

MEMORANDUM

DATE: May 18, 2021

TO: Planning Commissioners

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

PLANNING COMMISSION MEETING

May 18, 2021

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

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

Agenda Planning Commission

City of Decatur, AL

May 18, 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- April 2021

3. CONSENT AGENDA

	PAGE/MAP
CERTIFICATES	
A. 3536-21 (2323 8 th Street SE)	1-4
B. 3537-21 (2166 Montgomery St SW)	5-8
MAJOR PLAT	
A. Old River Manor Phase 1A – Final Plat (3002 Old River Rd SE)	9-12
B. Evergreen Living – Layout Plat (3411 Deere Rd)	13-16
C. River Road Estates Phase 1A Re-Subdivision of Lots 1-4 – Final Plat (Old River Rd North of Upper River Rd)	17-20
SITE PLAN REVIEWS	
A. Site Plan 613-21 (2919 Fairgrounds Rd)	21-24
B. Site Plan 614-21 (4207 Hwy 31 S)	25-28

4. OTHER BUSINESS

VACATIONS

A. 530-21	(1407 8 th St SE)	29-32
B. 531-21	(Lot 29 of River Road Estates)	33-36

FILE NAME OR NUMBER: Extra-territorial Certificate 3536-21

ACRES: 8.43

CURRENT ZONE: ETJ

APPLICANT: Pugh, Wright, McAnally for Mallard Farms

LOCATION AND OR PROPERTY ADDRESS: 2323 8th St SE

REQUEST: Change lot lines between two parcels of 6.63 acres and 1.80 acres to create two parcels of 7.07 acres and 1.17 acres.

PROPOSED LAND USE: Agricultural

ONE DECATUR FUTURE LAND USE: Residential Med-High Density

ONE DECATUR STREET TYPOLOGY: 8th Street is a Minor Arterial

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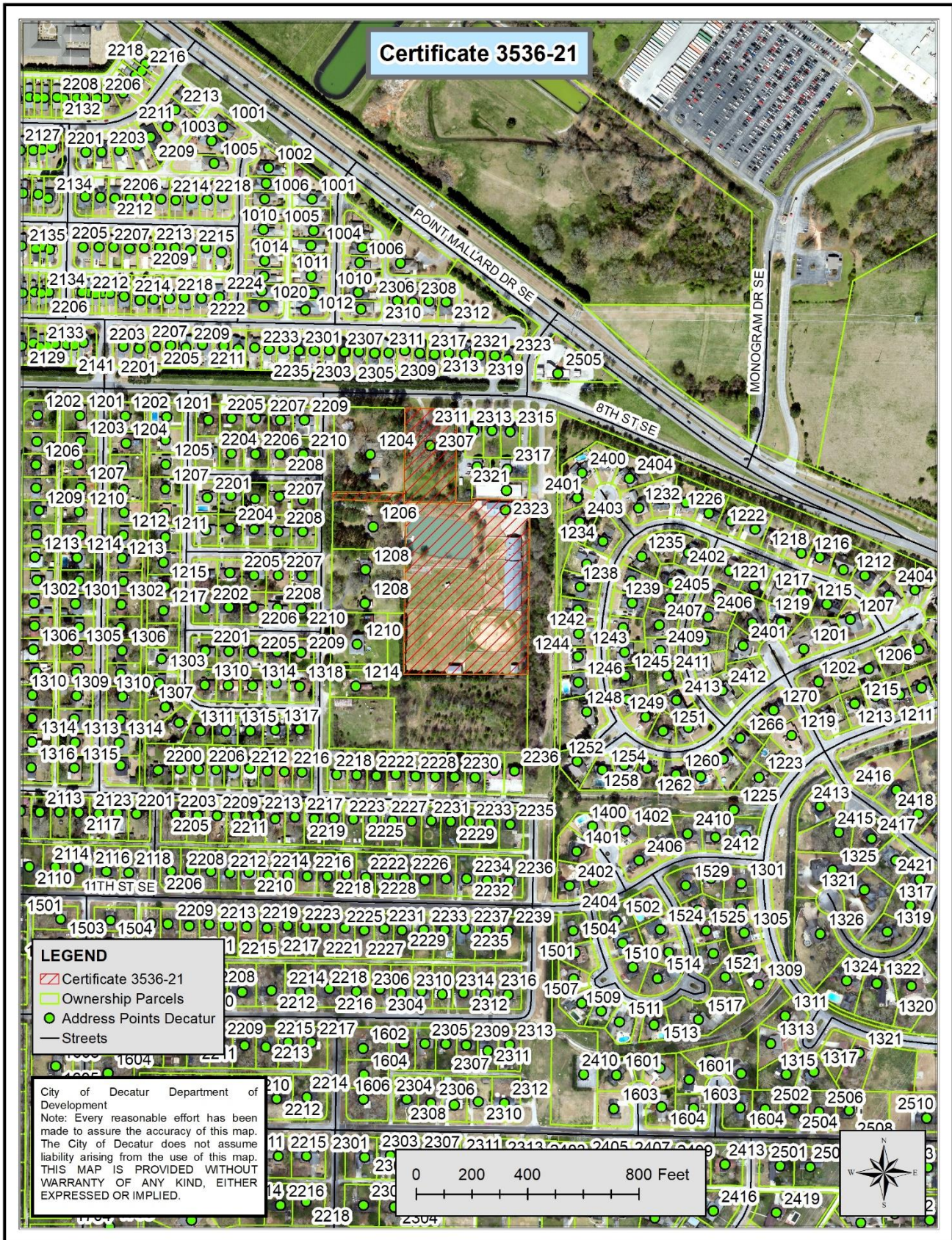
Conditions to be met:

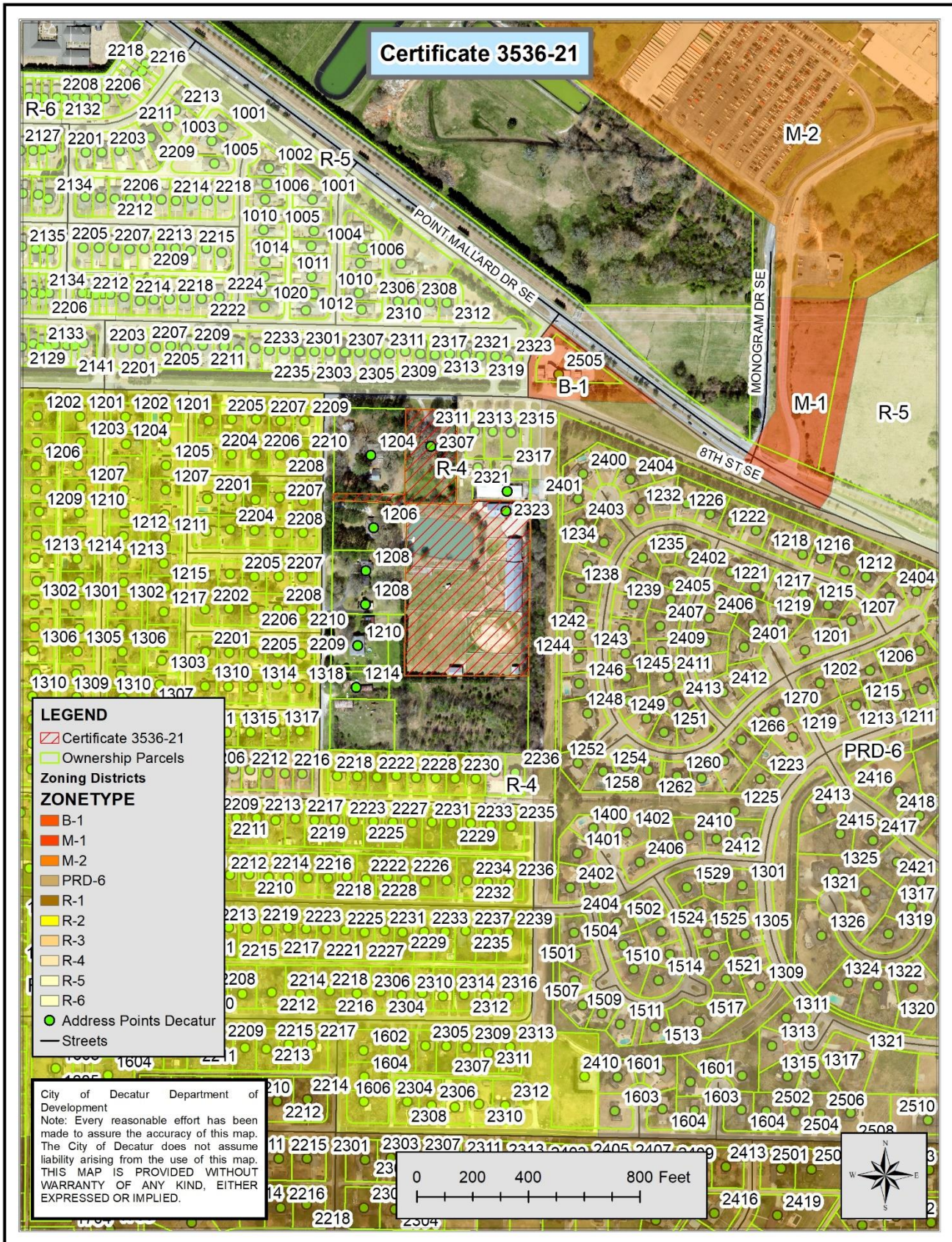
1. Recording fees
2. Signed and sealed survey
3. Show ROW on the street.

