MEMORANDUM

DATE: November 12, 2020

TO: Planning Commissioners

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

PLANNING COMMISSION MEETING

November 17, 2020

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

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

Agenda
Planning Commission
City of Decatur, AL
November 17, 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**

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1. CALL MEETING TO ORDER

2. APPROVAL OF MINUTES- October 20, 2020

3. PUBLIC HEARING

PAGE/MAP

Rezoning

A. 1366-20 — 1-3
(East of Old River Road)

Plat Review

A. English Village Phase 3 – Minor Plat — 4-7
(East of Spring Avenue SW and north of Cedar Lake Road SW) — see plat

4. CONSENT AGENDA

Certificate

A. 3517-20 Certificate — 8-12
(North of Modaus Road SW)

Plat Review

A. River Road Estates – Final Plat — 13-16
(East of Upper River Road SE and north of Old River Road SE) — see plat

B. River Road Manor – Final Plat — 17-20
(East of Upper River Road SE and north of Old River Road SE) — see plat

4. OTHER BUSINESS

Vacation Request

A. 523-20 21-24
(East of Upper River Road SE and north of Old River Road SE)

B. 524-20 25-28
(East of Upper River Road SE and north of Old River Road SE)

PUBLIC HEARING

FILE NAME OR NUMBER: Rezoning 1366-20

ACRES: 1.02

CURRENT ZONE: AG1

APPLICANT: Dennis Morris

LOCATION AND OR PROPERTY ADDRESS: 3002 Old River Rd

REQUEST: Rezone 1.02 Acres from AG1 Agricultural zoning district to R3 Residential Zoning District

NEW ZONE: R3

PROPOSED LAND USE: Single Family Residential

ONE DECATUR FUTURE LAND USE: Mixed Neighborhood

ONE DECATUR STREET TYPOLOGY: Old River Rd is an Urban Collector

COMMENTS AND RECOMMENDATIONS FROM ZONING COMMITTEE :

Conditions to be met:

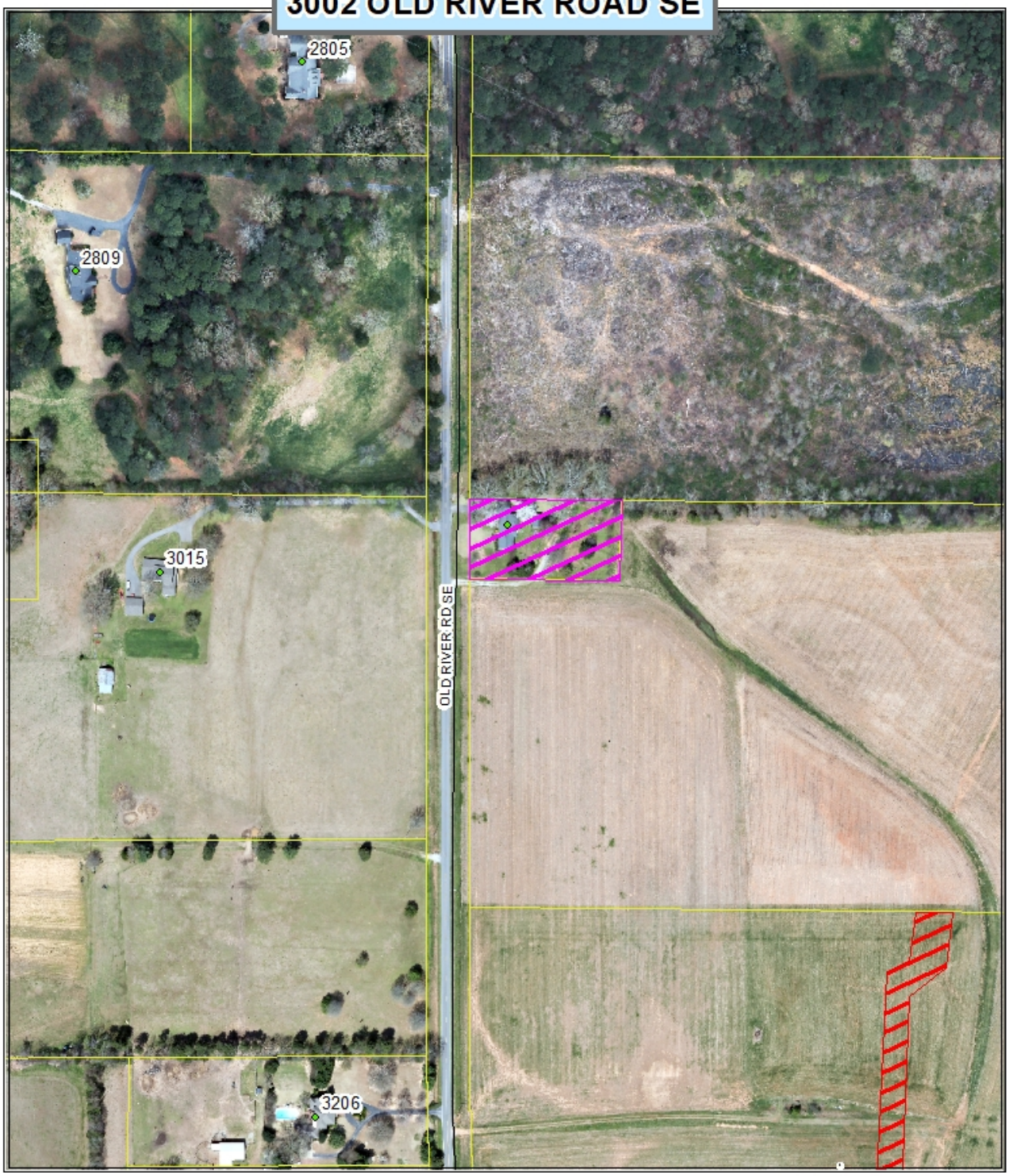
1. $300 Rezoning Fee
2.

