



MEMORANDUM

DATE: August 12, 2020

TO: Planning Commissioners

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

PLANNING COMMISSION MEETING

August 18, 2020

Pre-meeting – 2:45 p.m. (Council Chambers)

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

Agenda Planning Commission

City of Decatur, AL

August 18, 2020

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 MEETING TO ORDER

2. APPROVAL OF MINUTES- July 21, 2020

3. PUBLIC HEARING

Plat Reviews

PAGE/MAP

A. Aldi, Inc. Center (South of Glenn ST and west of Beltline RD)	1-5 see plat
B. Indian Hills Estates (East of Indian Hills RD SE at the intersection of Burningtree Valley DR)	6-10 see plat

4. CONSENT AGENDA

CERTIFICATES

A. 3500-20	Certificate (South of Longview DR and west of Beltline RD)	11-14
B. 3501-20	Certificate (South of 14 th ST SE and east of Central Parkway)	15-19
C. 3502-20	Certificate (North of Poole Valley RD and west of Central Parkway)	20-25

PUBLIC HEARING

FILE NAME OR NUMBER: ALDI INC. CENTER

ACRES: ~9.07

CURRENT ZONE: M1A

APPLICANT: ALDI INC.

LOCATION AND OR PROPERTY ADDRESS: 1413 Glenn St SW

REQUEST: Layout and Preliminary approval to create two lots of 3.26 and 5.81 acres separated by a 50' R.O.W.

NEW ZONE: N/A

PROPOSED LAND USE: Grocery Store

ONE DECATUR FUTURE LAND USE: Community Commercial

ONE DECATUR STREET TYPOLOGY: Beltline Rd SW is a Principal Arterial

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

Conditions to be met

1. Application and adjacent property owner letter fees
2. DU Requests a 50' easement along the southern property line (225')

Pt. of Info:

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

May need to post a bond for completion of public improvements (ALDI WAY)

Current address is on Glenn St SW, but applicant is seeking a Beltline address

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:

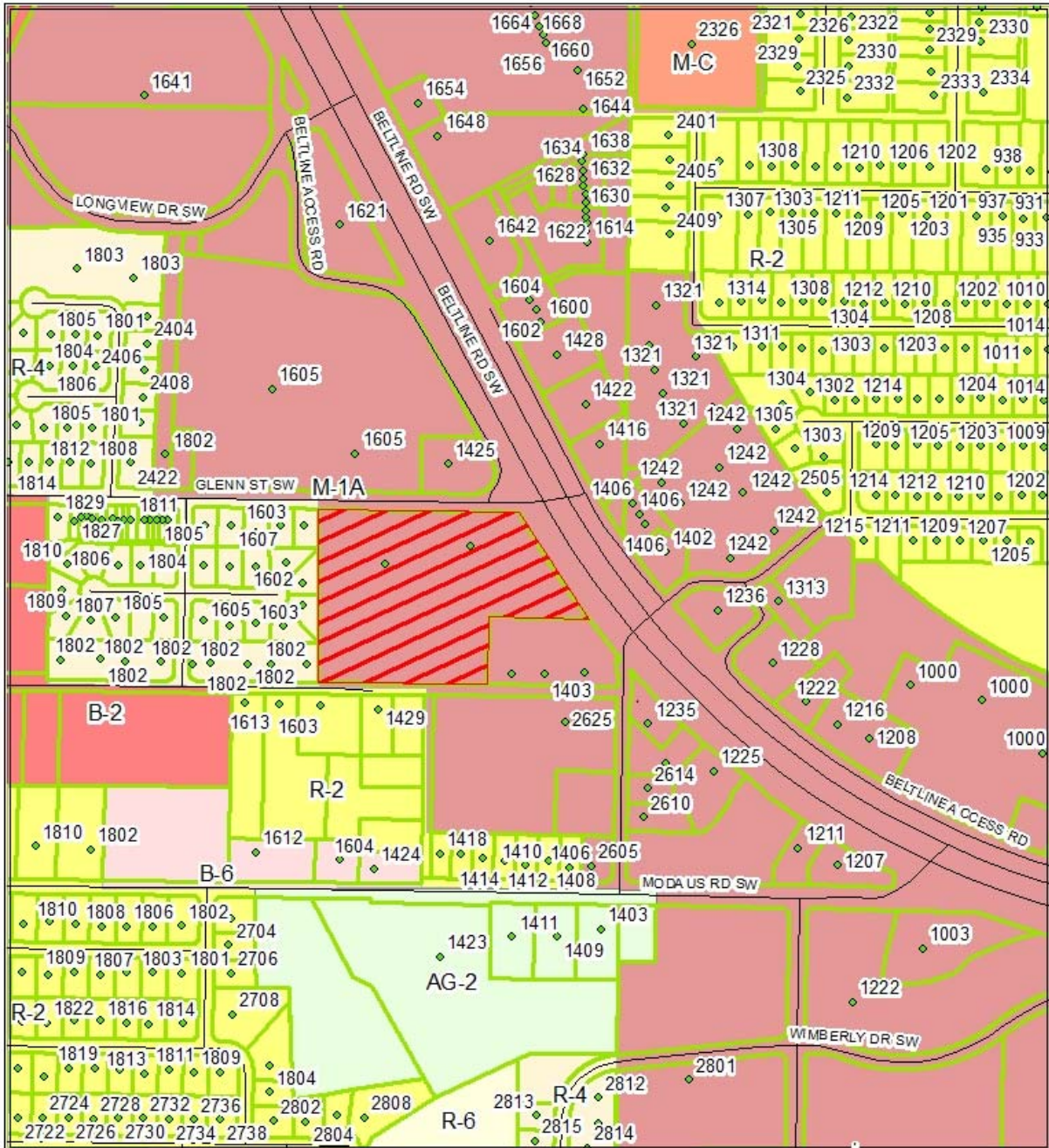
ALDI INC. CENTER MAJOR SUBDIVISION



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

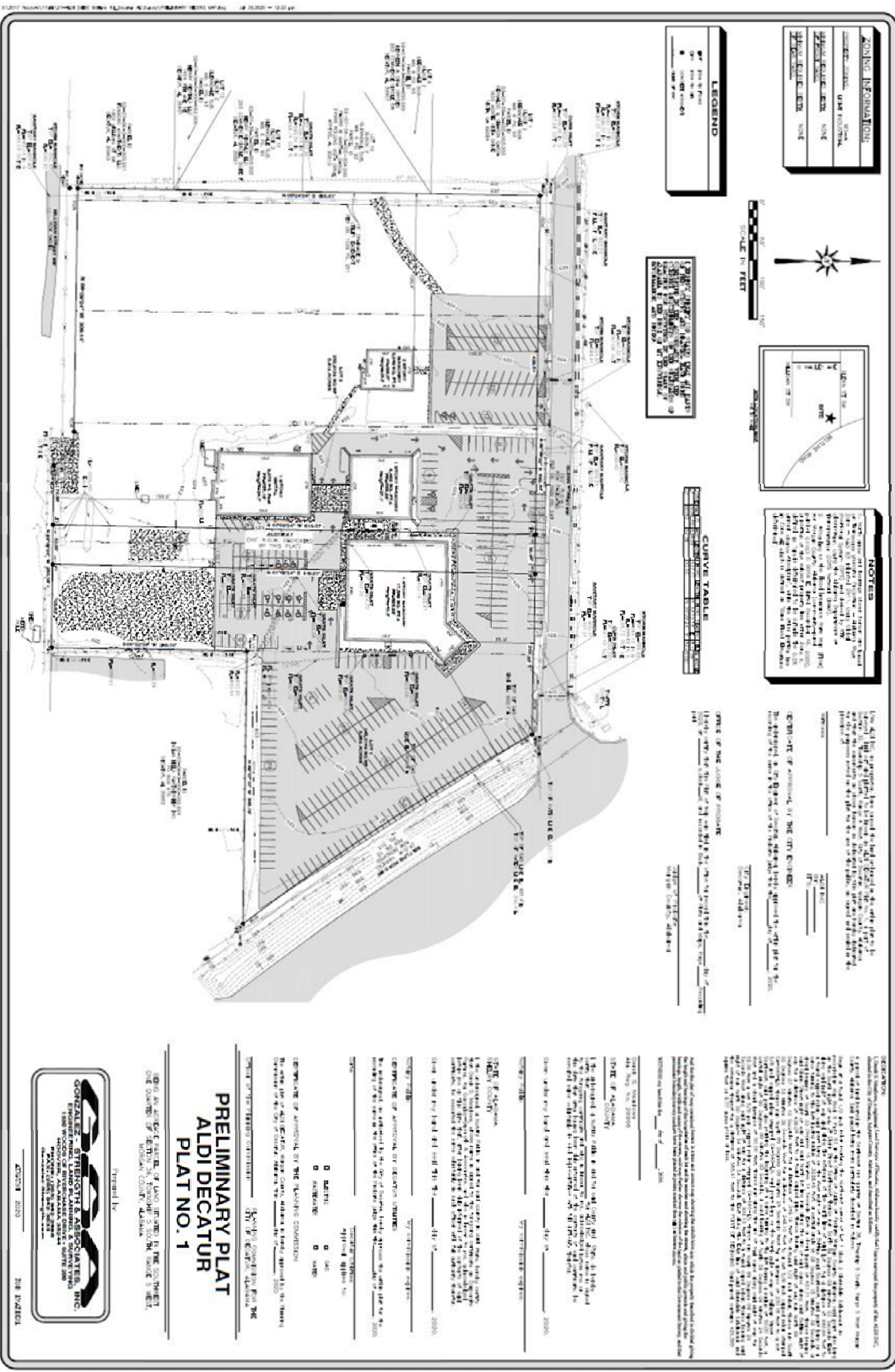


ALDI INC. CENTER MAJOR SUBDIVISION



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ZONING INFORMATION:	
COMMERCIAL ZONING	M-1-A
USE OF PROPERTY	INDUSTRIAL
MINIMUM LOT AREA	NONE
MINIMUM LOT WIDTH	NONE
MINIMUM LOT DEPTH	NONE
MINIMUM LOT AREA	NONE

LEGEND	
1. LOT 1	2. LOT 2
3. LOT 3	4. LOT 4
5. LOT 5	6. LOT 6
7. LOT 7	8. LOT 8
9. LOT 9	10. LOT 10

CURVE TABLE	
1. CURVE 1	2. CURVE 2
3. CURVE 3	4. CURVE 4
5. CURVE 5	6. CURVE 6
7. CURVE 7	8. CURVE 8
9. CURVE 9	10. CURVE 10

NOTES

1. ALL LOTS SHOWN HEREIN ARE SUBJECT TO THE EASEMENTS AND RESTRICTIONS SET FORTH IN THE DEEDS OF RECORD.

2. THE LOTS SHOWN HEREIN ARE SUBJECT TO THE EASEMENTS AND RESTRICTIONS SET FORTH IN THE DEEDS OF RECORD.

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LEGEND	
1. LOT 1	2. LOT 2
3. LOT 3	4. LOT 4
5. LOT 5	6. LOT 6
7. LOT 7	8. LOT 8
9. LOT 9	10. LOT 10

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PRELIMINARY PLAT
ALDI DECATUR
PLAT NO. 1

CONTESSA SURVEY & ASSOCIATES, INC.
1000 WOODS OF RIVERSIDE DRIVE, SUITE 200
DECATUR, GEORGIA 30030
404.244.1234
www.conteッサ.com

Drawn by: **CONTESSA SURVEY & ASSOCIATES, INC.**

FILE NAME OR NUMBER: Indian Hills Estates

ACRES: 27.37

CURRENT ZONE: AG1

APPLICANT: PWM for Burningtree Valley Associates

LOCATION AND OR PROPERTY ADDRESS: East of Indian Hills Rd SE, at intersection with Burningtree Valley Dr SE

REQUEST: Layout and Final Approval of minor plat

NEW ZONE: N/A

PROPOSED LAND USE:

ONE DECATUR FUTURE LAND USE: Residential Low Density

ONE DECATUR STREET TYPOLOGY: Indian Hills Rd SE is an Urban Collector, Burningtree Valley Dr SE is a local street

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:
--

Conditions to be met

1. Recording Fees
2. Add plat note stating that further subdivision will be subject to city sewer ordinance
3. JWEMC needs 20' easement on either side of power poles along Indian Hills Rd SE
4. Show Willow Bend R.O.W. where possible, distance from pavement. Per engineering approval.

Pt. of Info:

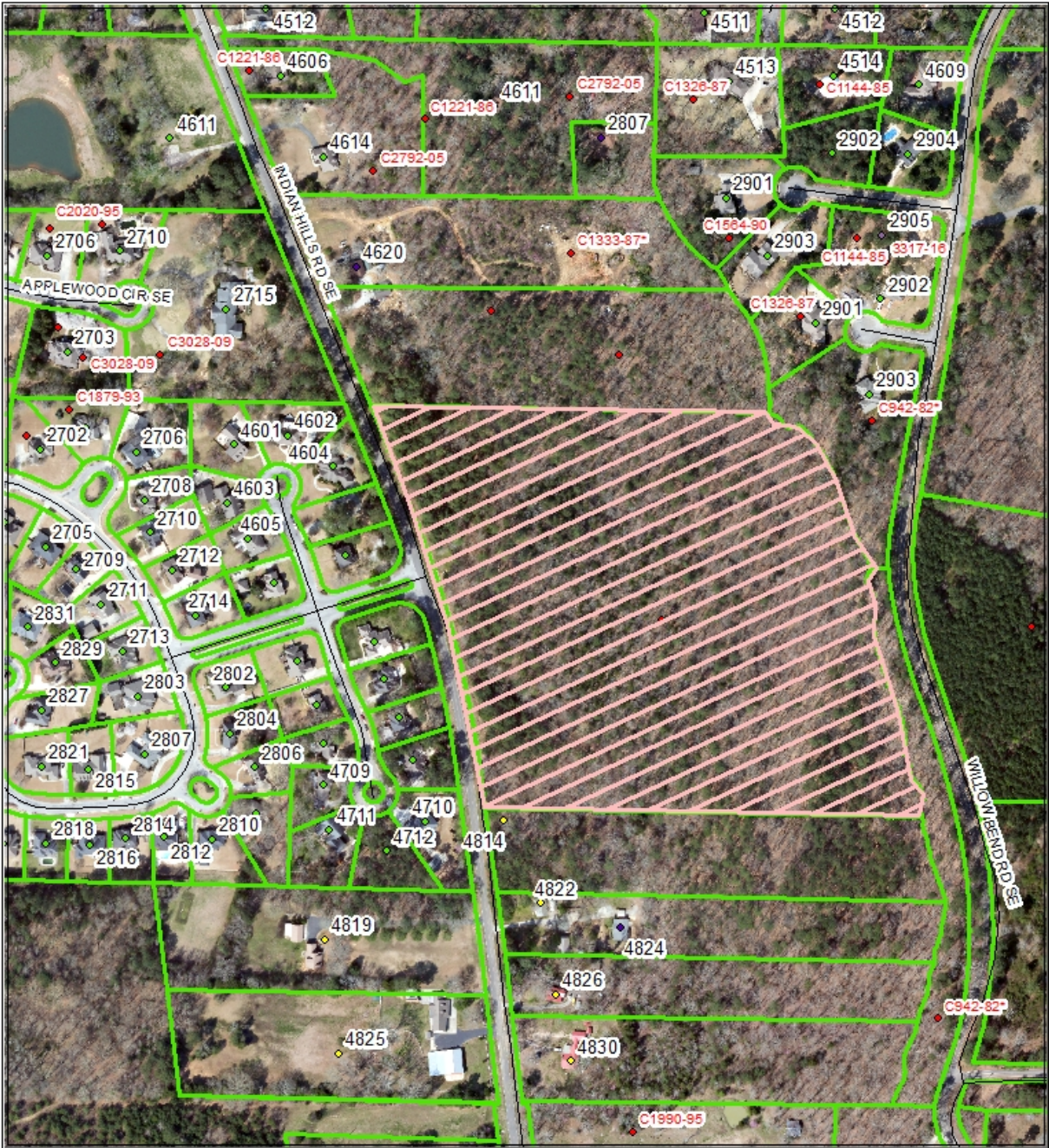
Any relocation of utilities will be at the owner's expense

This plat was tabled from last month

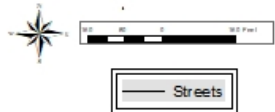
Large flow permitting required over 12 bedrooms

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:

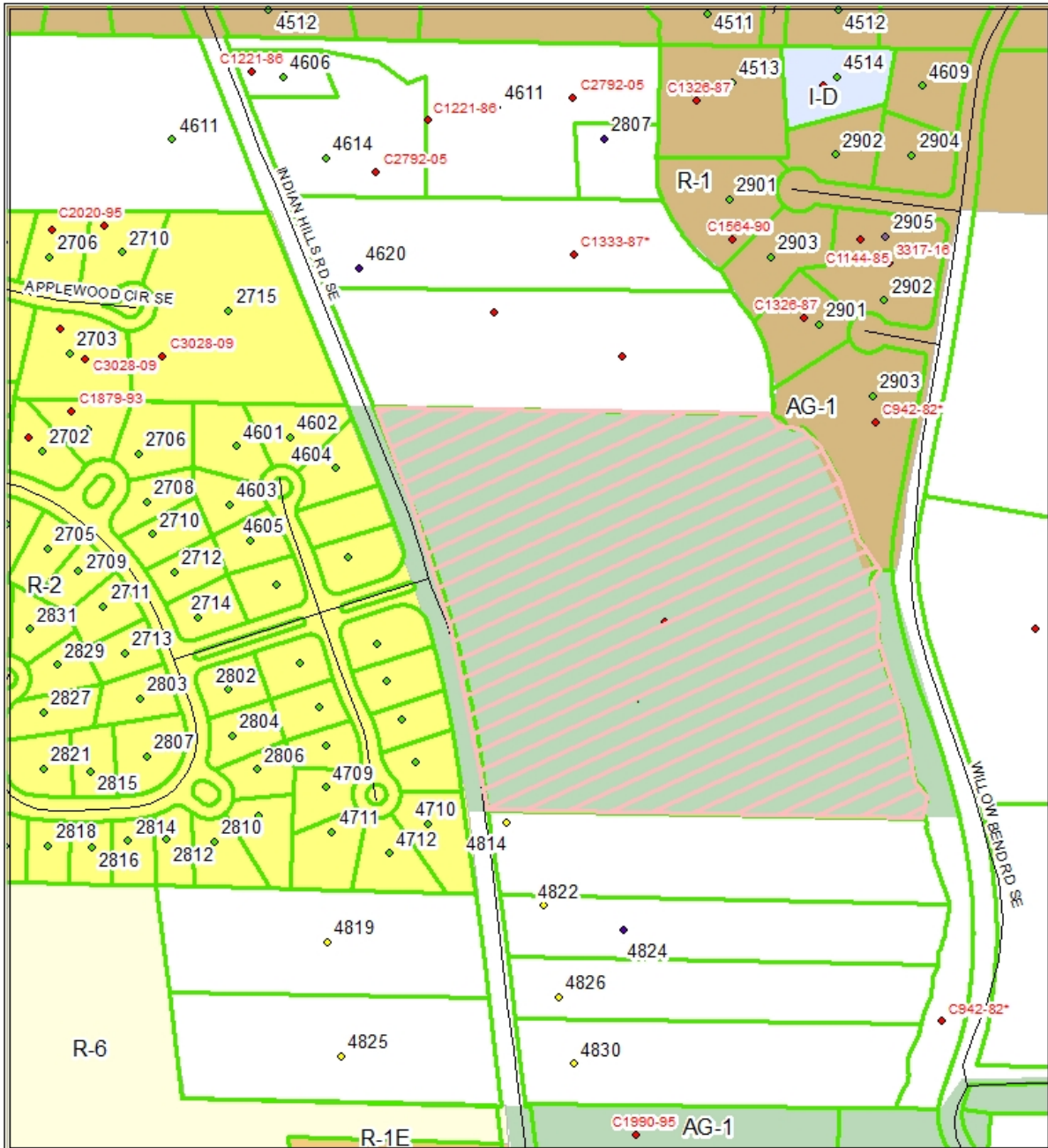
**INDIAN HILLS ESTATES
MINOR PLAT**



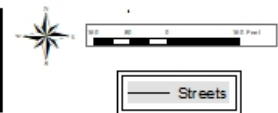
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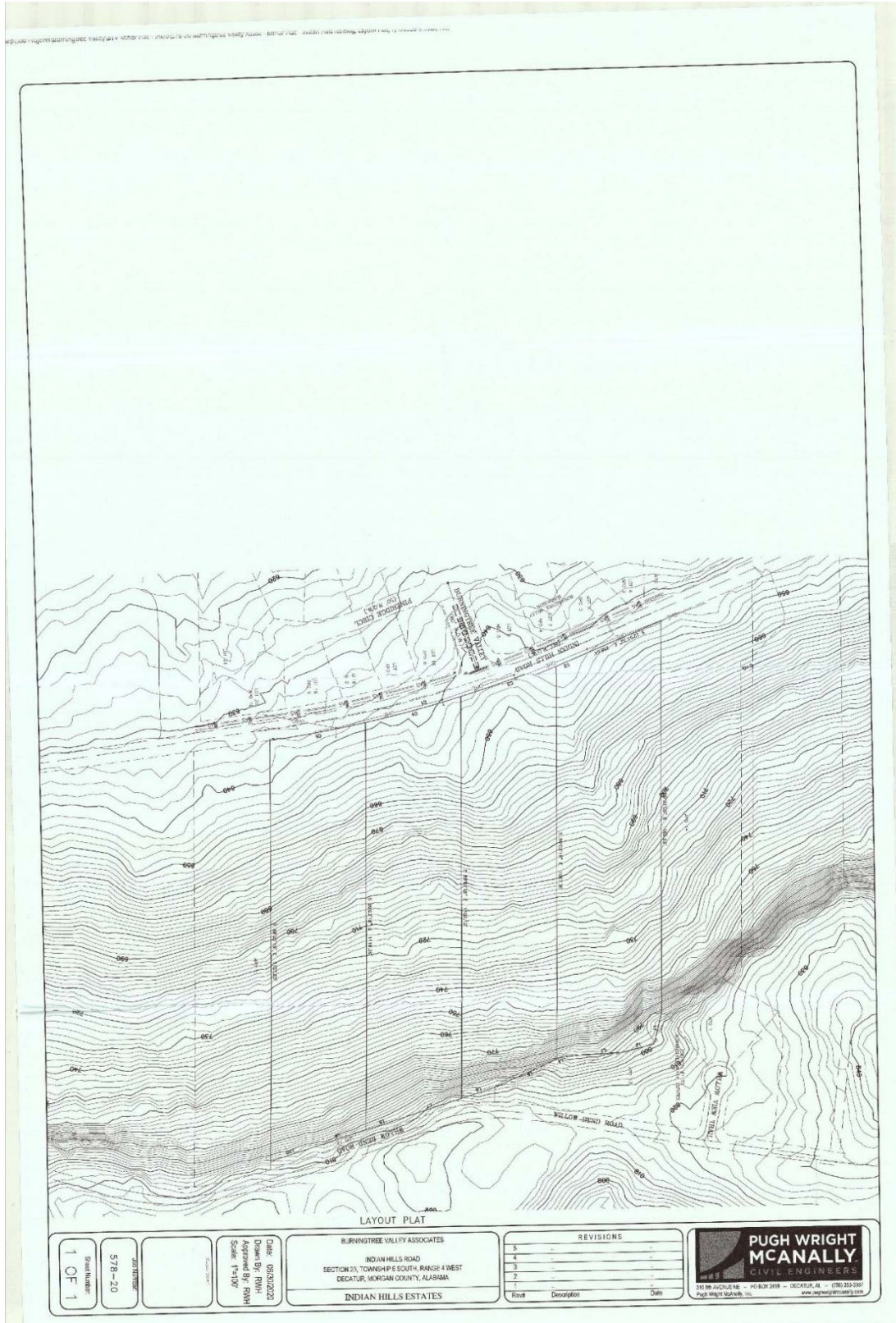


INDIAN HILLS ESTATES MINOR PLAT



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END PUBLIC HEARING

CONSENT AGENDA

FILE NAME OR NUMBER: Certificate to Consolidate 3500-20

ACRES: 2.19

CURRENT ZONE: M1A

APPLICANT: Gonzales, Strength, and Assoc. for Whatabrands Real Estate

LOCATION AND OR PROPERTY ADDRESS: 1621 Beltline Rd SW

REQUEST: Consolidation of two lots of .57 acres and 1.61 acres into one lot of 2.19 acres.

