

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)	1-4

4. PUBLIC HEARING

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

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	25-28
(1735 Chestnut Rd SW)	

PLATS

A. Princeton Place Phases 3 & 4 Layout Plat	29-32
(Hawthorn Drive SW)	

B. River Road Estates Phase 2 Final Plat	33-36
(McClellan Way)	

SITE PLAN REVIEWS

A. Site Plan 616-21	37-40
(1419 Glenn Street)	

B. Site Plan 617-21	41-44
(6 th Avenue & Knight Street)	

4. OTHER BUSINESS

VACATIONS

A. 534-21	45-48
(Tower Street SE)	

B. 535-21	49-52
(13 Vine Street NW)	

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:**

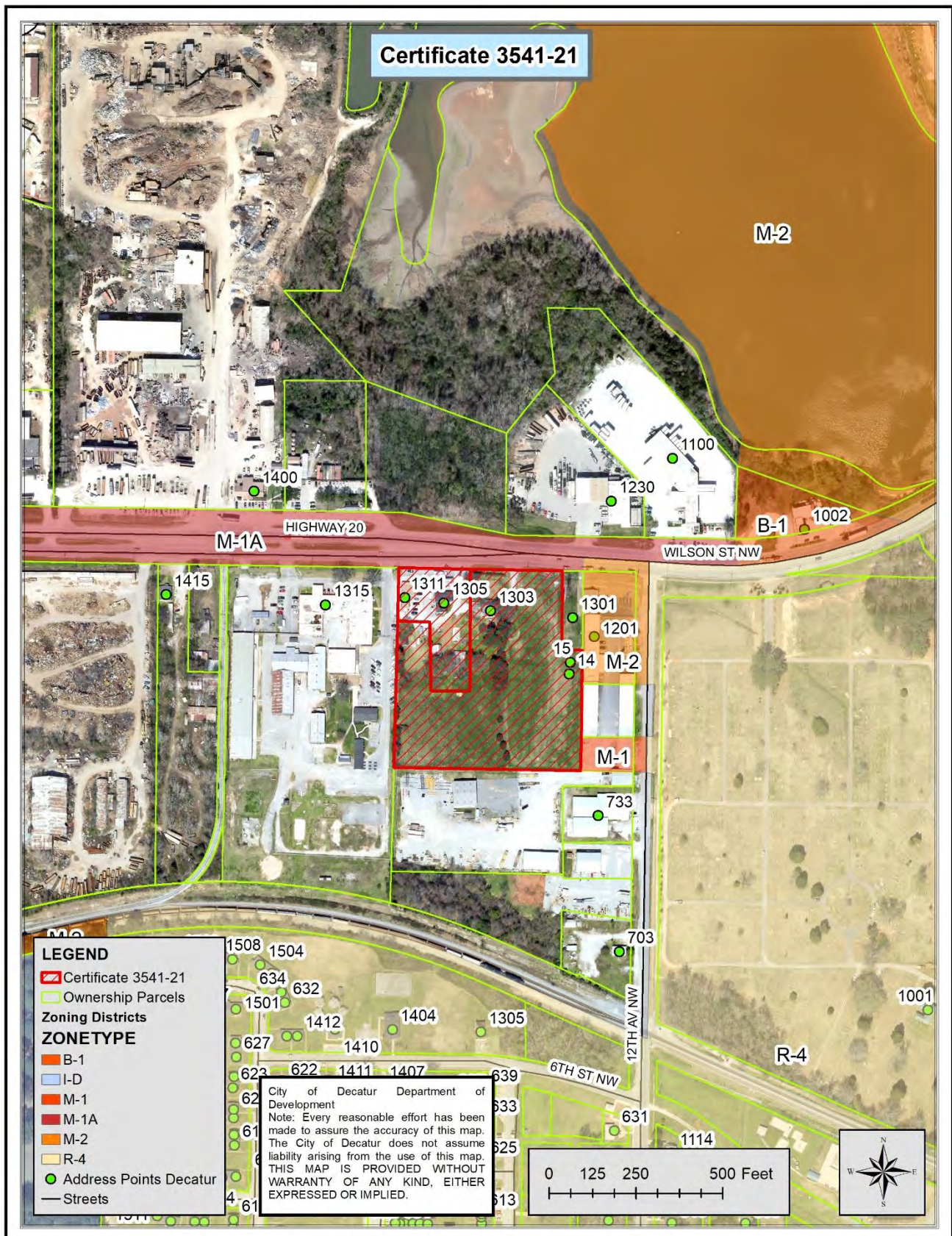
1. Recording fees
2. Updated legal description with two notary blocks. We need one for County Engineer. The certificate needs to be in the extra-territorial format
3. Legal description on total tract. Language is a little confusing. Look at paragraphs 2 and 3 and see if it needs to be re-worded
4. Name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

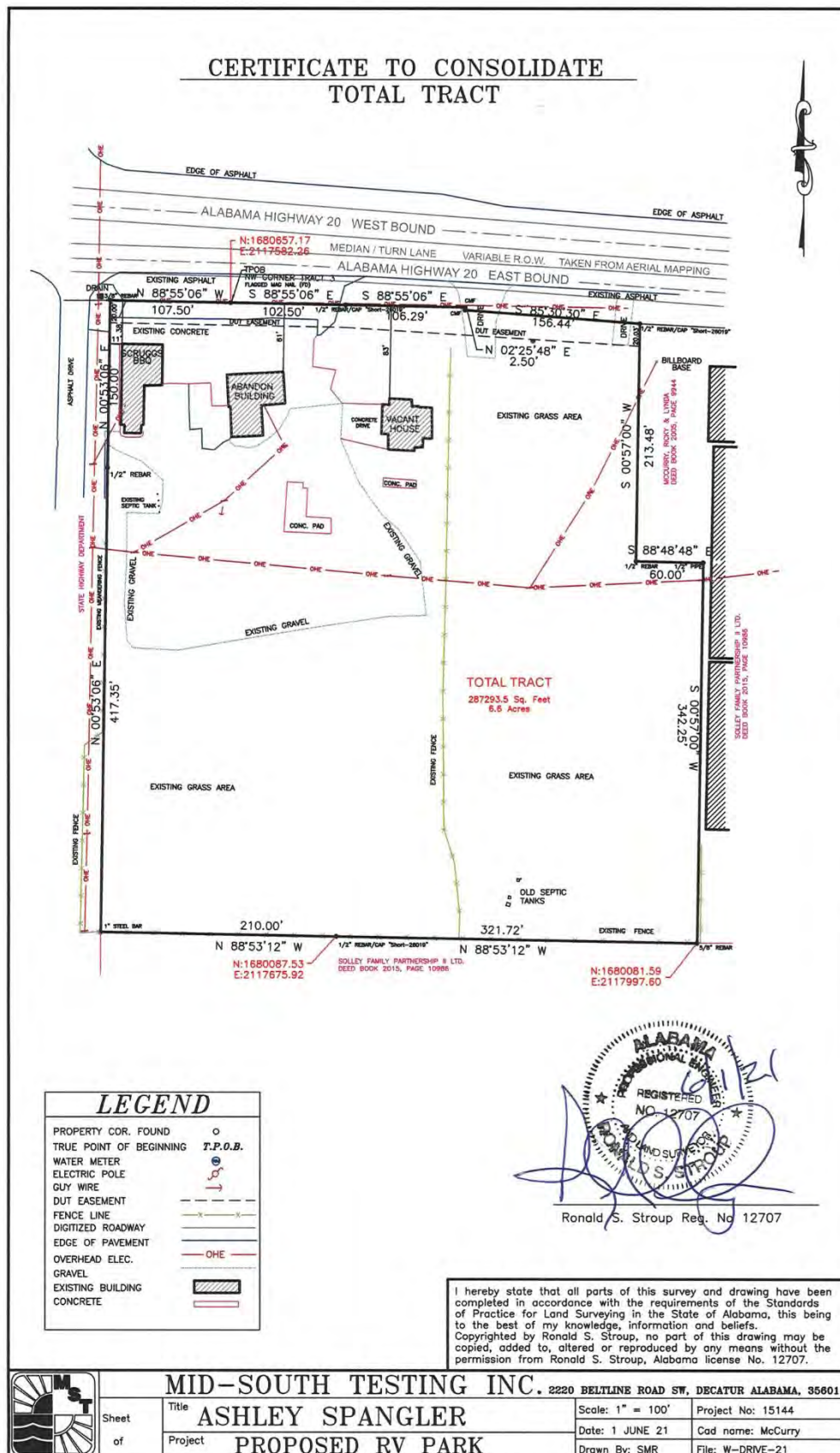
Pt. of Info:

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

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:







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

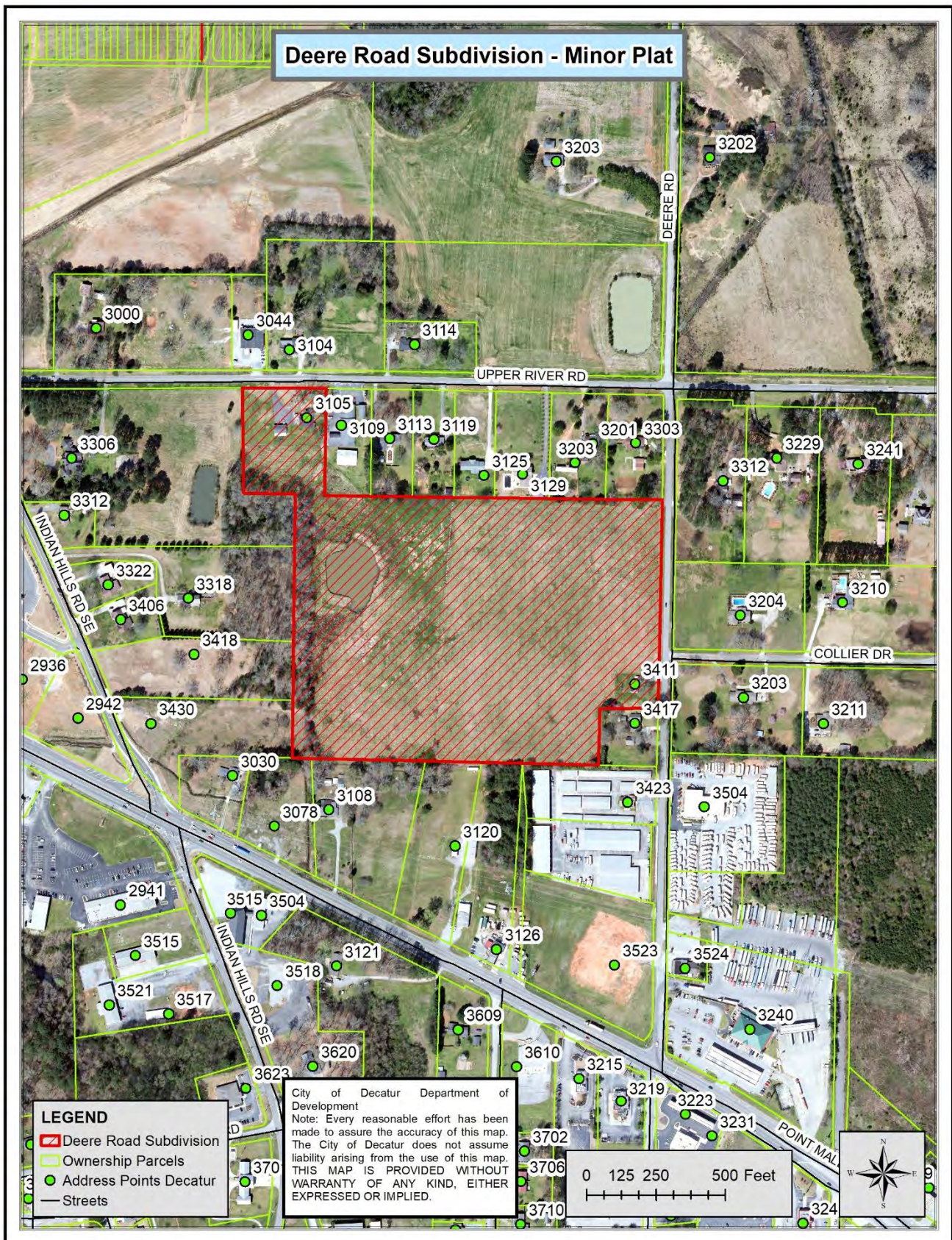
COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:**Conditions to be met:**

