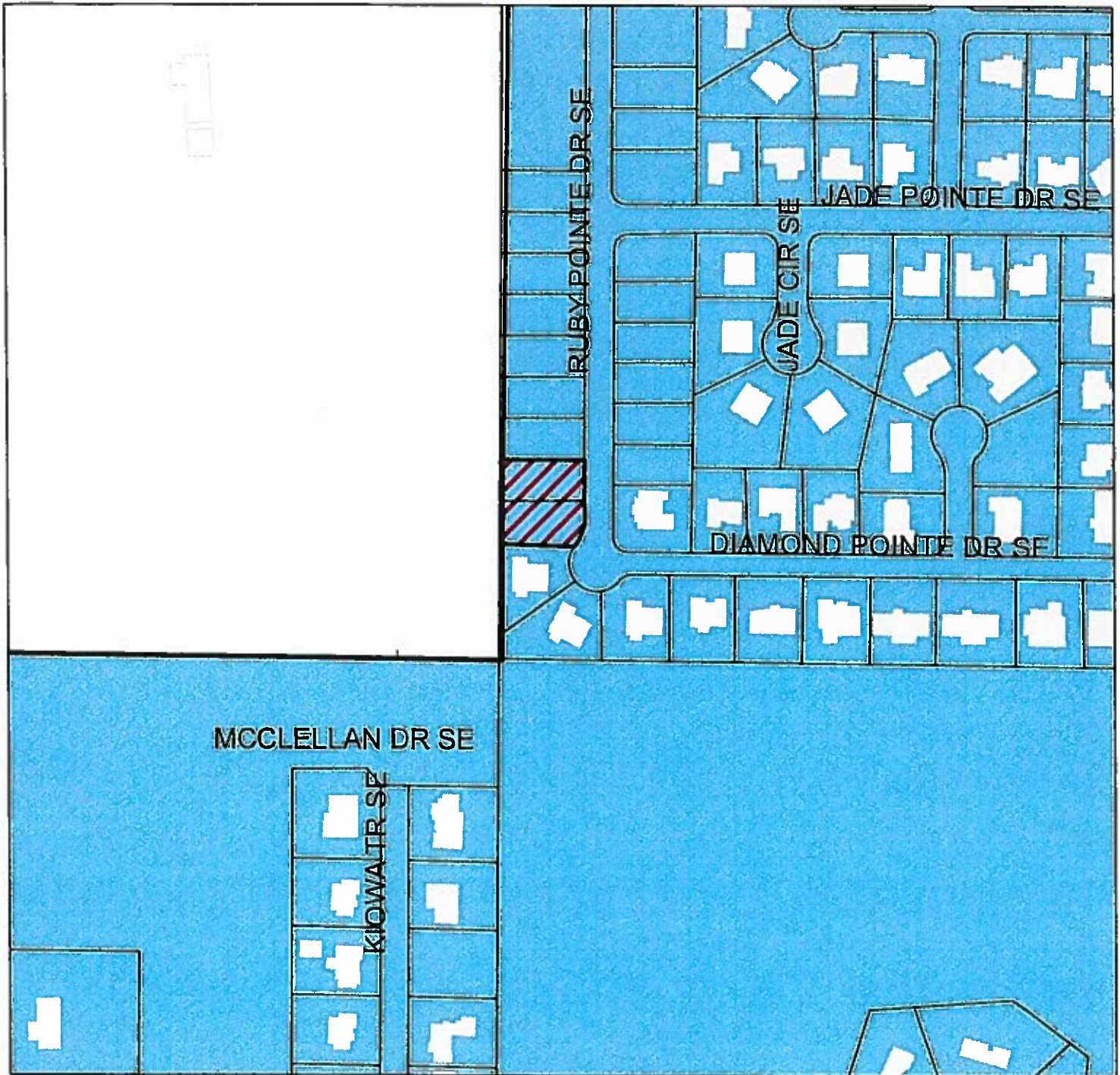
1. None

**Pt. of Info:** (1) Any relocation of utilities will be at the owner's expense. (2) Recording fees should be paid to City Clerk once Vacation Request clears City Council.

