

MEMORANDUM

DATE: December 11, 2018

TO: Planning Commissioners

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

Tony Powell; Tom Polk; Carl Prewitt; Planning Staff

PLANNING COMMISSION MEETING

December 18, 2018

Pre-meeting – 2:15 p.m. (Annex)

Meeting – 3:30 p.m. (Council Chambers)

Agenda Planning Commission

City of Decatur, AL December 18, 2018

Time: 3:30 PM

City Council Chambers

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

1. CALL MEETIN	IG TO ORDER	
2. APPROVAL O	F MINUTES- November 20, 2018	
3. CONSENT AC	GENDA	
CERTIFICATES		
A. 3430-18	Certificate to Consolidate & Subdivide (South of McGlathery Lane SE and west of Veterans Dr. SE)	1-6
B. 3431-18	Certificate to Subdivide & Consolidate (North of Southfield Drive SE and east side of Hwy 31 South)	7-10
SITE PLANS		
A. 583-18	(North of Milligan St. SW and east of Danville Rd. SW)	11-12 (see plat)
4. OTHER BUSI	NESS	
VACATION REQ	QUESTS	
A. 512-18	(South of 12 St. SE and east of 4th Ave. SE)	13-15
BOND REVIEW		
A. Certificate 2172-97 (South of Longview Dr. SW & east side of Danville Rd. SW)		16-17

STAFF REPORT FOR PLANNING COMMISSION December 18, 2018

FILE NUMBER: 3430-18 Cert. to Cons. & Subdv.

CONTROL NO. 7927

ACRES: Approximately 15

CURRENT ZONE: M-2, Heavy Industry

NEW ZONE: N/A

APPLICANT: Pugh, Wright, McAnally for Willo Products

PROPERTY OWNER/PROPERTY ADDRESS: South of McGlathery Lane SE and west of Veterans Dr. SE

REQUEST: Property line adjustment between the two tracts

CURRENT LANDUSE: Industrial

PROPOSED LANDUSE: Same

ONE DECATUR Future Landuse: Flex Employment

ONE DECATUR STREET TYPOLOGY: City Connector

COMMENTS AND RECOMMENDATIONS FROM THE TECHNICAL REVIEW COMMITTEE:

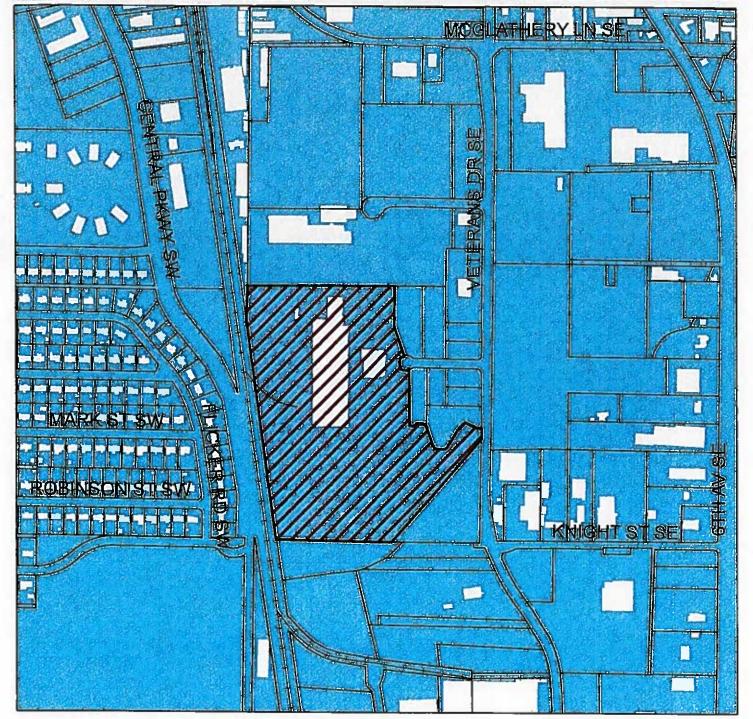
Recommend approval with the following conditions:

- 1. Provide letter from applicant requesting subdivision and consolidation
- 2. Payment of recording fees
- 3. Provide stamped & sealed survey with State Plane Coordinates for recording

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

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:

CERTIFICATE TO CONSOLIDATE AND SUBDIVIDE NO. 3430-18



LOCATION MAP

Legend

APPLICANT: WILLO PRODUCTS CO. INC

Ownership

Buildings

CorporateLimits

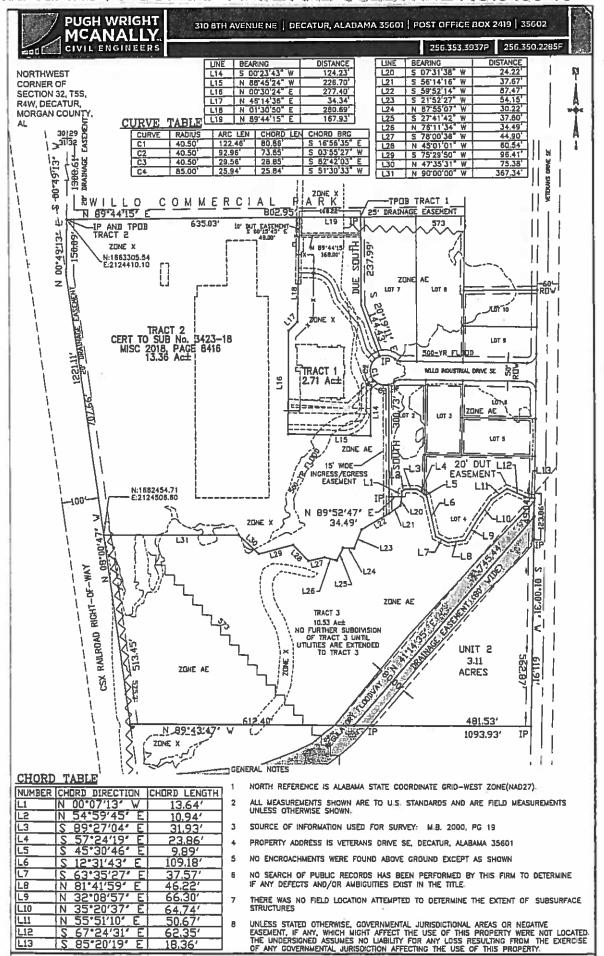


PROPERTY ZONED M-2



DRAWING NOT TO SCALE

CERTIFICATE TO CONSOLIDATE AND SUBDIVIDE NO.3430-18



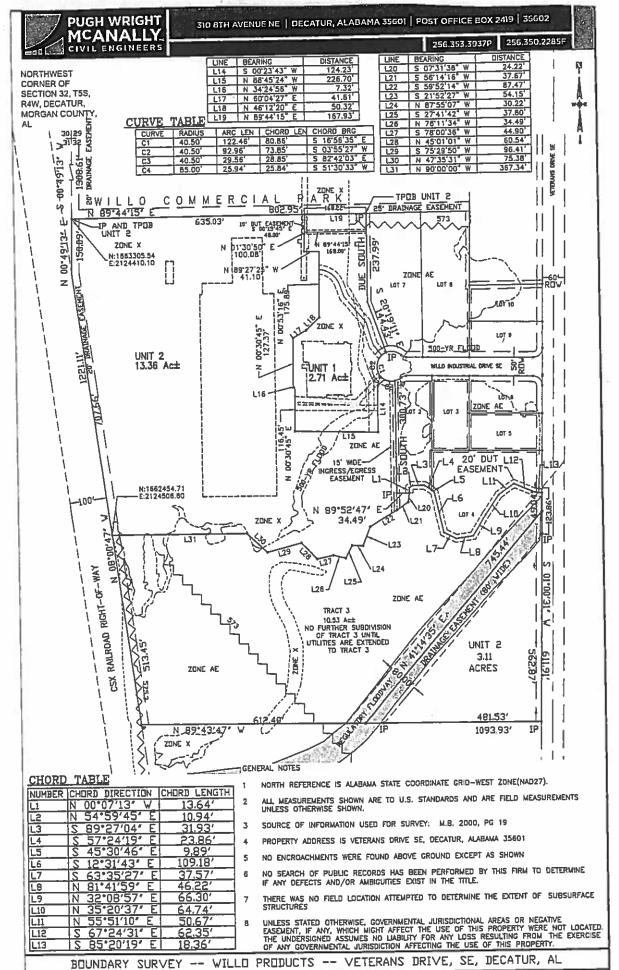
CERTIFICATE TO CONSOLIDATE AND SUBDIVIDE -- WILLO PRODUCTS -- VETERANS DRIVE, SE