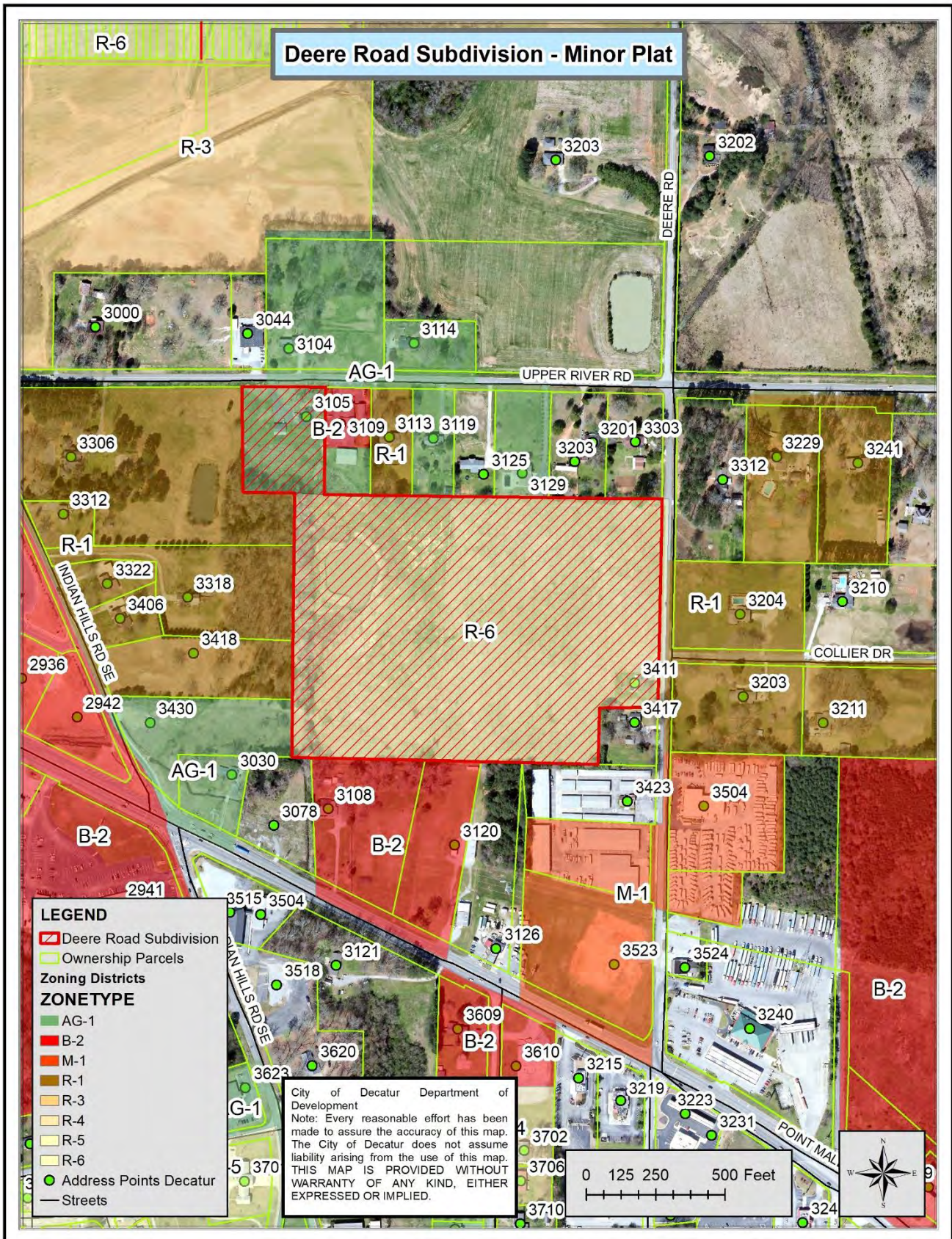
1. Recording Fees

Pt. of Info:

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

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:





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:
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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

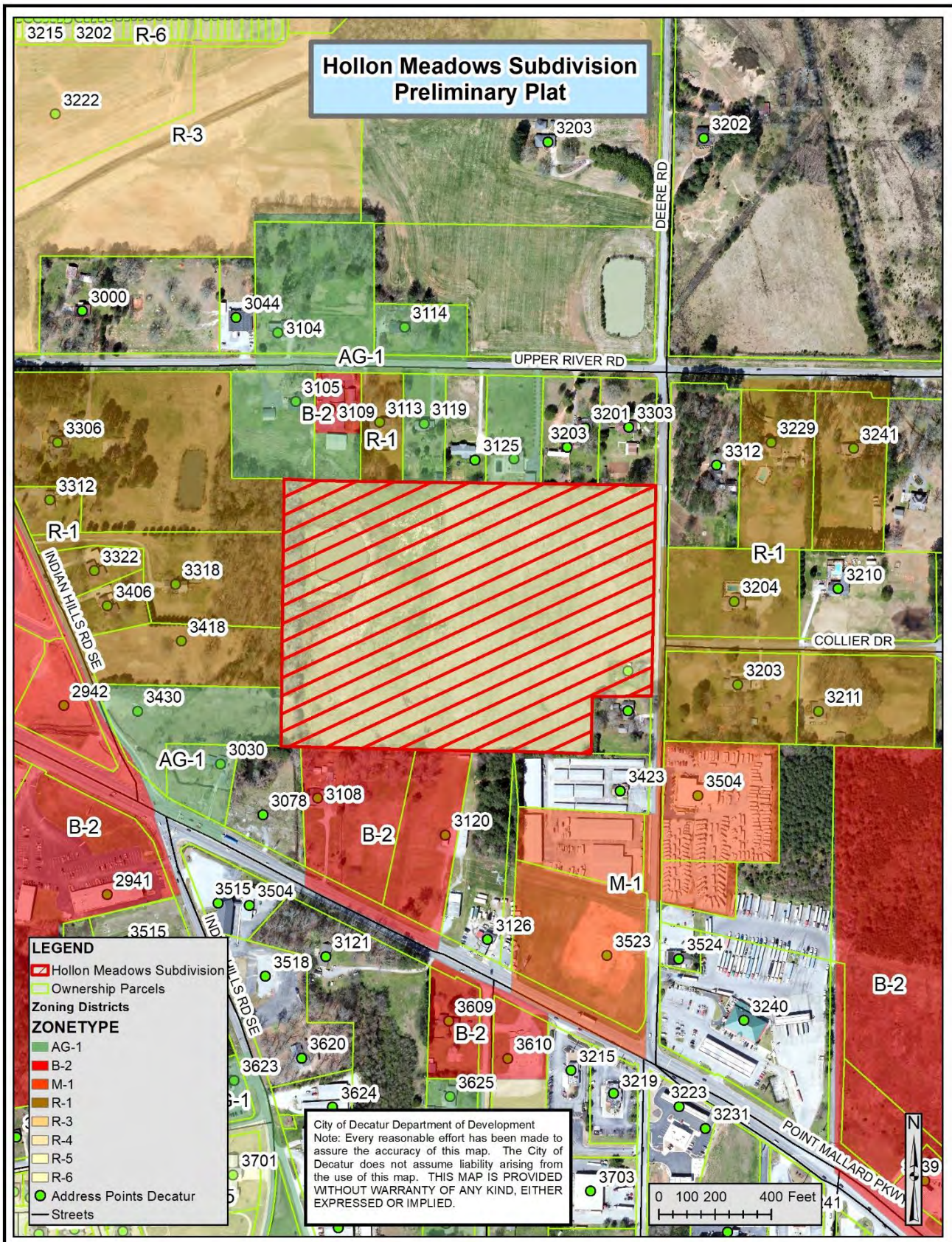
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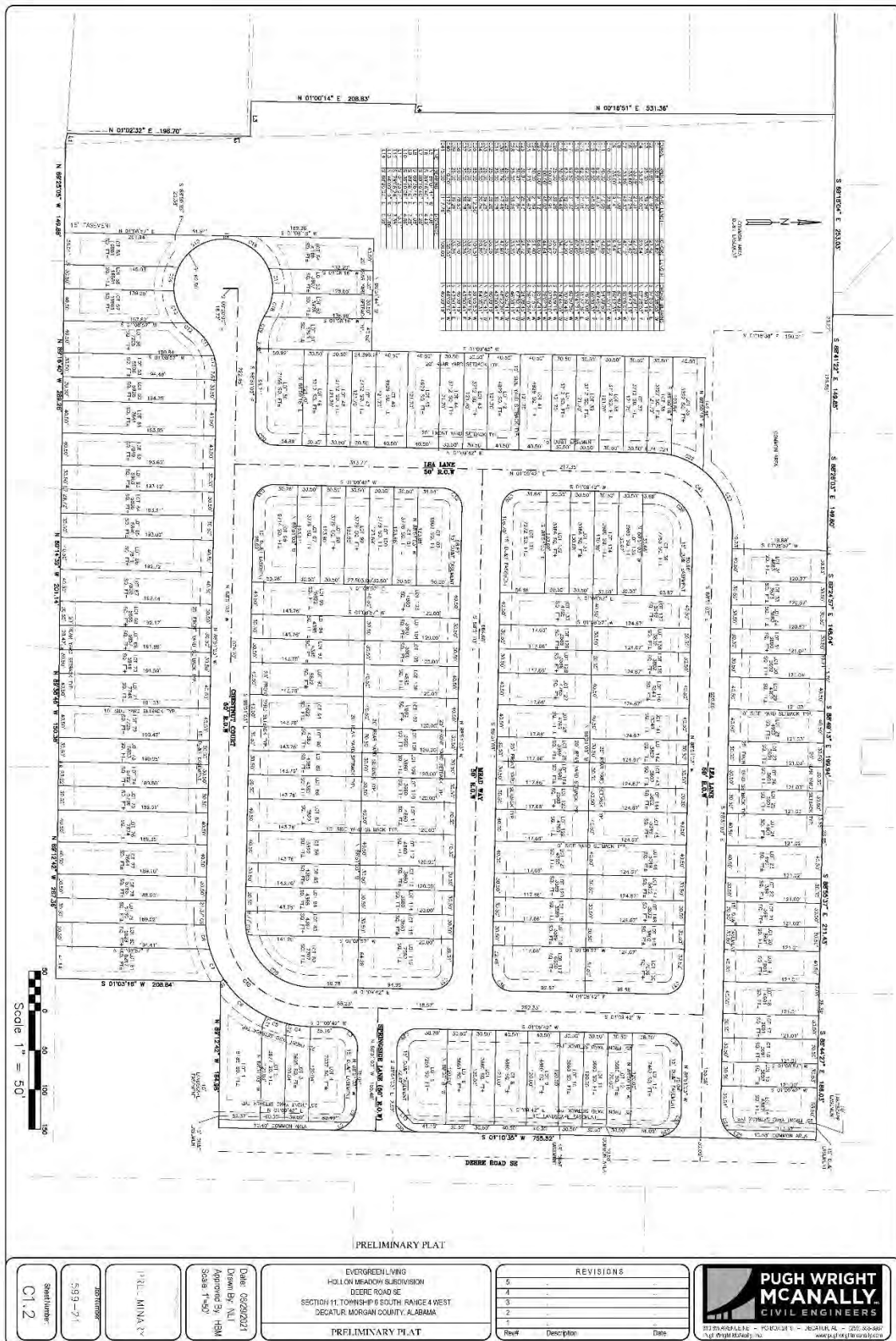
Any relocation of utilities will be at the owner's expense

Side yard setbacks are set up for single-story

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:







CONSENT AGENDA ITEMS**CERTIFICATES**

FILE NAME OR NUMBER: Certificate 3546-21

ACRES: 0.77

CURRENT ZONE: R-4

APPLICANT: Pugh, Wright, McAnally for Hans Thureau

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:**

1. 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

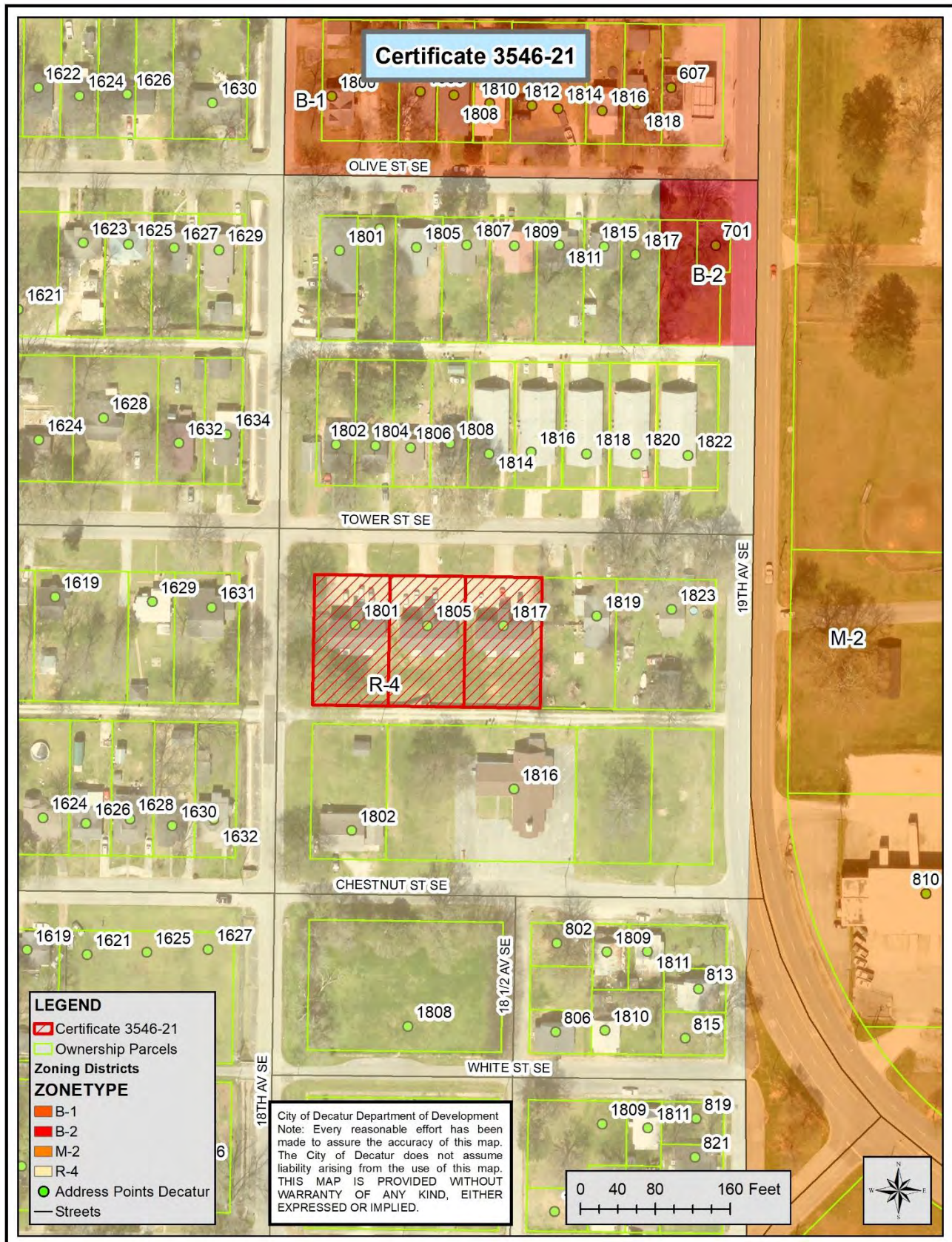
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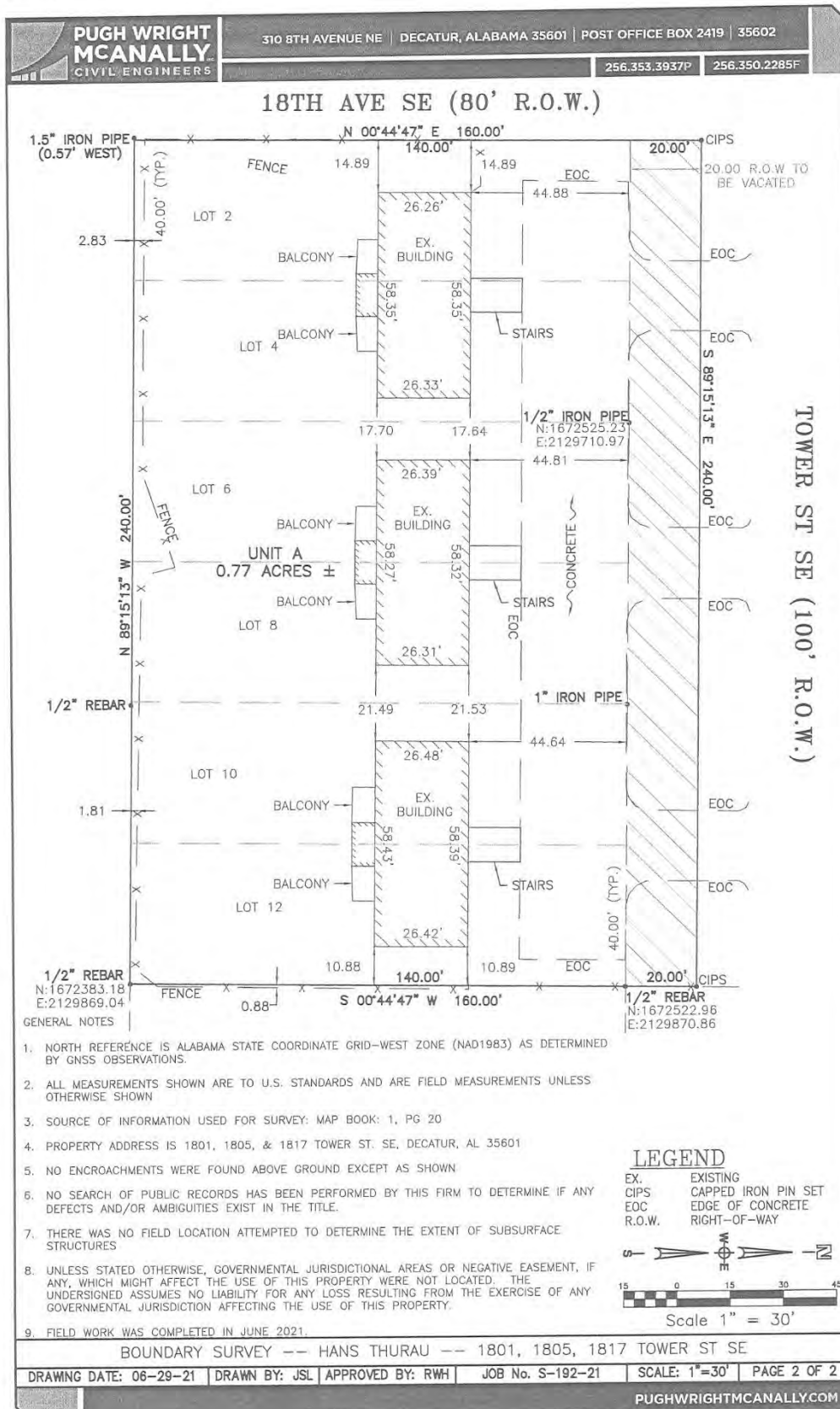
Any relocation of utilities will be at the owner's expense

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

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:







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:
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Conditions to be met:

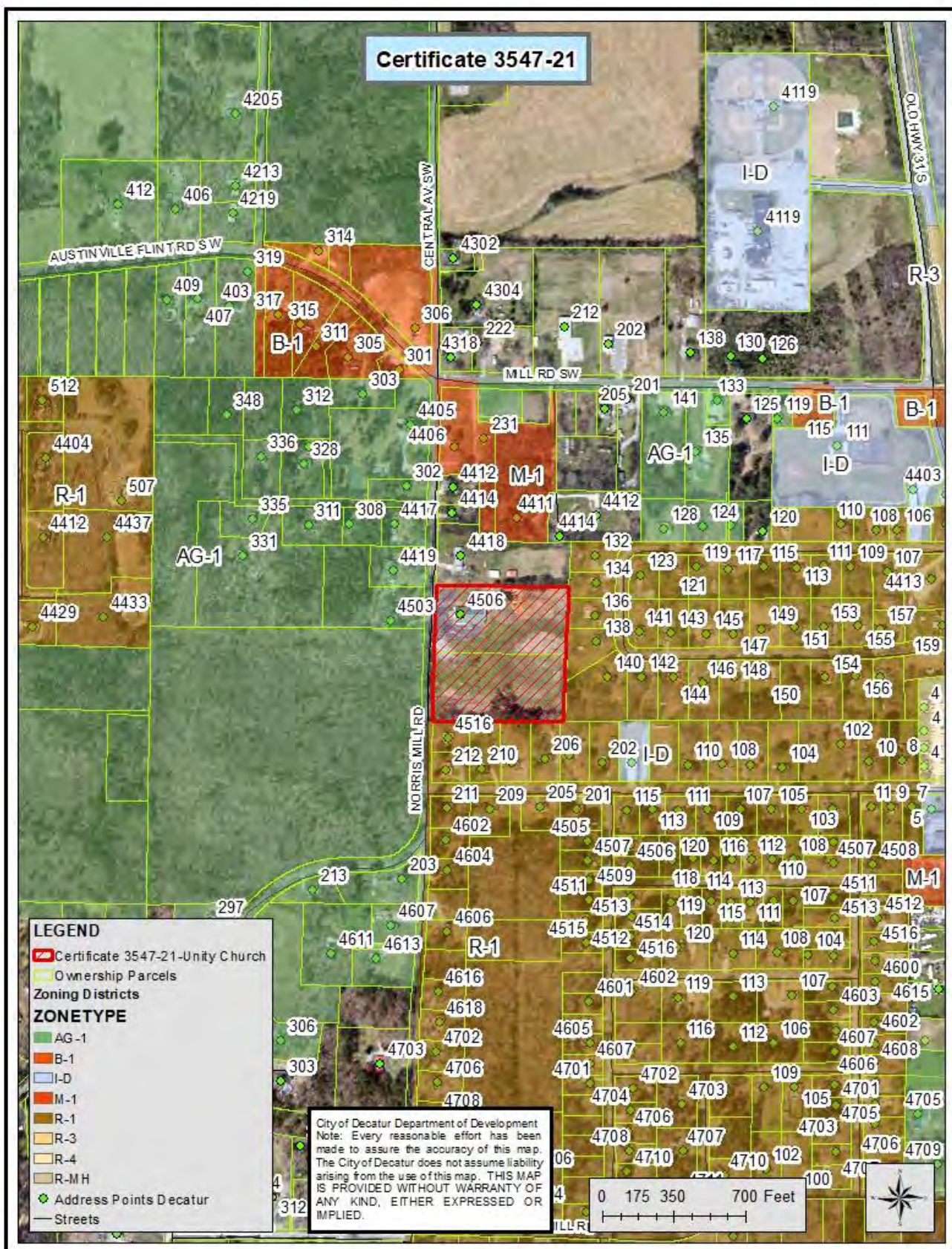
1. Recording fees
2. Signed owner request letter
3. Numbers for acreage need to match from Certificate to Boundary Survey
4. Show ROW for all roads
5. We will need a letter from the owner of unit 1 stating that the septic system is completely contained within their parcel

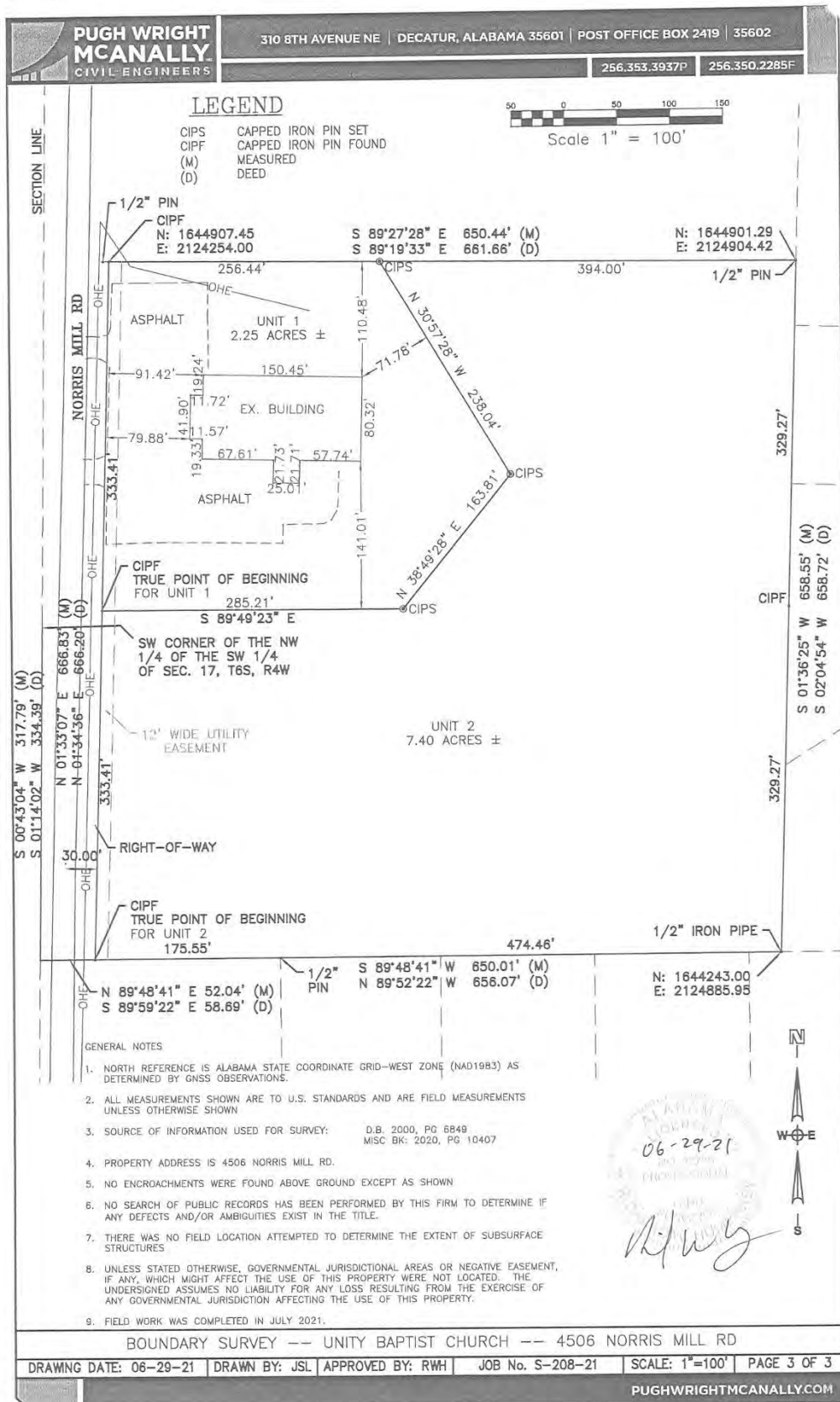
Pt. of Info:

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

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:







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:
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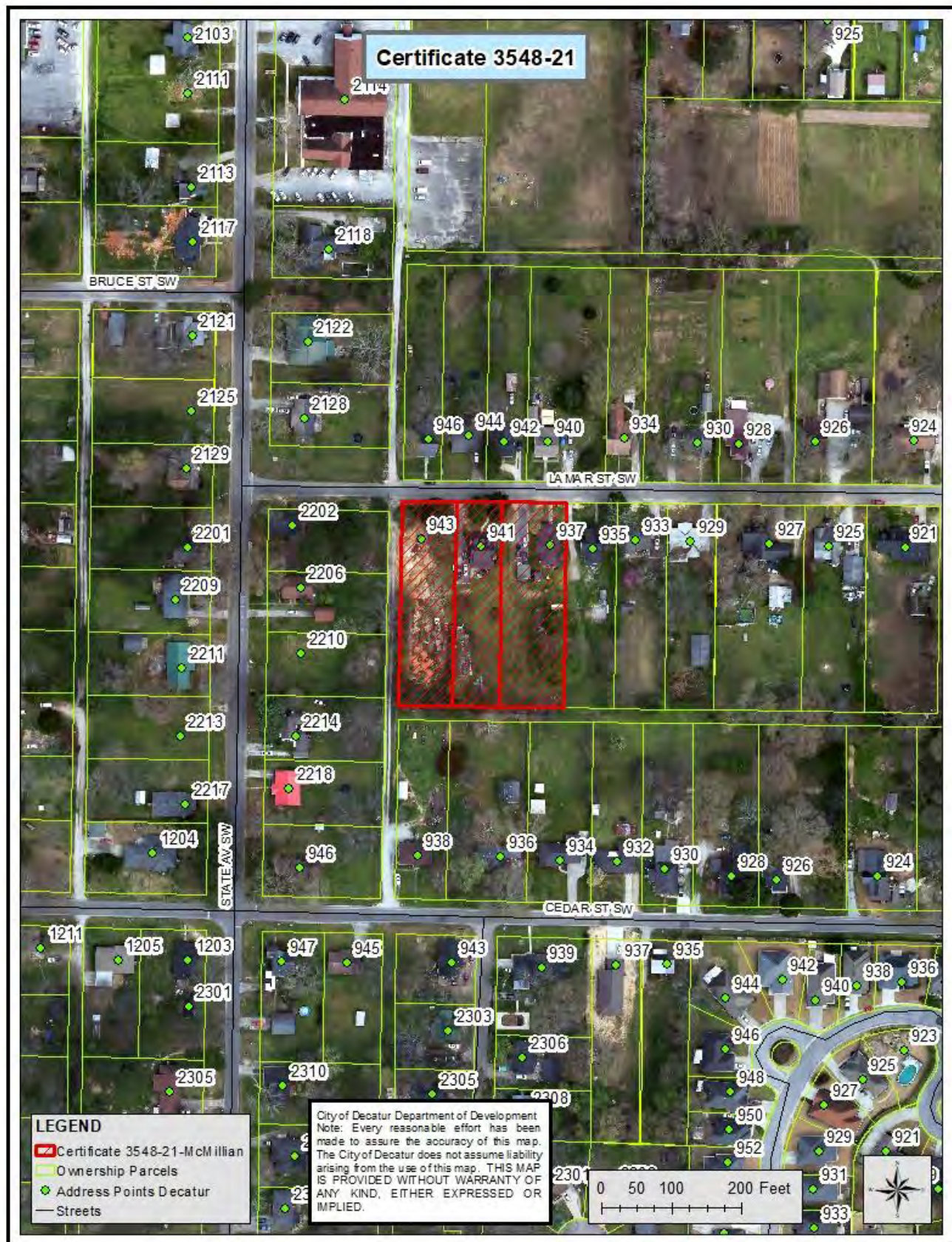
Conditions to be met:

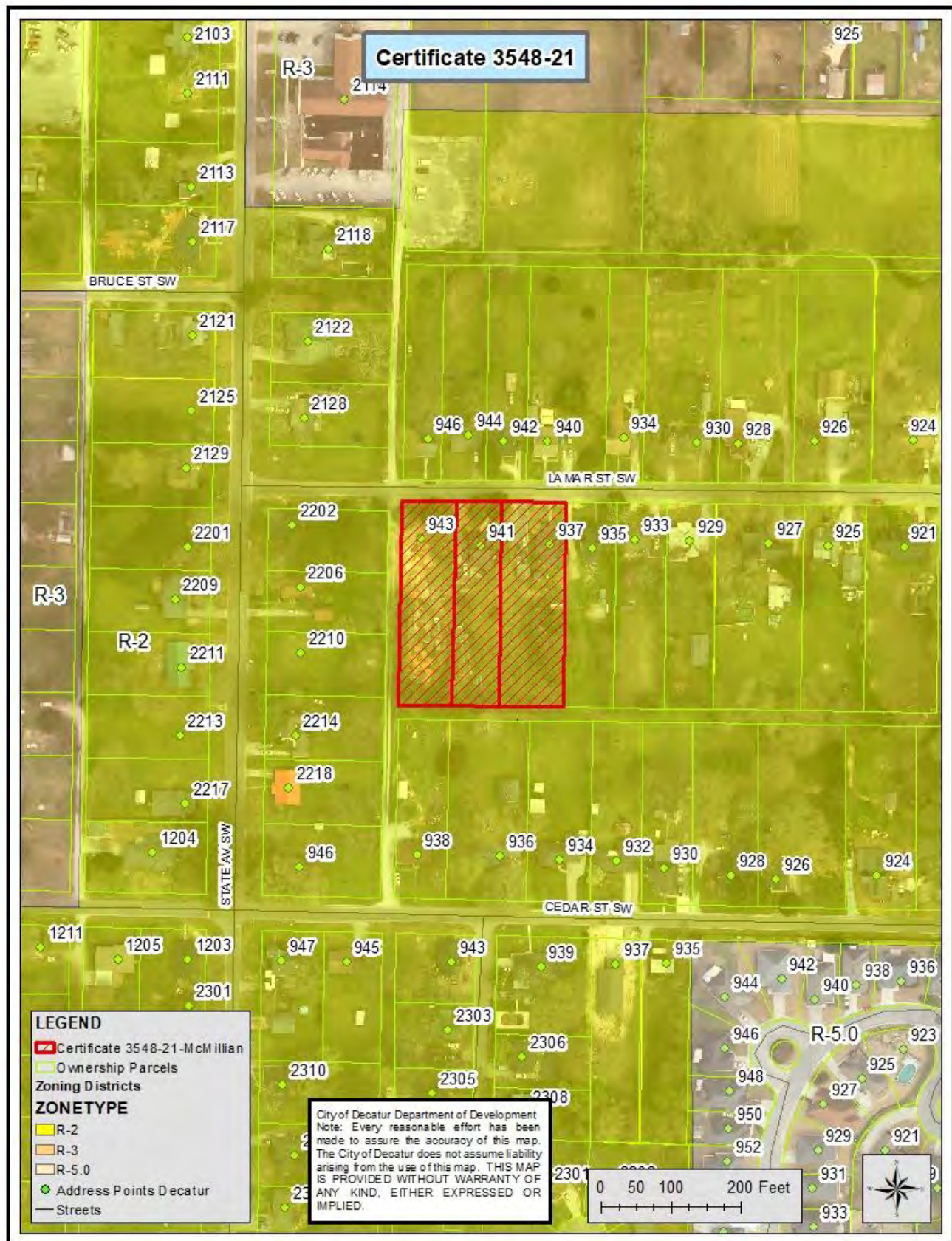
1. Recording fees
2. Signed owner request letter
3. Correct legal description; acreage is incorrect
4. Signed, sealed survey with 3 state plane coordinates
5. Show ROW for all roads

