

## **MEMORANDUM**

**DATE:** October 16, 2019

**TO:** Planning Commissioners

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

### **PLANNING COMMISSION MEETING**

**October 22, 2019**

**Pre-meeting – 2:15 p.m. (Annex)**

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

# Agenda Planning Commission

City of Decatur, AL

**October 22, 2019**

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- September 17, 2019

## 3. PUBLIC HEARING

### REZONINGS

### PAGE/MAP

A. 1341-19

(East side of Danville Rd., south of Modaus Rd.)

1-6

## 4. CONSENT AGENDA

### CERTIFICATES

A. 3462-19

Certificate

(North side of Lower River Rd. between Deere Rd. and Old River Rd.)

7-10

### SITE PLANS

A. 589-19

WATCO companies  
(East side of Red Hat Rd.)

11-14  
see plat

B. 590-19

Decatur Ventures  
(Southwest corner of Beltline and Highway 31)

15-23  
see plat

**STAFF REPORT FOR  
PLANNING COMMISSION**

**PUBLIC HEARING**

**FILE NAME OR NUMBER:** Rezoning 1341-19

**APPLICANT:** Jennifer McGee

**PROPERTY OWNER/PROPERTY ADDRESS:** Jennifer McGee 2716 Danville RD SW East side of Danville Rd south of Modaus Rd.

**REQUEST:** To rezone an approximately 1 acre tract from AG1 (agricultural zone) to B6 (office commercial zone)

**ACRES:** Approximately 1 acre

**CURRENT ZONE:** AG 1 (agricultural)

**NEW ZONE:** B6 office commercial zone  
with pharmacy capabilities

**PROPOSED LAND USE:** Urgent care clinic

**ONE DECATUR FUTURE LAND USE:** Mixed neighborhood

**ONE DECATUR STREET TYPOLOGY:** City connector

**COMMENTS AND RECOMMENDATIONS FROM ZONING COMMITTEE COMMITTEE:**

The Zoning Committee recommends this request to the Planning Commission for recommendation to the City Council.

1. The One Decatur Mixed Neighborhood classification makes provisions for neighborhood scale office, commercial and institutional uses which are allowed in the B6 zone.
2. When this comes up for site plan review particular attention should be paid to the access and making some provision for bike and pedestrian uses.
3. A drive through will not work but possible concierge service for both the waiting area and the pharmacy should be considered – something like the beeper system used when waiting for a table in a restaurant.

**Pt. of Info:**

1. There is no record of this lot being created through the subdivision process. We recommend a Certificate to subdivide be done when site plan review is submitted.

**COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:**

**STAFF REPORT FOR  
PLANNING COMMISSION**

**COMPARE AG1 AND B6**

<b>CODE SECTION</b>	<b>AG 1 (AGRICULTURAL)</b>	<b>B – 6 (OFFICE DISTRICT)</b>
<b>USES PERMITTED</b>	<p><i>Uses permitted:</i> General farming including horticulture; dairying; apiaries; livestock and poultry raising; fish hatcheries; and other similar enterprises or uses.</p> <p>Aircraft landing fields; hangars and equipment; cemeteries; golf courses, swimming pools; country clubs; recreation buildings of a public or quasi-public character, sanatoriums, convalescent and nursing homes for human care; charitable institutions; animal hospitals and kennels; private clubs, lodges, summer camps, lodging and boarding houses.</p> <p>Accessory buildings and uses customarily incidental to the above uses.</p> <p>Any use permitted or permitted on appeal in an R-1 residential district and subject to all district requirements of an R-1 district as specified in section 25-10.</p> <p>Outdoor advertising structures, provided however, that such use shall be conditional as follows: Within sixty (60) days of the time that the zoning map is amended to cause advertising structures which have been erected in an AG-1 agricultural district to fall within a residential district such structures shall be removed.</p>	<p><i>Uses permitted:</i> The following specified office uses, with structures to accommodate the same; real estate, professional, managerial, insurance, clerical, clinics, health clubs, health spas and related uses.</p>
<b>USES PERMITTED ON APPEAL</b>	<p><i>Uses permitted on appeal:</i> Sports arenas, recreational and amusement enterprises operated</p>	<p><i>Uses permitted on appeal:</i> Any uses permitted or permitted on appeal in an R-4, Residential</p>

**STAFF REPORT FOR  
PLANNING COMMISSION**

	<p>on a commercial basis; clubs the chief activity of which is customarily carried on as a business; clubs; on premises and off premises sale of alcoholic beverages by clubs when duly licensed as a class I club by the City of Decatur and the Alabama Alcoholic Beverage Control Board under the pursuant to the Alcoholic Beverage Licensing Code; on-premises and off-premises sale of alcoholic beverages by organizations complying with the definition of a class II club located on and embracing within its sole possessory right, one (1) tract or parcel of land not less than twenty (20) acres in size provided such tract or parcel of land is utilized by such organization on a regular basis for recreational or athletic purposes and further provided that such organization is duly licensed as a class II club by the City of Decatur and the Alabama Alcoholic Beverage Control Board under and pursuant to the Alcoholic Beverage Licensing Code; event venue, tourist courts, tourist homes; motor courts and trailer courts, when these uses, in the opinion of the board of zoning adjustment will not impair an existing or potential future residential neighborhood and permitted subject to such conditions as the said board may require to preserve and protect the character of the district and otherwise promote the purpose of this chapter.</p>	<p>District, and subject to all district requirements of said district as specified in section 25-10, hereof, other than the maximum height provision set forth therein which shall not be applicable; and any office use not specified as a permitted use.</p>
<b>USES PROHIBITED</b>	<i>Uses prohibited:</i> On premises and off-premises sale of alcoholic	<i>Uses prohibited:</i> Businesses licensed under the Deferred

