

MEMORANDUM

DATE: July 20, 2021

TO: Planning Commissioners

CC: Mayor Tab Bowling; Herman Marks; Tony Powell;

Tom Polk; Dane Shaw, Carl Prewitt; Planning Staff

PLANNING COMMISSION MEETING

July 20, 2021

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

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

Agenda Planning Commission

City of Decatur, AL July 20, 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- June 2021 | |
| | |
| 3. OLD BUSINESS | |

CERTIFICATE PAGE/MAP

A. 3541-21 (1303 Hwy 20)

4. PUBLIC HEARING

| PLAT REVIEWS | PAGE/MAP |
|---|----------|
| A. Deere Road Subdivision Minor Plat (Revision) | 5-8 |
| (3105 Upper River Rd SE) | |
| B. Hollon Meadows Preliminary Plat | 9-12 |
| (Deere Road) | |

4. CONSENT AGENDA

| CERTIFICATES | | PAGE/MAP |
|--------------|-------------------------|----------|
| A. 3546-21 | (Tower Street SE) | 13-16 |
| B. 3547-21 | (4506 Norris Mill Road) | 17-20 |

| C. 3548-21 | | 21-24 |
|-------------------|---|-------|
| | (~941 Lamar Street) | |
| D. 3549-21 | (4707.0) | 25-28 |
| | (1735 Chestnut Rd SW) | |
| PLATS | | |
| A. Princeton Pla | ace Phases 3 & 4 Layout Plat (Hawthorn Drive SW) | 29-32 |
| B. River Road B | Estates Phase 2 Final Plat (McClellan Way) | 33-36 |
| SITE PLAN REVIE | ws | |
| A. Site Plan 616 | 6-21 | 37-40 |
| | (1419 Glenn Street) | |
| B. Site Plan 617 | | 41-44 |
| | (6 th Avenue & Knight Street) | |
| 4. OTHER BUSINESS | | |
| | | |
| VACATIONS | | |
| A. 534-21 | (Tower Street SE) | 45-48 |
| D ====: | (TOWER SHOCK OL) | 10.50 |
| B. 535-21 | (13 Vine Street NW) | 49-52 |
| | • | |

OLD BUSINESS

TABLED CERTIFICATE FROM JUNE 2021

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

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

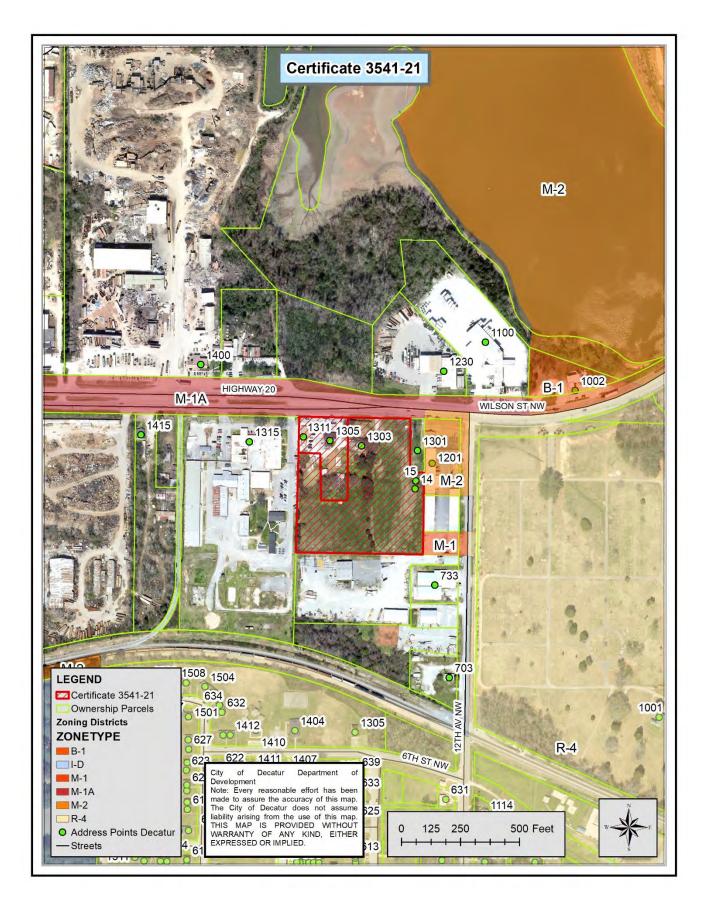
Conditions to be met:

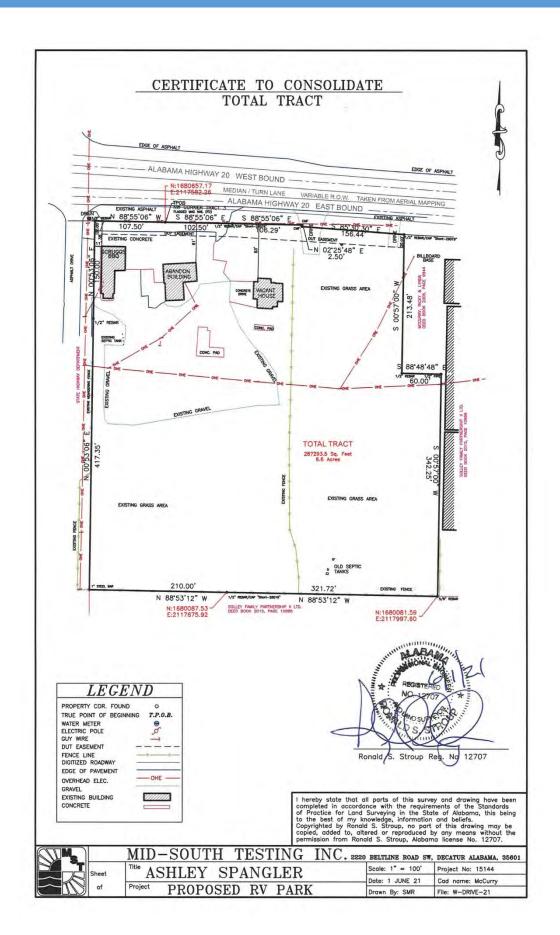
- 1. Recording fees
- 2. Updated legal description with two notary blocks. We need one for County Engineer. The certificate needs to be in the extra-territorial format
- 3. Legal description on total tract. Language is a little confusing. Look at paragraphs 2 and 3 and see if it needs to be re-worded
- 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







PUBLIC HEARING

PLAT REVIEWS

FILE NAME OR NUMBER: Deere Road Subdivision Minor Plat (Revised)

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 with change from 40 ft to 30 ft of ROW along Deere Rd

PROPOSED LAND USE: Single Family Residential

ONE DECATUR FUTURE LAND USE: Mixed Neighborhood

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

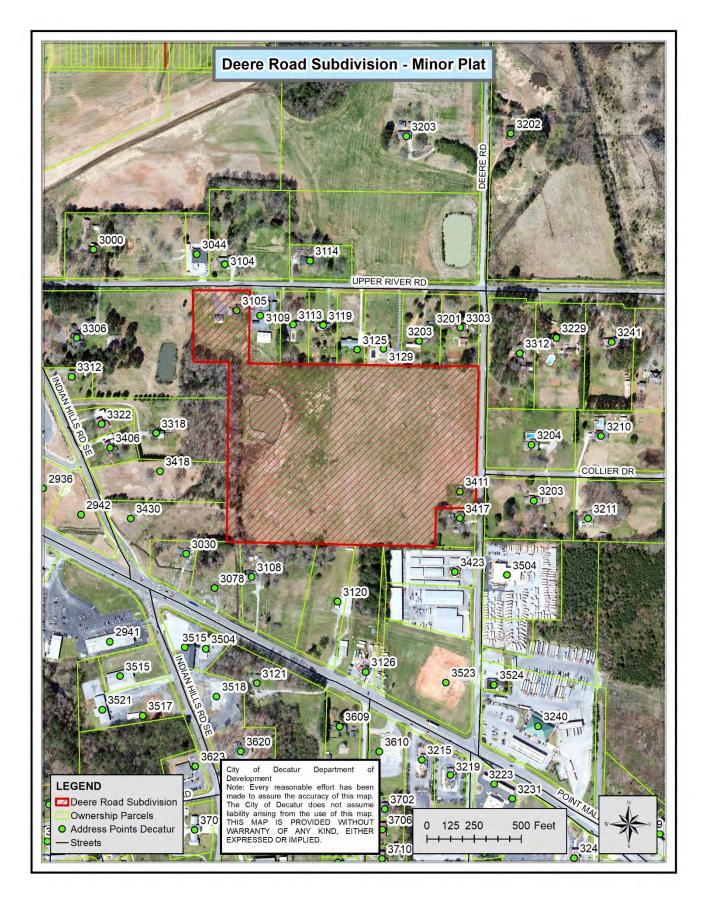
COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