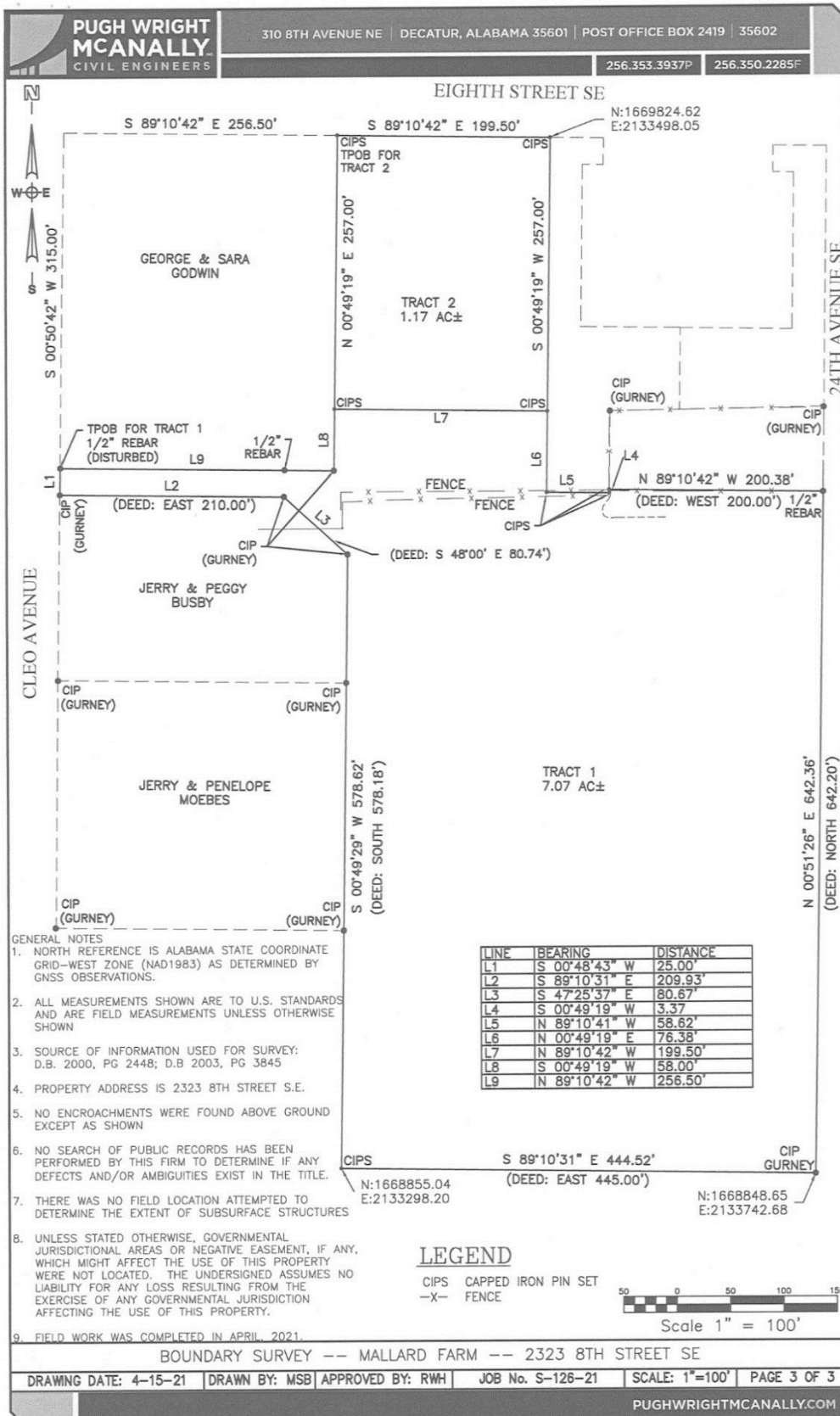
Pt. of Info:

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

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:







FILE NAME OR NUMBER: Extra-Territorial Certificate 3537-21

ACRES: 11.34

CURRENT ZONE: ETJ

APPLICANT: Pugh, Wright, McAnally for Dale Alexander

LOCATION AND OR PROPERTY ADDRESS: 2166 Montgomery St SW

REQUEST: Change lot lines between two parcels of 10.63 acres and 0.71 acres to create 3 parcels of 3.02 acres, 3.51 acres, and 4.90 acres.

PROPOSED LAND USE: Residential

ONE DECATUR FUTURE LAND USE: Mixed Neighborhood

ONE DECATUR STREET TYPOLOGY: Montgomery Street is a Local Street.

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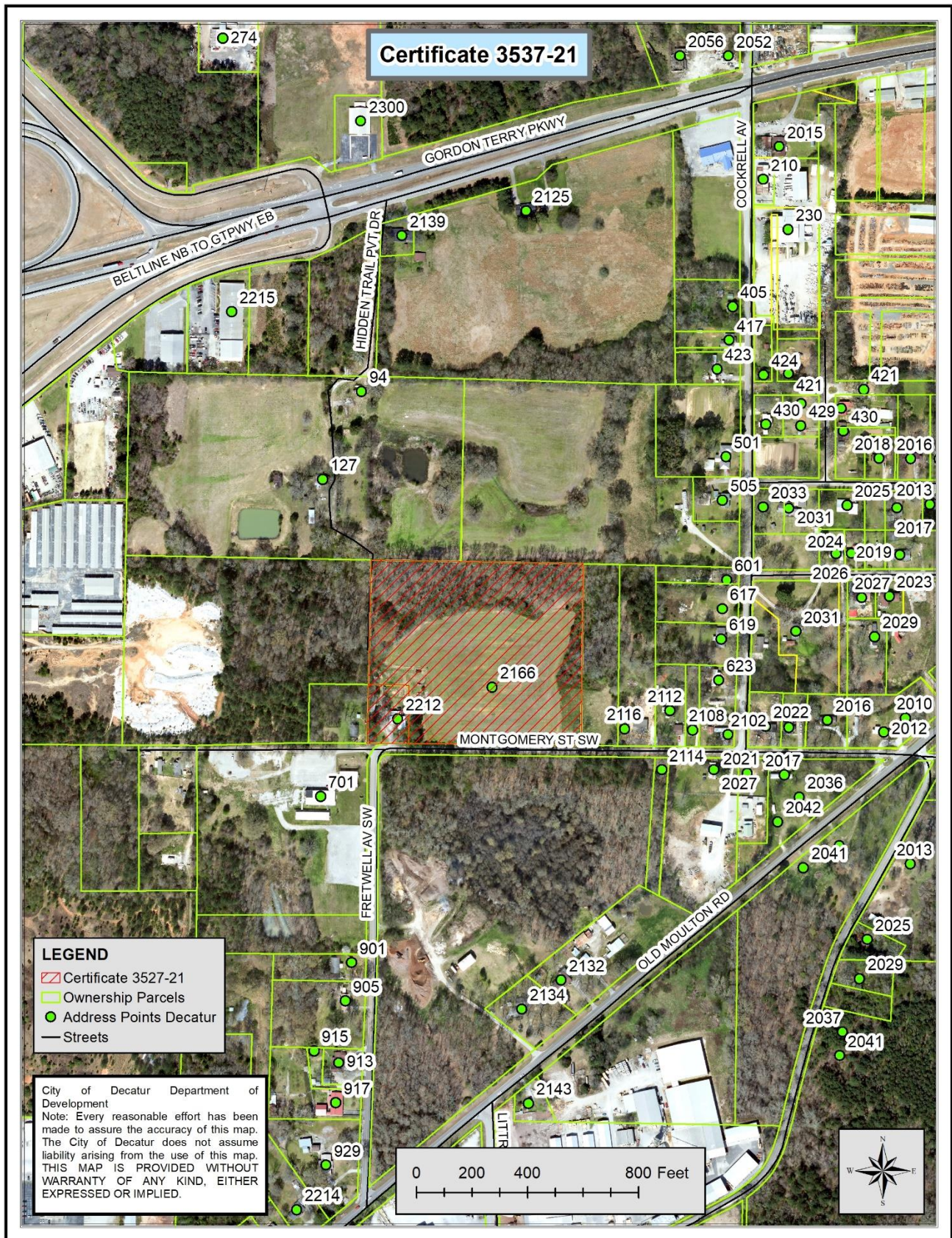
Conditions to be met:

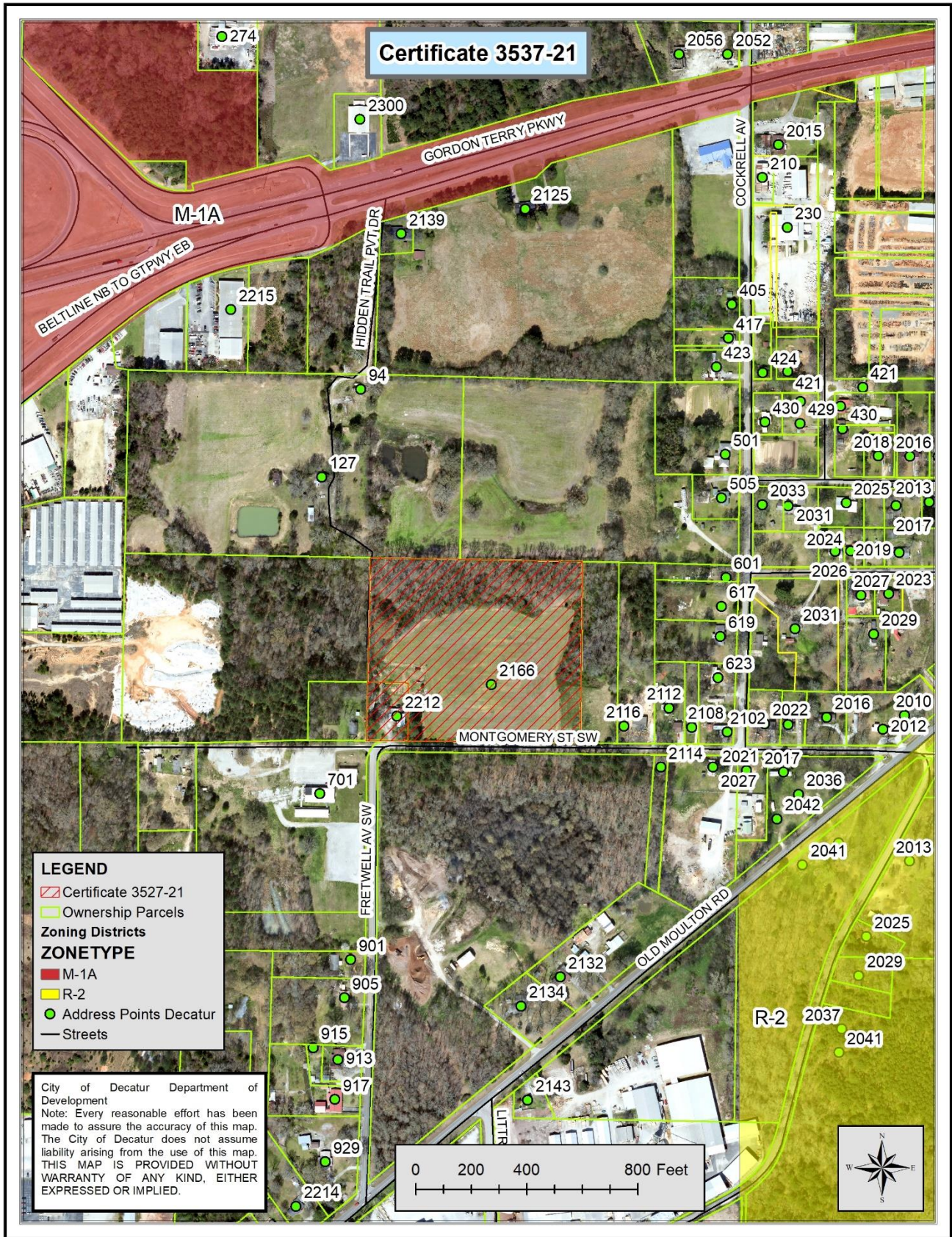
1. Signed owner letter
2. Signed, sealed survey with 3 state plane coordinates
3. Recording fees
4. Show ROW for Montgomery Street.
5. Will require water main extension to provide water service if county water is not available.
6. Utility easement on north side of Montgomery St. Across tract 1 and 2 to access tract 3. 15ft DUT easement from the road ROW across the front of the tracts.

