



## MEMORANDUM

DATE: June 22, 2021

TO: Planning Commissioners

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

### PLANNING COMMISSION MEETING

June 22, 2021

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

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

# Agenda Planning Commission

City of Decatur, AL

June 22, 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**

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## 1. CALL MEETING TO ORDER

## 2. APPROVAL OF MINUTES- May 2021

## 3. PUBLIC HEARING

### PLAT REVIEWS

A. Deere Road Subdivision Minor Plat

1-4

(3105 Upper River Rd SE)

## 4. CONSENT AGENDA

		PAGE/MAP
<b>CERTIFICATES</b>		
A. 3538-21	(1414 North Street SE)	5-8
B. 3539-21	(926 Sims Street SW)	9-12
C. 3540-21	(Corner of Knight St & 6 <sup>th</sup> Ave SE)	13-16
D. 3541-21	(1303 Highway 20)	17-20
E. 3542-21	(1227 6 <sup>th</sup> Avenue SE)	21-24
F. 3543-21	(~526 Laurel Street SW)	25-28

G. 3545-21	29-32
(1314 State Docks Road)	

#### **SITE PLAN REVIEWS**

A. Site Plan 615-21	33-36
(3014 Danville Road SW)	

### **4. OTHER BUSINESS**

#### **VACATIONS**

A. 532-21	37-40
(1227 6 <sup>th</sup> Avenue SE)	
B. 533-21	41-44
(119 6 <sup>th</sup> Avenue NE)	

**PUBLIC HEARING ITEMS****PLAT REVIEWS**

**FILE NAME OR NUMBER:** Deere Road Subdivision Minor Plat

**ACRES:** 31.33

**CURRENT ZONE:** AG-1 and R-6

**APPLICANT:** Vice Engineering and Surveying for Dry Creek Capital Investments LLC

**LOCATION AND OR PROPERTY ADDRESS:** 3105 Upper River Rd SE

**REQUEST:** Minor Plat Approval

**PROPOSED LAND USE:** Single Family Residential

**ONE DECATUR FUTURE LAND USE:** Mixed Neighborhood

**ONE DECATUR STREET TYPOLOGY:** Upper River Rd is a Minor Arterial

**COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:**

Conditions to be met:

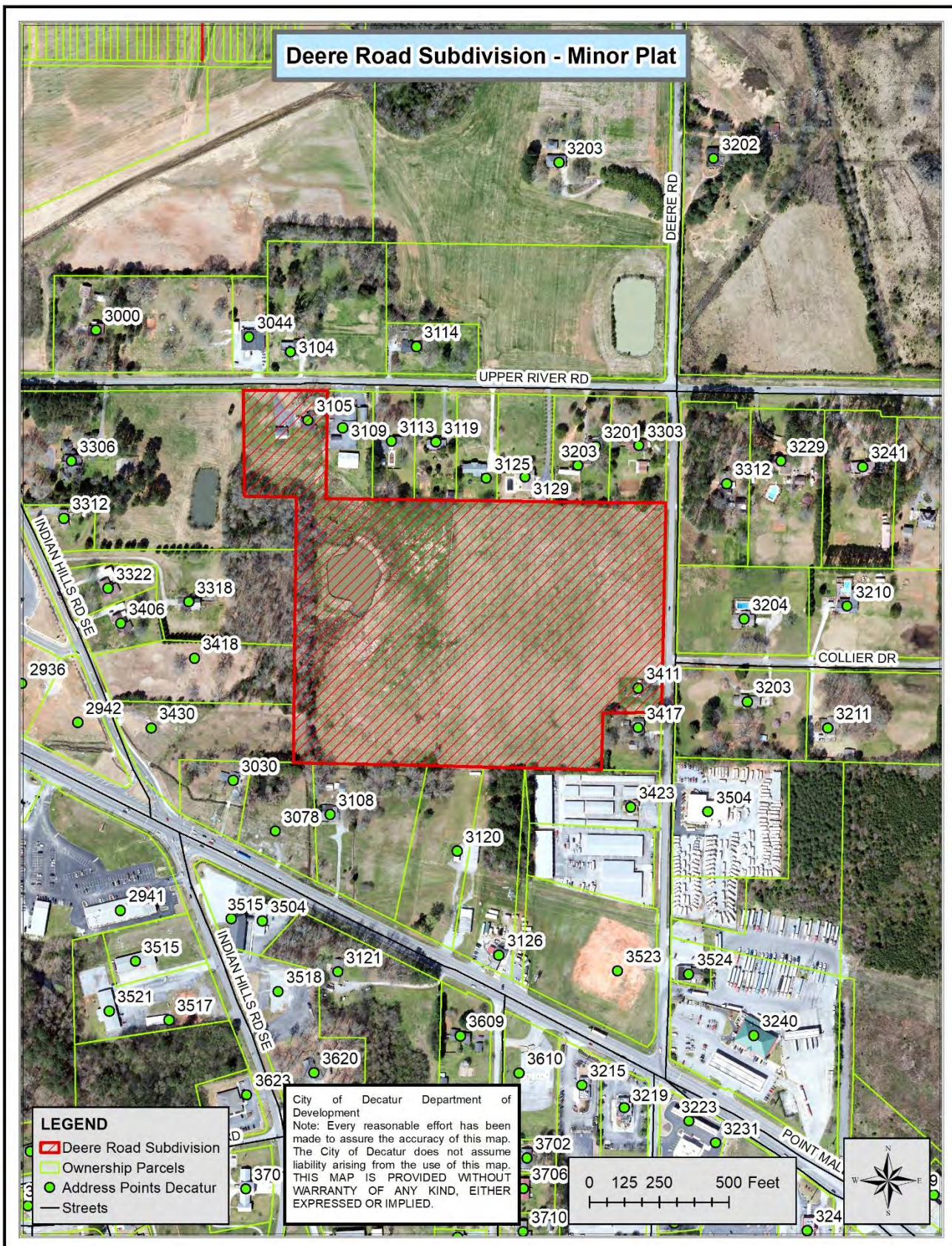
1. Recording Fees.
2. ROW shown for the roads.

**Pt. of Info:**

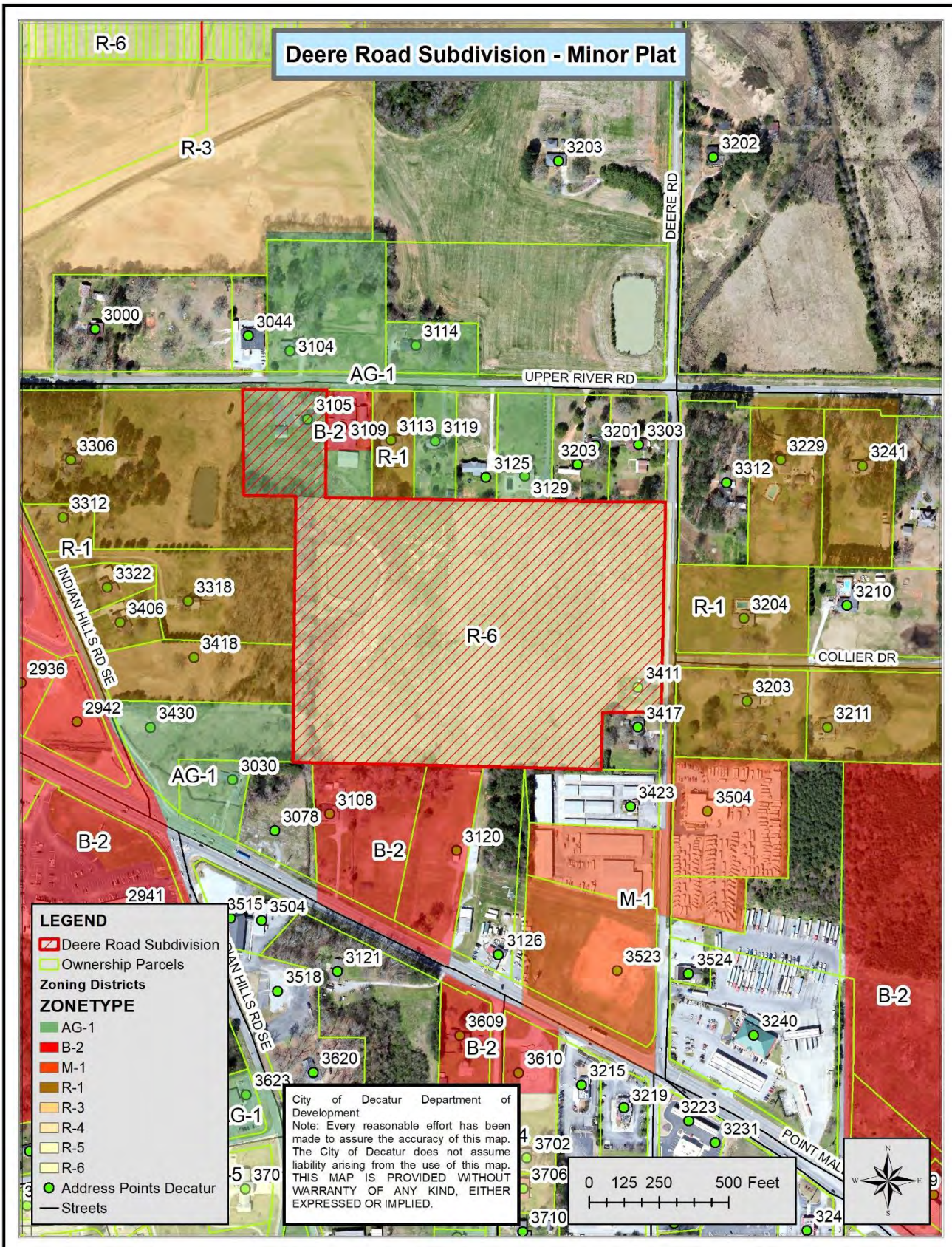
Any relocation of utilities will be at the owner's expense.

**COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:**













**CONSENT AGENDA ITEMS****CERTIFICATES**

**FILE NAME OR NUMBER:** Certificate 3538-21

**ACRES:** 0.69

**CURRENT ZONE:** R-4

**APPLICANT:** XRAM, Inc. for Martin Martinez

**LOCATION AND OR PROPERTY ADDRESS:** ~1414 North St SE

**REQUEST:** Subdivide one lot of 0.69 acres into 3 lots of 0.23 acres.

**PROPOSED LAND USE:** Residential

**ONE DECATUR FUTURE LAND USE:** Core Neighborhood

**ONE DECATUR STREET TYPOLOGY:** North Street is a Local Street

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

1. Recording fees.
2. Correct difference between legal description and plat for Lot 6. Plat says South 01-degrees 38-minutes 18-seconds and legal says South 01-degrees 38-minutes 17-seconds.
3. Show ROW for alley.

