

MEMORANDUM

DATE: October 14, 2020

TO: Planning Commissioners

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

PLANNING COMMISSION MEETING

October 20, 2020

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

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

Agenda Planning Commission

City of Decatur, AL

October 20, 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- September 22, 2020

3. PUBLIC HEARING

PAGE/MAP

A. Renaming of Silver Crest Drive SW
(Entire length of Silver Crest Drive SW)

1-4

4. CONSENT AGENDA

Certificates

A. 3512-20	Certificate (2218 Morgan Ave. SW)	5-9
B. 3513-20	Certificate (202 and 204 Commerce Cir. SW)	10-14
C. 3514-20	Certificate (4604 Pine Ridge Circle)	15-19
D. 3515-20	Certificate (1311 6 th Ave. SE)	20-24
E. 3516-20	Certificate (East of Creighton Ave., west of Wolverine Dr.)	25-29

Plat Review

A. Manor Park – Final Plat (End of Apsley Way SW)	30-33 see plat
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4. OTHER BUSINESS

Vacation Request

A. 521-20
(202 and 204 Commerce Cir. SW)

34-37

PUBLIC HEARING

FILE NAME OR NUMBER: Renaming of Silver Crest Drive SW - Planning Department C/N 8128

ACRES: NA

CURRENT ZONE: R4, R5, R4.0

APPLICANT: City of Decatur at the Request of Zack Bennet

LOCATION AND OR PROPERTY ADDRESS: Entire length of Silver Crest Drive SW

REQUEST: Rename Silver Crest Drive SW to Onizuka Drive SW to recognize the service of NASA Astronaut and USAF Colonel Ellison Onizuka of Kealahou, Hawaii, who lost his life in the Challenger incident, along with the other astronauts already so recognized.

NEW ZONE: NA

PROPOSED LAND USE: Unchanged

ONE DECATUR FUTURE LAND USE: Residential, Low density and Residential, Medium-High Density

ONE DECATUR STREET TYPOLOGY: Silver Crest Drive SW is a Local Street

COMMENTS AND RECOMMENDATIONS FROM ZONING COMMITTEE :

The Zoning Committee Recommends going forward with the request to rename Silver Crest Drive SW to Onizuka Drive SW.

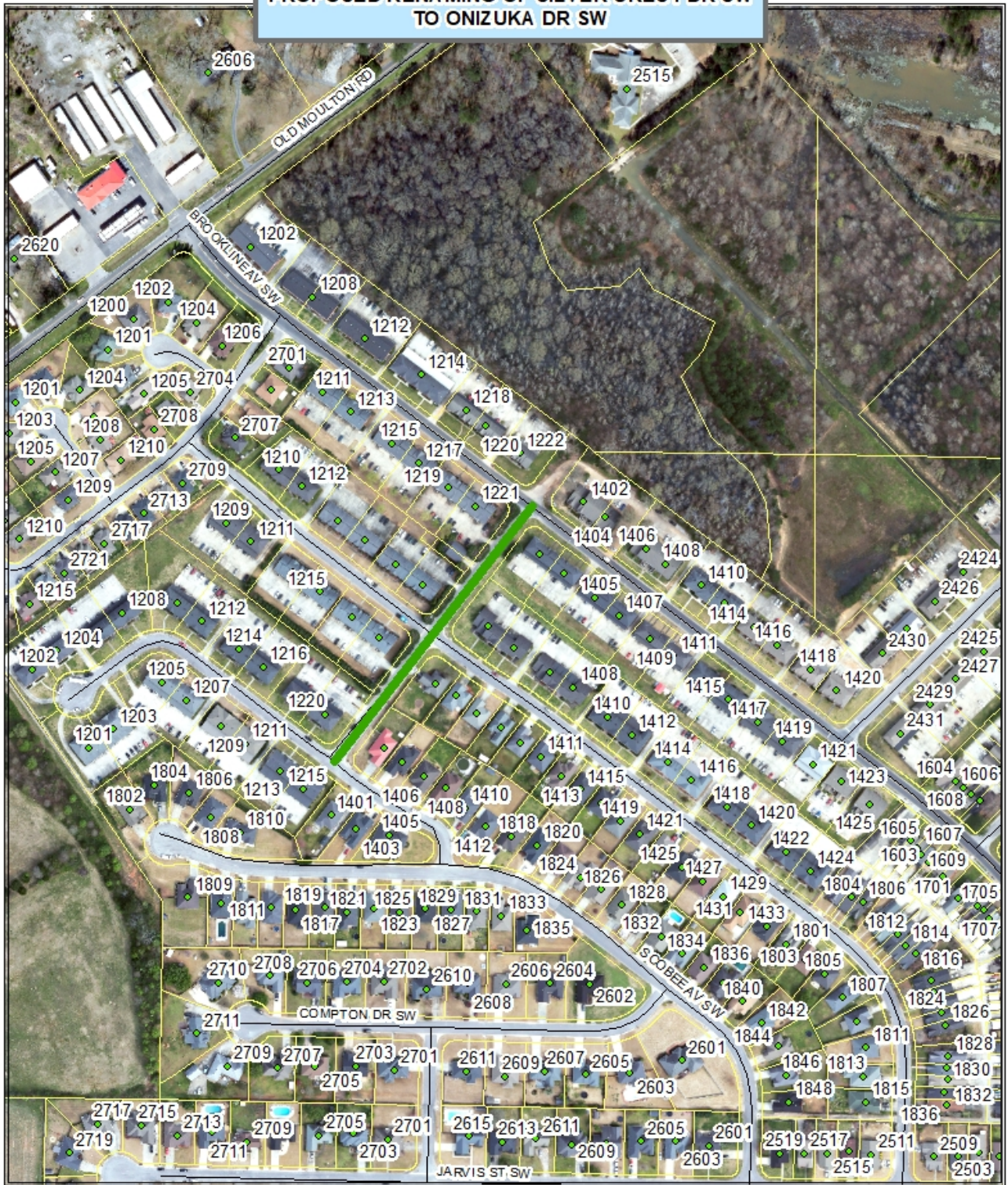
Pt. of Info:

There are currently no addresses which have been assigned on Silver Crest Drive, and it is located in close proximity to the other streets honoring the rest of those who lost their lives in the Challenger incident. As such, it appears to be the best candidate for renaming to correct this historical oversight which has left Col. Onizuka unrecognized. Westmead was developed over dozens of phases, spanning many years, and therefore we believe this was most likely an oversight.

The other astronauts who lost their lives in the Challenger Disaster: Francis Scobee, Michael Smith, Ronald McNair, Judith Resnik, Gregory Jarvis, and Christa McAuliffe, are already recognized with street names in the Westmead area.

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:

**PROPOSED RENAMING OF SILVER CREST DR SW
TO ONIZUKA DR SW**



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



Address Point in Decatur
 Status
 Verified
 Green
 NEW PARCEL LAYER

From: Zack Bennett <zpb52@yahoo.com>
Sent: Wednesday, September 23, 2020 11:38 AM
To: Bowling, Tab <tbowling@decatur-al.gov>
Cc: Hood, Susan <saheed@decatur-al.gov>
Subject: Street Renaming - Ellison Onizuka

Mr. Bowling:

My name is Zack Bennett. You and I have had the pleasure of meeting several times in the company of my parents-in-law, your friends Pam & Dewayne Raines. I have been married to their daughter, Audrey, since 2008. I live in Smyrna, Tennessee, and while I have never been a resident of the City of Decatur, I do consider it a second home with all of the time I have spent there over the past fifteen years visiting family and attending community events like the Alabama Jubilee & Daikin Festival. I am writing to you today to request the City of Decatur consider renaming one of its streets for an American hero.

I was born in 1981. One of my earliest childhood memories is of the Space Shuttle Challenger disaster on January 28, 1986. As such, I have always taken a keen interest in that story. As I've perused the neighborhood where my in-laws reside, around Julian Harris Elementary School, I was delighted to see that the City of Decatur had named many of the streets there in memory of the Challenger crew, including Christa McAuliffe, Ronald McNair, Gregory Jarvis, Michael Smith, Judith Resnik, and Dick Scobee.

I did notice, however, that - for whatever reason - there is no street named for crew member Ellison Onizuka, the Hawaiian-born research engineer who was to serve as Mission Specialist on STS-51-L. Prior to his service as an astronaut, Onizuka served as a test pilot in the United States Air Force, reaching the rank of Lieutenant Colonel. He was posthumously promoted to the rank of Colonel.

1

As we approach the 35th anniversary of the disaster on January 28, 2021 - and as a result of the renewed national interest in the tragedy following the release of the Netflix series, *Challenger: The Final Flight* - I would love to see the City of Decatur rectify this oversight and name a street in this neighborhood, even if in honorary/secondary status, for Col. Onizuka, so his memory may join the others on the ill-fated crew in being honored by the city. I understand this is a rather unusual request, and would be a very low priority and perhaps a complicated effort for the city involving various committees, but I think it would be a high respect for the memory of this man who honorably served his country until the moment of his death.

As a suggestion, renaming the one-block stretch of Brookline Ave SW between Jarvis Dr SW & McNair Dr SW would seem fairly easy. There are no property addresses attached to Brookline Ave SW on this block, so there would be very little - if any - disruption to existing property owners or the US Postal Service. (As such, correcting the spelling of Resnick Dr to Resnik Dr in the process, to match the proper spelling of Judith Resnik's surname, would also be appreciated.) I have attached a map of the neighborhood with the suggested street circled in red.

Thank you for your time. I hope you and other city leaders will consider this suggestion.

Zack Bennett
zpb52@yahoo.com

END PUBLIC HEARING

CONSENT AGENDA

FILE NAME OR NUMBER: Certificate 3512-20

ACRES: .54 Acres

CURRENT ZONE: R2

APPLICANT: Travis Hensley for Craig Corum

LOCATION AND OR PROPERTY ADDRESS: 2218 Morgan Ave SW

REQUEST: Subdivide one lot of .54 acres into two lots of .26 and .28 acres

NEW ZONE: N/A

PROPOSED LAND USE: Construct a house

ONE DECATUR FUTURE LAND USE: Core Neighborhood

ONE DECATUR STREET TYPOLOGY: Morgan Ave SW is a local street

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

Conditions to be met

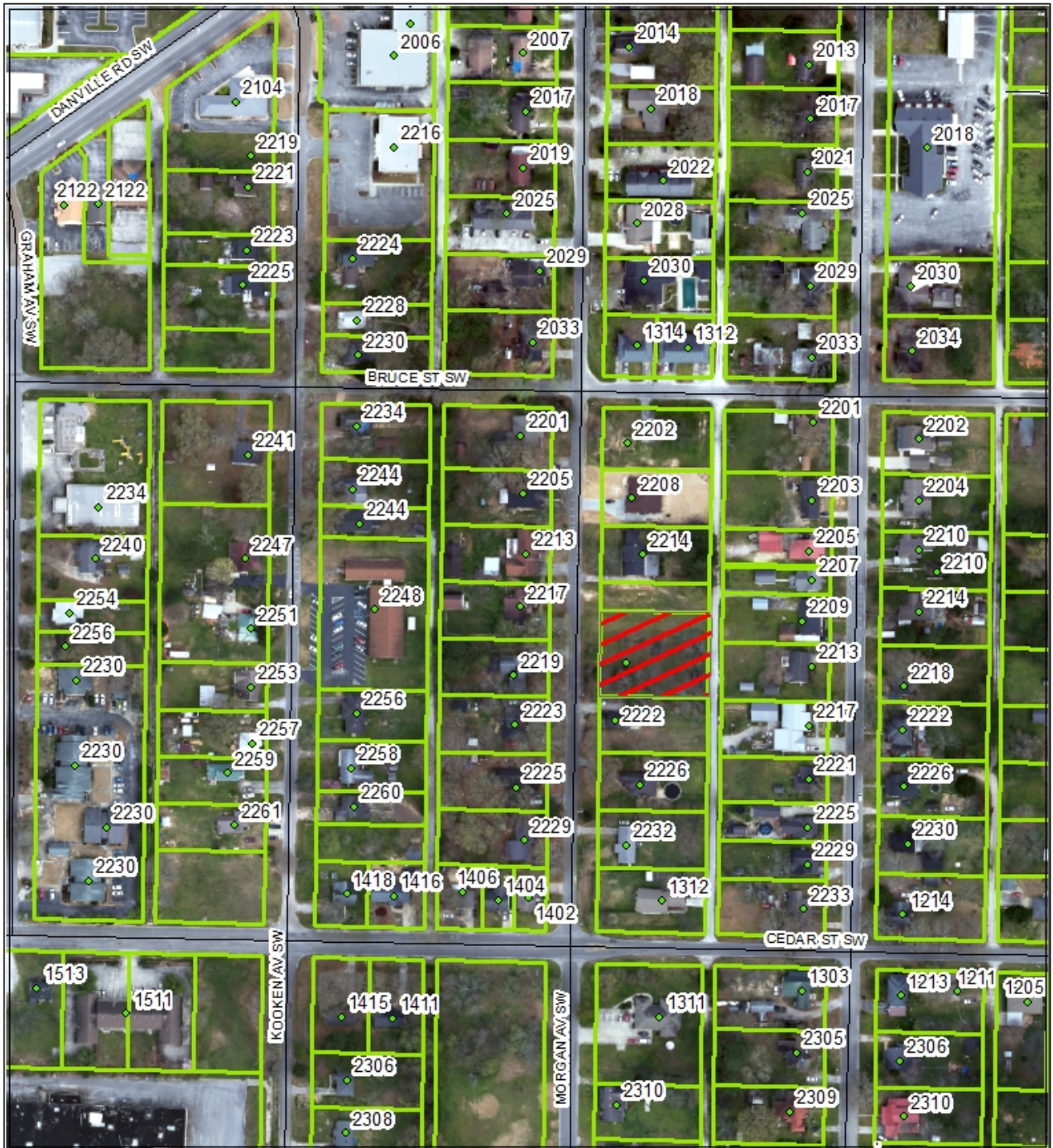
1. Recording Fees
2. Signed and Sealed Survey

Pt. of Info:

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

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:

Certificate 3512-20
2218 Morgan Ave SW



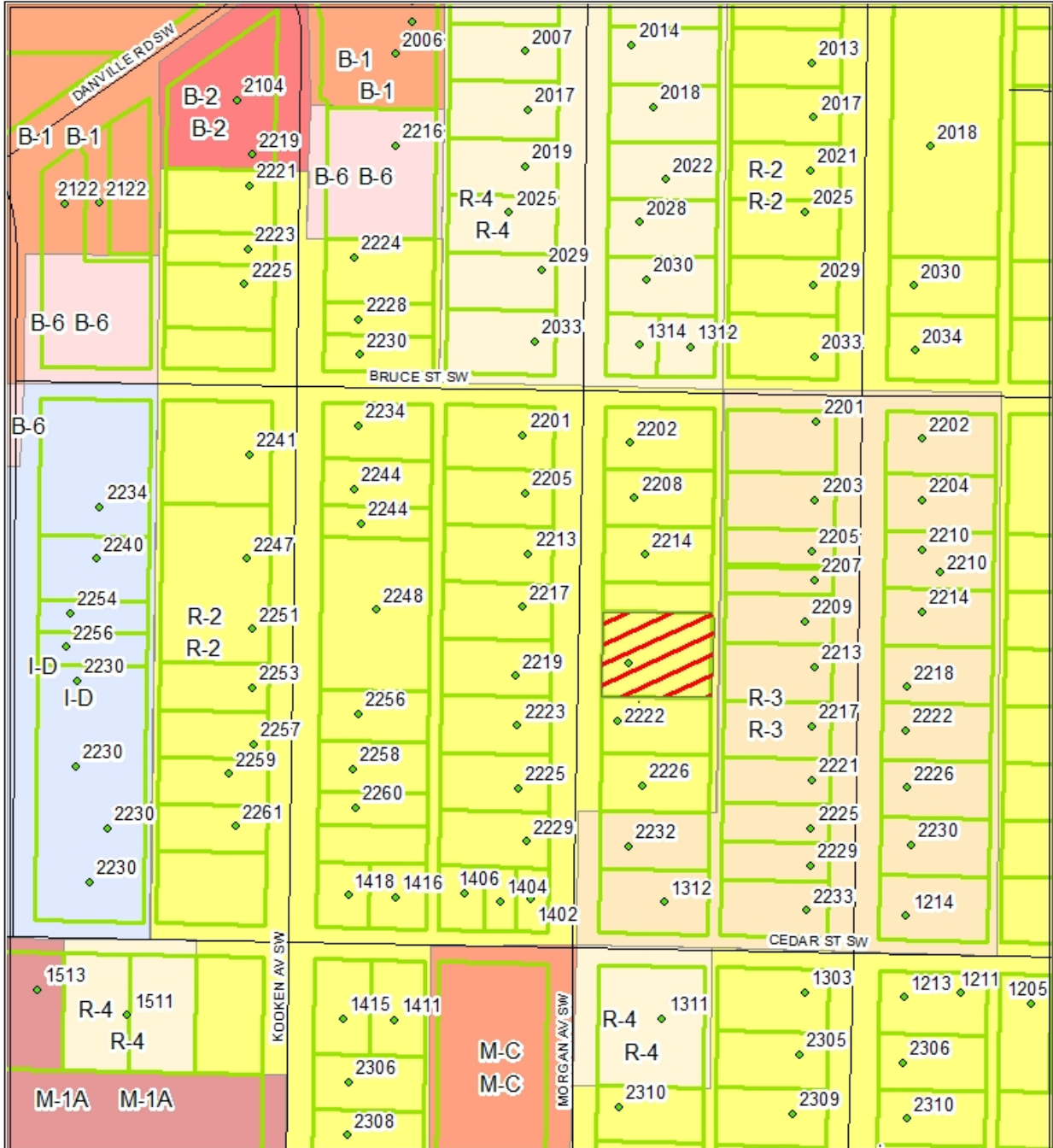
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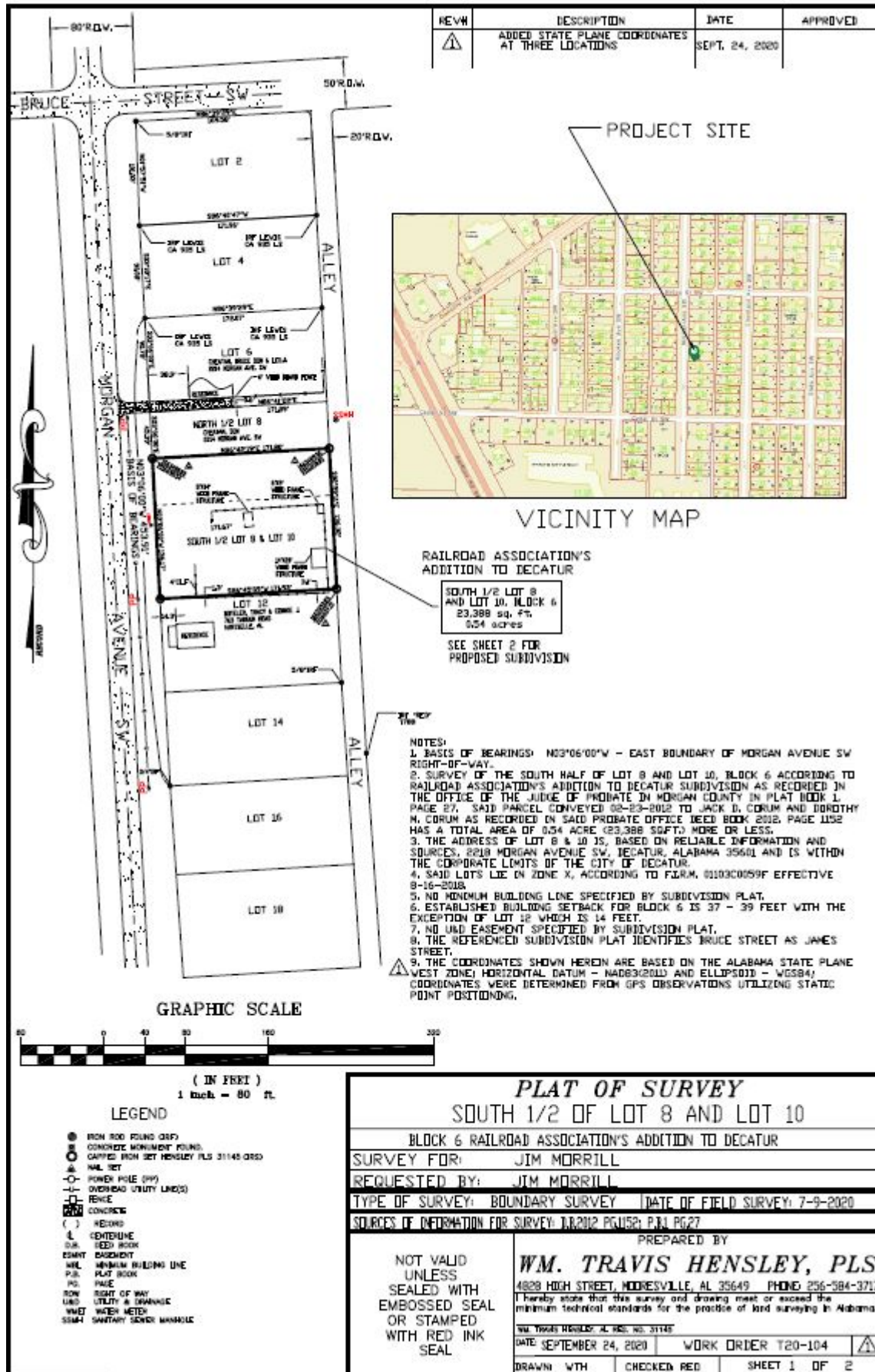