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	beverages, except as herein otherwise allowed; residential, commercial and industrial uses, not specifically permitted or permitted on appeal..	Presentment Services Act and/or, Pawnshop Act and/or, Dealers in Gold or Precious Items Act and any use not permitted or permitted on appeal.
MINIMUM LOT SIZE	<p><b>B2</b> Same as for B-1 Business District.</p> <p><b>B1</b> It is the intent of this section that lots of sufficient size be used for any business or service use to provide adequate parking and loading space in addition to the space required for the other normal operations of the business or service.</p>	<p><i>Minimum lot size:</i> It is the intent of this section that lots of sufficient size be used for any business or service use to provide adequate parking and loading space in addition to the space required for the other normal operations of the business or service.</p>
MINIMUM YARD SIZE	<p><i>Minimum lot size:</i> Minimum required lot area—15,000 square feet. Minimum required lot width at building line—100 feet.</p> <p><i>Minimum yard size:</i> Front, 20 feet; rear, 45 feet; sides, 15 feet; except any structure used for the housing of livestock of any kind shall not be located closer than 100 feet to any property line or line of a district other than an agricultural district.</p> <p><i>Maximum height:</i> 35 feet or 2½ stories.</p>	<p><i>Minimum lot size:</i> It is the intent of this section that lots of sufficient size be used for any business or service use to provide adequate parking and loading space in addition to the spaces required for the other normal operations of the business or service.</p> <p><i>Minimum yard size:</i> Front 25 feet; rear 20 feet; side, not specified, except on a lot adjoining along its side lot line which is in a residential district, there shall be a side yard not less than eight (8) feet wide.</p> <p><i>Maximum height:</i> None.</p>
OFF STREET PARKING	<i>Off-street parking:</i> See § 25-16.	<i>Off-street parking:</i> (See section 25-16. Off-street automobile storage.)
OFF STREET LOADING AND UNLOADING	<i>Off-street loading and unloading:</i> Shall provide adequate space for loading and unloading on rear and/or side yard.	<i>Off-street loading and unloading:</i> (See section 25-16. Off-street [re]quired rear or side yard for loading and unloading.)
SITE PLAN	SEE ARTICLE 7 OF CHAPTER 25	SEE ARTICLE 7 OF CHAPTER 25

**REZONING 1341-19**  
**.98 ACRES GOING FROM AG1 TO B6 2716 DANVILLE RD SW**



SUBJECT PROPERTY

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.



**STAFF REPORT FOR  
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**REZONING 1341-19  
.98 ACRES GOING FROM AG1 TO B6 2716 DANVILLE RD SW**



**END PUBLIC HEARING**



**STAFF REPORT FOR  
PLANNING COMMISSION**

<b>CONSENT AGENDA</b>
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**FILE NAME OR NUMBER:** Certificate to Subdivide 3462-19

**APPLICANT:** Ricky Wilhite for Donald Crow

**PROPERTY OWNER/PROPERTY ADDRESS:** 3194 Lower River Rd North side of Lower River between Deere Rd and Old River Rd

**REQUEST:** To subdivide 18.55 acres into three tracts of 2.22, 9.33 and 7 acres

**ACRES:** 18.55.

**CURRENT ZONE:** Planning Jurisdiction

**NEW ZONE:** N/A

**PROPOSED LAND USE:** Residential and vacant

**ONE DECATUR FUTURE LAND USE:** Low Density Residential

**ONE DECATUR STREET TYPOLOGY:** Local connector

<b>COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:</b>
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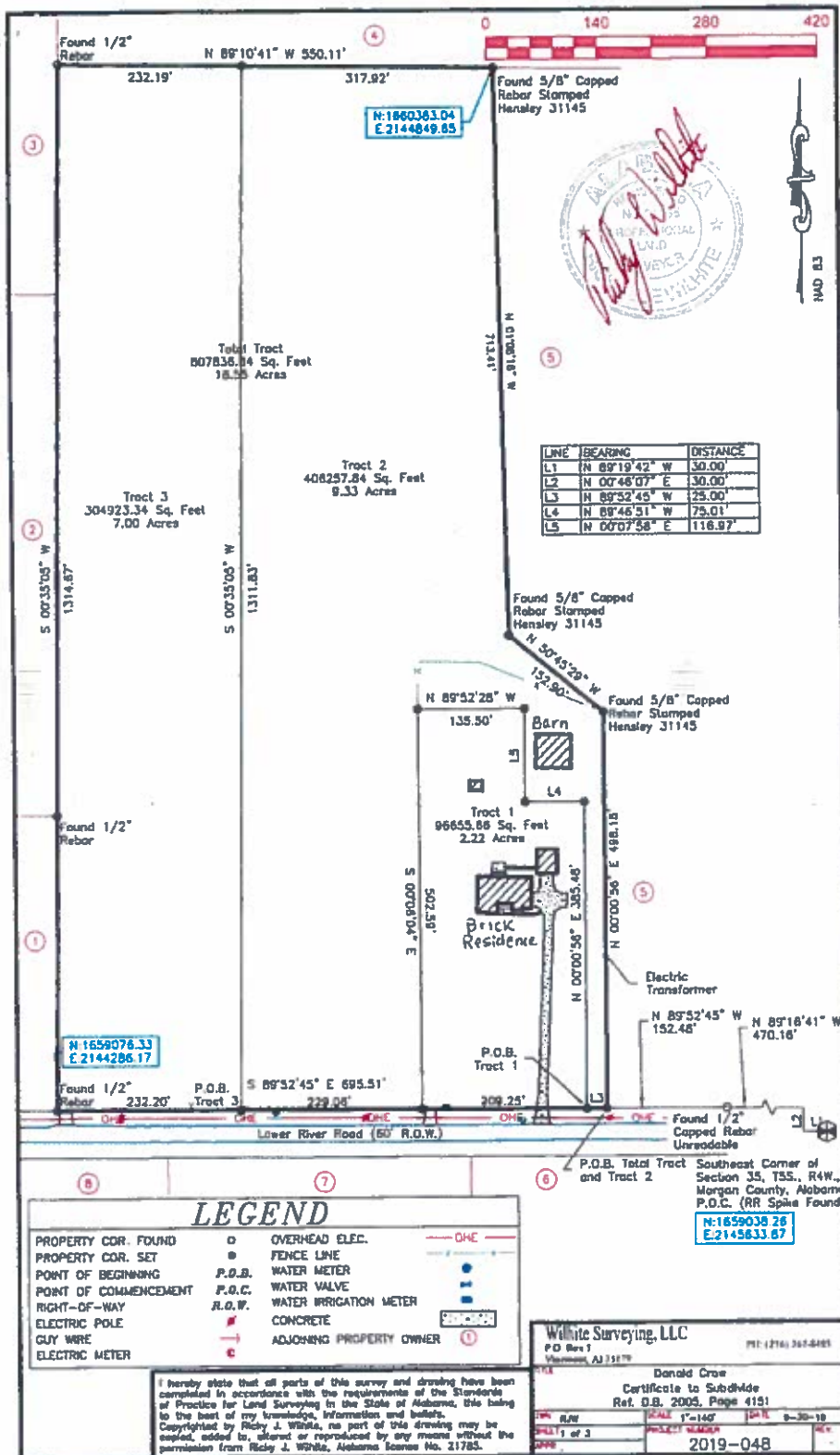
1. Payment of recording fees
2. Extend 8" water main to tract 1
3. 10' transformer easement on either side where it crosses "axe handle" and 5' easement to the road- Subject to approval from Joe Wheeler Electric Membership Corporation (JWEMC)
4. Show the field lines on the survey