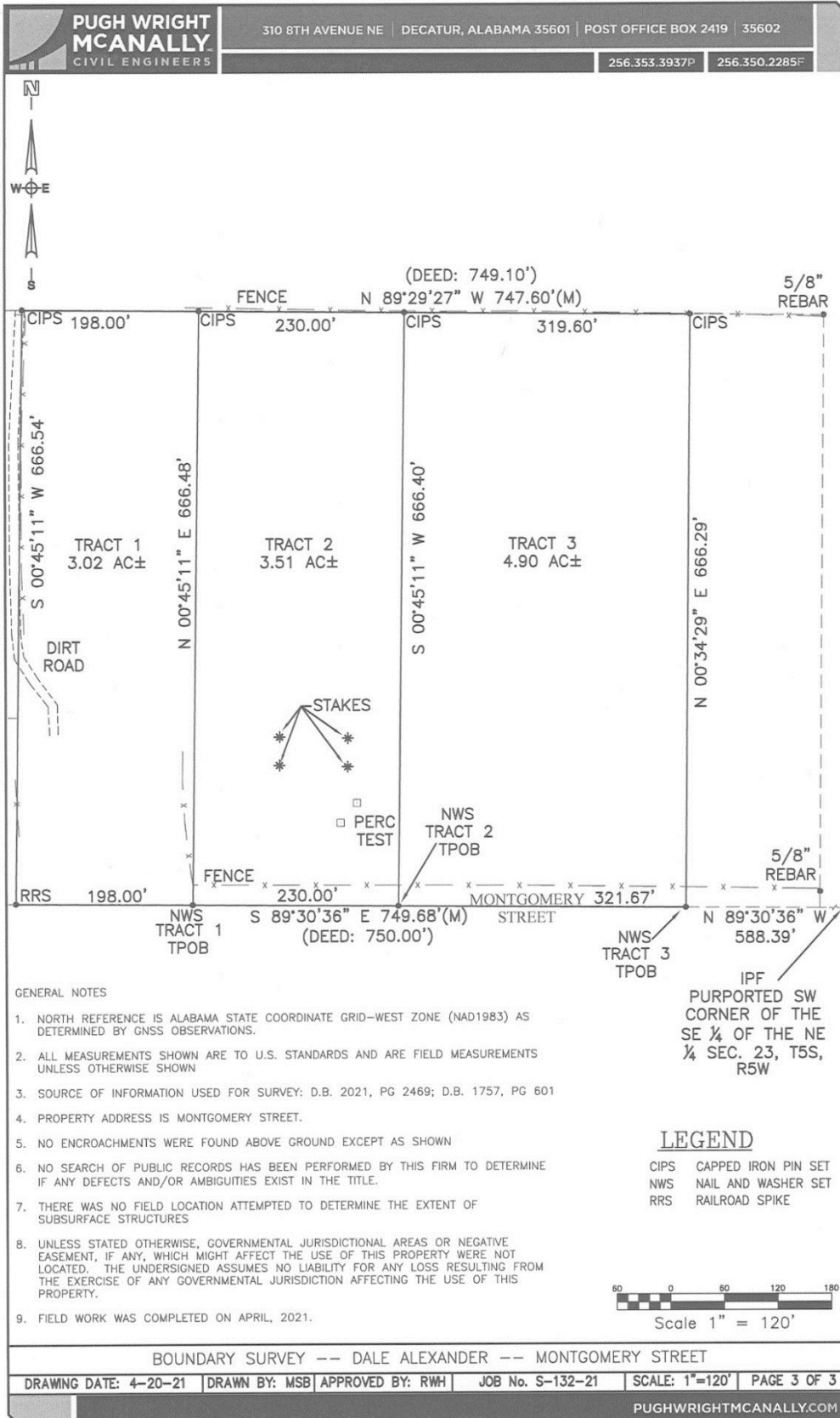
Pt. of Info:

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

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:







FILE NAME OR NUMBER: Old River Manor Phase 1A

ACRES: 1.09

CURRENT ZONE: R3

APPLICANT: Pugh Wright McAnally for Morris Development

LOCATION AND OR PROPERTY ADDRESS: 3002 Old River Rd SE

REQUEST: Final Plat Approval

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 TECHNICAL REVIEW COMMITTEE:
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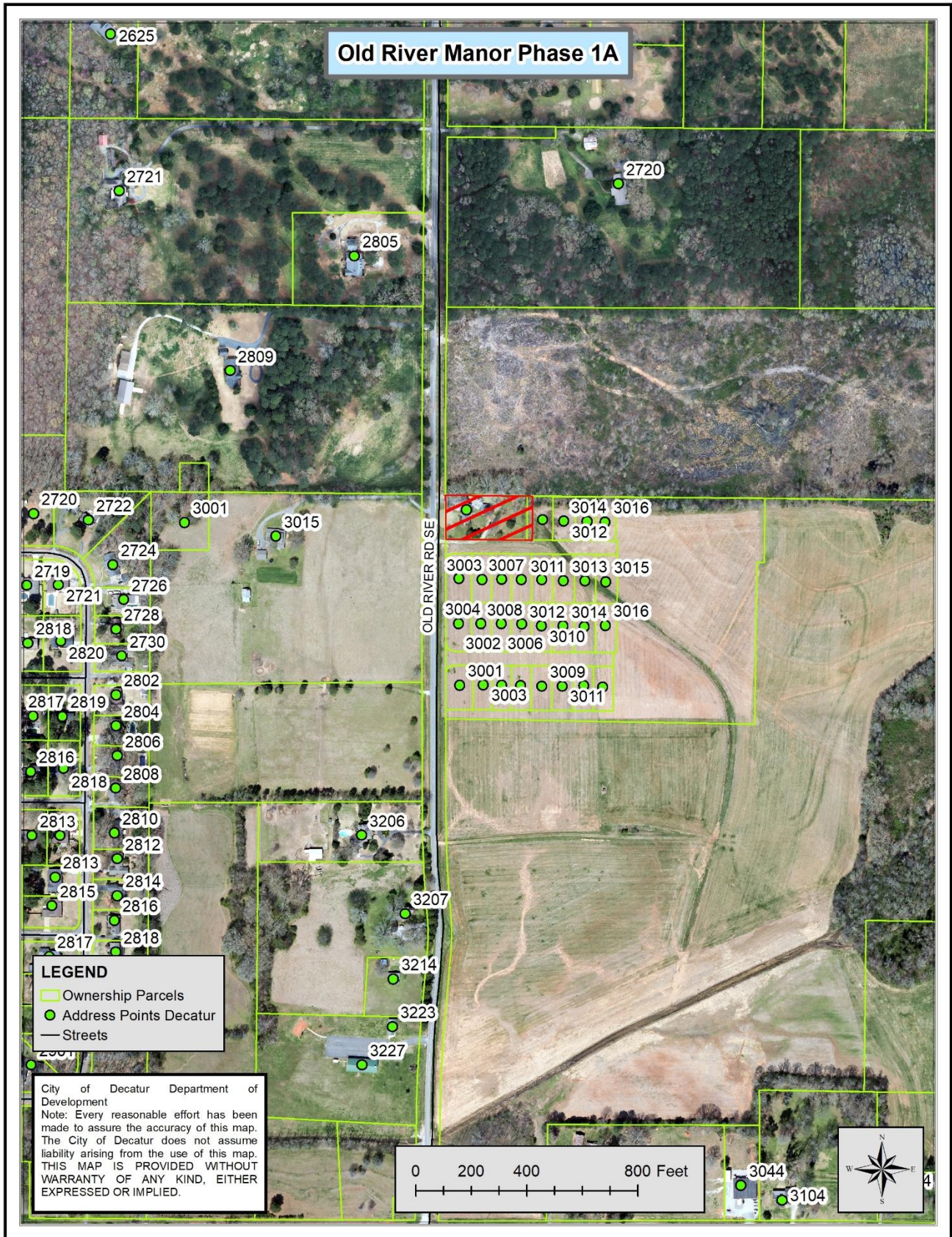
Conditions to be met:

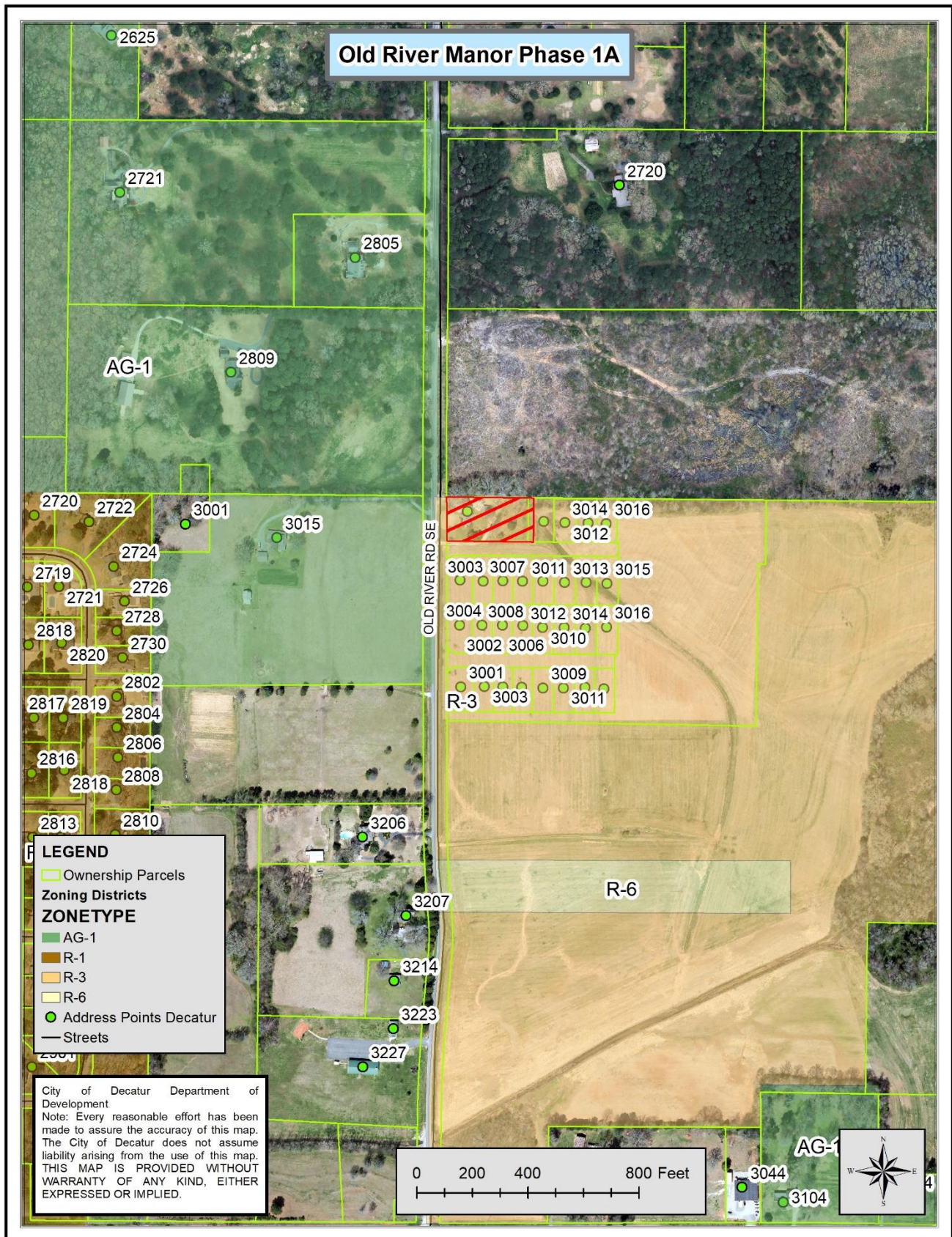
1. Recording Fees.