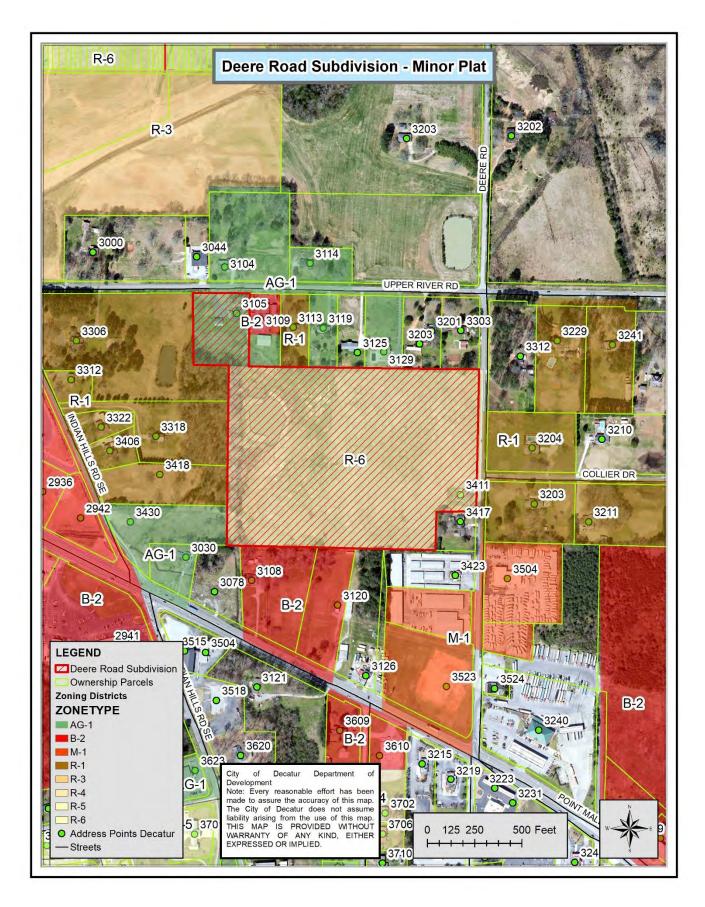
Conditions to be met:

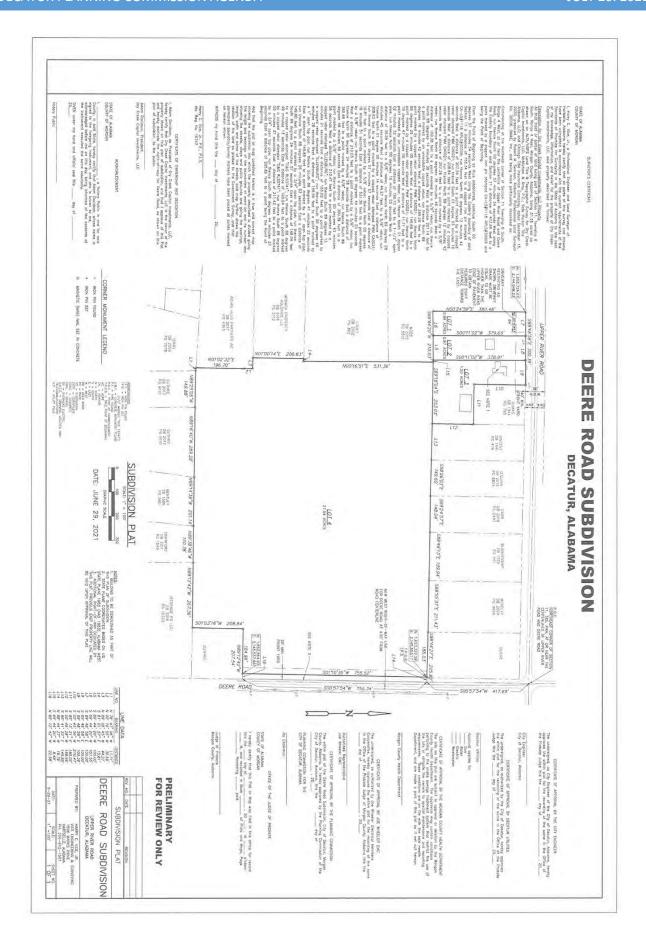
1. Recording Fees

Pt. of Info:

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







FILE NAME OR NUMBER: Hollon Meadows Subdivision Preliminary Plat

ACRES: 27.54

CURRENT ZONE: R-6

APPLICANT: Pugh, Wright, McAnally for Evergreen Living

LOCATION AND OR PROPERTY ADDRESS: 3411 Deere Rd SE

REQUEST: Preliminary Plat Approval

PROPOSED LAND USE: Single-Family Semi-Attached Residential

ONE DECATUR FUTURE LAND USE: Mixed Neighborhood

ONE DECATUR STREET TYPOLOGY: Deere Rd SE is Local Street

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

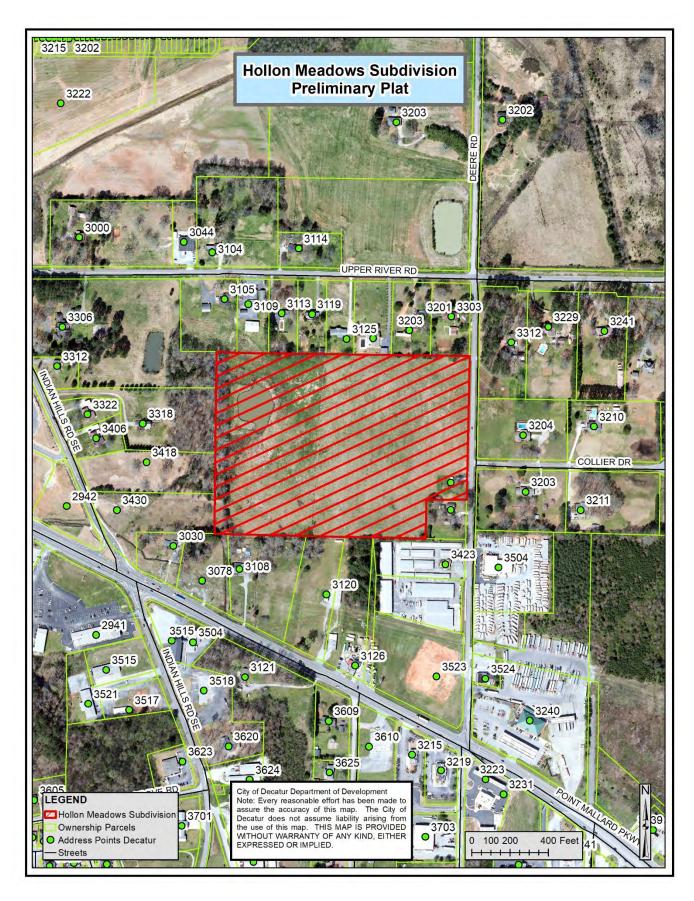
Conditions to be met:

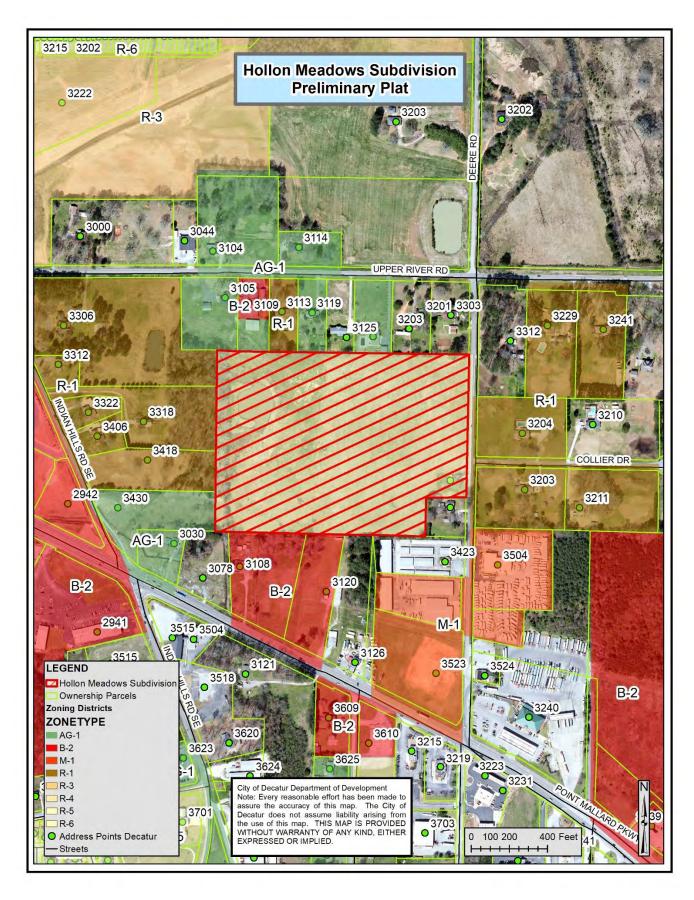
- 1. Fee for adjacent property owner certified letters
- 2. Complete public improvements or post Bond/LOC prior to Final Plat approval
- 3. Engineering Department approval