NEW ZONE: N/A

PROPOSED LAND USE: Commercial

ONE DECATUR FUTURE LAND USE: Community Commercial

ONE DECATUR STREET TYPOLOGY: Beltline Rd SW is a Principal Arterial,
Longview Dr SW is an Urban Collector

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

Conditions to be met

1. Need letter requesting consolidation
2. Need copy of deed
3. Need recording fees
4. Need signed and sealed survey

Pt. of Info:

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

DU will contact GSA about grease interceptors

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:

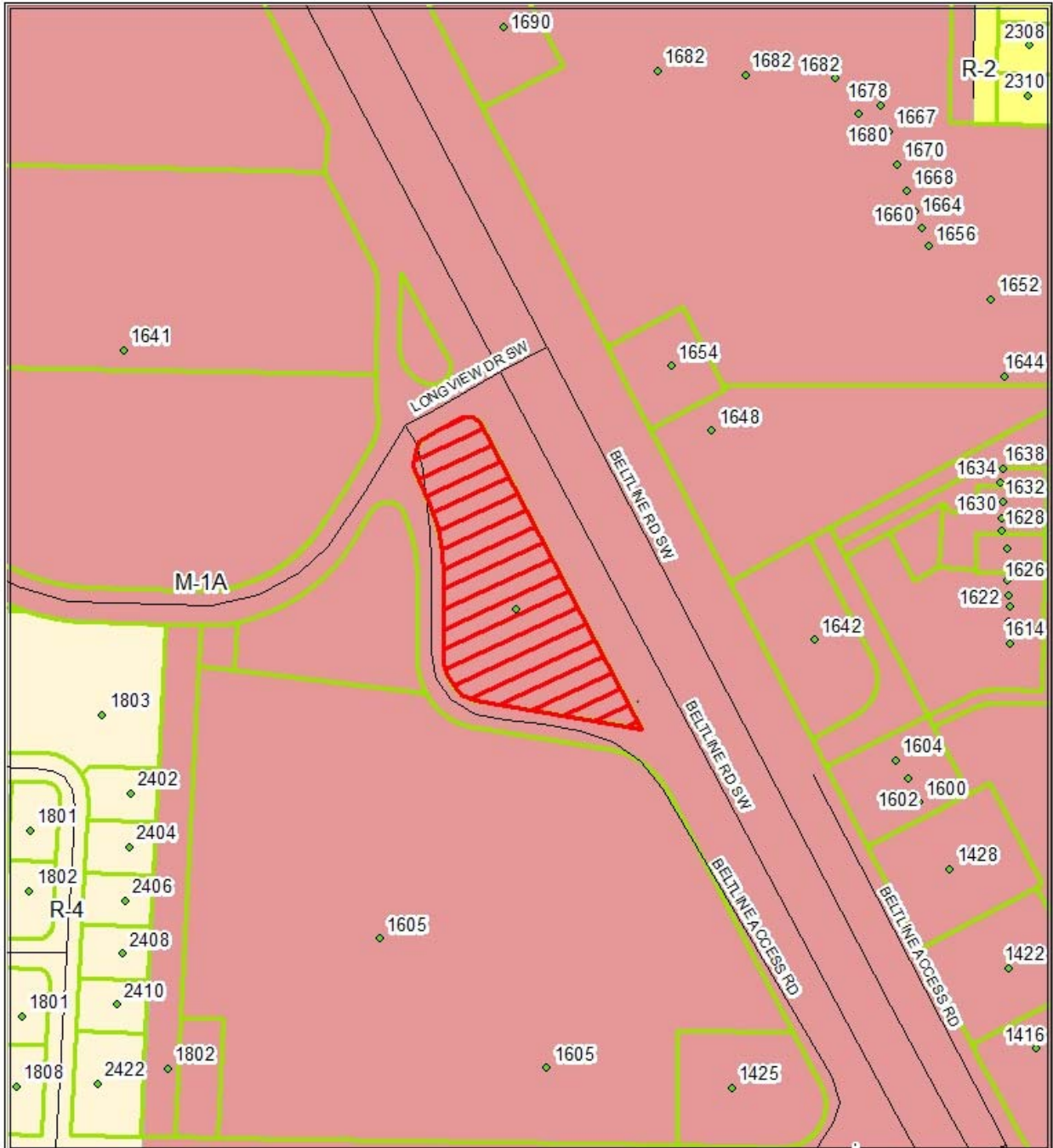
CERTIFICATE 3500-20
1621 BELTLINE RD SW



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CERTIFICATE 3500-20
1621 BELTLINE RD SW



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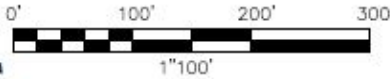
DRAWING: #20-0191

CERTIFICATE TO CONSOLIDATE

NE 1/4-SW 1/4 OF SECTION 36, TOWNSHIP 05 SOUTH, RANGE 05 WEST
MORGAN COUNTY, ALABAMA



GRID NORTH
ALABAMA WEST
(NAD 83, 2011 ADJUSTMENT)

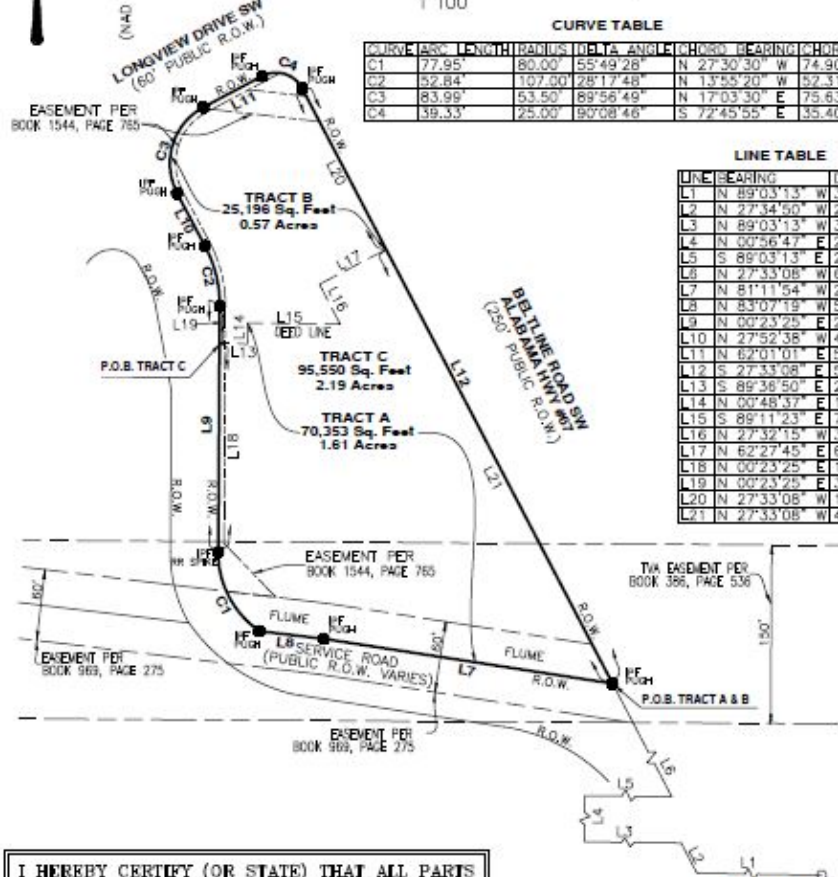


CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	77.95'	80.00'	55°49'28"	N 27°30'30" W	74.90'
C2	52.84'	107.00'	28°17'48"	N 13°55'20" W	52.31'
C3	83.99'	53.50'	89°56'49"	N 17°03'30" E	75.63'
C4	39.33'	25.00'	90°08'46"	S 72°45'55" E	35.40'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 89°03'13" W	375.48'
L2	N 27°34'50" W	28.45'
L3	N 89°03'13" W	328.00'
L4	N 00°56'47" E	201.21'
L5	S 89°03'13" E	220.78'
L6	N 27°33'08" W	600.33'
L7	N 81°11'54" W	245.86'
L8	N 83°07'19" W	54.46'
L9	N 00°23'25" E	206.59'
L10	N 27°52'38" W	49.99'
L11	N 62°01'01" E	55.78'
L12	S 27°33'08" E	564.08'
L13	S 89°36'50" E	23.23'
L14	N 00°48'37" E	17.64'
L15	S 89°11'23" E	78.05'
L16	N 27°32'15" W	37.94'
L17	N 62°27'45" E	63.23'
L18	N 00°23'25" E	175.08'
L19	N 00°23'25" E	31.51'
L20	N 27°33'08" W	152.50'
L21	N 27°33'08" W	411.58'



I HEREBY CERTIFY (OR STATE) THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN THE ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

P.O.C. TRACTS A & C
SOUTHEAST CORNER OF THE
NE 1/4 OF THE SW 1/4 OF
SECTION 36, T5S, R5W
MORGAN COUNTY, ALABAMA

LEGEND

- IF IRON PIN FOUND
- IF IRON PIN SET (5/8" HEAVY w/CAP)
- CALCULATED POINT

STATE OF ALABAMA
MORGAN COUNTY

I, hereby certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief.