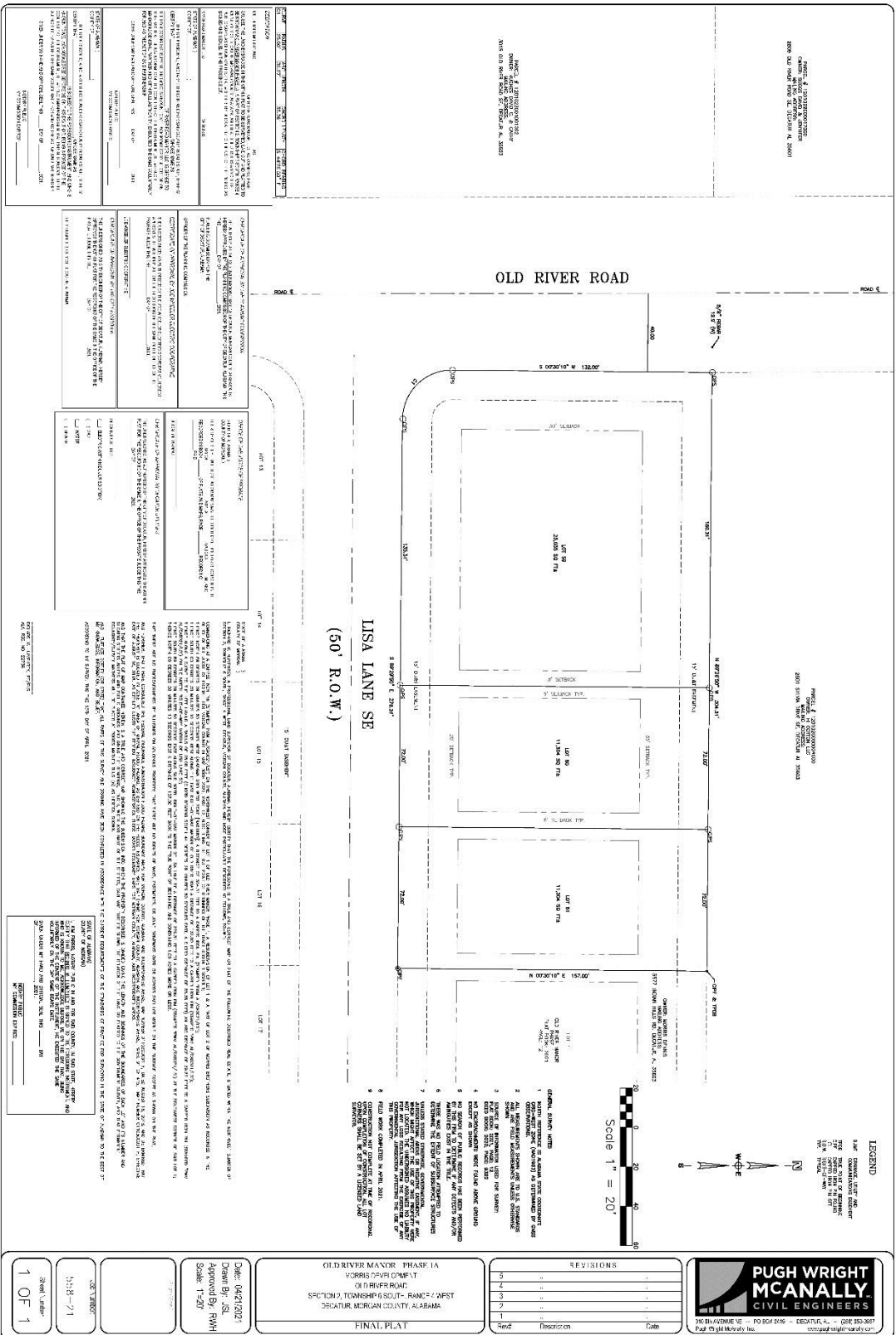
Pt. of Info:

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

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:







FILE NAME OR NUMBER: Evergreen Living Layout Plat

ACRES: ~28

CURRENT ZONE: AG-1

APPLICANT: Pugh, Wright, McAnally for Adam Davidson

LOCATION AND OR PROPERTY ADDRESS: 3411 Deere Rd.

REQUEST: Layout Plat Approval

PROPOSED LAND USE: Single Family Semi-attached Residential

ONE DECATUR FUTURE LAND USE: Mixed Neighborhood

ONE DECATUR STREET TYPOLOGY: Deere Rd is a Local Street

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

1. Make sure that south entrance lines up with Collier Drive.

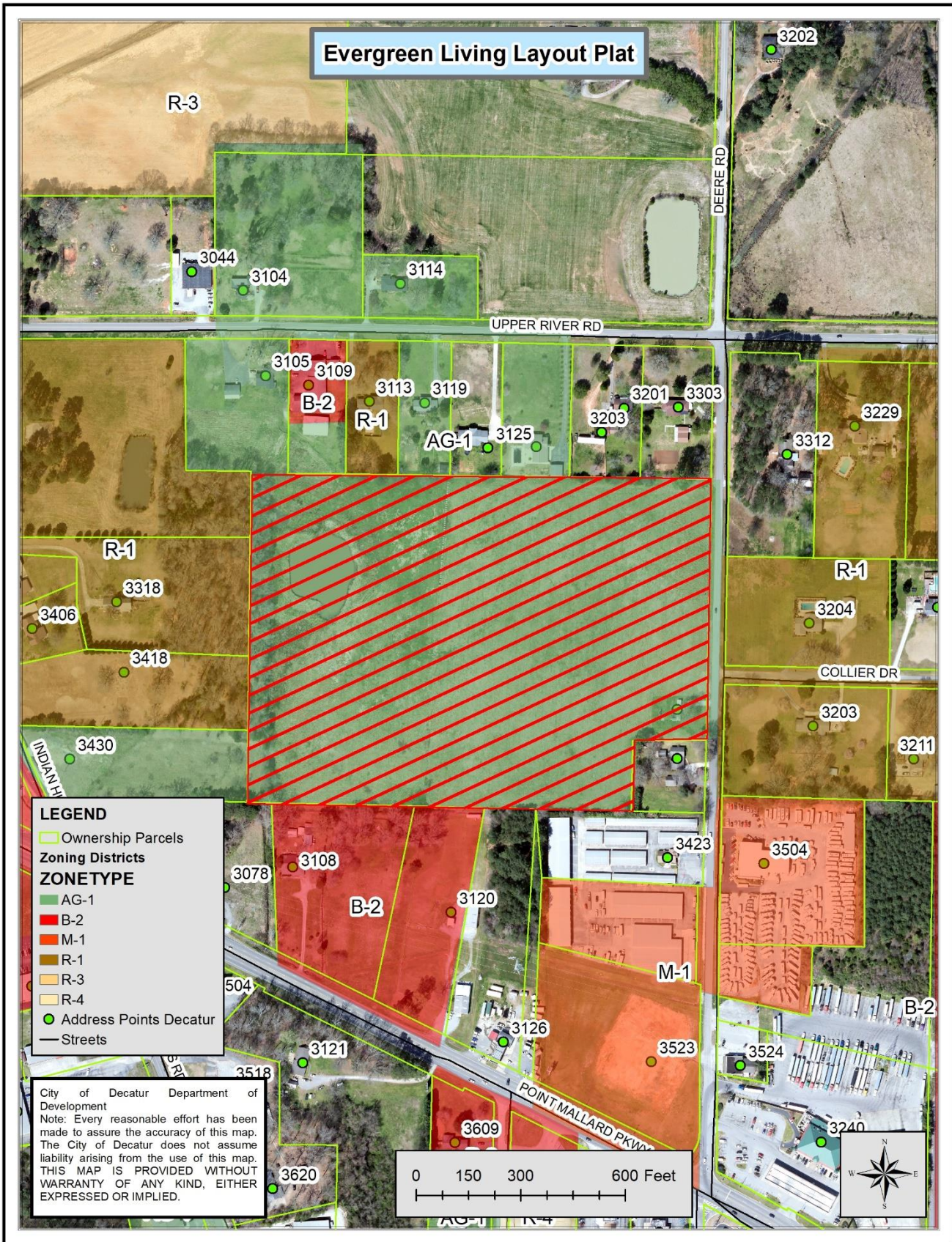
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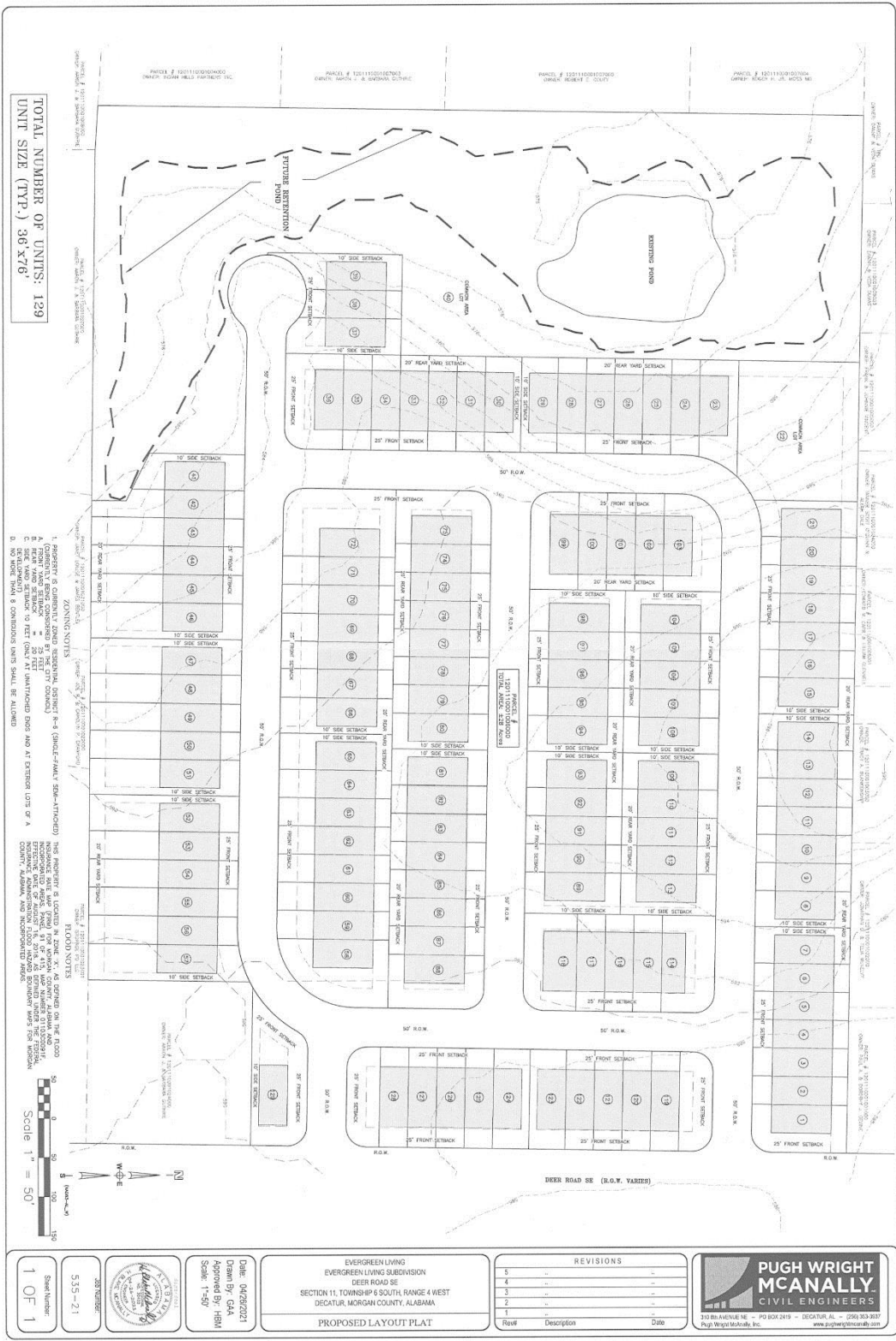
Any relocation of utilities will be at the owner's expense