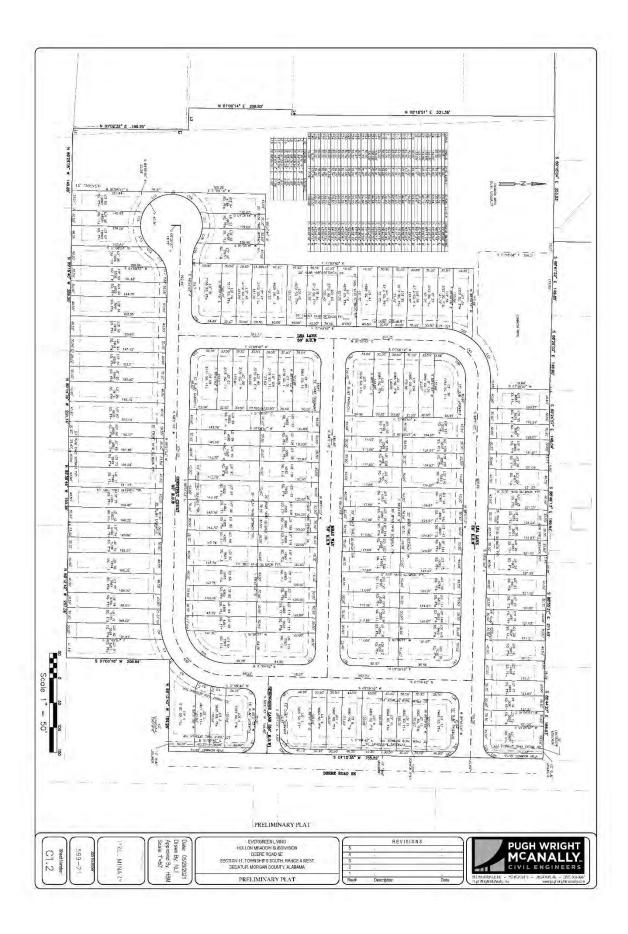
Pt. of Info:

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

Side yard setbacks are set up for single-story







CONSENT AGENDA ITEMS

CERTIFICATES

FILE NAME OR NUMBER: Certificate 3546-21

ACRES: 0.77

CURRENT ZONE: R-4

APPLICANT: Pugh, Wright, McAnally for Hans Thurau

LOCATION AND OR PROPERTY ADDRESS: 1801, 1805 and 1817 Tower St SE

REQUEST: Consolidate 3 lots of approximately 0.256 acres each into 1 lot of approximately 0.77

acres.

PROPOSED LAND USE: Multi-family Residential

ONE DECATUR FUTURE LAND USE: Core Neighborhood

ONE DECATUR STREET TYPOLOGY: Tower Street SE is a Local Street

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

Conditions to be met:

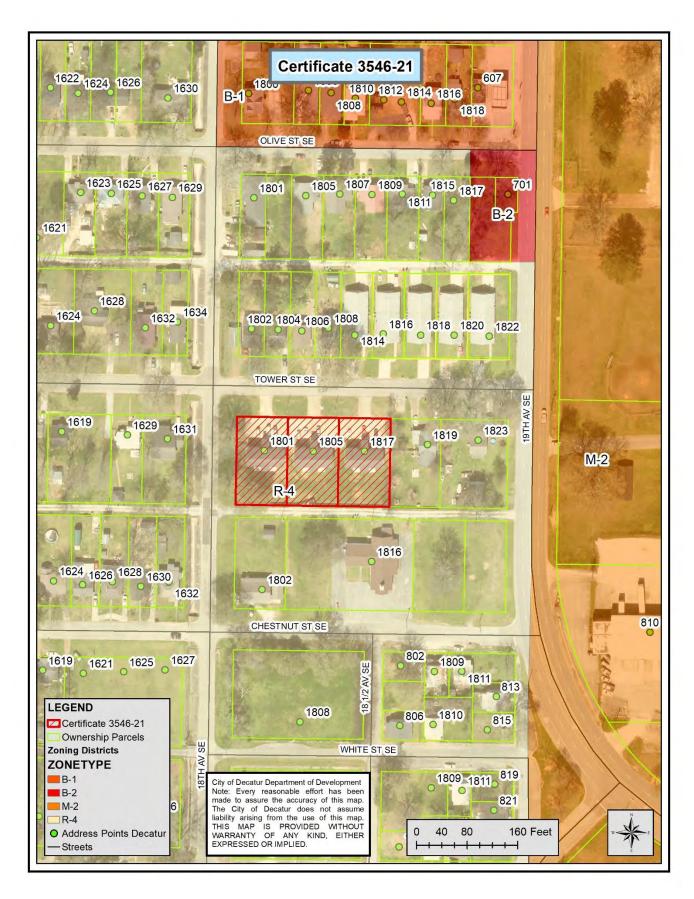
- Recording fees
- 2. Signed owner letter
- 3. Signed, sealed survey
- 4. If Vacation 534-21 is not approved, or if it is modified, we will need an updated legal description and plat
- 5. Show ROW for all roads

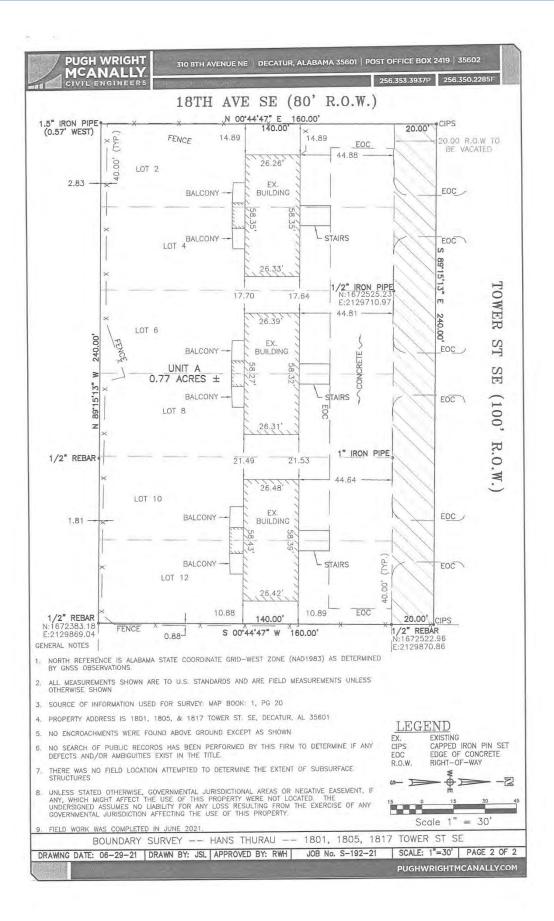
Pt. of Info:

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

Vacation 534-21 will need to be recorded prior to this certificate







FILE NAME OR NUMBER: Extra-Territorial Certificate 3547-21

ACRES: 9.89

CURRENT ZONE: None

APPLICANT: Pugh, Wright and McAnally for Unity Baptist Church

LOCATION AND OR PROPERTY ADDRESS: 4506 Norris Mill Rd

REQUEST: Move lot lines between two parcels of 4.95 and 4.94 creating two lots of 2.49 and 7.40

acres.

PROPOSED LAND USE: Institutional/Civic

ONE DECATUR FUTURE LAND USE: Residential, low density

ONE DECATUR STREET TYPOLOGY: Norris Mill Rd is a Minor Arterial

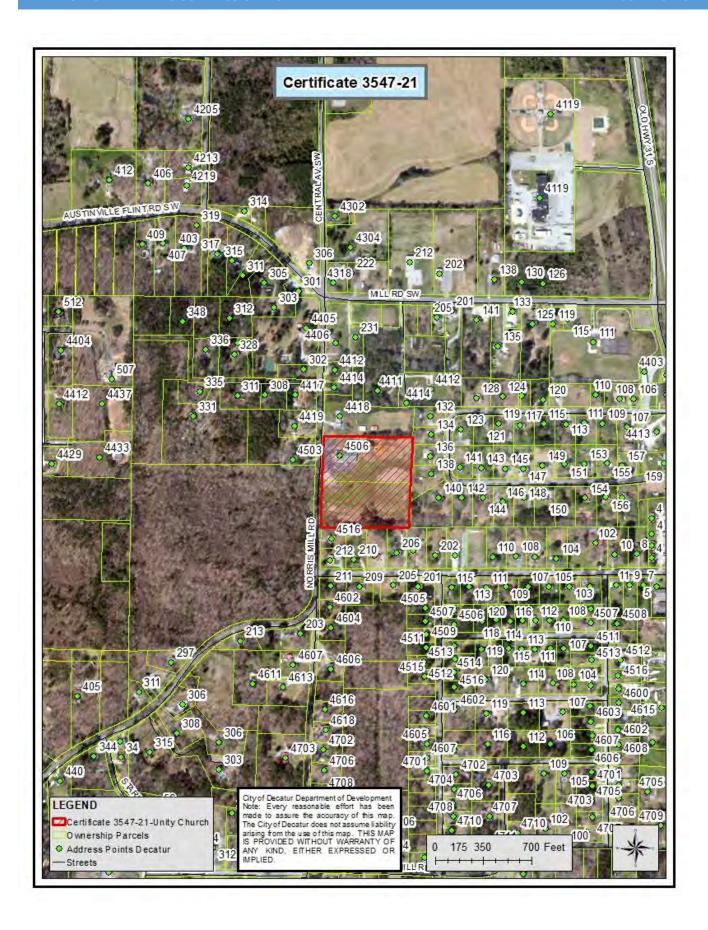
COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

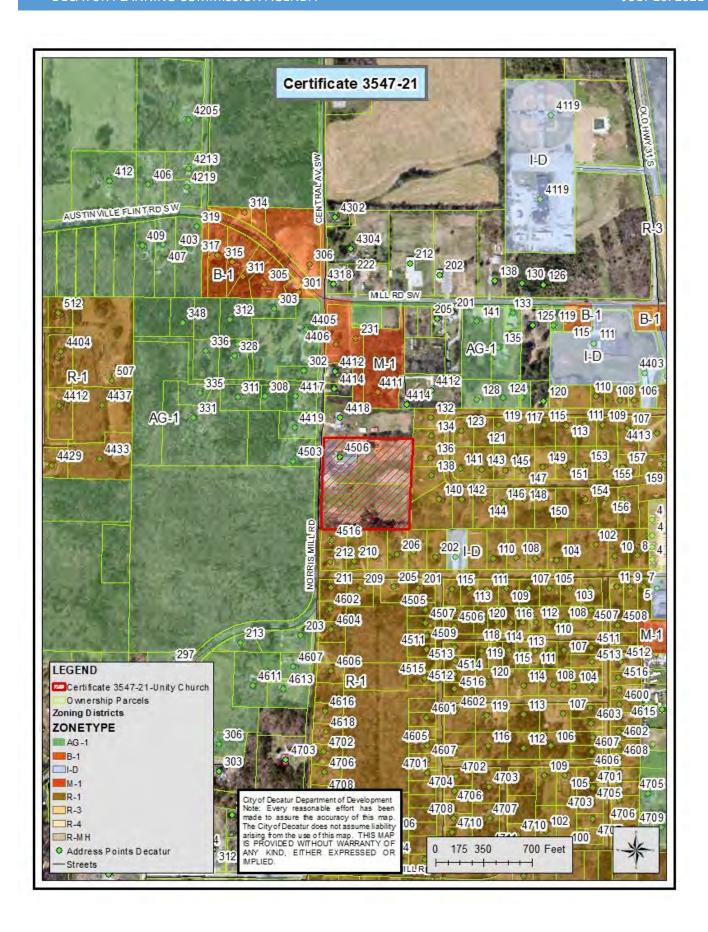
Conditions to be met:

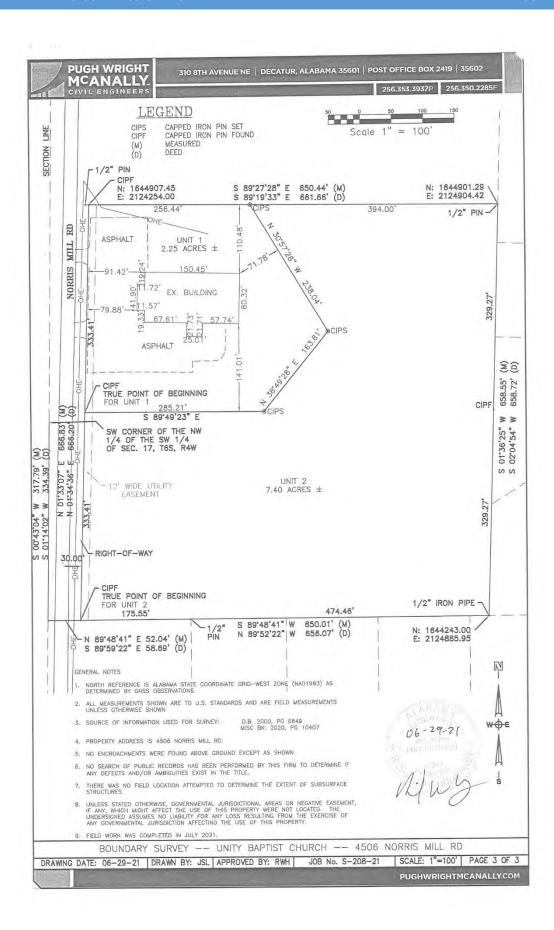
- 1. Recording fees
- 2. Signed owner request letter
- 3. Numbers for acreage need to match from Certificate to Boundary Survey
- 4. Show ROW for all roads
- 5. We will need a letter from the owner of unit 1 stating that the septic system is completely contained within their parcel

Pt. of Info:

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







FILE NAME OR NUMBER: Certificate 3548-21

ACRES: 1.01

CURRENT ZONE: R-2

APPLICANT: Pugh, Wright and McAnally for Darryl and Edith McMillian

LOCATION AND OR PROPERTY ADDRESS: ~941 Lamar St SW

REQUEST: Consolidate two parcels with a portion of a third parcel from block 4 of Edgewood

subdivision into one parcel of 1.01 acres.

PROPOSED LAND USE: Residential

ONE DECATUR FUTURE LAND USE: Core Neighborhood

ONE DECATUR STREET TYPOLOGY: Lamar St SW is a Local Street

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

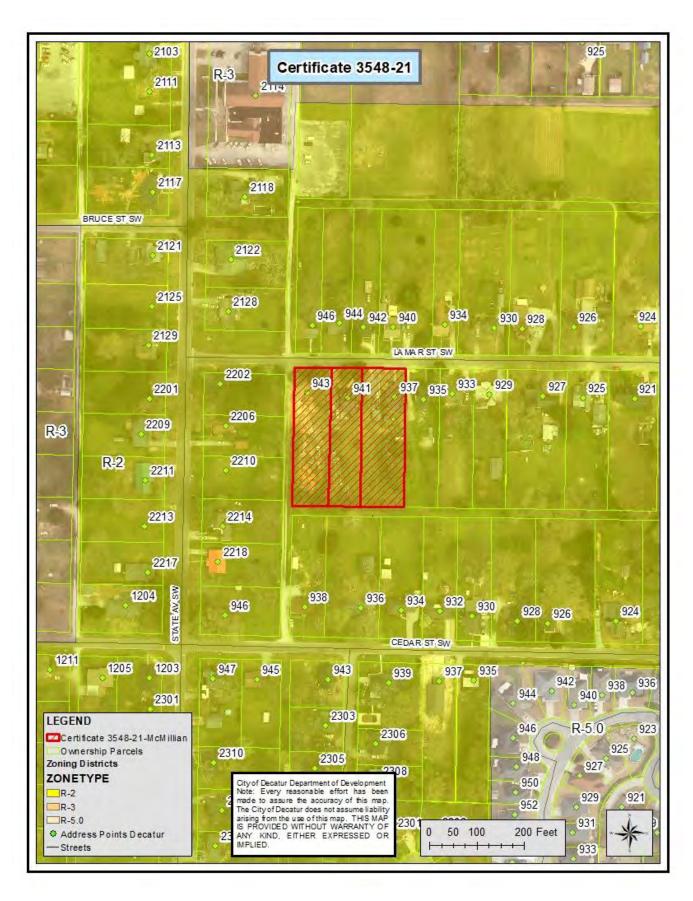
Conditions to be met:

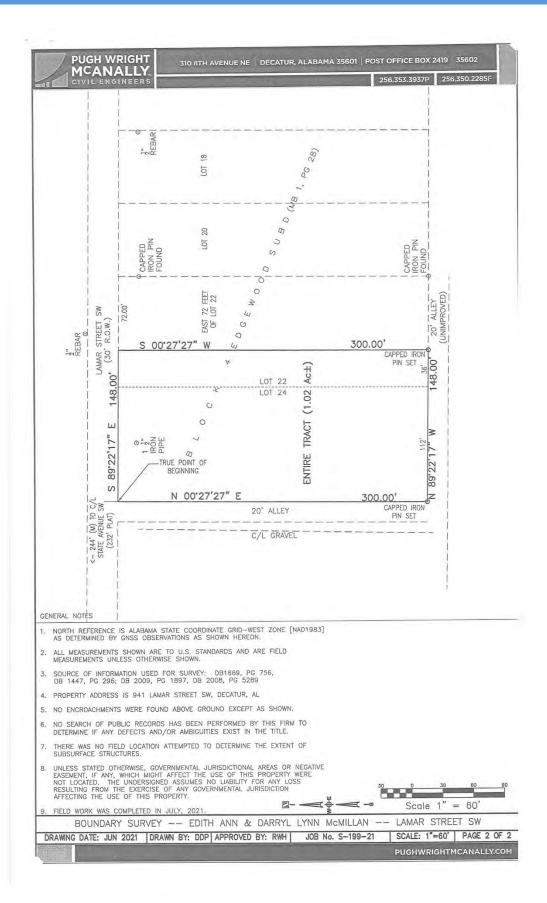
- 1. Recording fees
- 2. Signed owner request letter
- 3. Correct legal description; acreage is incorrect
- 4. Signed, sealed survey with 3 state plane coordinates
- 5. Show ROW for all roads

Pt. of Info:

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







FILE NAME OR NUMBER: Certificate 3549-21

ACRES: 4.63

CURRENT ZONE: AG-1

APPLICANT: Pugh, Wright and McAnally for McDaniel-Rollins

LOCATION AND OR PROPERTY ADDRESS: 1735 Chestnut Mtn Rd SW

REQUEST: Change the lot lines between three parcels creating two tracts of 3.30 and 1.33 acres.

PROPOSED LAND USE: Residential

ONE DECATUR FUTURE LAND USE: Residential, low density

ONE DECATUR STREET TYPOLOGY: Chestnut St SW is a Local Street

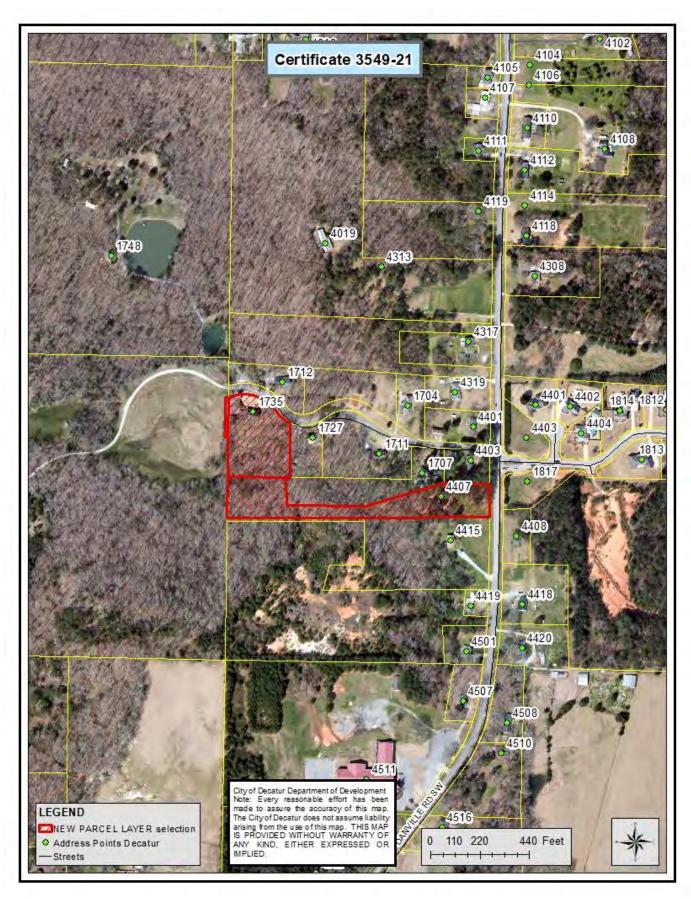
COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

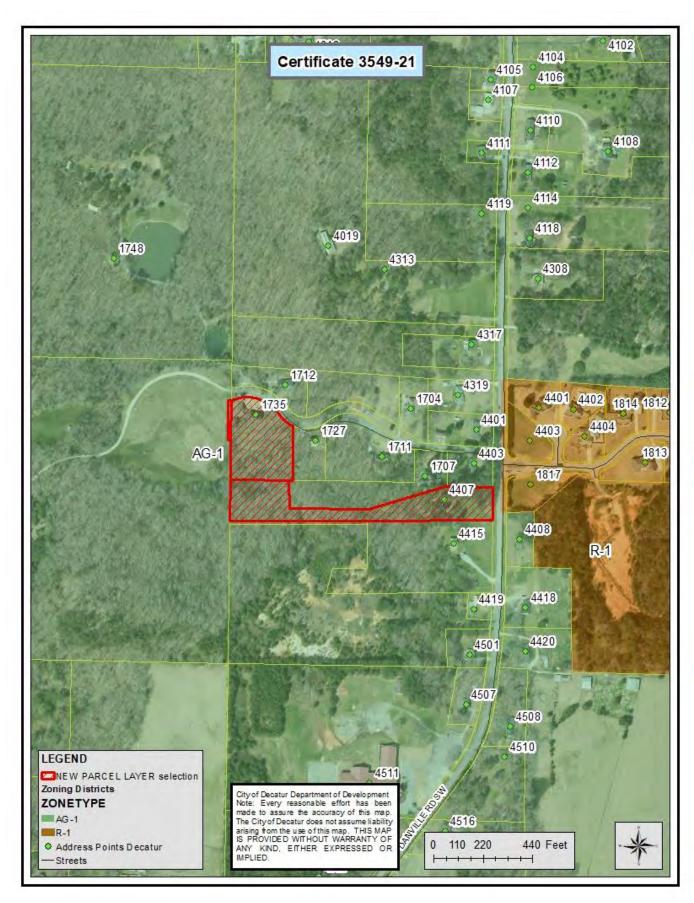
Conditions to be met:

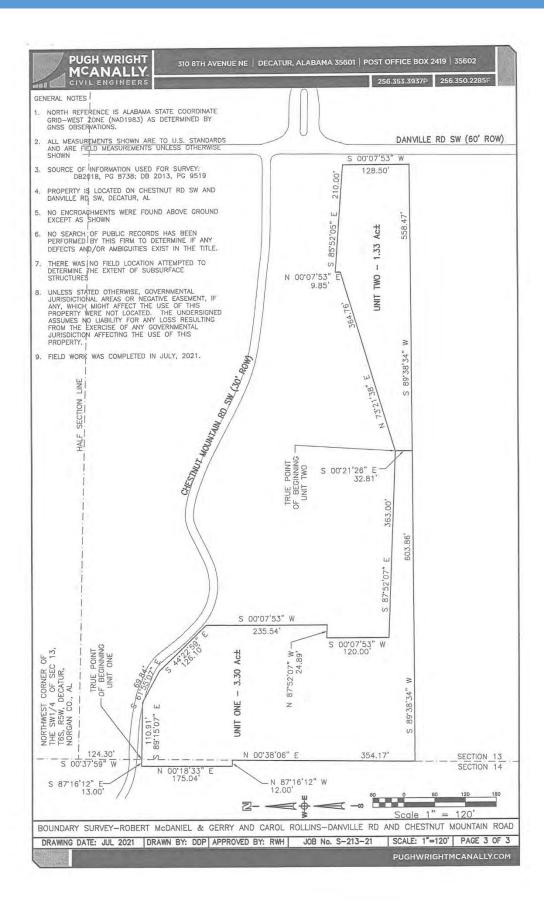
- 1. Recording fees
- 2. Signed owner request letter
- 3. Signed, sealed survey with 3 state plane coordinates
- 4. Show ROW for all roads

Pt. of Info:

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







PLATS

FILE NAME OR NUMBER: Princeton Place Phases 3 & 4

ACRES: ~52.6

CURRENT ZONE: R-3 and R-5

APPLICANT: Pugh, Wright, McAnally for Hill Development Company, LLC

LOCATION AND OR PROPERTY ADDRESS: East of the Hawthorne Dr SW

REQUEST: Layout Plat Approval

PROPOSED LAND USE: Single-Family Residential

ONE DECATUR FUTURE LAND USE: Residential, low density

ONE DECATUR STREET TYPOLOGY: Hawthorne Dr SW is Local Street

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

Conditions to be met:

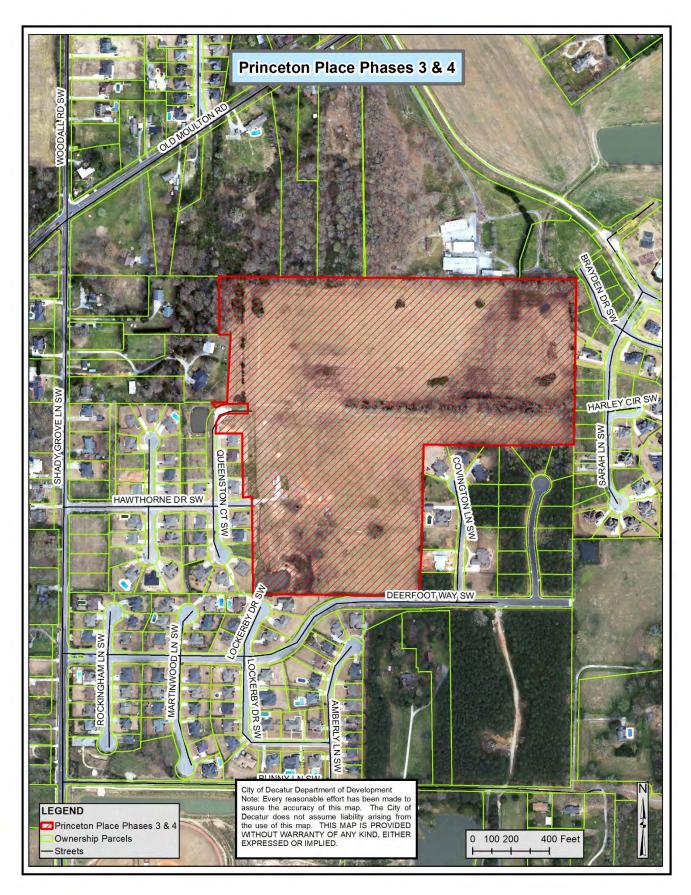
 A note needs to be added to the plat stating that the north/south road will connect to Deerfoot Way

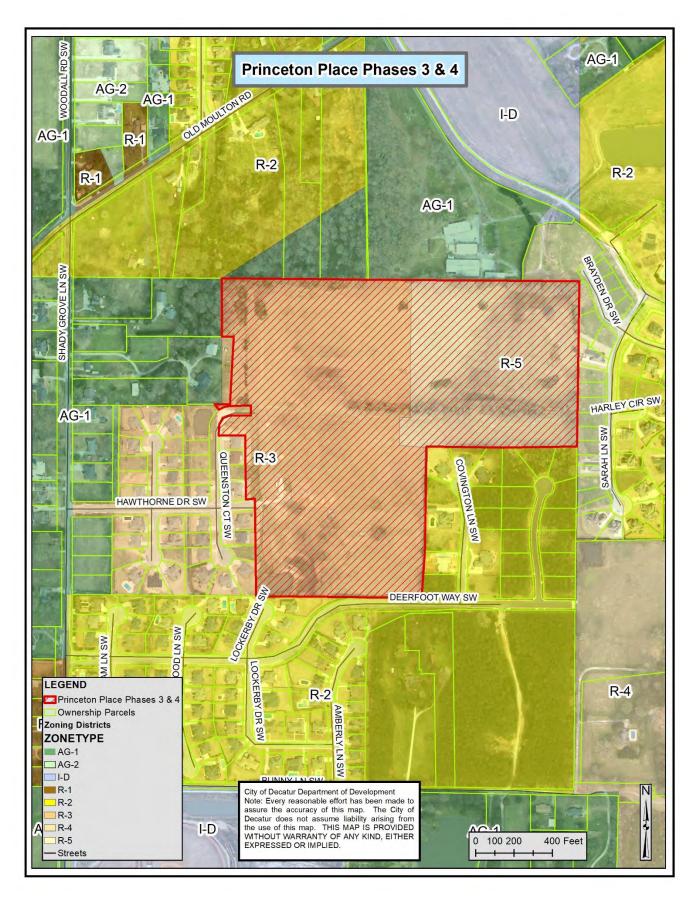
Pt. of Info:

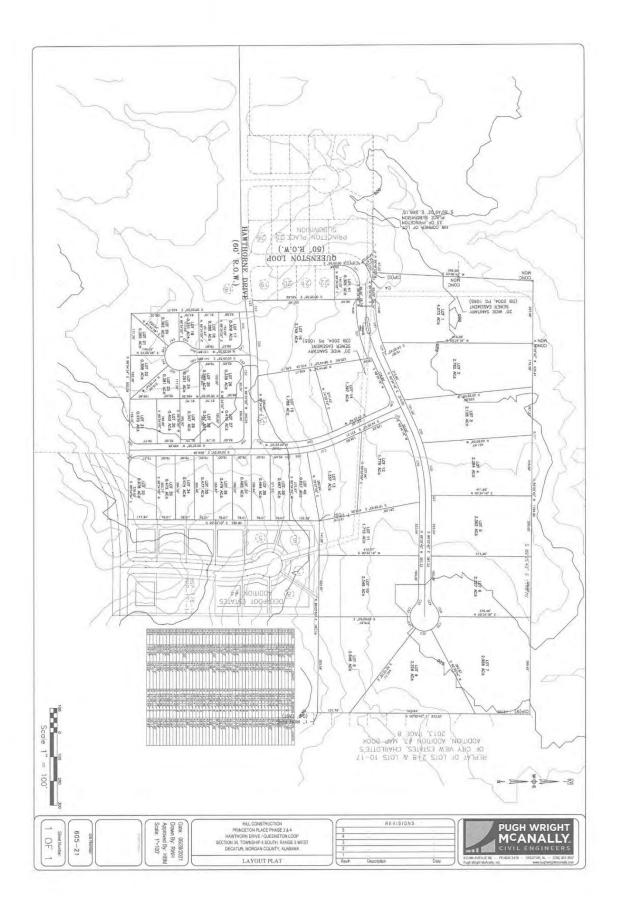
Any relocation of utilities will be at the owner's expense

It is recommended by the Planning Department that all areas platted that are larger than 1 acre should be re-zoned to R-1E

Lots 1, 11, 12 and 14 must have 20 ft sanitary sewer easement







FILE NAME OR NUMBER: River Road Estates Phase 2

ACRES: 15.37

CURRENT ZONE: R-3

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

LOCATION AND OR PROPERTY ADDRESS: ~3200 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 SE is an Urban Collector

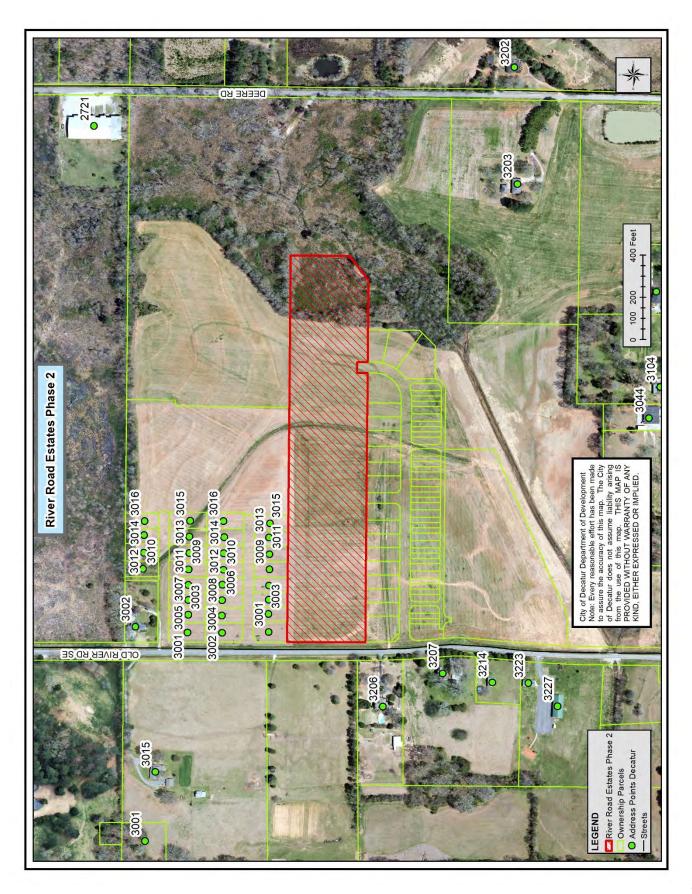
COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

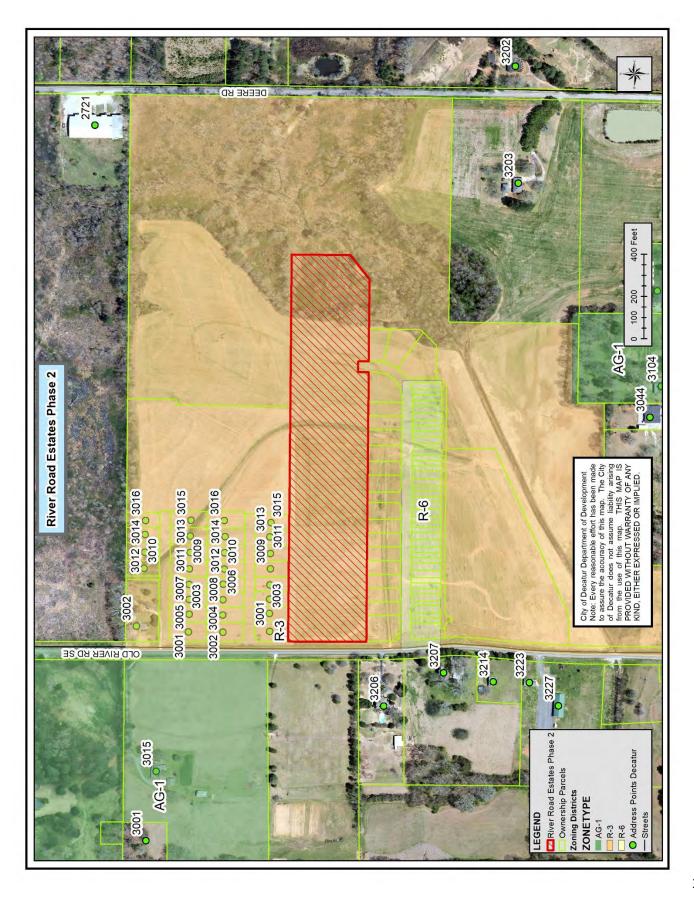
Conditions to be met:

- 1. Recording Fees
- 2. Engineering Department approval
- 3. Establish base flood elevation for the subdivision

Pt. of Info:

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





OLD RIVER ROAD SE NO ENDROUSMENTS NESS FLUND ARDNE GROUND EXCEPT AS SHOWN NO SOURCE OF MUBIC RECOIDS NAS BEEN PREVIOUS BY THE PRAINTD CHITCHING OF ANY OFFICERS AND/ON AMBICUTES COST IN THE ... THE ... NOT HETEROPE AND A STATE CONSINCT OFF-HETE ZIE (MAINE) AS STATEMENT OF DIES CONSINCT OFF-HETE ZIE (MAINE) AS STATEMENT OF DIES STANKES AND AS FIELD MAINESTATE SOOM AST TO LE. STANKES AND AS FIELD MAINESTATE SOOM AST TO LE THE WORK DOWNLING LLKY, ERE!

OURSHITTEN OF CHARLING LLKY, ERE!

A LICENSED UND SUMMEROR, ALL LOT COMERN WALL IN SET BY
A LICENSED UND SUMMEROR. 0.443 AC# 1.15 107.57 295 AC± C.29t ACH 02 52 VC-0222 401 TESTS ACT LEGEND

COTT SERVACE, CREAT AND
EXTERNAL CREAT AND
EXTERNAL PROPERTY OF CREAT
OFF AND SERVICE AND
EXTERNAL PROPERTY OF CREAT
OFF AND SERVICE AND SERVI 150 (S 245 M (03, BOX) 0.239 304 10.00 101 45 22. Will #59V 162:3 0.00 THERMORY AS THE REPORT AND ASSUMED AND RESCAUSE OF LOCAL TO THE ASSUMED AS THE REST TO THE ORDINARY AS THE PROPERTY OF THE ASSUMED AS THE ASSUMED ASSUMED AS THE ASSUMED ASSUMED. THE LIFE CHAIR TO COME THE ALCOHOL I BUTCH THE SHOCK HE ALL THE DECIDENT OF A COMMENT ATT IN CHAIR COMMENT OF THE ANALOGY OF PROTECTING SHOCKED A SECTION MAKEN TO ASSIST OF A COMMENT OF THE BUTCH ARE CHYCHING THE CHARLES THE CERENK NUMBERS CHARTER THE REPORT RECORD RECIPIES WAS USED TO THE CHARLES OF MERCHANIC CONTY MEANNESS AND RECEIVED AND A RECORD AND A RECEIVED THE THERE WE BE THEREGORNETE BY BUT YOU SHE SHEARING PROTESTS. THE THERE WE WE SHEARING THE SECOND OF THE RESIDENCE THE SHEARING THE SHEARING THE SECOND OF THE RESIDENCE THE SHEARING THE SECOND OF THE S କଥିବା । ଅପର୍ଯ୍ୟାଣ ହୋଲ ନମ୍ପର ପ୍ରକଳ ଓ ୧୯୬୫ ଅଟେ ଅଟେମ୍ପର ନ ହେଉଥିବାରେ ଓ ଏହା ଅଟେ ନମ୍ପର ଅଟେ । ୮ କଥାବାର ଖଣ୍ଡା ଅଟେ । ଖଣ୍ଡିକଥିବା ଅଟେ ଅପରପ୍ରତୀ ଓ ୧୯୮୯ ଅଟେ ସମ ଅଟେ ୫୭୯ ଓ ଓ ୮୮ ମଧ୍ୟ ହେଉଥିବା । ଅଟେ ଅଟେ ଅଟେ ଅଟେ ଅଟେ ଅଟେ । 100 THE MAY OF THE PROPERTY OF THE A 00'30'10" L 180.00' LOI 48 92.82 E E 100 75 00219 AG1 27 50 0.280 AG 101 5 JON 108 20 69 THE DESCRIPTION OF ALL METERS OF THE STEED PROBLEM TO THE THE STEED THE THE THE STEED THE PROPERTY OF A STATE OF THE SAME TO THE SAME AS A STATE OF THE SA The manufacture of the control of th TO1 27 RESOURCE THAT TAKE THE WAS ALLED THE CHARLES OF WATER THAT THE CHARLES OF THE CHARLES THE COMMISSION OF THE STATE OF THE COMMISSION OF C 2/8 //06 6.239 (10, 80 m) RECEITED AND IN 100 101 70 10238 ACI THE CHESSES AND AND AND THE CHESSES OF THE CHESSES PARS SHELL OLD IN THE STATE OF THE STATE OF THE SHELL OF THE SHELL OF THE STATE OF THE STATE OF THE SHELL OF THE STATE OF 562 54 8 0 222 AC pas galet 7, 3NG 7. 07.07 0.223 0.275 40+ Date 06/29/2021 Drawn By: RWH Approved By: RWH Scale: 1"-60" PUGH WRIGHT MCANALLY CIVIL ENGINEERS 6.0-21 SneetNumber 1 OF 1

SITE PLANS

FILE NAME OR NUMBER: Site Plan 616-21

ACRES: 5.8

CURRENT ZONE: M-1A

APPLICANT: Schoel Engineering for Crunch Fitness

LOCATION AND OR PROPERTY ADDRESS: 1419 Glenn St SW

REQUEST: Commercial Site Plan Approval for a Fitness Center

PROPOSED LAND USE: Commercial

ONE DECATUR FUTURE LAND USE: Community Commercial

ONE DECATUR STREET TYPOLOGY: Glenn St SW is an Urban Collector

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

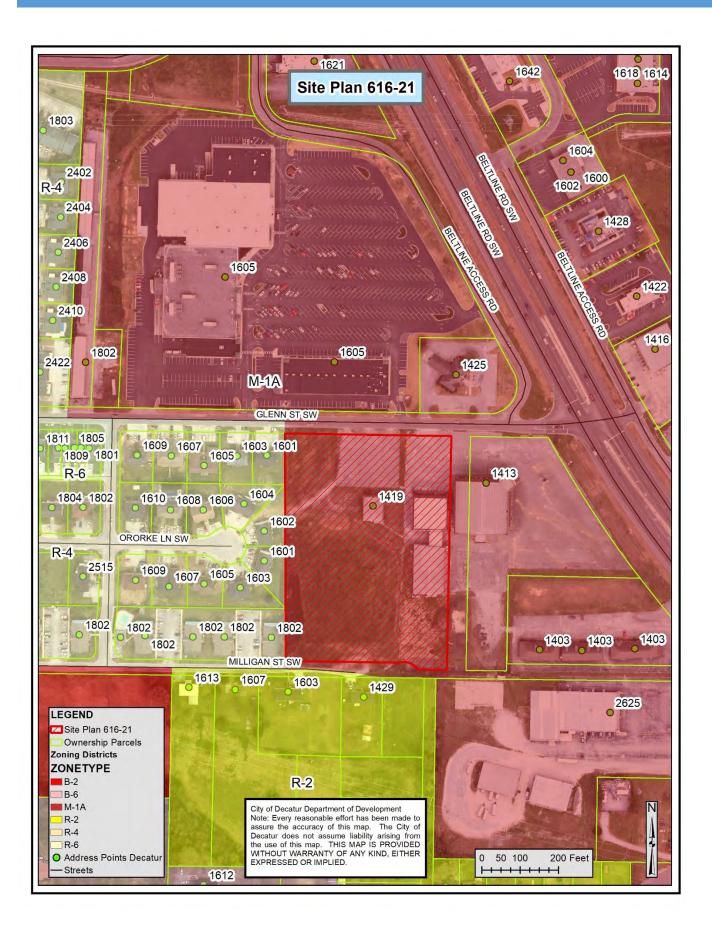
Conditions to be met:

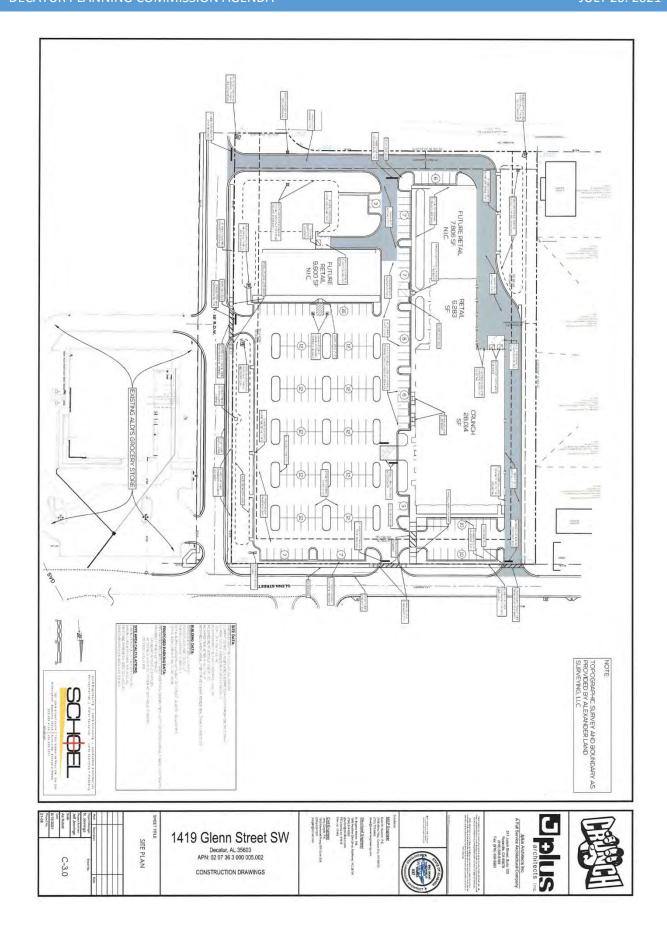
- 1. Extend the sidewalk across the southern entrance on Aldi Way and add crosswalk
- 2. Add buffer landscaping to the southern property line along Milligan Street as it is adjacent to a residential area
- 3. On photometric plan, show light level at property lines
- 4. Detention area in southwest corner of the lot should connect to inlet on Milligan Street
- 5. Engineering Department approval
- 6. We will need 10 ft easement for the gas service that is going on the property
- 7. We will need a tap off the main gas line, can't come off the existing line
- 8. We will need a 5 ft easement for electric from Glenn St to the cabinet on the property
- 9. Show rear yard setback on the south end of the lot

Pt. of Info:

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







FILE NAME OR NUMBER: Site Plan 617-21

ACRES: 1.7

CURRENT ZONE: M-1

APPLICANT: Pugh, Wright, McAnally for Tom Bender

LOCATION AND OR PROPERTY ADDRESS: 6th Ave SE south of Knight St SE

REQUEST: Commercial Site Plan Approval for a Car Wash

PROPOSED LAND USE: Commercial

ONE DECATUR FUTURE LAND USE: Regional Mixed Use

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

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

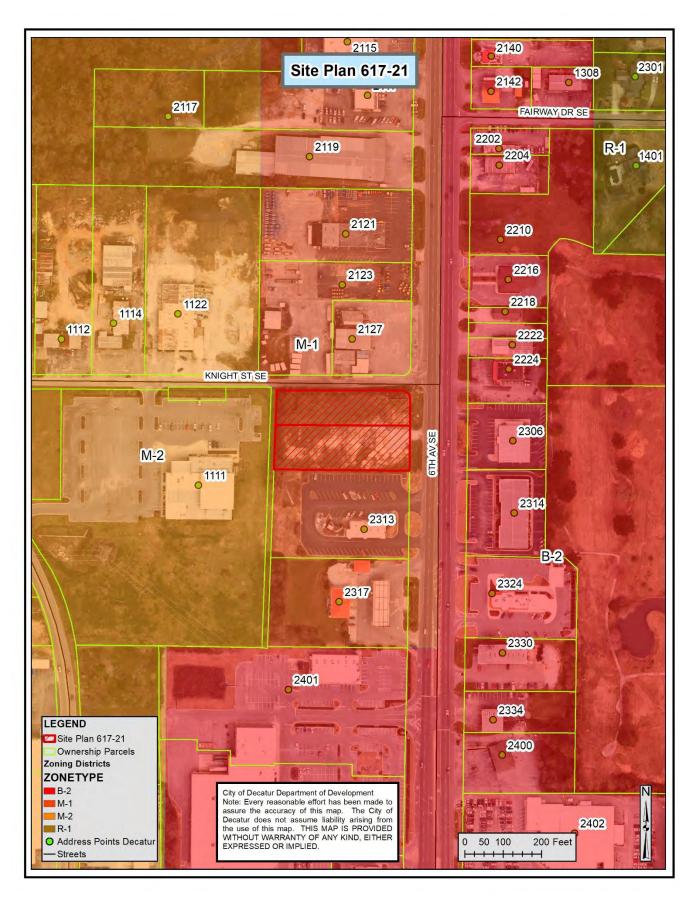
Conditions to be met:

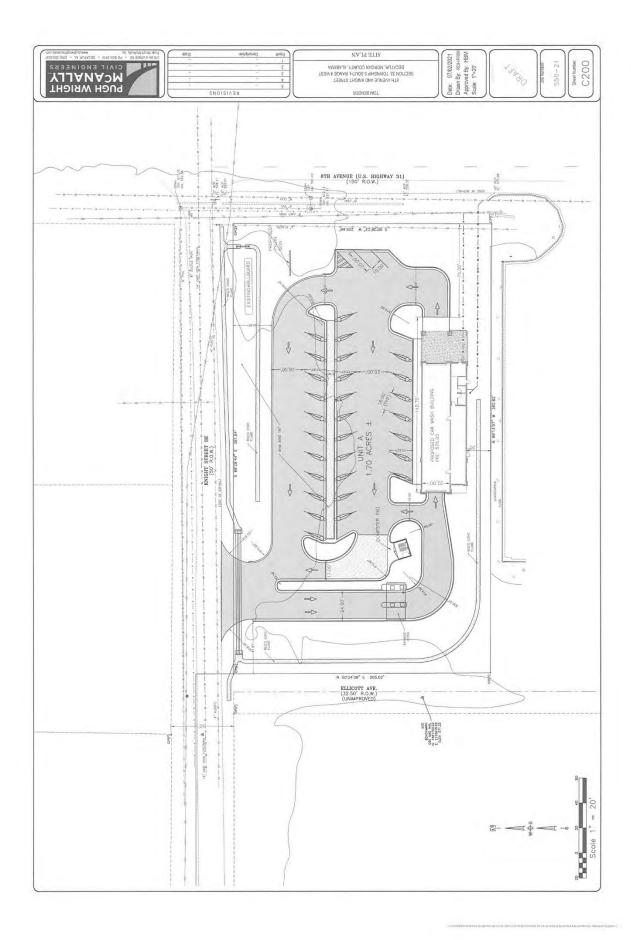
- 1. Frontage landscaping will be required along 6th Ave and Knight St as there are more than 15 parking spaces
- 2. Engineering Department approval
- 3. ALDOT approval on drainage

Pt. of Info:

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







OTHER BUSINESS

VACATIONS

FILE NAME OR NUMBER: Vacation 534-21

ACRES: 0.11

CURRENT ZONE: R-4

APPLICANT: Pugh, Wright, McAnally for Hans Thurau

LOCATION AND OR PROPERTY ADDRESS: 1801 Tower St SE

REQUEST: Vacate 0.11 acres of ROW in front of 1801, 1805 and 1817 Tower St SE

PROPOSED LAND USE: Multi-family Residential

ONE DECATUR FUTURE LAND USE: Core Neighborhood

ONE DECATUR STREET TYPOLOGY: Tower Street SE is a Local Street

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

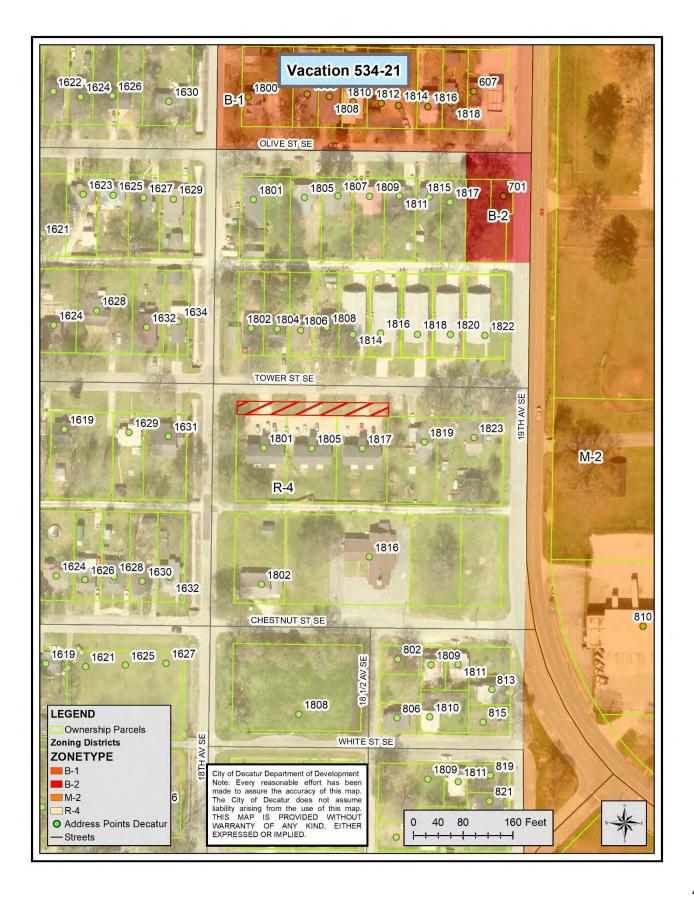
Conditions to be met:

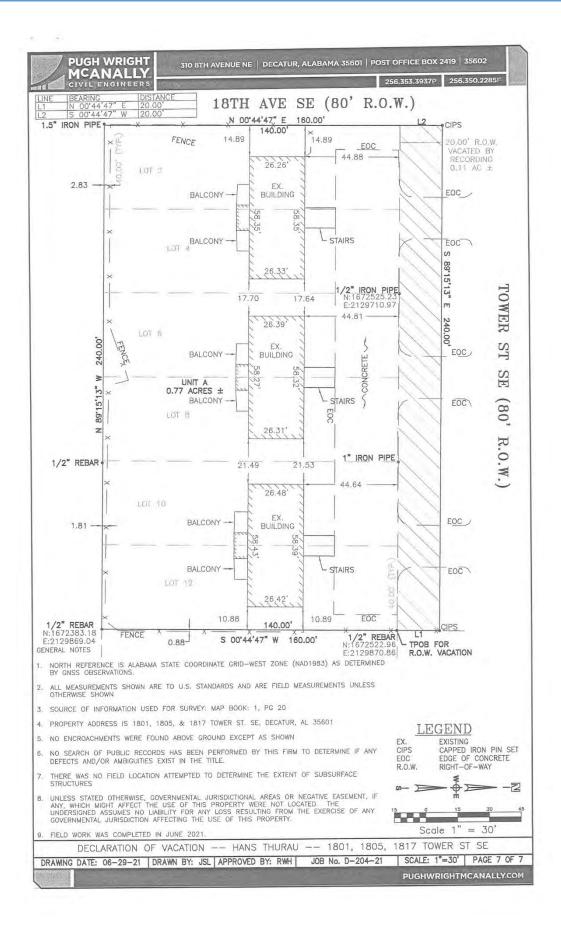
- 1. Signed and completed vacation package
- 2. We will need a 10 ft easement for the light poles, 5 ft on either side

Pt. of Info:

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







FILE NAME OR NUMBER: Vacation 535-21

ACRES: 0.02

CURRENT ZONE: M-1

APPLICANT: Pugh, Wright, McAnally for Lee Edwards

LOCATION AND OR PROPERTY ADDRESS: 13 Vine St NW

REQUEST: Vacate 0.02 acres of alley southeast of 13 Vine St NW.

PROPOSED LAND USE: Commercial

ONE DECATUR FUTURE LAND USE: Urban Core Downtown

ONE DECATUR STREET TYPOLOGY: Vine St NW is an Urban Collector

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

Conditions to be met:

1. Signed and completed vacation package

Pt. of Info:

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

The area will be retained as an easement

