



MEMORANDUM

DATE: February 10, 2021

TO: Planning Commissioners

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

PLANNING COMMISSION MEETING

February 16, 2021

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

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

Agenda Planning Commission

City of Decatur, AL

February 16, 2021

Time: 3:30 PM

City Council Chambers

Commissioners: **Kent Lawrence**, *Chairman*; **Gary Borden**, *Vice Chairman*; **Daniel Culpepper**, *Secretary*; **Hunter Pepper**; **Frances Tate**; **Joseph Wynn**; **Eddie Pike**; **Myna Burroughs**; **Forrest Temple**

1. CALL MEETING TO ORDER

2. APPROVAL OF MINUTES- January 19, 2021

3. PUBLIC HEARING

PAGE/MAP

Resolutions

- | | | |
|-----------|---|------|
| A. 001-21 | Special Mobile Vending Area
(West side of 1 st AV SE, north of 2 nd AV SE, south of Grant ST SE) | 1-3 |
| B. 002-21 | Special Mobile Vending Area
(East side of 1 st AV NE, north of alley servicing AL Center for the Arts, south of Lee ST) | 4-6 |
| C. 003-21 | Special Mobile Vending Area
(North side of Church ST NE between Band ST NE & Canal ST NE, west side of norther end of Bank ST NE) | 7-11 |

4. CONSENT AGENDA

Certificate

- | | | |
|------------|---|-------|
| A. 3522-21 | Certificate
(South and east of Busbey RD SW) | 12-16 |
| B. 3523-21 | Certificate
(South of Old Vineyard RD SW) | 17-21 |
| C. 3524-21 | Certificate
(West side of Woodall RD SW) | 22-25 |

D. 3525-21 Certificate
(South of Lee ST NE and west of 6th AV NE)

26-30

Bond Review

A. Deerfoot Estates Add 5
(East of Danville RD SW and south of Longview DR SW)

31-34

4. OTHER BUSINESS

Vacation Request

A. 527-21
(North of Market ST NW)

35-37

PUBLIC HEARING

FILE NAME OR NUMBER: Special Mobile Vending Area 001-21

ACRES: 0.07

CURRENT ZONE: M-1

APPLICANT: City of Decatur

LOCATION AND OR PROPERTY ADDRESS: West side of 1st Ave SE North of 2nd St SE and South of Grant St SE

REQUEST: To designate street parking along this stretch of 1st Ave SE as *special mobile vending areas* in which mobile food vending units may operate pursuant to the requirements of City Code Section 25 Article X. Mobile Vending Units seeking to operate in this location must request approval to do so from the City Planning Department.

NEW ZONE: N/A

PROPOSED LAND USE:

ONE DECATUR FUTURE LAND USE: Urban Edge Mixed Use

ONE DECATUR STREET TYPOLOGY: 1st Ave SE is a local street

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

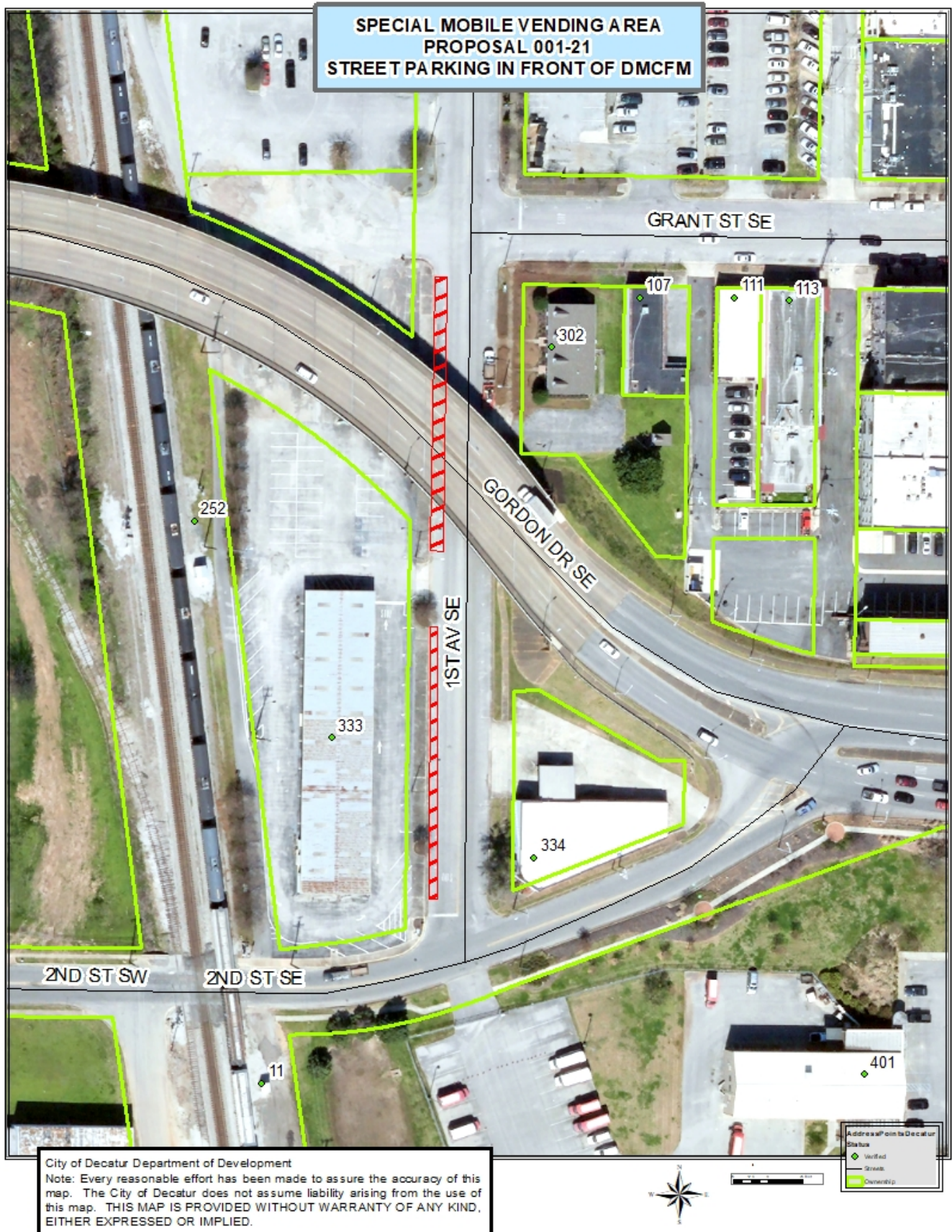
The mobile vending unit subcommittee has recommended that the TRC, as well as the Planning Commission, consider this area for a recommendation to the council. This area can be altered at the request of the technical review committee.

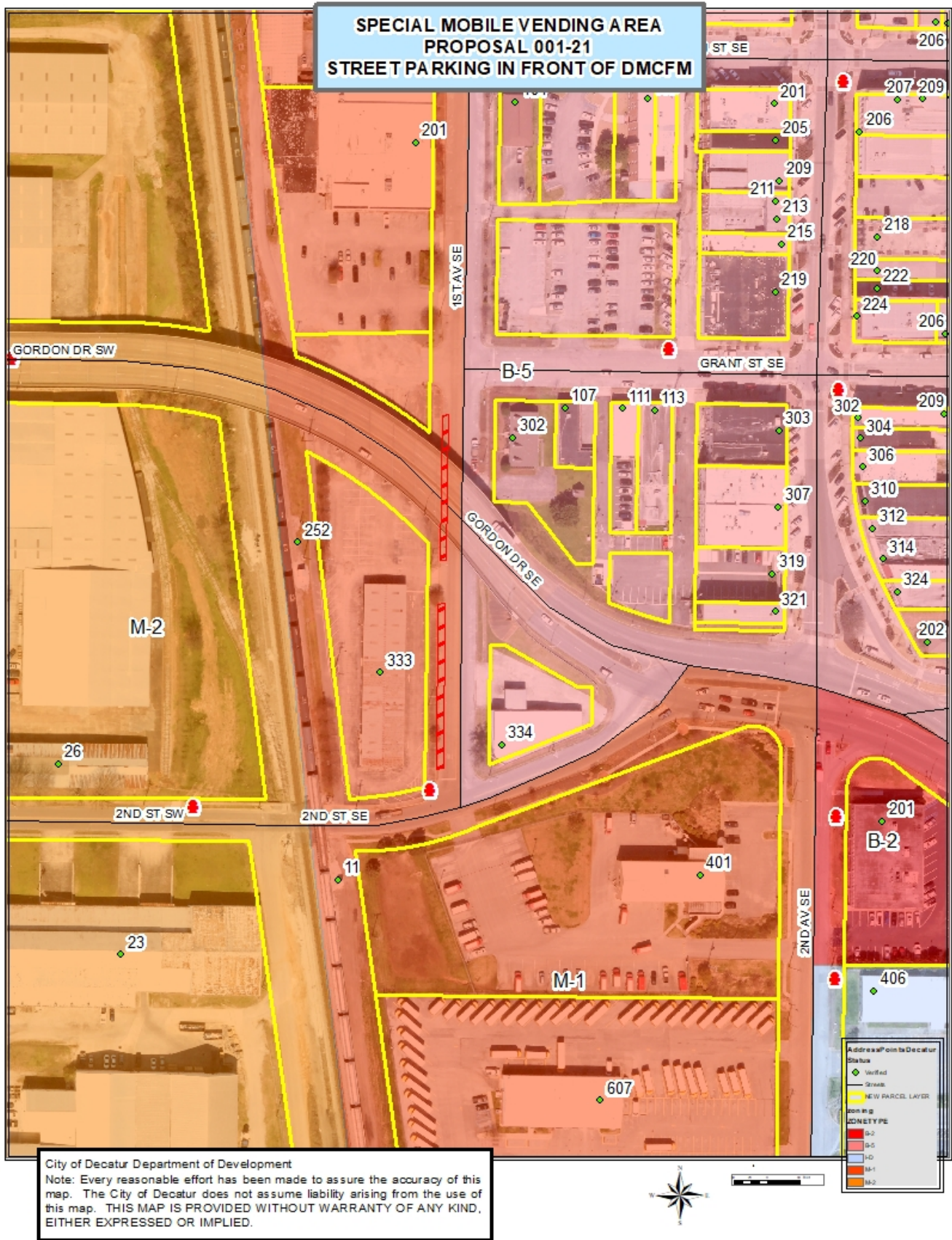
Conditions to be met

Pt. of Info:

1. Any relocation of utilities will be at the owner's expense
2. No portion of Gordon Drive SE is being proposed here. The area proposed is 1st Ave SE only.

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:





FILE NAME OR NUMBER: Special Mobile Vending Area 002-21

ACRES: 0.04

CURRENT ZONE: B-5

APPLICANT: City of Decatur

LOCATION AND OR PROPERTY ADDRESS: East side of 1st Ave NE north of alley servicing Alabama Center for the Arts and South of Lee St NE

REQUEST: To designate street parking along this stretch of 1st Ave NE as a *special mobile vending area* in which mobile food vending units may operate pursuant to the requirements of City Code Section 25 Article X. Mobile Vending Units seeking to operate in this location must request approval to do so from the City Planning Department.

NEW ZONE: N/A

PROPOSED LAND USE:

ONE DECATUR FUTURE LAND USE: Urban Core Downtown

ONE DECATUR STREET TYPOLOGY: 1st Ave SE is a local street

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:
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The mobile vending unit subcommittee has recommended that the TRC, as well as the Planning Commission, consider this area for a recommendation to the council. This area can be altered at the request of the technical review committee. *Note: Mobile vending unit subcommittee initially also recommended an area south of the alley, however further review determined that a fire hydrant was located there. The subcommittee expressed that areas should not be so close as to block hydrants, so the map has been adjusted slightly.*

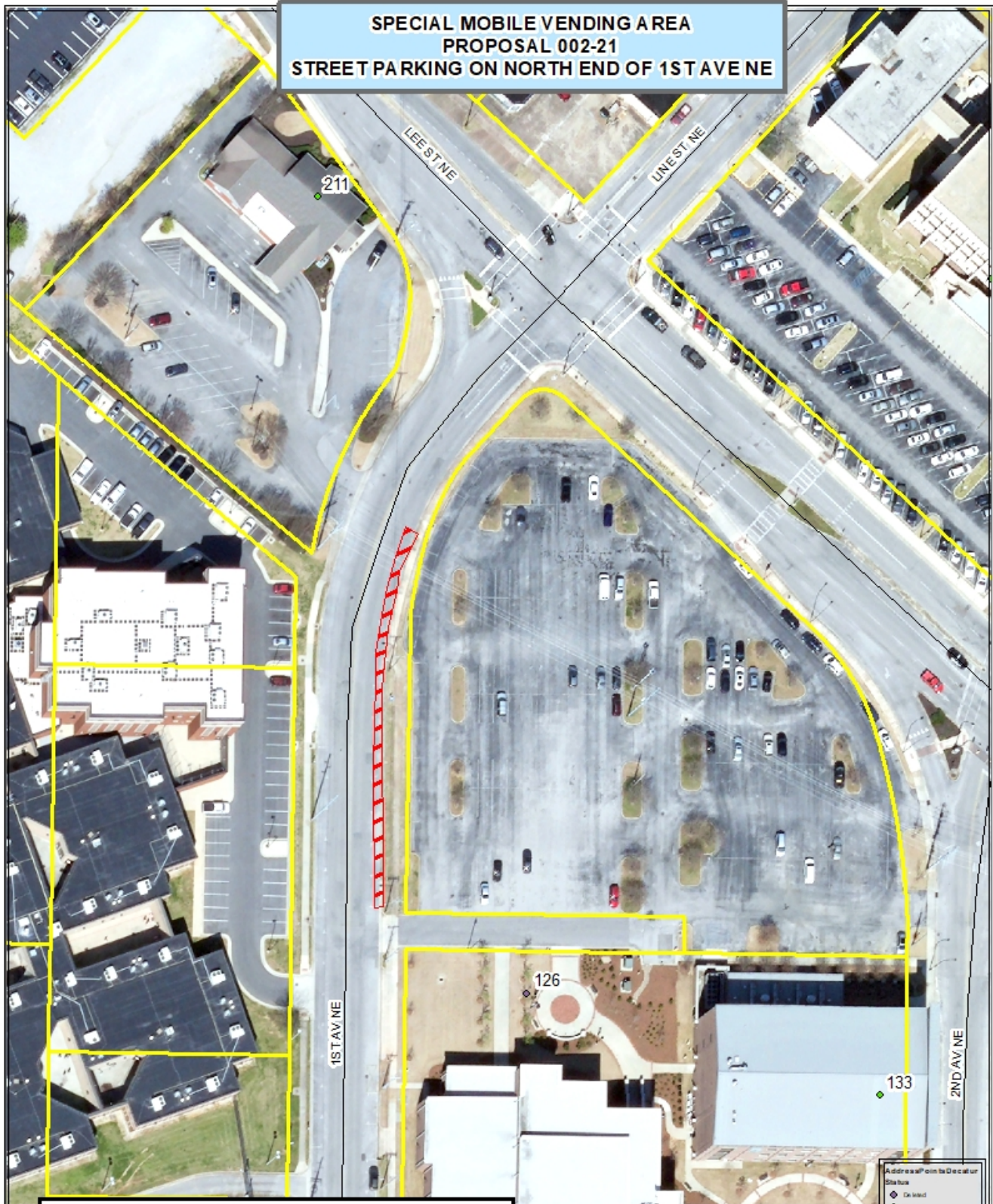
Conditions to be met

Pt. of Info:

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

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:

**SPECIAL MOBILE VENDING AREA
PROPOSAL 002-21
STREET PARKING ON NORTH END OF 1ST AVE NE**

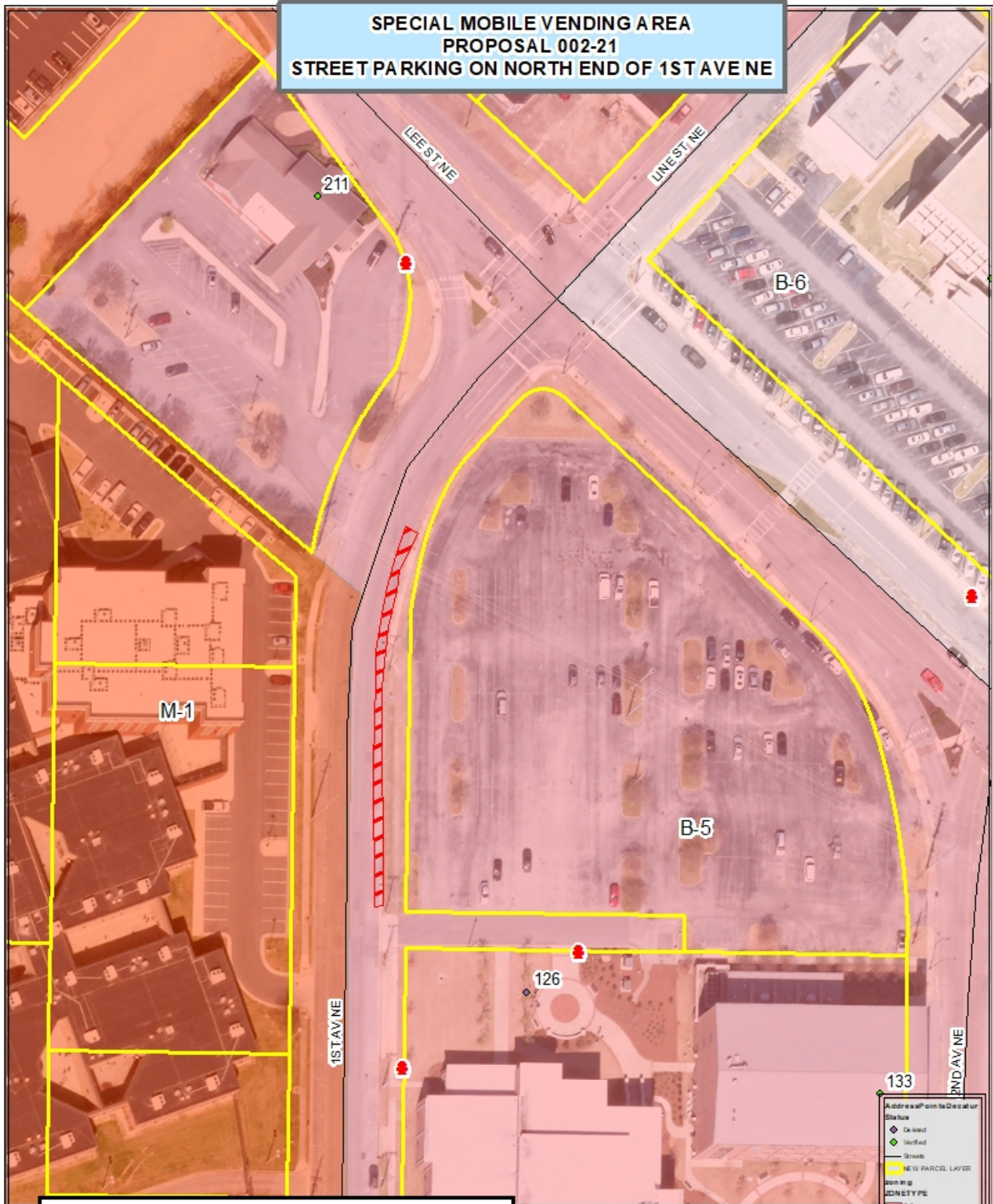


City of Decatur Department of Development

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.



**SPECIAL MOBILE VENDING AREA
PROPOSAL 002-21
STREET PARKING ON NORTH END OF 1ST AVE NE**



City of Decatur Department of Development
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FILE NAME OR NUMBER: Special Mobile Vending Area 003-21

ACRES: 0.08

CURRENT ZONE: B-5

APPLICANT: City of Decatur

LOCATION AND OR PROPERTY ADDRESS: North side of Church St NE between Bank St NE and Canal St NE, and West side of Northern end of Bank St NE.

REQUEST: To designate street parking other than designated ADA accessible parking in these locations as *special mobile vending areas* in which mobile food vending units may operate pursuant to the requirements of City Code Section 25 Article X. Mobile Vending Units seeking to operate in this location must request approval to do so from the City Planning Department.

NEW ZONE: N/A

PROPOSED LAND USE:

ONE DECATUR FUTURE LAND USE: Urban Core Downtown/Parks and Conservation Area

ONE DECATUR STREET TYPOLOGY: Bank St NE is a minor arterial, Church St NE is an Urban Collector

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:
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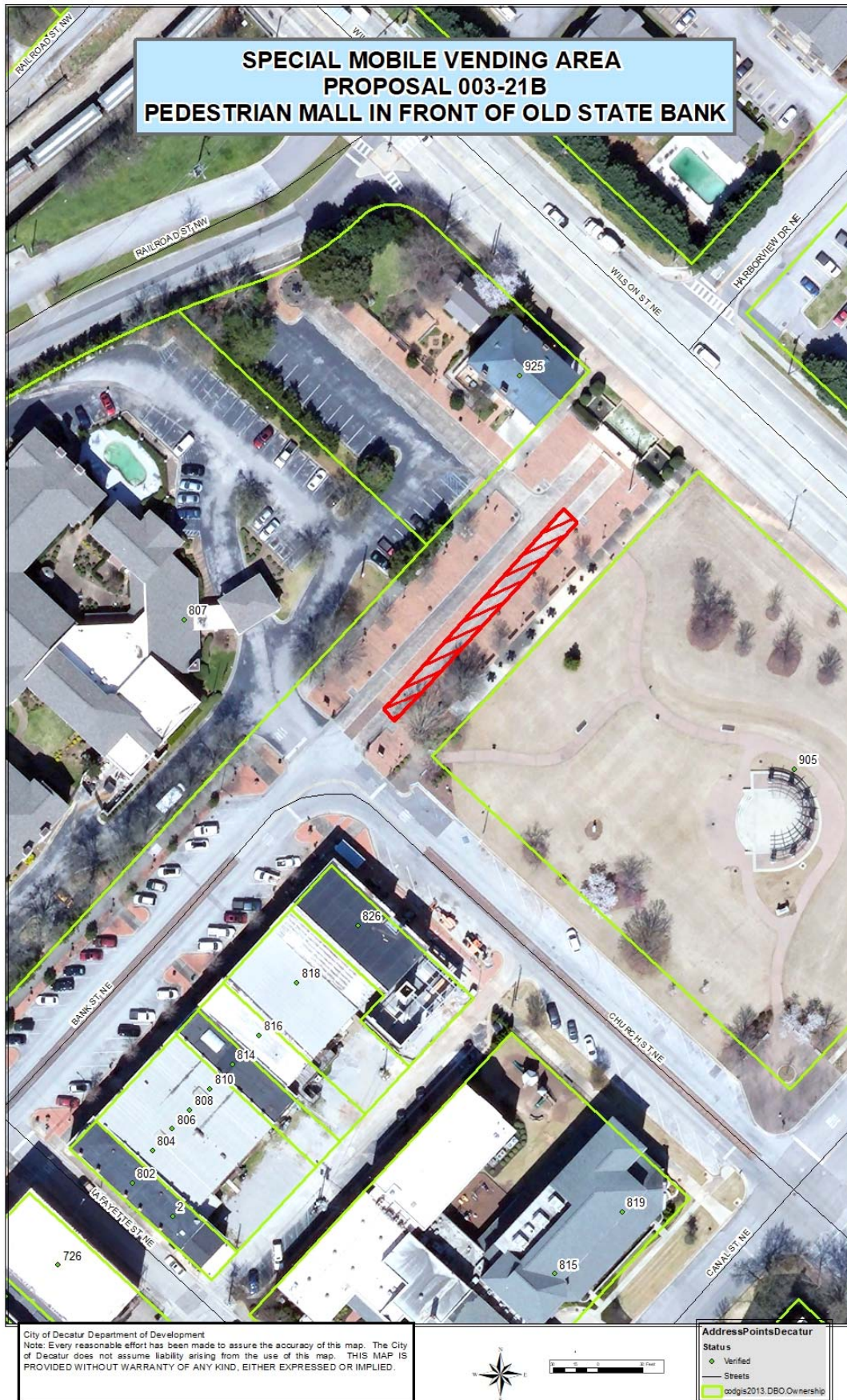
The mobile vending unit subcommittee has recommended that the TRC, as well as the Planning Commission, consider this area for a recommendation to the council. This area can be altered at the request of the technical review committee.