CERTIFICATE TO CONSOLIDATE AND SUBDIVIDE NO.3430-18 PUGH WRIGHT MCANALLY. CIVIL ENGINEERS 310 BTH AVENUE NE | DECATUR, ALABAMA 35601 | POST OFFICE BOX 2419 | 35602 L50 N 89'44'15" E 167.93 N 00'15'45' 48.00' (CL) ₩ 193 EXISTING 10' WIDE DUT ESMNT 2 [50] (58) S 89'44'15" W EASEMENT 157 S 88',45'24" € ALIEN FILING 25' WIDE UNGRESS/EGRESS EASEMENT 01'30'50" 280,69' TRACT 2 z CERT TO SUB No. 3423-18 MISC 2018, PAGE 8416 13.36 Ac± TRACT 1
CERT TO SUB No. 3423-18
MISC 2018, PAGE 8416
2.71 Ac± S 00'30'45" z 'n 162 **L72** -68 169 25' WIDE 00'23'43" 55.83" LUTILITY EASEMENT INGRESS/EGRESS-00'23'43 ż 56.21 EASEMENT 5 88'45'24" E 150.74 z 25.00 N 88'45'24" W 225.70 15' 15' WDE-RESS/EGRESS EASEMENT CURVE TABLE ARC LEN CHORD 92.96' 73.85' 25.94' 25.84' 92,96 25,94 75,39 37,74 S 03'55'27" W S 51'30'33" W N 54'11'55" W 40.50 85.00 70.90° 37.55° 25.56°

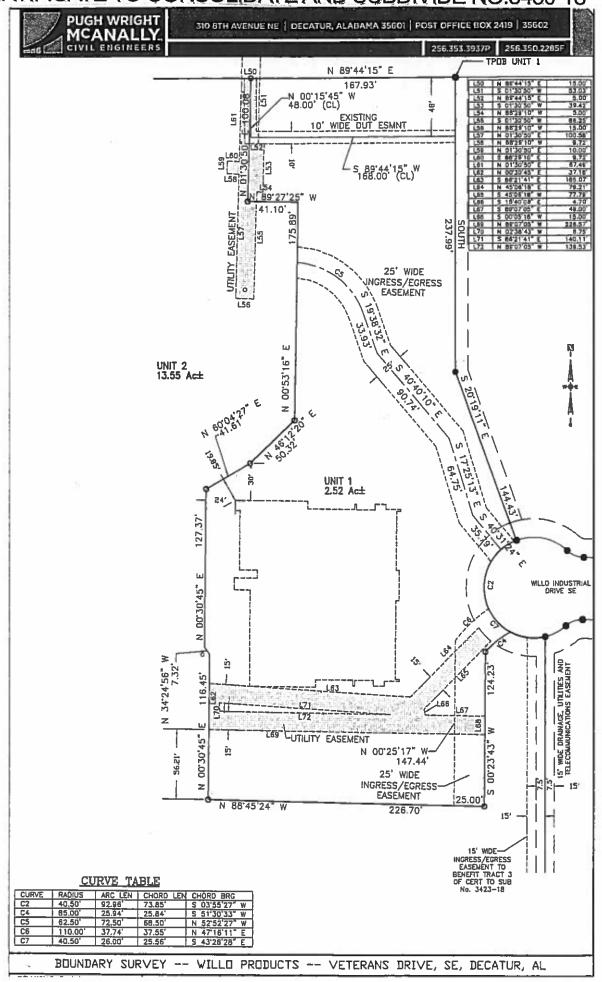
CERTIFICATE TO CONSULIDATE AND SUBDIVIDE -- WILLO PRODUCTS -- VETERANS DRIVE, SE

DRAWING DATE: OCT 2018 INRAWN RY- DOP LAPPROVED BY- USU I HOD ME D

CERTIFICATE TO CONSOLIDATE AND SUBDIVIDE NO.3430-18



CERTIFICATE TO CONSOLIDATE AND SUBDIVIDE NO.3430-18



STAFF REPORT FOR PLANNING COMMISSION December 18, 2018

FILE NUMBER: 3431-18 Certificate to Subdv. & Cons.

CONTROL NO. 7928

ACRES: Click or tap here to enter text.