Pt. of Info:

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

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:

REZONING 1366-20
3002 OLD RIVER ROAD SE



City of Decatur Department of Development
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REZONING 1366-20
3002 OLD RIVER ROAD SE

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FILE NAME OR NUMBER: English Village Phase 3 Minor Plat

ACRES: 15.91

CURRENT ZONE: M1A

APPLICANT: Pugh Wright McAnally for Horne Properties

LOCATION AND OR PROPERTY ADDRESS: Southeast Corner of Spring Ave SW and Sims Street SW

REQUEST: Minor Subdivision

NEW ZONE: N/A

PROPOSED LAND USE: Community Commercial

ONE DECATUR FUTURE LAND USE: Community Commercial

ONE DECATUR STREET TYPOLOGY: Spring Ave SW is a minor arterial

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVEIW COMMITTEE:

Conditions to be met

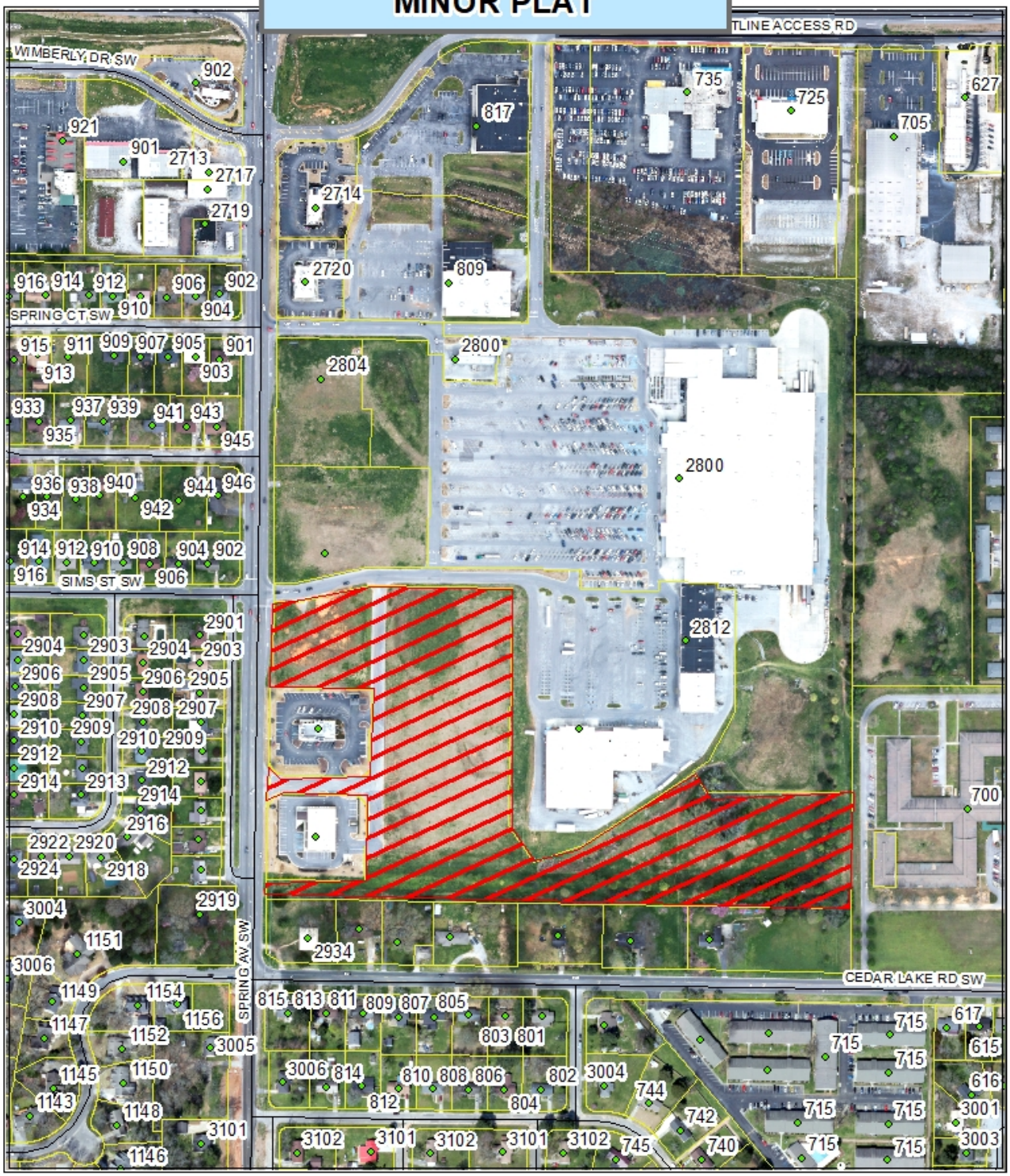
1. Recording Fees/Certified letter fees
2. Signed Request Letter

Pt. of Info:

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

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:

ENGLISH VILLAGE PHASE 3
MINOR PLAT



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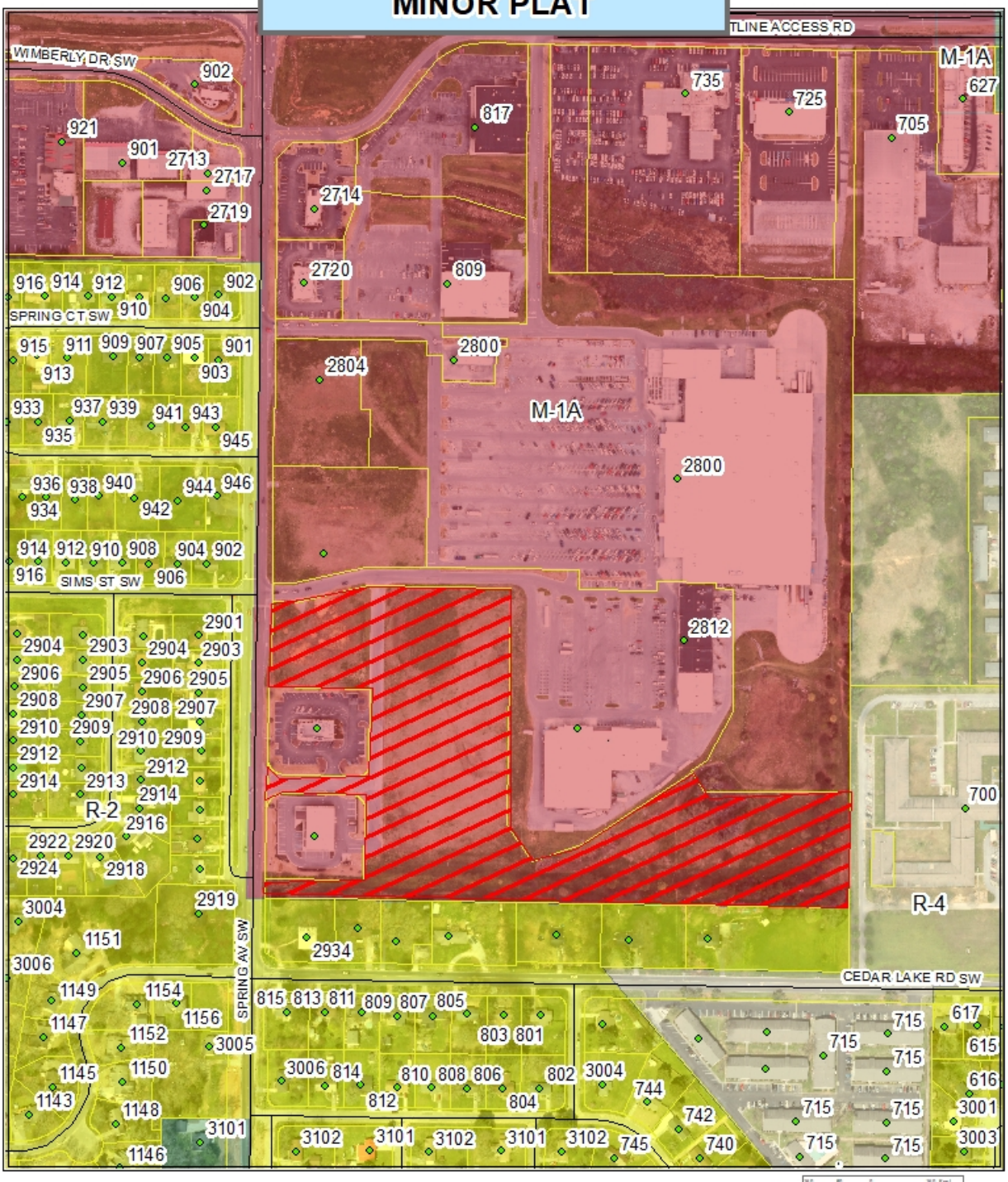
ENGLISH VILLAGE PHASE 3
MINOR PLAT



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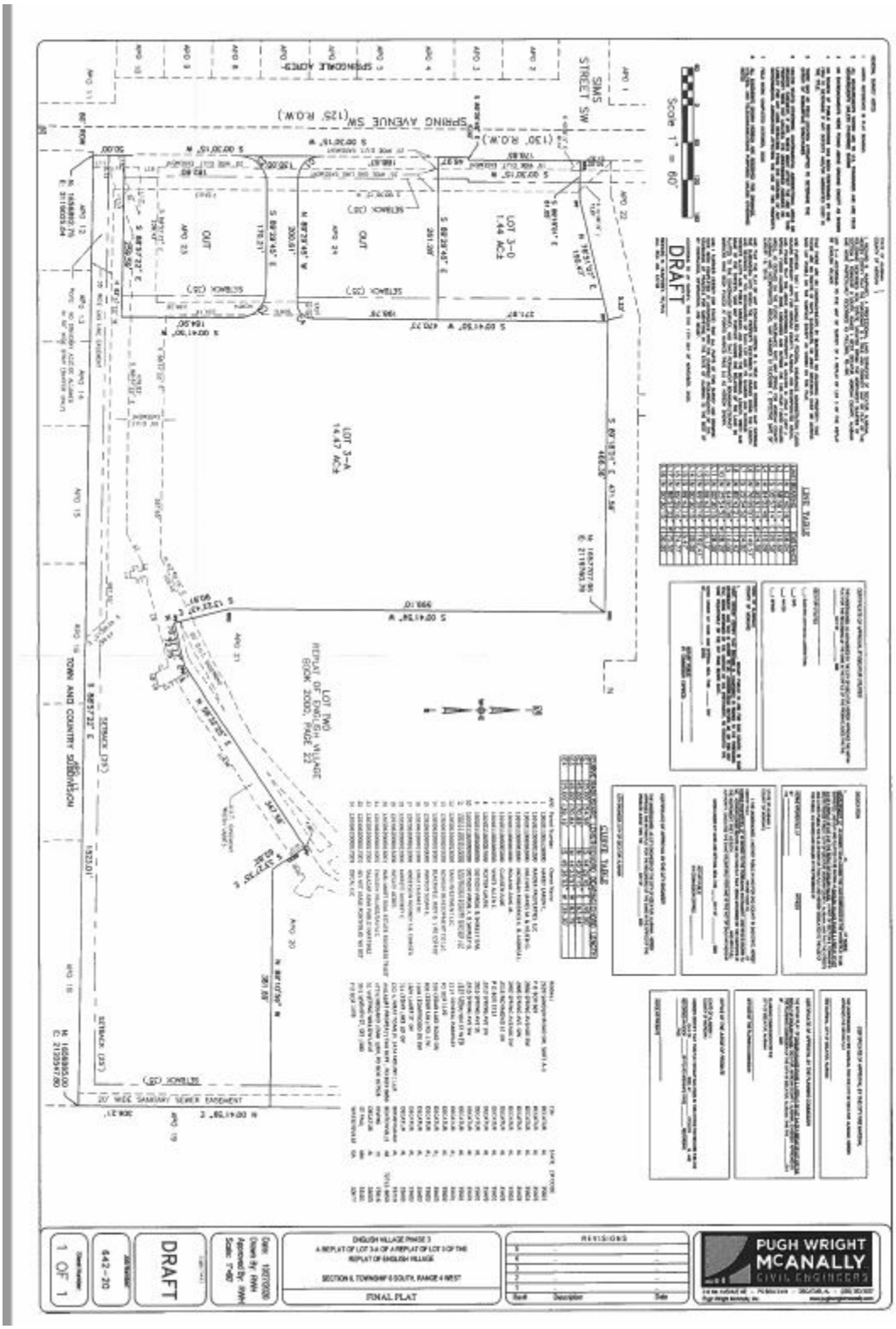


END PUBLIC HEARING

CONSENT AGENDA

FILE NAME OR NUMBER: Certificate 3517-20

ACRES: 7.01

CURRENT ZONE: ID

APPLICANT: Pugh Wright McAnally for Church of the Nazarene

LOCATION AND OR PROPERTY ADDRESS: 2036 Modaus RD SW

REQUEST: Subdivide a 7.01 parcel into two tracts of 3.70 and 3.31 acres

NEW ZONE:

PROPOSED LAND USE: Remain a church

ONE DECATUR FUTURE LAND USE: Major Institution/Civic

ONE DECATUR STREET TYPOLOGY: Modaus RD SW is a minor arterial

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVEIW COMMITTEE:

Conditions to be met

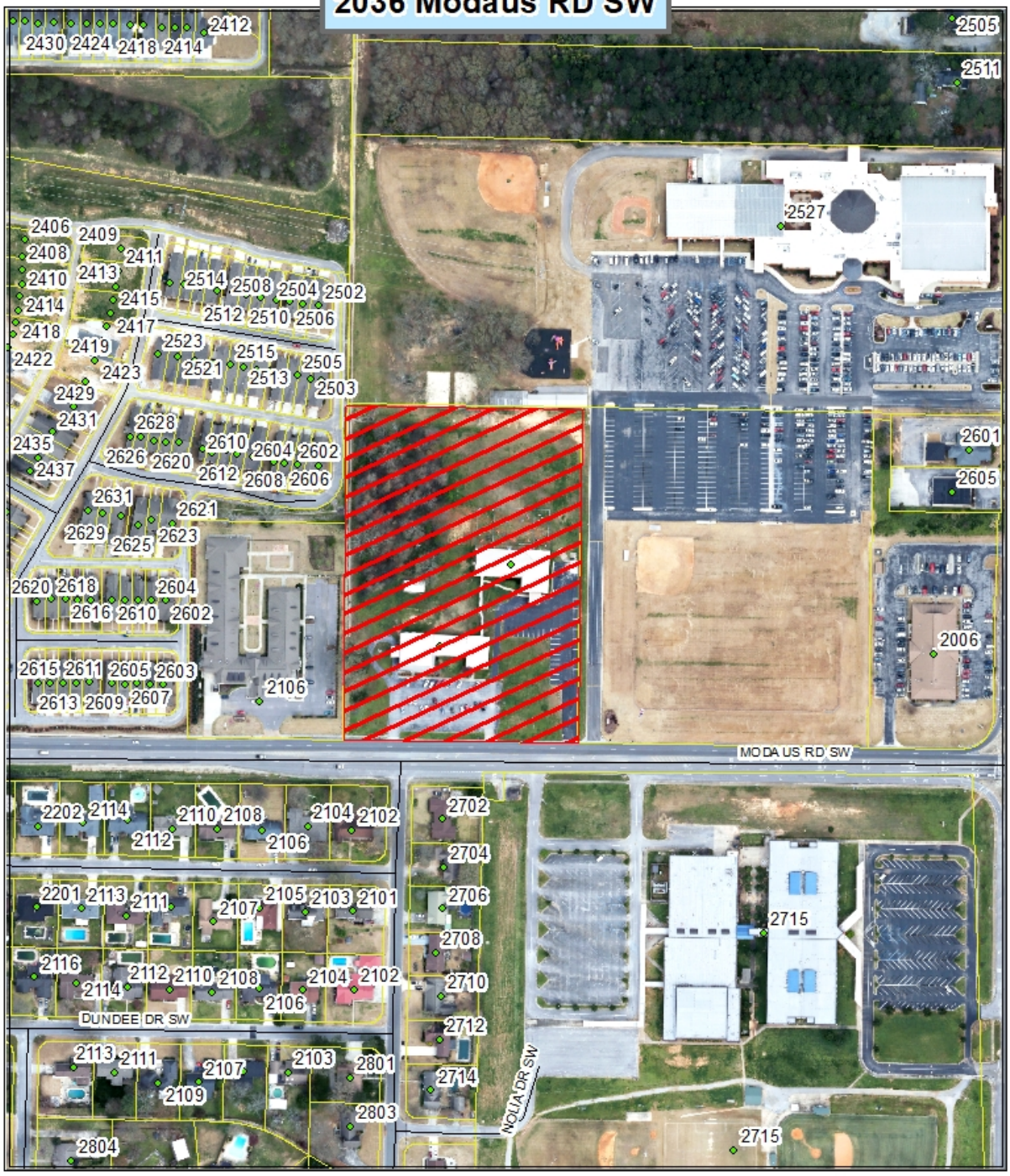
1. Need signed letter
2. Need signed sealed survey with state plane coordinates, location of existing buildings
3. Need recording fees
4. Need adjacency to sewer for tract 2. The nearest manhole is in the NW corner of Tract 1. This can be achieved by extending the existing sewer, changing lot lines, or providing a bond for the extension of existing sewer lines.
5. Verify gas service, and dedicate easements where present.
6. Electrical easement of 20’ along existing lines in tract 1.

Pt. of Info:

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

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:

Certificate 3517-20
2036 Modaus RD SW



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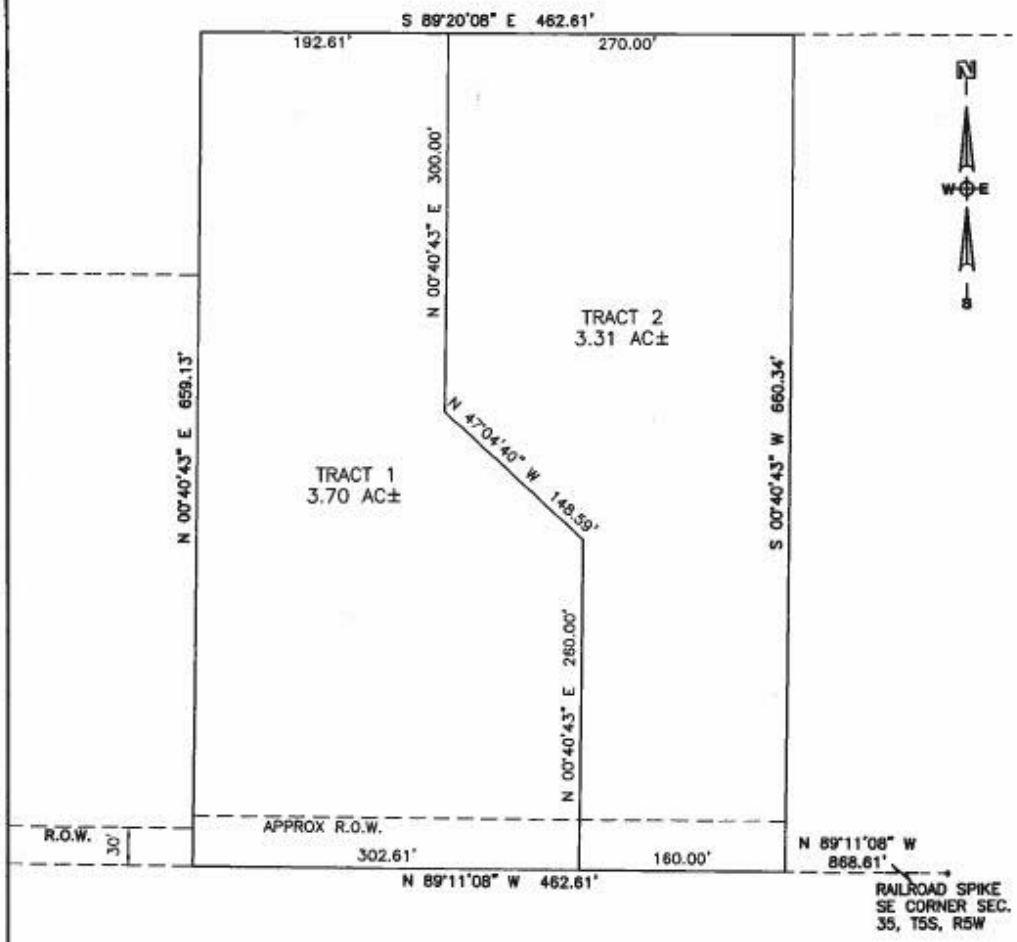
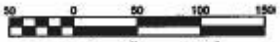
PUGH WRIGHT McANALLY
CIVIL ENGINEERS
310 8TH AVENUE NE | DECATUR, ALABAMA 35601 | POST OFFICE BOX 2419 | 35602
256.353.3937P | 256.350.2285F



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: D.B. 1302, PG 266
4. PROPERTY ADDRESS IS 2036 MODAUS ROAD
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 NOVEMBER, 2020.

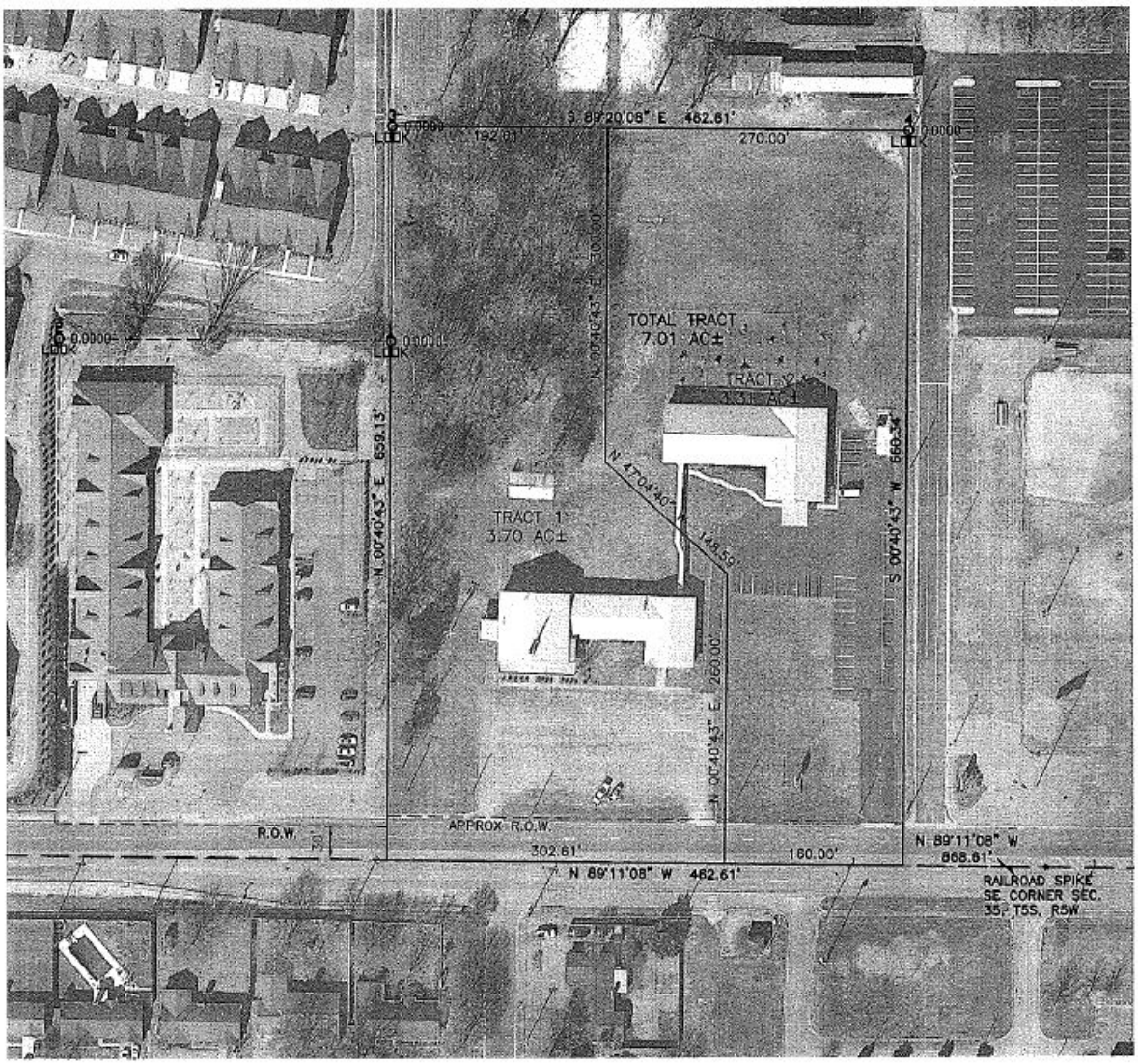


Scale 1" = 100'

BOUNDARY SURVEY -- FIRST CHURCH OF THE NAZARENE -- 2036 MODAUS ROAD

DRAWING DATE: 10-28-20	DRAWN BY: RWH	APPROVED BY: RWH	JOB No. S-268-20	SCALE: 1"=100'	PAGE - OF -

PUGHWRIGHTMCANALLY.COM


S 89°20'08" E 462.61'
270.00'
192.61'
TOTAL TRACT
7.01 AC±
TRACT 2
2.31 AC±
TRACT 1
3.70 AC±
N 00°40'43" E 300.00'
N 00°40'43" E 659.13'
S 00°40'43" W 660.34'
N 47°04'40" E
148.59'
N 00°40'43" E 260.00'
R.O.W
APPROX R.O.W.
302.61'
160.00'
N 89°11'08" W 462.61'
N 89°11'08" W
868.61'
RAILROAD SPIKE
SE CORNER SEC.
35, T5S, R5W

FILE NAME OR NUMBER: River Road Estates

ACRES: Approx. 12.26

CURRENT ZONE: R3 and R6

APPLICANT: Pugh Wright McAnally for Morris Holdings LLC

LOCATION AND OR PROPERTY ADDRESS: East of Old River Road

REQUEST: Final plat approval of River Road Estates Phase 1 to create 39 R6 single family attached home lots, 19 R3 single family detached home lots, a large common area

NEW ZONE: N/A

PROPOSED LAND USE: Mixed Neighborhood

ONE DECATUR FUTURE LAND USE: Mixed Neighborhood

ONE DECATUR STREET TYPOLOGY: Old River Road is an urban collector

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVEIW COMMITTEE:

Conditions to be met

1. Recording fees
2. Signed final plat request letter
3. Street sign fees ($91 each)
4. Street names should denote SE Quadrant
5. Letter of Credit/Bond or complete public improvements

Pt. of Info:

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

Hammerhead turnaround will be created at the end of McLellan Ave

Decatur Fire Department is alright with differentiation between Cain Street and Cane Crossing.

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:

RIVER ROAD ESTATES
PHASE 1

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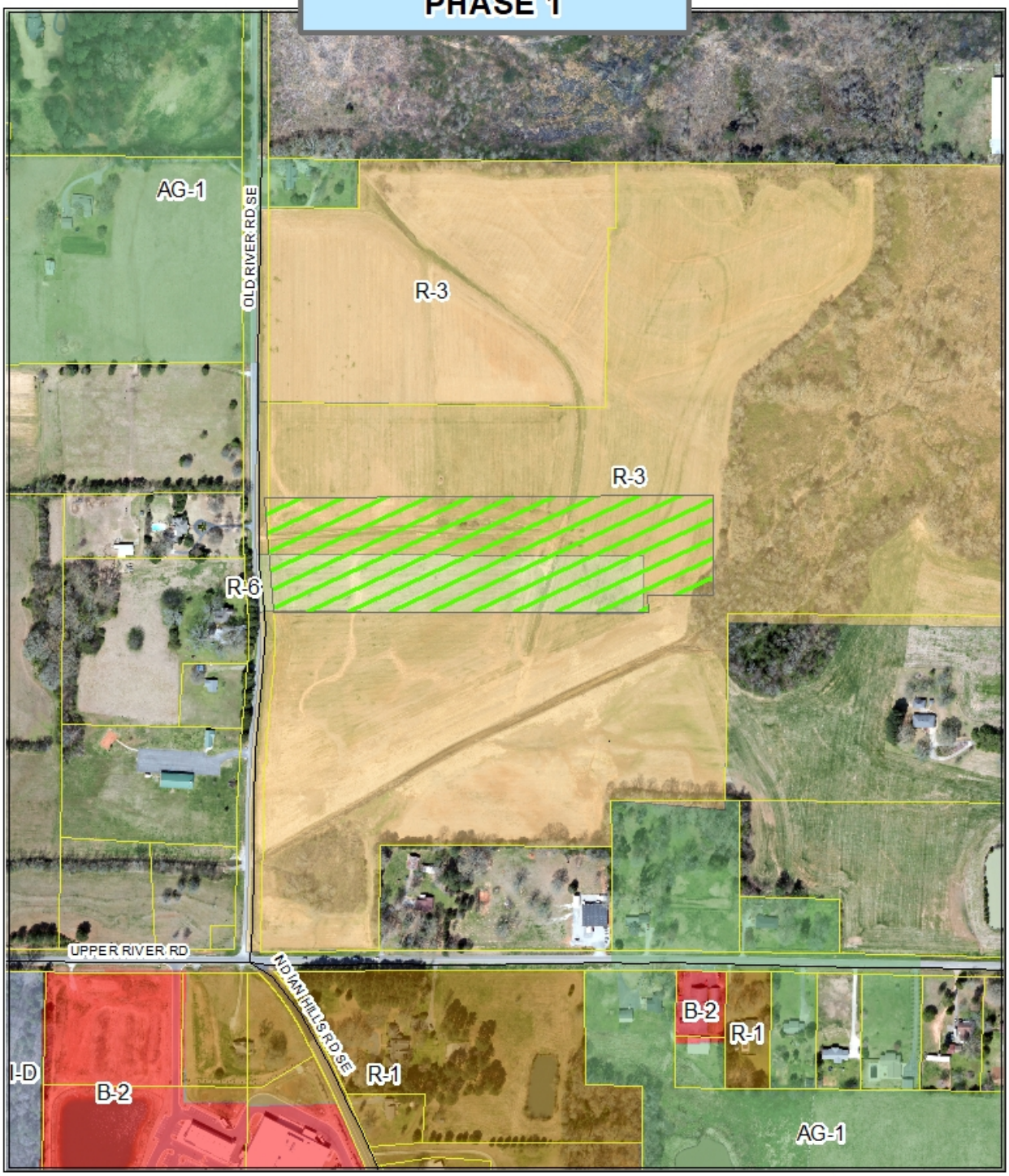
RIVER ROAD ESTATES PHASE 1



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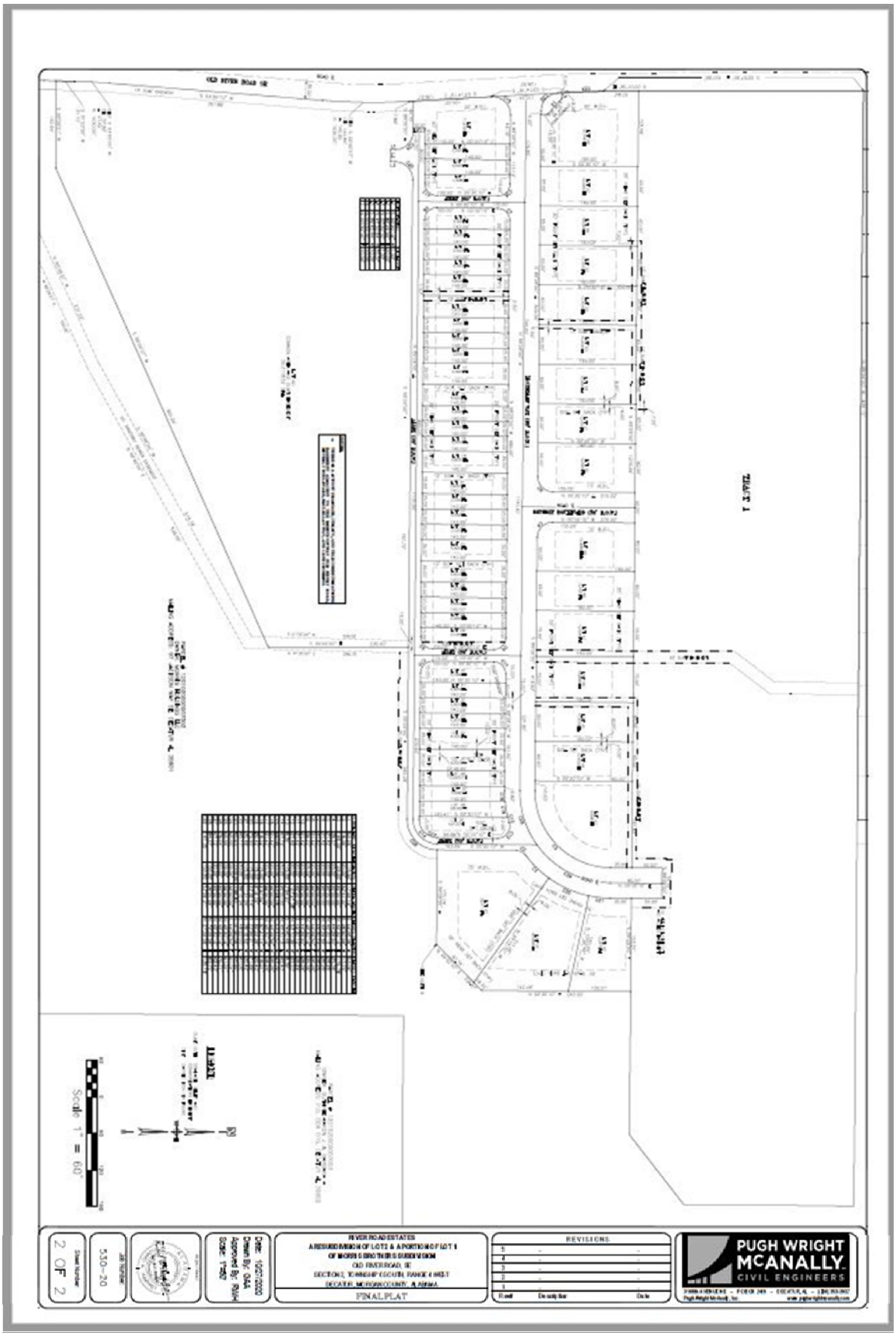
PUGH WRIGHT
McANALLY
CIVIL ENGINEERS
FINAL PLAT
REVISIONS
Scale 1" = 60'
2 OF 2

FILE NAME OR NUMBER: River Road Manor

ACRES: 19.75

CURRENT ZONE: R3

APPLICANT: Pugh Wright McAnally for River Road Manor LLC.

LOCATION AND OR PROPERTY ADDRESS: East of Old River Road

REQUEST: Final approval to create 58 R3 single family residential lots

NEW ZONE: N/A

PROPOSED LAND USE: Mixed neighborhood

ONE DECATUR FUTURE LAND USE: Mixed Neighborhood

ONE DECATUR STREET TYPOLOGY: Old River Road SE is an Urban Collector

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVEIW COMMITTEE:

Conditions to be met

1. Need final plat approval request letter
2. Need street sign fees ($91 each)
3. Street names should denote “SE” quadrant
4. Need temporary turnarounds on Joseph Drive and Lisa Lane
5. Provide bond for the completion of, or complete public improvements as shown.
6. Plat note stating that lots along Old River Road shall not have access to Old River Road, else they will be subject to double front yard setbacks.
7. Sewer extension to northern property line shall be preserved in a plat note, acceptable per discussion with Nathan from Pugh Wright McAnally.

Pt. of Info:

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

Plat note stating that lots on Old River Rd

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:

RIVER ROAD MANOR

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RIVER ROAD MANOR

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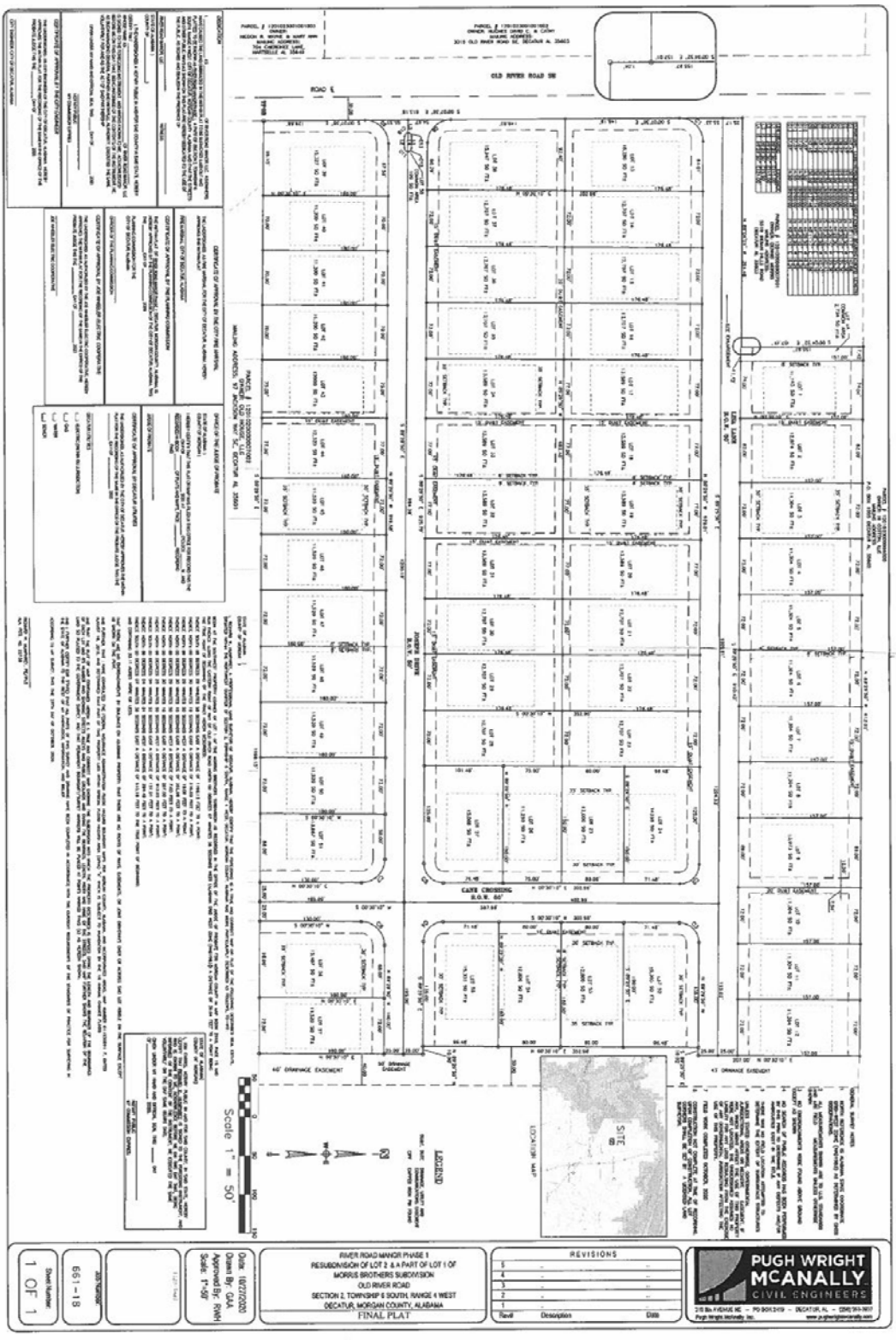

END CONSENT AGENDA