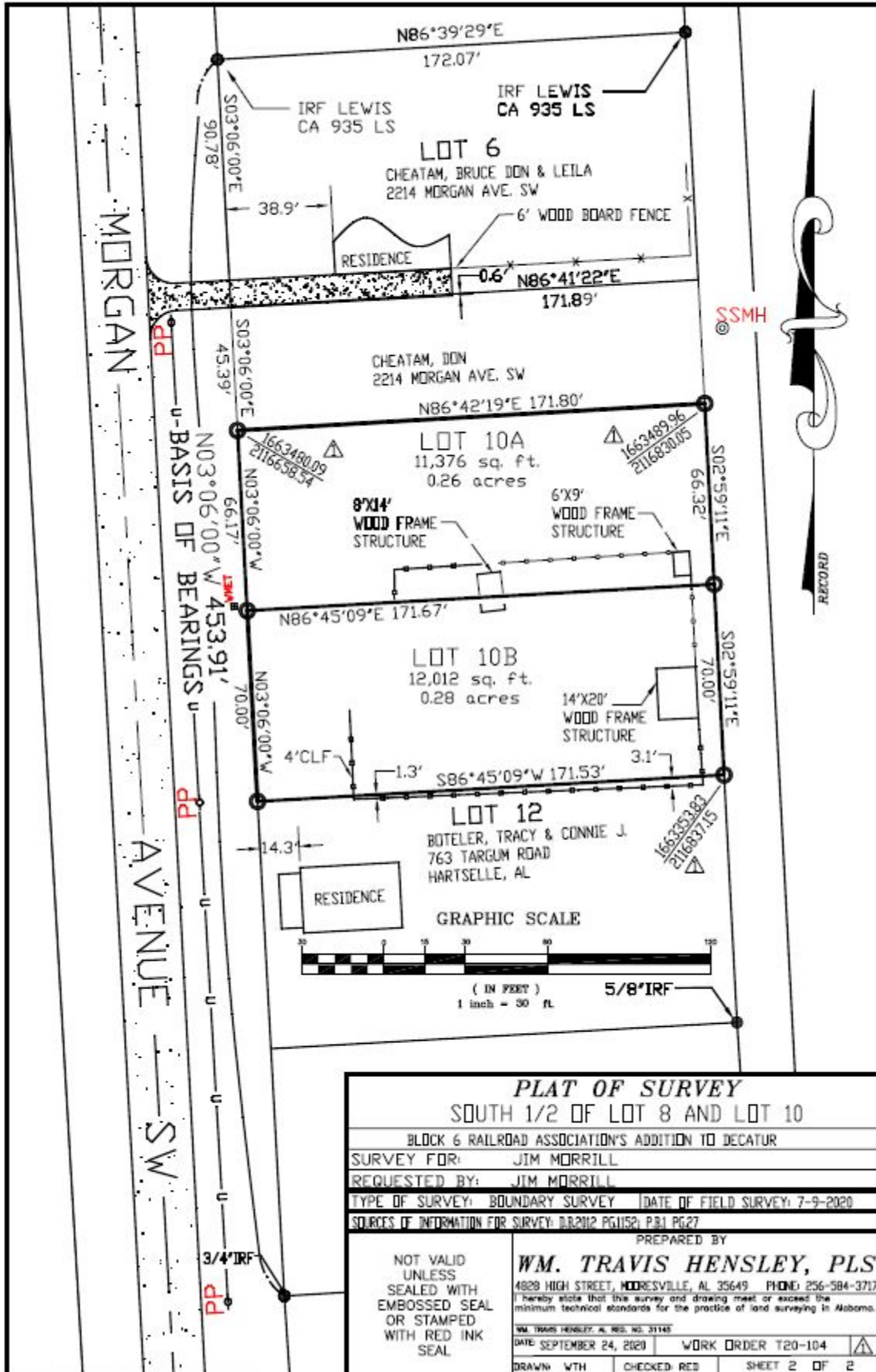
Certificate 3512-20
2218 Morgan Ave SW



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FILE NAME OR NUMBER: Certificate 3513-20

ACRES: ~1 Acre

CURRENT ZONE: M1

APPLICANT: Pugh Wright McAnally for Joe Snoddy

LOCATION AND OR PROPERTY ADDRESS: 202 and 204 Commerce Cir SW

REQUEST: Consolidate two lots of approximately .46 and .54 into one lot of approximately one acre.

NEW ZONE: N/A

PROPOSED LAND USE: N/A

ONE DECATUR FUTURE LAND USE: Flex employment center

ONE DECATUR STREET TYPOLOGY: Commerce Cir SW is a local street

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:
--

Conditions to be met

1. Recording Fees
2. Signed and Sealed Survey
3. Signed copy of property owner request letter

Pt. of Info:

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

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:

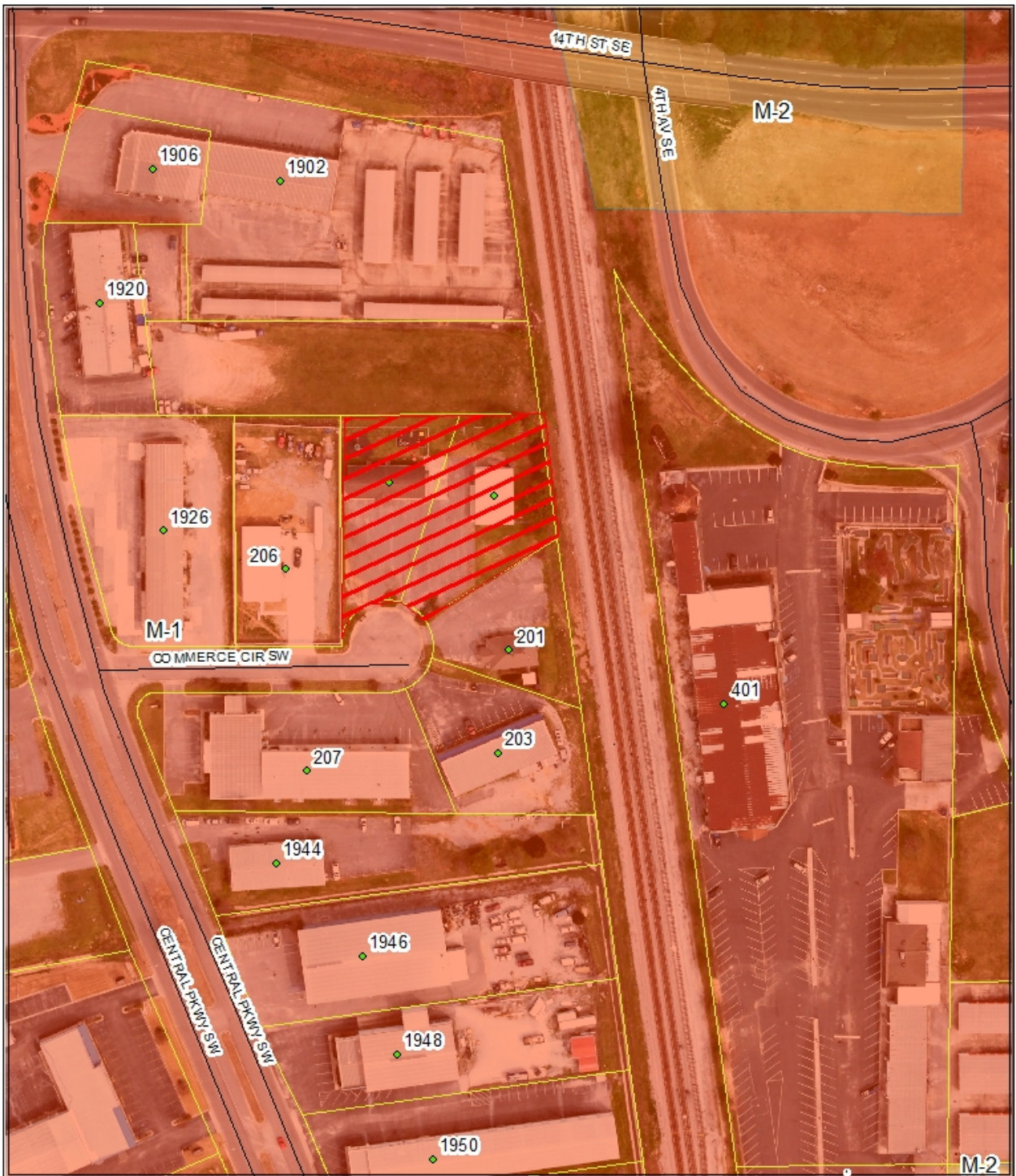
CERTIFICATE 3513-20



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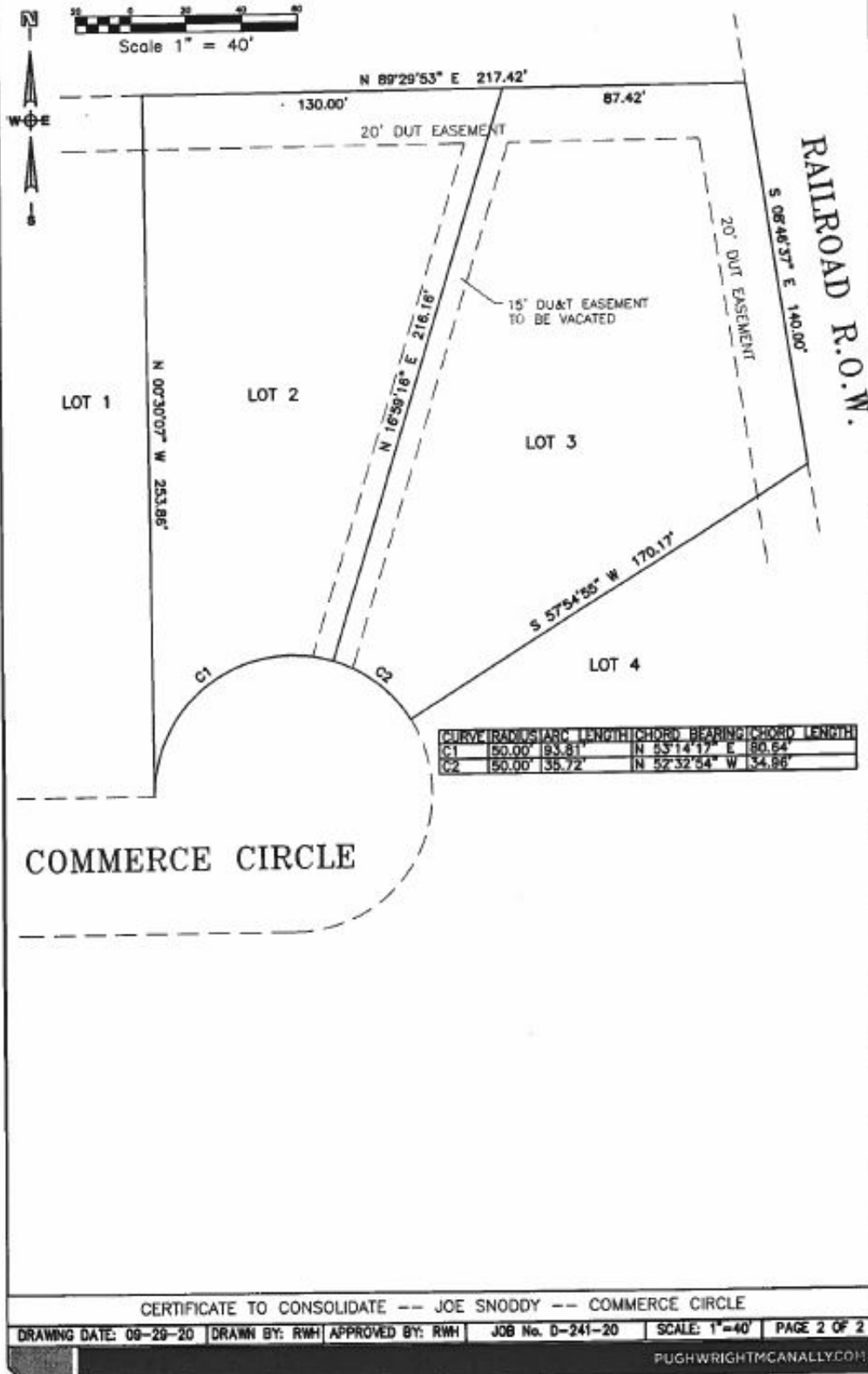


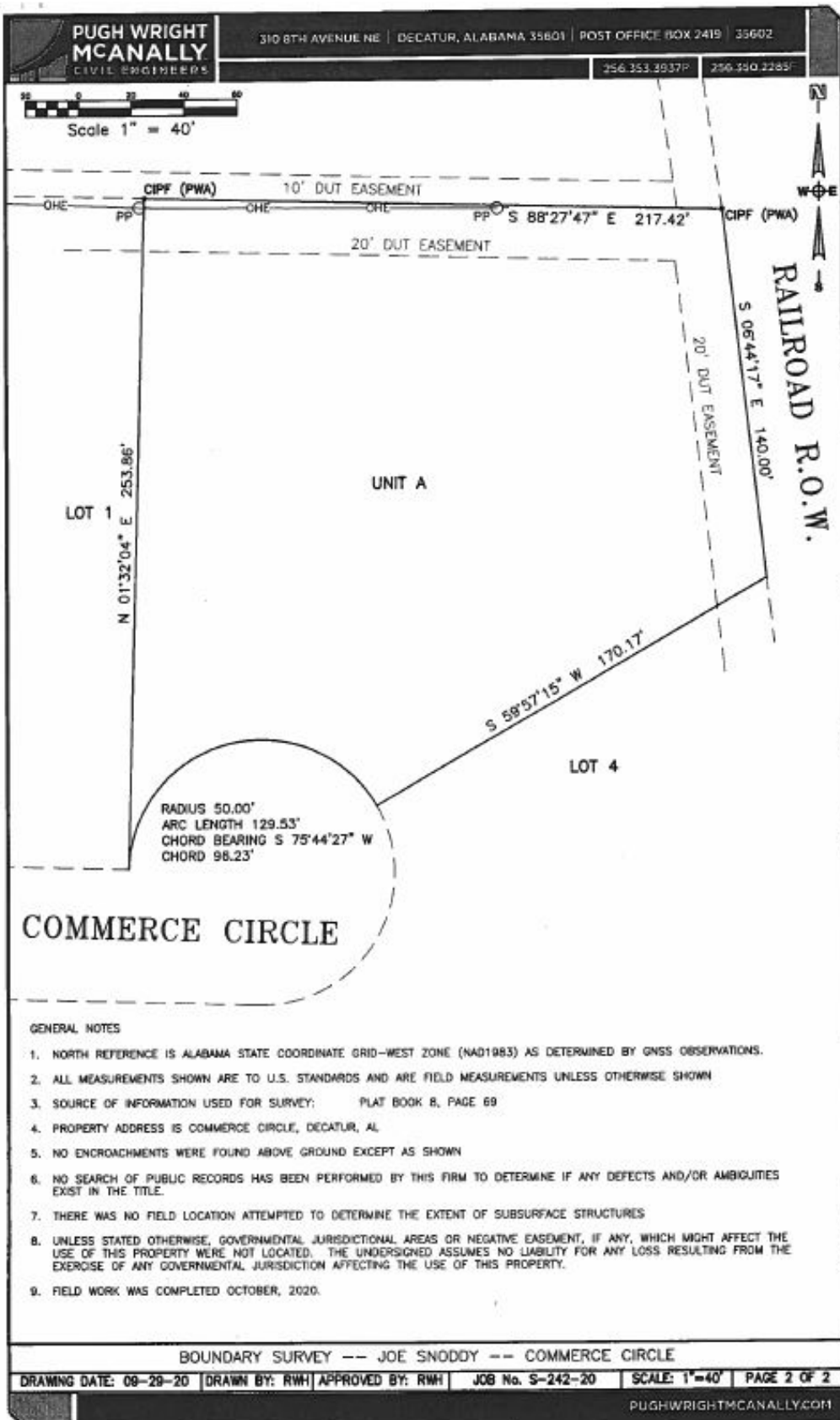
CERTIFICATE 3513-20



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FILE NAME OR NUMBER: Certificate 3514-20

ACRES: .99 Acres

CURRENT ZONE: R2

APPLICANT: Pugh Wright McAnally for Joy Henningsen

LOCATION AND OR PROPERTY ADDRESS: 4604 Pine Ridge Circle

REQUEST: Consolidate two tracts of approximately .52 and .47 acres into one tract of .99 acres

NEW ZONE: N/A

PROPOSED LAND USE: Residential

ONE DECATUR FUTURE LAND USE: Residential, low density

ONE DECATUR STREET TYPOLOGY: Pine Ridge Cir SW is a local street

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:
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Conditions to be met

1. Make sure acreage is correct for lot two on the survey
2. Signed applicant letter
3. Recording fees
4. Signed and Sealed survey

Pt. of Info:

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

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:

CERTIFICATE 3514-20



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CERTIFICATE 3514-20



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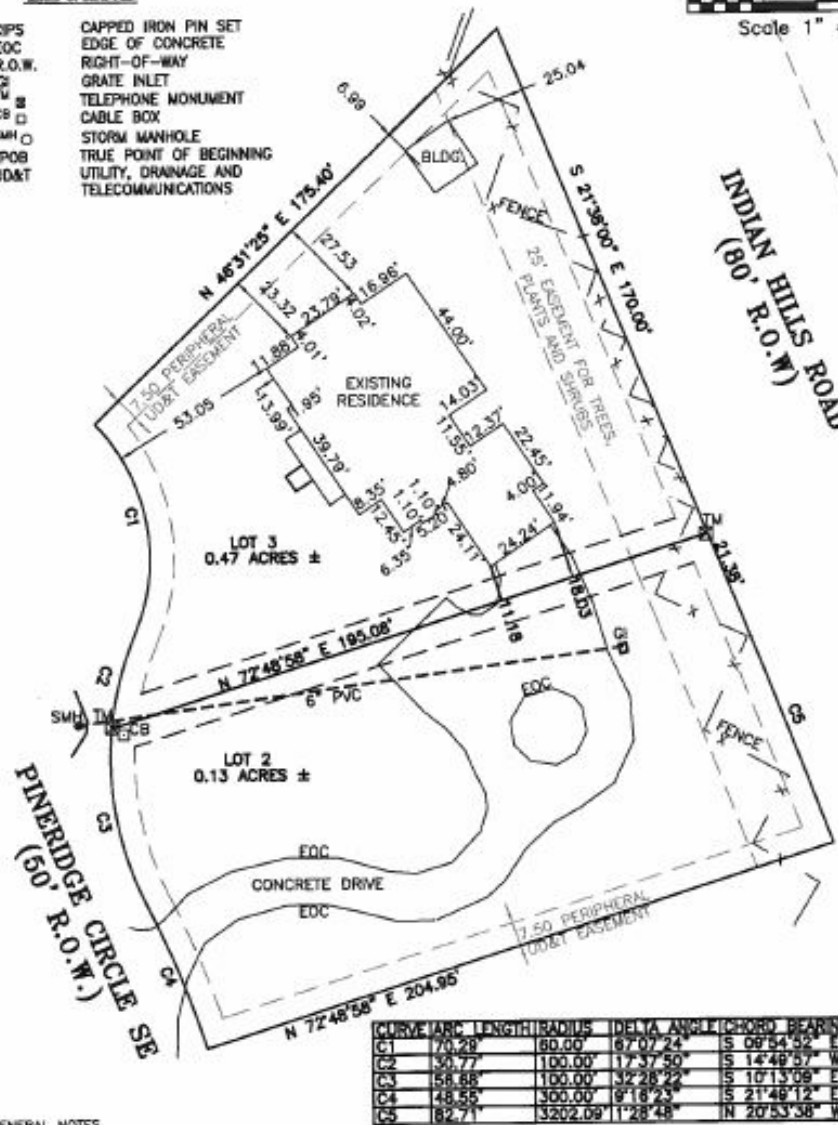


LEGEND

CIPS	CAPPED IRON PIN SET
EOC	EDGE OF CONCRETE
R.O.W.	RIGHT-OF-WAY
GI	GRATE INLET
Tu	TELEPHONE MONUMENT
CB	CABLE BOX
SMH	STORM MANHOLE
TPOB	TRUE POINT OF BEGINNING
UD&T	UTILITY, DRAINAGE AND TELECOMMUNICATIONS



Scale 1" = 40'



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	70.78	80.00	67°07'24"	S 09°54'52" E	88.34
C2	30.27	100.00	17°37'50"	S 14°48'57" W	30.65
C3	58.88	100.00	32°28'22"	S 10°13'09" E	55.82
C4	48.55	300.00	9°18'23"	S 21°48'12" E	48.50
C5	82.71	3202.09	1°28'48"	N 20°53'38" W	82.71