CURRENT ZONE: M-1, Light Industry

NEW ZONE: N/A

APPLICANT: Pugh, Wright, McAnally for James Hooper

PROPERTY OWNER/PROPERTY ADDRESS: North of Southfield Drive SE and east side of Hwy 31 South

REQUEST: This Certificate to Subdivide and Consolidate creates a 3.78 acre tract, more or less. Said consolidated tract combines a .23 acre strip of land, that shall be Quit Claimed by the City of Decatur, together with a 3.55 acre more or less tract divided out of the John C. Eyster Family Trust ½ interest. The combined consolidated tract shall be shown on the survey as Tract 2.

CURRENT LANDUSE: Industrial Warehousing

PROPOSED LANDUSE: Same

ONE DECATUR Future Landuse: Flex Employment Center

ONE DECATUR STREET TYPOLOGY: Local Street

COMMENTS AND RECOMMENDATIONS FROM THE TECHNICAL REVIEW COMMITTEE:

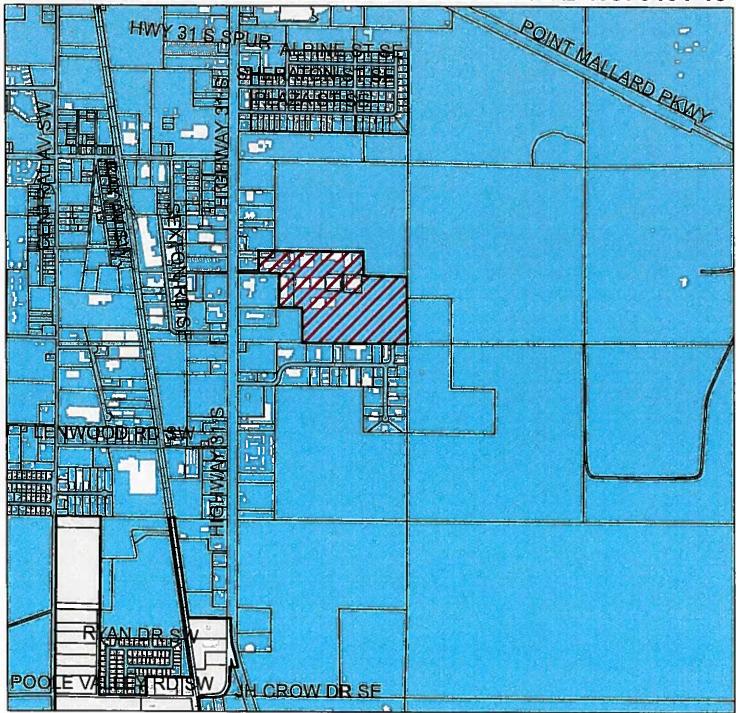
Recommend approval with the following conditions:

- 1. Payment of recording fees
- 2. Provide a stamped and sealed survey with State Plane Coordinates for recording
- 3. Provide copy of recorded Quit Claim deed to Planning Department
- 4. Amend certificate to include Eyster Family Trust
- 5. Indicate location of existing utilities on survey and provide necessary easements

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

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:

CERTIFICATE TO SUBDIVIDE AND CONSOLIDATE NO. 3431-18



Legend

LOCATION MAP

Ownership

Buildings AP

APPLICANT: JAMES E. HOOPER

CorporateLimits

codgis2013.DBO.PlanningJuris



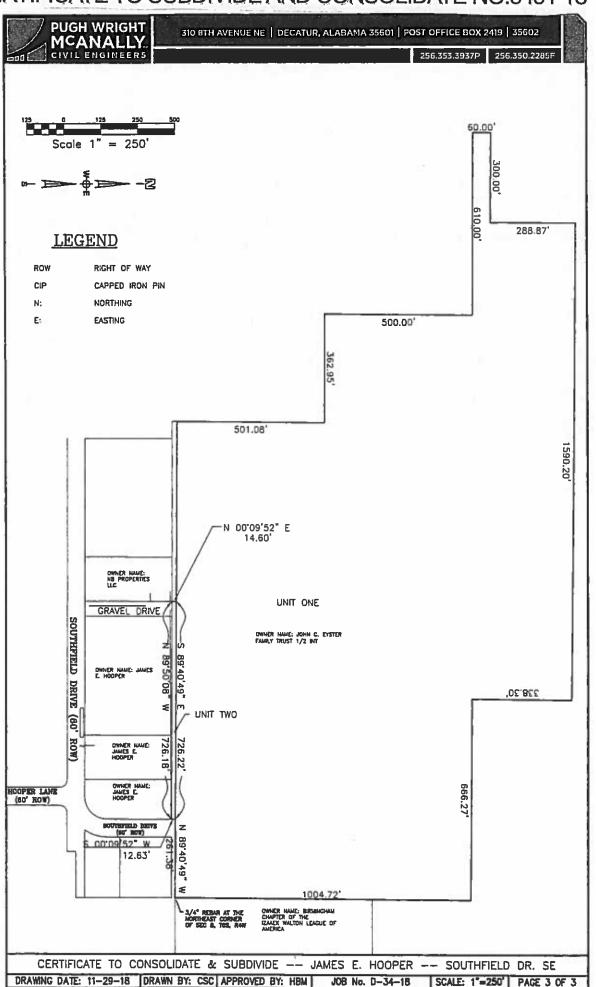
SUBJECT PROPERTY

PROPERTY ZONED M-1

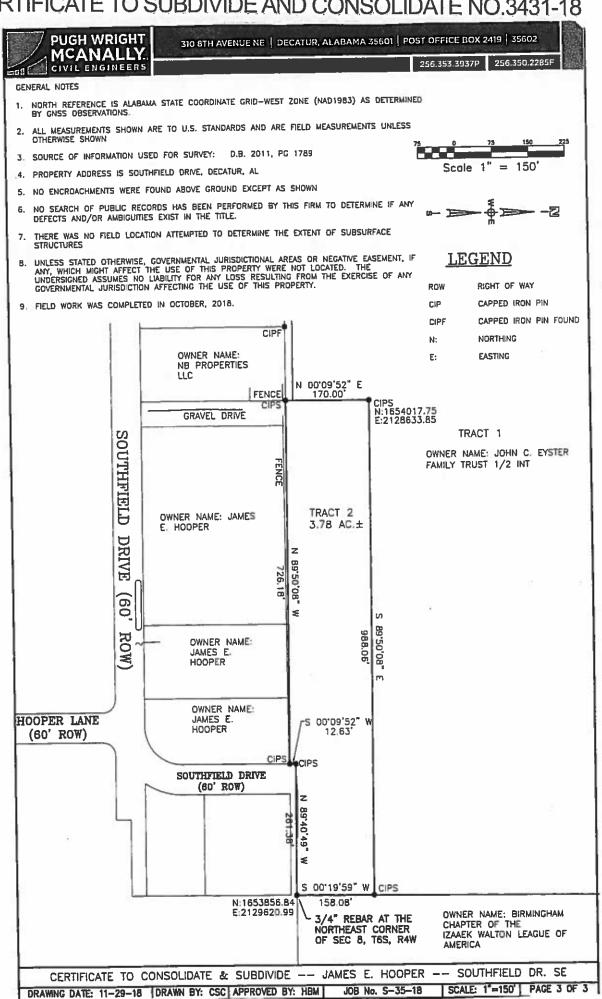


DRAWING NOT TO SCALE

CERTIFICATE TO SUBDIVIDE AND CONSOLIDATE NO.3431-18



CERTIFICATE TO SUBDIVIDE AND CONSOLIDATE NO.3431-18



STAFF REPORT FOR PLANNING COMMISSION December 18, 2018

FILE NUMBER: SP# 583-18

CONTROL NO. 7926

ACRES: 1.3 acres

CURRENT ZONE: B-2, Gen Business

NEW ZONE: N/A

APPLICANT: Lee Y. Greene & Associates for Anthony Cox

PROPERTY OWNER/PROPERTY ADDRESS: North of Milligan St. SW and east of Danville Rd. SW

REQUEST: Site plan approval for the construction of a warehouse/office

CURRENT LANDUSE: Vacant

PROPOSED LANDUSE: Warehousing/office space

ONE DECATUR Future Landuse: Neighborhood Commercial

ONE DECATUR STREET TYPOLOGY: Local Street

COMMENTS AND RECOMMENDATIONS FROM THE TECHNICAL REVIEW COMMITTEE:

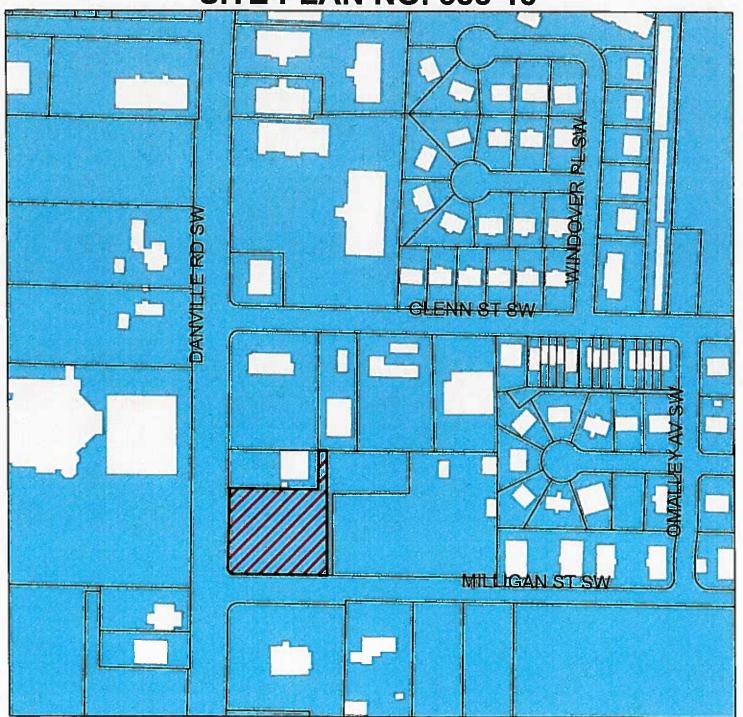
Recommend approval with the following conditions:

- Limit ingress/egress to Milligan St. with construction of curb and gutter to east property line 1.
- 2. Construct street to city standard - 26' feet of asphalt
- 3. Provide a grading and drainage plan for review and approval by Engineering
- 4. Show parking for each phase of development
- 5. Close Danville Rd. ingress/egress and connect sidewalk
- 6. Provide an amended site plan to the Planning Department

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

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:

SITE PLAN NO. 583-18



LOCATION MAP

Legend

Ownership

APPLICANT: ANTHONY R. COX

Buildings

CorporateLimits

SUBJECT PROPERTY

PROPERTY ZONED B-2



STAFF REPORT FOR PLANNING COMMISSION December 18, 2018

FILE NUMBER: Vac #512-19

CONTROL NO. 7928

ACRES: .41 acres

CURRENT ZONE: M-2, Heavy Industry

NEW ZONE: N/A

APPLICANT: Pugh, Wright, McAnally for Cooks Pest Control Inc.

PROPERTY OWNER/PROPERTY ADDRESS: South of 12 St. SE and east of 4th Ave. SE

REQUEST: Vacate 13th St. SE between 4th Ave SE and 5th Ave. SE

CURRENT LANDUSE: Industrial

PROPOSED LANDUSE: Continuation of Cook campus

ONE DECATUR Future Landuse: Flex Employment Center

ONE DECATUR STREET TYPOLOGY: Local

COMMENTS AND RECOMMENDATIONS FROM THE TECHNICAL REVIEW COMMITTEE:

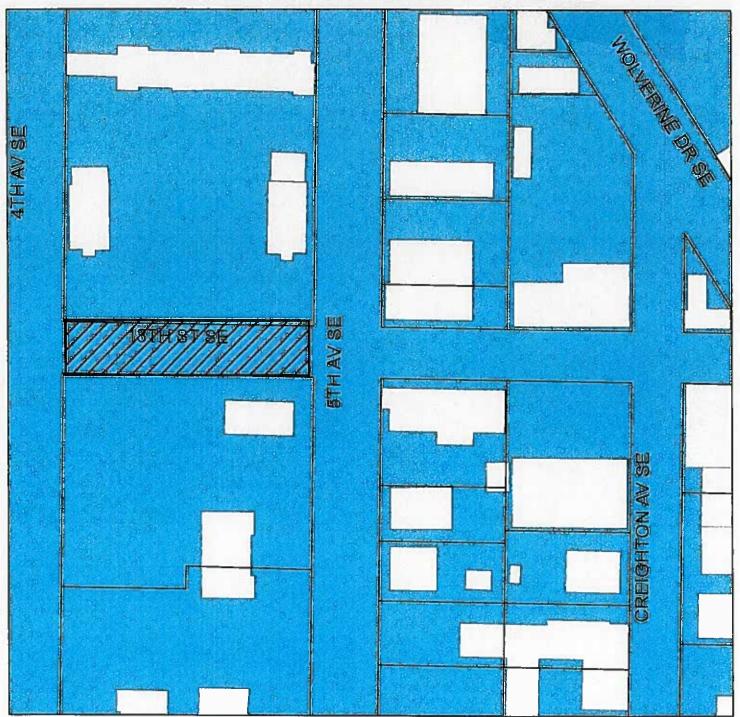
Recommend approval with the following conditions:

1. Retain entire full width of ROW for existing utilities and additional easements as required

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

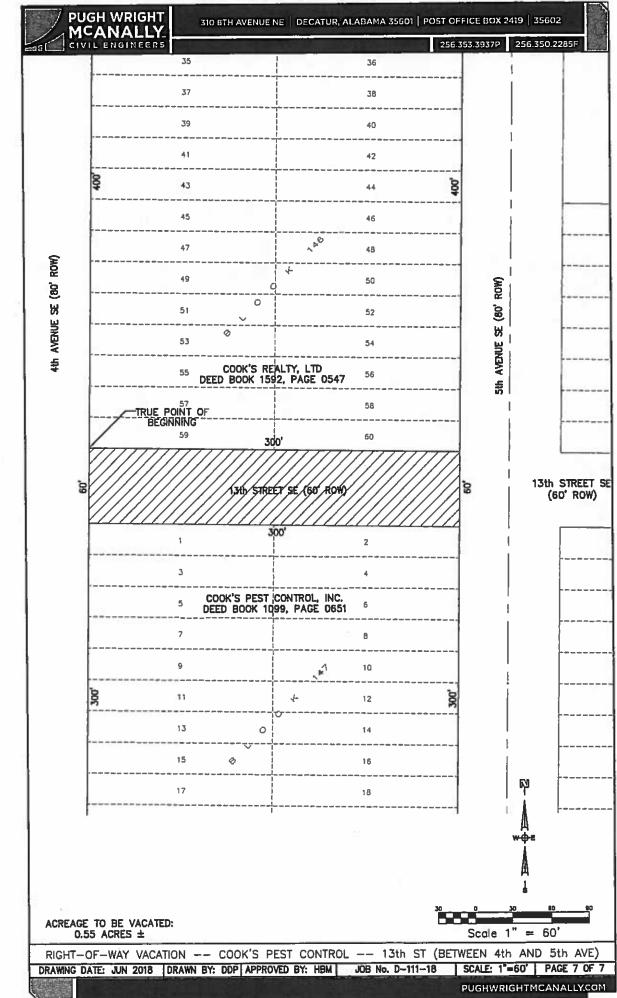
COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:

VACATION REQUEST 512-18



LOCATION MAP

	LUCATION MAP	
Legend		Ņ
Ownership	APPLICANT: COOK'S PEST CONTROL,	INC.
Buildings		W
CorporateLimits	PROPERTY M2 - HEAVY INDUSTRY	S
SUBJECT PROP		DRAWING NOT TO SCALE



STAFF REPORT FOR PLANNING COMMISSION December 18, 2018

FILE NUMBER: 2172-97 Certificate to Subdivide

CONTROL NO. 5165

ACRES: .72 acres

CURRENT ZONE: B-2, Gen Business

NEW ZONE: N/A

APPLICANT: Stephen Koslow

PROPERTY OWNER/PROPERTY ADDRESS: South of Longview Dr. SW & east side of Danville Rd. SW

REQUEST: Mr. Koslow would like to discuss transferring the bond for the extension of sewer to another entity

CURRENT LANDUSE: Vacant

PROPOSED LANDUSE: Unknown

ONE DECATUR Future Landuse: Neighborhood Commercial

ONE DECATUR STREET TYPOLOGY: City Connector

COMMENTS AND RECOMMENDATIONS FROM THE TECHNICAL REVIEW COMMITTEE:

Recommend approval with the following conditions:

The TRC recommends that the proposed entity who will be accepting title to the property be present at the Planning Commission meeting to insure that they understand the bond will have to be transferred with the property and that it will be an annual cost for them. In addition, the TRC recommends that the sewer extension be required after 3 years, and not allowed to continue to perpetuity.

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

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:

CERTIFICATE TO SUBDIVIDE NO. 2172-97



Legend

LOCATION MAP

Ownership

Buildings

APPLICANT: Stephen Koslow



CorporateLimits



codgis2013.DBO.PlanningJuris



SUBJECT PROPERTY

PROPERTY ZONED B-2



DRAWING NOT TO SCALE