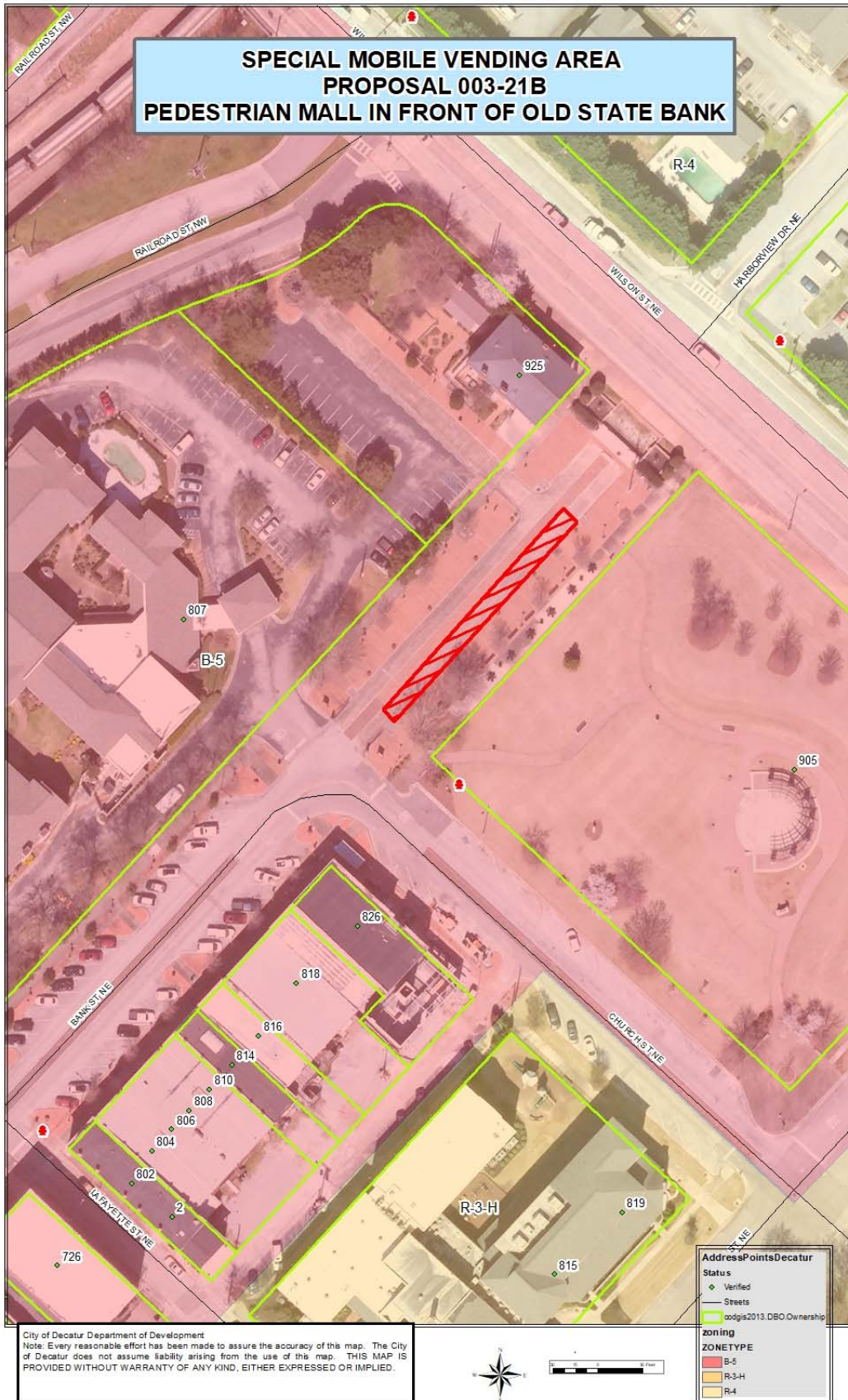
The technical review committee recommended looking at designating a portion of the pedestrian mall in front of the Old State Bank as an alternative proposal, (003-21B) due to the fact that the parking spaces in this area are more frequently used than those at the other proposed sites. This could include the southeastern side of the pedestrian mall, along the curb closest to Founders Park, provided the vending units don't block the ADA access ramps.

Pt. of Info:

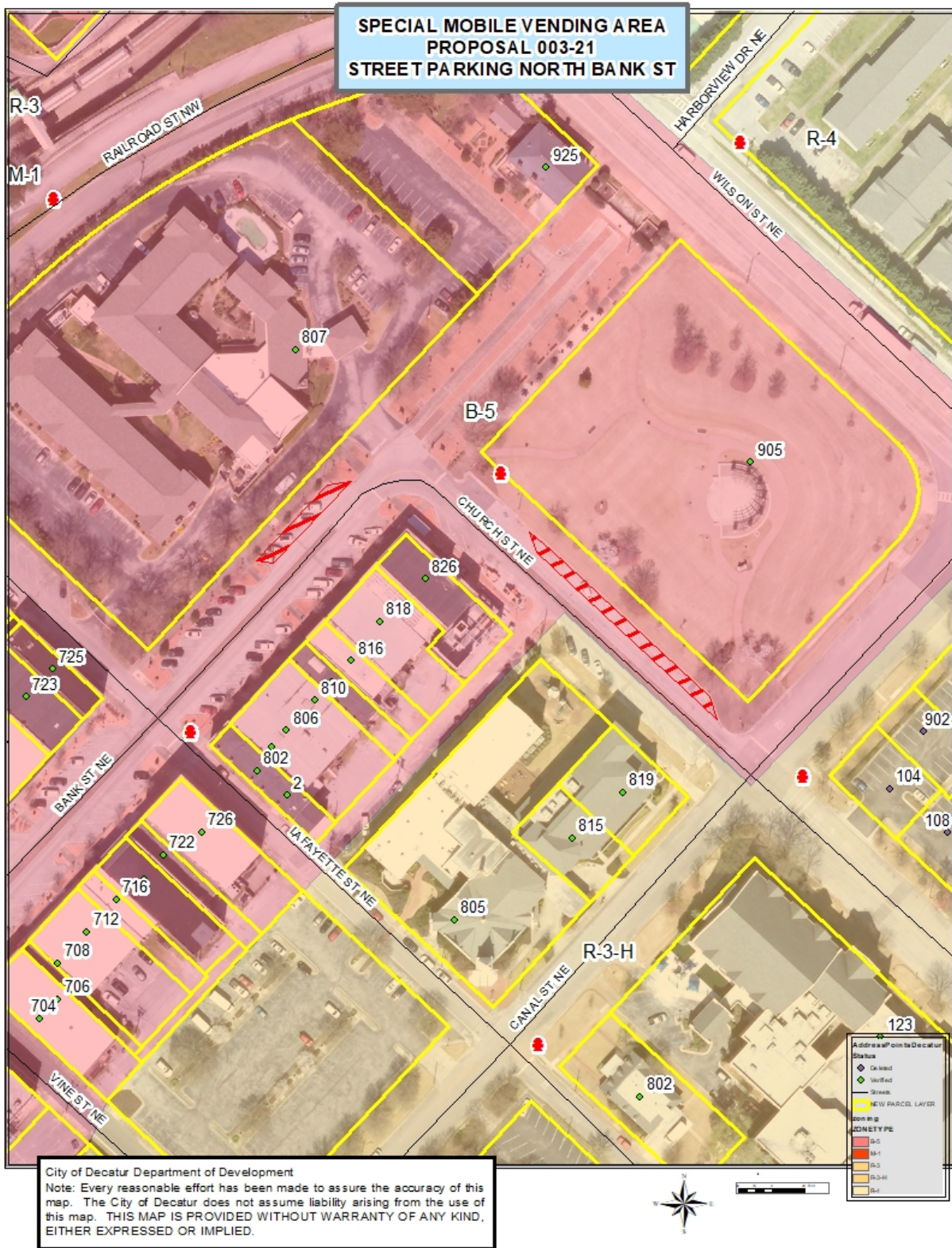
Any relocation of utilities will be at the owner's expense

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:









END PUBLIC HEARING

CONSENT AGENDA

FILE NAME OR NUMBER: Certificate 3522-21

ACRES: 19.28

CURRENT ZONE: AG-1

APPLICANT: Pugh Wright McAnally for Matthews/Liverett

LOCATION AND OR PROPERTY ADDRESS: 702 and 706 Busby Rd SW

REQUEST: Adjust the lot lines between two existing tracts to create two tracts of 18.15 and .86 acres.

NEW ZONE: N/A

PROPOSED LAND USE: Residential Low Density

ONE DECATUR FUTURE LAND USE: Residential Low Density

ONE DECATUR STREET TYPOLOGY: Busby Rd SW is a local street

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

Conditions to be met

1. Signed, sealed survey with three state plan coordinates prior to recording
2. Recording fees
3. Show Right of Way/Dedicate Right of Way where necessary for Busby Rd SW.
4. Signed property owner request letter

Pt. of Info:

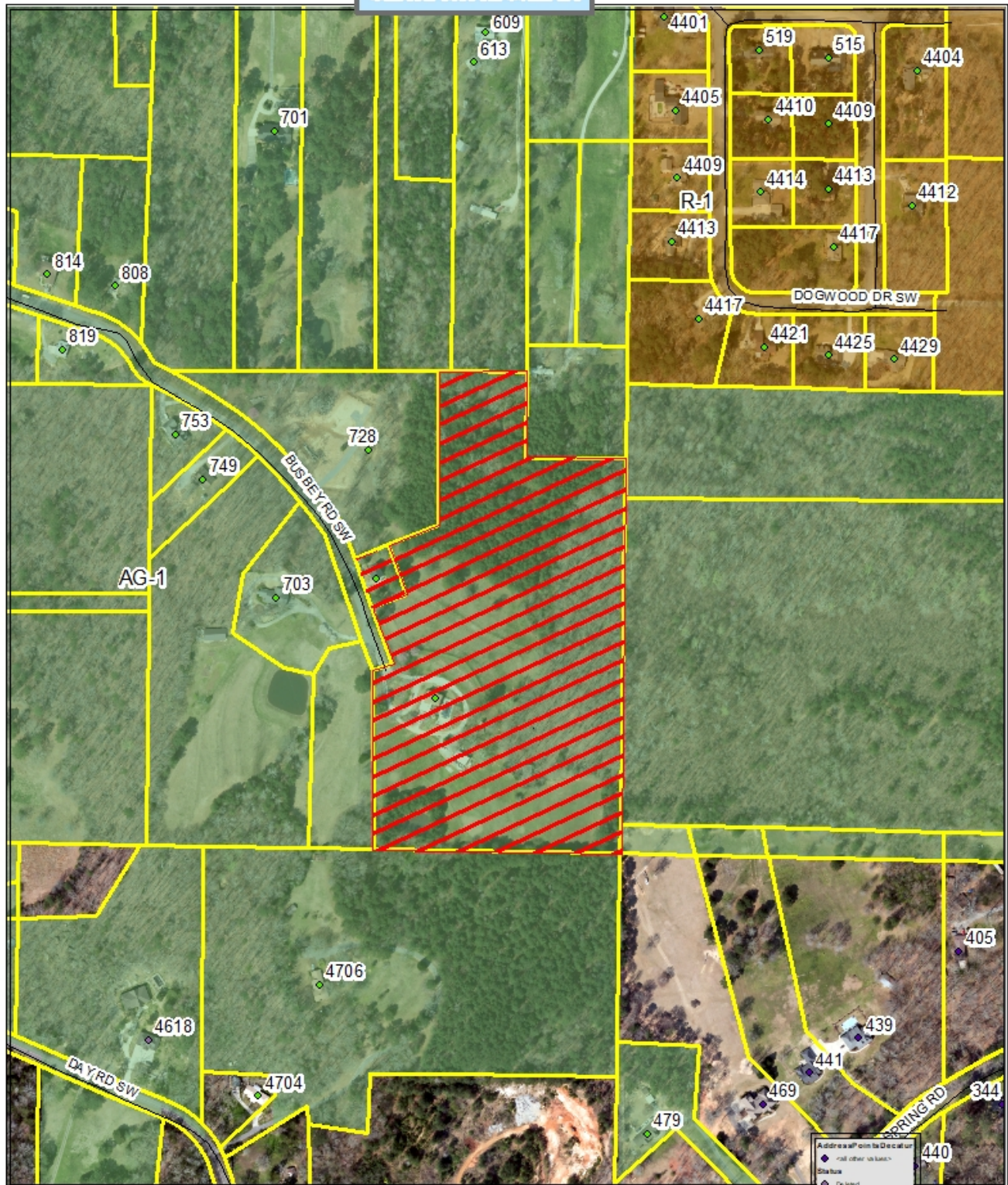
Any relocation of utilities will be at the owner's expense

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:



- 13

CERTIFICATE 3522-21

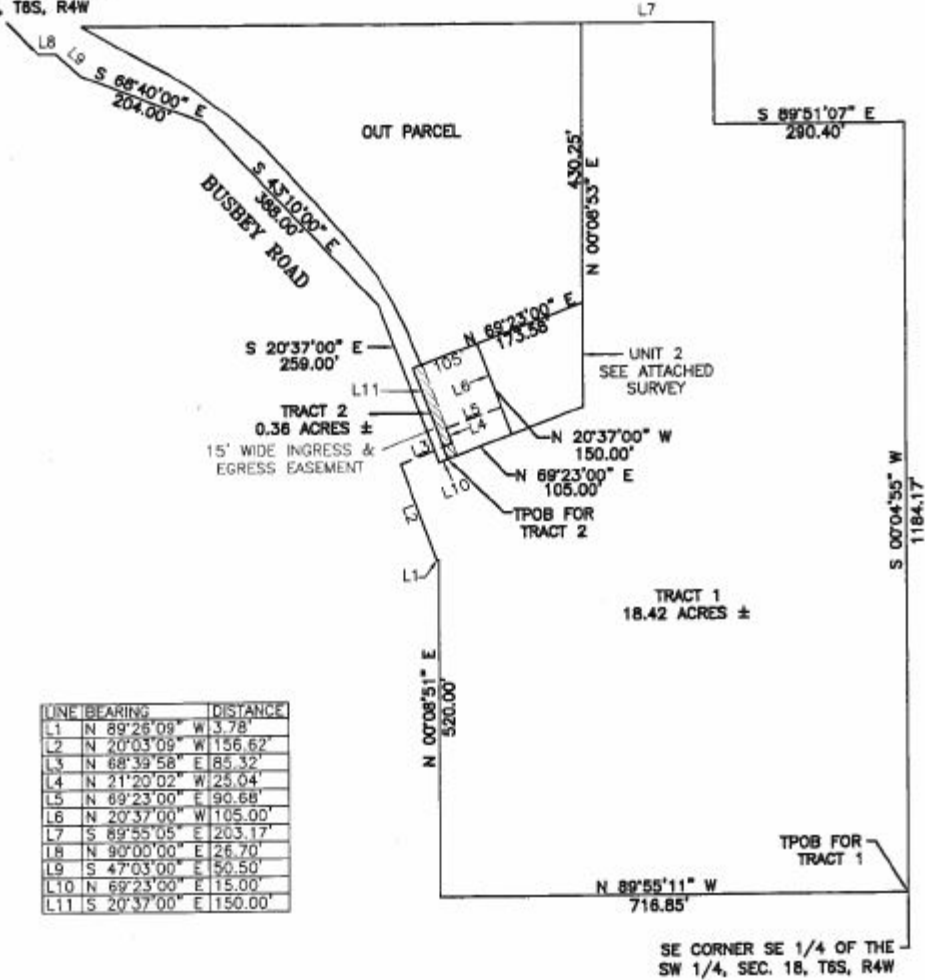


City of Decatur Department of Development
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Address Point to Decatur
 Status
 On hold
 Verified
 Green
 NEW PARCEL LAYER
 ZONING
 AG-1
 R-1

NW CORNER OF THE SE
1/4 OF THE SW 1/4,
SEC. 18, T8S, R4W



LEGEND

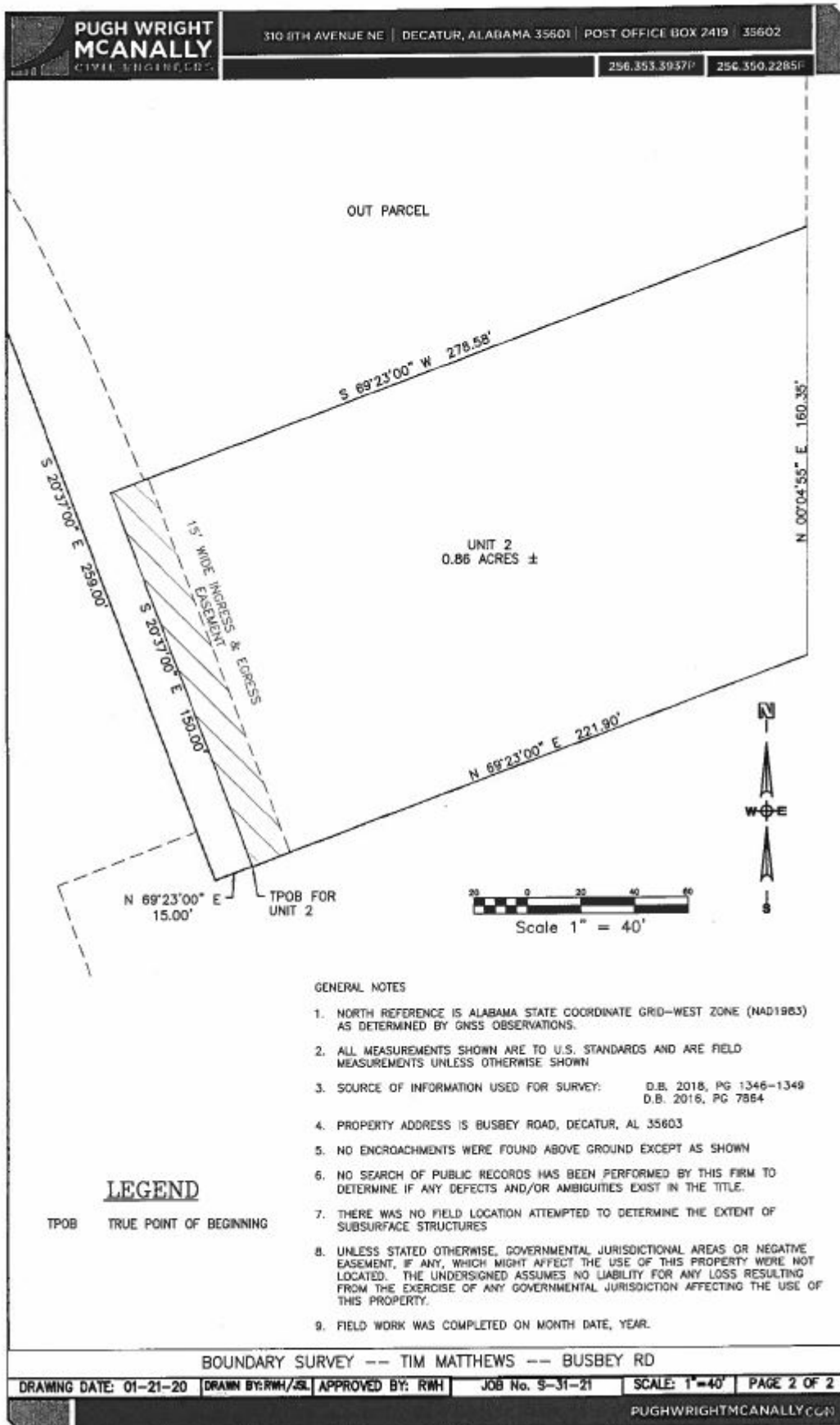
TPOB TRUE POINT OF BEGINNING



CERTIFICATE TO CONSOLIDATE -- TIM MATTHEWS -- BUSBEY RD

DRAWING DATE: 01-21-20 DRAWN BY: RWH/JSL APPROVED BY: RWH JOB No. D-30-21 SCALE: 1"=200' PAGE 4 OF 4

PUGHWRIGHTMCANALLY.COM



FILE NAME OR NUMBER: Certificate 3523-21

ACRES: 44.84

CURRENT ZONE: AG-1 and AG-2

APPLICANT: Pugh Wright McAnally for Gobble-Fite

LOCATION AND OR PROPERTY ADDRESS: West of South Chapel Hill Rd SW and south of Napa Valley Way SW

REQUEST: Consolidate four tracts into one tract of 44.84 acres

NEW ZONE: N/A

PROPOSED LAND USE: N/A

ONE DECATUR FUTURE LAND USE: Rural Edge/Agriculture and Residential, Low Density

ONE DECATUR STREET TYPOLOGY: South Chapel Hill Rd SW is an Urban Collector and Napa Valley Way SW is a local street

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

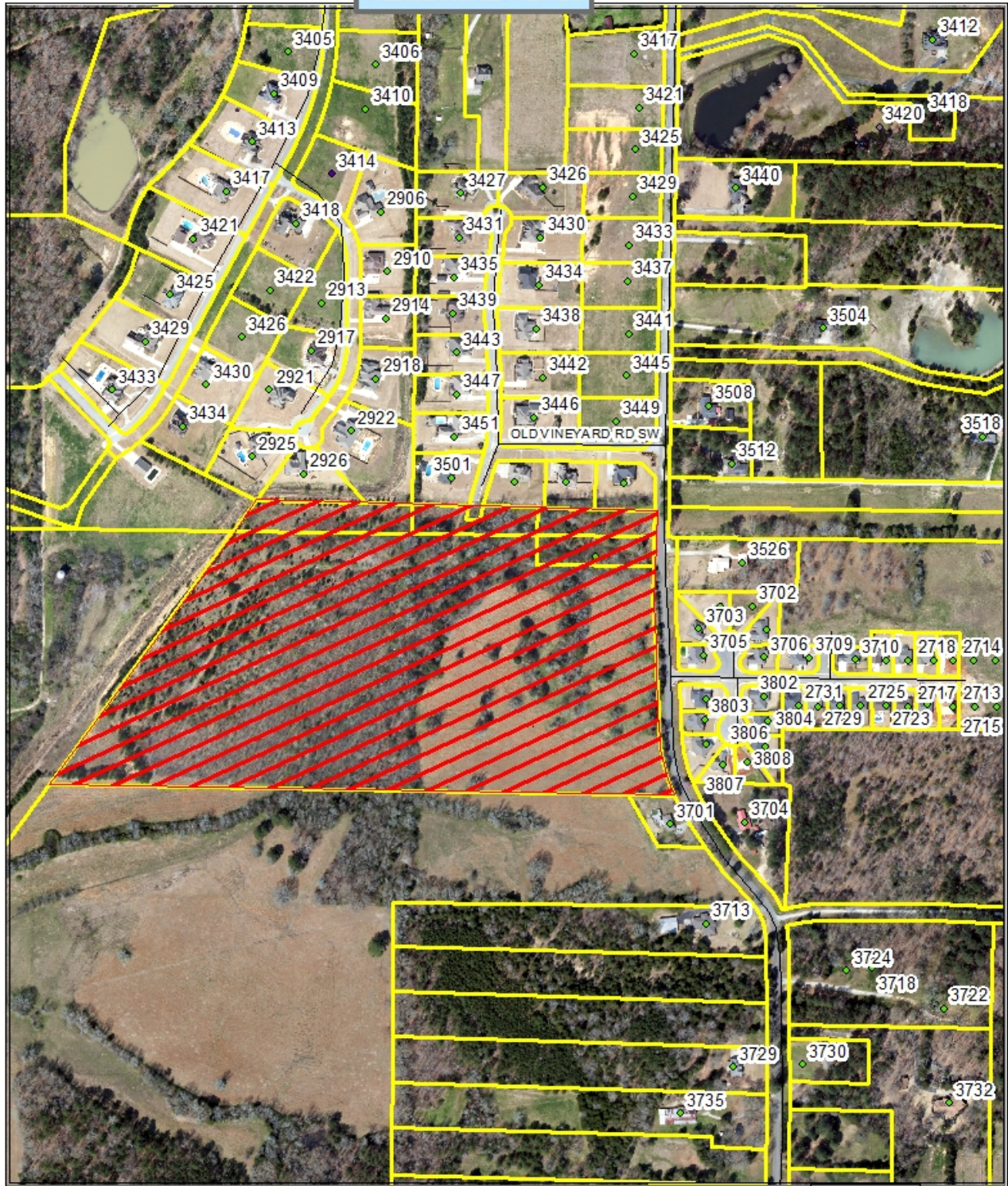
1. Signed and sealed survey with three state plan coordinates
2. Recording fees
3. 40' easement (20' on both sides of the center line) for Joe Wheeler EMC lines
4. 30' easement (15' on both sides of the center line) for single phase line located on the SW portion of the certificate as per Joe Wheeler EMC

Pt. of Info:

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

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:

CERTIFICA TE 3523-21

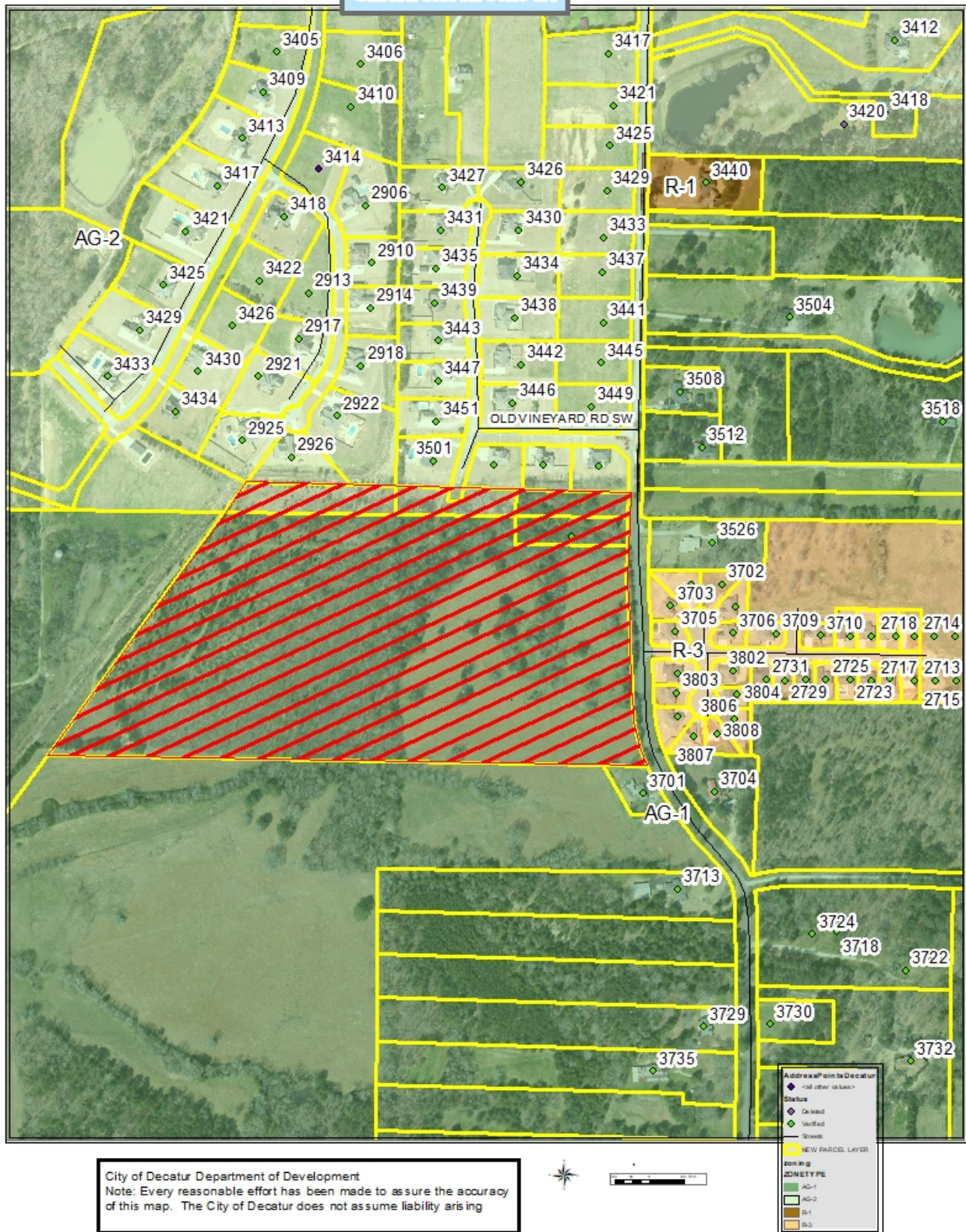


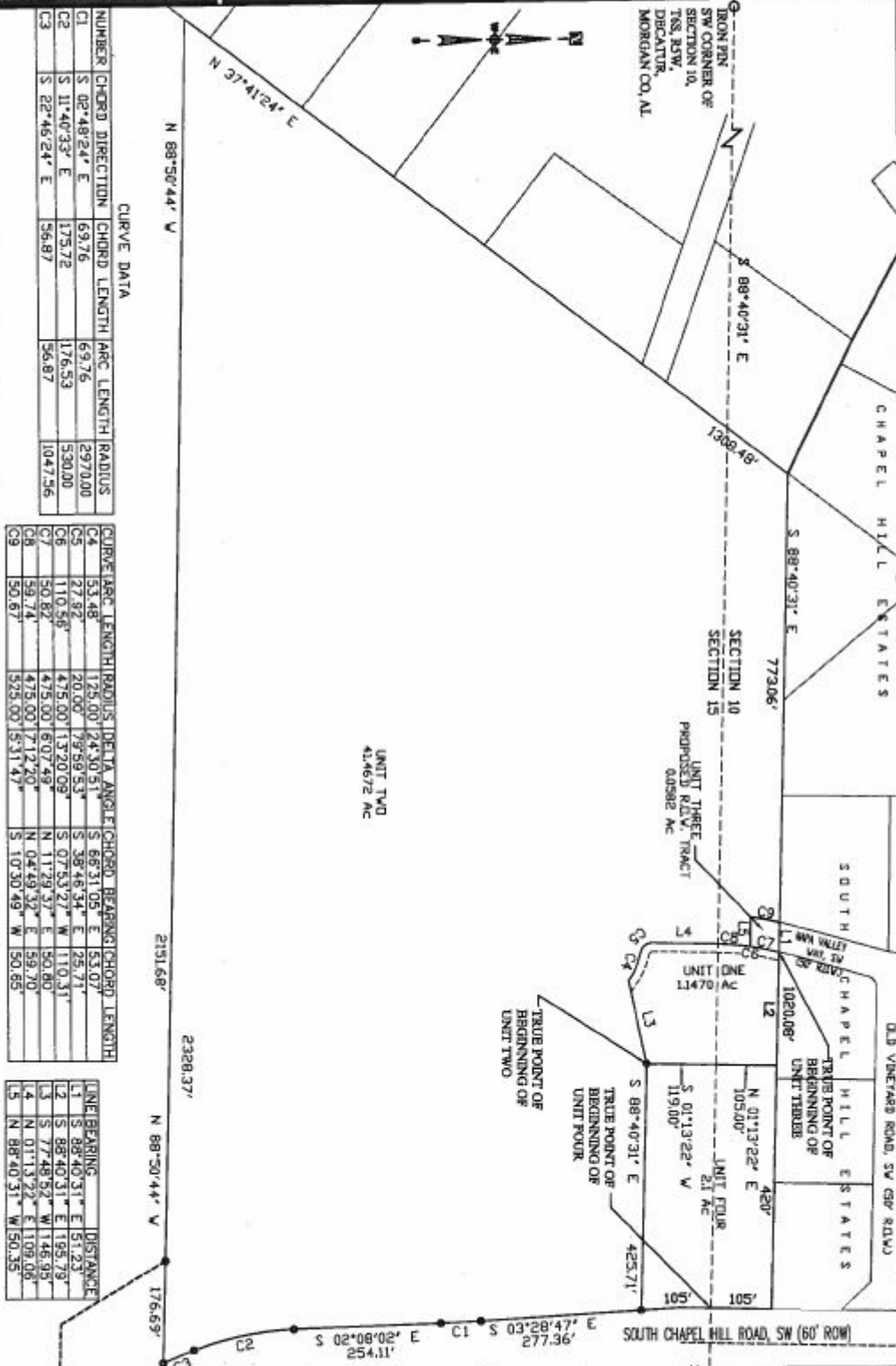
City of Decatur Department of Development
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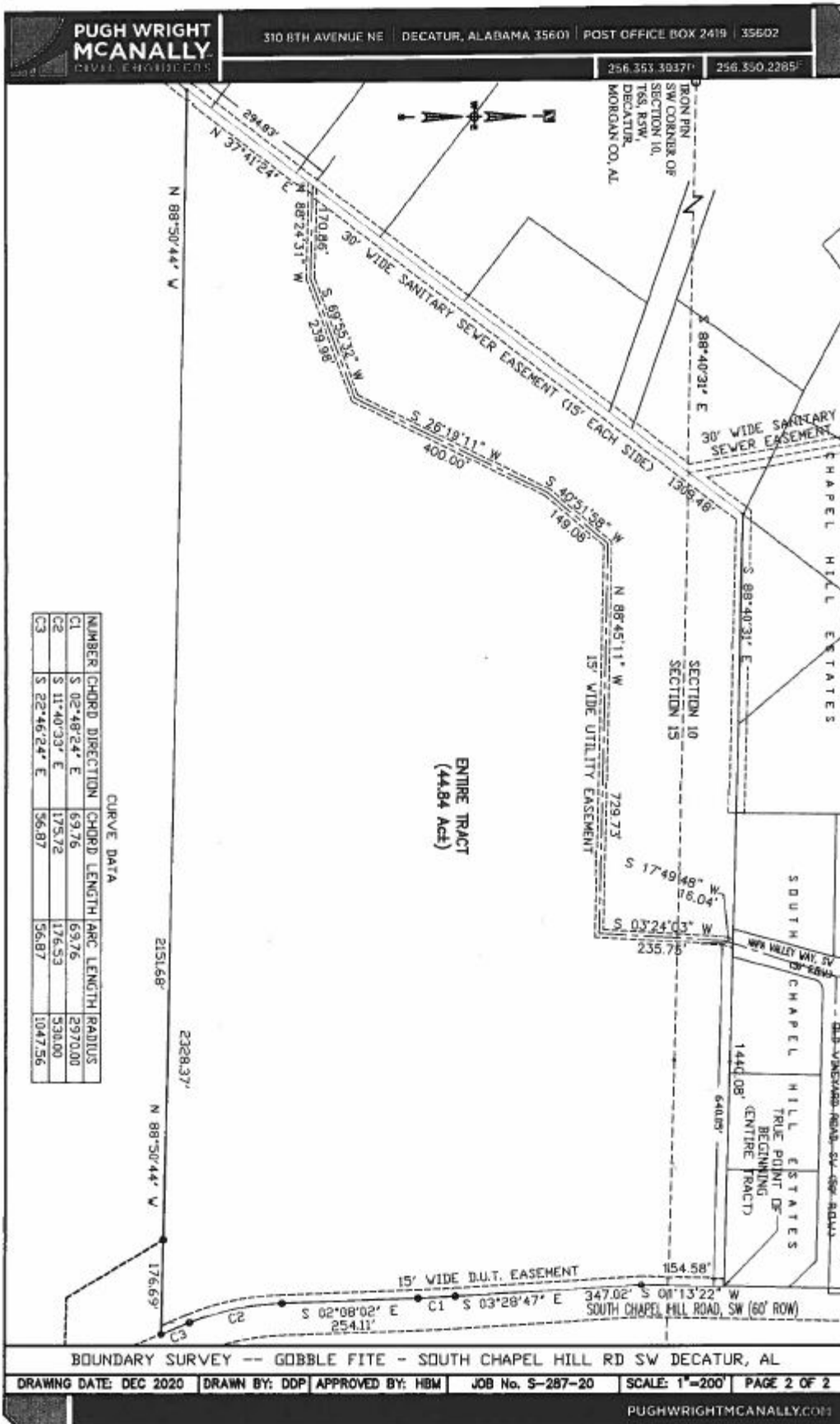


Address off plan to Decatur
not other to town
Shape
On land
Verified
Street
NEW PARCEL LAYER

CERTIFICATE 3523-21







FILE NAME OR NUMBER: Certificate 3524-21

ACRES: 27

CURRENT ZONE: AG-1

APPLICANT: Lee Greene and Associates for Steve Shelton

LOCATION AND OR PROPERTY ADDRESS: 1515 and 1519 Woodall Rd SW

REQUEST: Subdivide one tract of 27 acres into three tracts of 23.89, 1.39, and 1.75 acres.

NEW ZONE: N/A

PROPOSED LAND USE: Residential Low Density

ONE DECATUR FUTURE LAND USE: Residential Low Density

ONE DECATUR STREET TYPOLOGY: Woodall Rd is a minor arterial

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:
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After one year of not having conditions met, a certificate becomes inactive. This was conditionally approved as C. 3456-19 in July of 2019. Since more than a year has elapsed and conditions were not met, it needs a new approval.