**Pt. of Info:**

1. Any relocation of utilities will be at the owner's expense
2. 30' of road frontage will be needed for the "axe handle" if it is to be used to for access to the property

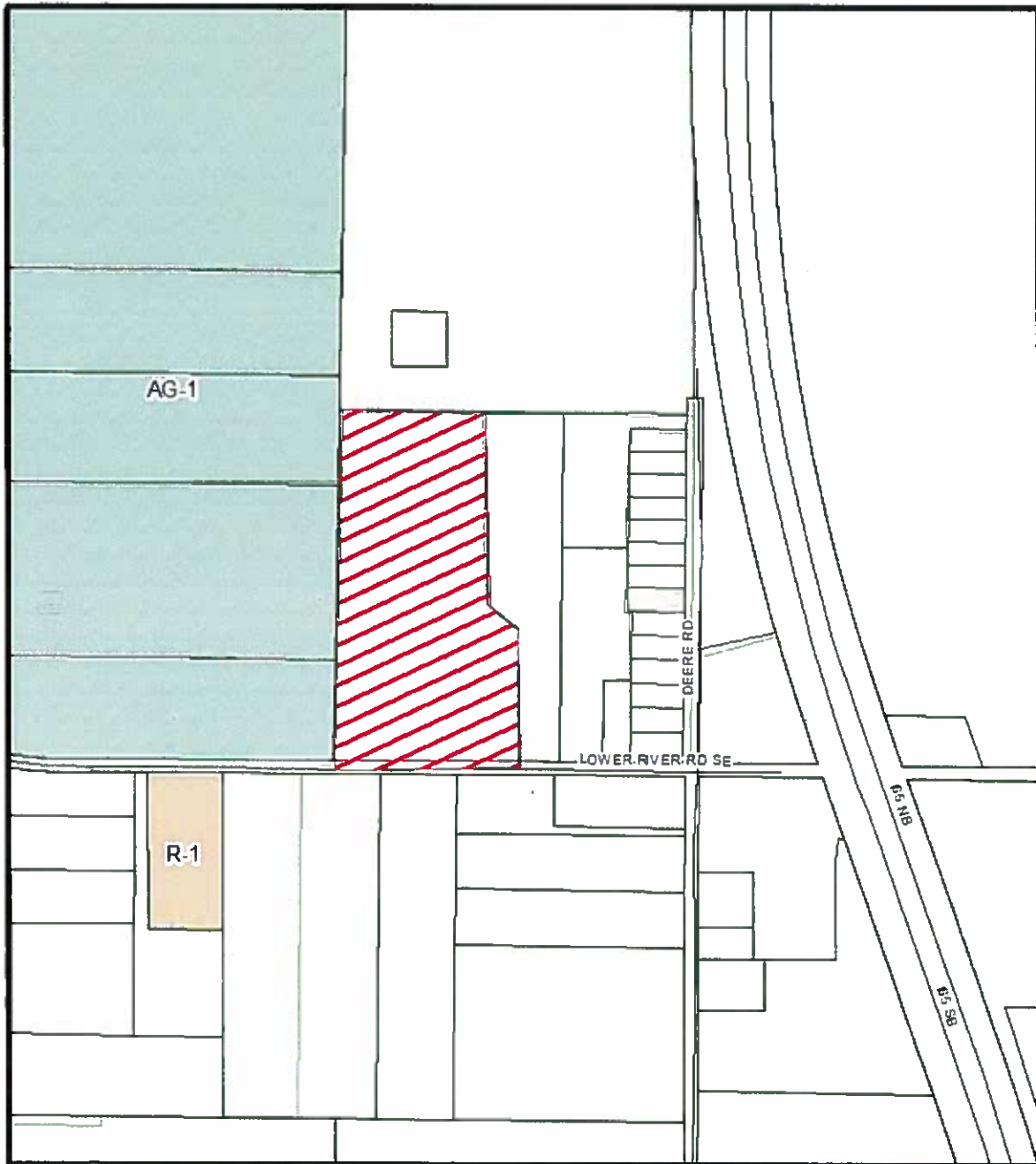
<b>COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:</b>
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# STAFF REPORT FOR PLANNING COMMISSION



**STAFF REPORT FOR  
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**CERTIFICAT 3462-19  
18.55 ACRES ON LOWER RIVER ROAD FOR DONALD CROW**



City of Decatur Department of Development  
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SCAN QR CODE FOR ZONING INFORMATION:



Legend  
NEW PARCEL LAYER



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**STAFF REPORT FOR  
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**CERTIFICAT 3462-19 - AERIAL  
18.55 ACRES ON LOWER RIVER ROAD FOR DONALD CROW**



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SCAN QR CODE FOR ZONING INFORMATION:



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**STAFF REPORT FOR  
PLANNING COMMISSION**

**FILE NAME OR NUMBER:** Site Plan 589-19

**APPLICANT:** Pugh Wright McAnally for WATCO companies

**PROPERTY OWNER/PROPERTY ADDRESS:** Pugh Wright McAnally for WATCO companies

**REQUEST:** Site plan approval to construct a Cotton warehouse in the port area

**ACRES:** 86.83

**CURRENT ZONE:** M2 General Industry

**NEW ZONE:** 86.83

**CURRENT LANDUSE:** Vacant

**PROPOSED LAND USE:** Warehousing

**ONE DECATUR FUTURE LAND USE:** General industrial / agricultural

**ONE DECATUR STREET TYPOLOGY:** Local street with heavy truck traffic

<b>COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:</b>
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Approval with no conditions