Exploring options to get sewer, possibly bringing up from the south.

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:



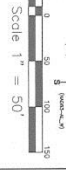




TOTAL NUMBER OF UNITS: 129
UNIT SIZE (TYP.) 36'x76'

ZONING NOTES
1. CONVEYANCE OF LAND SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE OF THE CITY OF DECATUR, GEORGIA.
A. FRONT YARD SETBACK = 20 FEET
B. SIDE YARD SETBACK = 10 FEET
C. REAR YARD SETBACK TO BE DETERMINED BY THE CITY OF DECATUR, GEORGIA.
D. NO MORE THAN 6 CONTIGUOUS UNITS SHALL BE ALLOWED.

FLOOD NOTES
THE PROPERTY IS LOCATED IN THE FLOOD HAZARD ZONE OF THE CITY OF DECATUR, GEORGIA. THE FLOOD HAZARD ZONE IS SHOWN ON THE FLOOD HAZARD MAP OF THE CITY OF DECATUR, GEORGIA. THE FLOOD HAZARD MAP IS AVAILABLE FOR VIEWING AT THE CITY OF DECATUR, GEORGIA. THE FLOOD HAZARD MAP IS NOT A GUARANTEE OF THE ACCURACY OF THE INFORMATION THEREON. THE CITY OF DECATUR, GEORGIA, DOES NOT WARRANT THE ACCURACY OF THE INFORMATION THEREON.



Sheet Number
535-21
1 OF 1



Date: 04/26/2021
Drawn By: GAA
Approved By: HSM
Scale: 1"=50'

EVERGREEN LIVING
EVERGREEN LIVING SUBDIVISION
DEER ROAD SE
SECTION 11, TOWNSHIP 6 SOUTH, RANGE 4 WEST
DECATUR, MORGAN COUNTY, ALABAMA
PROPOSED LAYOUT PLAT

REVISIONS	
Rev#	Description
5	
4	
3	
2	
1	

PUGH WRIGHT MCANALLY
CIVIL ENGINEERS
1000 W. BIRMINGHAM BL. - PO BOX 2419 - DECATUR, AL 30020-2419
Pugh Wright McAnally, Inc.

FILE NAME OR NUMBER: River Road Estates Phase 1A Re-subdivision of Lots 1-4

ACRES: 0.52

CURRENT ZONE: R-6

APPLICANT: Pugh, Wright, McAnally for MFT DHI, LLC

LOCATION AND OR PROPERTY ADDRESS: Old River Rd North of Upper River Rd

REQUEST: Final Plat Approval

PROPOSED LAND USE: Single Family Residential Semi-attached Townhomes

ONE DECATUR FUTURE LAND USE: Mixed Neighborhood

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

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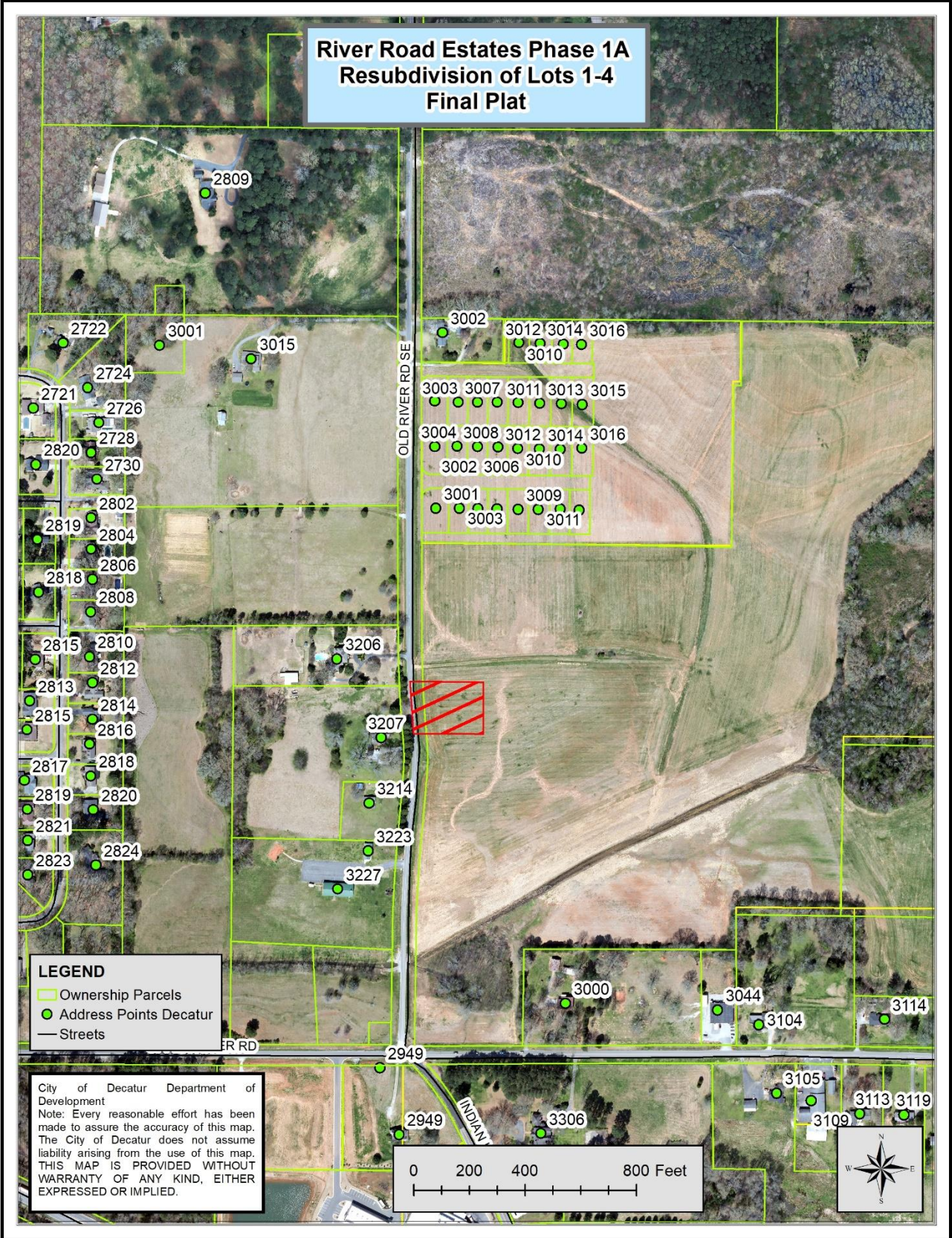
Conditions to be met:

1. Recording fees

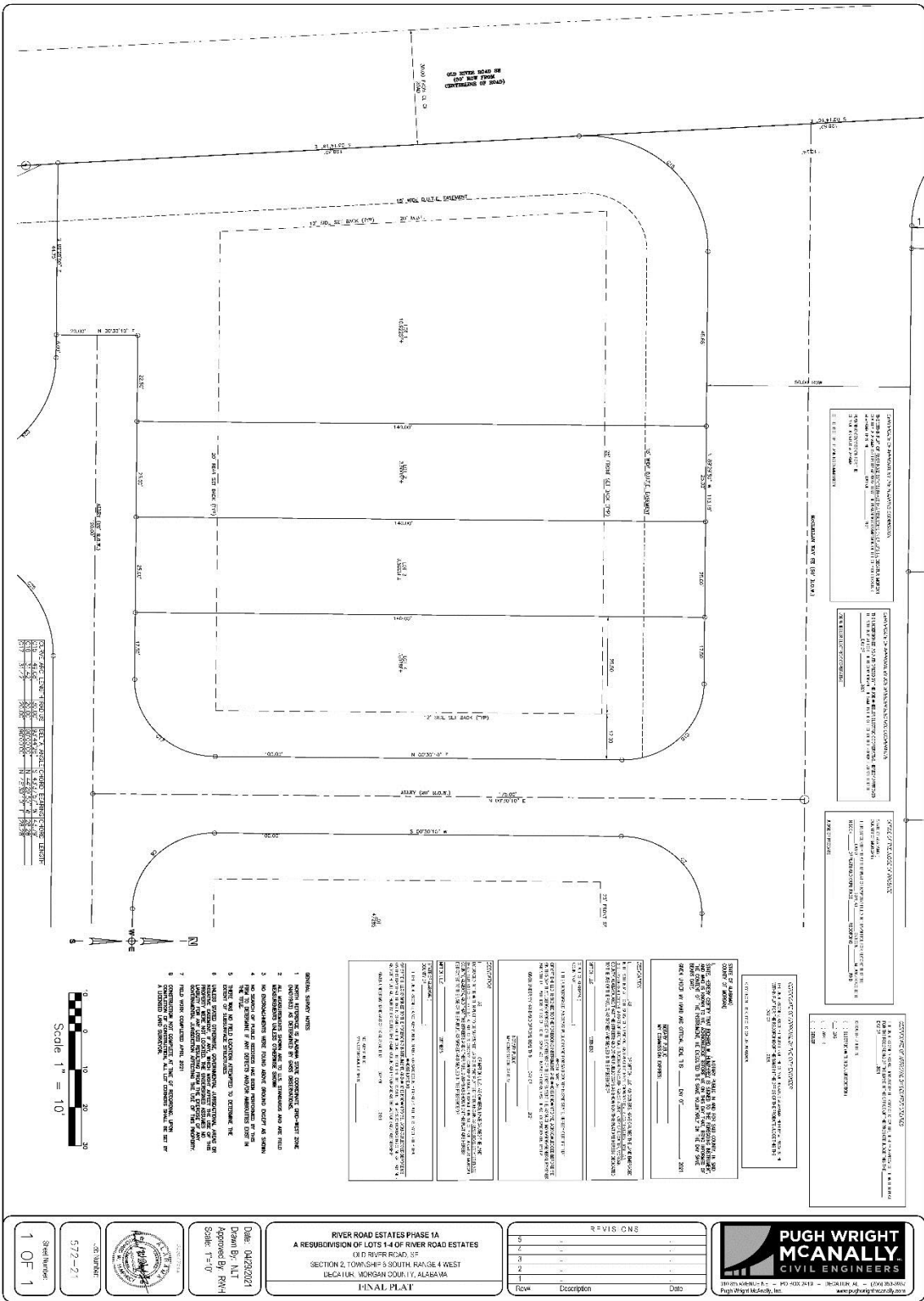
Pt. of Info:

1. Any relocation of utilities will be at the owner's expense.
2. Meters may require slight adjustments to the location of the lot lines.

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:







FILE NAME OR NUMBER: Site Plan 613-21

ACRES: ~2.5

CURRENT ZONE: M-1A

APPLICANT: Pugh Wright McAnally for Land Services, LLC

LOCATION AND OR PROPERTY ADDRESS: 2919 Fairgrounds Rd

REQUEST: Site Plan approval for a new building

PROPOSED LAND USE: Commercial

ONE DECATUR FUTURE LAND USE: Major Institution/Civic

ONE DECATUR STREET TYPOLOGY: Fairgrounds Rd is an Urban Collector

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

1. Next Site Plan for this lot should be submitted with a drainage plan.
2. Need to continue the sewer easement from the existing sewer down to the end of the new building.

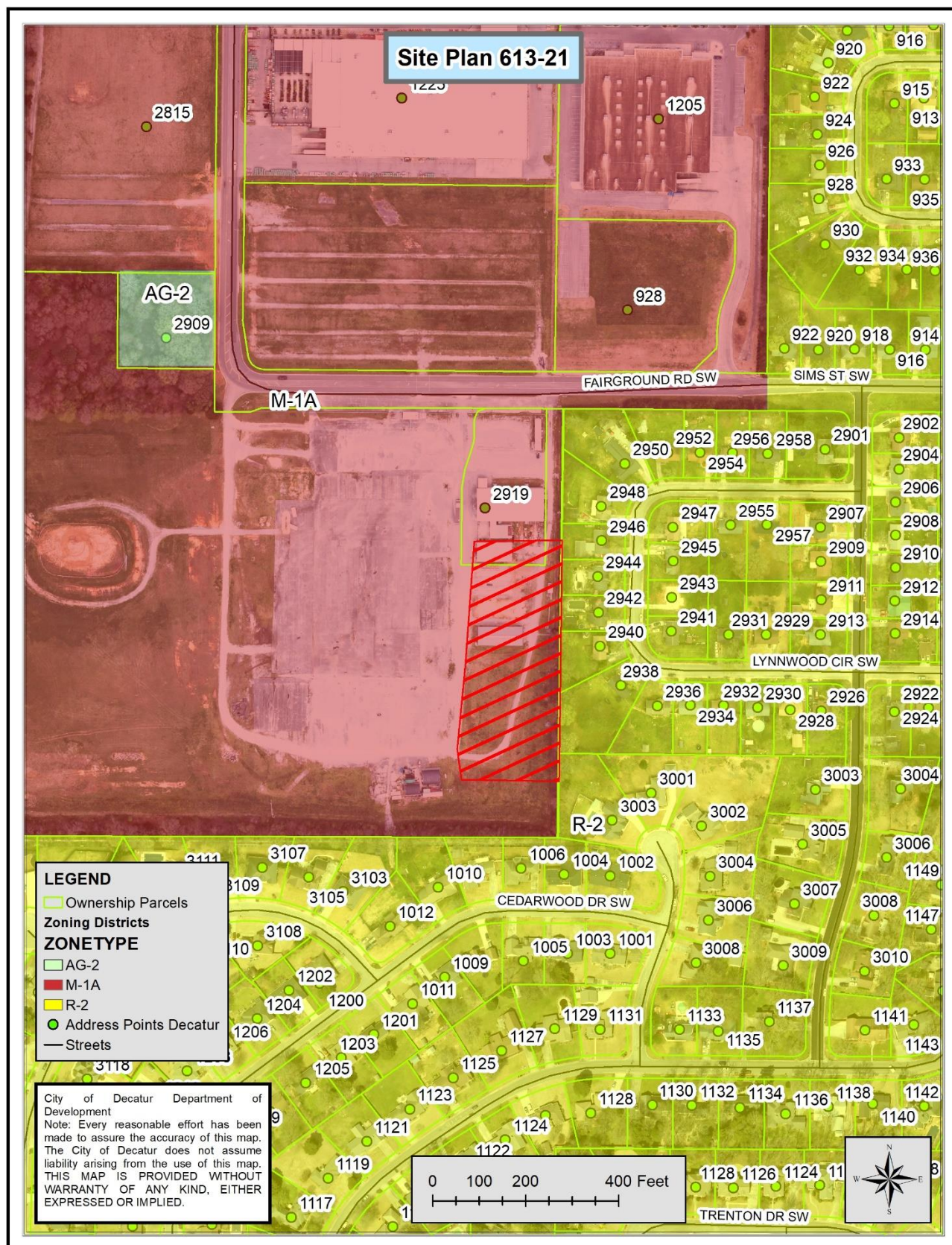
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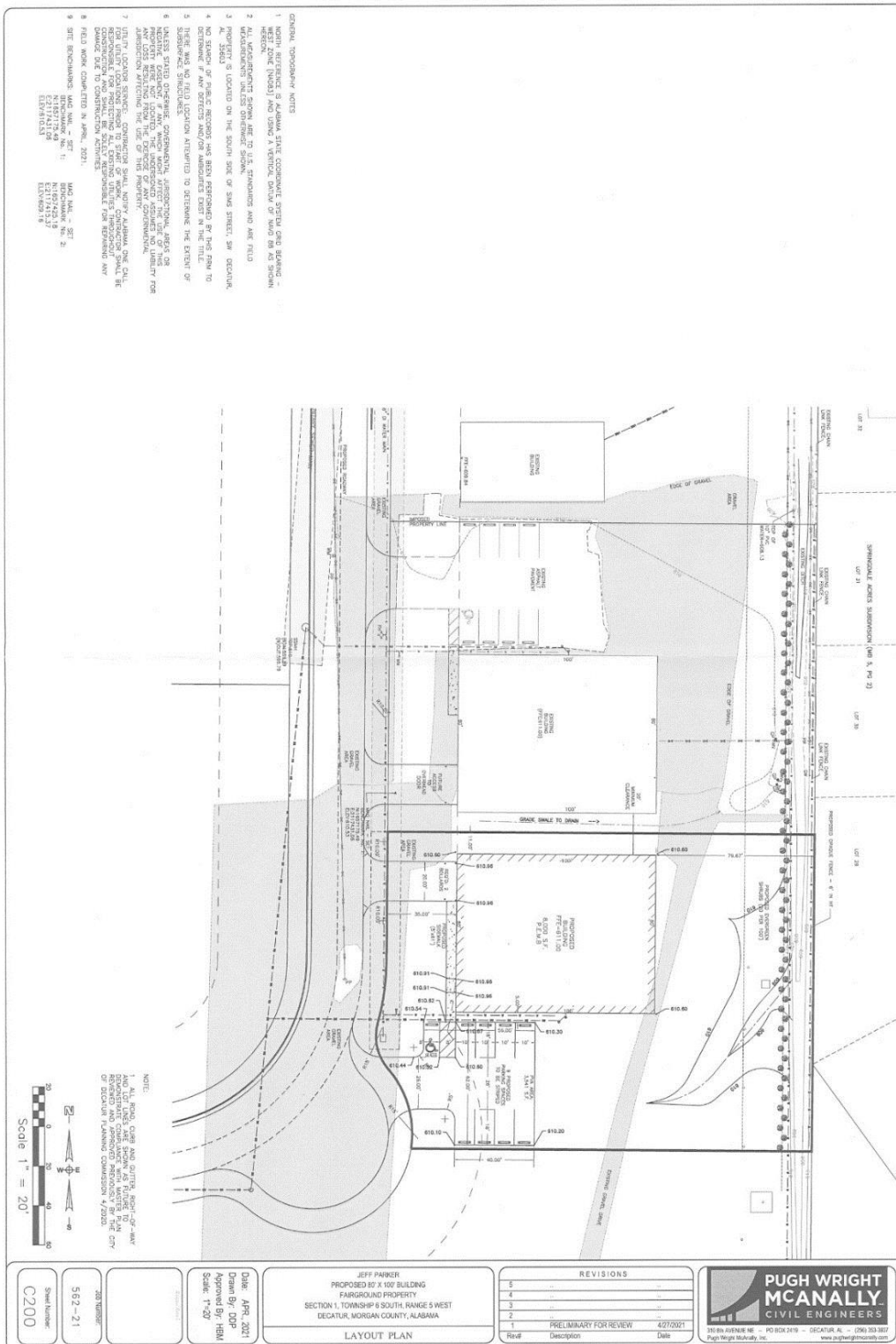
Any relocation of utilities will be at the owner's expense

Owner has agreed to maintain the opaque vegetative buffer on the east side.