<b>COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:</b>
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# VACATION REQUEST NO. 506-18



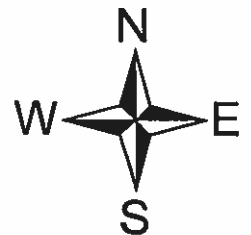
## LOCATION MAP

### Legend

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

**APPLICANT: AARON M. COSSEY  
AND RACHEL E. COSSEY**

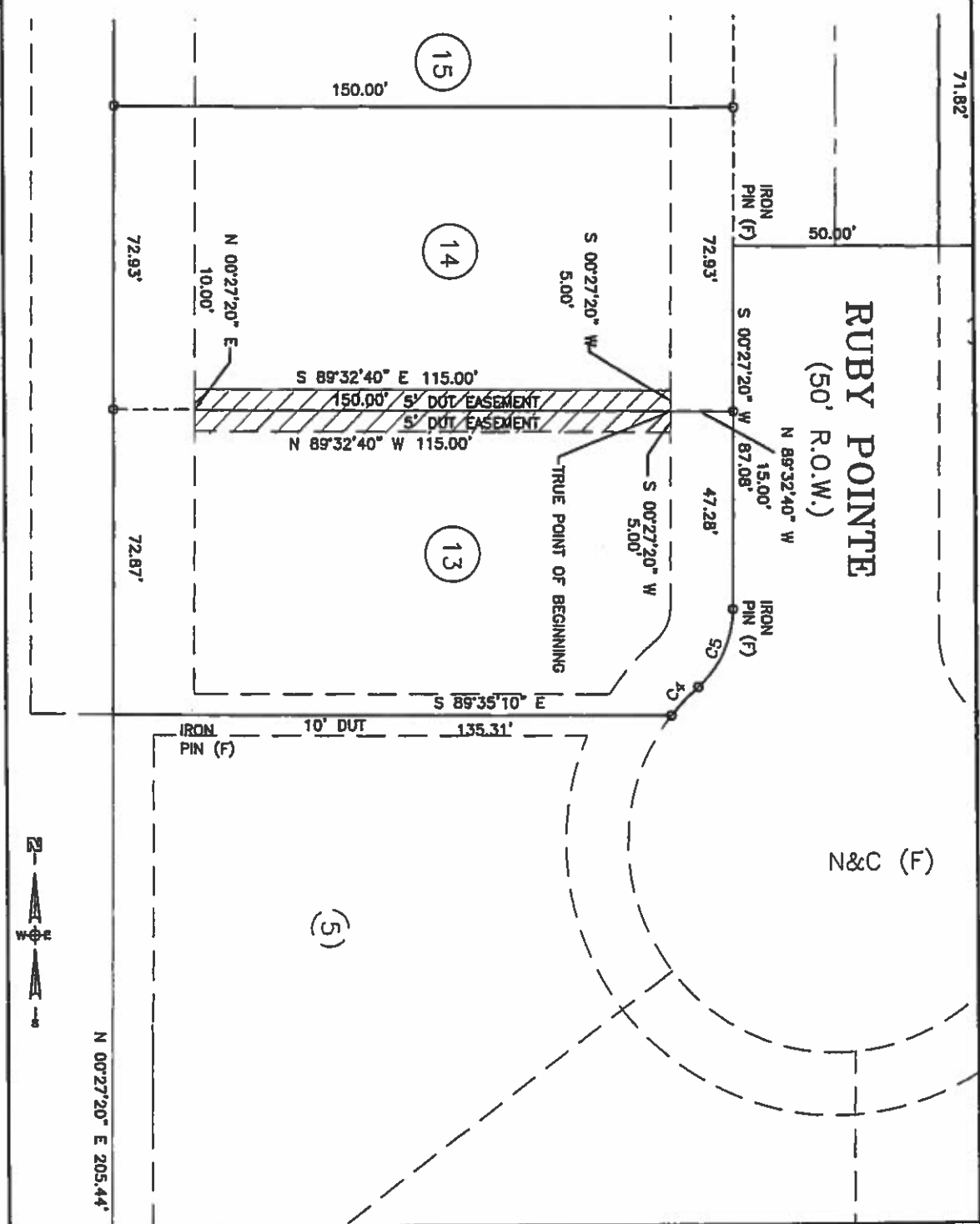
**PROPERTY ZONED R-3**



DRAWING NOT TO SCALE



NUMBER	CHORD DIRECTION	CHORD LENGTH	ARC LENGTH	RADIUS	DELTA ANGLE
C1	S 45°21'37" W	35.30	39.19	25.00	89°48'33"
C2	S 44°40'10" E	35.43	39.38	25.00	90°15'00"
C3	S 45°19'50" W	35.28	39.16	25.00	89°45'01"
C4	N 43°16'35" E	9.35	9.37	50.00	10°43'54"
C5	N 24°32'56" E	20.41	21.03	25.00	48°11'12"
C6	N 44°38'23" W	35.41	39.35	25.00	90°11'27"



EASEMENT VACATION (0.03 Ac) -- AARON COSSEY -- RUBY POINTE SE, DECATUR AL

DRAWING DATE: JULY, 2018 | DRAWN BY: CSC | APPROVED BY: RWH | JOB No. D-146-18 | SCALE: 1"=30' | PAGE 7 OF 7

**STAFF REPORT FOR  
PLANNING COMMISSION  
August 21, 2018**

**FILE NUMBER:** VAC 507-18

**CONTROL NO.** 7892

**ACRES:** .14

**CURRENT ZONE:** M-2, Heavy Industry

**NEW ZONE:**

**APPLICANT:** Pugh, Wright, McAnally for Karoun Holdings, LLC

**PROPERTY OWNER/PROPERTY ADDRESS:** South of Grant St. SE and northeast of Church St. SE

**REQUEST:** Vacate a 40' wide easement and a portion of a 20' wide water main easement

**CURRENT LANDUSE:** General Industrial

**PROPOSED LANDUSE:** [Click or tap here to enter text.](#)

**ONE DECATUR Future Landuse:** Neighborhood Commercial

**ONE DECATUR STREET TYPOLOGY:** City Connector

<b>COMMENTS AND RECOMMENDATIONS FROM SUBDIVISION COMMITTEE:</b>
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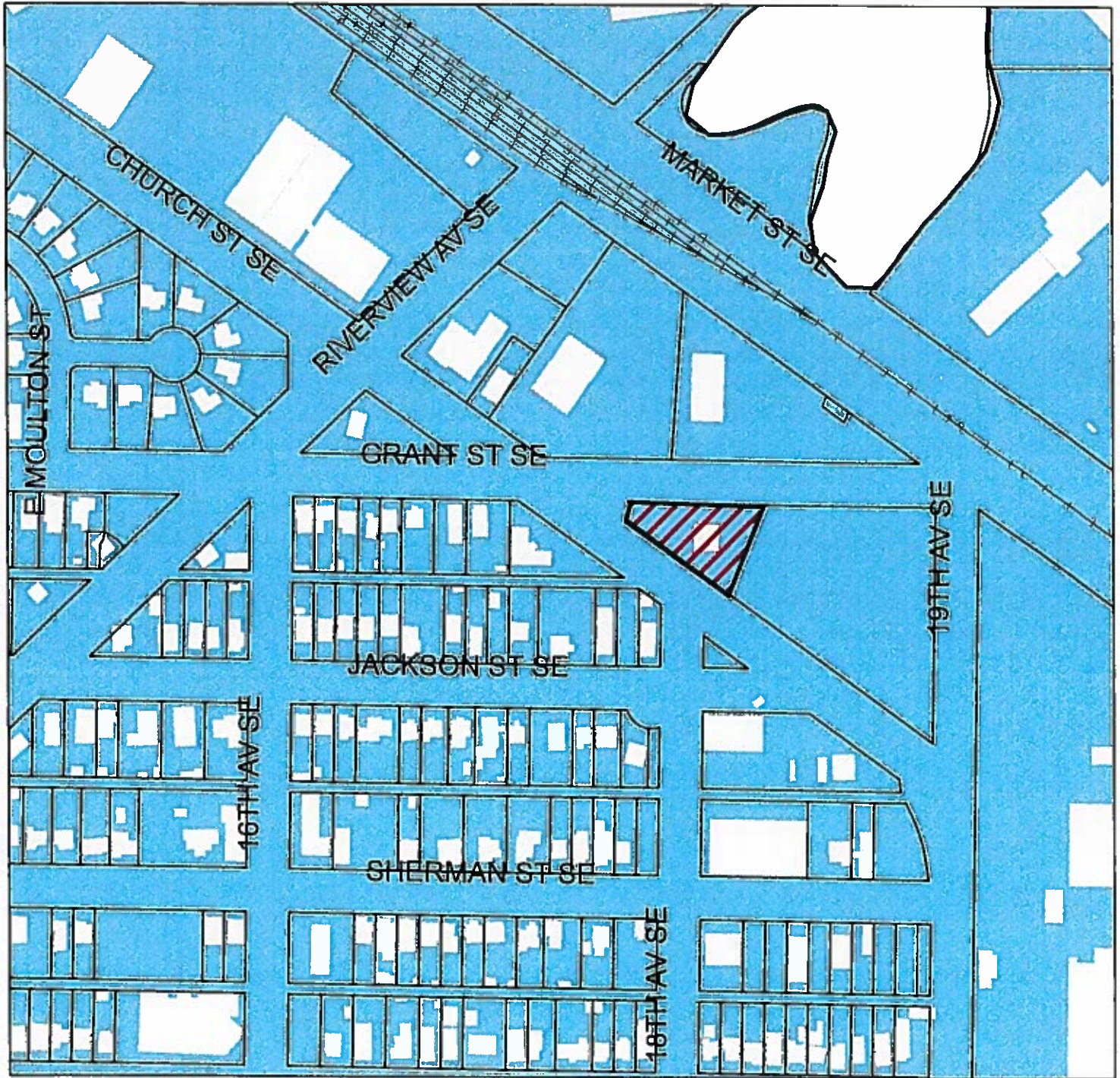
**Recommend approval with the following conditions:**

1. Retain 30' of existing 40' easement for existing telecommunications and sewer lines
2. Revise Vacation document legals and survey to reflect retention of existing utilities

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

<b>COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:</b>
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# VACATION REQUEST NO. 507-18



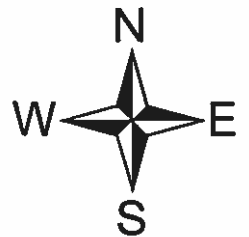
## LOCATION MAP

***APPLICANT: KAROUN HOLDINGS, LLC  
A WASHINGTON LIMITED LIABILITY CO.***

### Legend

-  Ownership
-  Buildings
-  Corporate Limits

 **SUBJECT PROPERTY**

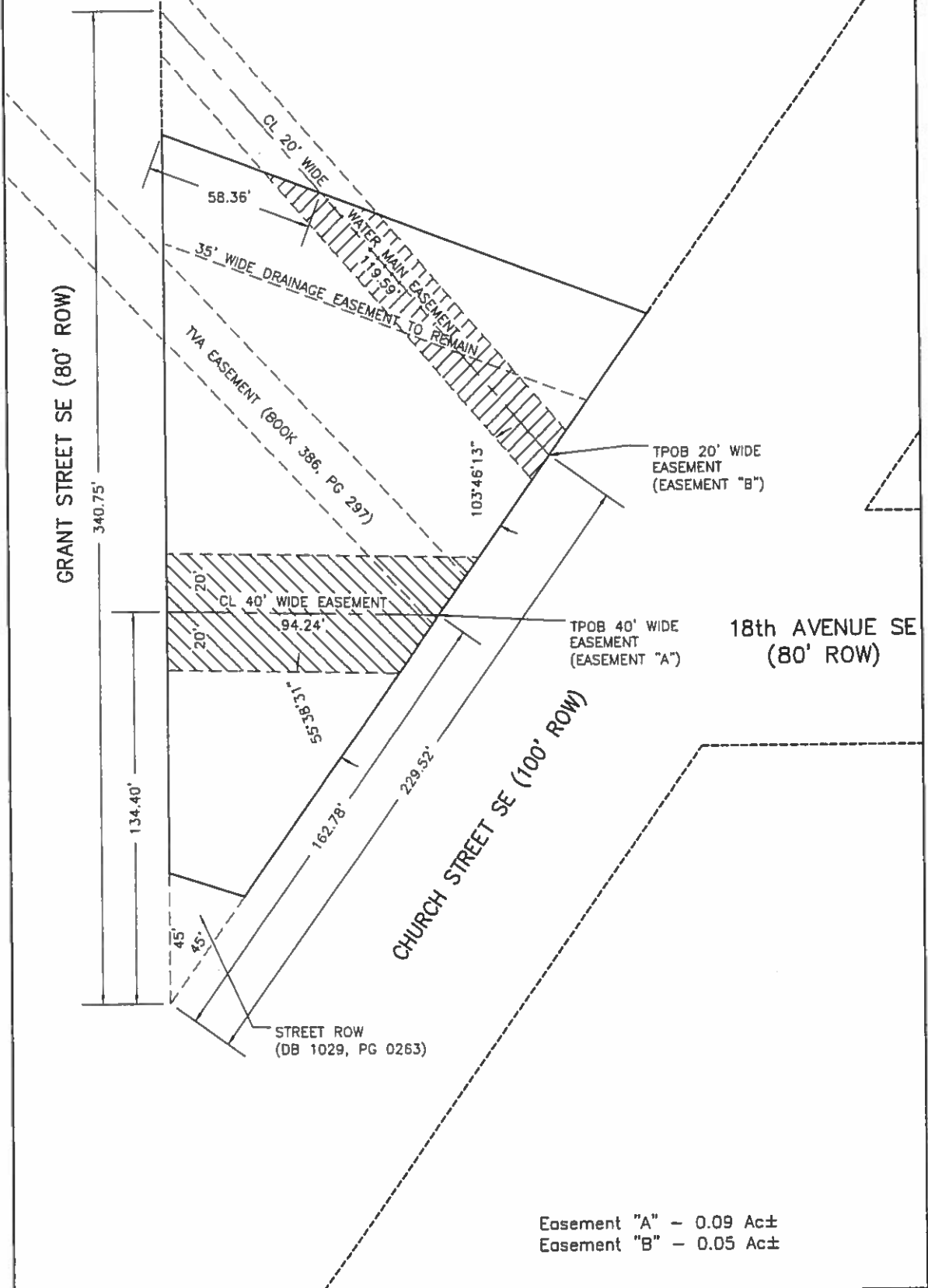
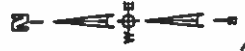


DRAWING NOT TO SCALE





Parcel No. 03-05-21-2-002-002.000  
UTICA CONVERTERS, INC.  
c/o HYOSUNG USA, INC



Easement "A" - 0.09 Ac±  
Easement "B" - 0.05 Ac±

EASEMENT VACATION -- KAROUN HOLDINGS, LLC -- 1616 CHURCH STREET SE, DECATUR, AL

DRAWING DATE: JULY 2018

DRAWN BY: DDP

APPROVED BY: HBM

JOB No. D-159-18

SCALE: 1"=40'

PAGE 7 OF 7