**Pt. of Info:**

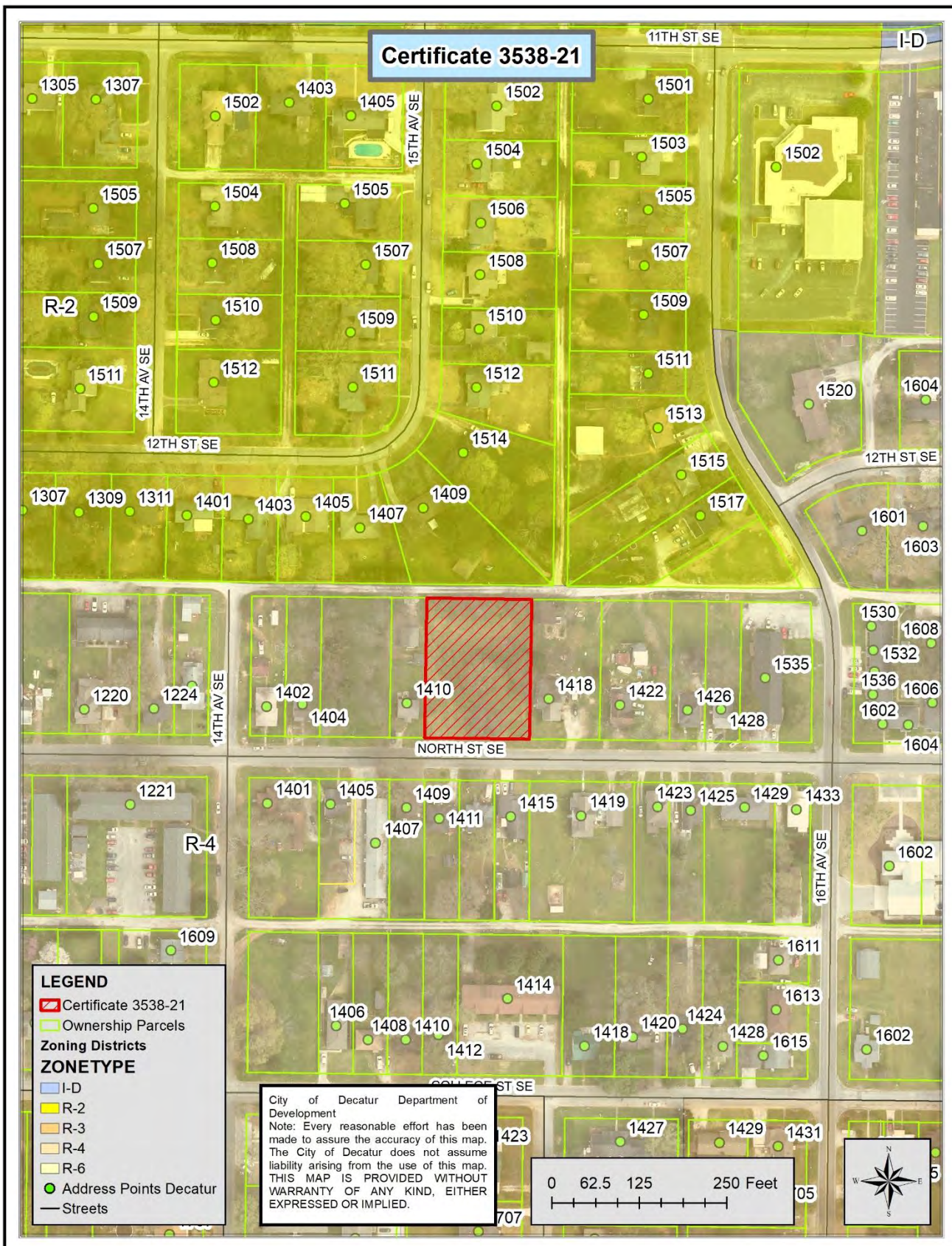
Any relocation of utilities will be at the owner's expense

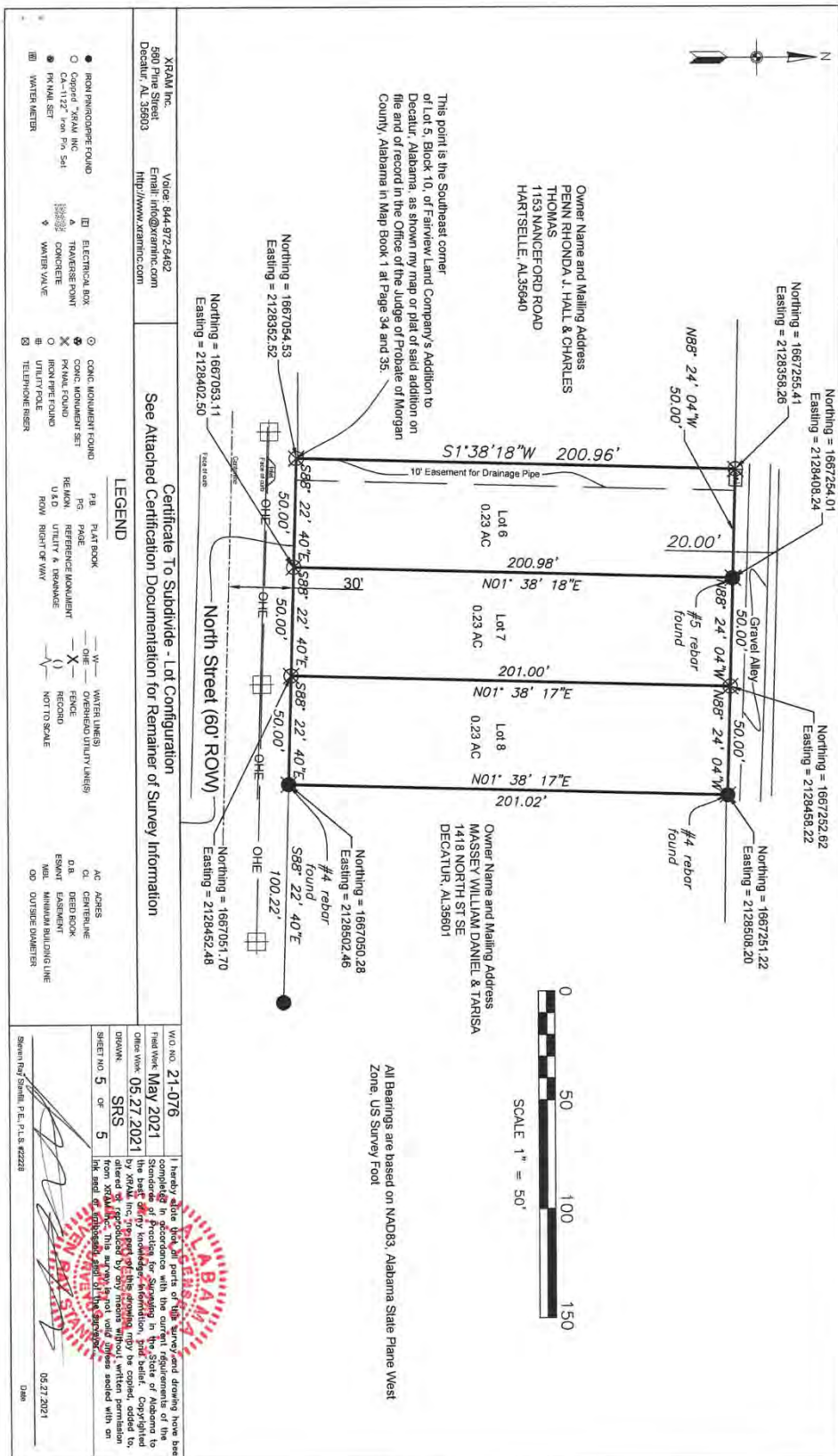
**COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:**













**FILE NAME OR NUMBER:** Certificate 3539-21

**ACRES:** 8.84

**CURRENT ZONE:** M-1A

**APPLICANT:** Pugh, Wright, McAnally for Francisco Hernandez

**LOCATION AND OR PROPERTY ADDRESS:** 926 Sims St SW

**REQUEST:** Change lot lines between two parcels of 6.14 acres and 2.70 acres to create one parcel of 8.84 acres.

**PROPOSED LAND USE:** Commercial

**ONE DECATUR FUTURE LAND USE:** Community Commercial

**ONE DECATUR STREET TYPOLOGY:** Sims St SW is an Urban Collector

<b>COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:</b>
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**Conditions to be met:**

1. Recording fees.
2. Signed, sealed survey with 3 state plane coordinates.

**Pt. of Info:**

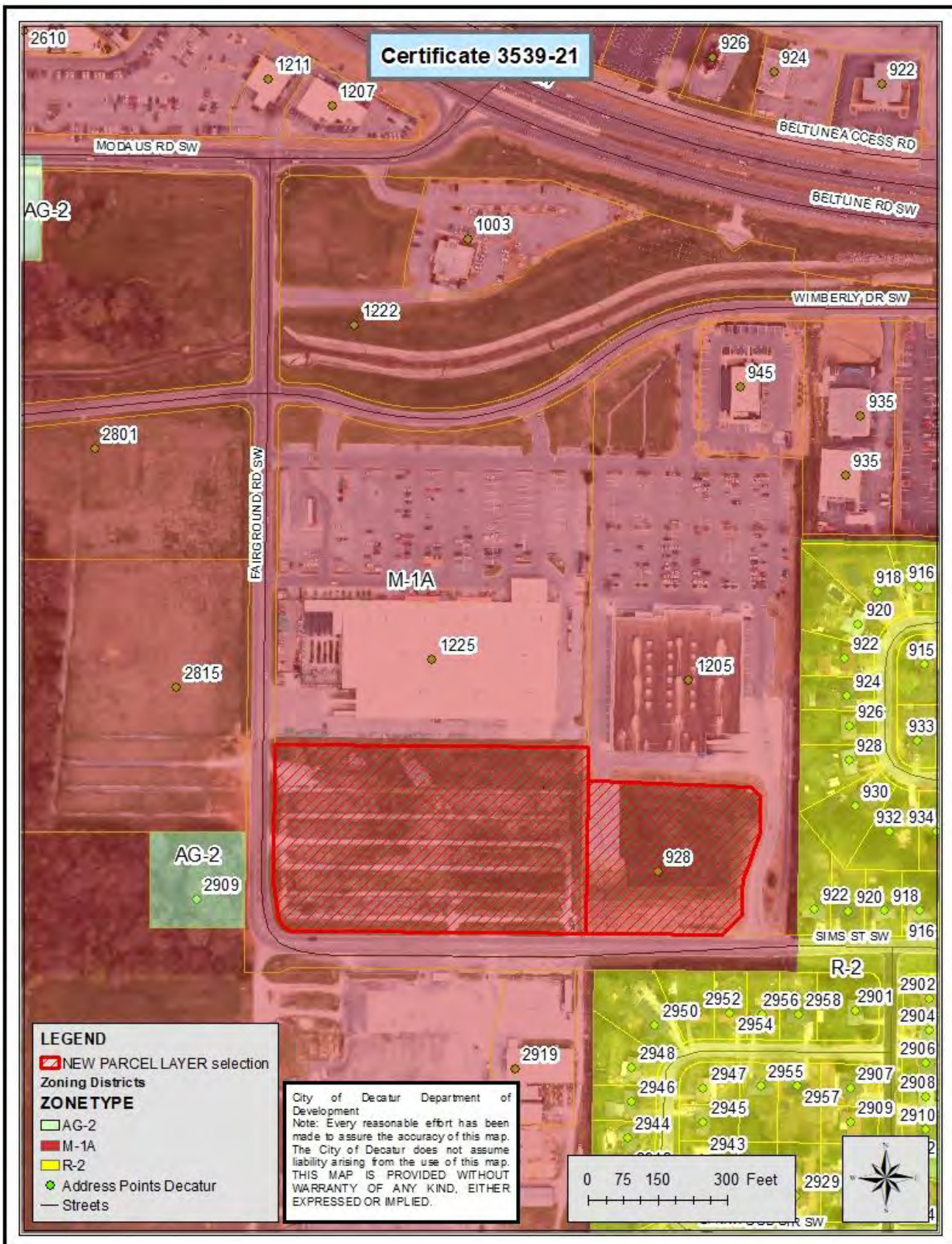
Any relocation of utilities will be at the owner's expense

<b>COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:</b>
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**FILE NAME OR NUMBER:** Certificate 3540-21

**ACRES:** ~1.70

**CURRENT ZONE:** M-1

**APPLICANT:** Pugh, Wright, McAnally for Bender-Martinez

**LOCATION AND OR PROPERTY ADDRESS:** Corner of Knight St and 6<sup>th</sup> Ave SE

**REQUEST:** Change lot lines between two parcels of 0.94 acres and 0.72 acres to create 1 parcel of ~1.70 acres.

**PROPOSED LAND USE:** Manufacturing

**ONE DECATUR FUTURE LAND USE:** Regional Mixed Use

**ONE DECATUR STREET TYPOLOGY:** Knight St. is Local St and 6<sup>th</sup> Ave is a Principal Arterial

<b>COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:</b>
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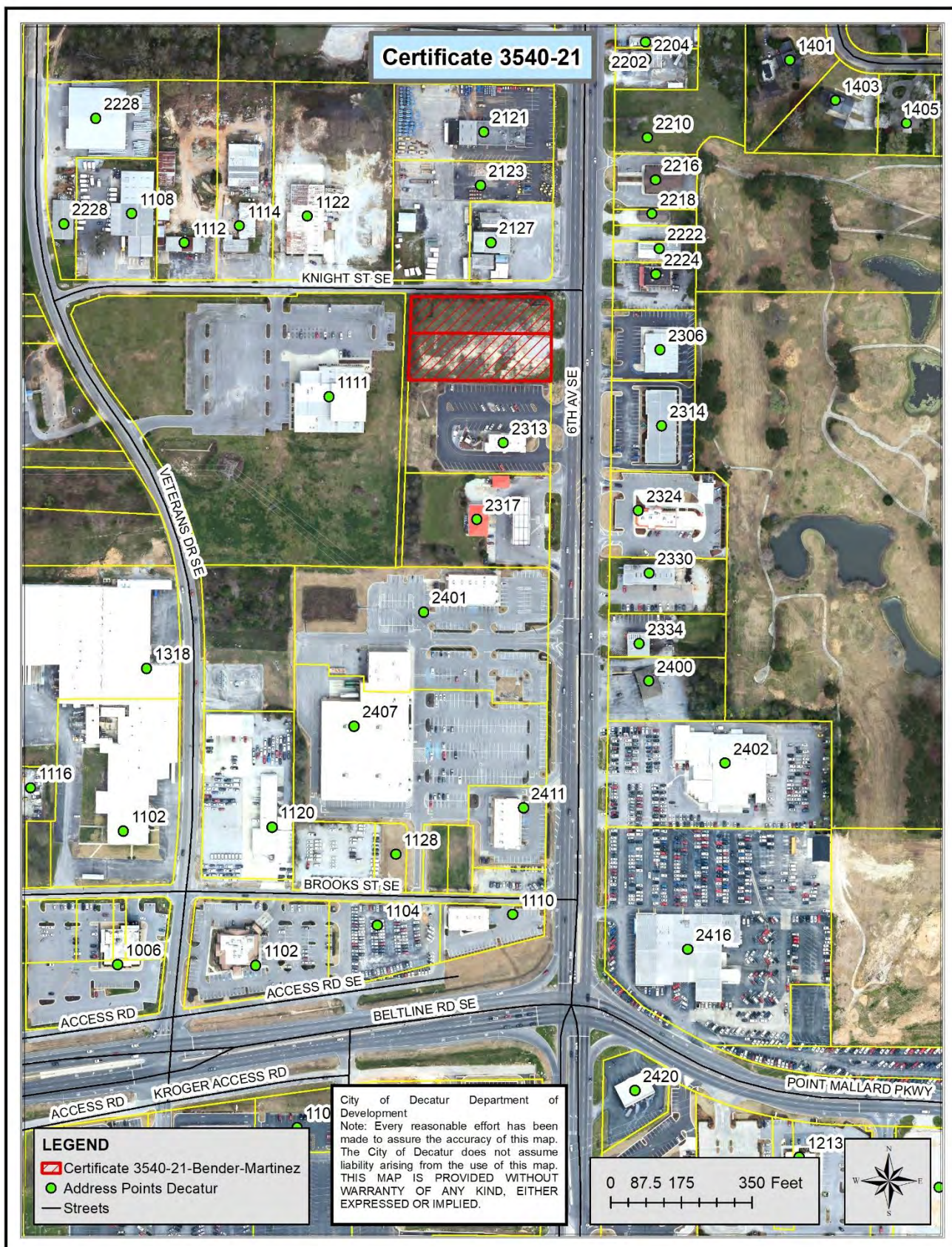
**Conditions to be met:**

1. Signed owner letter.
2. Signed, sealed survey.
3. Recording fees.

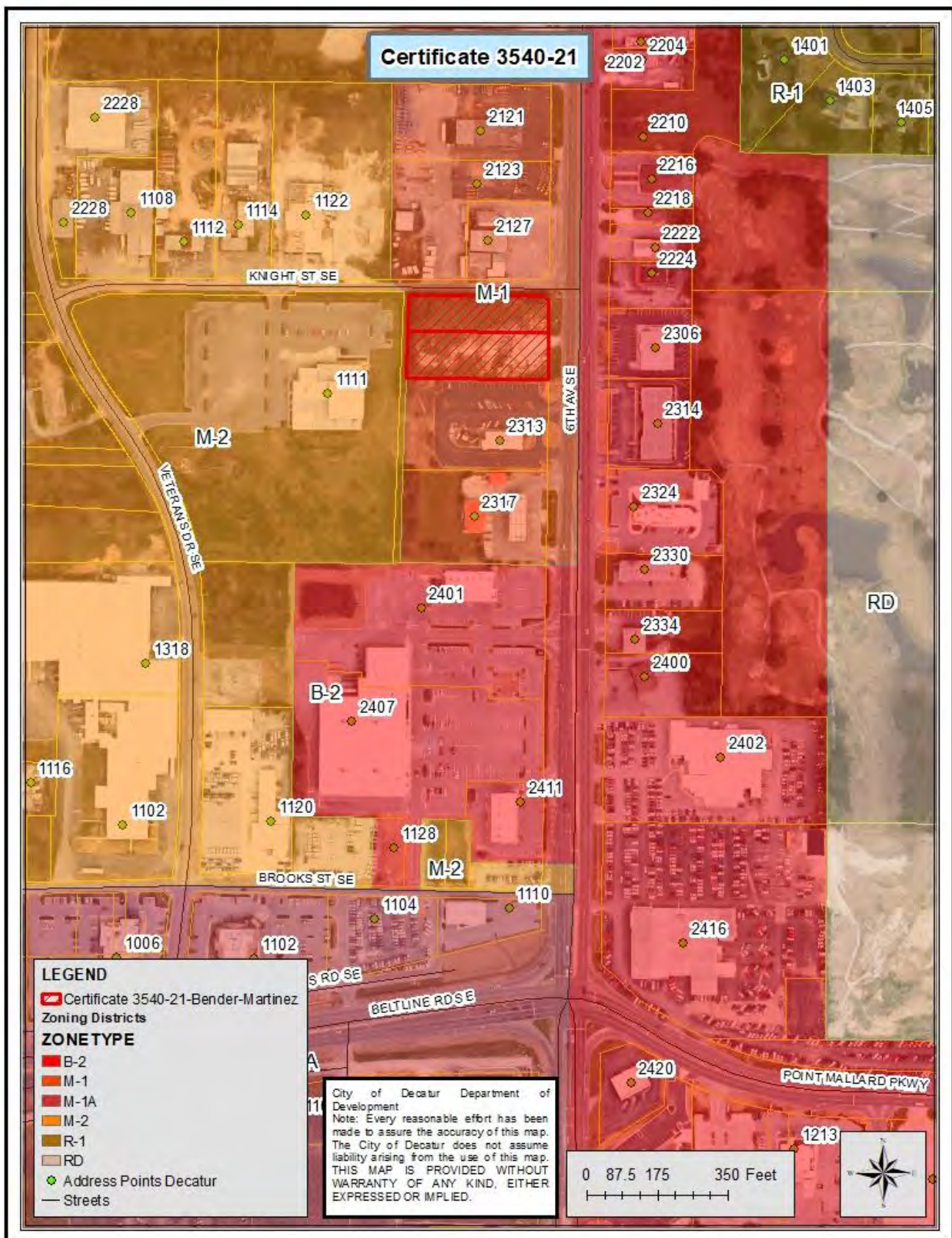
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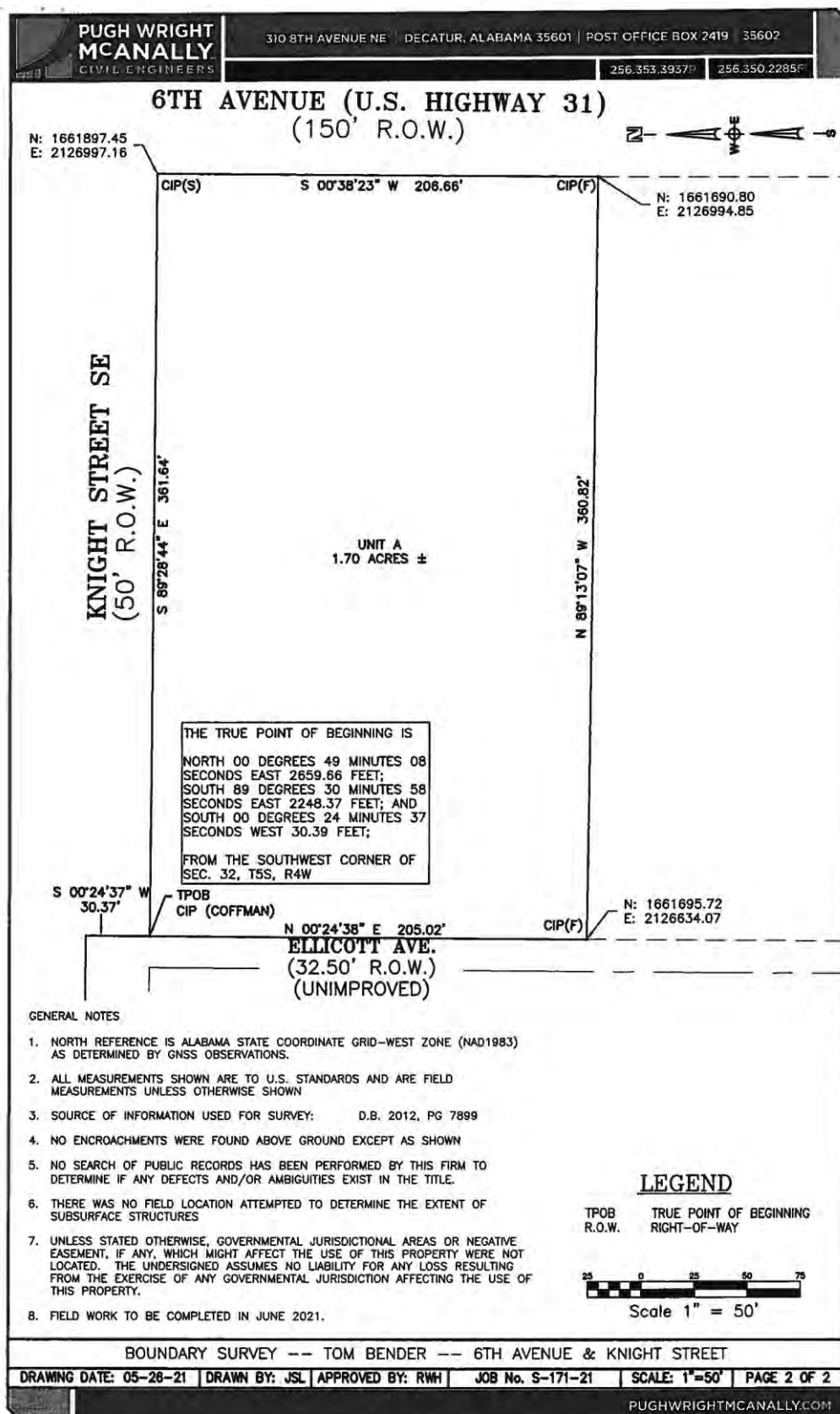
Any relocation of utilities will be at the owner's expense

<b>COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:</b>
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**FILE NAME OR NUMBER:** Extra-territorial Certificate 3541-21

**ACRES:** 6.6

**CURRENT ZONE:** None

**APPLICANT:** Mid-South Testing Inc. for Ashley Spangler

**LOCATION AND OR PROPERTY ADDRESS:** 1303 Highway 20

**REQUEST:** Consolidate three parcels of 0.7, 3.9, and 2.0 acres to create one parcel of 6.6 acres.

**PROPOSED LAND USE:** Commercial

**ONE DECATUR FUTURE LAND USE:** Flex Employment

**ONE DECATUR STREET TYPOLOGY:** Highway 20 is a Principal Arterial

<b>COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:</b>
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**Conditions to be met:**

1. Recording fees.
2. Updated legal description with two notary blocks. We need one for County Engineer. The certificate needs to be in the extra-territorial format.
3. Legal description on total tract. Language is a little confusing. Look at paragraphs 2 and 3 and see if it needs to be re-worded.
4. Name on the certificate should be how they are deeded.
5. Remove "Proposed RV Park" from the name of the plat.
6. Powerline that runs east/west across property we will need a 40 ft easement, 20ft on each side from center line.
7. Need a 20 ft easement, 10 ft on either side of the centerline, for lines coming off of the main line.

**Pt. of Info:**

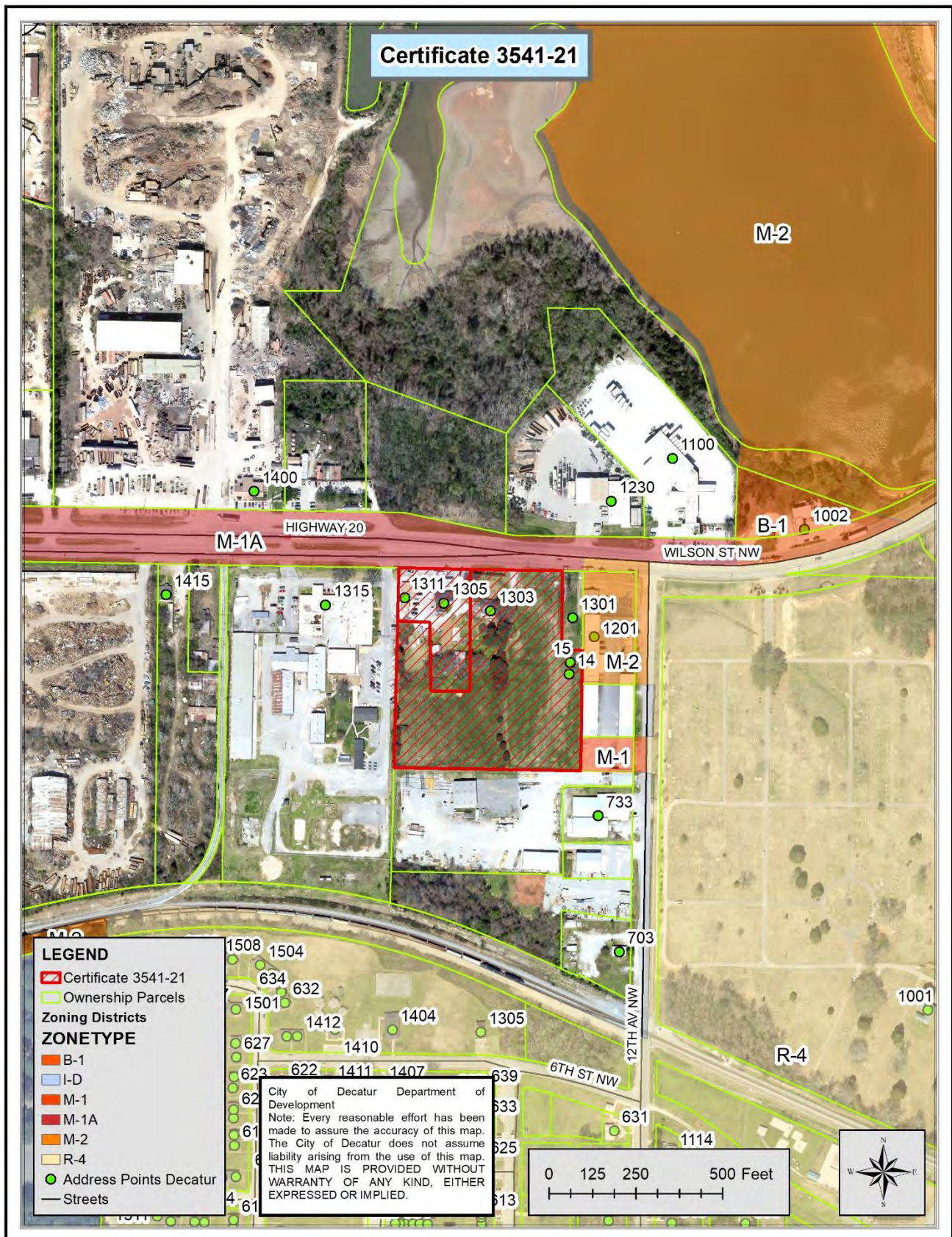
Any relocation of utilities will be at the owner's expense

<b>COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:</b>
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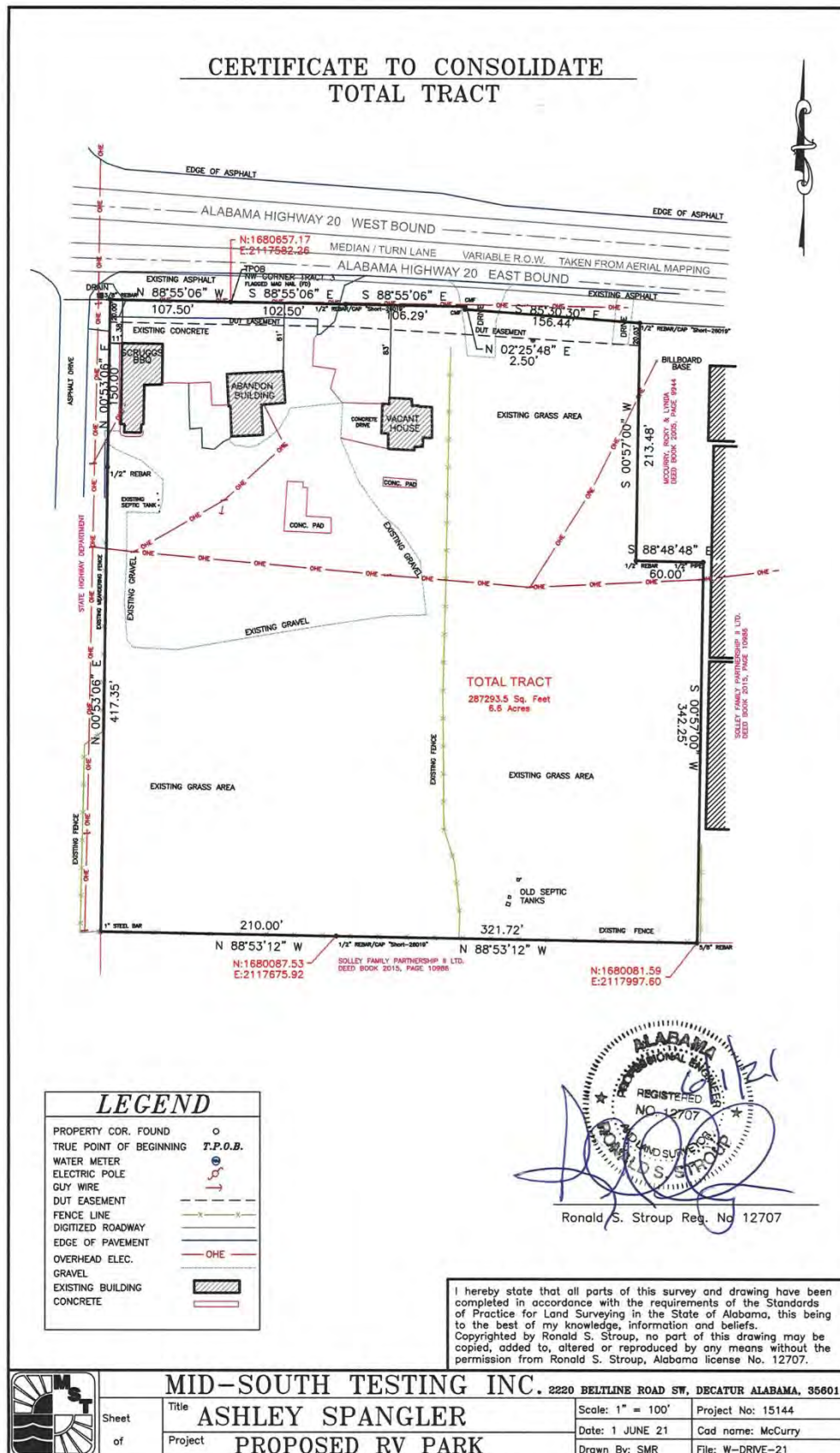












**FILE NAME OR NUMBER:** Certificate 3542-21

**ACRES:** 1.76

**CURRENT ZONE:** RD

**APPLICANT:** Pugh Wright McAnally for Land Services LLC

**LOCATION AND OR PROPERTY ADDRESS:** 1227 6<sup>th</sup> Ave SE

**REQUEST:** Consolidate four parcels of approximately 0.35, 0.51, 0.64 and 0.14 acres and including a vacated alley of 0.12 acres to create one parcel of 1.76 acres.

**PROPOSED LAND USE:** Commercial

**ONE DECATUR FUTURE LAND USE:** Urban Edge Mixed Use

**ONE DECATUR STREET TYPOLOGY:** 6<sup>th</sup> Avenue is a Principal Arterial

<b>COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:</b>
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**Conditions to be met:**

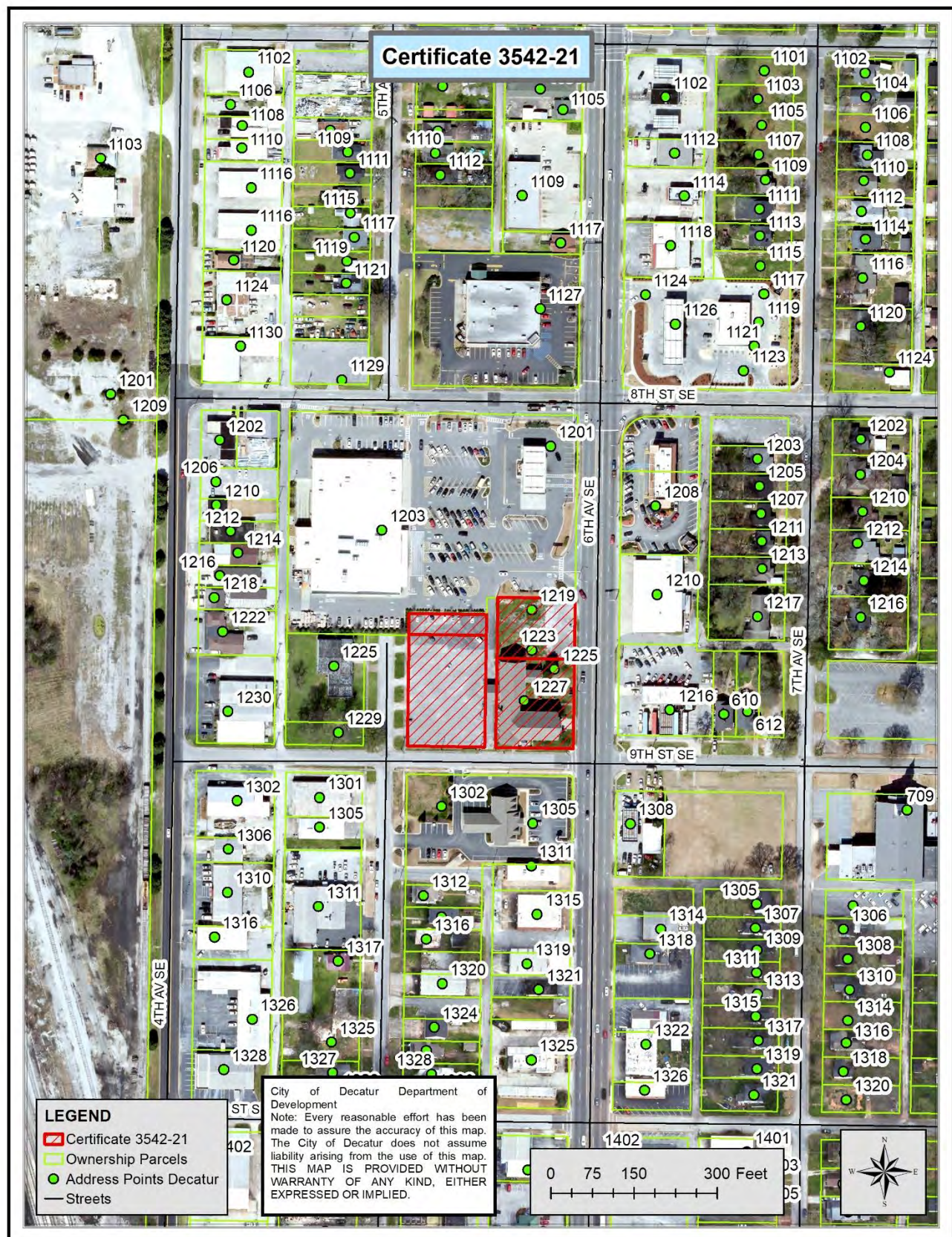
1. Recording fees.
2. Signed property owner letter.
3. Signed, sealed survey with 3 state plane coordinates.
4. If Vacation 532-21 is not approved, a new legal description and plat will be needed.
5. Need a DUT easement that is the width of the alley. Also need a 10 ft easement for the overhead power lines.

**Pt. of Info:**

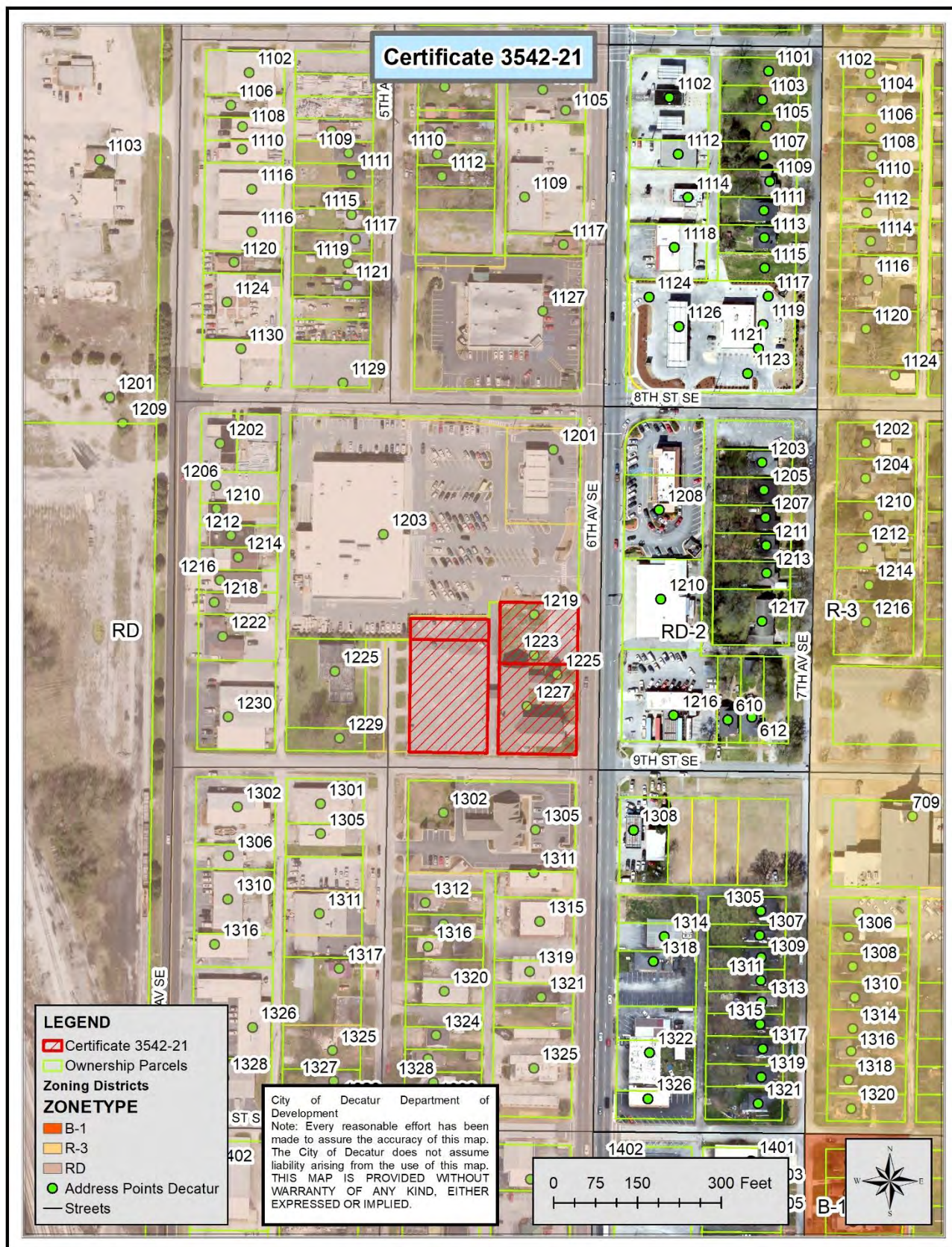
Any relocation of utilities will be at the owner's expense

<b>COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:</b>
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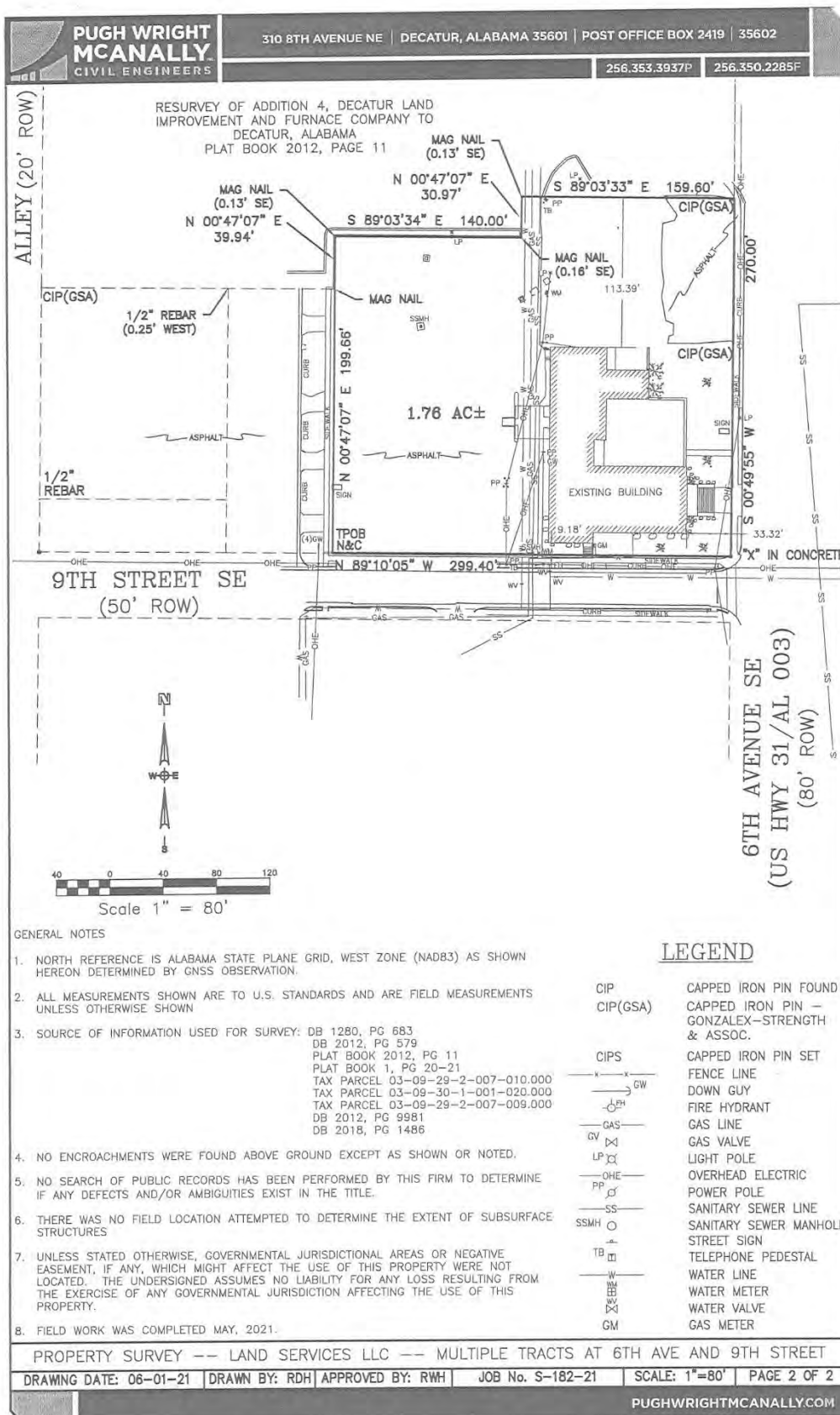












**FILE NAME OR NUMBER:** Certificate 3543-21

**ACRES:** 6.74

**CURRENT ZONE:** AG-1

**APPLICANT:** Pugh Wright McAnally for Heirs of William Burks

**LOCATION AND OR PROPERTY ADDRESS:** ~526 Laurel St SW

**REQUEST:** Subdivide one parcel of 6.72 acres into two parcels of 4.03 and 2.69 acres.

**PROPOSED LAND USE:** N/A

**ONE DECATUR FUTURE LAND USE:** Mixed Neighborhood

**ONE DECATUR STREET TYPOLOGY:** Laurel Street SW is a local street.

<b>COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:</b>
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**Conditions to be met:**

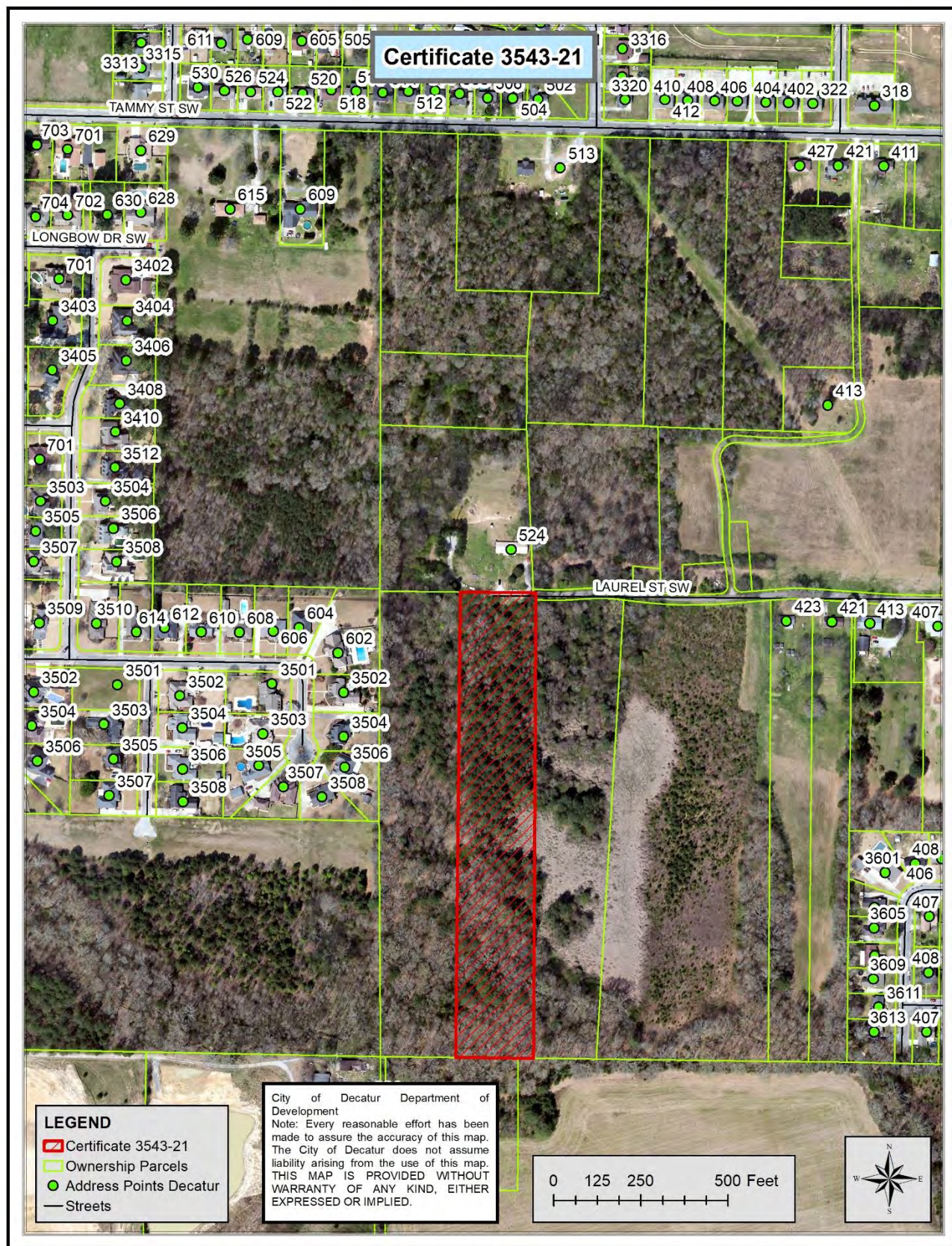
1. Recording fees.
2. Signed property owner letter.
3. Signed, sealed survey with 3 state plane coordinates.
4. We will need a 30 ft ROW along Laurel St so that the parcel on the west has access.
5. Need verification that there is an easement for the sewer line, and we may need a 20ft easement if it is not already there.

**Pt. of Info:**

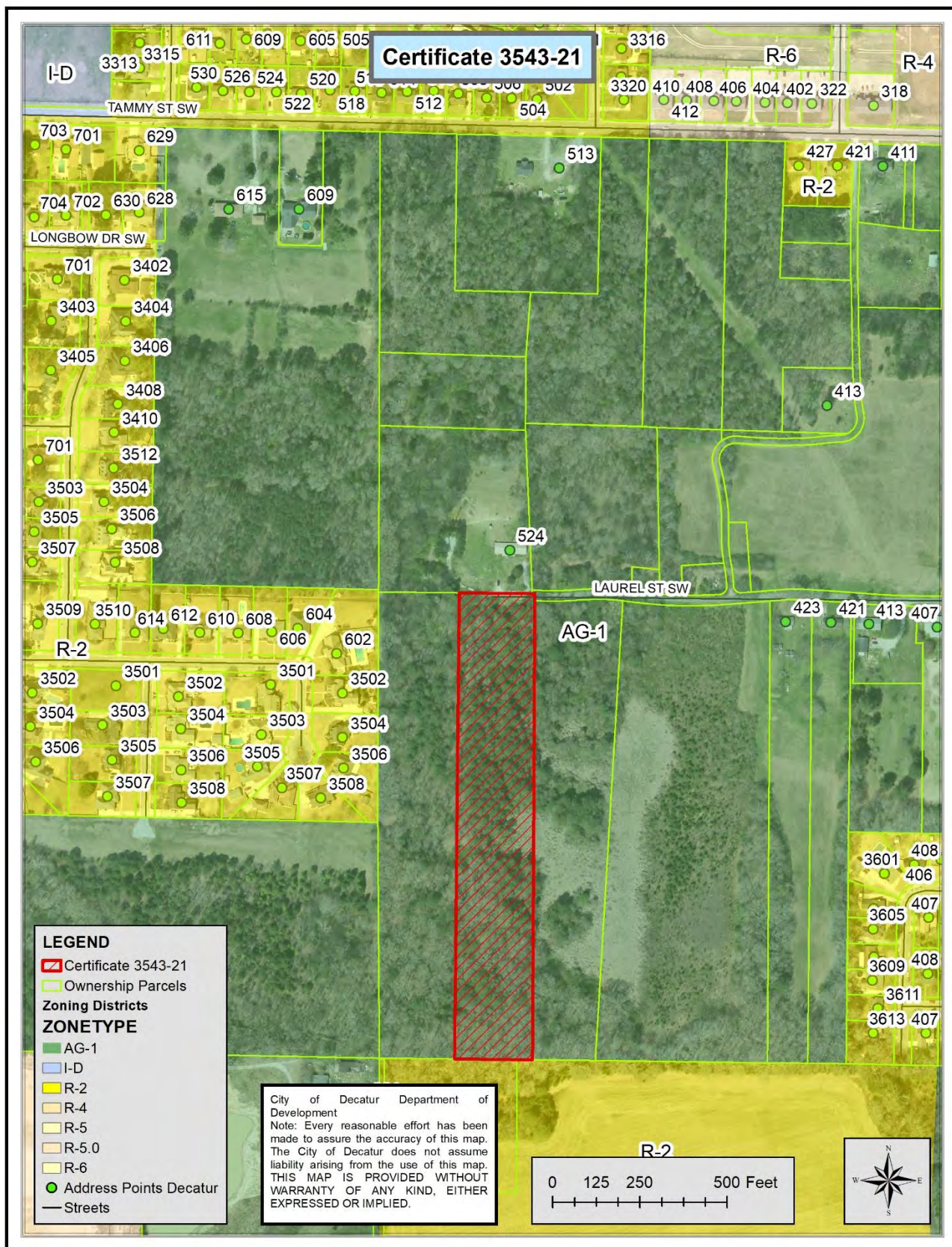
Any relocation of utilities will be at the owner's expense

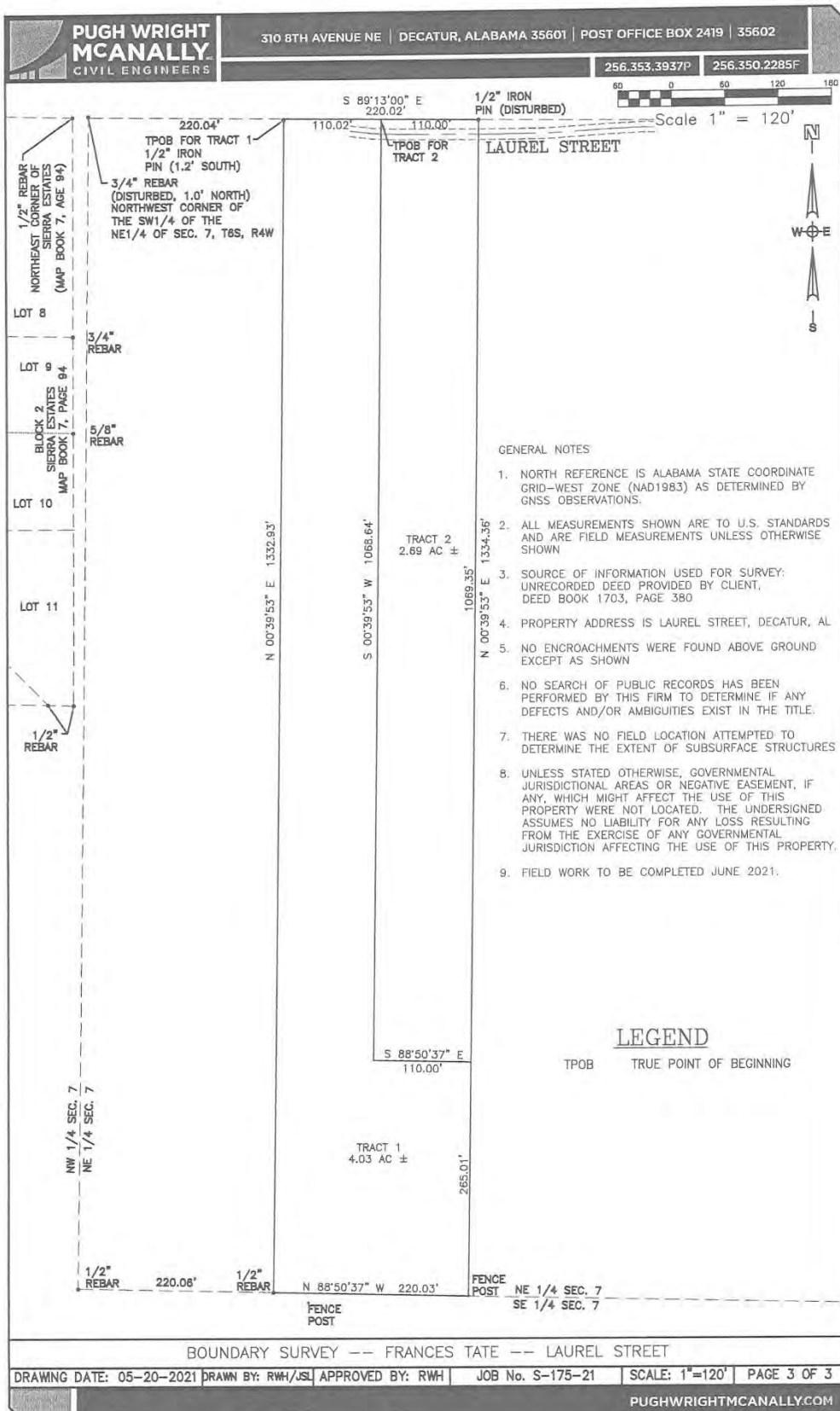
<b>COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:</b>
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**FILE NAME OR NUMBER:** Certificate 3545-21

**ACRES:** 2.08

**CURRENT ZONE:** M-2

**APPLICANT:** Pugh, Wright, McAnally for Micor Industries

**LOCATION AND OR PROPERTY ADDRESS:** 1314 State Docks Rd

**REQUEST:** to combine two parcels of .97 and 1.11 into one parcel of 2.08

**PROPOSED LAND USE:** Manufacturing

**ONE DECATUR FUTURE LAND USE:** General Industry

**ONE DECATUR STREET TYPOLOGY:** State Docks Rd is an Urban Collector

<b>COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:</b>
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**Conditions to be met:**

1. Recording Fees.
2. Signed, sealed survey with 3 state plane coordinates.

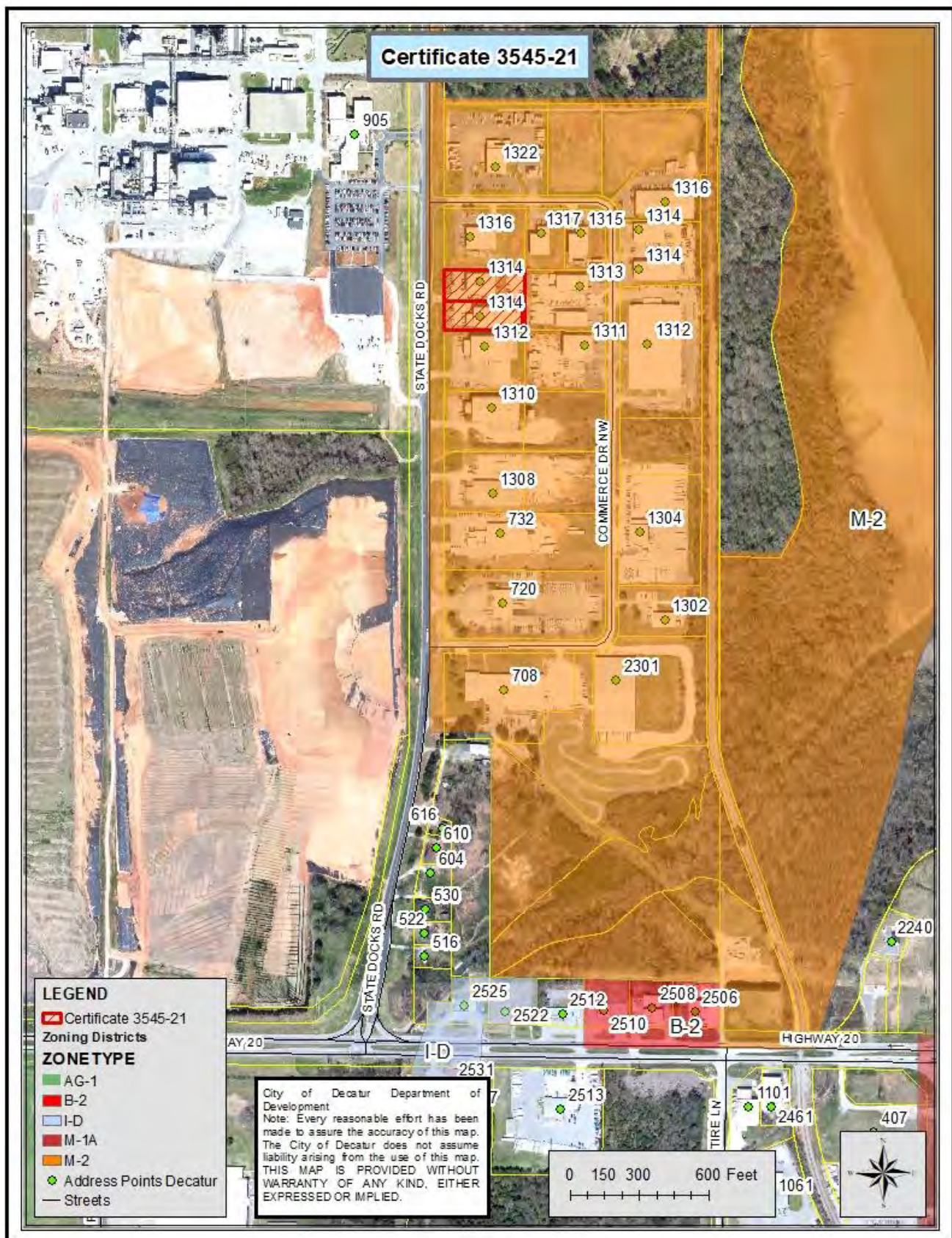
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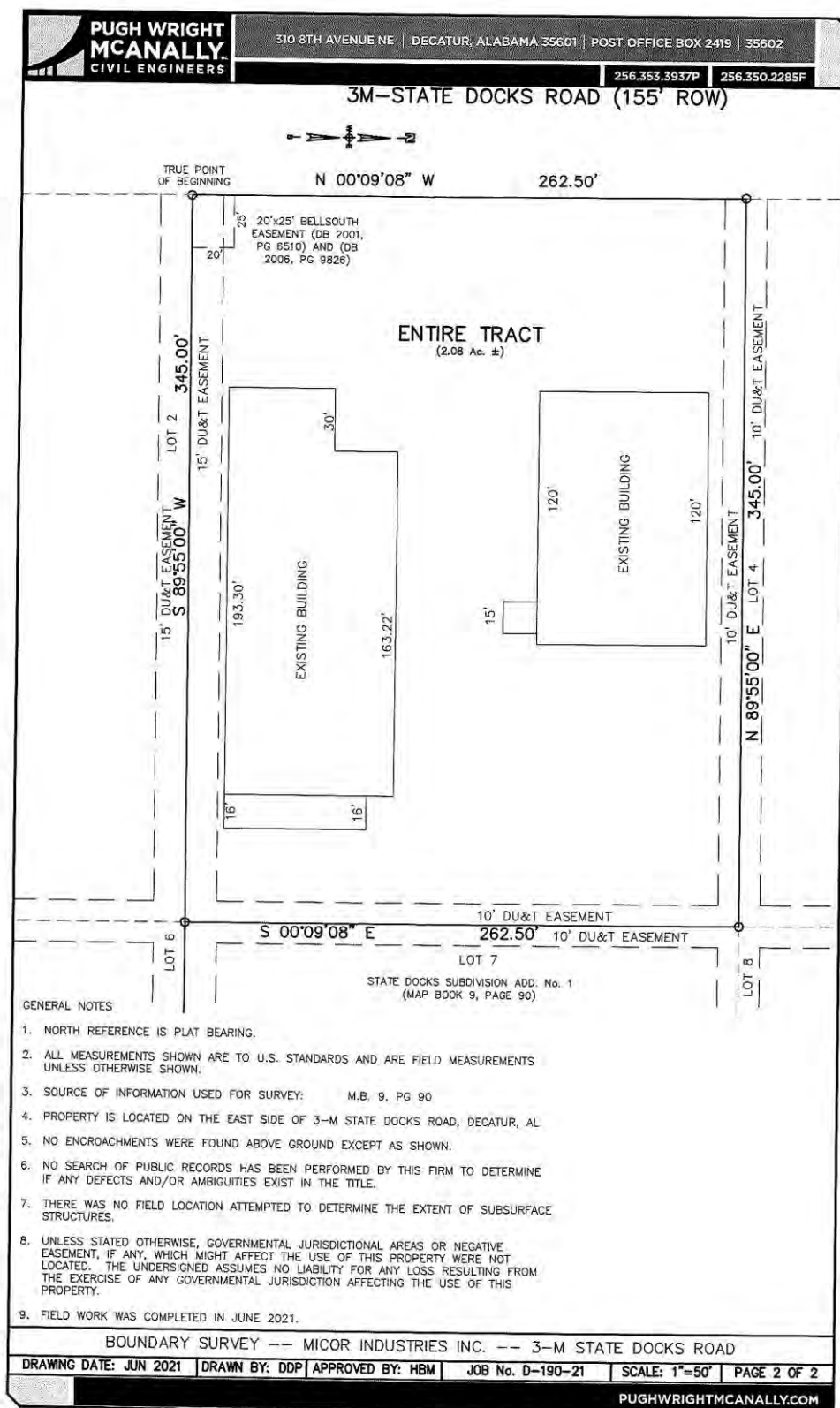
Any relocation of utilities will be at the owner's expense

<b>COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:</b>
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**SITE PLANS**

**FILE NAME OR NUMBER:** Site Plan 615-21

**ACRES:** 5.79

**CURRENT ZONE:** AG-1

**APPLICANT:** Pugh, Wright, McAnally for Church at Stone River

**LOCATION AND OR PROPERTY ADDRESS:** 3014 Danville Rd SW

**REQUEST:** Site Plan approval for addition to the building and parking lot.

**PROPOSED LAND USE:** Institutional (Church)

**ONE DECATUR FUTURE LAND USE:** Major Institution/Civic

**ONE DECATUR STREET TYPOLOGY:** Danville Rd is a Minor Arterial

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

1. Need handicap ramp detail in the plan.
2. Need a 20 ft easement for overhead power lines along stone river road.
3. Need 10 ft easement for water line from ROW into the property.