Date:

Derek S. Meadows, PLS
Alabama License No. 29996



PROPERTY ZONING
M1-A LIGHT INDUSTRIAL DISTRICT

ABBREVIATION
P.O.C. POINT OF COMMENCEMENT
P.O.B. POINT OF BEGINNING

GSA
GONZALEZ - STRENGTH & ASSOCIATES, INC.
ENGINEERING, LAND PLANNING, & SURVEYING
1850 WOODS OF RIVERCHASE DRIVE SUITE 202
MOBILE, ALABAMA 36608
PHONE (205) 825-2222
FAX (205) 825-2222
www.gonzalezstrength.com

FILE NAME OR NUMBER: Certificate to Consolidate 3501-20

ACRES: 1.59

CURRENT ZONE: M1

APPLICANT: Pugh Wright McAnally for Mitchell Kelly and Huston Maurice Moody

LOCATION AND OR PROPERTY ADDRESS: 1920 Central Parkway SW

REQUEST: Consolidation of three lots of .48, .12, and .99 acres into one lot of 1.59 acres.

NEW ZONE: N/A

PROPOSED LAND USE: Commercial

ONE DECATUR FUTURE LAND USE: Flex Employment Center and Neighborhood Commercial

ONE DECATUR STREET TYPOLOGY: Central Parkway SW is a Minor Arterial

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:
--

Conditions to be met

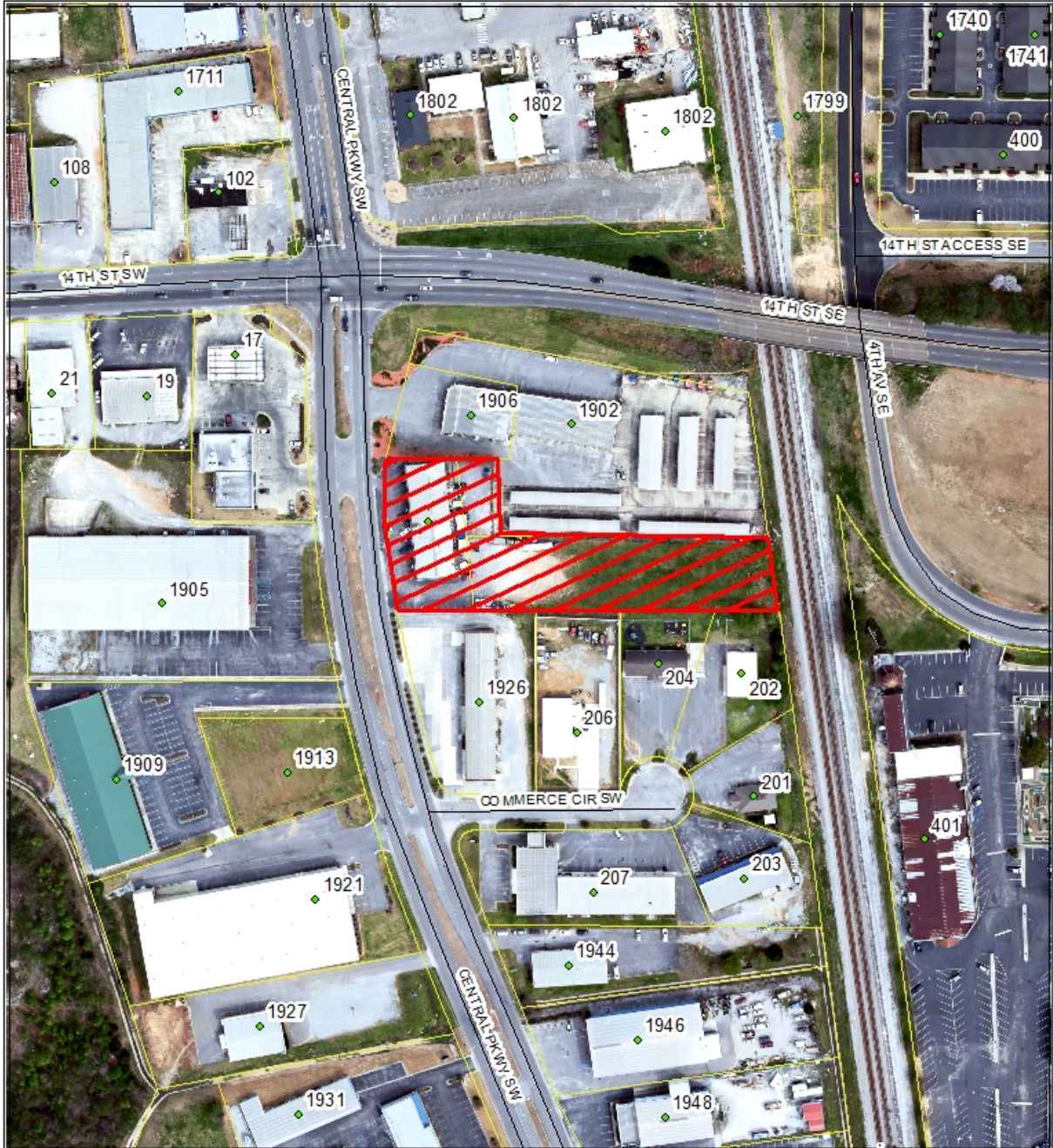
1. Need signed letter requesting consolidation
2. Need signed and sealed survey
3. Need recording fees
4. 10' Easement for DU poles on south property line where poles are present
5. Show ROW for Central Parkway per engineering approval

Pt. of Info:

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

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:

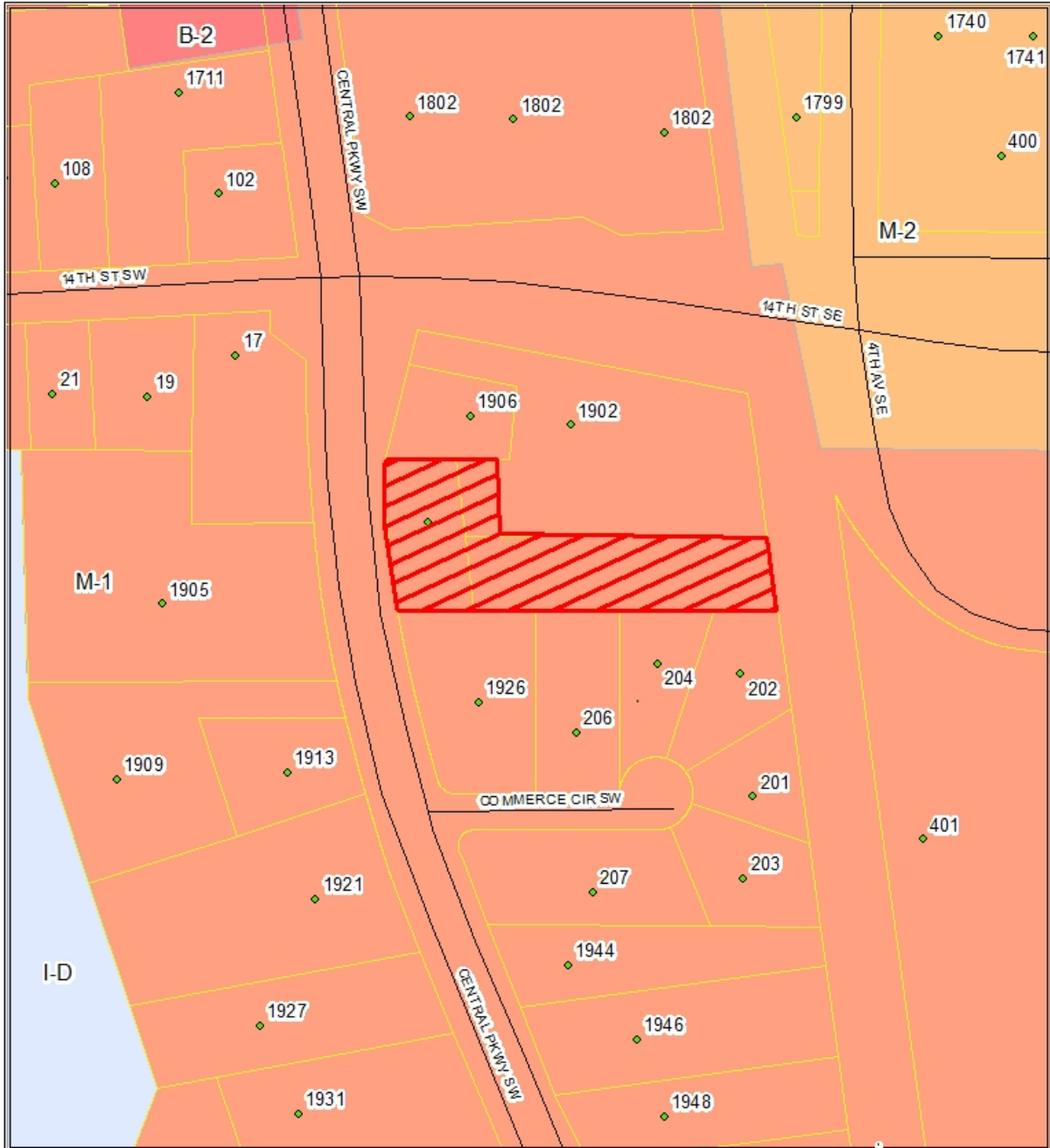
CERTIFICATE TO CONSOLIDATE 3501-20



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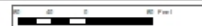


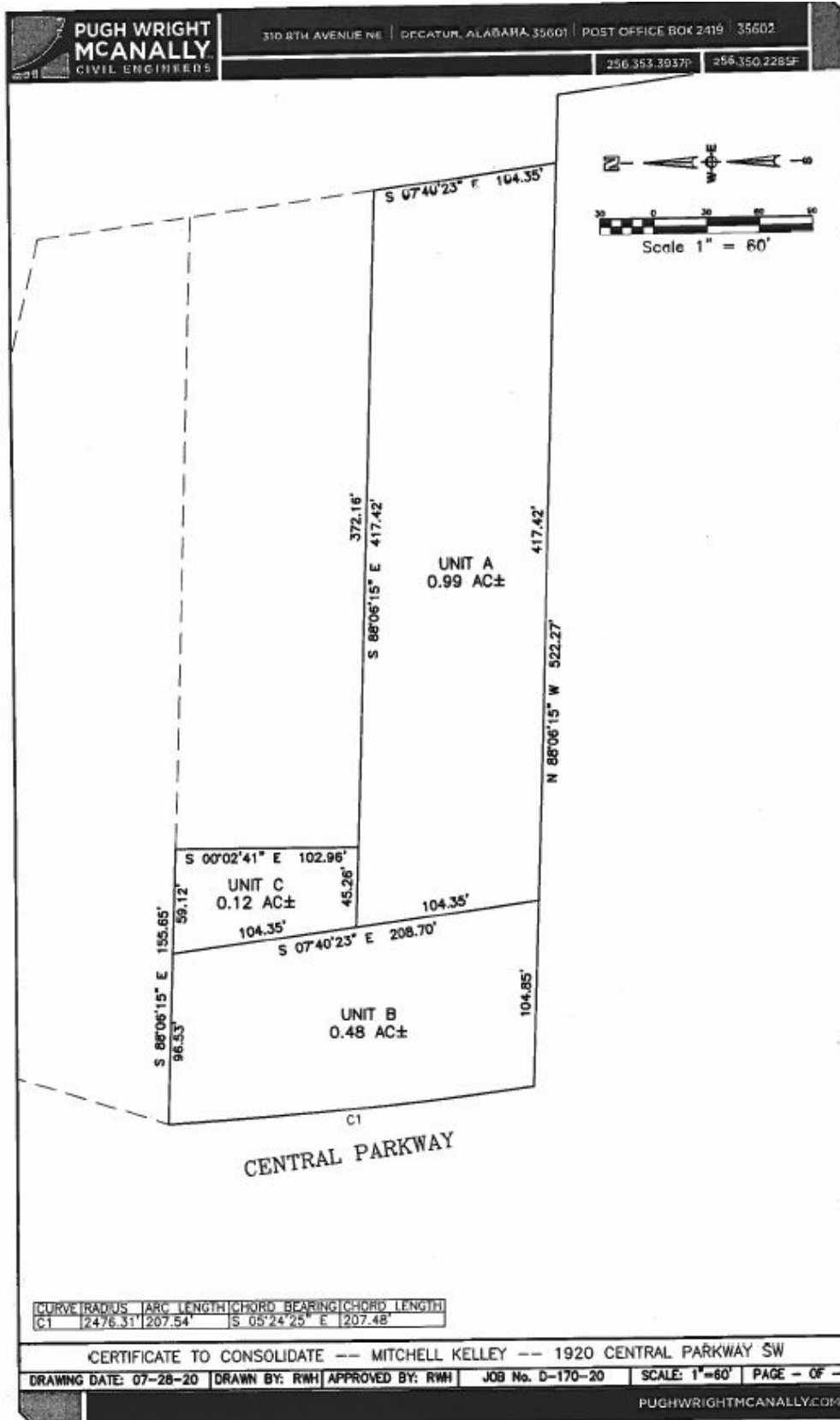
CERTIFICATE TO CONSOLIDATE 3501-20

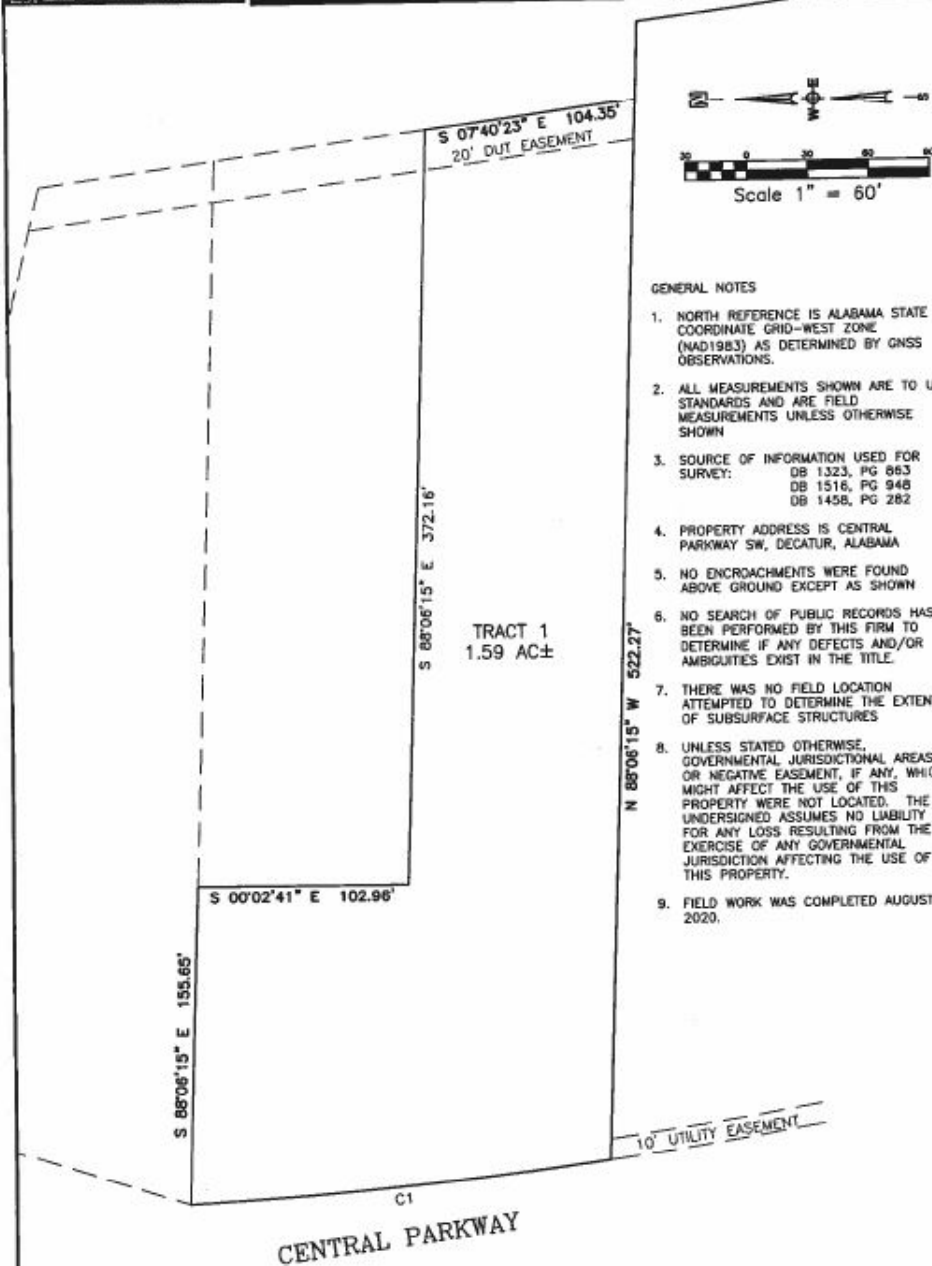


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GENERAL NOTES

1. NORTH REFERENCE IS ALABAMA STATE COORDINATE GRID--WEST ZONE (NAD1983) AS DETERMINED BY GNSS OBSERVATIONS.
2. ALL MEASUREMENTS SHOWN ARE TO U.S. STANDARDS AND ARE FIELD MEASUREMENTS UNLESS OTHERWISE SHOWN.
3. SOURCE OF INFORMATION USED FOR SURVEY:
DB 1323, PG 863
DB 1516, PG 948
DB 1458, PG 282
4. PROPERTY ADDRESS IS CENTRAL PARKWAY SW, DECATUR, ALABAMA
5. NO ENCROACHMENTS WERE FOUND ABOVE GROUND EXCEPT AS SHOWN
6. NO SEARCH OF PUBLIC RECORDS HAS BEEN PERFORMED BY THIS FIRM TO DETERMINE IF ANY DEFECTS AND/OR AMBIGUITIES EXIST IN THE TITLE.
7. 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 AUGUST, 2020.

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	2476.31'	207.54'	S 05°24'25" E	207.48'

BOUNDARY SURVEY -- MITCHELL KELLEY -- 1920 CENTRAL PARKWAY SW

DRAWING DATE: 07-28-20 | DRAWN BY: RWH | APPROVED BY: RWH | JOB No. S-171-20 | SCALE: 1"=60' | PAGE - OF -

PUGHWRIGHTMCANALLY.COM

FILE NAME OR NUMBER: Certificate to Consolidate 3502-20

ACRES: 121.34

CURRENT ZONE: R2 and AG1

APPLICANT: Pugh Wright McAnally for Peek Properties and Fred & Stacie Vengrouskie

LOCATION AND OR PROPERTY ADDRESS: 4010 Saddlehorn Bend SW to Central Ave SW

REQUEST: Adjust lot lines of two lots of 119.88 and 1.46 acres into two lots of 118.26 and 3.08 acres.

NEW ZONE: N/A

PROPOSED LAND USE: N/A

ONE DECATUR FUTURE LAND USE: Mixed Neighborhood

ONE DECATUR STREET TYPOLOGY: Saddlehorn Bend SW is a local street, Central Ave SW is a Minor Arterial

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:
--

Conditions to be met

1. Need signed letter requesting subdivision for all owners
2. Need signed and sealed survey
3. Need recording fees
4. Label Saddlehorn Bend and show ROW subject to engineering approval

Pt. of Info:

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

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:

CERTIFICATE TO CONSOLIDATE 3502-20



City of Decatur Department of Development

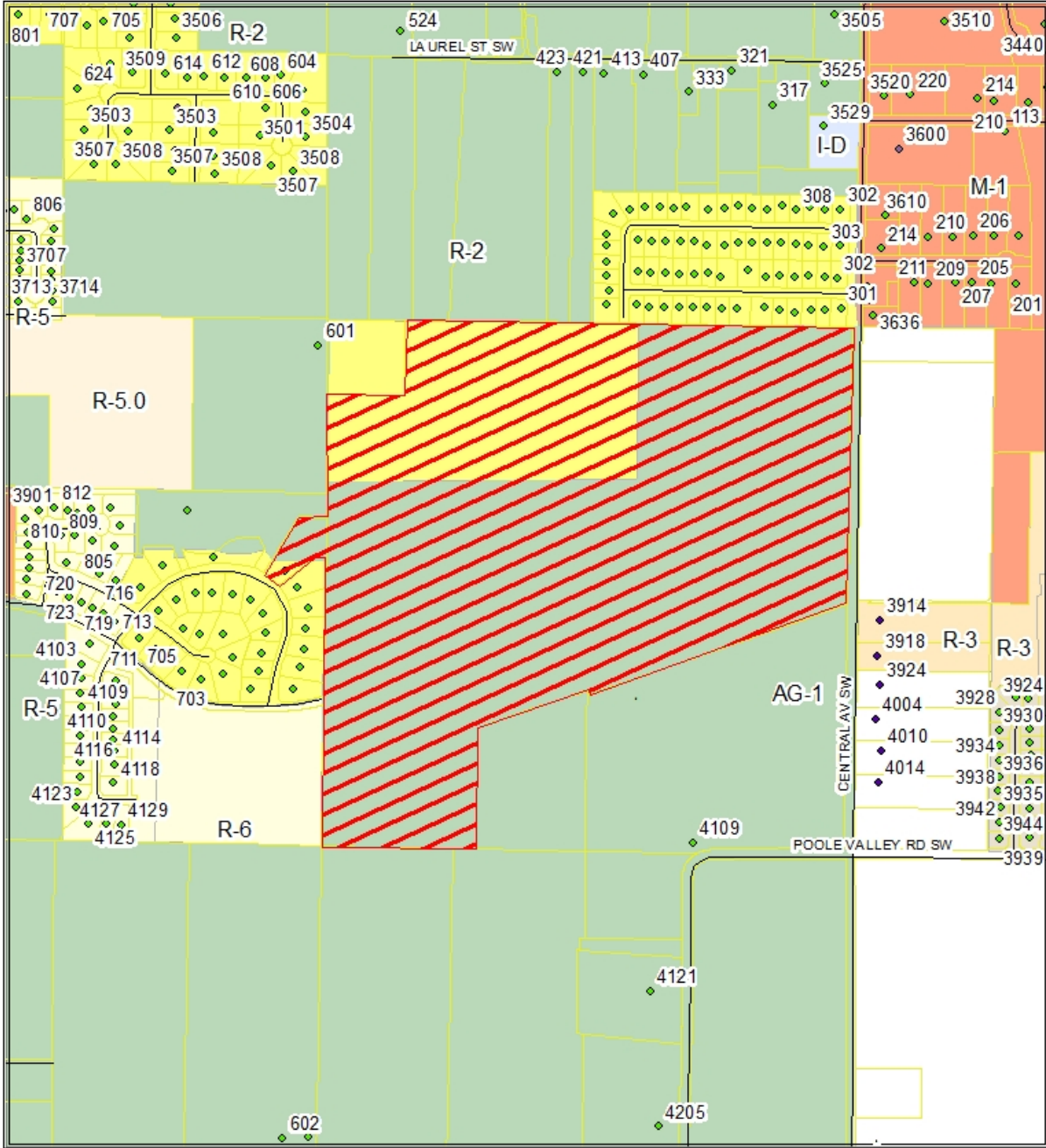
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0 100 200 Feet

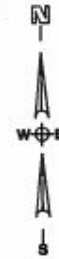


**CERTIFICATE TO CONSOLIDATE
3502-20**

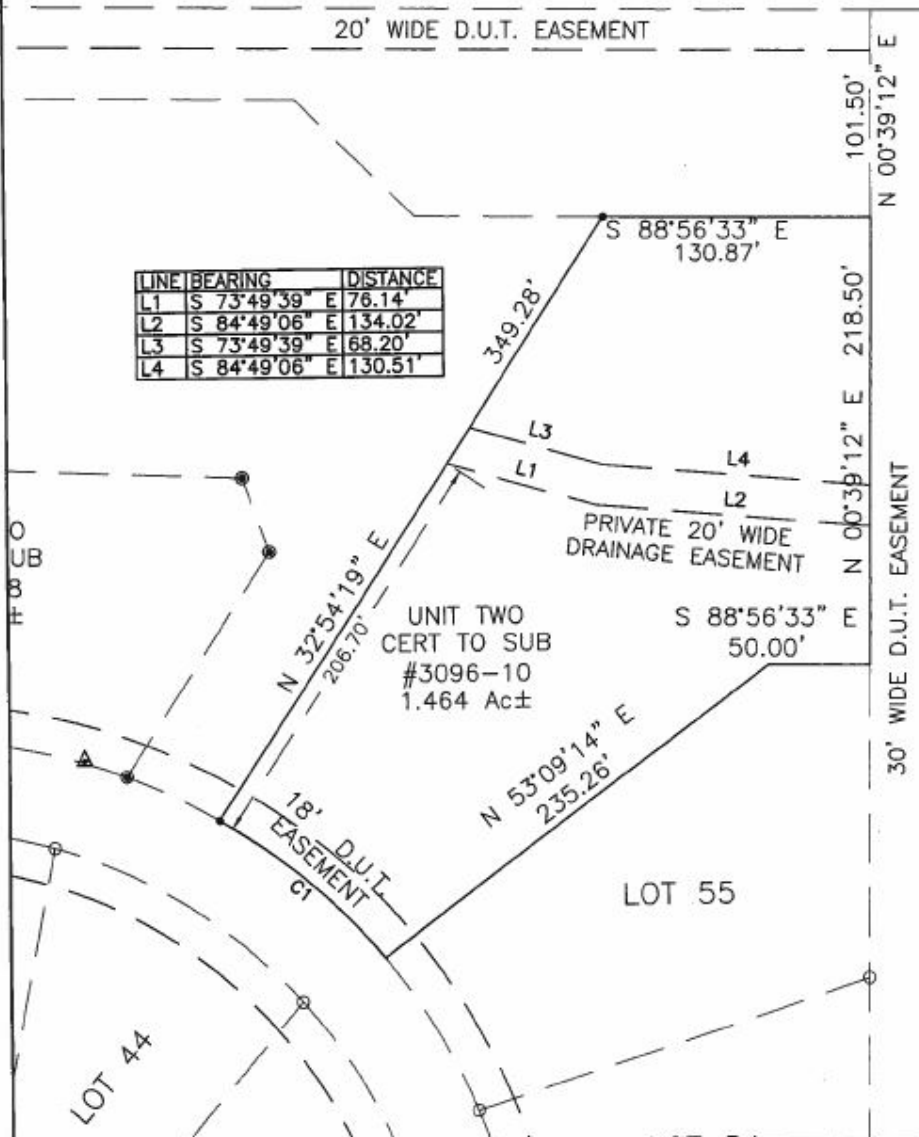


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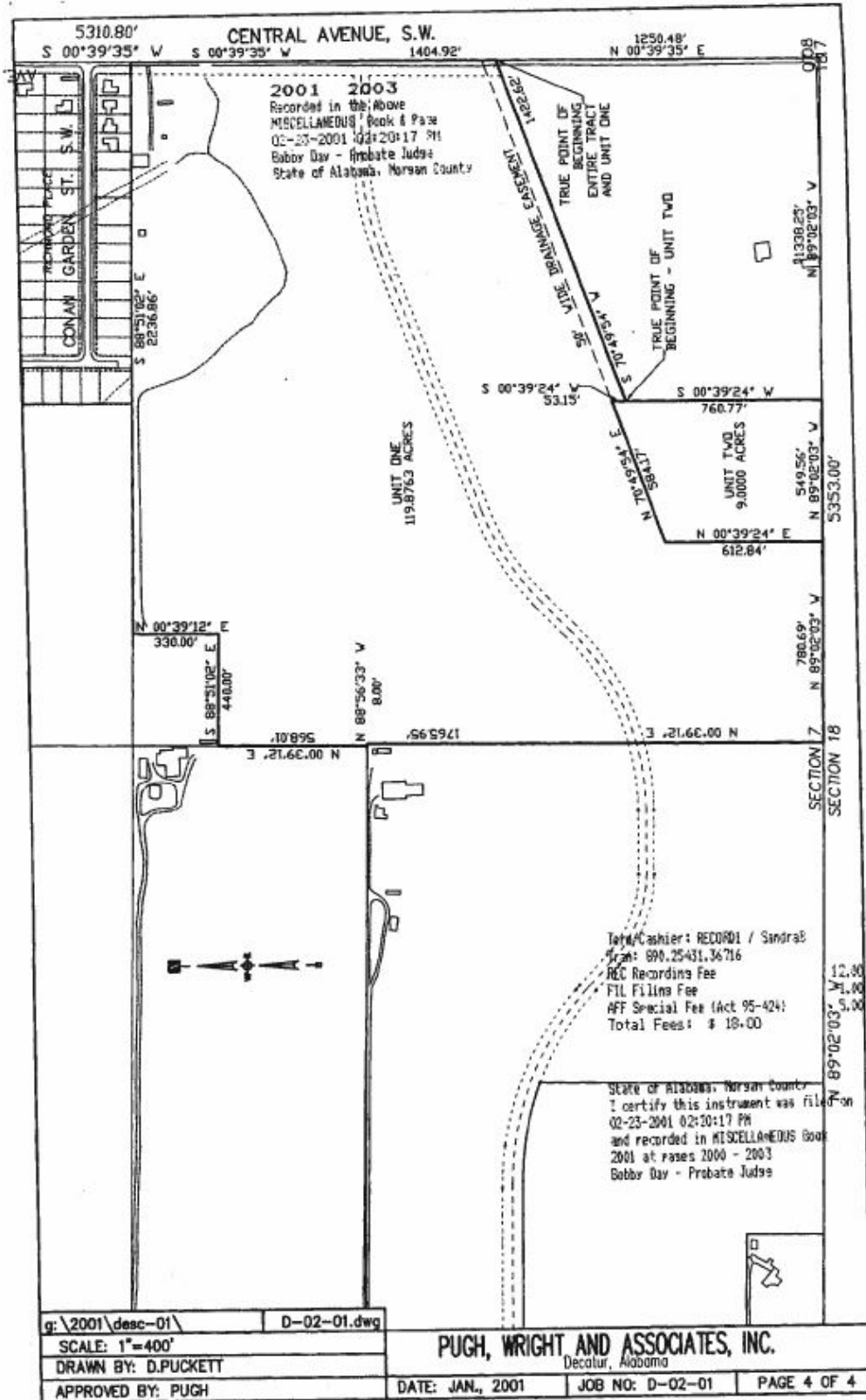
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	300.00'	105.30'	N 49°39'27" W	104.76'

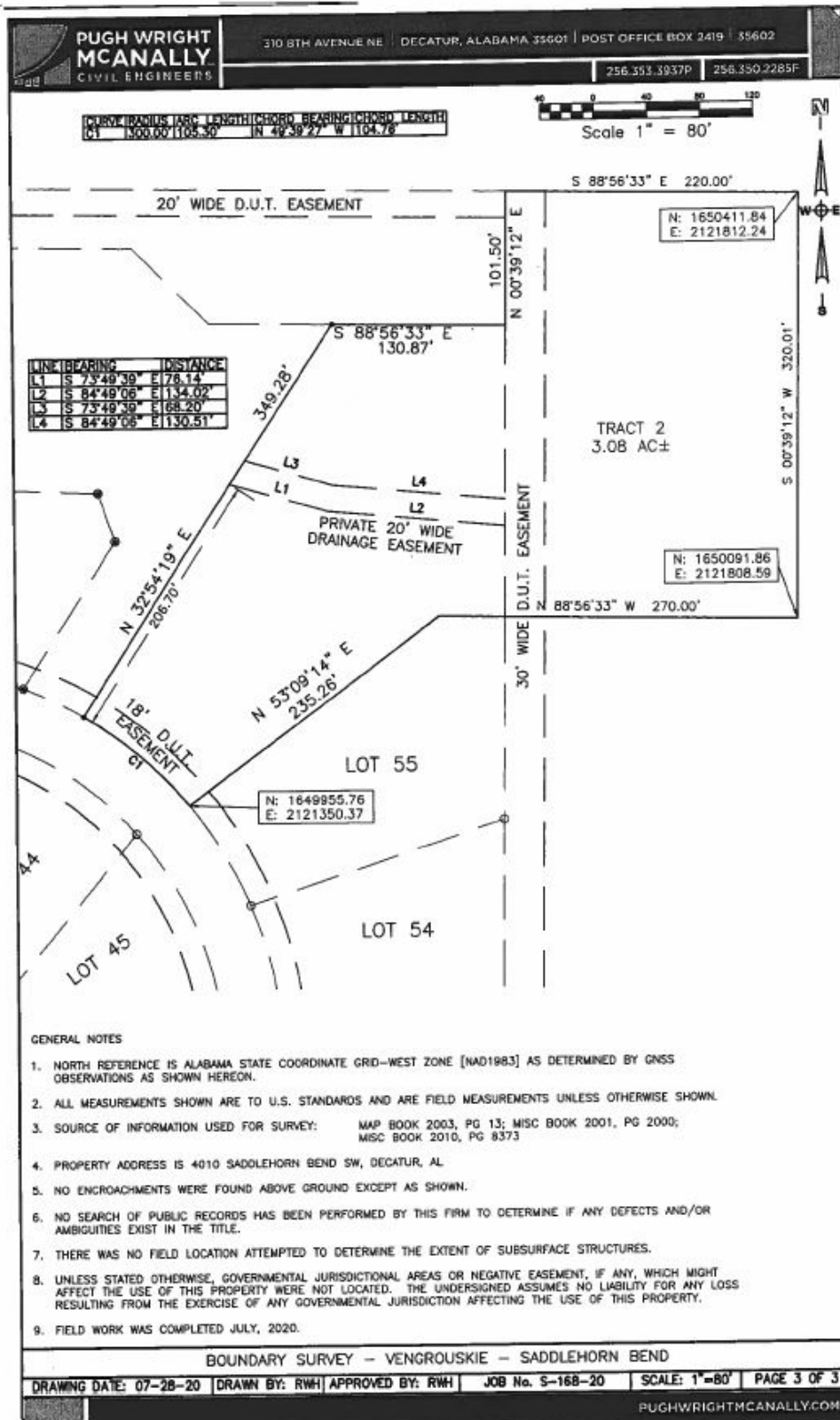


CERTIFICATE TO SUBDIVIDE - PEEK PROPERTIES, LCC - A PORTION OF LOT 61, THE FARM, DECATUR, AL

DRAWING DATE: 07-28-20 DRAWN BY: RWH APPROVED BY: RWH JOB No. D-167-20 SCALE: 1"=60' PAGE 3 OF 4

PUGHWRIGHTMCANALLY.COM





CONSENT AGENDA