Conditions to be met

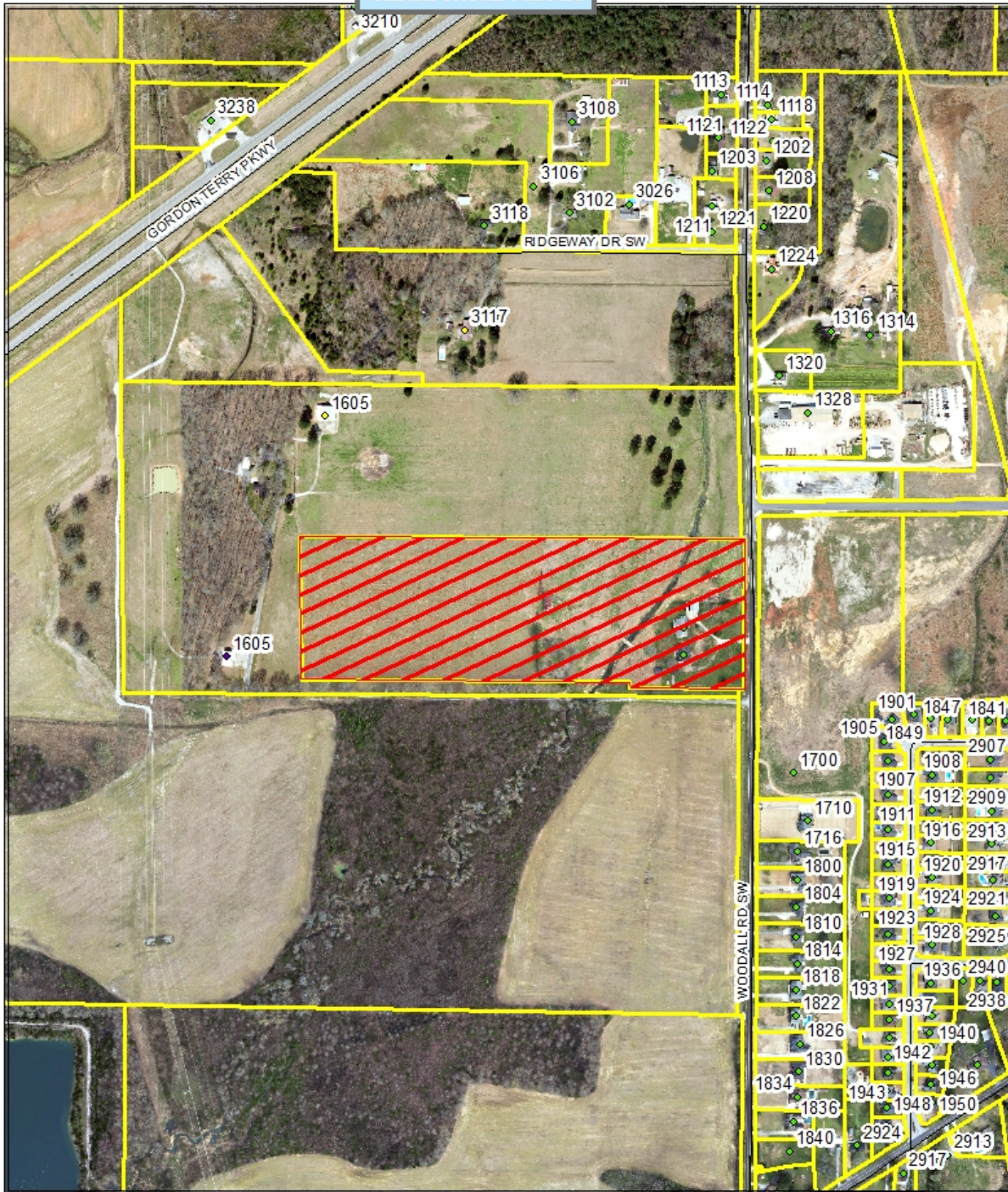
1. Recording fees
2. Need copy of the deed
3. 30' easement (15' on each side from center line) for single phase line

Pt. of Info:

1. Any relocation of utilities will be at the owner's expense
2. Previous conditions were: recording fees, deed, copies of septic tank permits for tract A and B, and show special flood hazard area on survey.
3. A point of information stated: review certificate 1533-89 book 1316 page 312 and verify that those lots are not impacted.
4. Special flood hazard area is not delineated.

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:

CERTIFICATE 3524-21

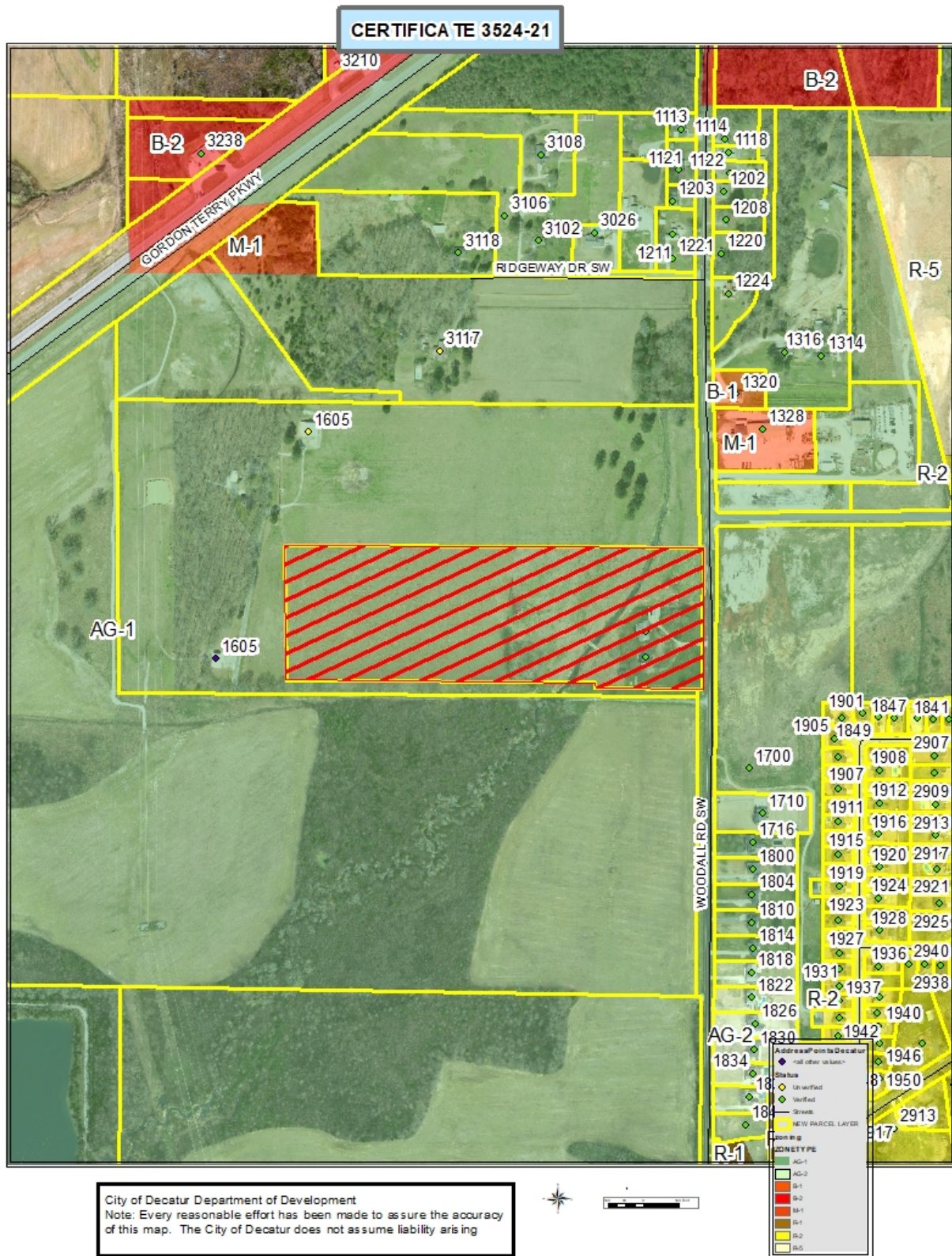


City of Decatur Department of Development
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Address/Point to Decatur
 all other values

Status
 Unverified
 Verified
 Street
 NEW PARCEL LAYER



FILE NAME OR NUMBER: Certificate 3525-21

ACRES: 1.75

CURRENT ZONE: B2

APPLICANT: Pugh Wright McAnally for Cook's Properties

LOCATION AND OR PROPERTY ADDRESS: 119 6th Ave SE

REQUEST: Adjust the lot lines between two tracts of 0.37 and 1.38 acres to create two tracts of 0.80 and 0.95 acres

NEW ZONE: N/A

PROPOSED LAND USE: N/A

ONE DECATUR FUTURE LAND USE: Urban Core Downtown

ONE DECATUR STREET TYPOLOGY: 6th Ave NE is a principal arterial, Lee St NE is a minor arterial, Holly St NE is a local street.

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

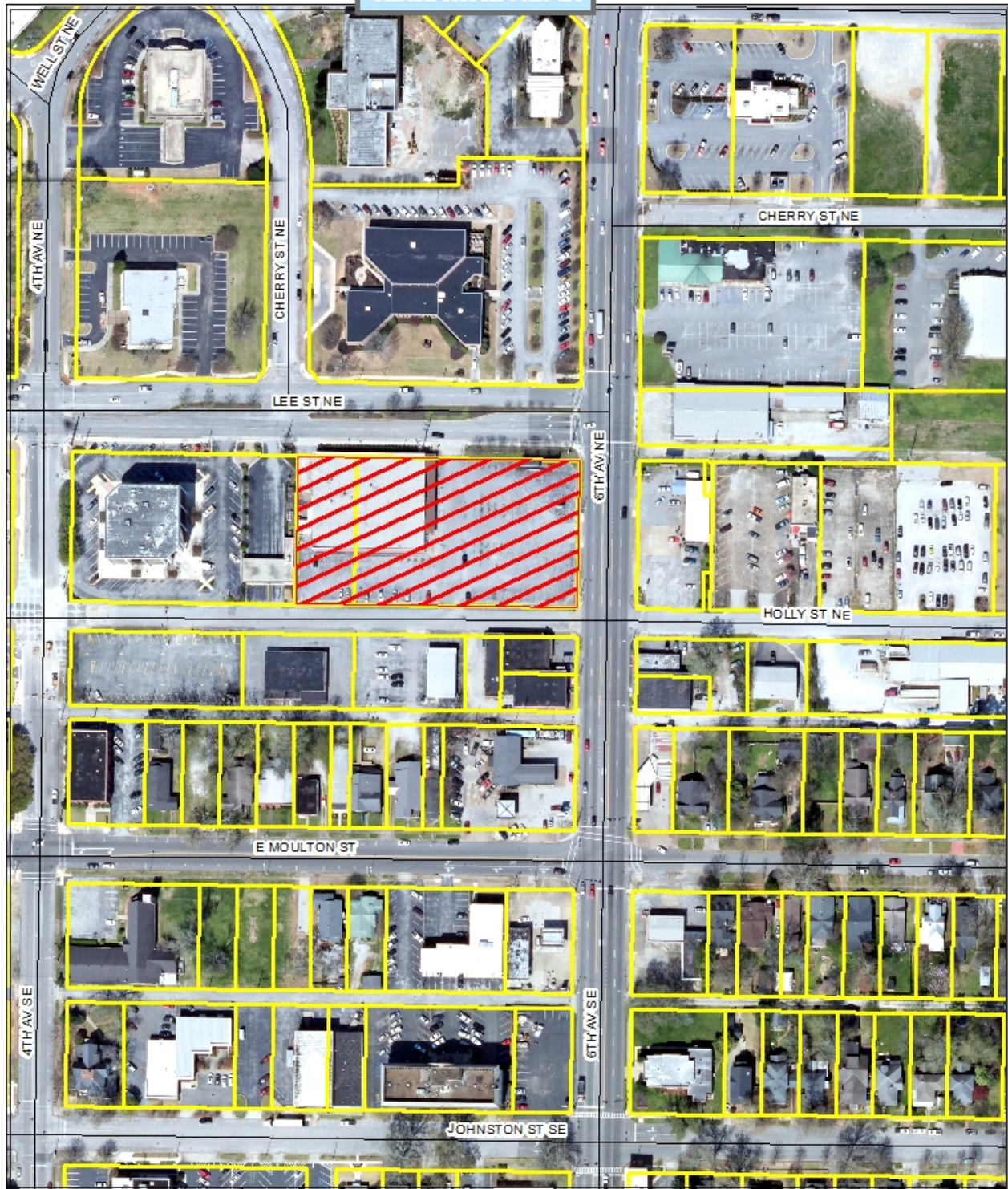
1. Signed, sealed survey with three state plane coordinates
2. Recording fees

Pt. of Info:

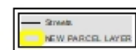
Any relocation of utilities will be at the owner's expense

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:

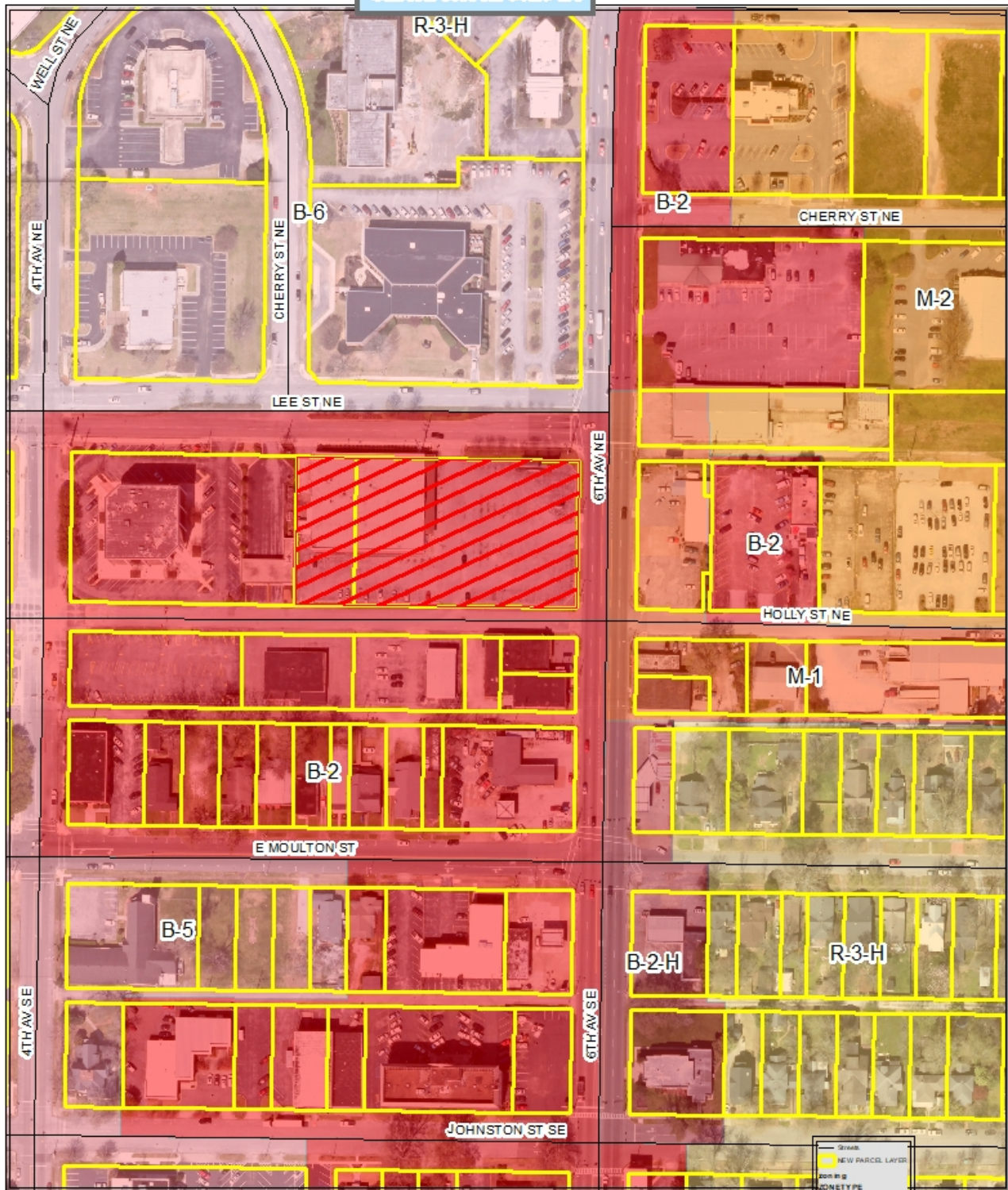
CERTIFICATE 3525-21



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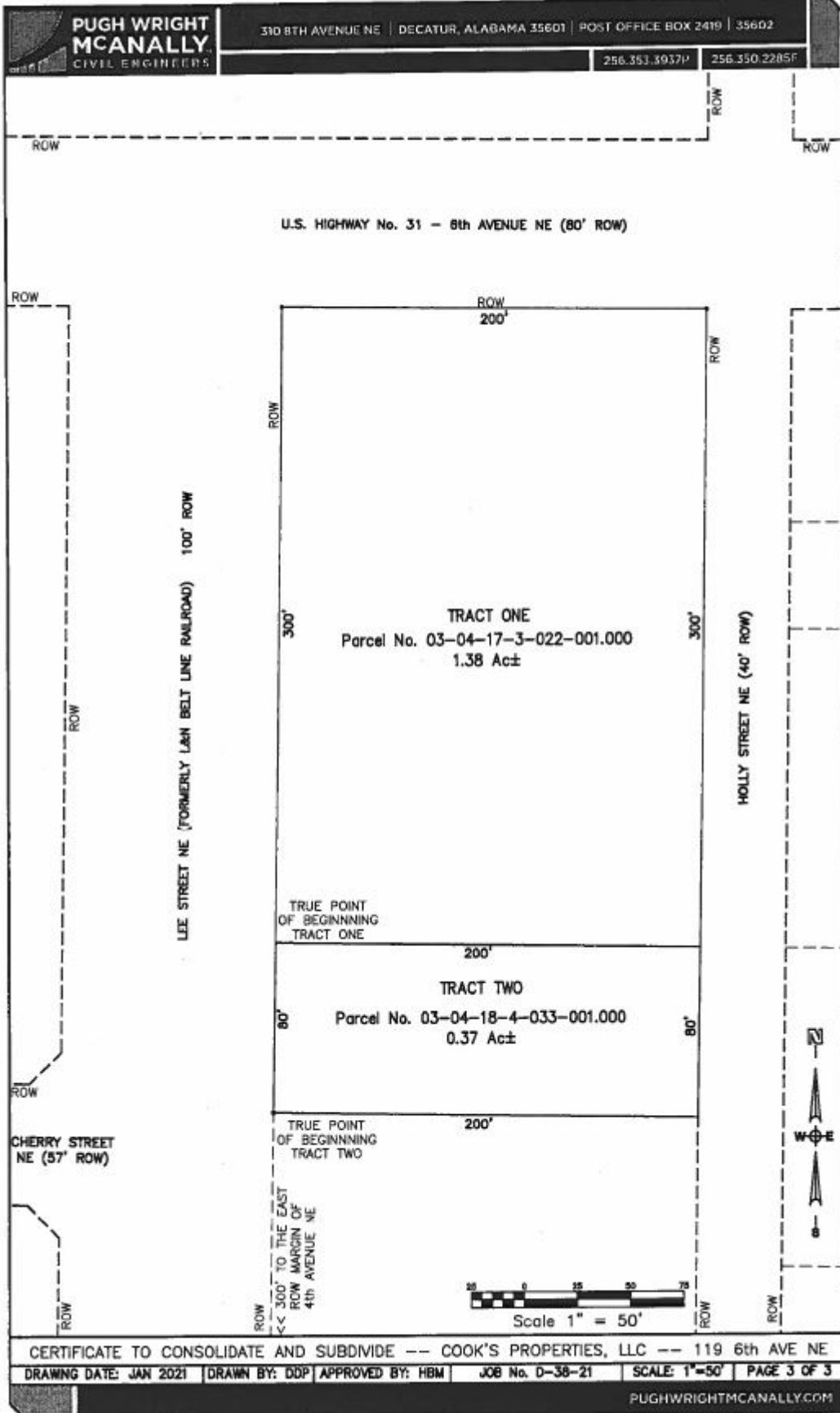


CERTIFICATE 3525-21



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FILE NAME OR NUMBER: Deerfoot Estates Addition 5 Bond Review

ACRES: 7.6

CURRENT ZONE: R-2

APPLICANT: Kevin Blackwell for Lewis Jones

LOCATION AND OR PROPERTY ADDRESS: End of Deerfoot Way SW

REQUEST: Bond Review for completion of public improvements on Newcastle Ln SW located in Deerfoot Estates Subdivision Addition 5

NEW ZONE: N/A

PROPOSED LAND USE: Single Family Residential

ONE DECATUR FUTURE LAND USE: Mixed Neighborhood

ONE DECATUR STREET TYPOLOGY: Deerfoot Way SW is an urban collector

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:
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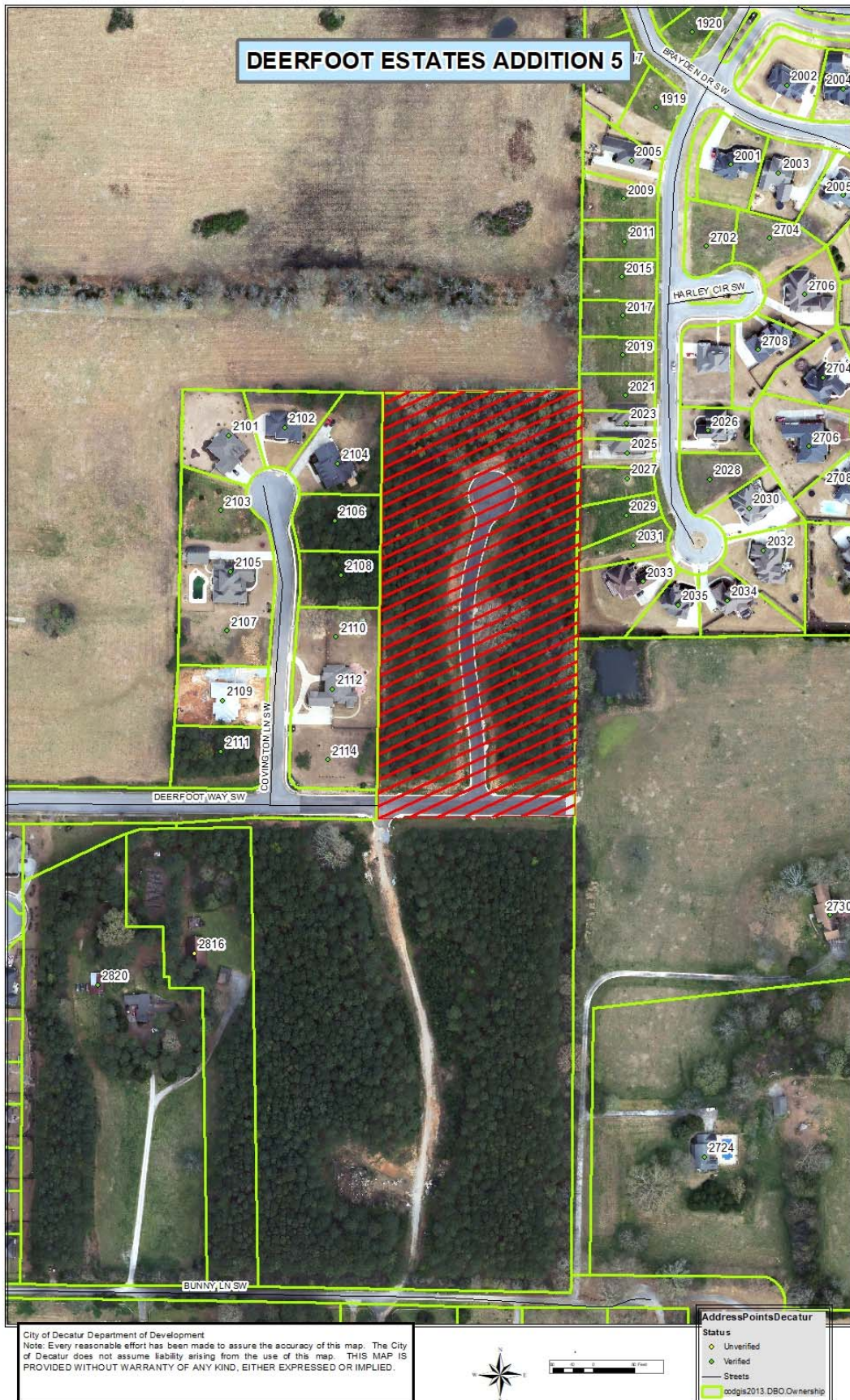
The planning commission agreed to give a six month extension for completion of the public improvements on Newcastle Ln SW at Deerfoot Addition 5 in July of 2020. Mr. Blackwell has confirmed that he will be present at the Planning Commission meeting to discuss the status of this project.

Conditions to be met

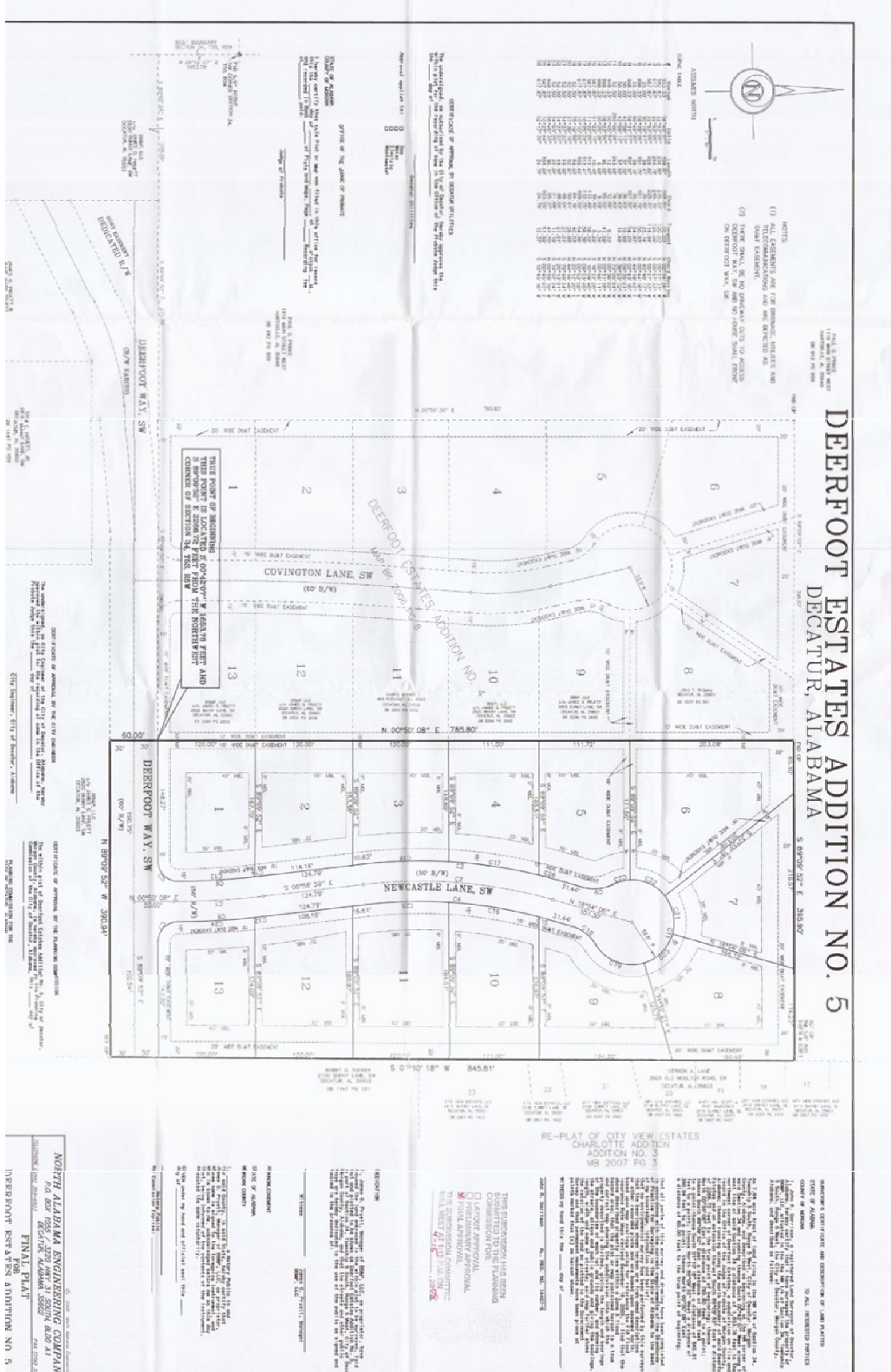
Pt. of Info:

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

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:







CONSENT AGENDA

OTHER BUSINESS

FILE NAME OR NUMBER: Vacation 527-21

ACRES: 0.07

CURRENT ZONE: R6

APPLICANT: Pugh Wright McAnally for Bruce and Edyth Truog

LOCATION AND OR PROPERTY ADDRESS: Behind 3, 5, and 7 Harborview Ct NE

REQUEST: Vacation of a 0.07 acre portion of an alley behind Harbor View Ct NE

NEW ZONE: N/A

PROPOSED LAND USE: N/A

ONE DECATUR FUTURE LAND USE: Riverfront Mixed Use

ONE DECATUR STREET TYPOLOGY: Harborview Ct NE is a local street

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

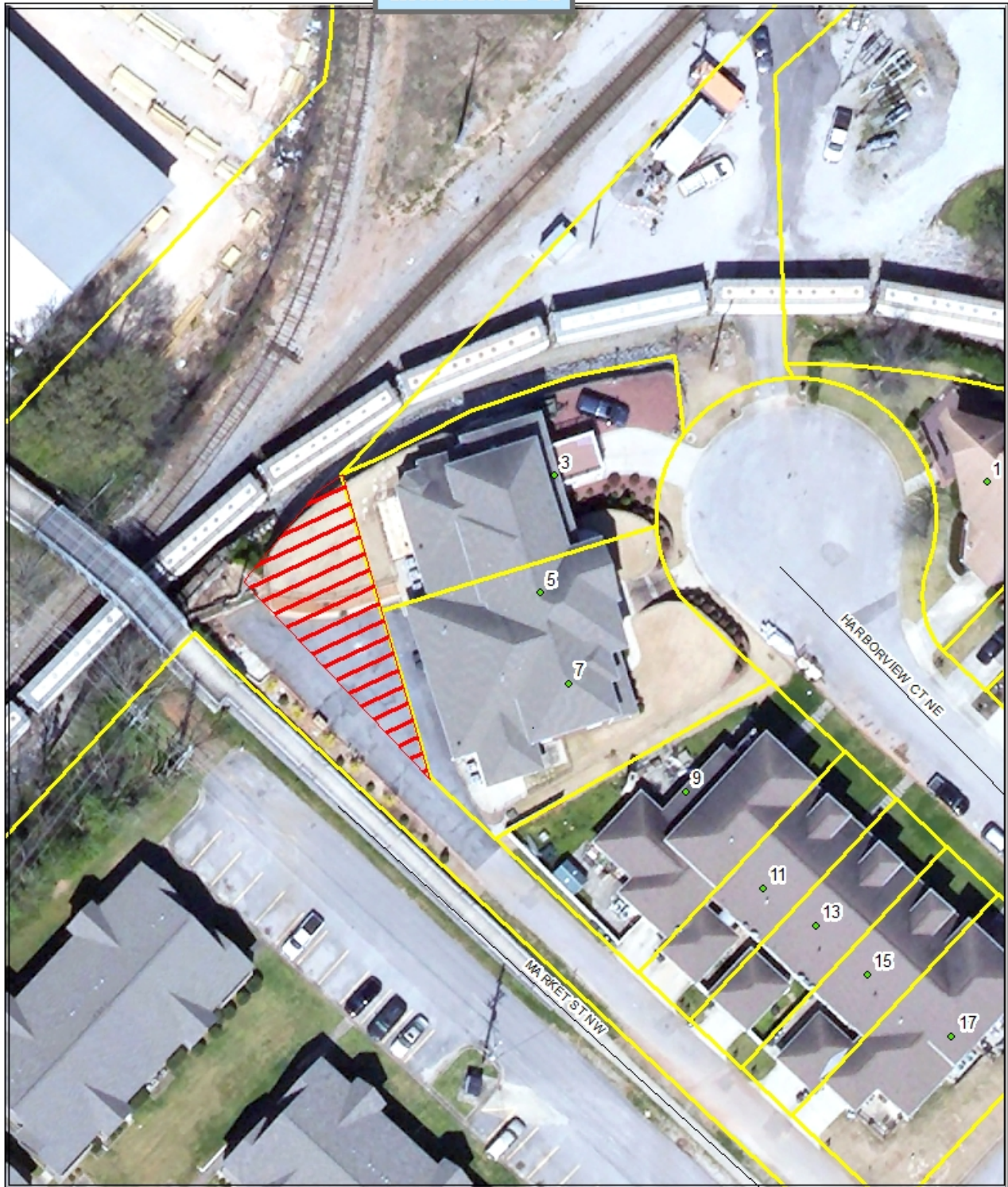
Conditions to be met

Pt. of Info:

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

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:

VACATION 527-21

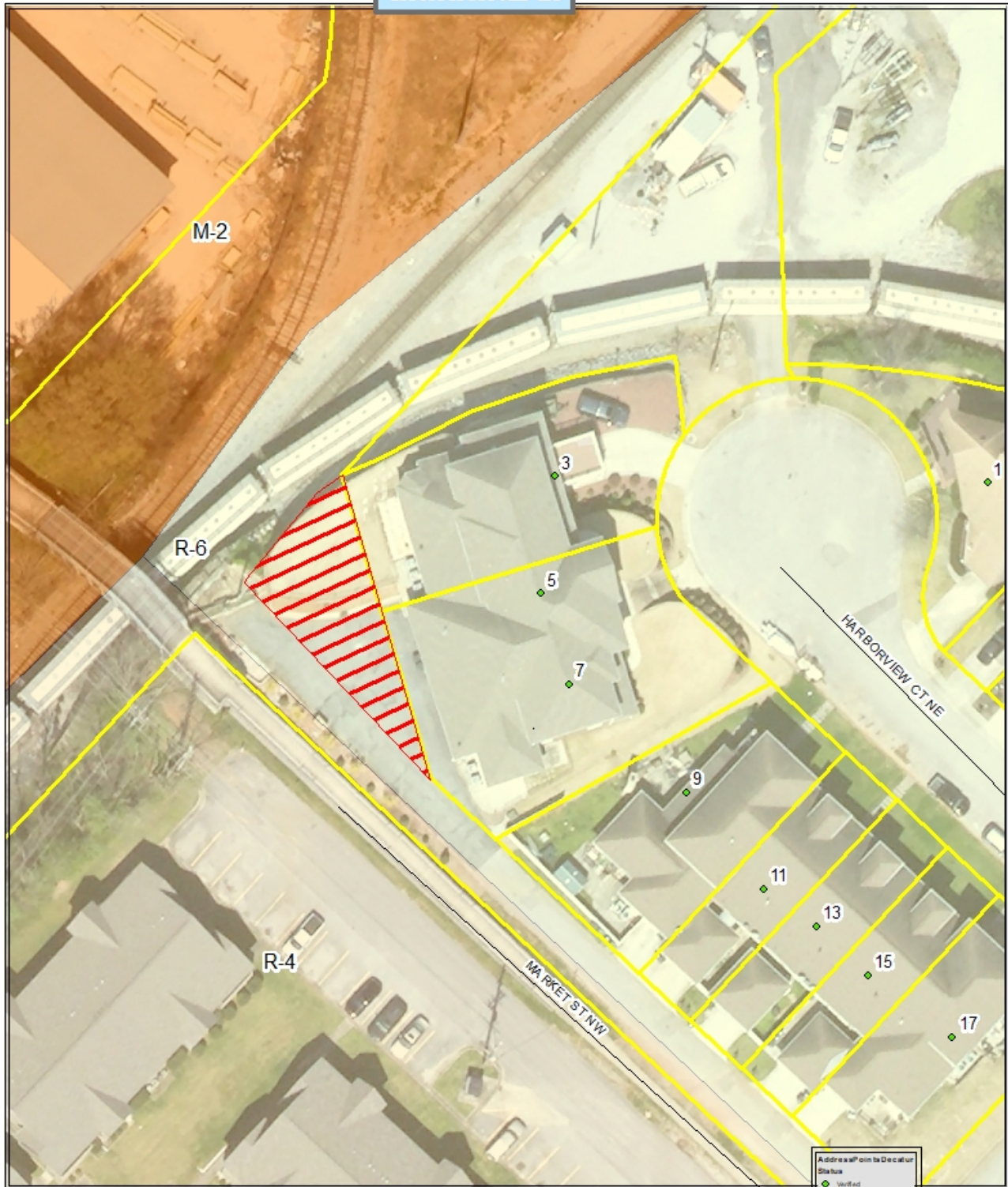


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Address Point to Decatur	
Green Diamond	Verified
Green Line	Street
Yellow Line	NEW PARCEL LAYER

VACATION 527-21



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