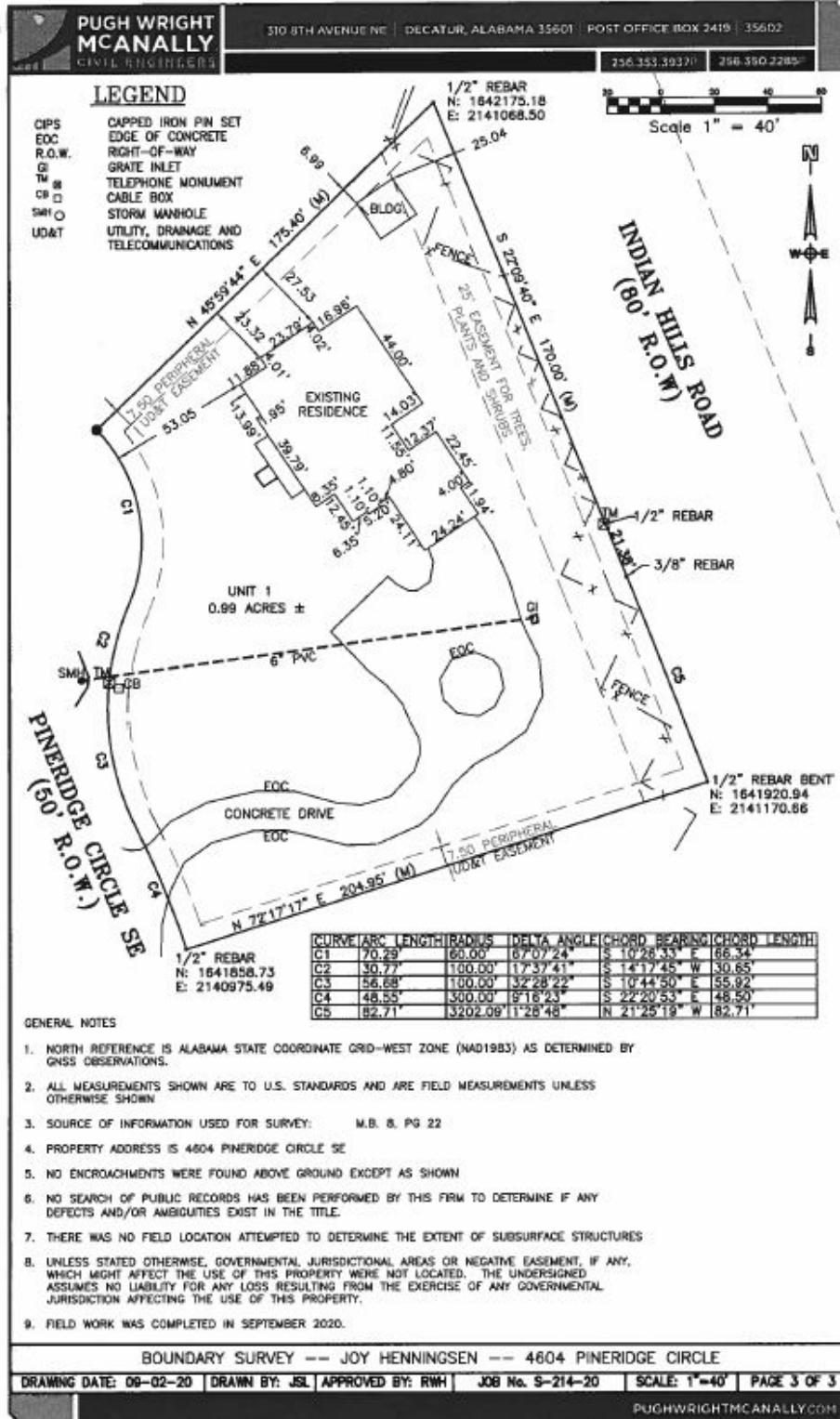
GENERAL NOTES

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: M.B. 8, PG 22
4. PROPERTY ADDRESS IS 4804 PINERIDGE CIRCLE SE
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 IN SEPTEMBER 2020.

CERTIFICATE TO CONSOLIDATE -- JOY HENNINGSEN -- 4604 PINERIDGE CIRCLE

DRAWING DATE: 08-02-20	DRAWN BY: JSL	APPROVED BY: RWH	JOB No. D-213-20	SCALE: 1"=40'	PAGE 3 OF 3
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FILE NAME OR NUMBER: Certificate 3515-20

ACRES: .51

CURRENT ZONE: RD

APPLICANT: Pugh Wright McAnally for McBride Trust

LOCATION AND OR PROPERTY ADDRESS: 1311 6th Ave SE

REQUEST: Combine four lots to create two lots of .15 and .36 acres

NEW ZONE: N/A

PROPOSED LAND USE: Commercial

ONE DECATUR FUTURE LAND USE: Urban Edge Mixed Use

ONE DECATUR STREET TYPOLOGY: 6th Ave SE is a Principle Arterial

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:
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Conditions to be met

1. Signed and sealed survey
2. Recording fees
3. Decatur Utilities needs a 10' utility easement on east and west property lines

Pt. of Info:

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

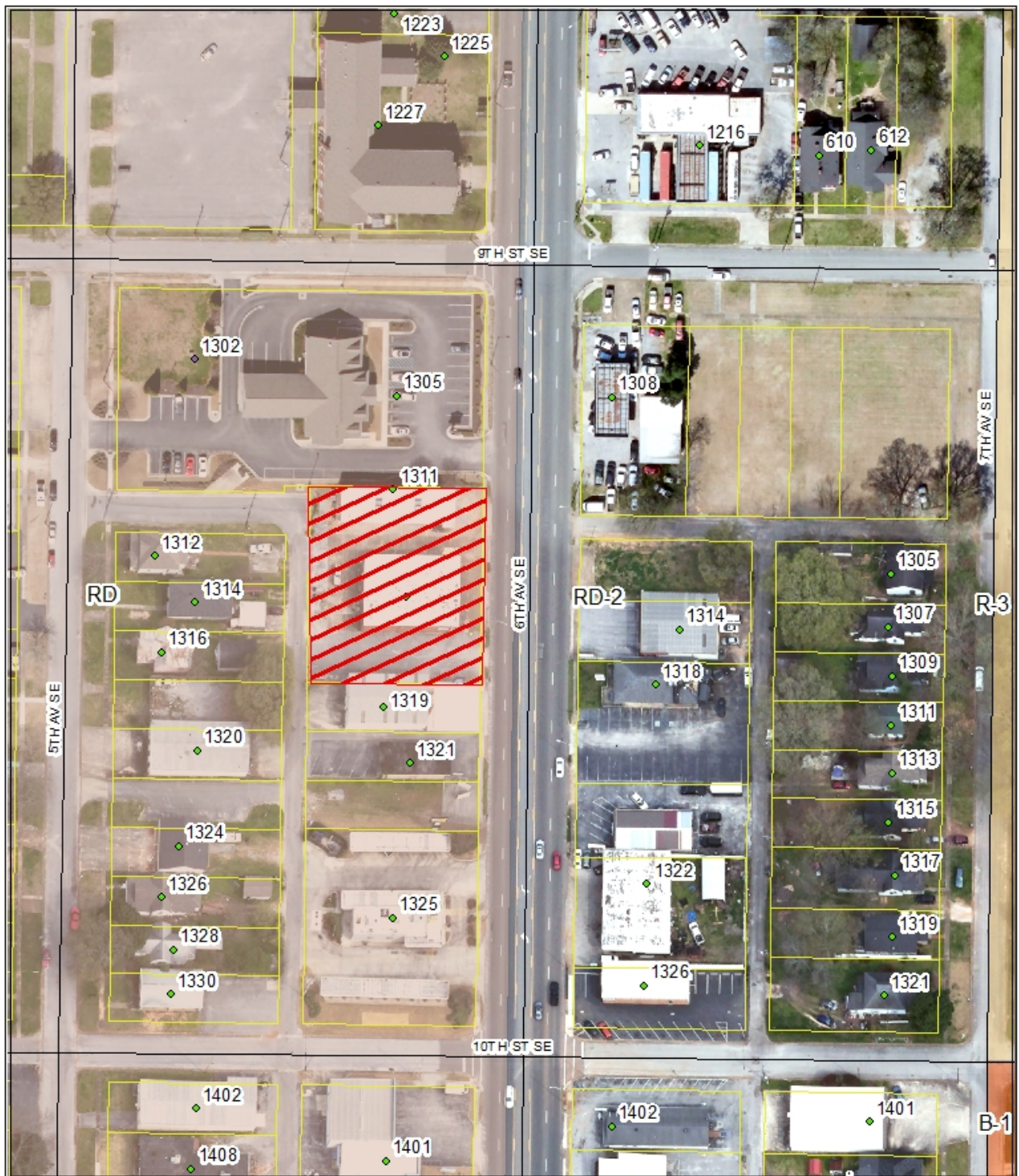
COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:

CERTIFICATE 3515-20



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CERTIFICATE 3515-20

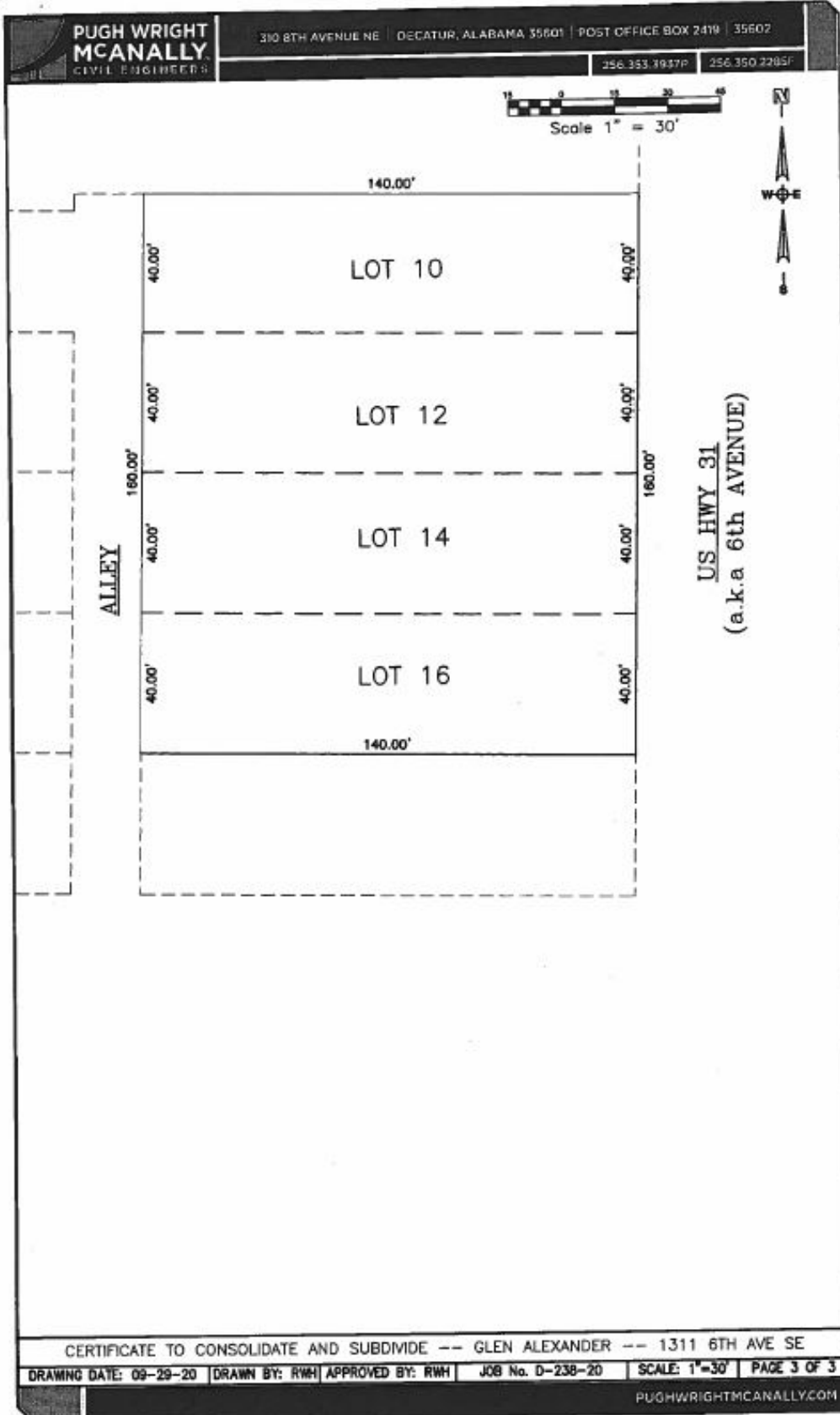


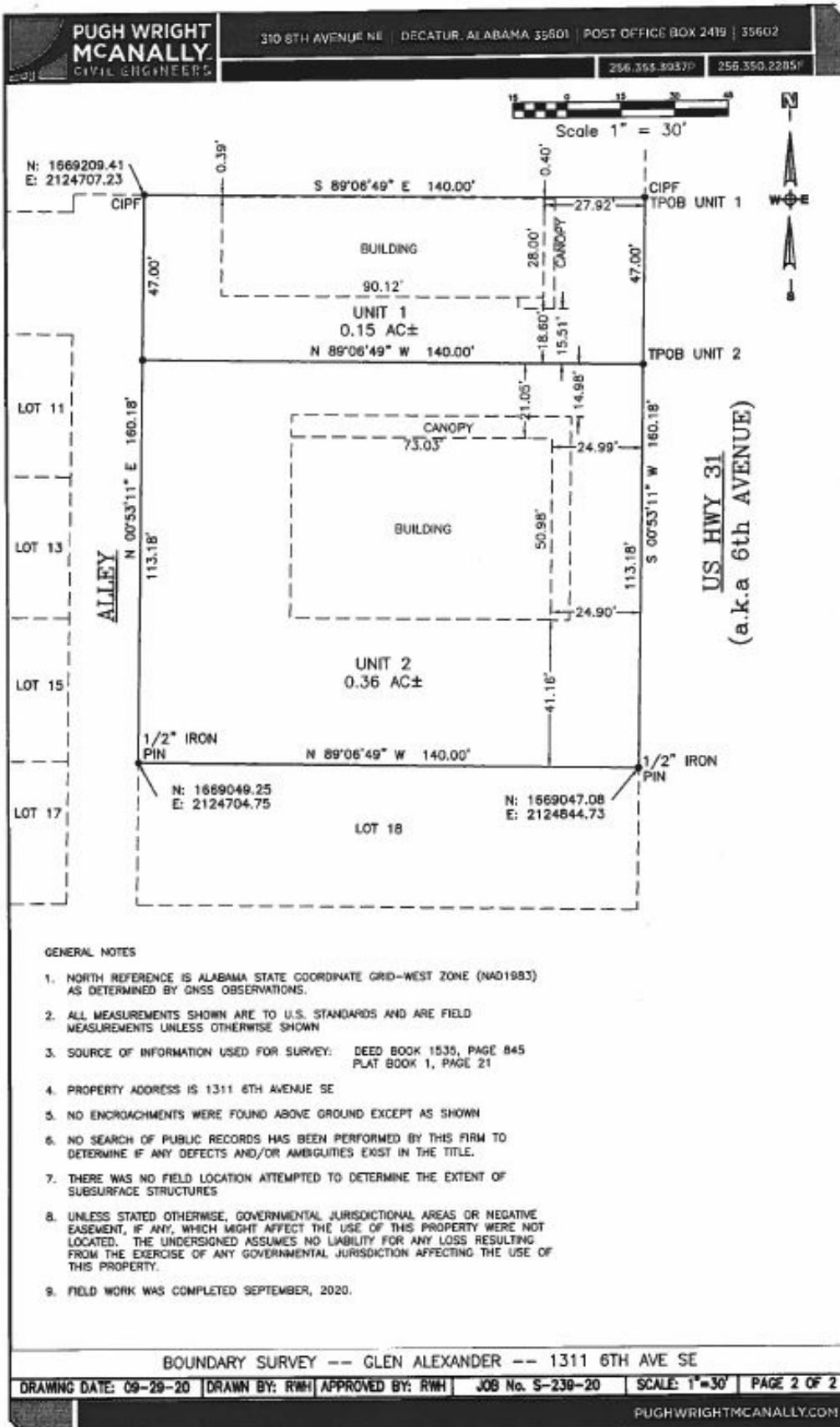
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0 10 20 30 Feet







FILE NAME OR NUMBER: Certificate 3516-20

ACRES: 1.04

CURRENT ZONE: M1

APPLICANT: Pugh Wright McAnally for Parker Real Estate/Long

LOCATION AND OR PROPERTY ADDRESS: East of Creighton Ave, West of Wolverine Drive

REQUEST: Adjust the lot lines of four parcels creating two lots of .76 and .28 acres

NEW ZONE: N/A

PROPOSED LAND USE: Commercial

ONE DECATUR FUTURE LAND USE: Flex Employment Center

ONE DECATUR STREET TYPOLOGY: Creighton Ave SE is a Local street, Wolverine Drive SE is a local street, and 13th St SE is a local street

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:
--

Conditions to be met

1. Recording Fees
2. Signed and Sealed Survey
3. Signed copy of property owner request letter

Pt. of Info:

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

This is a new certificate, pertaining to the same parcels as certificate 3508-20. The applicant wanted to change the configuration of the new lots from what was approved last month. Easement requested in conditions of 3508-20 included in this certificate per the applicant.

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:

CERTIFICATE 3516-20



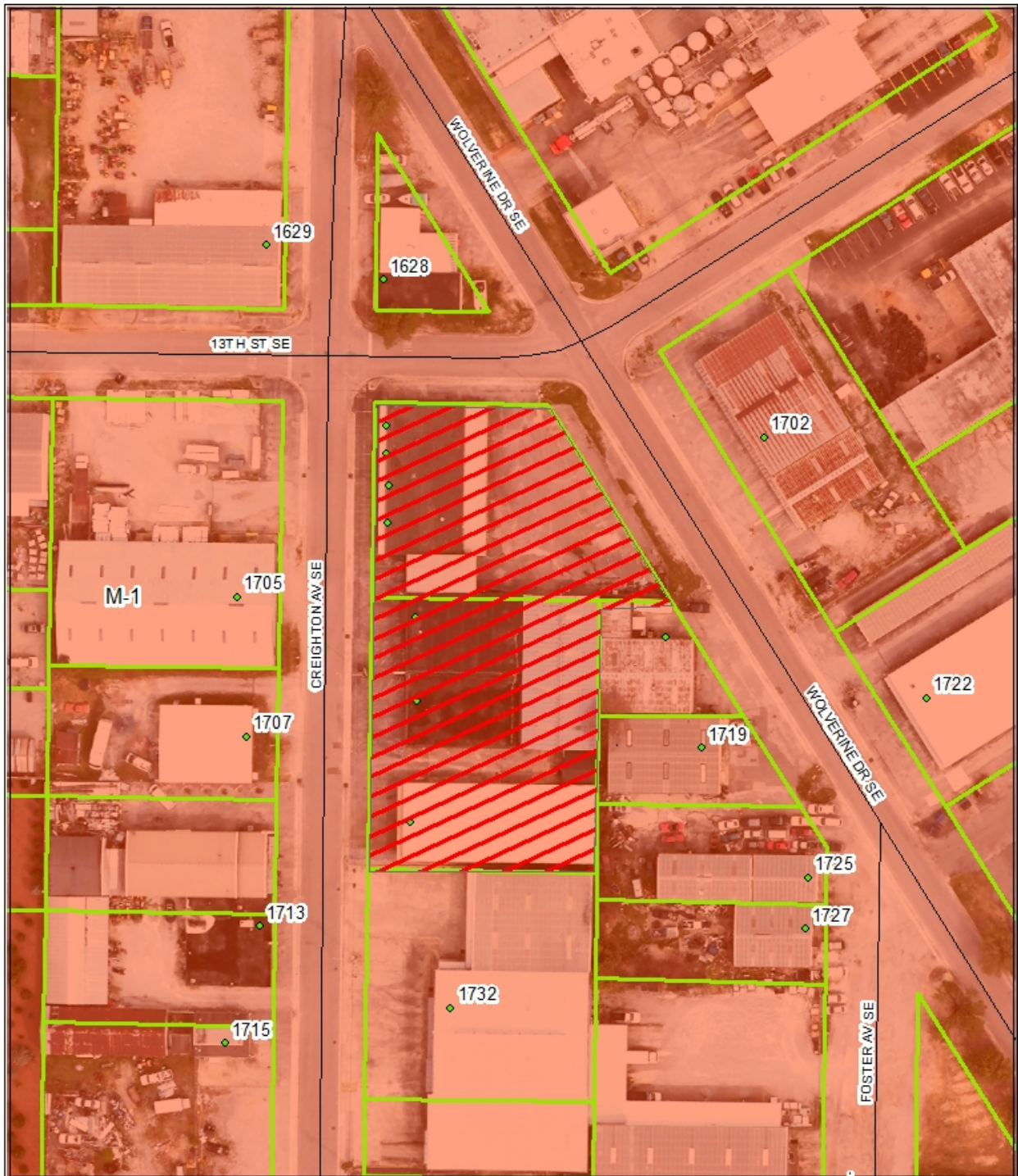
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0 100 200 Feet