Show updated electrical easements.

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:





FILE NAME OR NUMBER: Site Plan 614-21

ACRES: ~1.1

CURRENT ZONE: B-2

APPLICANT: Pugh Wright McAnally for Tony Stover and Marcus Jones

LOCATION AND OR PROPERTY ADDRESS: 4207 Hwy 31 S

REQUEST: Site Plan Review for a new car lot

PROPOSED LAND USE: Commercial

ONE DECATUR FUTURE LAND USE: Community Commercial

ONE DECATUR STREET TYPOLOGY: Hwy 31 S is a Principal Arterial

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

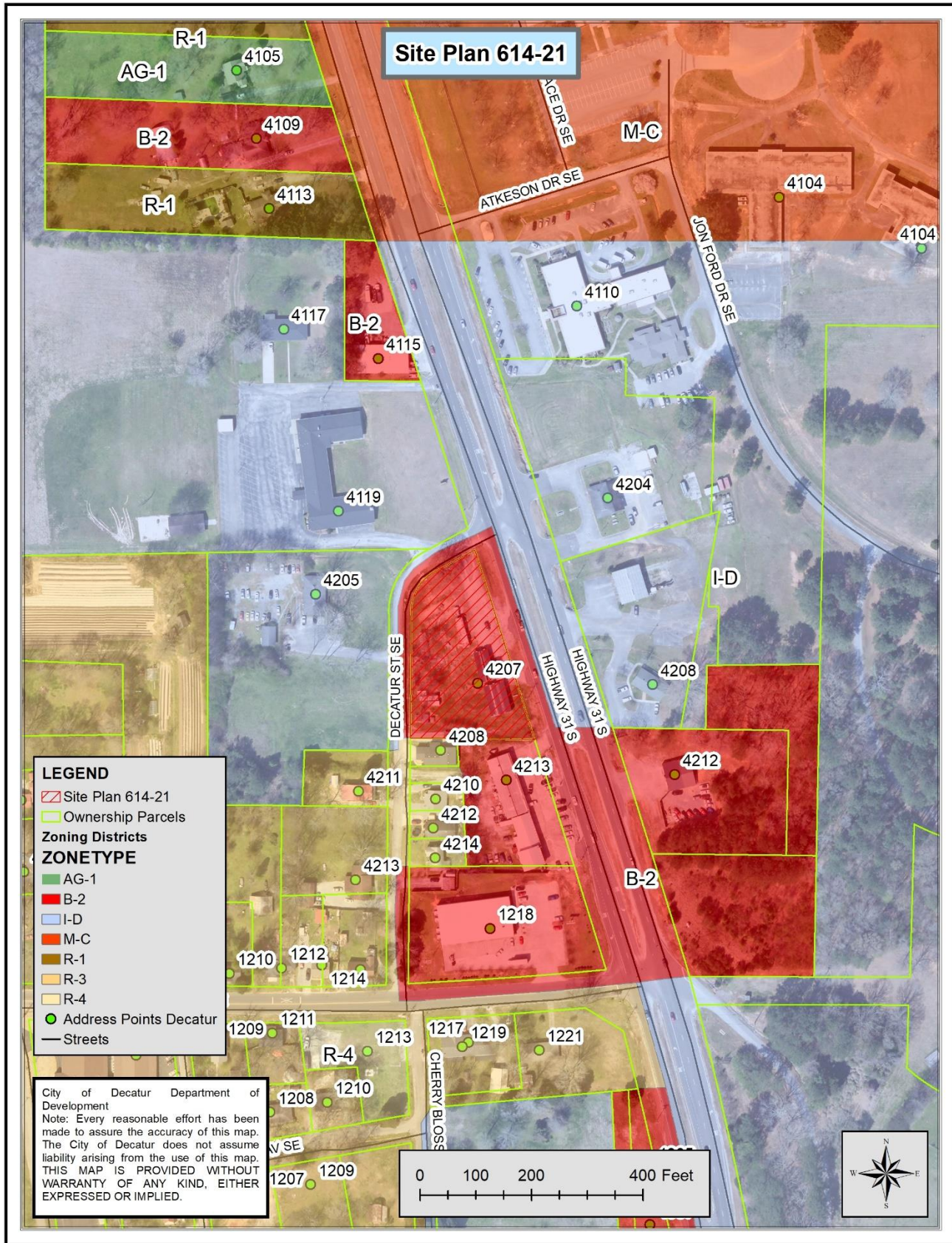
1. Show DUT easement 15ft on either side of the centerline for the powerline on the east side of Decatur St.
2. Show 10 ft DUT easement (5 ft on either side of the centerline) for service line that cuts across the southwest corner of the lot.

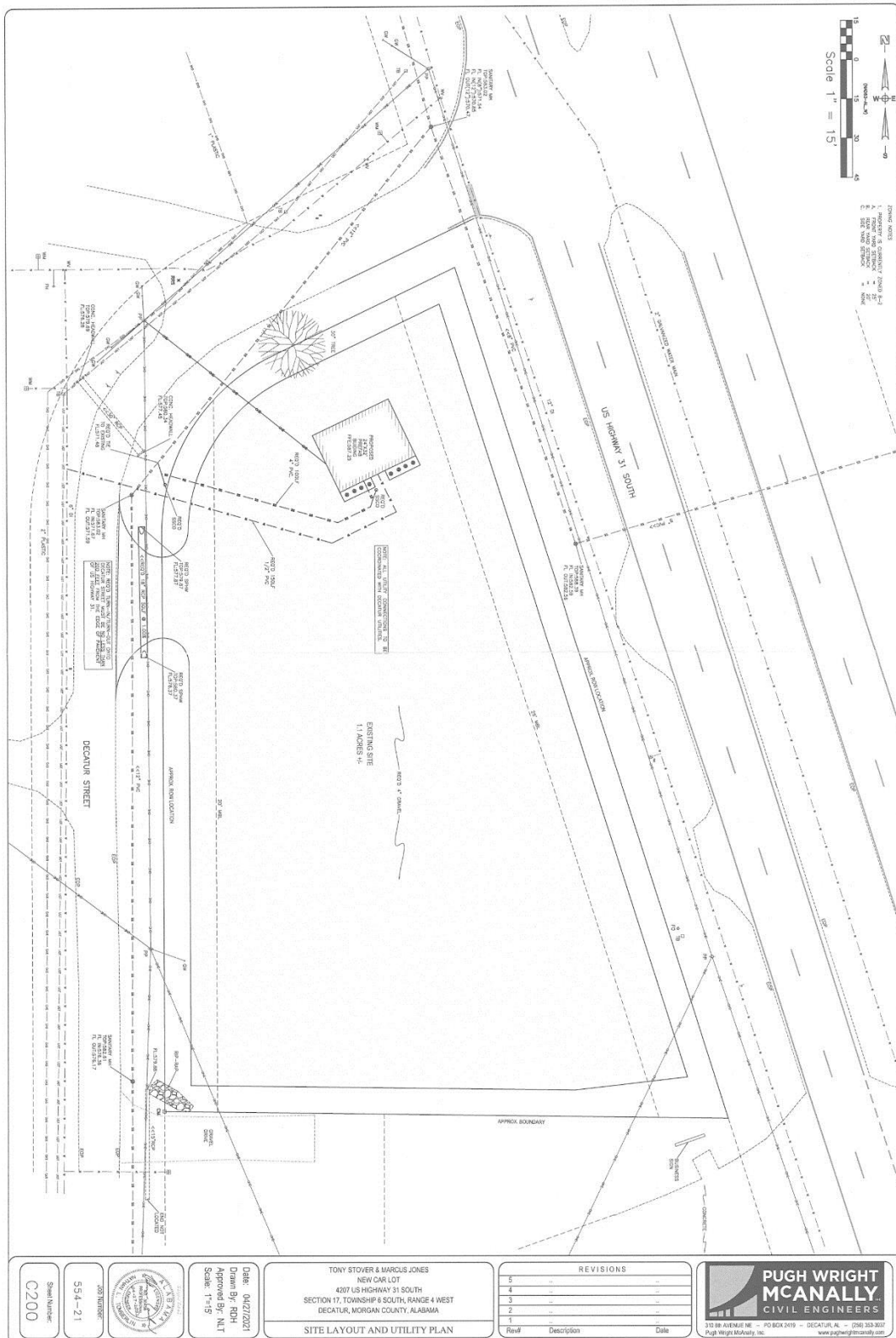
Pt. of Info:

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

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:







FILE NAME OR NUMBER: Vacation 530-21

ACRES: 0.0091

CURRENT ZONE: R-3

APPLICANT: Pugh, Wright, McAnally for Jeuron McMillan

LOCATION AND OR PROPERTY ADDRESS: 1407 8th St SE

REQUEST: Vacate a portion of an alley along the east side of the parcel

PROPOSED LAND USE: Single Family Residential

ONE DECATUR FUTURE LAND USE: Urban Edge Mixed Use

ONE DECATUR STREET TYPOLOGY: 8th Street is a Minor Arterial

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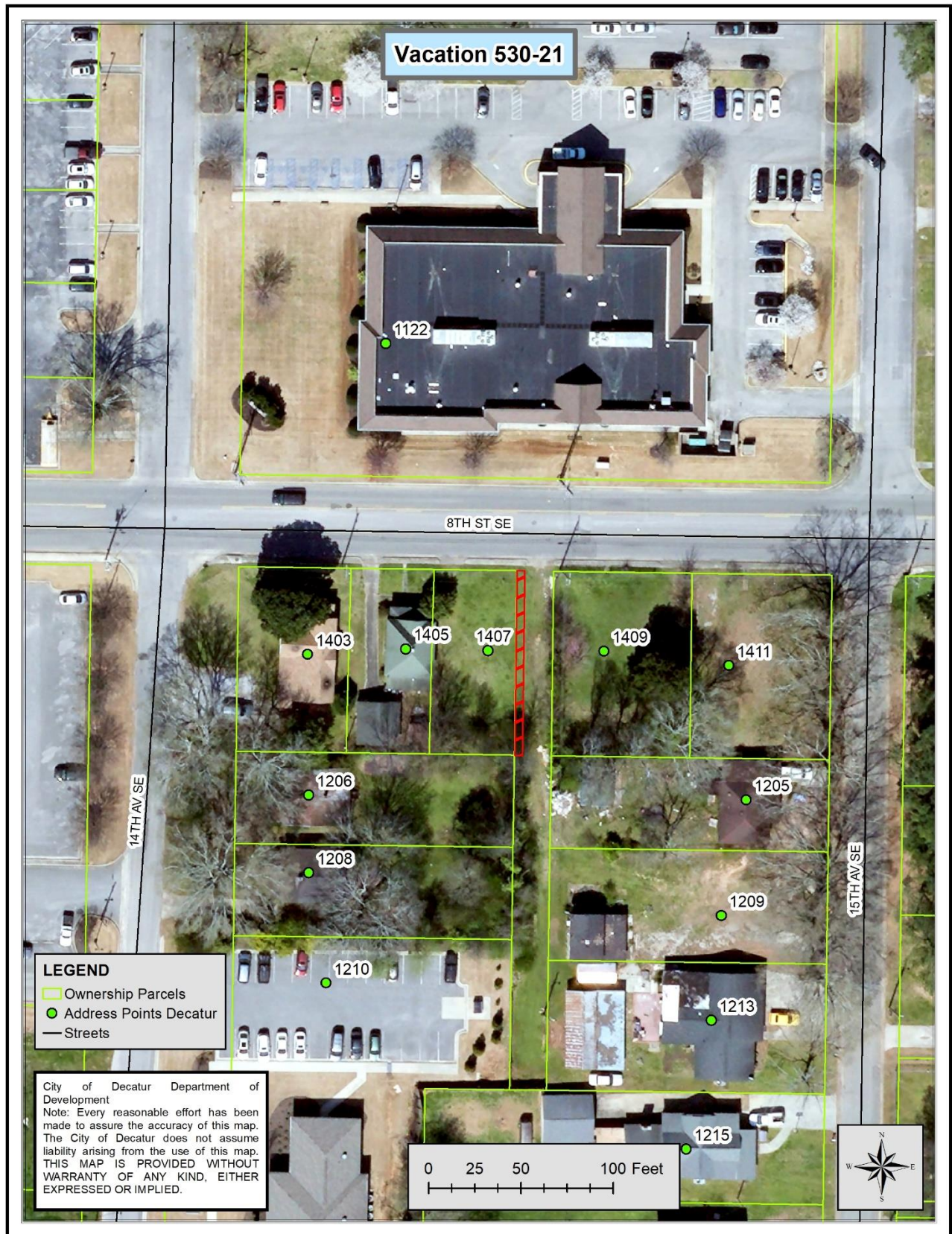
Conditions to be met:

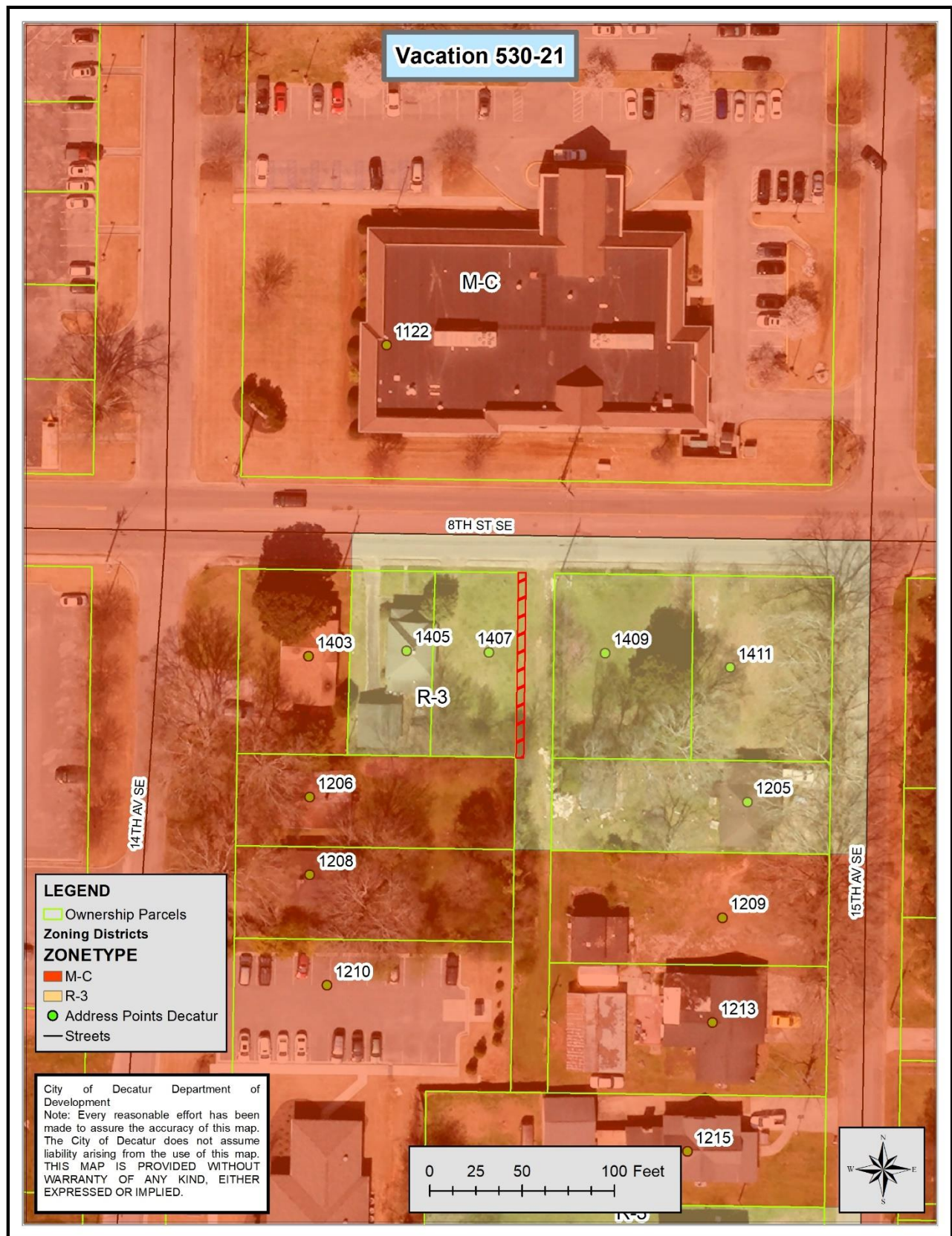
1. Signed and completed vacation package

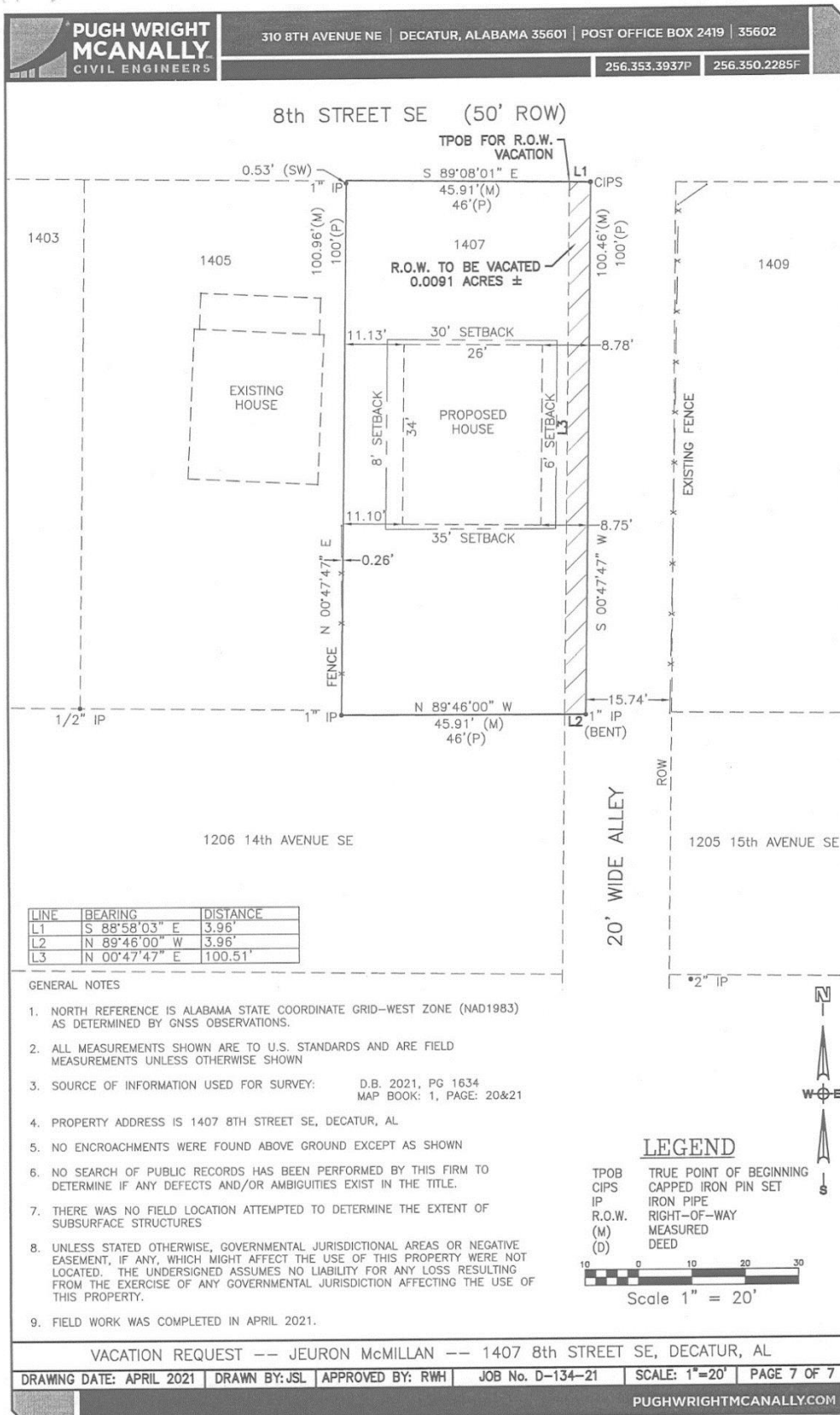
Pt. of Info:

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

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:







VACATION REQUEST -- JEURON McMILLAN -- 1407 8th STREET SE, DECATUR, AL

DRAWING DATE: APRIL 2021

DRAWN BY: JSL

APPROVED BY: RWH

JOB No. D-134-21

SCALE: 1"=20'

PAGE 7 OF 7

PUGHWRIGHTMCANALLY.COM

FILE NAME OR NUMBER: Vacation 531-21

ACRES: 0.0078

CURRENT ZONE: R-6

APPLICANT: Pugh, Wright, McAnally for Old House, LLC

LOCATION AND OR PROPERTY ADDRESS: Lot 29 of River Road Estates

REQUEST: Vacate a portion of a DUT easement along the east side of Lot 29.

PROPOSED LAND USE: Single Family Residential Semi-Attached

ONE DECATUR FUTURE LAND USE: Mixed Neighborhood

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

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

1. Signed and completed vacation package

Pt. of Info:

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

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:



