

Agenda Planning Commission

City of Decatur, AL

February 19, 2012

Time: 3:15 PM

City Council Chambers

Commissioners: **Gil Aldrich**, *Chairman*; **Tracy Tubbs**, *Vice Chairman*; **Em Barran**, *Secretary*;
Gary Borden; **Chuck Ard**; **Eddie Pike**; **Collis Stevenson**; **Joseph Wynn**; **Nell Standridge**

1. CALL MEETING TO ORDER

2. APPROVAL OF MINUTES – January 22, 2013

3. PUBLIC HEARING

- A. ZTA 218-12 Entertainment District 1/4-8
(The proposed district will be less than ½ mile square in area and encompass both the Bank St. redevelopment area and the 2nd Ave. redevelopment area as established by the DDRA.)

4. CONSENT APPROVALS

PAGE/MAP

CERTIFICATES

- A. 3202-13 Certificate to Consolidate and Subdivide 1/9-11
(South of Chapel Hill Rd. on the west side of Chula Vista Drive SW)
- B. 3203-13 Certificate to Subdivide 2/12-14
(South of Chapel Hill Rd. SW and northwest of Woodtrail SW)

BOND REVIEW

- A. King's Estate Addition 2/15
(North of Madison St NW and east of McCartney St NW)

END OF CONSENT APPROVALS

VACATION REQUEST

- A. 475-12 Hardees 2/16-18
(North of Market St NE and east of Wells St NE)

SITE PLAN REVIEW

A. 499-13

(South of Church St NE and east of 6th Avenue NE)

3/19

**Minutes
Subdivision Committee
February 12, 2013**

PUBLIC HEARING

ZONING TEXT AMENDMENT 218-13

Applicant: City of Decatur
Owner: N/A

Zoning: N/A
Acreage: N/A

Request: To adopt an amendment to the Zoning Ordinance that allows for an entertainment district in downtown Decatur that is reflective of the privileges allowed in House Bill 20.

Location: The proposed district will be less than ½ mile square in area and encompass both the Bank St. redevelopment area and the 2nd Ave. redevelopment area as established by the DDRA.

Recomm: The Zoning Committee recommends approval and the Planning Department concurs

END PUBLIC HEARING

CONSENT AGENDA

Certificates

3202-13 Certificate to Consolidate and Subdivide

Applicant: Cathy Armstrong
Owner: Same

Zoning: AG-2, Agricultural
Acreage: 2.98 acres

Request: Consolidate a 1.35 acre tract, a .87 acre tract and a .76 acre tract into one tract and subdivide into two tracts of 1.50 acres and 1.48 acres

Location: South of Chapel Hill Rd. on the west side of Chula Vista Drive SW

- Conds:
1. Amend Certificate to Subdivide to show two tracts instead of three
 2. Amend certificate to remove Morgan County Commission wording
 3. Payment of recording fees
 4. Show existing structures on the survey

***Pt. of Info: Any relocation of utilities will be at the owner's expense.
No access to Chapel Hill Rd from Lot 2.***

Recomm: Approval with stated conditions

3203-13 Certificate to Subdivide

Applicant: Dorothy Louise Mitchell
Owner: Same

Zoning: AG-2, Agricultural
Acreage: 24.52 acres

Request: Subdivide 24.52 acres into three tracts of 2.16 acres, 11.76 acres and 10.60 acres

Location: South of Chapel Hill Rd. SW and northwest of Woodtrail SW

- Conds:
1. Provide septic tank approval for Tract One (2.16 acres)
 2. Payment of recording fees
 3. Owner to provide letter requesting subdivision of property
 4. No further subdivision of this property will be permitted without a plat and this to be stated in the Body of the Certificate
 5. Provide 15' utility easement for existing electric line on Tract One

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

Recomm: Approval with stated conditions.

Bond Review

Kings Estate Addition

Applicant: Decatur Housing Authority
Owner: Same

Zoning: R-5, Patio Homes
Acreage: 8.5 acres

Request: Bond review for completion of public improvements (final wearing surface to alley ways)
LOC Expires 4/9/2013 – Amount \$6,500

Location: North of Madison St NW and east of McCartney St NW

Recomm: The Subdivision Committee recommends that the LOC be extended for one additional year, based on conversations with the DHA construction supervisor.

END CONSENT AGENDA

Vacation Request

475-13

Applicant: Waterfront Investments LLC

Zoning: B-5, Central Business

Owner: Same

Acreage: .01 acres

Request: Vacate .01 acres of an existing dut&e lying in Lot 2 of The Waterfront at Rhodes Ferry to accommodate a new building addition

Location: North of Market St NE and east of Wells St NE

Conds: 1. Verify no other utilities present, per DU

Pt. of Info: Any relocation of utilities will be at the owner's expense. Vacation will not proceed to City Council until storm pipe has been relocated and verified by DU and Engineering

Recomm: Approval with stated condition

Site Plan Review

499-13

Applicant: Realty Link
Owner: Hardees

Zoning: B-2 , Gen Business
Acreage: .54 acres

Request: Site plan review for a new Hardees development

Location: South of Church St NE and east of 6th Avenue NE

Conds: 1. Provide permanent cross access easements with both adjoining tracts, provide copy to Planning Department for recording
2. Provide site grading and drainage plan
3. Show hotel parking stripes on the site plan
4. Move Church Street entrance further east to avoid traffic conflicts (ALDOT)

Pt. of Info: Any relocation of utilities will be at the owner's expense. If existing landscaping to be used, must be cleaned out and brought into conformance with landscaping ordinance.

Recomm: Approval with stated conditions