CERTIFICATE 3516-20



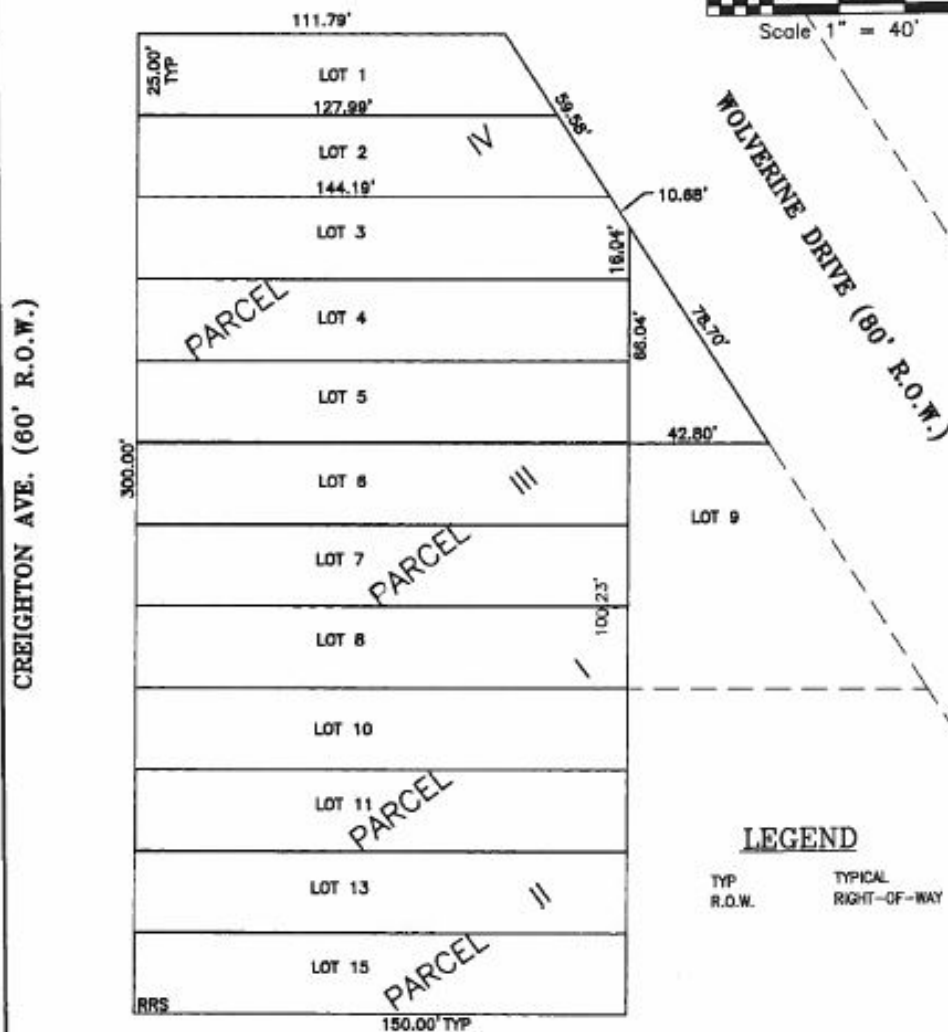
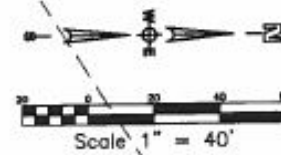
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0 100 200 Feet



13TH STREET SOUTH (60' R.O.W.)



LEGEND

TYP
R.O.W.

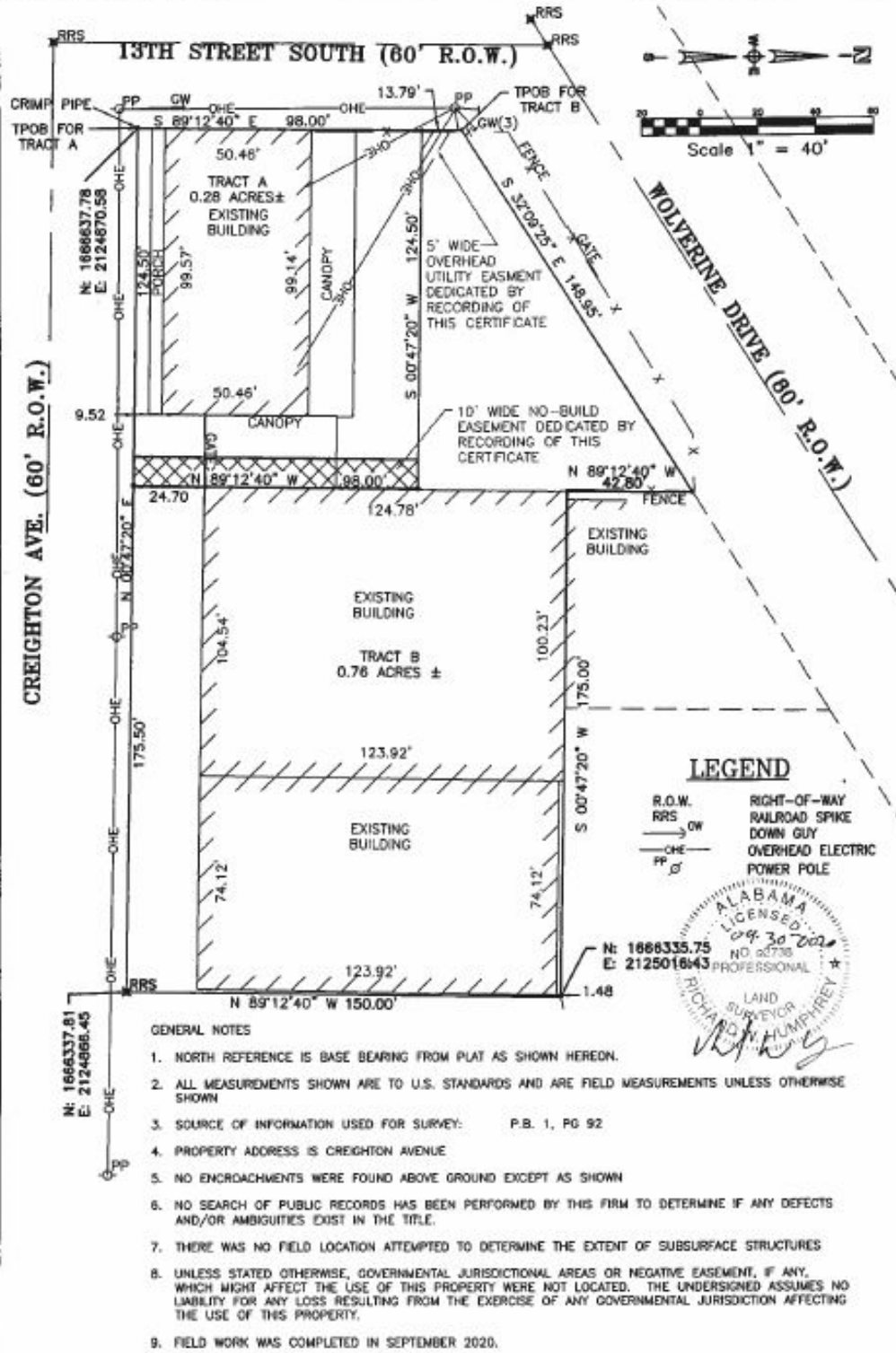
GENERAL NOTES

1. NORTH REFERENCE IS BASE BEARING FROM PLAT 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: P.B. 1, PG 92
4. PROPERTY ADDRESS IS CREIGHTON AVENUE
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 IN SEPTEMBER 2020.

CERTIFICATE TO SUBDIVIDE & CONSOLIDATE -- PARKER REAL ESTATE-- CREIGHTON AVE

DRAWING DATE: 08-26-20	DRAWN BY: JSL	APPROVED BY: RWH	JOB No. D-205-20	SCALE: 1"=40'	PAGE 3 OF 3
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FILE NAME OR NUMBER: Manor Park Phase 2 Final Plat Approval

ACRES: Approximately 5.02

CURRENT ZONE: R3

APPLICANT: Clete Blankenship

LOCATION AND OR PROPERTY ADDRESS: End of Apsley Way SW

REQUEST: Final plat approval to create 12 residential lots of between 11,200 and 18,939 square feet, as well as a 36,823 square foot common area

NEW ZONE: N/A

PROPOSED LAND USE: Residential

ONE DECATUR FUTURE LAND USE: Rural Edge/Agricultural

ONE DECATUR STREET TYPOLOGY: Apsley Way SW is a local street

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:
--

Conditions to be met

1. Post bond for completion of or complete required public improvements on Apsley Way
2. Recording fees

Pt. of Info:

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

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:

MANOR PARK PHASE 2



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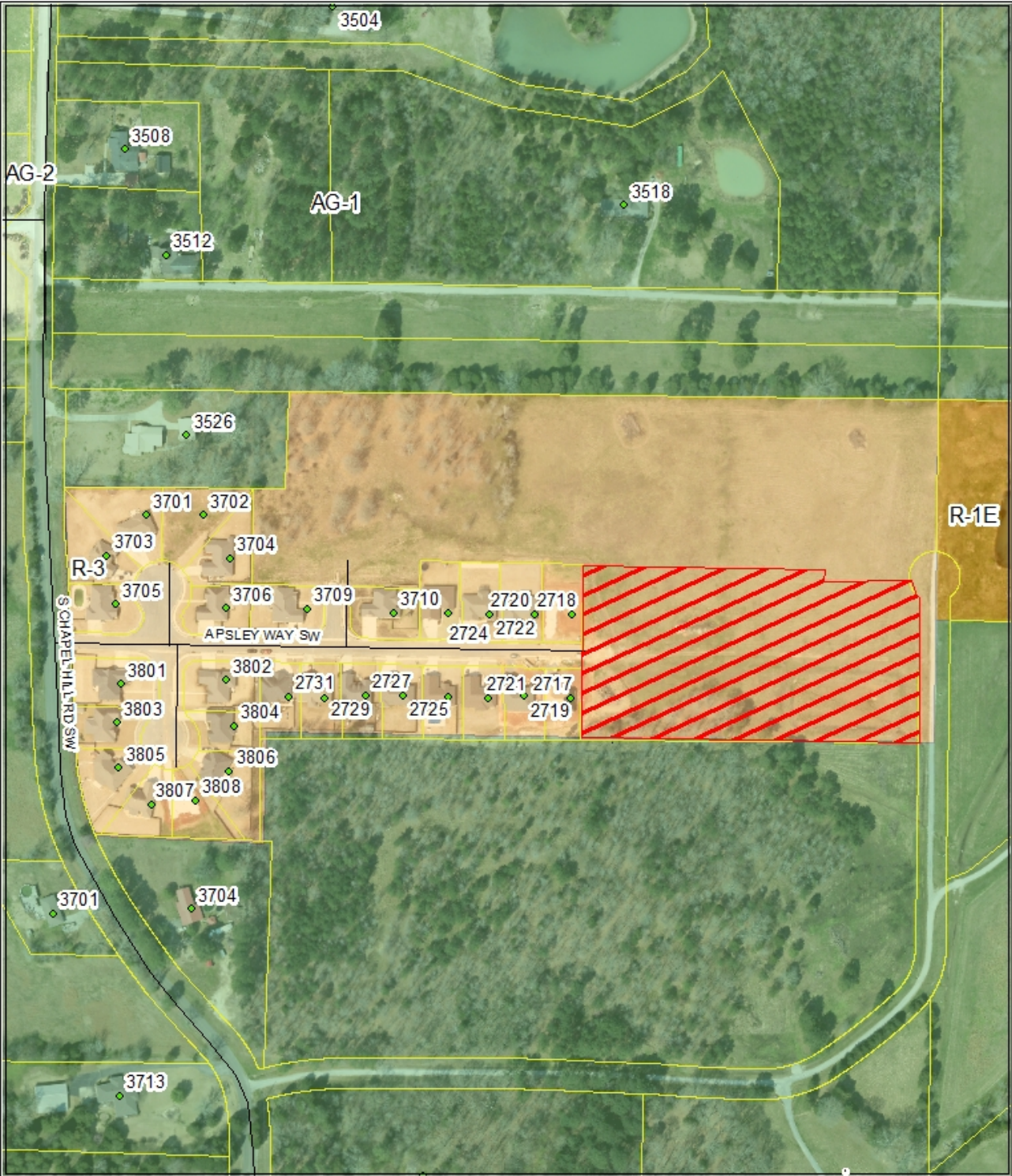
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MANOR PARK PHASE 2



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OTHER BUSINESS

FILE NAME OR NUMBER: Vacation Request 521-20

ACRES:

CURRENT ZONE: M1

APPLICANT: Pugh Wright McAnally for Joe Snoddy

LOCATION AND OR PROPERTY ADDRESS: 202 and 204 Commerce Cir SW

REQUEST: Vacate a 15' DUT easement between lots two and three of Commerce Park subdivision to be consolidated by certificate 3513-20

NEW ZONE: N/A

PROPOSED LAND USE: Consolidation of lots

ONE DECATUR FUTURE LAND USE: Core Neighborhood

ONE DECATUR STREET TYPOLOGY: Morgan Ave SW is a local street

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

Conditions to be met

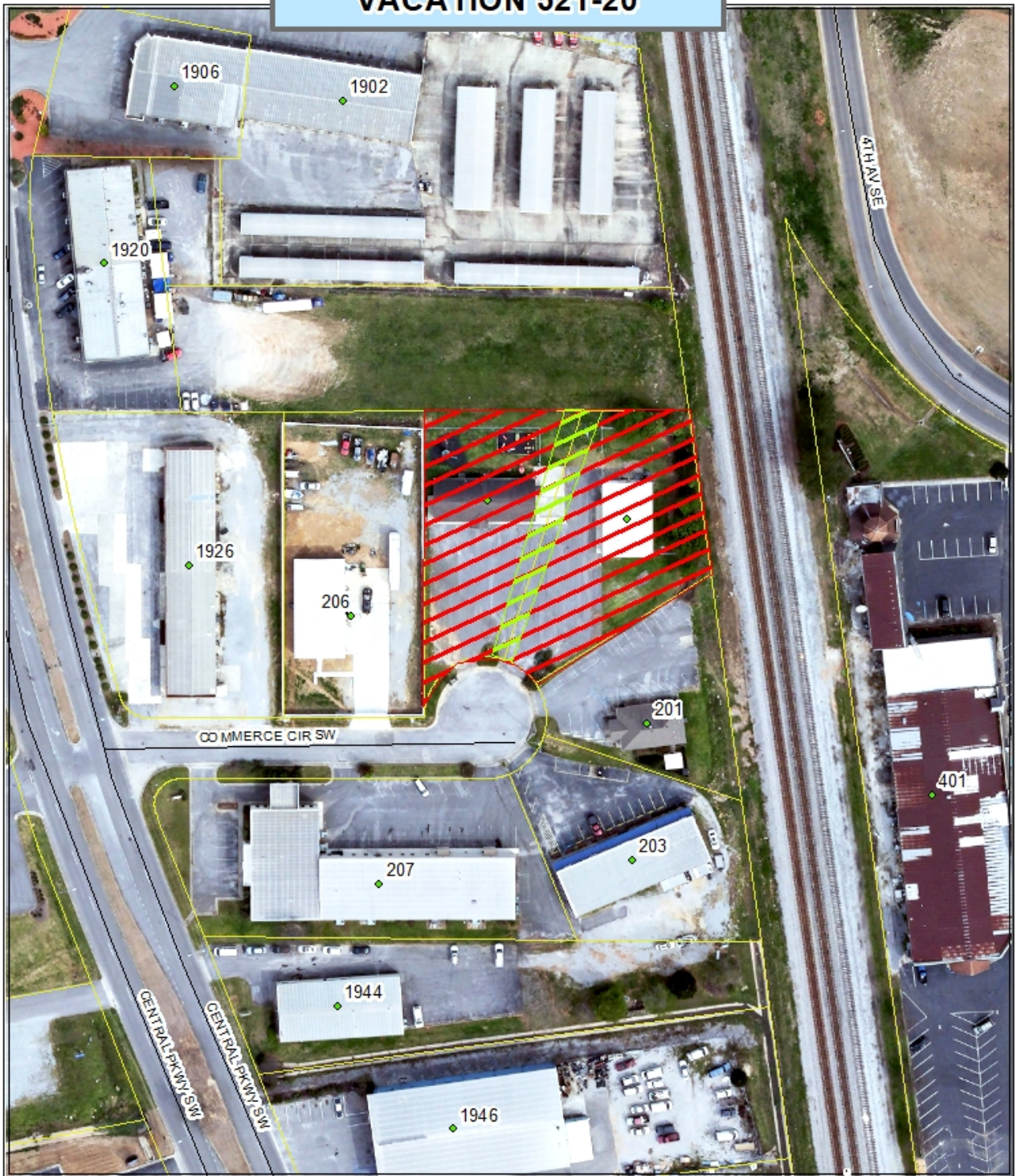
1. Signed vacation packet

Pt. of Info:

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

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:

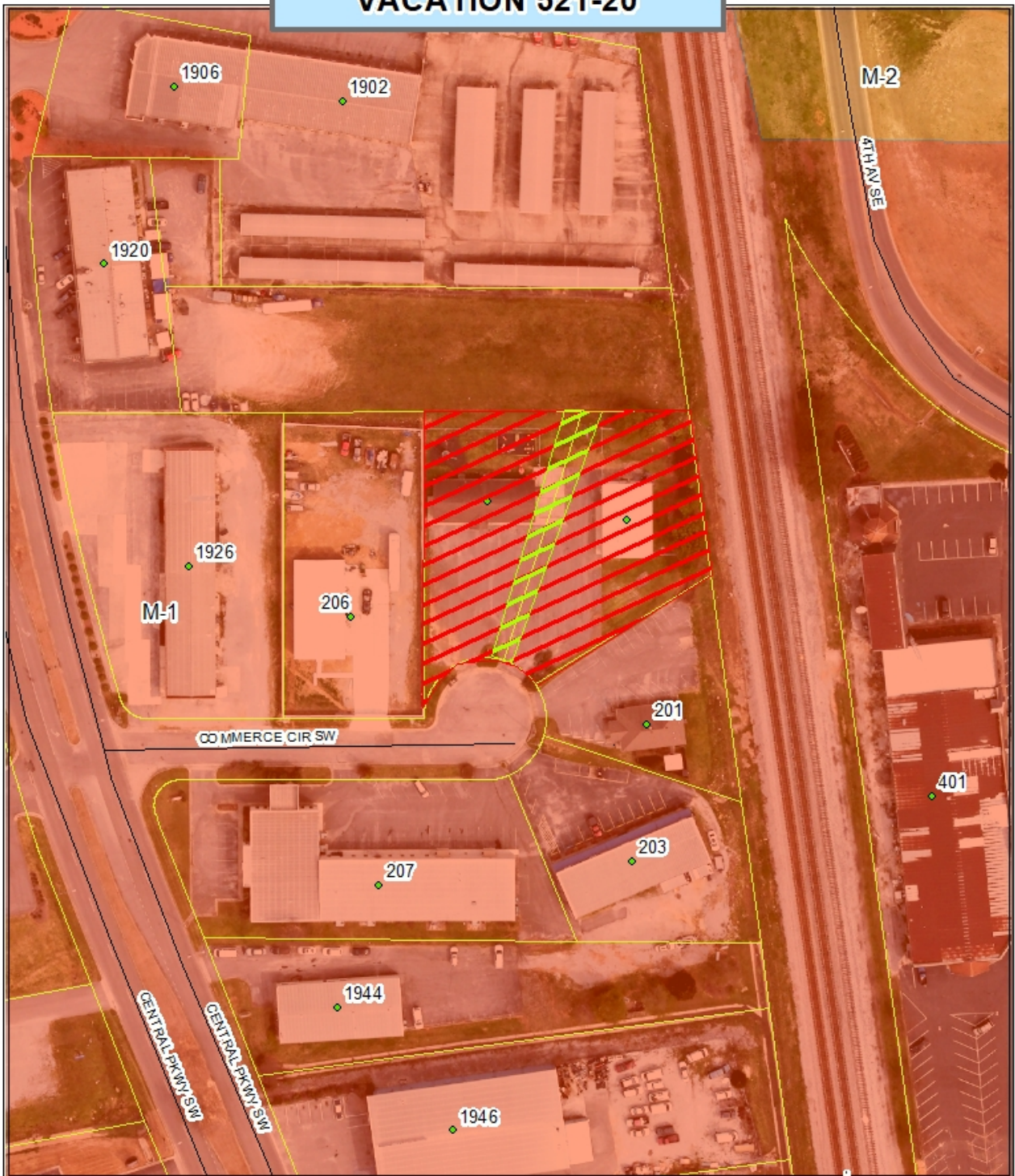
CERTIFICATE 3513-20 AND VACATION 521-20



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CERTIFICATE 3513-20 AND VACATION 521-20



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