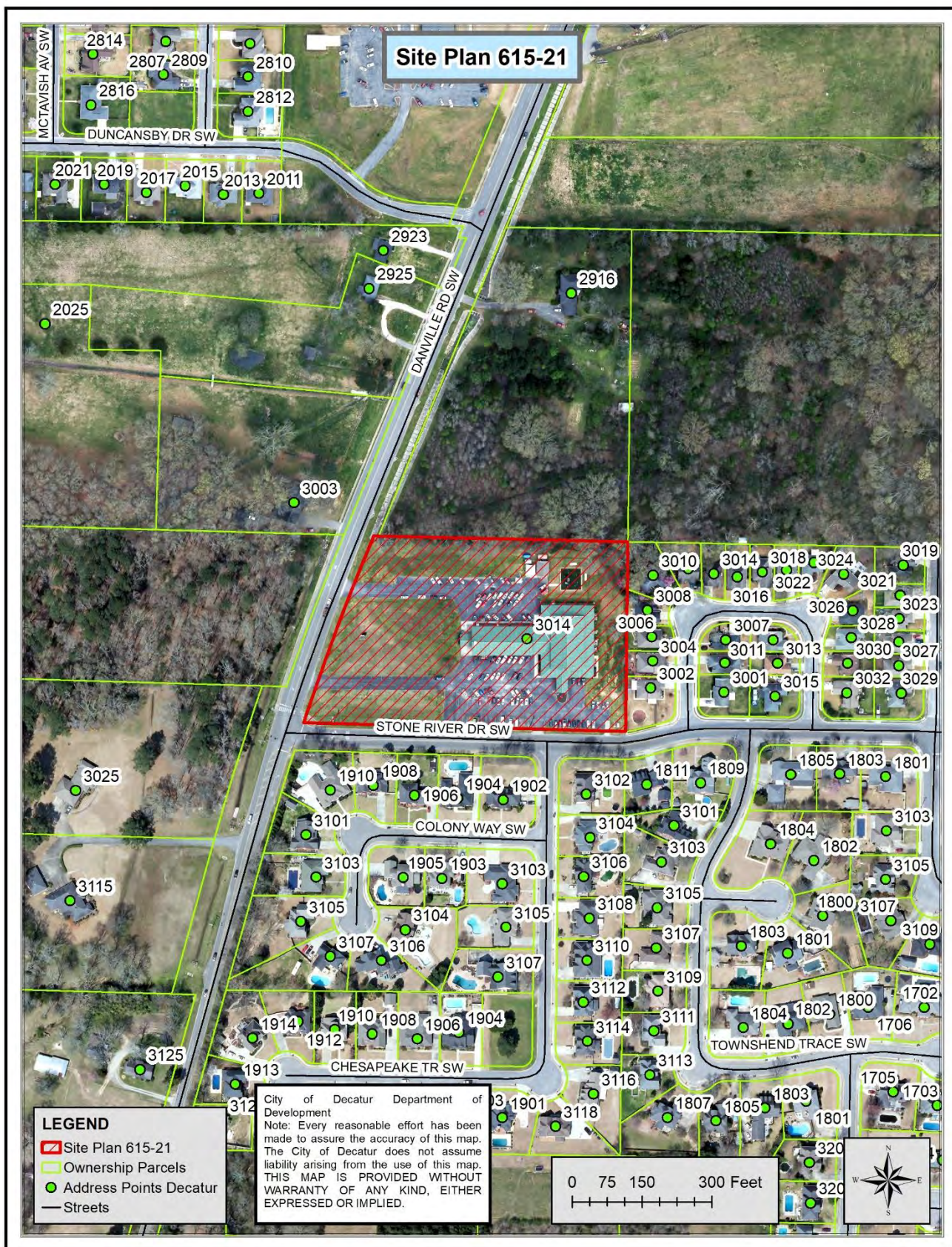
**Pt. of Info:**

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

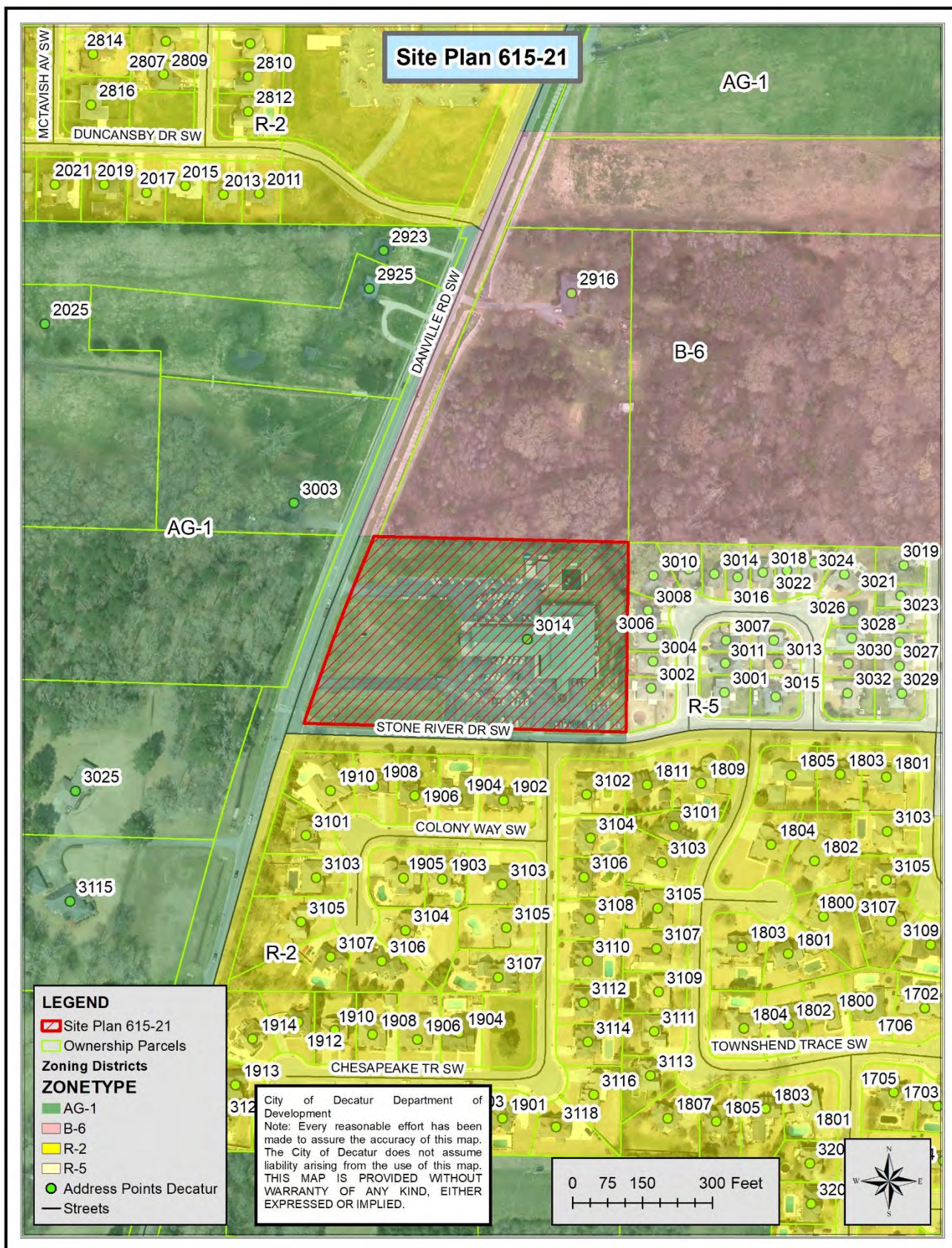
Concerning future parking lot. We have had drainage complaints from homes in that area, so we will need to account for drainage from that addition.

**COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:**

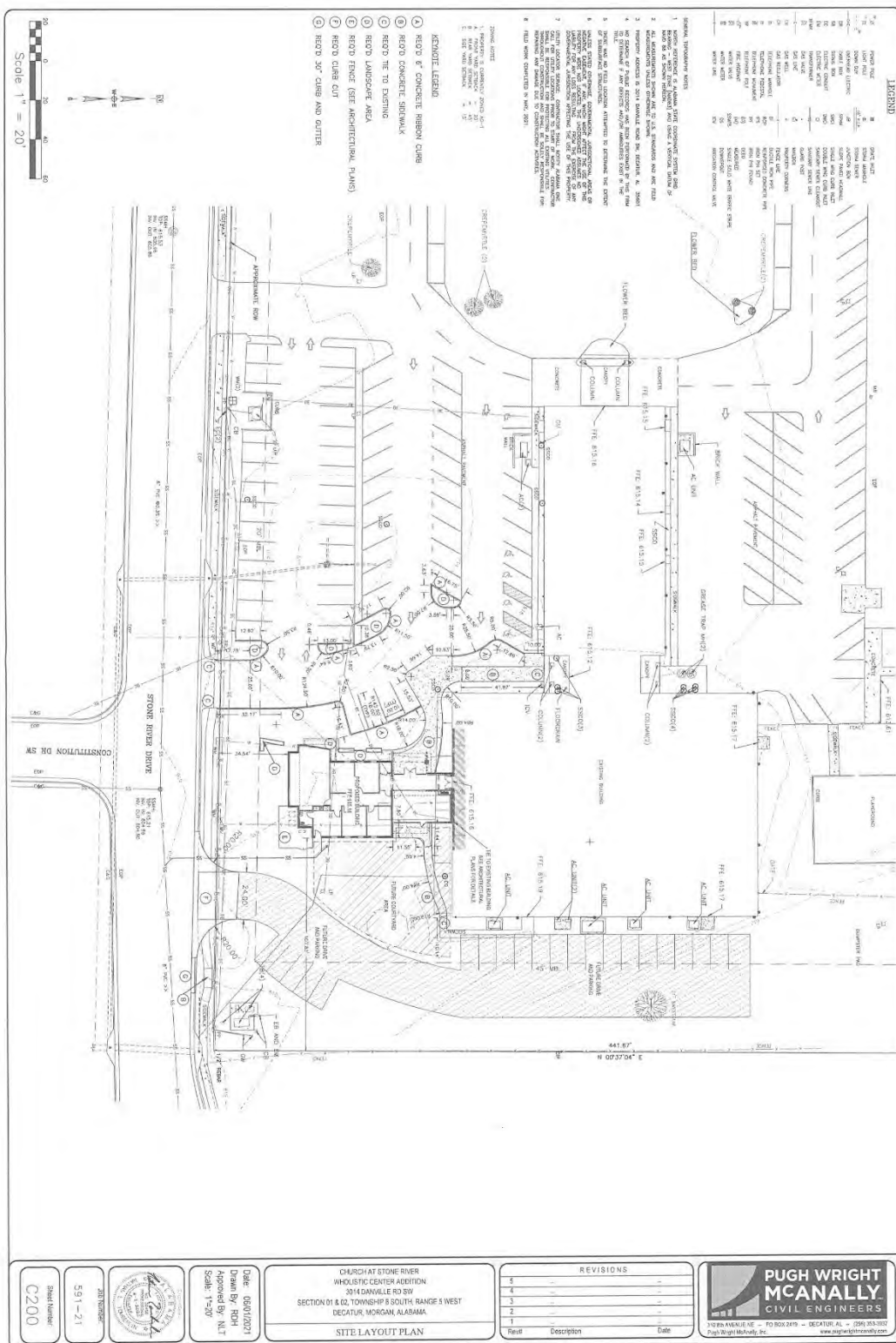












**OTHER BUSINESS****VACATIONS**

**FILE NAME OR NUMBER:** Vacation 532-21

**ACRES:** 0.12

**CURRENT ZONE:** RD

**APPLICANT:** Pugh, Wright, McAnally for Land Services LLC

**LOCATION AND OR PROPERTY ADDRESS:** 1227 6<sup>th</sup> Ave SE

**REQUEST:** Vacate alley along the back of 1227 6<sup>th</sup> Ave SE

**PROPOSED LAND USE:** Commercial

**ONE DECATUR FUTURE LAND USE:** Urban Edge Mixed Use

**ONE DECATUR STREET TYPOLOGY:** 6<sup>th</sup> Ave SE is a Principal Arterial

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

1. Signed and completed vacation package.
2. Signed, sealed survey with 3 state plane coordinates.
3. Need a DUT easement that is the width of the alley. Also need a 10 ft easement for the overhead power lines.

**Pt. of Info:**

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

**COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:**

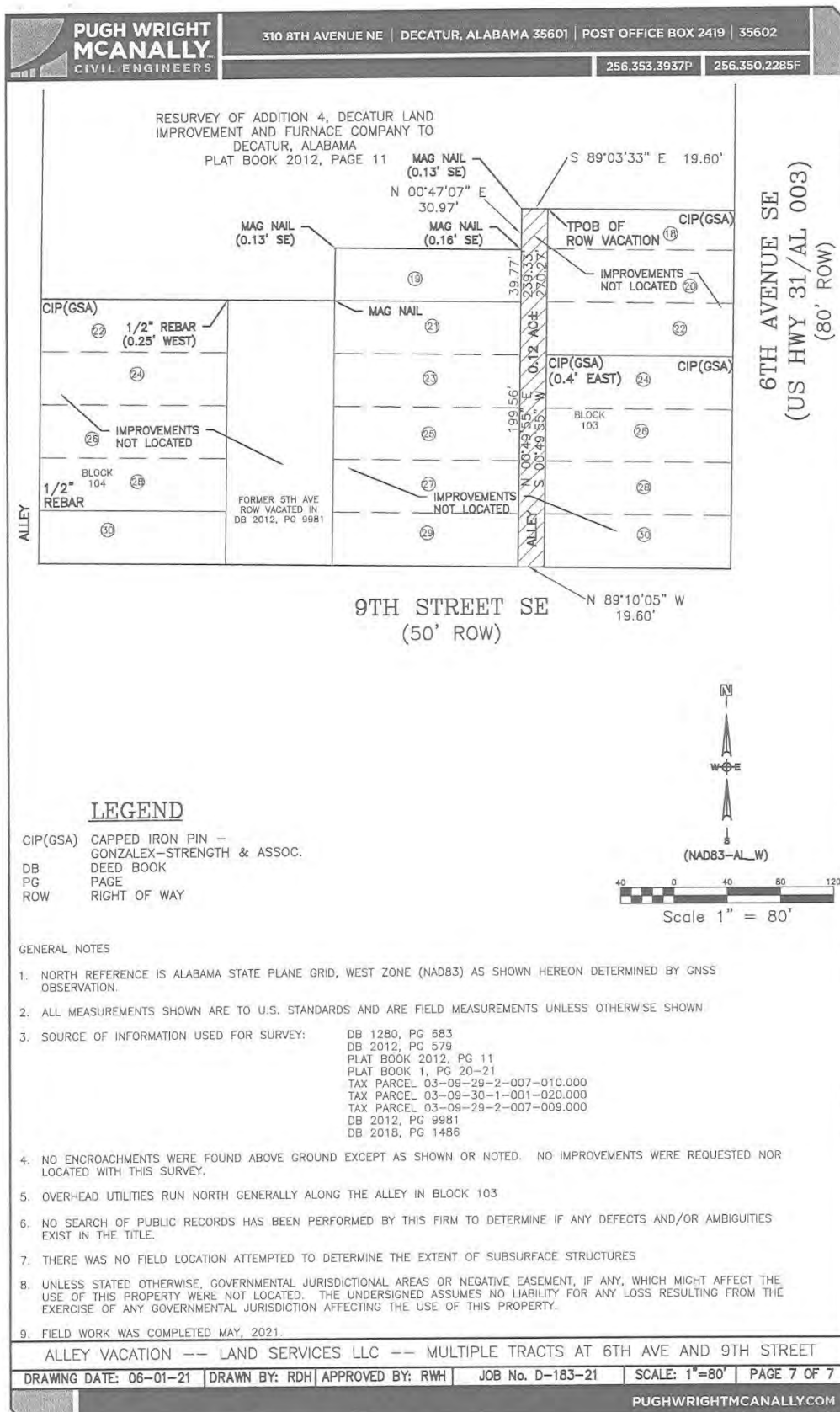












**FILE NAME OR NUMBER:** Vacation 533-21

**ACRES:** 0.03

**CURRENT ZONE:** B2

**APPLICANT:** Pugh, Wright, McAnally for Cook's Properties LLC

**LOCATION AND OR PROPERTY ADDRESS:** 119 6<sup>th</sup> Ave NE

**REQUEST:** Vacate 0.03 acres of alley located near the back of 119 6<sup>th</sup> Ave NE

**PROPOSED LAND USE:** Commercial

**ONE DECATUR FUTURE LAND USE:** Urban Core Downtown

**ONE DECATUR STREET TYPOLOGY:** 6<sup>th</sup> Ave SE is a Principal Arterial

<b>COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:</b>
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**Conditions to be met:**

1. Signed and completed vacation package.
2. Signed, sealed survey with 3 state plane coordinates.
3. Show ROW for all roads.

**Pt. of Info:**

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

<b>COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:</b>
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