



MEMORANDUM

DATE: June 17, 2020

TO: Planning Commissioners

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

PLANNING COMMISSION MEETING

June 23, 2020

Pre-meeting – 2:15 p.m. (Council Chambers)

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

Agenda Planning Commission

City of Decatur, AL

June 23, 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- May 19, 2020

3. PUBLIC HEARING

		PAGE/MAP
Rezoning		
A. 1354-20	(West of 14 th Ave SW and north of Douthit St SW)	1-4
B. 1355-20	(West of Hwy 31 S and south of Sexton Rd SE)	5-7
C. 1356-20	(West of Hwy 31 South)	8-10
D. 1357-20	(East of 6 th Ave SE and south of Prospect Dr SE)	11-13
E. 1358-20	(East of Indian Hills Rd SE)	14-16
F. 1359-20	(East of Indian Hills Rd SE)	17-18

4. CONSENT AGENDA

CERTIFICATES

A. 3487-20	Certificate (West of 14 th Ave SW and north of Douthit St SW)	19-22
B. 3488-20	Certificate (East of Hwy 31 S, southwest of Red Bank Rd)	23-26

C. 3489-20	(West of Willow Bend Rd SE, south of Heather Ln SE)	27-30
D. 3490-20	(West of Shady Grove Ln SW, north of Modaus Rd SW)	31-34
E. 3491-20	(South of Lowery St SW, west of Old Moulton Rd)	35-38
F. 3492-20	(West of Sandlin Rd SW, south of Beltline Rd SW)	39-42

SITE PLANS

A. 582-18	(Southwest corner of the intersection of Glenn St and Beltline)	43-48 see plat
B. 599-20	(North of Point Mallard Pkwy SE and west of Indian Hills Rd SE)	49-52 see plat
C. 600-20	(East of Spring Ave)	53-56 see plat

4. OTHER BUSINESS

VACATION REQUESTS

A. 519-20	(North of Market St NW and south of the Tennessee River)	57-60
A. 520-20	(North of 2 nd St SW and south of Old Moulton Rd)	61-64

PUBLIC HEARING

FILE NUMBER: Rezoning 1354-20

CONTROL NO. 8067

ACRES: 40.9

CURRENT ZONE: R-2 (Single Family Residential)

NEW ZONE: R-3 (Single Family Residential)

APPLICANT: Morell Engineering for Maund Family LTD Partnership

PROPERTY OWNER/PROPERTY ADDRESS: 701 14th Ave SW (West of 14th Ave SW and North of Douthit St SW)

REQUEST: To rezone R-2 (Single Family Residential) to R-3 (Single Family Residential)

CURRENT LANDUSE: Vacant

PROPOSED LANDUSE: Residential

ONE DECATUR Future Land use: Mixed Neighborhood

ONE DECATUR STREET TYPOLOGY: Both 14th Ave and Douthit St are neighborhood collectors

COMMENTS AND RECOMMENDATIONS FROM ZONING COMMITTEE:

The Zoning Committee recommends

1. Requires completion of Certificate to Consolidate 3487-20
2. Requires completion of Certificate to Subdivide 3493-20

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

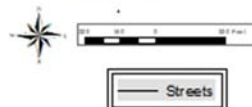
COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:

**Rezoning 1354-20
701 14th Ave SW**

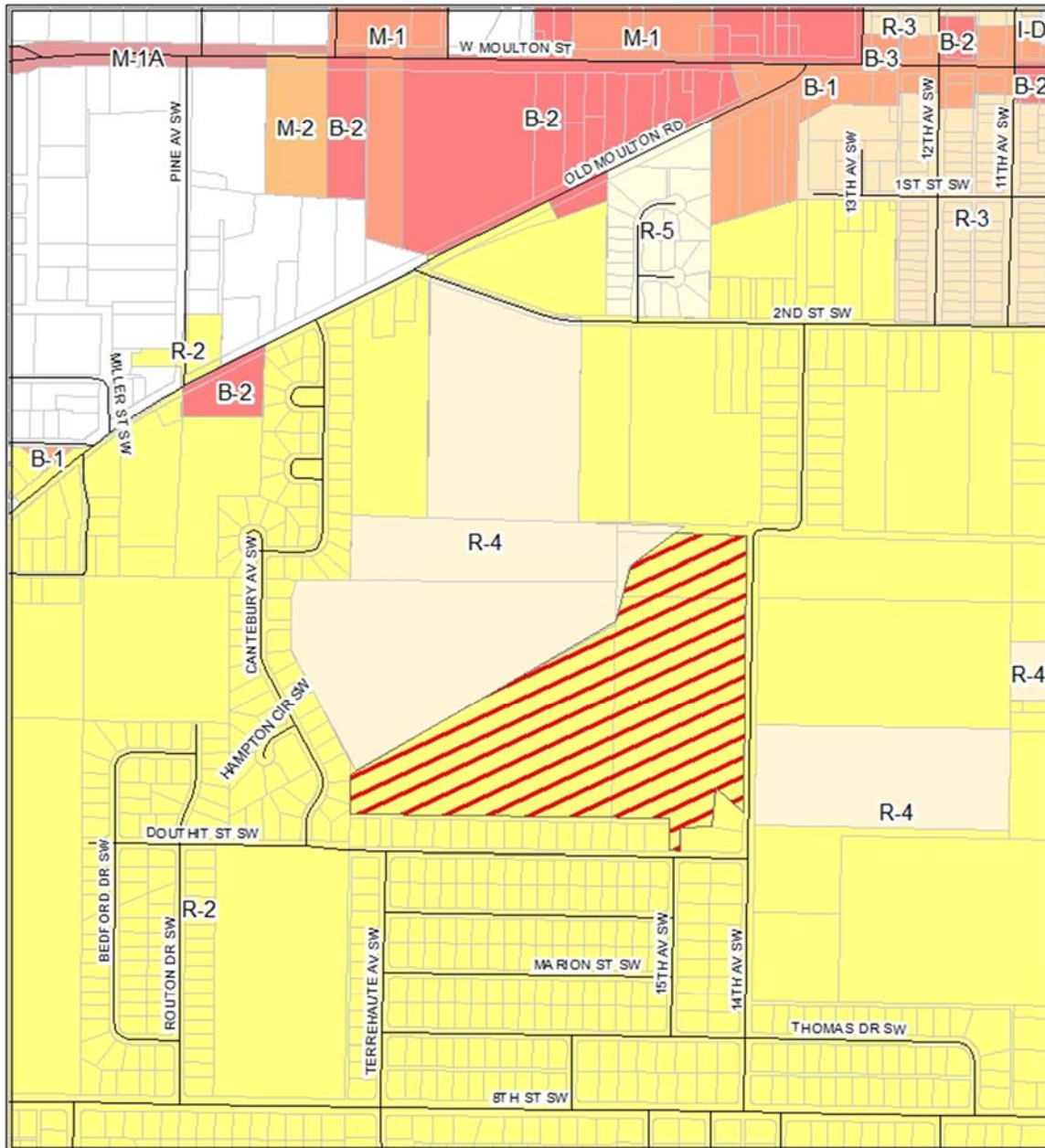


City of Decatur Department of Development

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Rezoning 1354-20 **701 14th Ave SW**



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FILE NUMBER: Rezoning 1355-20

CONTROL NO. 8071

ACRES: 1.2

CURRENT ZONE: B-3 (Tourist Commercial)

NEW ZONE: M-1 (Light Industry)

APPLICANT: River City Development

PROPERTY OWNER/PROPERTY ADDRESS: 3417 Hwy 31 South (West of Hwy 31 S and South of Sexton Rd SE)

REQUEST: To rezone B-3 (Tourist Commercial) to M-1 (Light Industry)

CURRENT LANDUSE: Business

PROPOSED LANDUSE: Industrial

ONE DECATUR Future Land use: Flex Employment Center

ONE DECATUR STREET TYPOLOGY: Highway 31 South is a Major Arterial and Sexton Rd SE is a Neighborhood Collector)

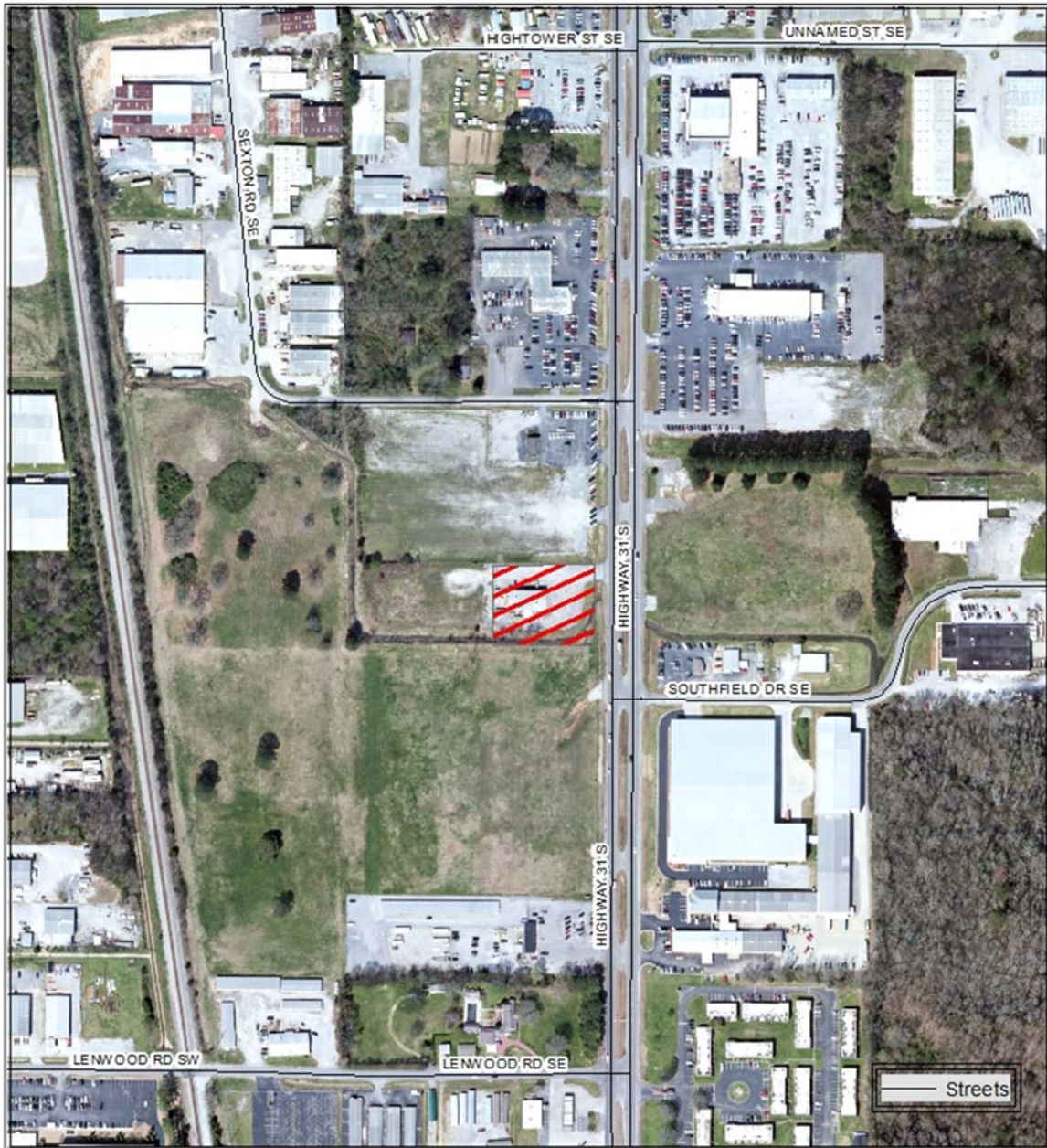
COMMENTS AND RECOMMENDATIONS FROM ZONING COMMITTEE:
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The Zoning Committee recommends

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

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:

Rezoning 1355-20 3417 Hwy 31 South

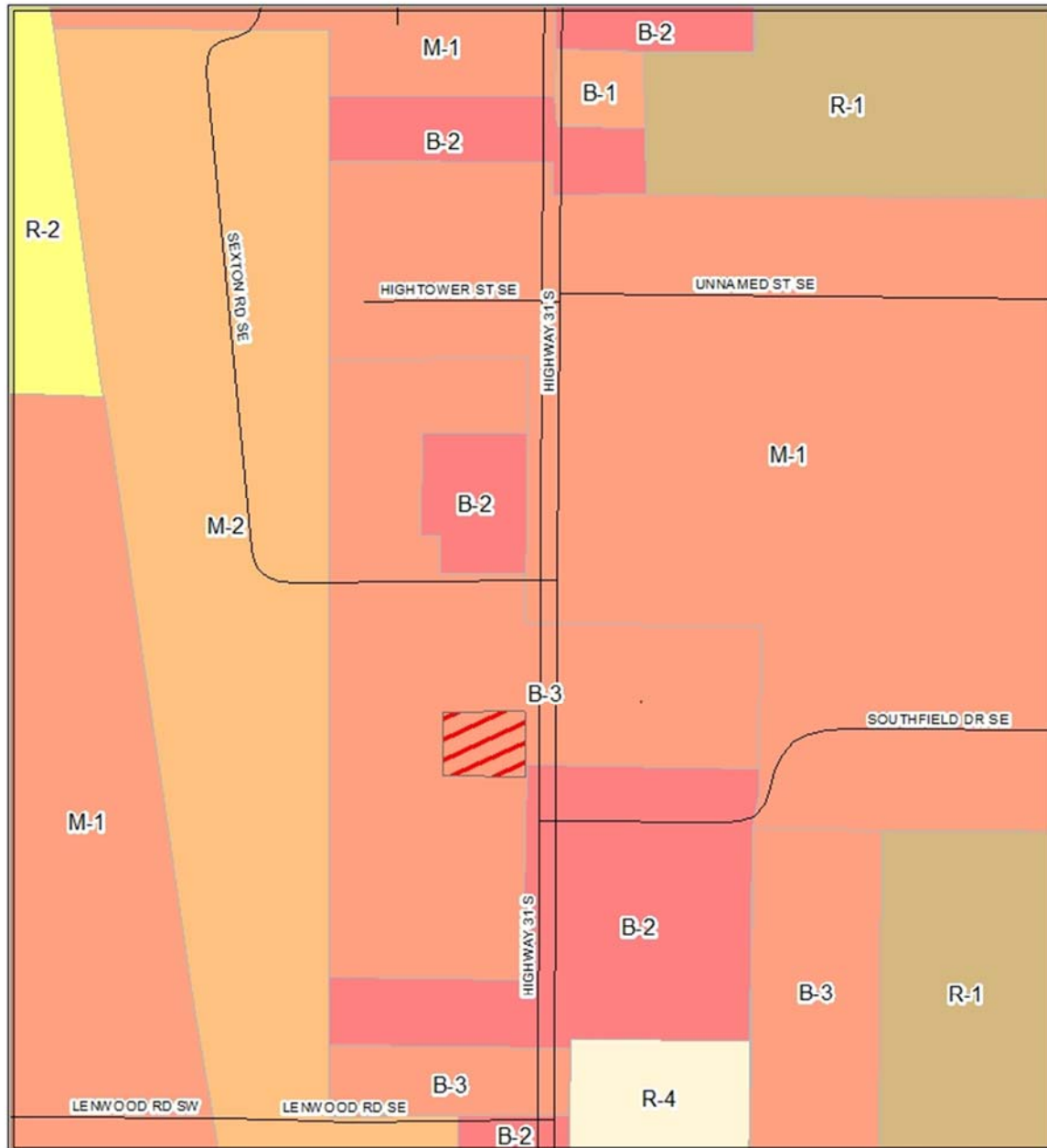


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Rezoning 1355-20 **3417 Hwy 31 South**



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FILE NUMBER: Rezoning 1356-20

CONTROL NO. 8072

ACRES: 1.46

CURRENT ZONE: R-1 (Single Family Residential)

NEW ZONE: B-2 (General Business)

APPLICANT: Edgar and Kathryn Engburg

PROPERTY OWNER/PROPERTY ADDRESS: 4109 Hwy 31 South (West of Hwy 31 South)

REQUEST: To rezone R-1 (Single Family Residential) to B-2 (General Business)

CURRENT LANDUSE: Residential

PROPOSED LANDUSE: Business (Frame Shop)

ONE DECATUR Future Land use: Residential, Low

ONE DECATUR STREET TYPOLOGY: Highway 31 South is a Major Arterial

COMMENTS AND RECOMMENDATIONS FROM ZONING COMMITTEE:
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The Zoning Committee recommends

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

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:

Rezoning 1356-20
4109 Hwy 31 South

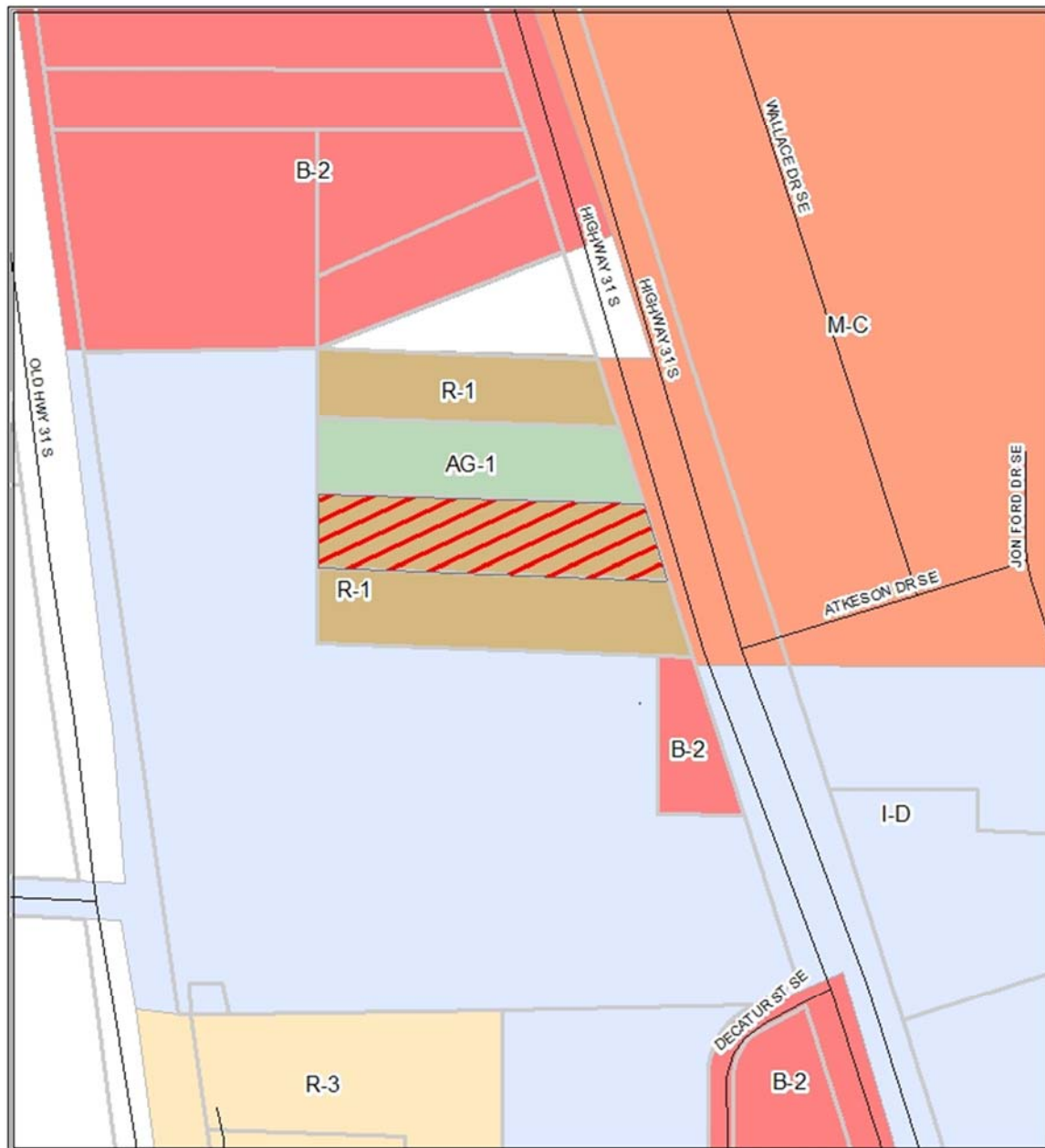


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Rezoning 1356-20 **4109 Hwy 31 South**



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FILE NUMBER: Rezoning 1357-20

CONTROL NO. 8073

ACRES: .16

CURRENT ZONE: B-6 (Office District)

NEW ZONE: B-1 (Local Shopping District)

APPLICANT: Joseph Holmes

PROPERTY OWNER/PROPERTY ADDRESS: 708 6th Ave SE (East of 6th Ave SE and South of Prospect Dr SE)

REQUEST: To rezone B-6 (Office District) to B-1 (Local Shopping District)

CURRENT LANDUSE: Office space

PROPOSED LANDUSE: Office and services (Hair Salon)

ONE DECATUR Future Land use: Urban Edge / Mixed Use

ONE DECATUR STREET TYPOLOGY: 6th Ave SE is a Major Arterial and Prospect Dr SE is a Neighborhood Collector

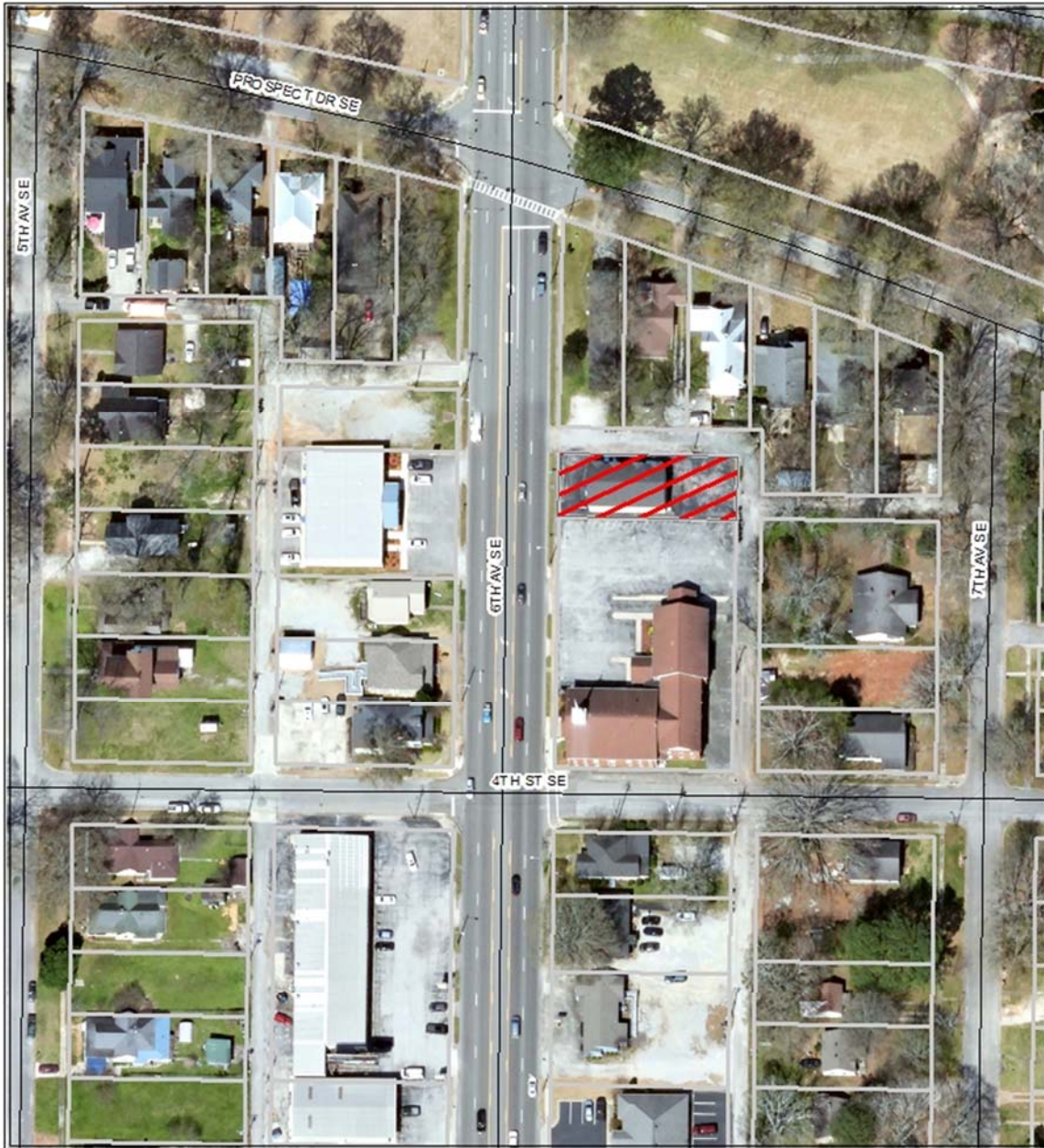
COMMENTS AND RECOMMENDATIONS FROM ZONING COMMITTEE:
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The Zoning Committee recommends

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

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:

Rezoning 1357-20
708 6th Ave SE

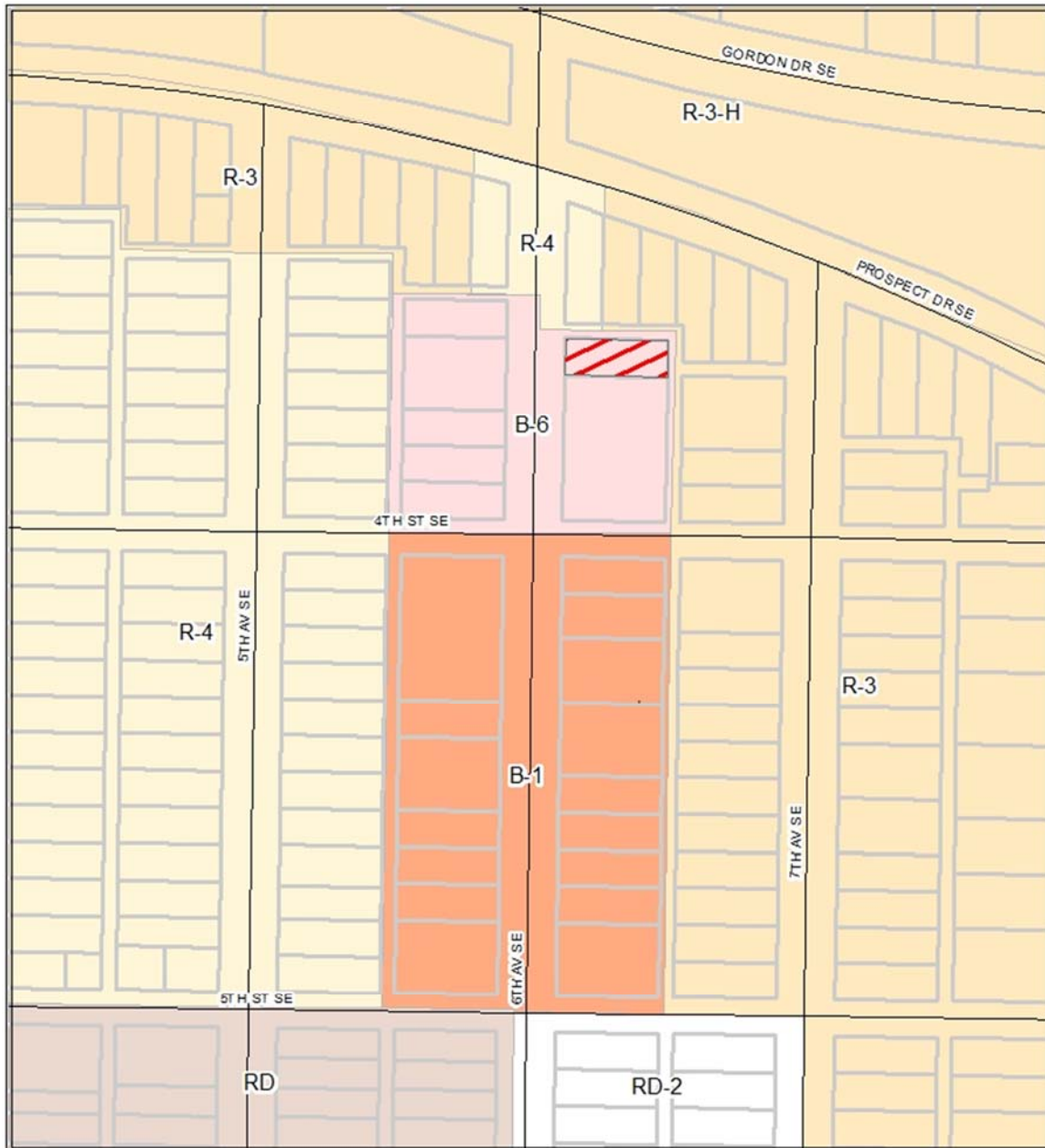


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Rezoning 1357-20
708 6th Ave SE



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FILE NUMBER: Rezoning 1358-20

CONTROL NO. 8076

ACRES: 3.35

CURRENT ZONE: R-1 (Single Family Residential)

NEW ZONE: B-2 (General Business)

APPLICANT: Pugh Wright McAnally for Guthrie

PROPERTY OWNER/PROPERTY ADDRESS: 3418 Indian Hills Rd (East of Indian Hills Rd SE)

REQUEST: To rezone R-1 (Single Family Residential) to B-2 (General Business)

CURRENT LANDUSE: Residential

PROPOSED LANDUSE: Business (Mini Storage)

ONE DECATUR Future Land use: Neighborhood Commercial

ONE DECATUR STREET TYPOLOGY: Indian Hills Rd SE is a Neighborhood Collector

COMMENTS AND RECOMMENDATIONS FROM ZONING COMMITTEE:
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The Zoning Committee recommends

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

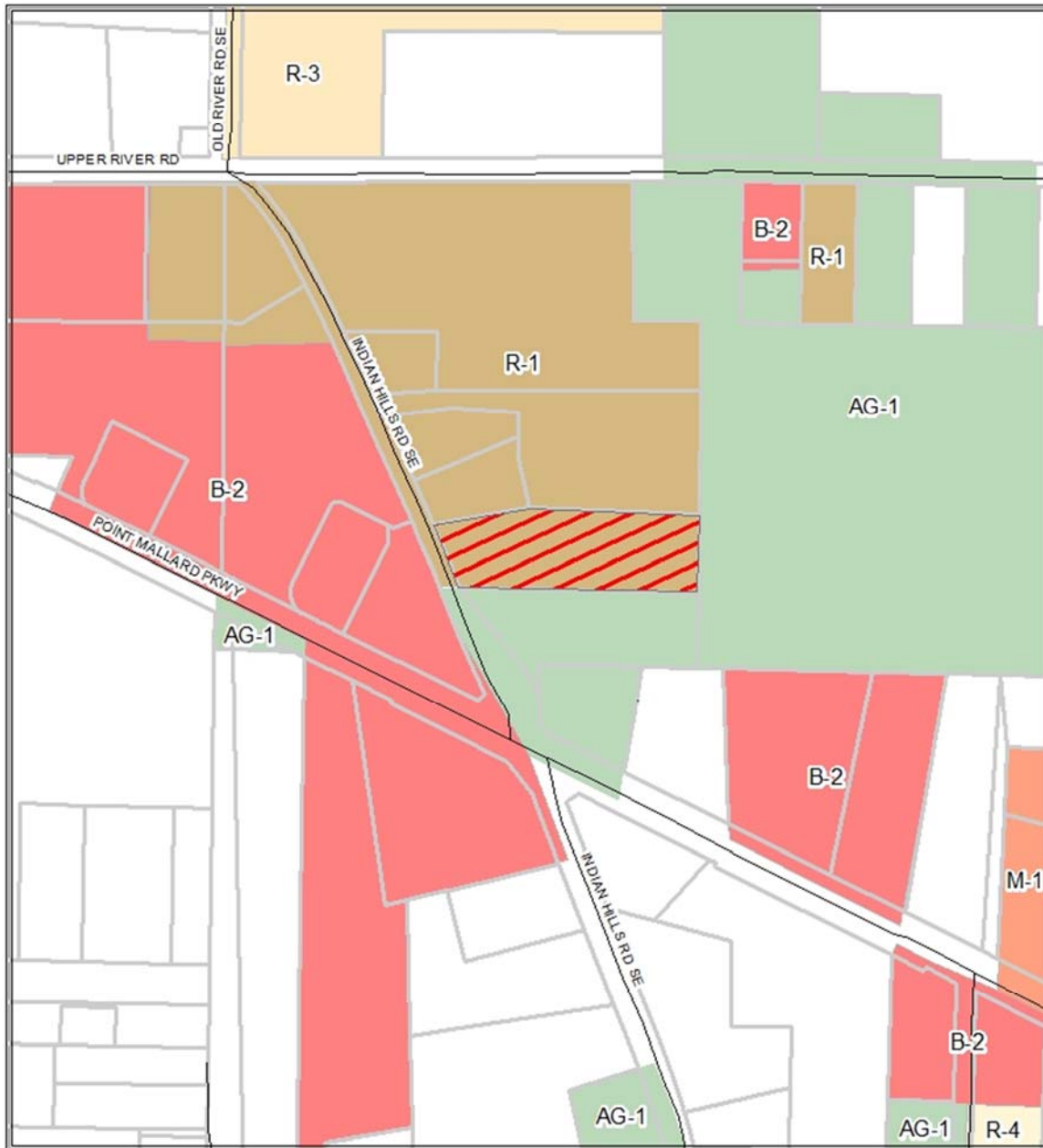
Rezoning 1358-20 3418 Indian Hills Rd



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Rezoning 1358-20 **3418 Indian Hills Rd**



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FILE NUMBER: Rezoning 1359-20

CONTROL NO. 8077

ACRES: 2.7

CURRENT ZONE: AG-1 (Agricultural)

NEW ZONE: B-2 (General Business)

APPLICANT: Pugh Wright McAnally for Guthrie

PROPERTY OWNER/PROPERTY ADDRESS: 3430 Indian Hills Rd (East of Indian Hills Rd SE)

REQUEST: To rezone AG-1 (Agricultural) to B-2 (General Business)

CURRENT LANDUSE: Residential

PROPOSED LANDUSE: Business (Mini Storage)

ONE DECATUR Future Land use: Neighborhood Commercial

ONE DECATUR STREET TYPOLOGY: Indian Hills Rd SE is a Neighborhood Collector

COMMENTS AND RECOMMENDATIONS FROM ZONING COMMITTEE:
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The Zoning Committee recommends

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

**Rezoning 1359-20
3430 Indian Hills Rd**



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END PUBLIC HEARING

CONSENT AGENDA

END CONSENT AGENDA

FILE NAME OR NUMBER: Certificate 3487-20

ACRES: 40.9

CURRENT ZONE: R-2 (Single Family Residential)

APPLICANT: Morrell Engineering for Maund Family

LOCATION AND OR PROPERTY ADDRESS: 701 14th Ave SW (West of 14th Ave SW and North of Douthit St SW)

REQUEST: To consolidate 3 lots (24.4, 16.0 and 0.5 acres) into one lot of 40.9 acres

NEW ZONE: R-3

PROPOSED LAND USE: Residential

ONE DECATUR FUTURE LAND USE: Mixed Neighborhood

ONE DECATUR STREET TYPOLOGY: Both 14th Ave and Douthit are City Collectors

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

Conditions to be met

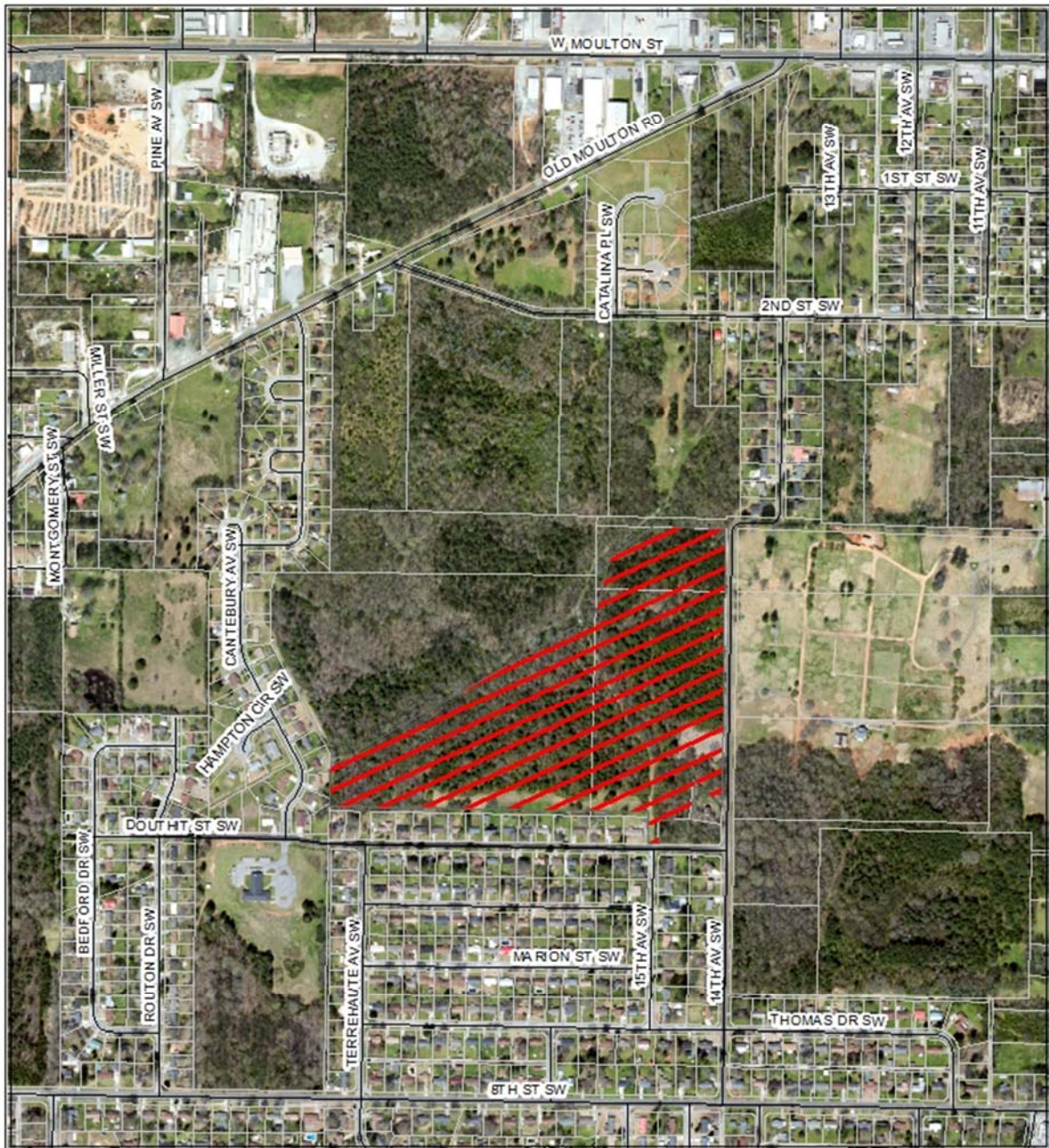
1. Need fees
2. Need signed and sealed survey
3. Need state plane coordinates
4. Verify sewer easements

Pt. of Info:

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

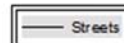
COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:

Certificate 3487-20
701 14th Ave SW

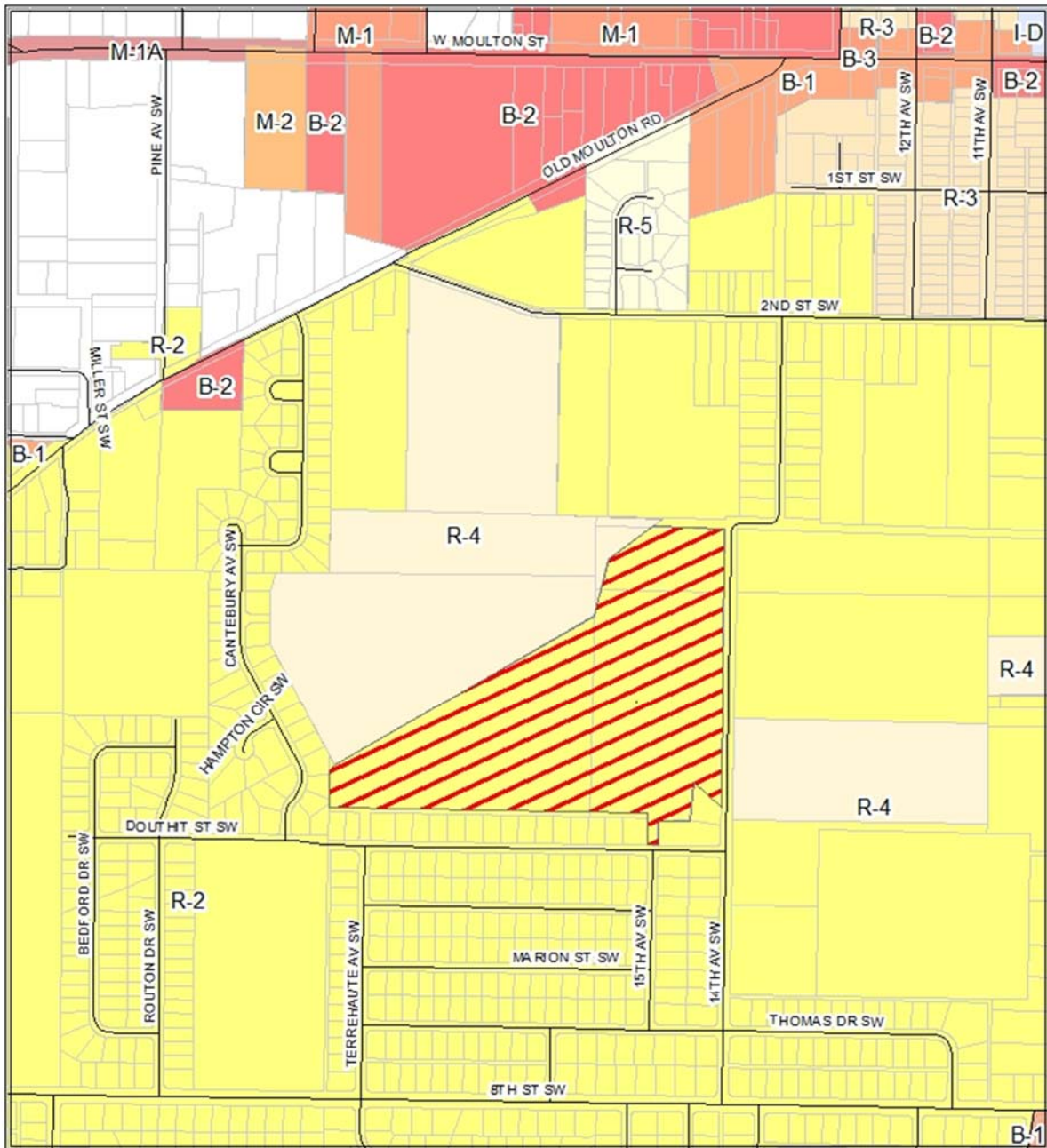


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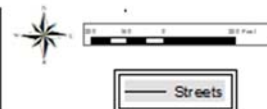
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Certificate 3487-20
701 14th Ave SW



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22

FILE NAME OR NUMBER: Certificate 3488-20

ACRES: 15

CURRENT ZONE: M-1 (Light Industrial)

APPLICANT: Busbin Engineering for Wavaho Oil

LOCATION AND OR PROPERTY ADDRESS: 5006 Hwy 31 South (East of Hwy 31 S, Southwest of Red Bank Rd)

REQUEST: To subdivide 15 acres into two lots (13.57 and 1.44 acres)

NEW ZONE: N/A

PROPOSED LAND USE: Vacant

ONE DECATUR FUTURE LAND USE: Rural Edge / Agricultural

ONE DECATUR STREET TYPOLOGY: Highway 31 S is an Arterial

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:
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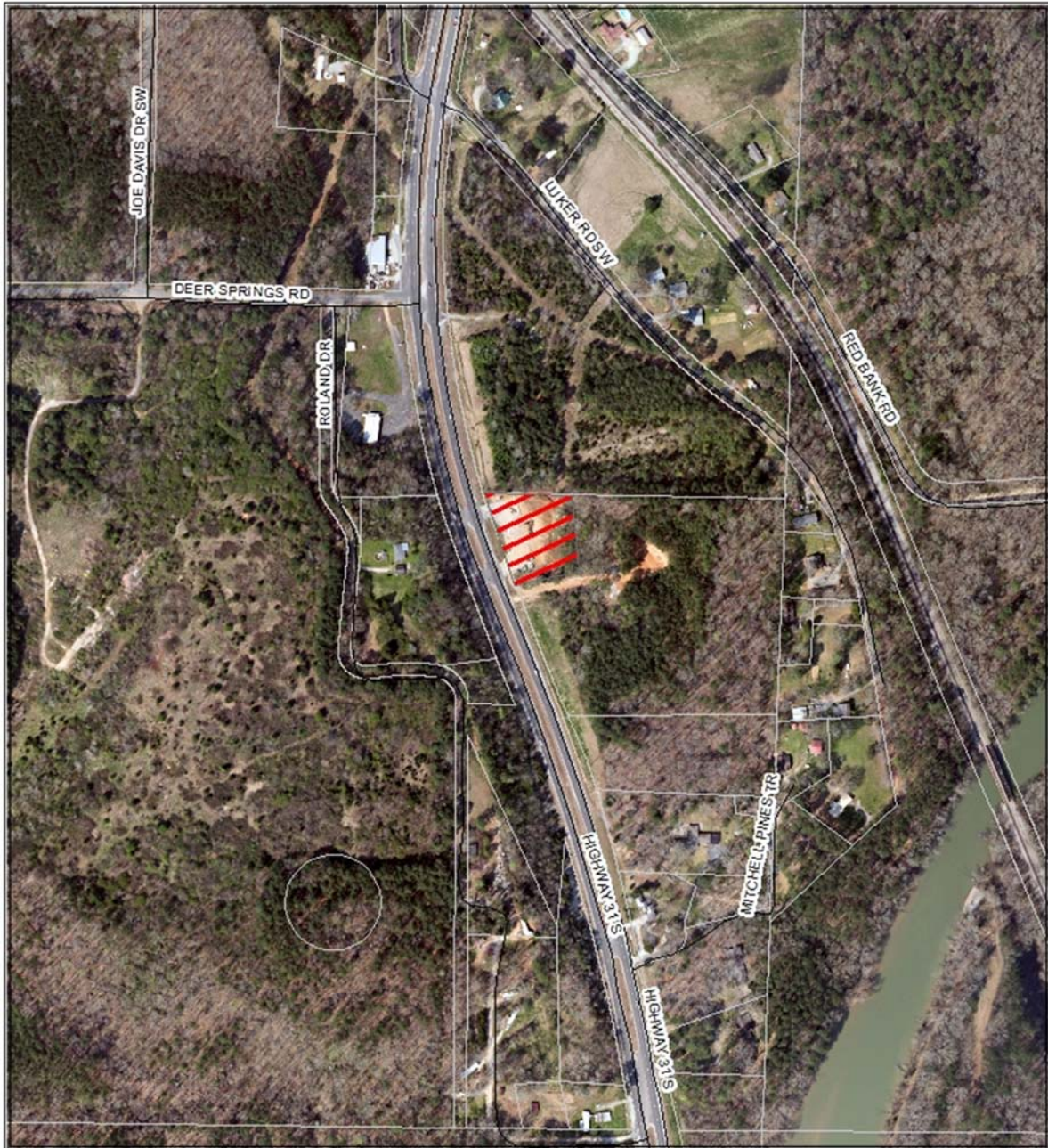
1. Need fees
2. Need state plane coordinates
3. Show recorded easements
4. Show utility poles- contact Joe Wheeler
5. Plat note-check with AL-DOT for approval for access to larger parcel

Pt. of Info:

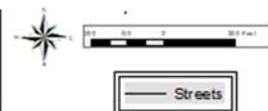
Any relocation of utilities will be at the owner's expense

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:

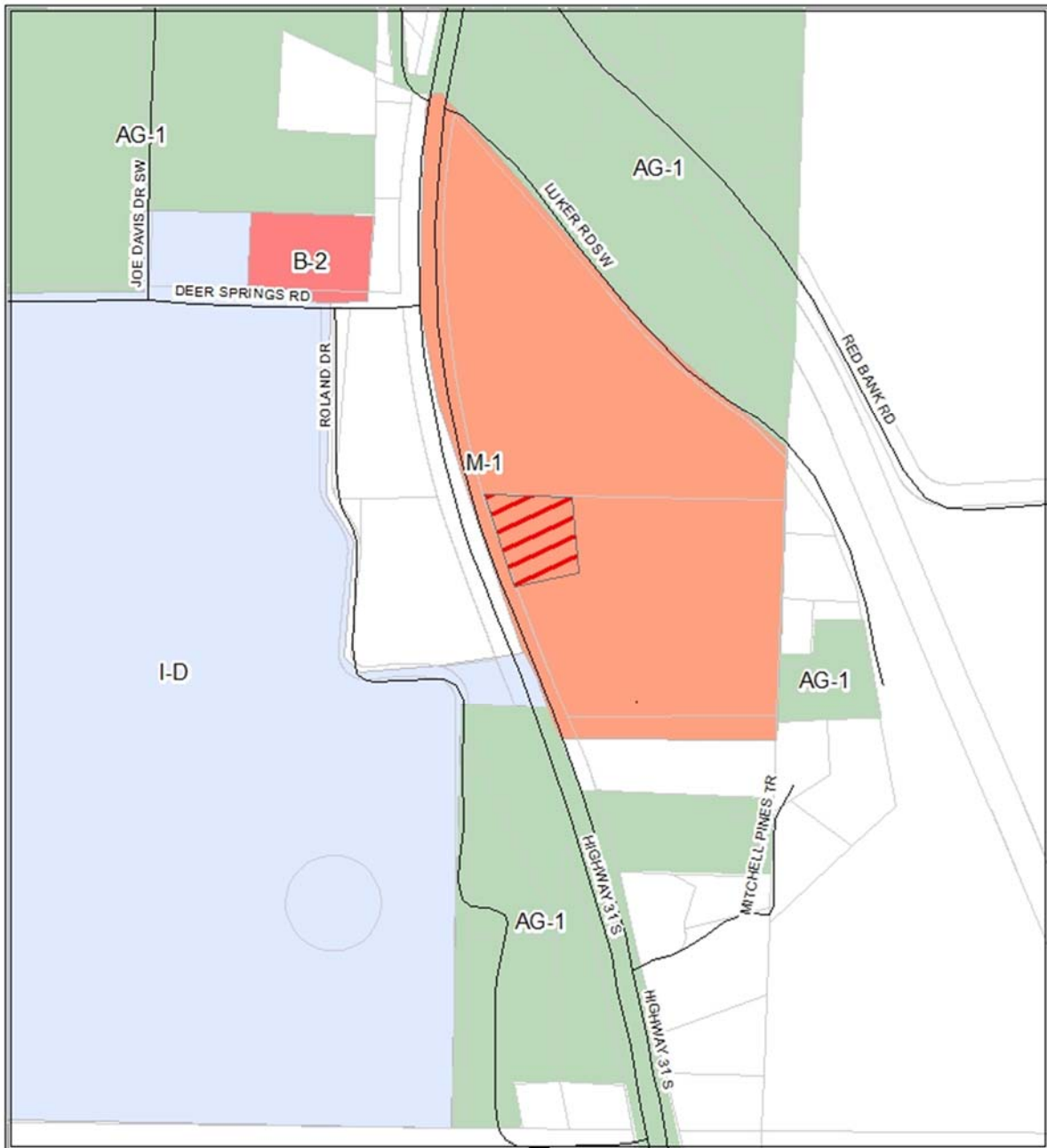
Certificate 3488-20
5006 Hwy 31 South



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Certificate 3488-20
5006 Hwy 31 South

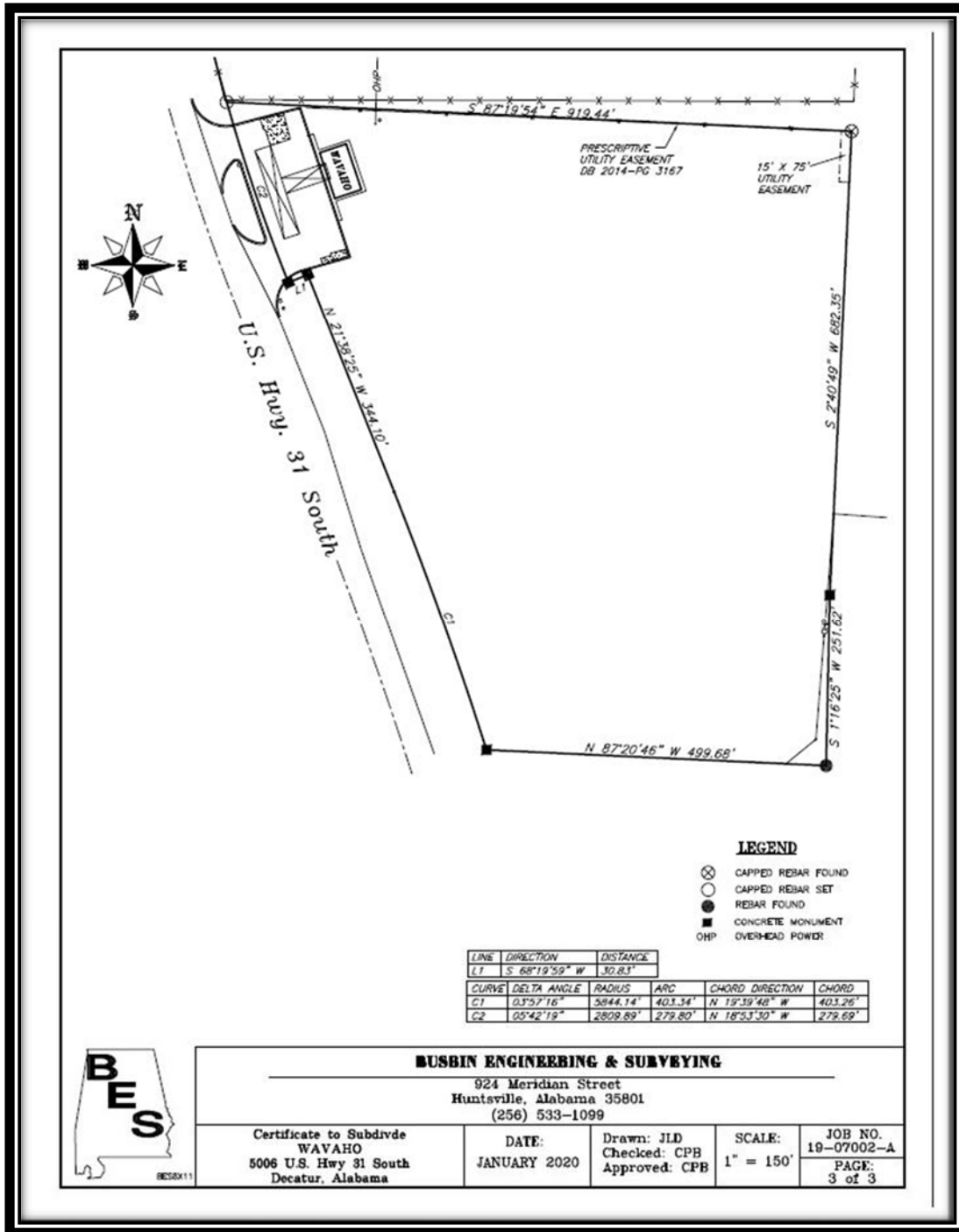


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Streets



FILE NAME OR NUMBER: Certificate 3489-20

ACRES: 3.85

CURRENT ZONE: AG-1 (Agricultural)

APPLICANT: Pugh Wright and McAnally for Jones

LOCATION AND PROPERTY ADDRESS: 4113 Willow Bend Rd SE (West of Willow Bend Rd SE, South of Heather LN SE)

REQUEST: To subdivide a 3.85 acre lot into two lots (2.85 and 1.00 acres)

NEW ZONE: N/A
Residential

PROPOSED LAND USE: Single-Family

ONE DECATUR FUTURE LAND USE: Mixed Neighborhood

ONE DECATUR STREET TYPOLOGY: Willow Bend Rd is a City Collector

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:
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1. Need fees
2. Septic tank approval needed

Pt. of Info:

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

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:

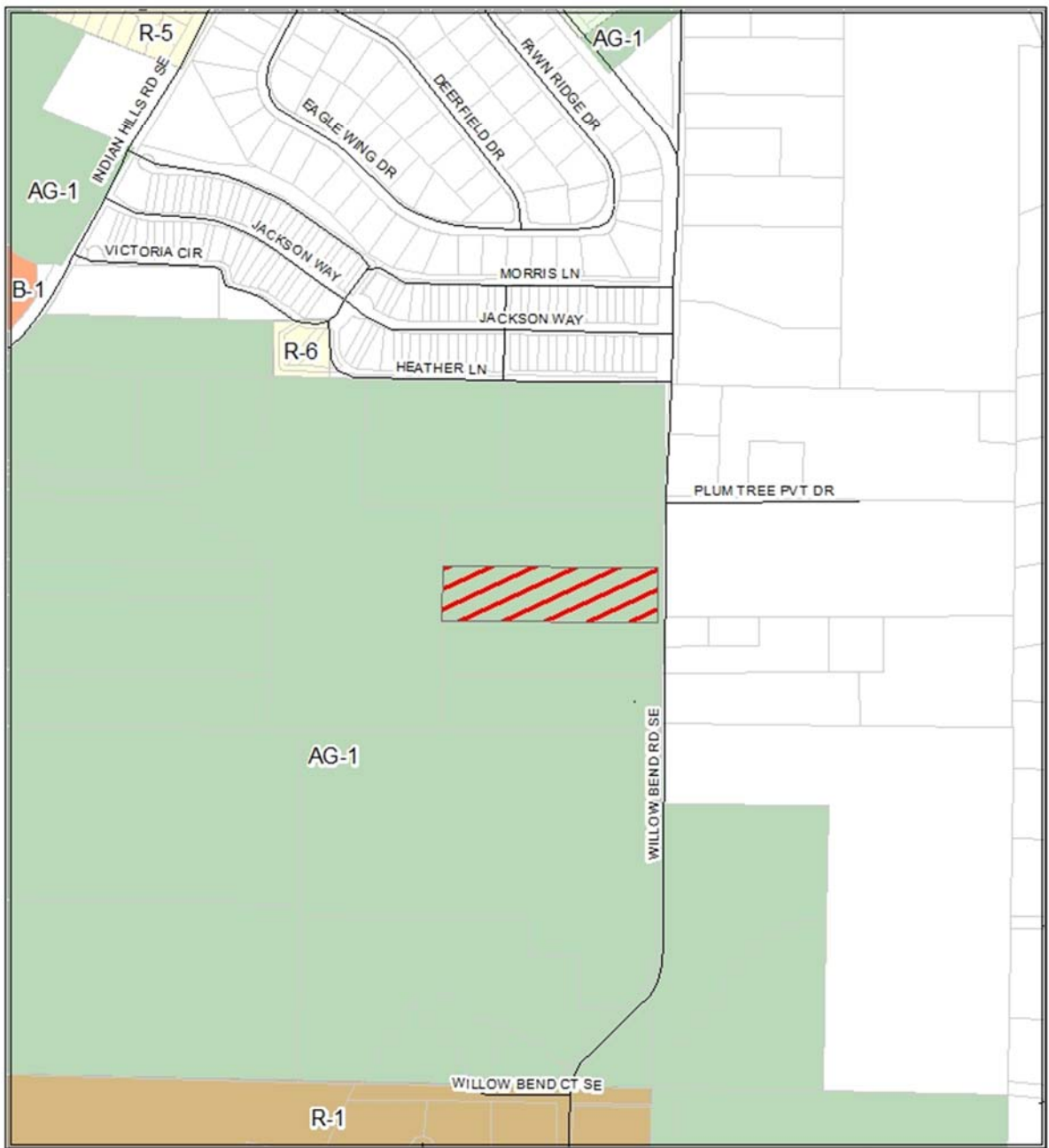
Certificate 3489-20
4113 Willow Bend Rd



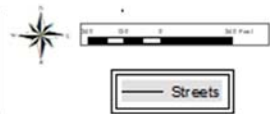
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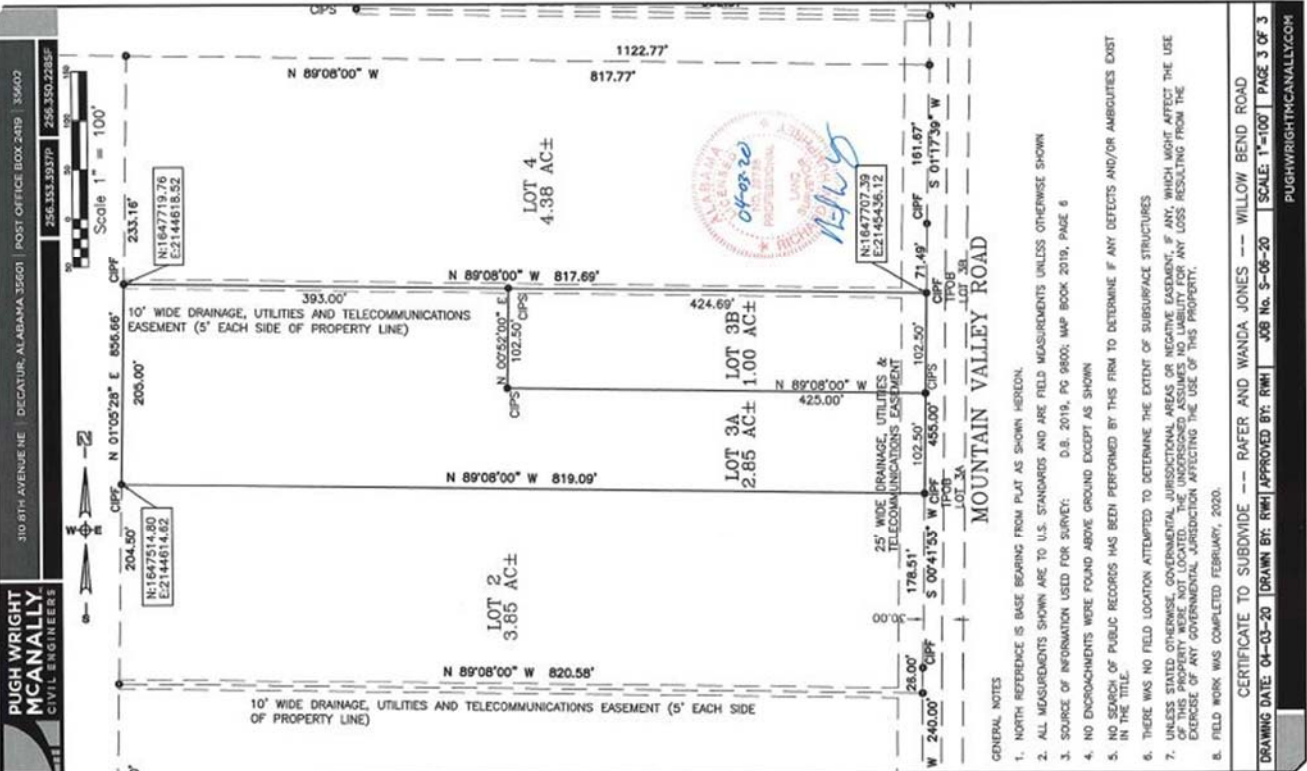


Certificate 3489-20
4113 Willow Bend Rd



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FILE NAME OR NUMBER: Certificate 3490-20

ACRES: 15.56

CURRENT ZONE: AG-1 (Agricultural)

APPLICANT: Mid-South Testing for Karen Edny

LOCATION AND OR PROPERTY ADDRESS: 2319 Shady Grove Ln SW (West of Shady Grove Ln SW, North of Modaus Rd SW)

REQUEST: To subdivide a 15.56 acre parcel into two lots (9.2 and 6.3 acres)

NEW ZONE: N / A

PROPOSED LAND USE: Residential

ONE DECATUR FUTURE LAND USE: Mixed Neighborhood

ONE DECATUR STREET TYPOLOGY: Shady Grove is a minor arterial

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:
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1. Copy of deed needed
2. Need fees
3. Need Signed and sealed survey
4. Need state plane coordinates

Pt. of Info:

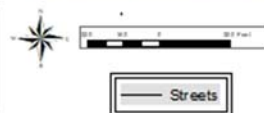
Any relocation of utilities will be at the owner's expense

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:

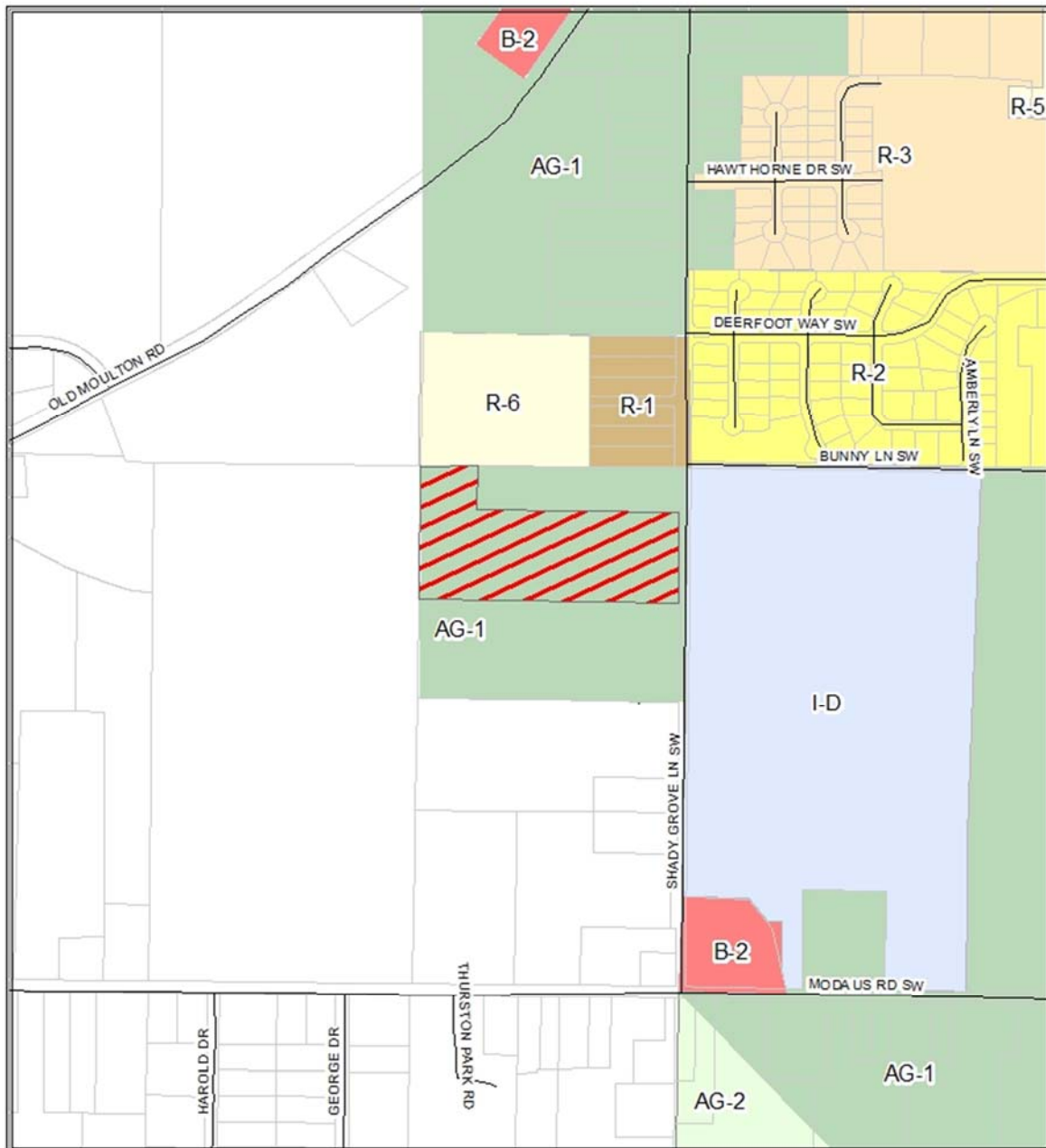
Certificate 3490-20
2319 Shady Grove Ln



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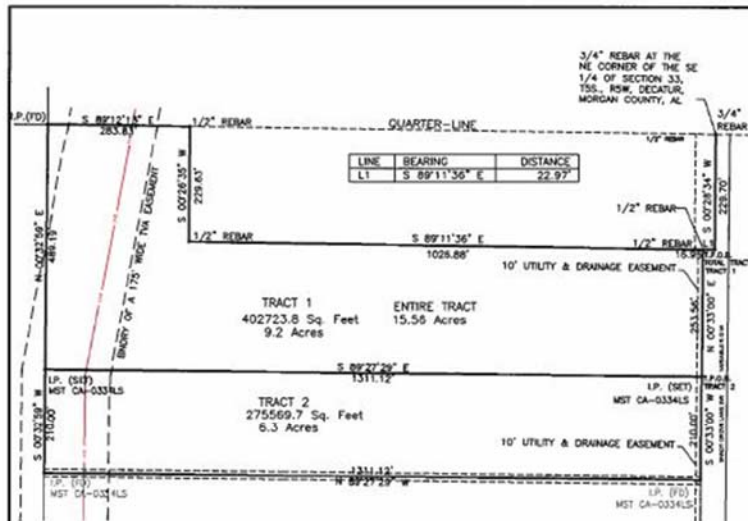
Certificate 3490-20
2319 Shady Grove Ln



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GENERAL NOTES

- 1 NORTH REFERENCE IS ALABAMA STATE COORDINATE SYSTEM GRID BEARING - WEST ZONE (NAD83) AS SHOWN HEREON.
- 2 ALL MEASUREMENTS SHOWN ARE TO U.S. STANDARDS AND ARE FIELD MEASUREMENTS UNLESS OTHERWISE SHOWN.
- 3 SOURCE OF INFORMATION USED FOR SURVEY: DEED BOOK 2019 PAGE 5968.
- 4 PROPERTY ADDRESS IS _____ DECATUR, AL.
- 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 WERE NO FIELD ATTEMPTS TO DETERMINE THE EXTENT OF SUBSURFACE STRUCTURES.
- 8 UNLESS STATED OTHERWISE, GOVERNMENTAL JURISDICTION 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 JURISDICTION AFFECTING THE USE OF THIS PROPERTY.
- 9 FIELD WORK COMPLETED IN JUNE, 2020

LEGEND

LP.(SET) IRON PIN SET
 FH FIRE HYDRANT
 WV WATER VALVE
 WM WATER METER
 RPCA REINFORCED CONCRETE PIPE ARCH
 CONC CONCRETE
 EOP EDGE OF PAVEMENT
 -OHE- OVERHEAD ELECTRIC
 PP POWER POLE
 GW GUY WIRE
 GP GUY POLE



I hereby state that all parts of this survey and drawing have been completed in accordance with the requirements of the Standards of Practice for Land Surveying in the State of Alabama, this being to the best of my knowledge, information and belief.
 Copyrighted by Ronald S. Stroup, no part of this drawing may be copied, added to, altered or reproduced by any means without the permission from Ronald S. Stroup, Alabama license No. 12707.