**Pt. of Info:**

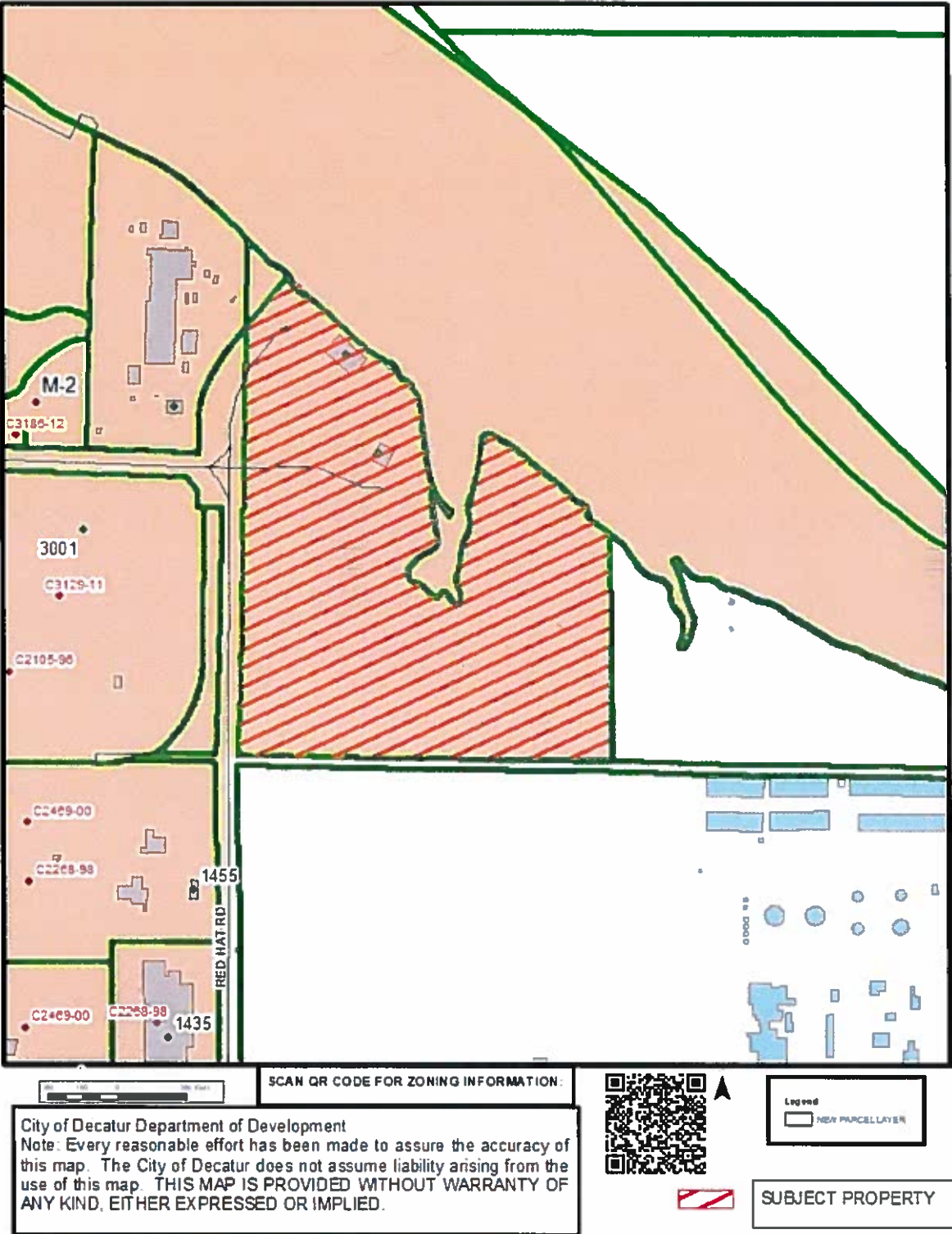
Any relocation of utilities will be at the owner's expense.

<b>COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:</b>
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**STAFF REPORT FOR  
PLANNING COMMISSION**

**SITE PLAN 589-19  
NEW COTTON WAREHOUSE AT 1802 RED HAT RD**



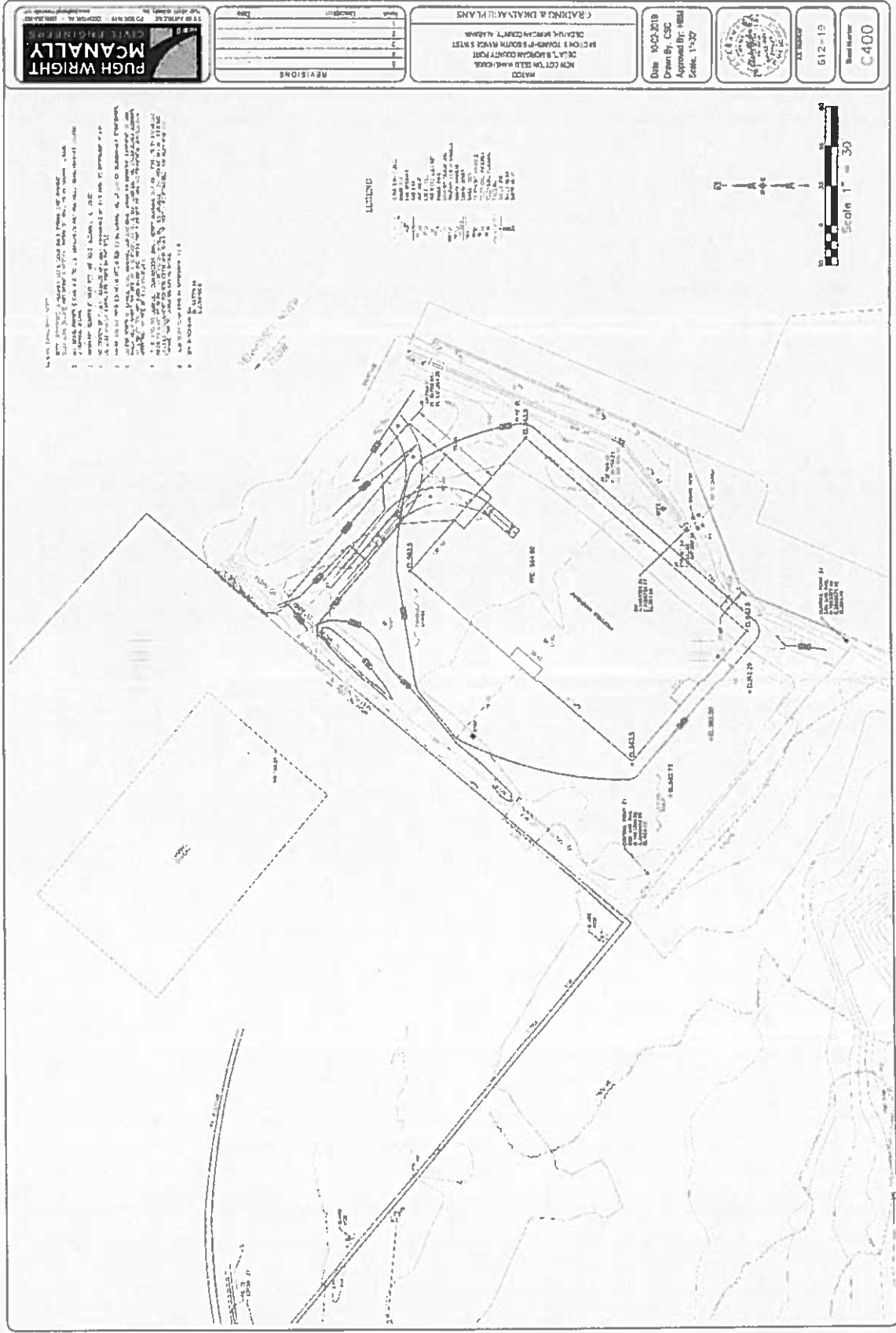


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SITE PLAN 589-19  
NEW COTTON WAREHOUSE AT 1802 RED HAT RD



# STAFF REPORT FOR PLANNING COMMISSION



**STAFF REPORT FOR  
PLANNING COMMISSION**

**FILE NAME OR NUMBER:** Site Plan Review 590-19

**APPLICANT:** Pugh Wright McAnally for Decatur Ventures

**PROPERTY OWNER/PROPERTY ADDRESS:** 1107 Beltline Rd Southwest corner of Beltline and Highway 31

**REQUEST:** Site plan approval for an expanded retail use on the west side of the former Kmart building 6000 square foot addition

**ACRES:** 8.41  
district

**CURRENT ZONE:** M1A Expressway commercial

**NEW ZONE:** N/A

**CURRENT LANDUSE:** Retail

**PROPOSED LANDUSE:** Retail  
use

**ONE DECATUR Future Landuse:** Regional mixed

**ONE DECATUR STREET TYPOLOGY:** Beltline and highway 31 is a workhorse

<b>COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:</b>
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1. Provide information on temporary parking lot improvements

**Pt. of Info:**

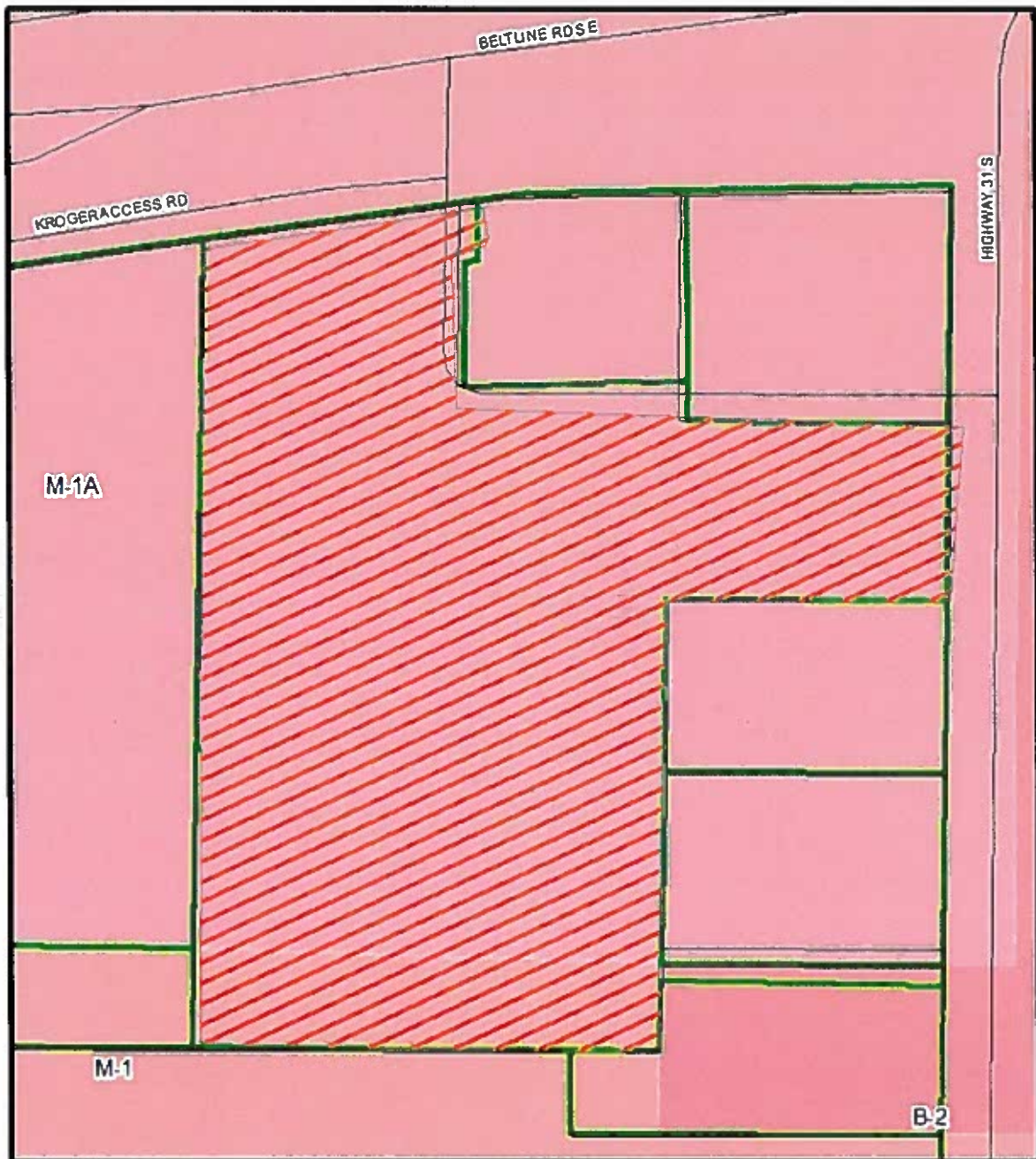
1. Any relocation of utilities will be at the owner's expense.
2. Provide grease interceptors if retail space is a restaurant.

<b>COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:</b>
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**STAFF REPORT FOR  
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**SITE PLAN 590-19  
ADDITION TO THE EAST SIDE OF 1107 BELTLINE RD SW M1A ZONE**



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Legend

NEW PARCELLAYER

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SUBJECT PROPERTY

STAFF REPORT FOR  
PLANNING COMMISSION

SITE PLANS FOR  
**DECATUR VENTURES, LTD**  
**T.J. - MAXX STORE**  
1101 BELTLINE ROAD SE  
DECATUR, AL 35601



VICINITY MAP

WITHIN SECTION 32, TOWNSHIP 5 SOUTH, RANGE 4 WEST  
DECATUR, MORGAN COUNTY, ALABAMA

LEGEND

G100 COVER SHEET  
G200 GENERAL NOTES  
C100 EXISTING CONDITIONS AND DEMOLITION PLAN  
C200 LAYOUT & GRADING PLAN  
C300 UTILITY PLAN  
C400 DETAILS  
C500



REVISIONS	DATE	BY	DESCRIPTION
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

DECATUR VENTURES, LTD  
1101 BELTLINE ROAD SE  
DECATUR, AL 35601  
SECTION 32, TOWNSHIP 5 SOUTH, RANGE 4 WEST  
DECATUR, MORGAN COUNTY, ALABAMA  
TITLE SHEET

Date: 08/08/2019  
Drawn By: ACA  
Approved By: HSL  
Scale: N.T.S.



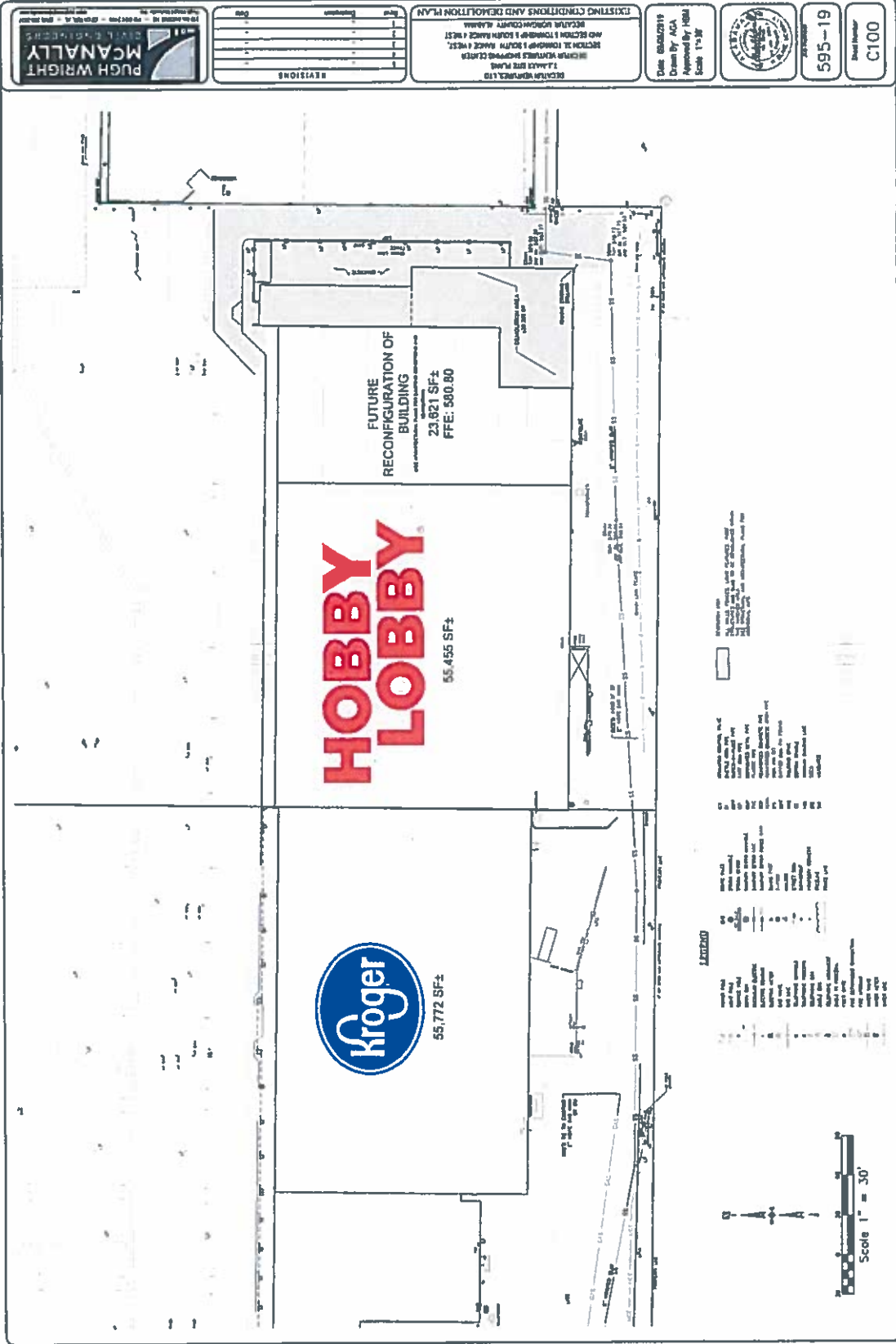
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# STAFF REPORT FOR PLANNING COMMISSION

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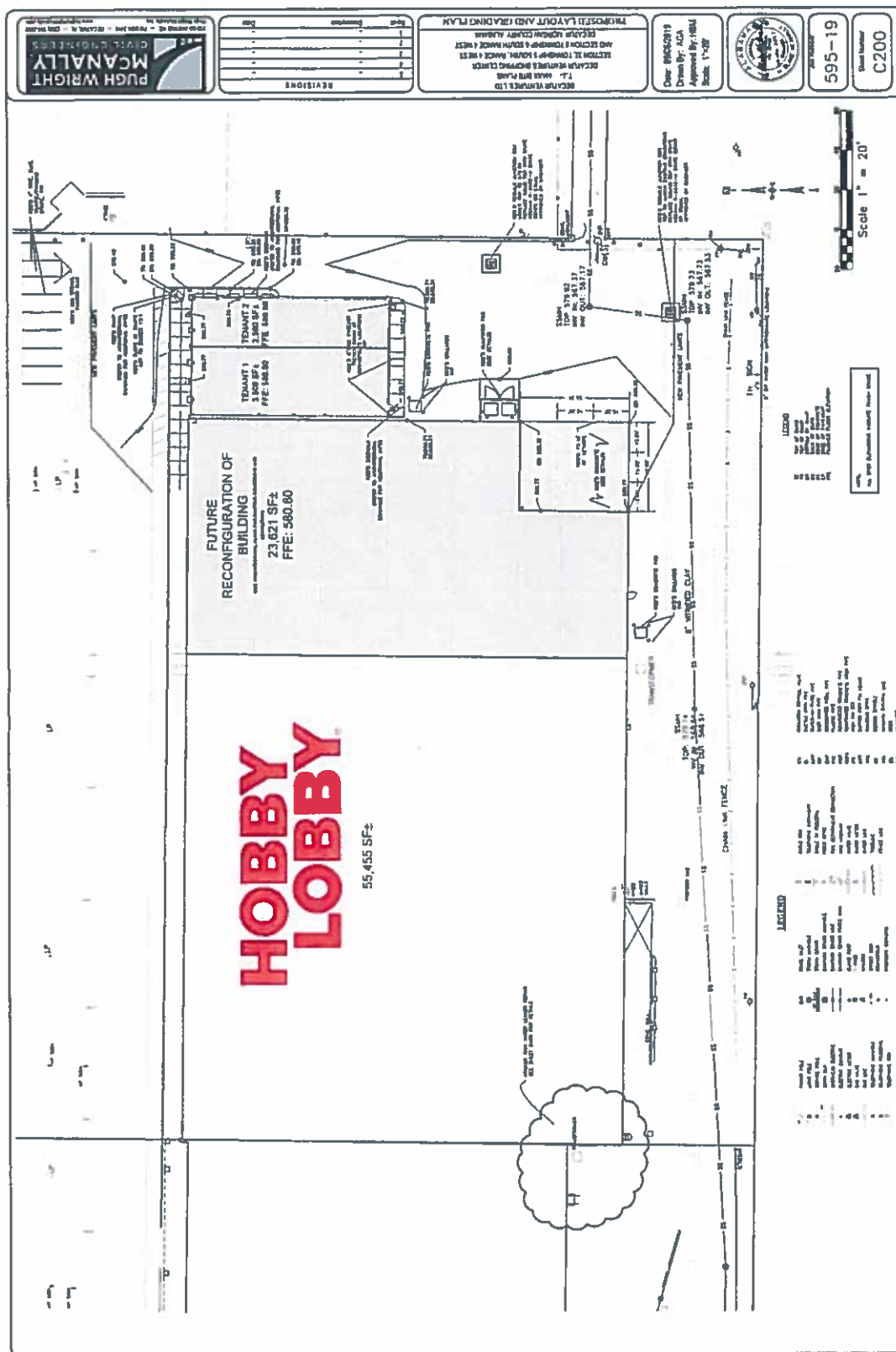


## STAFF REPORT FOR



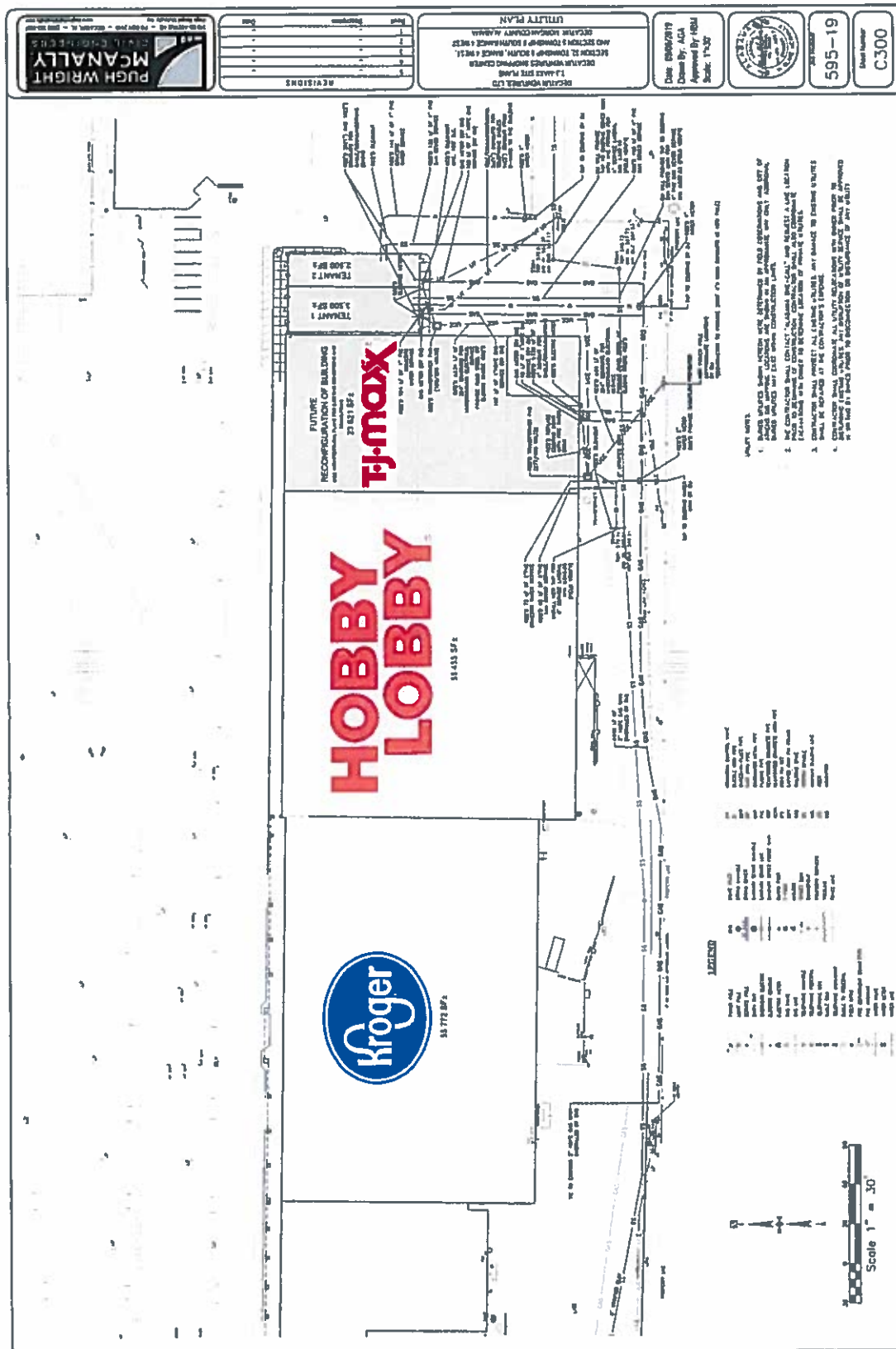
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# PLANNING COMMISSION

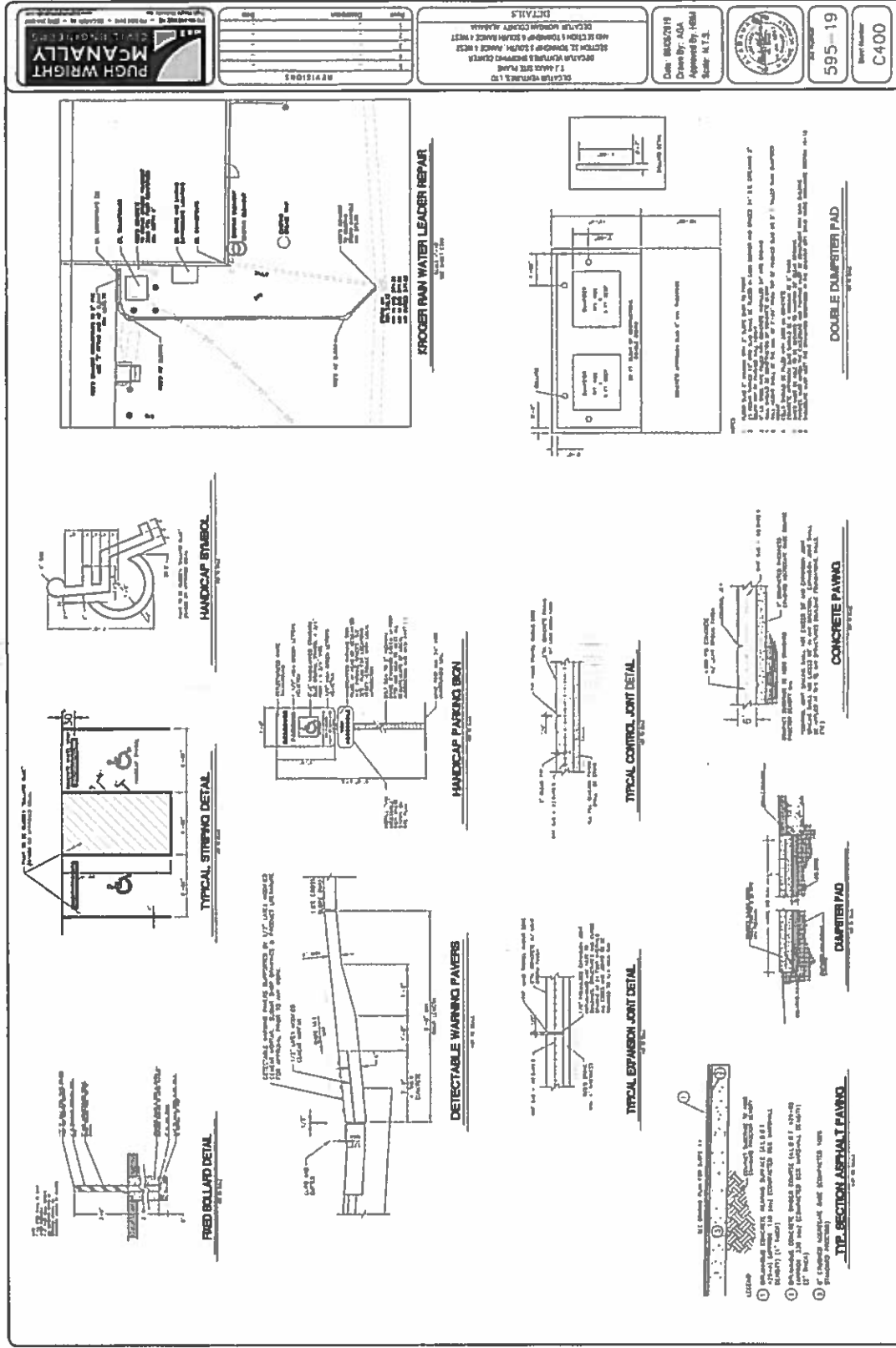


## STAFF REPORT FOR

## PLANNING COMMISSION

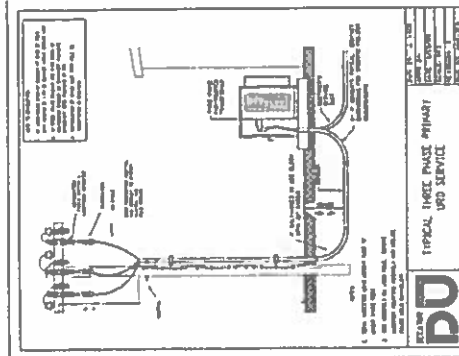
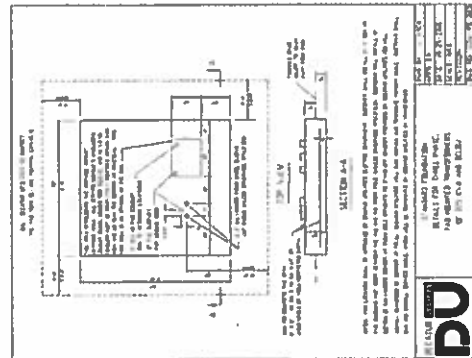
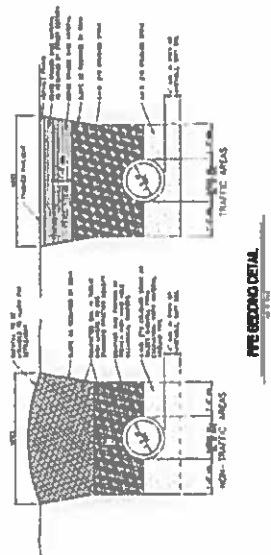
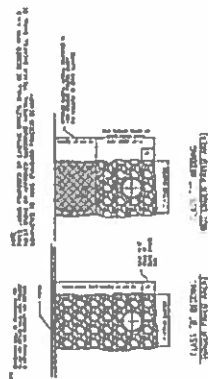
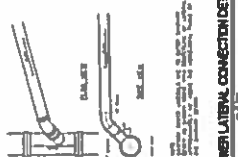
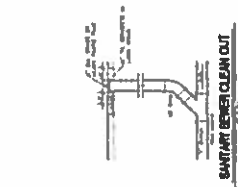
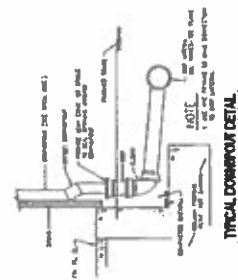





# STAFF REPORT FOR PLANNING COMMISSION



## STAFF REPORT FOR

# PLANNING COMMISSION



 <b>PUGH WRIGHT</b> ROOF & FLOORING <small>1000 S. 10th St. - Suite 100 - Phoenix, AZ 85006</small>	Name _____ Address _____ City _____ State _____ Zip _____		I, <b>LEAH M. PUGH</b> , do hereby certify that the above is a true and correct copy of the original.		 Date: _____ Signed by: <b>LEAH M. PUGH</b> Approved by: _____ State of <b>ARIZONA</b>	 Date: _____ Signed by: _____ Approved by: _____ State of <b>ARIZONA</b>
	I, <b>LEAH M. PUGH</b> , do hereby certify that the above is a true and correct copy of the original.		I, <b>LEAH M. PUGH</b> , do hereby certify that the above is a true and correct copy of the original.			