		MID-SOUTH TESTING INC. , 2200 BELLEVUE ROAD SW, DECATUR ALABAMA, 35601	
Sheet of	Title CERTIFICATE TO SUBDIVIDE Project EDNEY - SHADY GROVE LANE	Scale: 1" = 200' Date: 4 JUNE 2020 Drawn By: SMR	Project No: 14423 Cad name: PRATER CERT File: X-DRIVE-20

FILE NAME OR NUMBER: Certificate 3491-20

ACRES: 2.66

CURRENT ZONE: In the PJ

APPLICANT: Pugh Wright McAnally for Rodney Jackson

LOCATION AND OR PROPERTY ADDRESS: 2023 Lowery St SW (South of Lowery St SW, West of Old Moulton Rd)

REQUEST: To consolidate two lots (.32 and 2.34 acres) into one parcel (2.66 acres)

NEW ZONE: N/A

PROPOSED LAND USE: Residential

ONE DECATUR FUTURE LAND USE: Rural Edge/Agricultural

ONE DECATUR STREET TYPOLOGY: Lowery St SW is a Neighborhood Connector

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:
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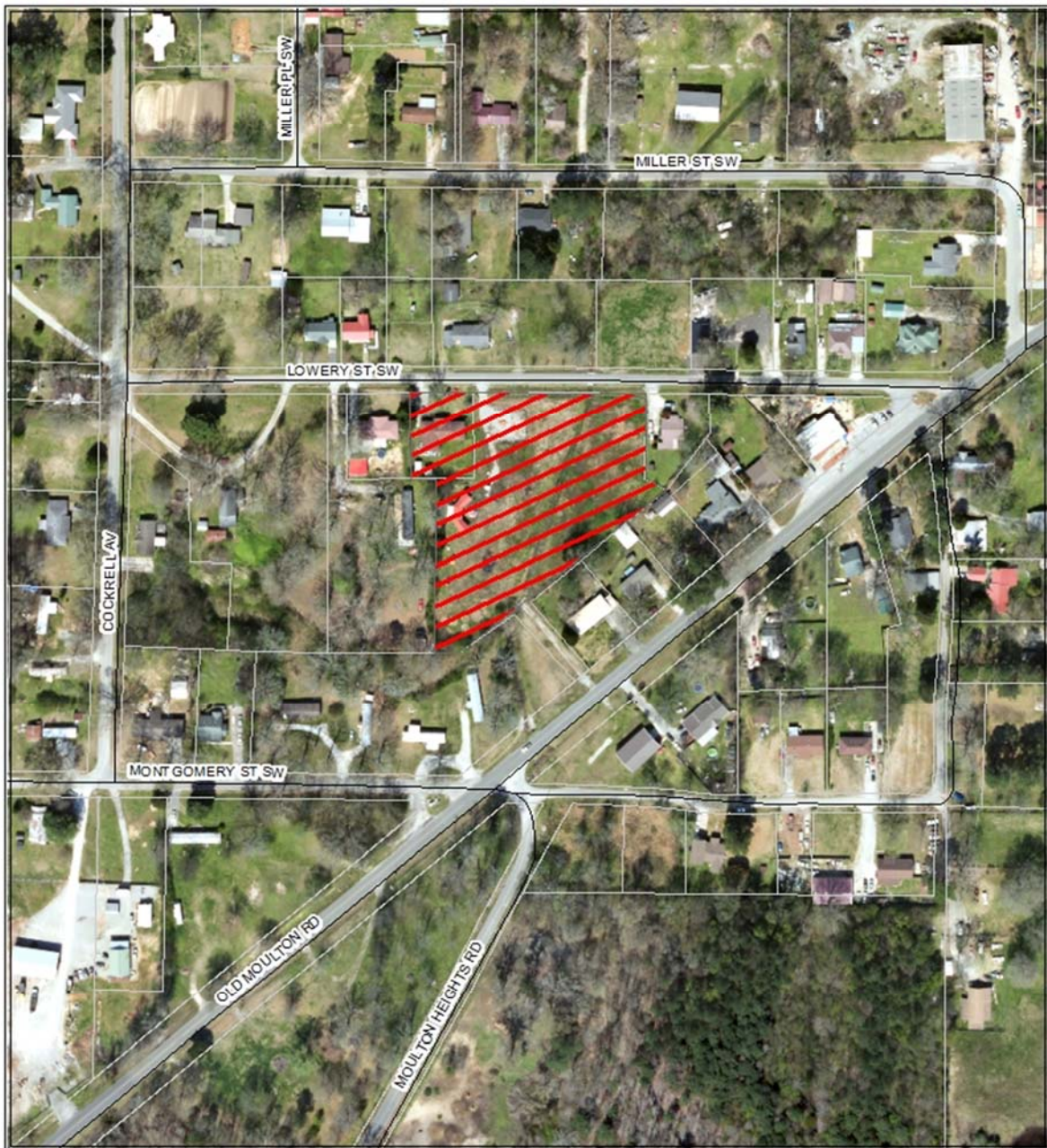
1. Need fees
2. Need signed and sealed survey
3. Need state plane coordinates
4. 30 foot ROW from the center line-need dedication from PWM on Lowery St.

Pt. of Info:

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

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:

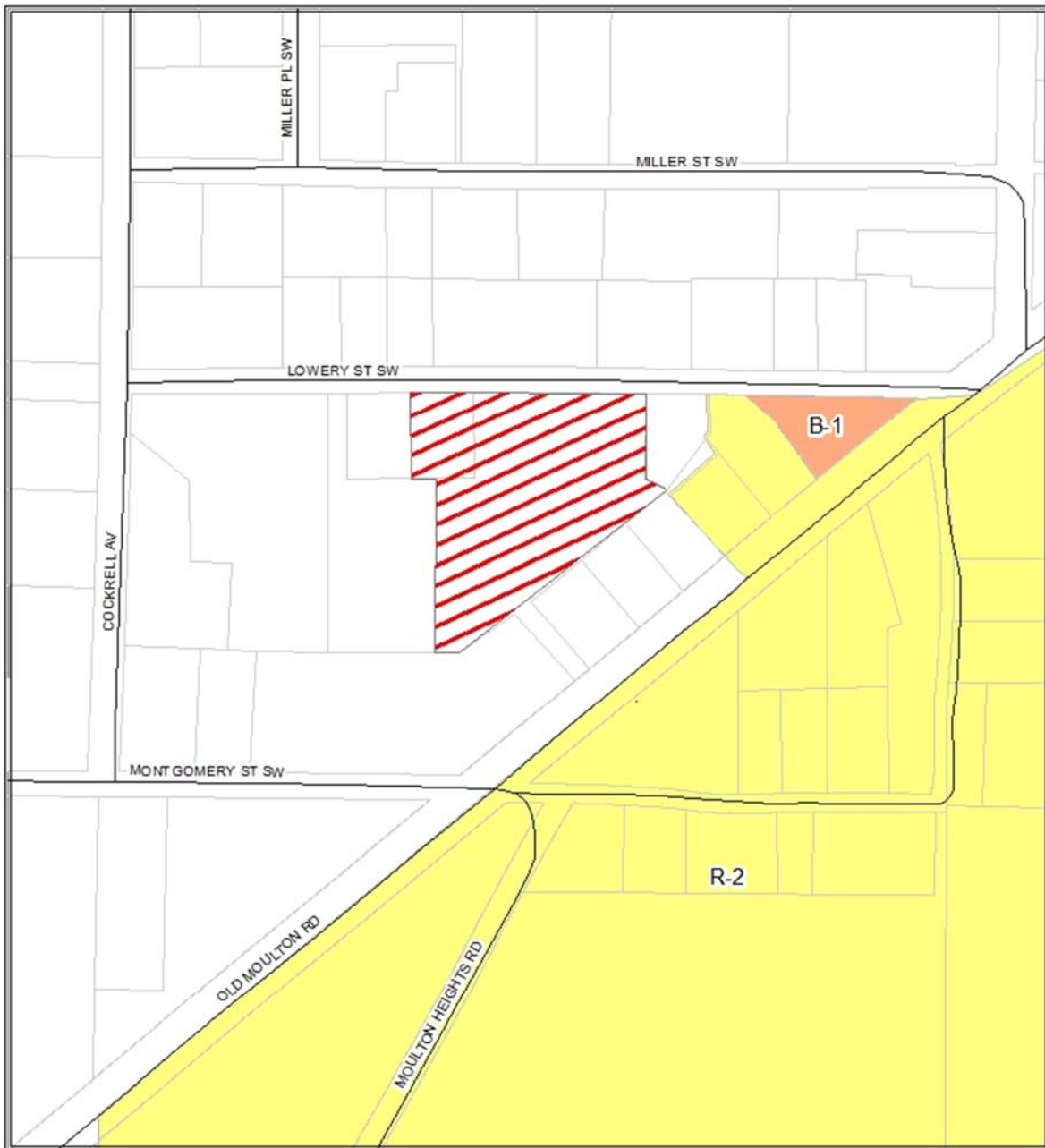
Certificate 3491-20
2023 Lowery St SW



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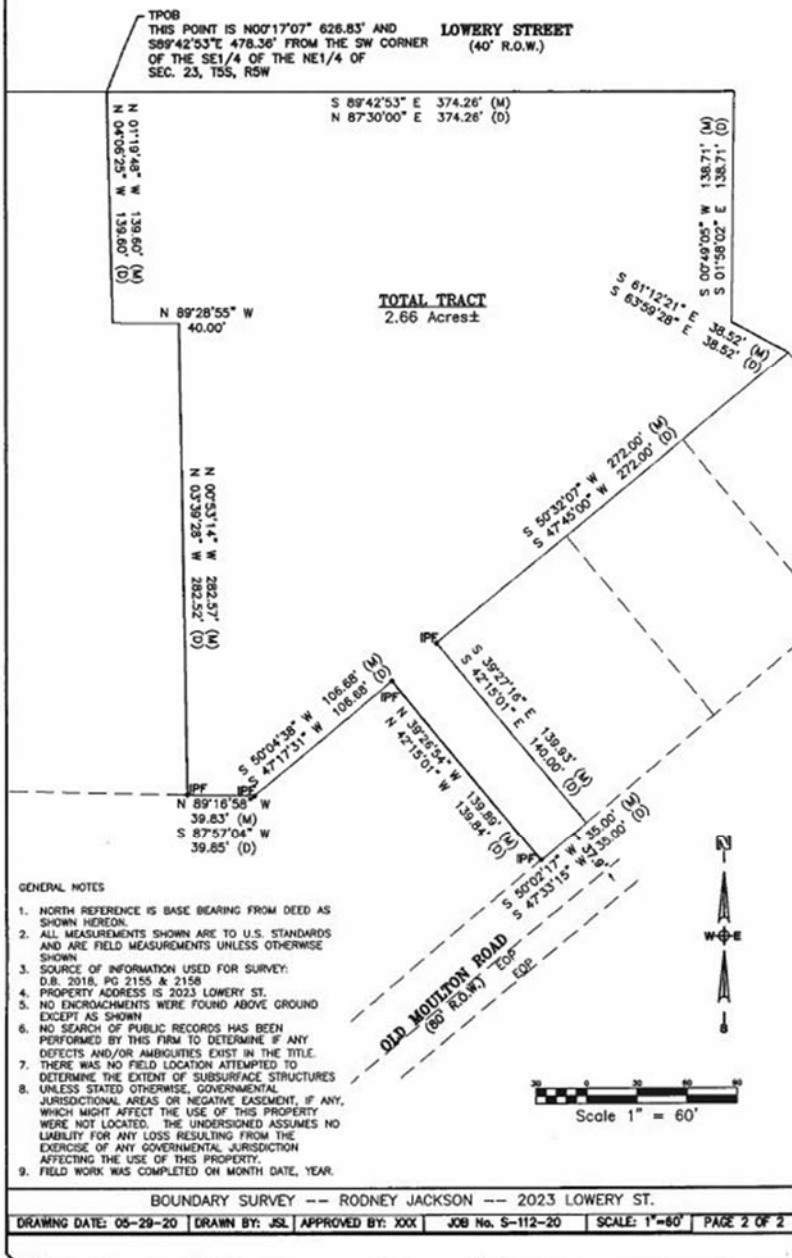


Certificate 3491-20
2023 Lowery St SW



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FILE NAME OR NUMBER: Certificate 3492-20

ACRES: 2.07
Residential)

CURRENT ZONE: R-4 (Multi-Family

APPLICANT: XRAM Inc. for Nice Homes LLC

LOCATION AND OR PROPERTY ADDRESS: ~2803 Sandlin Rd SW (West of Sandlin Rd SW, South of Beltline Rd SW)

REQUEST: To subdivide one lot (2.07 acres) into two parcels (1.39 and .68 acres)

NEW ZONE: N/A

PROPOSED LAND USE: Residential

ONE DECATUR FUTURE LAND USE: Residential, Medium/High

ONE DECATUR STREET TYPOLOGY: Sandlin Rd SW is a City Collector

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:
--

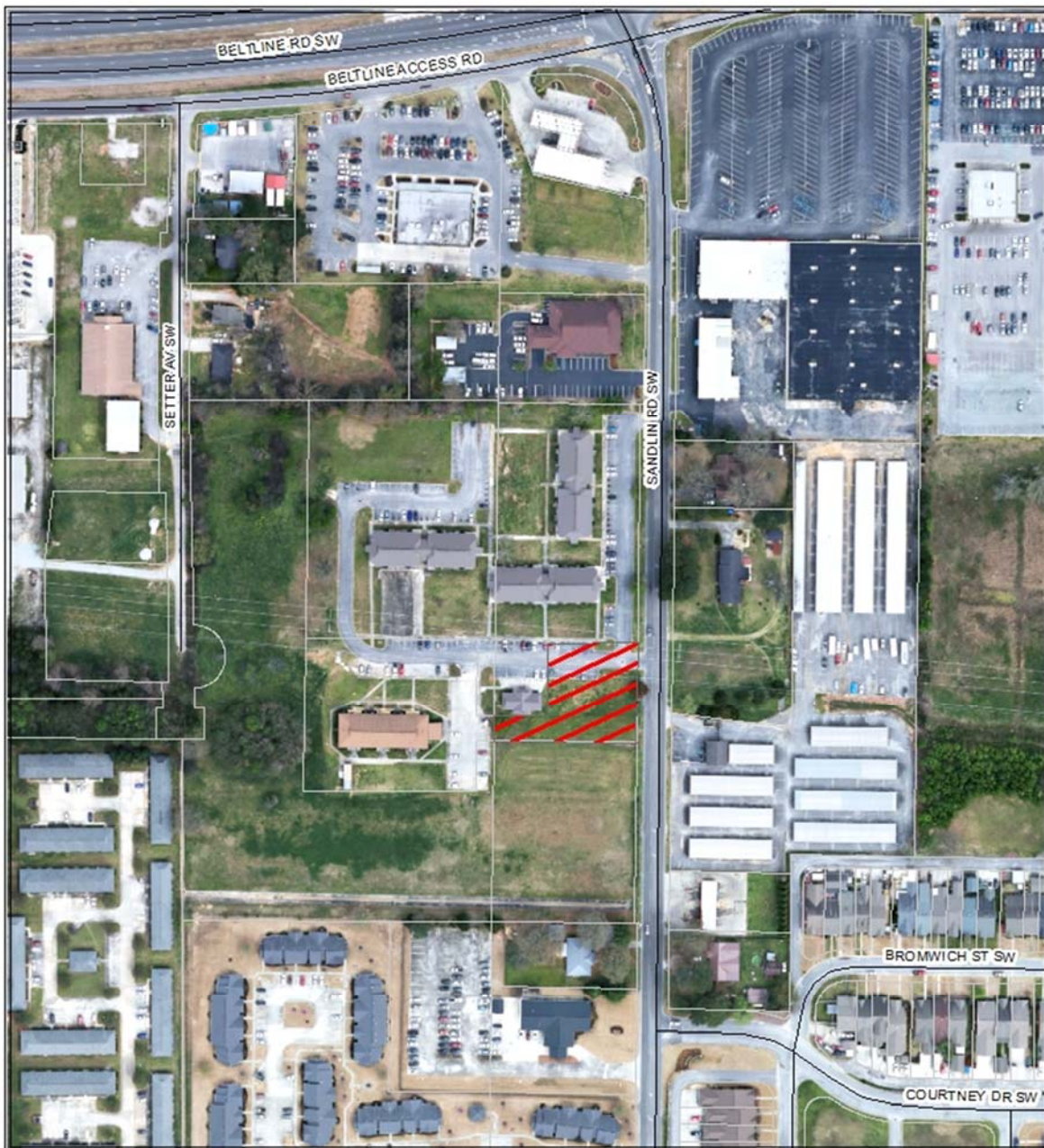
1. Need fees
2. Need state plane coordinates
3. 10 foot DU easement for power line in middle of property

Pt. of Info:

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

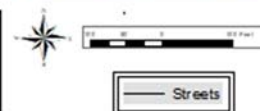
COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:

Certificate 3492-20
~2803 Sandlin Rd SW

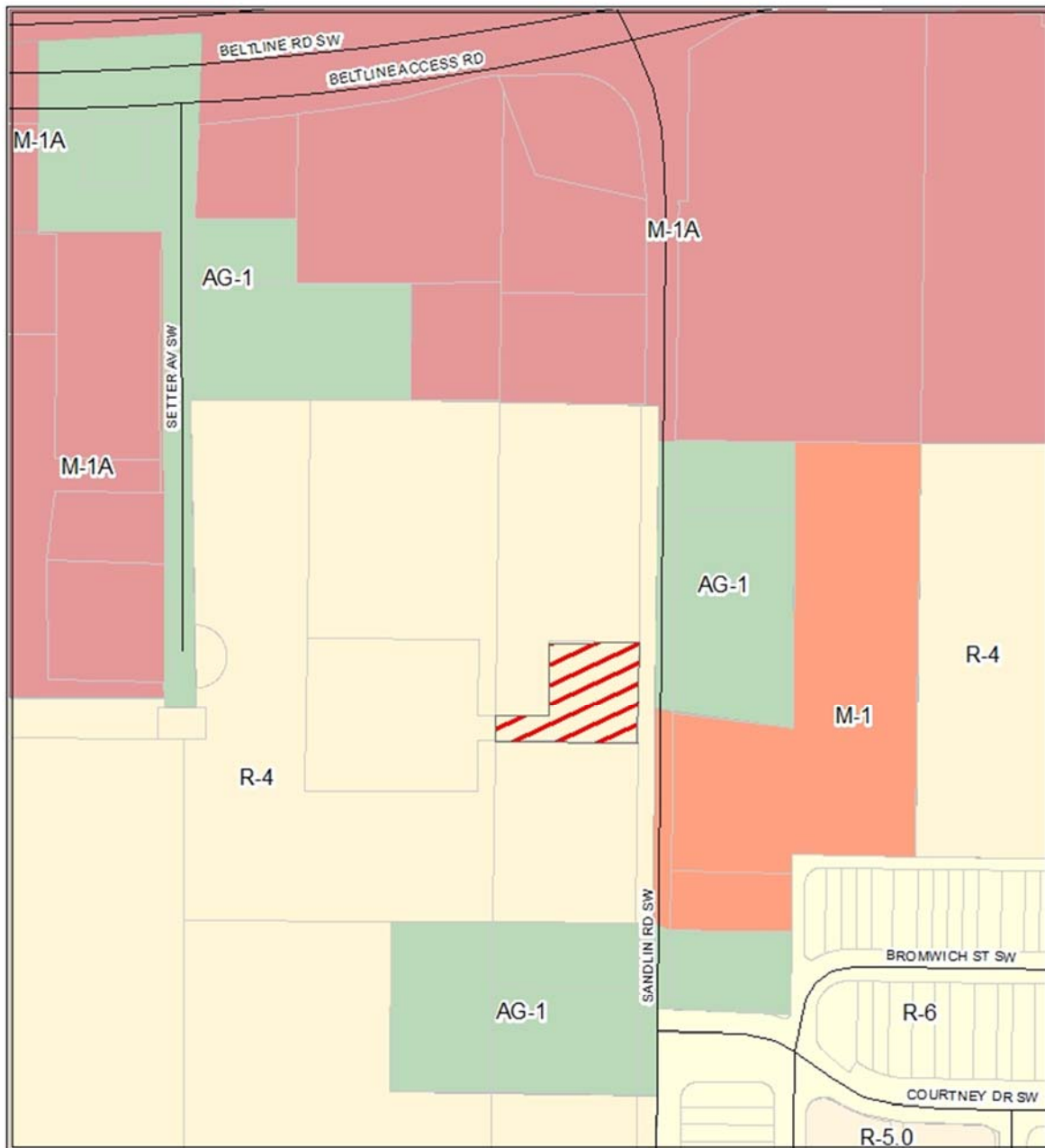


City of Decatur Department of Development

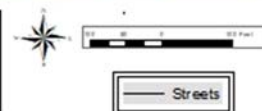
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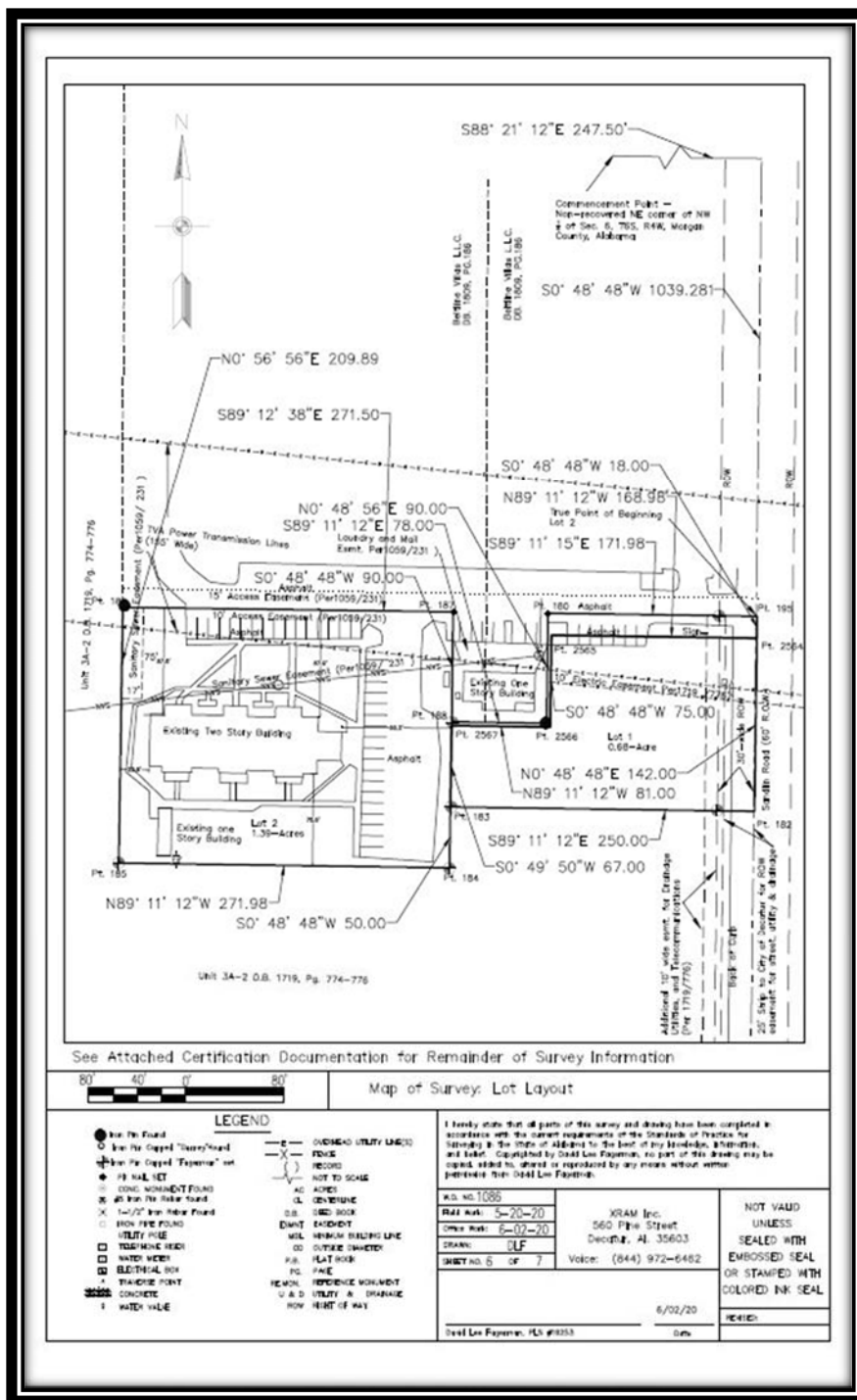


Certificate 3492-20
~2803 Sandlin Rd SW



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FILE NAME OR NUMBER: Commercial Site Plan 582-18

ACRES: 9.77
Commercial)

CURRENT ZONE: M1-A (Expressway

APPLICANT: Gonzalez-Strength & Associates for Aldi's Grocery

LOCATION AND OR PROPERTY ADDRESS: 1413 Glenn St SW (Southwest corner of the intersection of Glenn St and Beltline)

REQUEST: To approve Commercial Site Plan

NEW ZONE: N/A

PROPOSED LAND USE: Grocery Store

ONE DECATUR FUTURE LAND USE: Community Commercial

ONE DECATUR STREET TYPOLOGY: Glenn St is a local street

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:
--

1. Per city engineering approval
2. DU will coordinate with Gonzalez-Strength
3. Engineering Inspection of road that leads to Milligan St. to insure road is built and maintained to city standards
4. Name street
5. Generate bond for new street
6. Show 6' high pressure gas main on north side of plat
7. Plat note-when Milligan St is extended to new shared road, new road will be dedicated to city

Pt. of Info:

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

**STAFF REPORT FOR
TECHNICAL REVIEW COMMITTEE
11/12/2019**

FILE NAME OR NUMBER: 582-18

ACRES: 9.77

CURRENT ZONE: M1A Expressway Commercial

APPLICANT: Gonzales – Strength & Associates for a Grocery store

LOCATION AND OR PROPERTY ADDRESS: 1413 and 1419 Glen ST SW South west corner of the intersection of Glen St. and the Beltline

REQUEST: To extend site plan approval granted in November 2018 for one additional year.

NEW ZONE: N/A

PROPOSED LAND USE: Grocery store

ONE DECATUR FUTURE LAND USE: Community Commercial

ONE DECATUR STREET TYPOLOGY: The Beltline is a Beltline and Glen is a local street.

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

1. Provide irrigation and lighting plans for review and approval
2. Show road being built out to the south property line.
3. Show high pressure 6" gas line on the site plan.
4. Provide drainage report to ALDOT if pipe is existing (runs perpendicular to the State Highway Right of Way) if it is new, it will have to be permitted through the Alabama Department of Transportation. (see page 4 in Civil Plan)
5. Show construction of sidewalks along the access road and Glenn Street SW

Pt. of Info:

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

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:



GONZALEZ – STRENGTH & ASSOCIATES, INC.

CIVIL ENGINEERING • TRAFFIC & TRANSPORTATION ENGINEERING • LAND SURVEYING
LAND PLANNING • LANDSCAPE ARCHITECTURE

May 8, 2020

Technical Review Committee
c/o Karen J. Smith, Planner
City of Decatur, AL
308 Cain St. NE
Decatur, AL 35602-0488

Response to Technical Review Committee Comments
File Name or Number: 582-18
Aldi Grocery Store
GSA Project #: 17ALDI21

Ms. Smith,
Please see our response to your comments dated November 14, 2019:

1. Provide irrigation and lighting plans for review and approval.
LANDSCAPE AND LIGHTING PLANS PROVIDED.
2. Show road being built out to the south property line.
ROAD EXTENDED TO PROPERTY LINE.
3. Show high pressure 6" gas line on the site plan.
6" GAS LINE ADDED TO SURVEY.
4. Provide drainage report to ALDOT if pipe is existing (runs perpendicular to the State Highway Right of Way) if it is new, it will have to be permitted through the Alabama Department of Transportation, (see page 4 in Civil Plan).
GRADING PLAN HAS BEEN REVISED SUCH THAT PIPING TO ALDOT ROW IS NO LONGER REQUIRED
5. Show construction of sidewalks along the access road and Glenn Street SW.
SIDEWALKS HAVE BEEN ADDED.

Pt. of Info:

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

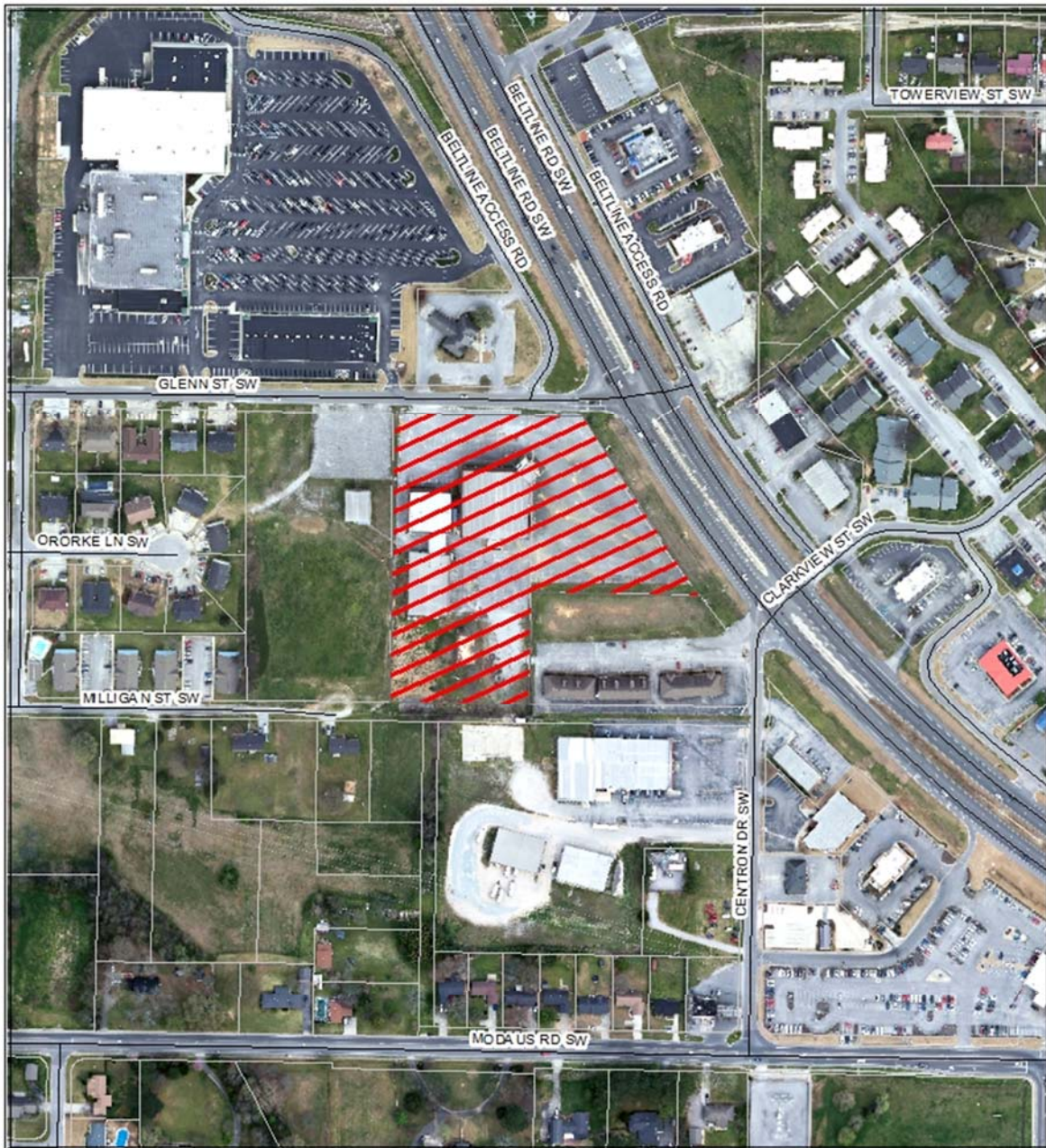
We trust that the above changes to the plans will satisfy all concerns so that approval may be given.

Thank you,

Mark Gonzalez, P.E.
For Gonzalez-Strength & Associates, Inc.
Enclosed: original Technical Review Committee letter

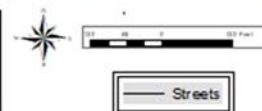
1550 Woods of Riverchase Drive, Suite 200 | Hoover, Alabama 35244
205-942-2486 Fax: 205-942-3033

Commercial Site Plan 582-18 Aldi's Grocery Store

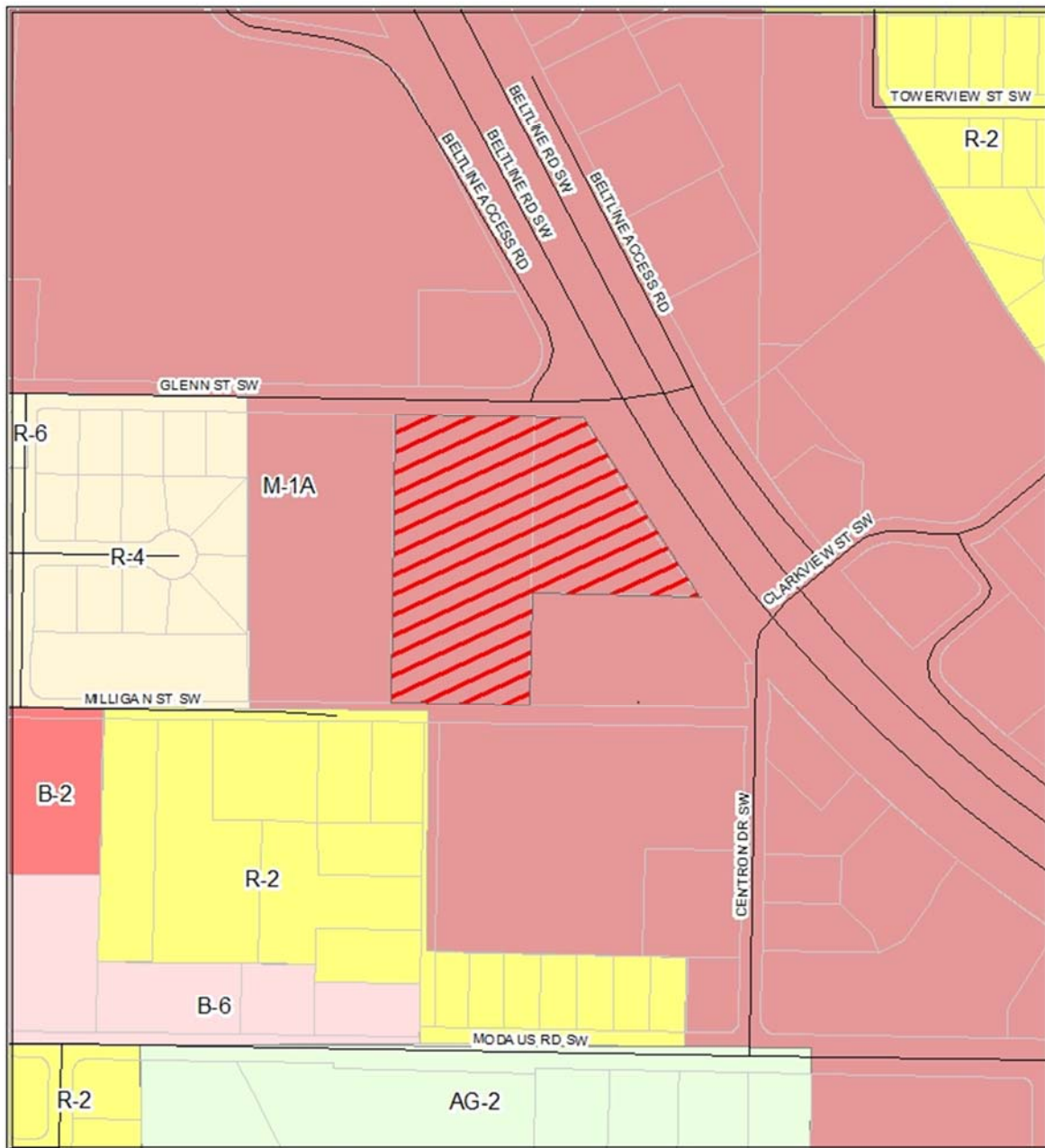


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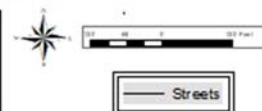
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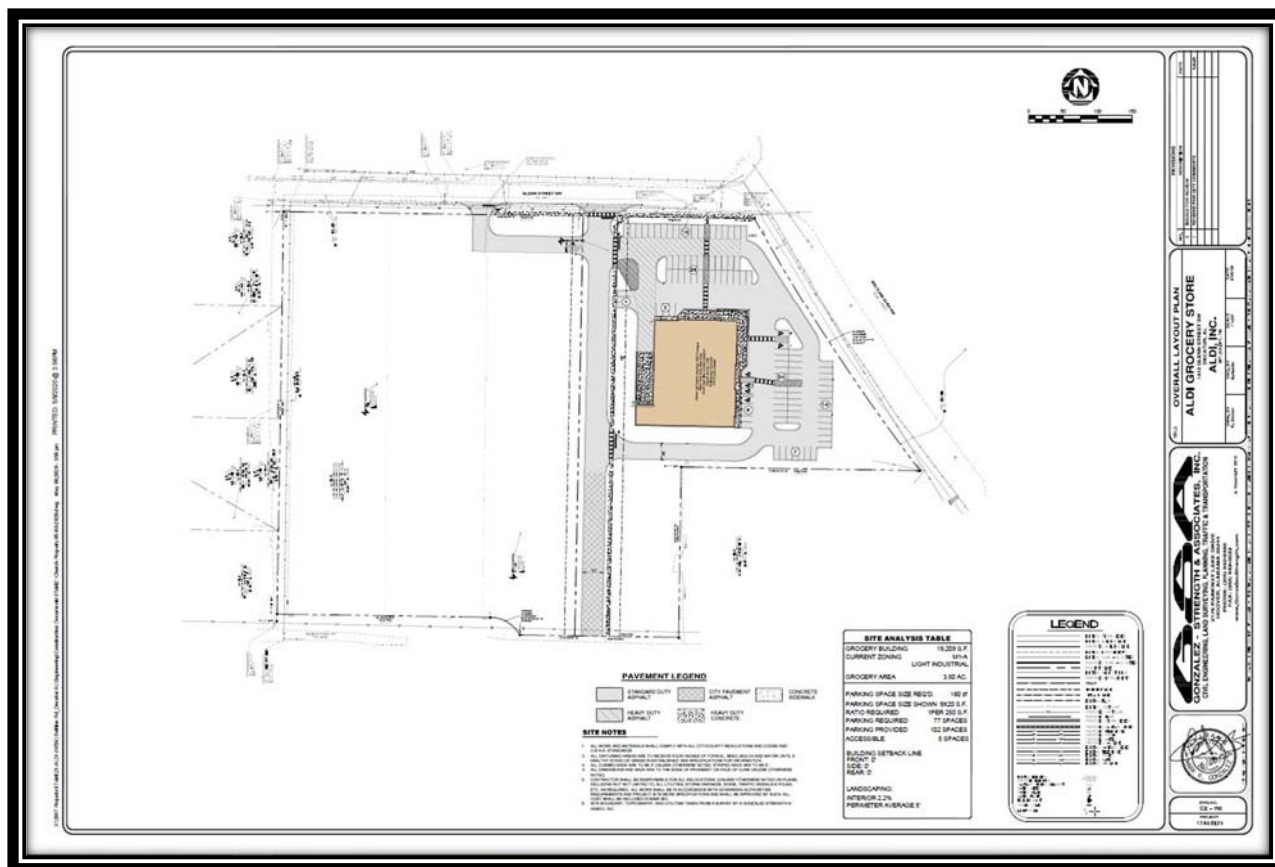


Commercial Site Plan 582-18 Aldi's Grocery Store



City of Decatur Department of Development
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FILE NAME OR NUMBER: Commercial Site Plan 599-20

ACRES: 1.31

CURRENT ZONE: B-2 (General business)

APPLICANT: Pugh Wright McAnally for Cortes

LOCATION AND OR PROPERTY ADDRESS: 2936 Indian Hills Rd SE (North of Point Mallard Parkway SE and West of Indian Hills Rd SE)

REQUEST: To approve Commercial Site Plan

NEW ZONE: N/A

PROPOSED LAND USE: Restaurant

ONE DECATUR FUTURE LAND USE: Community Commercial

ONE DECATUR STREET TYPOLOGY: Point Mallard Parkway is a Major Arterial and Indian Hills Rd is a Neighborhood Collector

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:
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1. DU approved grease interceptor
2. Show DU utility easements on plans
3. Show Joe Wheeler easements on plans

Pt. of Info:

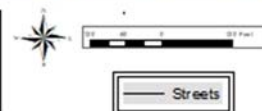
Any relocation of utilities will be at the owner's expense

Commercial Site Plan 599-20 Buenavista Mexican Restaurant

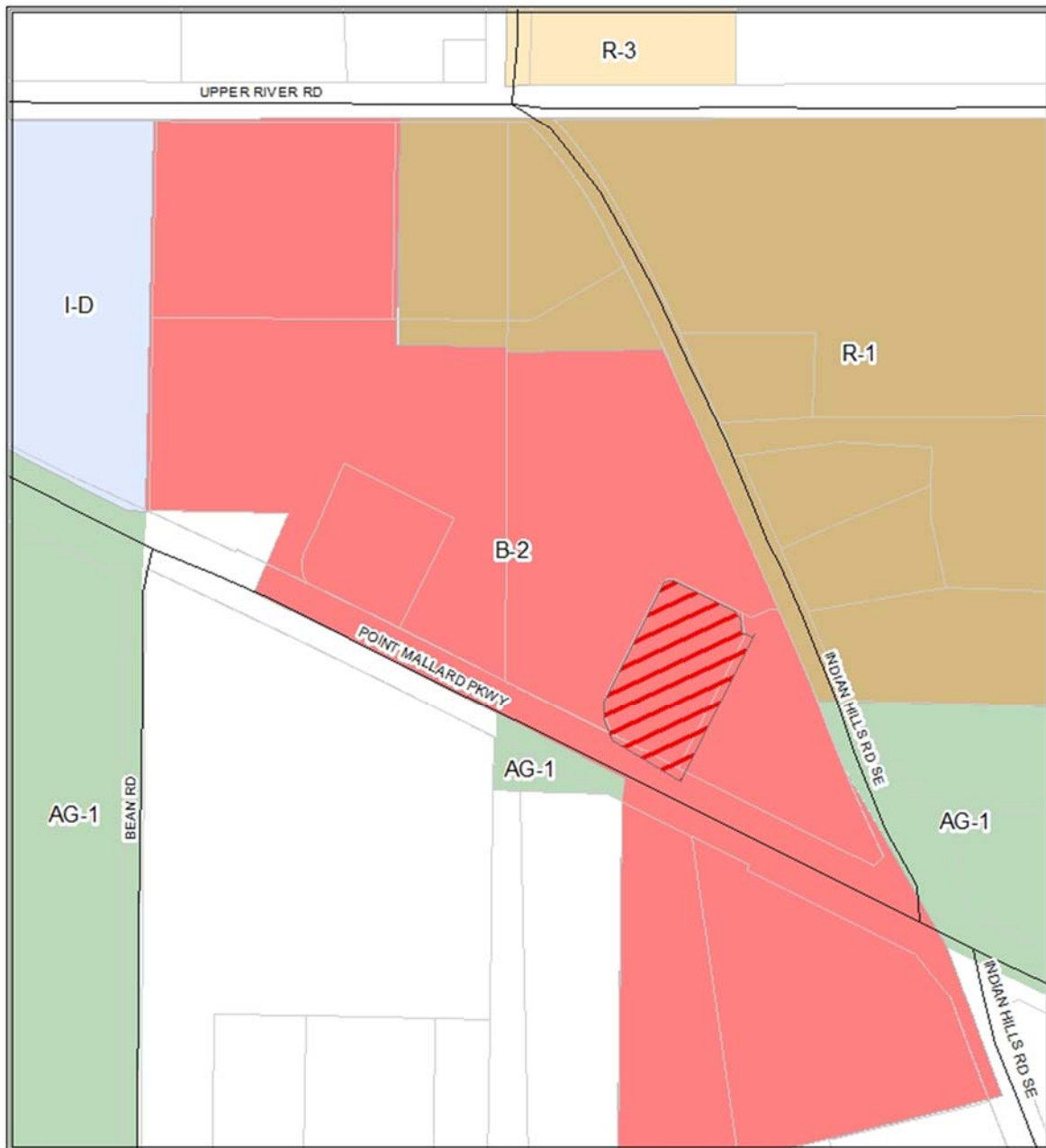


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Commercial Site Plan 599-20 **Buenvista Mexican Restaurant**



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FILE NAME OR NUMBER: Commercial Site Plan 600-20

ACRES: 1.82
Commercial)

CURRENT ZONE: M-1A (Expressway

APPLICANT: Schoel for Freddy's Restaurant

LOCATION AND OR PROPERTY ADDRESS: 2804 Spring Ave SW (East of Spring Ave)

REQUEST: To approve Commercial Site Plan

NEW ZONE: N/A

PROPOSED LAND USE: Restaurant

ONE DECATUR FUTURE LAND USE: Community Commercial

ONE DECATUR STREET TYPOLOGY: Spring Ave SW is a Minor Arterial

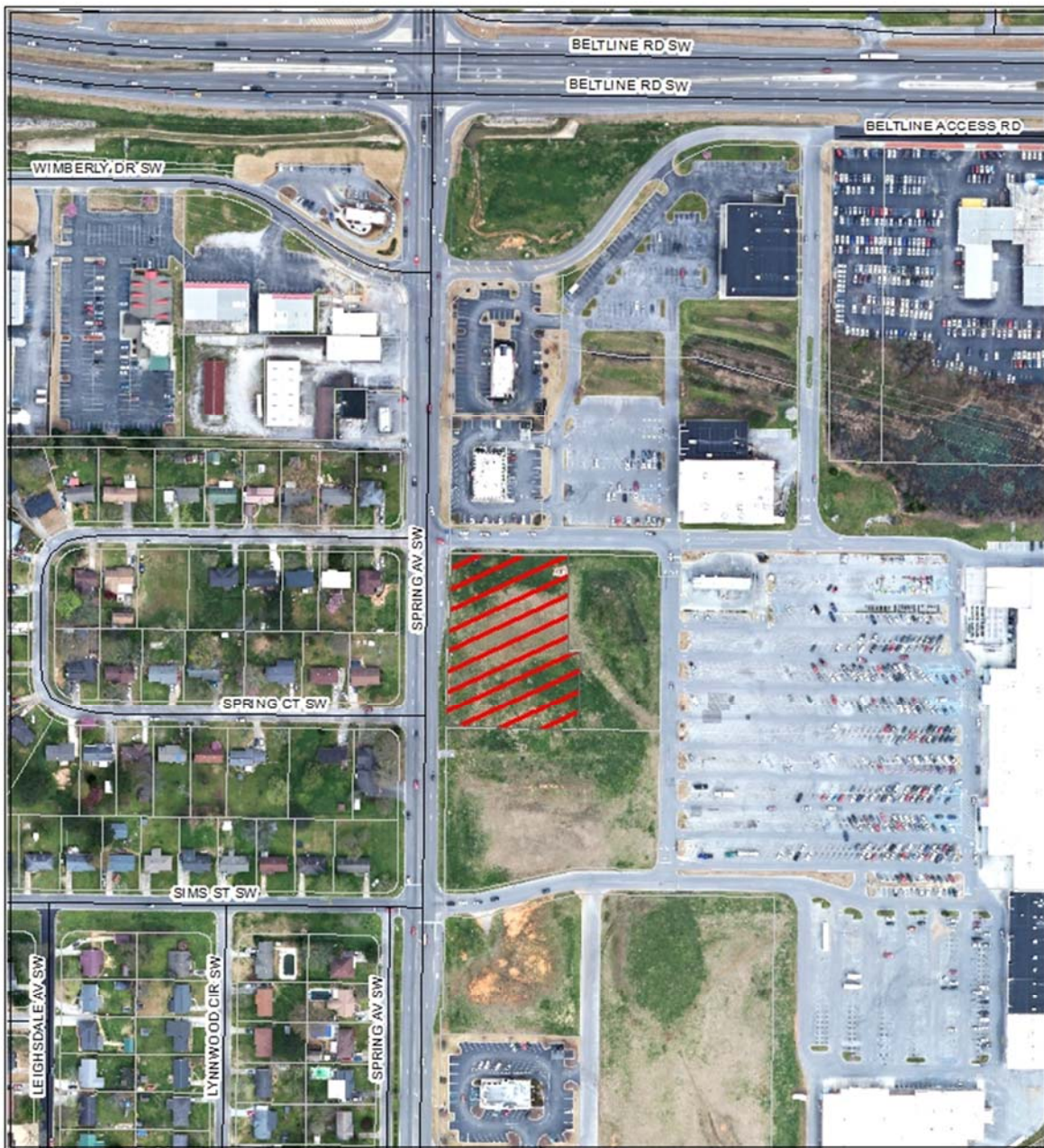
COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:
--

1. DU approved grease interceptor
2. Per city engineering approval

Pt. of Info:

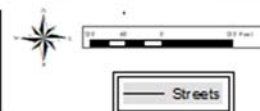
Any relocation of utilities will be at the owner's expense

Commercial Site Plan 600-20 Freddy's Restaurant

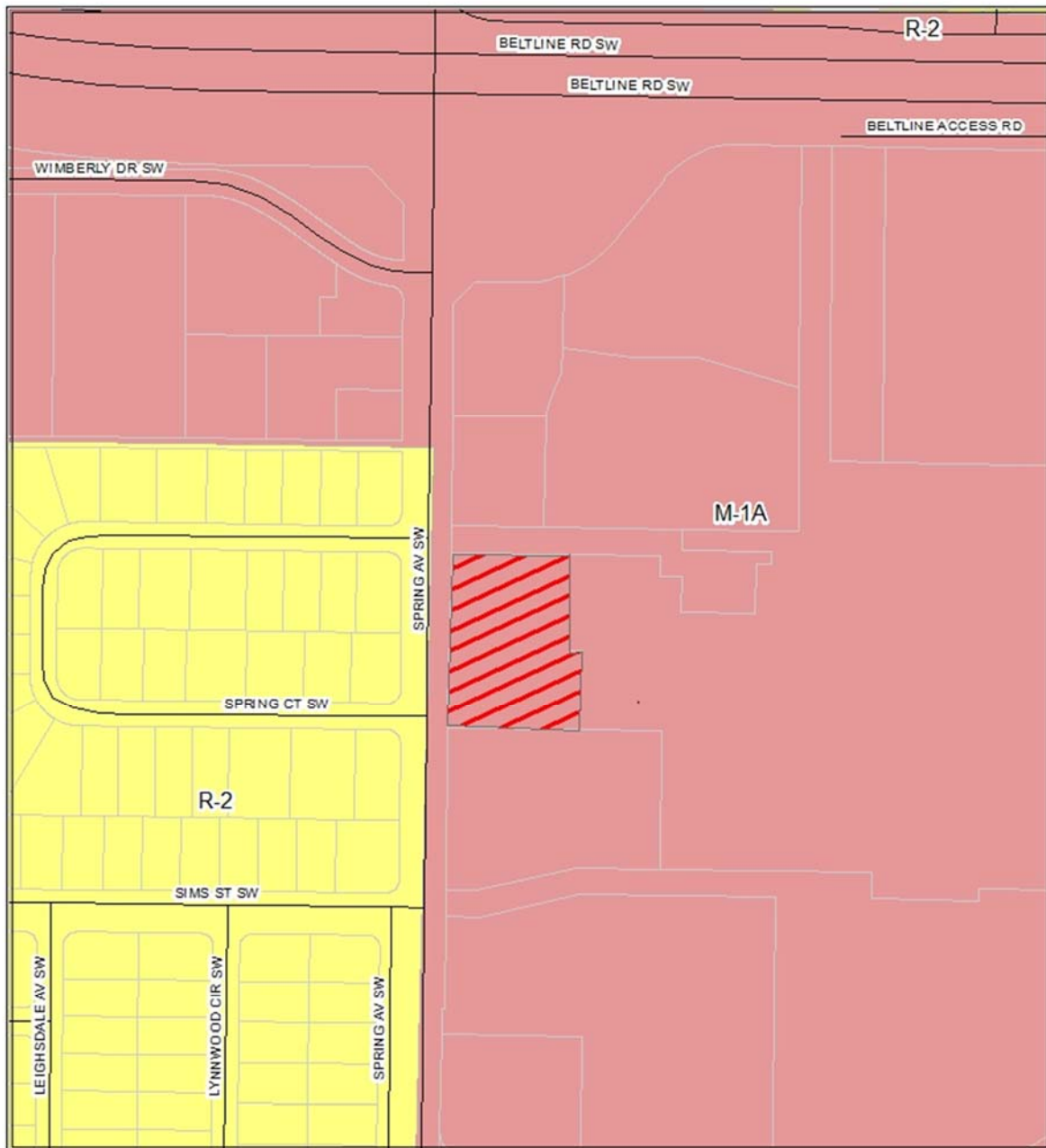


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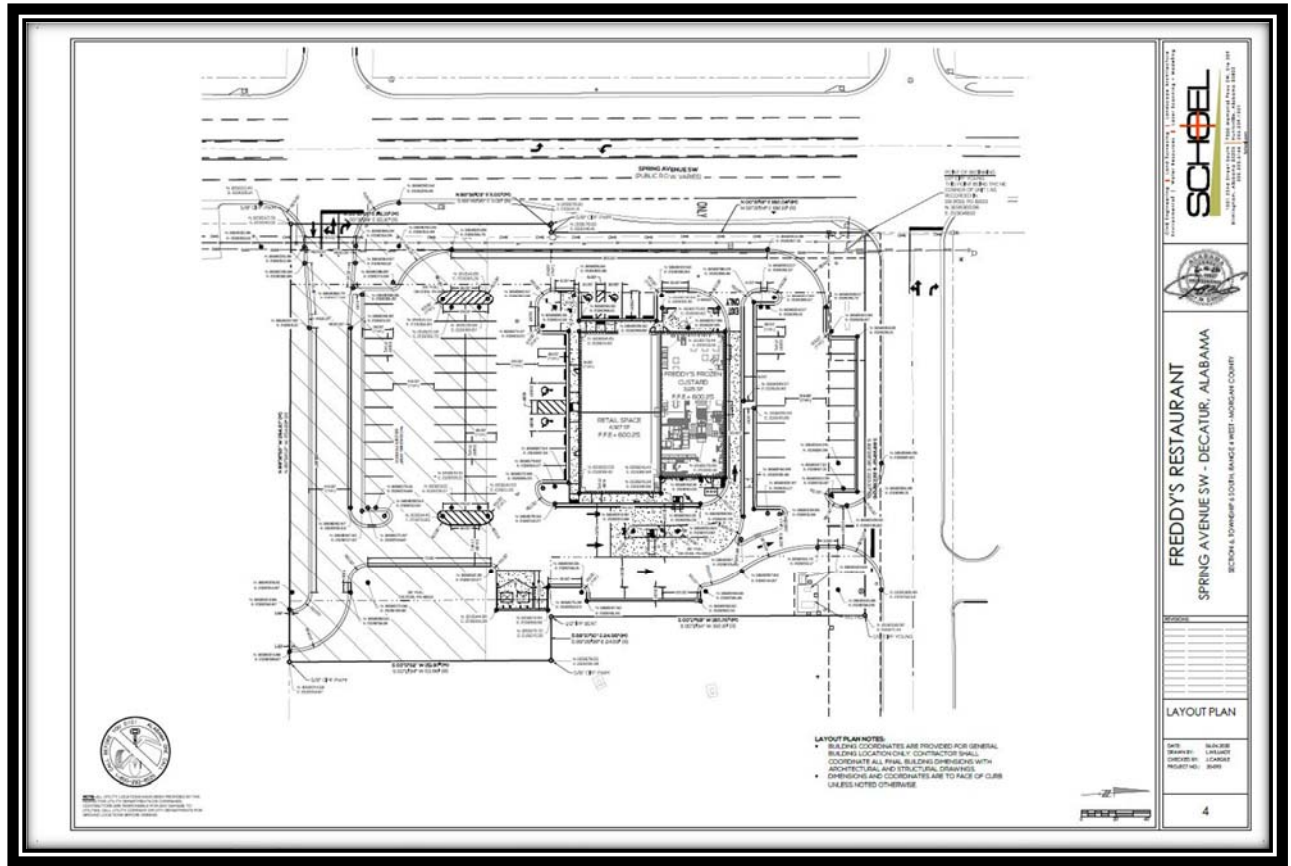
Commercial Site Plan 600-20 Freddy's Restaurant



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END CONSENT AGENDA

OTHER BUSINESS

FILE NAME OR NUMBER: Vacation 519-20

ACRES: .36

CURRENT ZONE: M-2 (General Industry)

APPLICANT: Pugh Wright McAnally for Parker Towing and Gobble-Fite Lumber Co.

LOCATION AND OR PROPERTY ADDRESS: 500 McCartney St NW (North of Market St NW and South of the Tennessee River)

REQUEST: To vacate property

NEW ZONE: N/A

PROPOSED LAND USE: Manufacturing

ONE DECATUR FUTURE LAND USE: Riverfront Mixed Use

ONE DECATUR STREET TYPOLOGY: Market St NW is a local street

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

1. Retain an easement for utilities-grant easement in vacation document

Pt. of Info:

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

**Vacation 519-20
McCartney St NW**

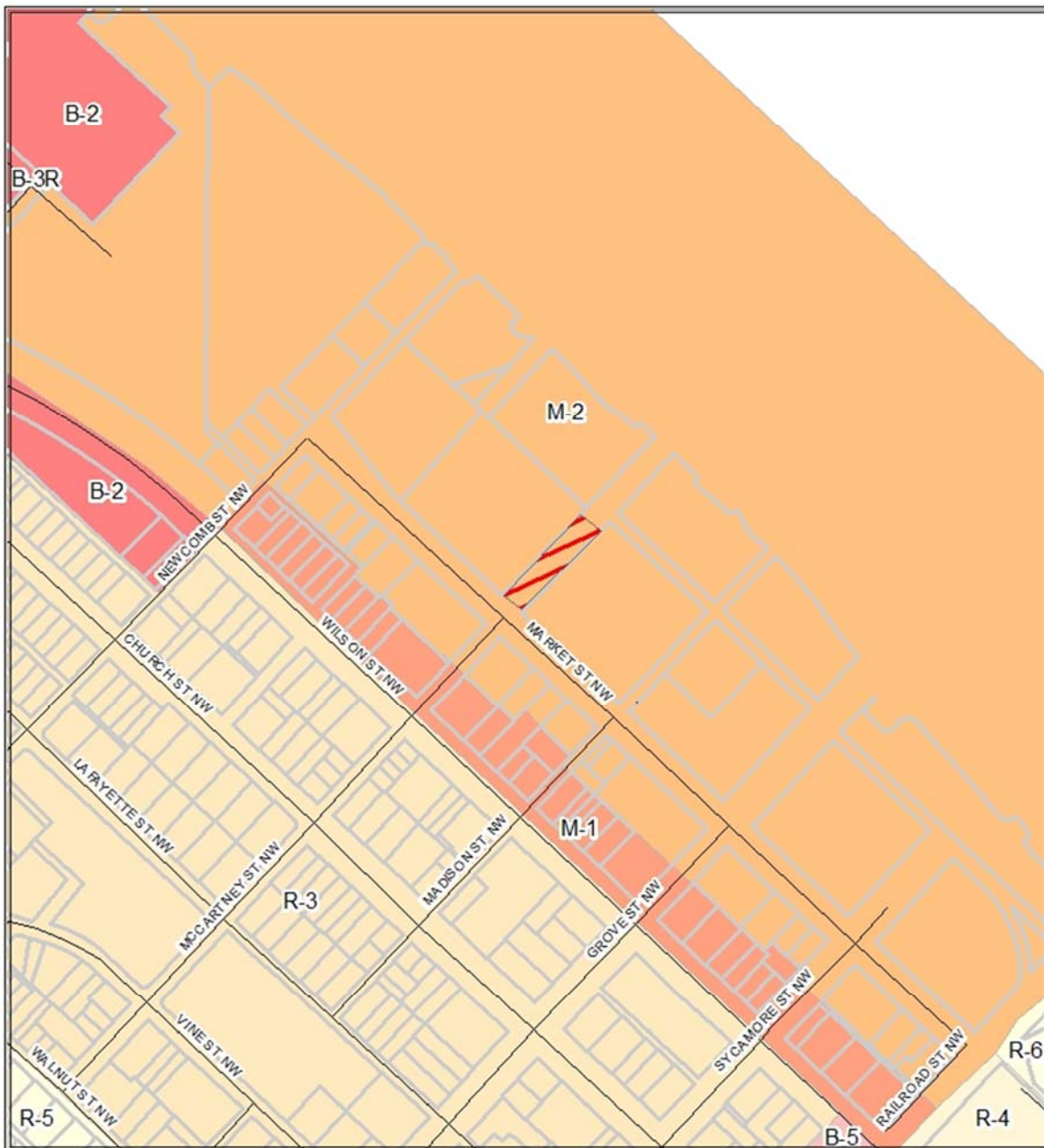


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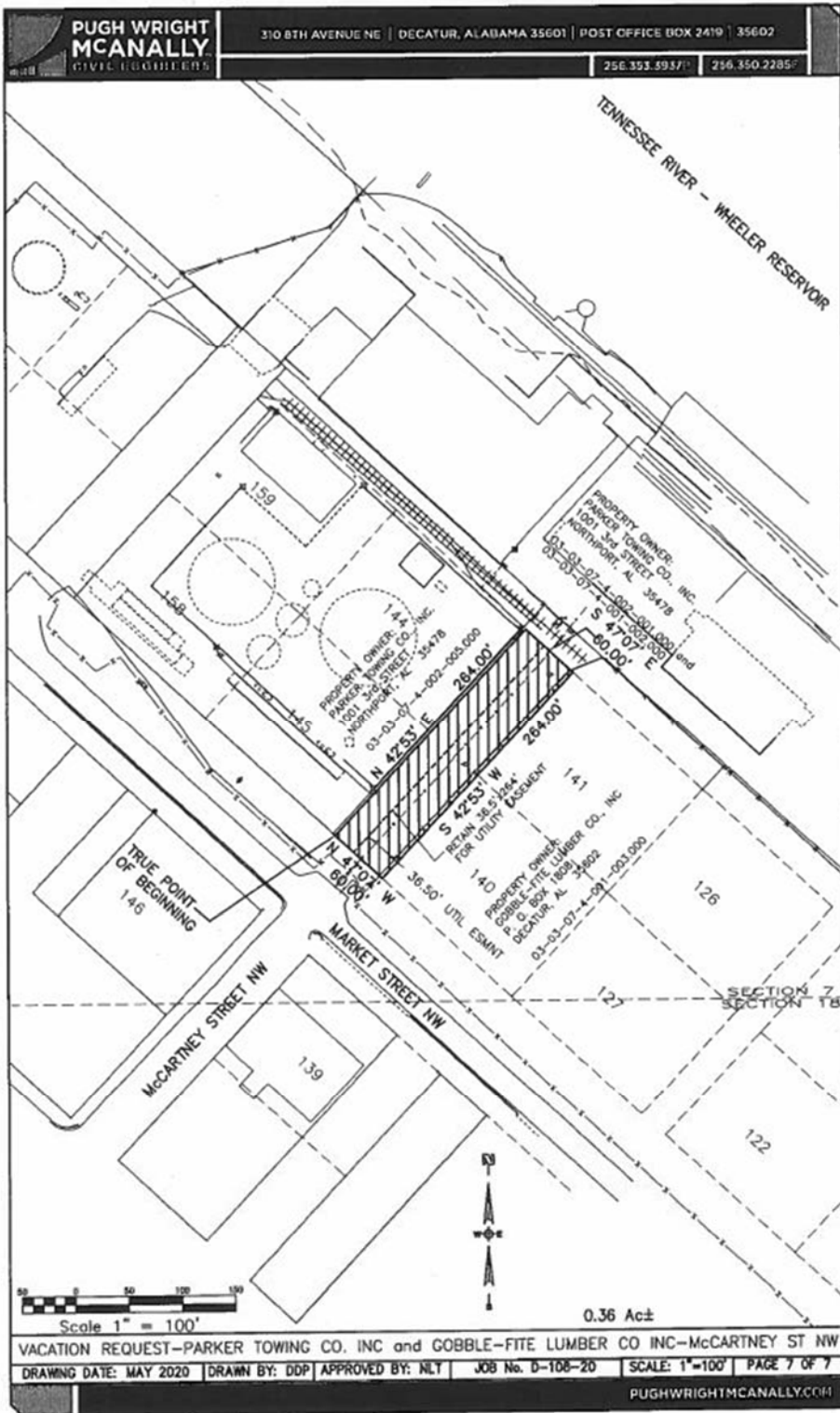


Vacation 519-20 McCartney St NW



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FILE NAME OR NUMBER: Vacation 520-20

ACRES: .03
Homes)

CURRENT ZONE: R-5 (Single Family Patio

APPLICANT: Pugh Wright McAnally for Decatur Community Development

LOCATION AND OR PROPERTY ADDRESS: 421 Catalina Place (North of 2nd St SW
and South of Old Moulton Rd

REQUEST: To vacate property

NEW ZONE: N/A

PROPOSED LAND USE: Residential

ONE DECATUR FUTURE LAND USE: Mixed neighborhood

ONE DECATUR STREET TYPOLOGY: Catalina Place SW is a local street

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:
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1.

Pt. of Info:

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

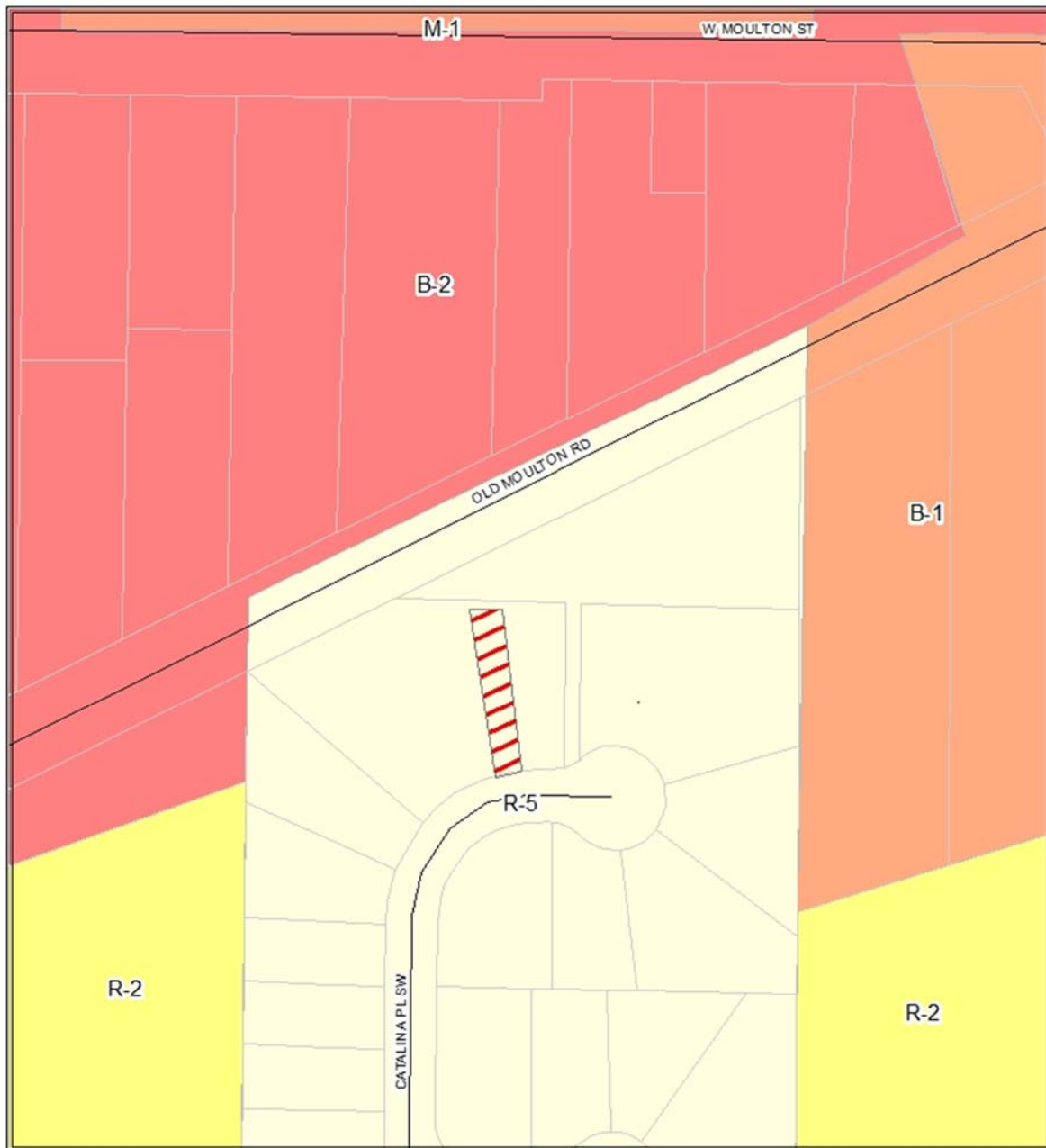
Vacation 520-20
421 Catalina Pl SW



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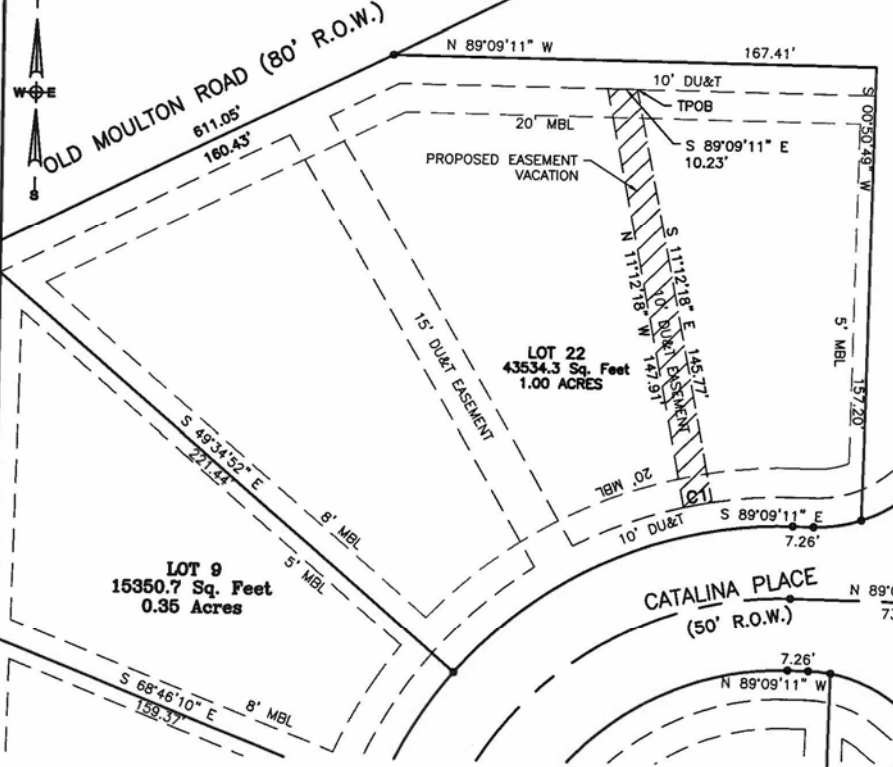
Vacation 520-20
421 Catalina Pl SW



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CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	160.00'	10.00'	N 78°47'42" E	10.00'



EASEMENT VACATION -- DECATUR COMMUNITY DEVELOPMENT -- THE SEVILLE, LOT 22
 DRAWING DATE: 06-08-20 | DRAWN BY: RWH | APPROVED BY: RWH | JOB No. D-121-20 | SCALE: 1"=40' | PAGE 7 OF 7