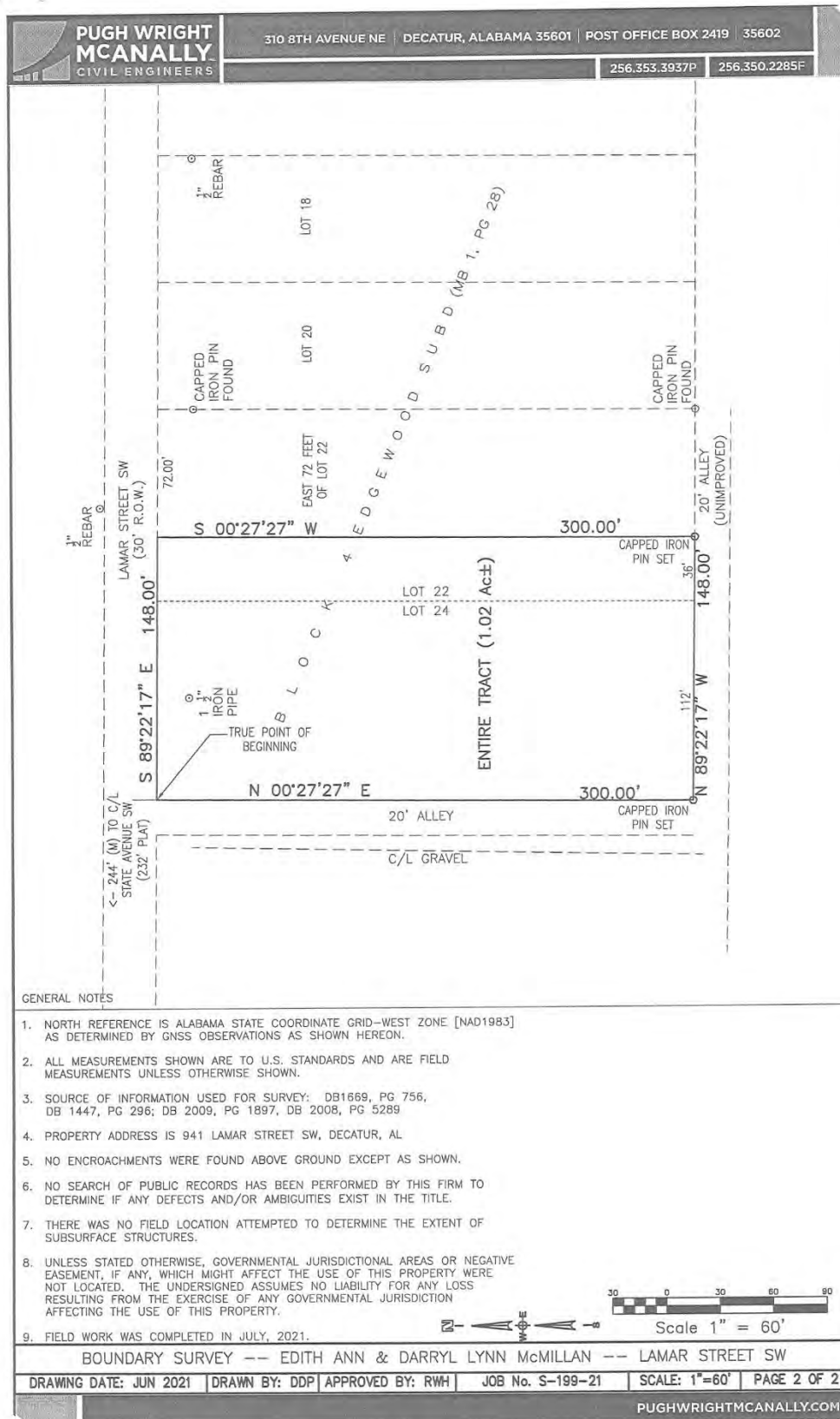
Pt. of Info:

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

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:







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:
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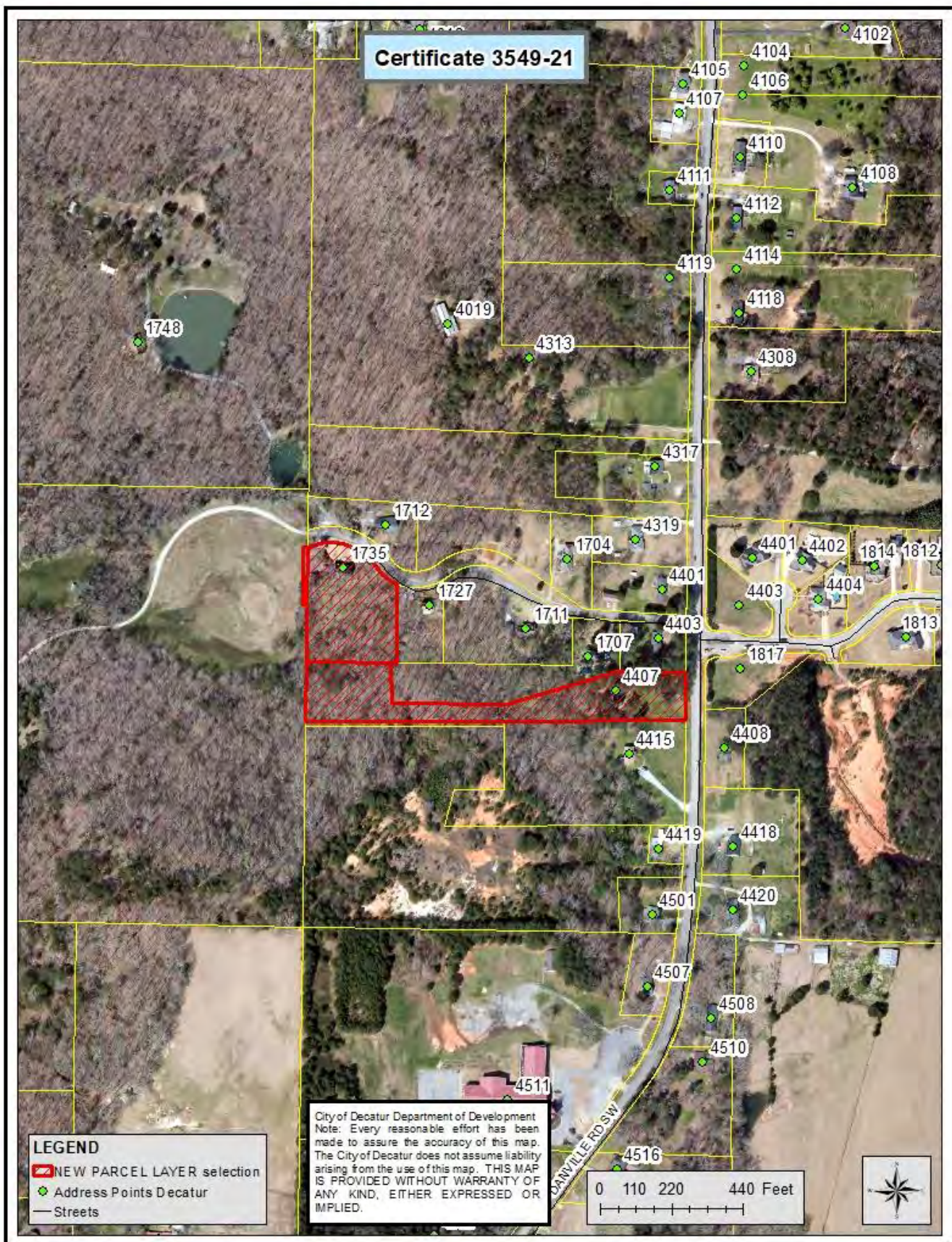
Conditions to be met:

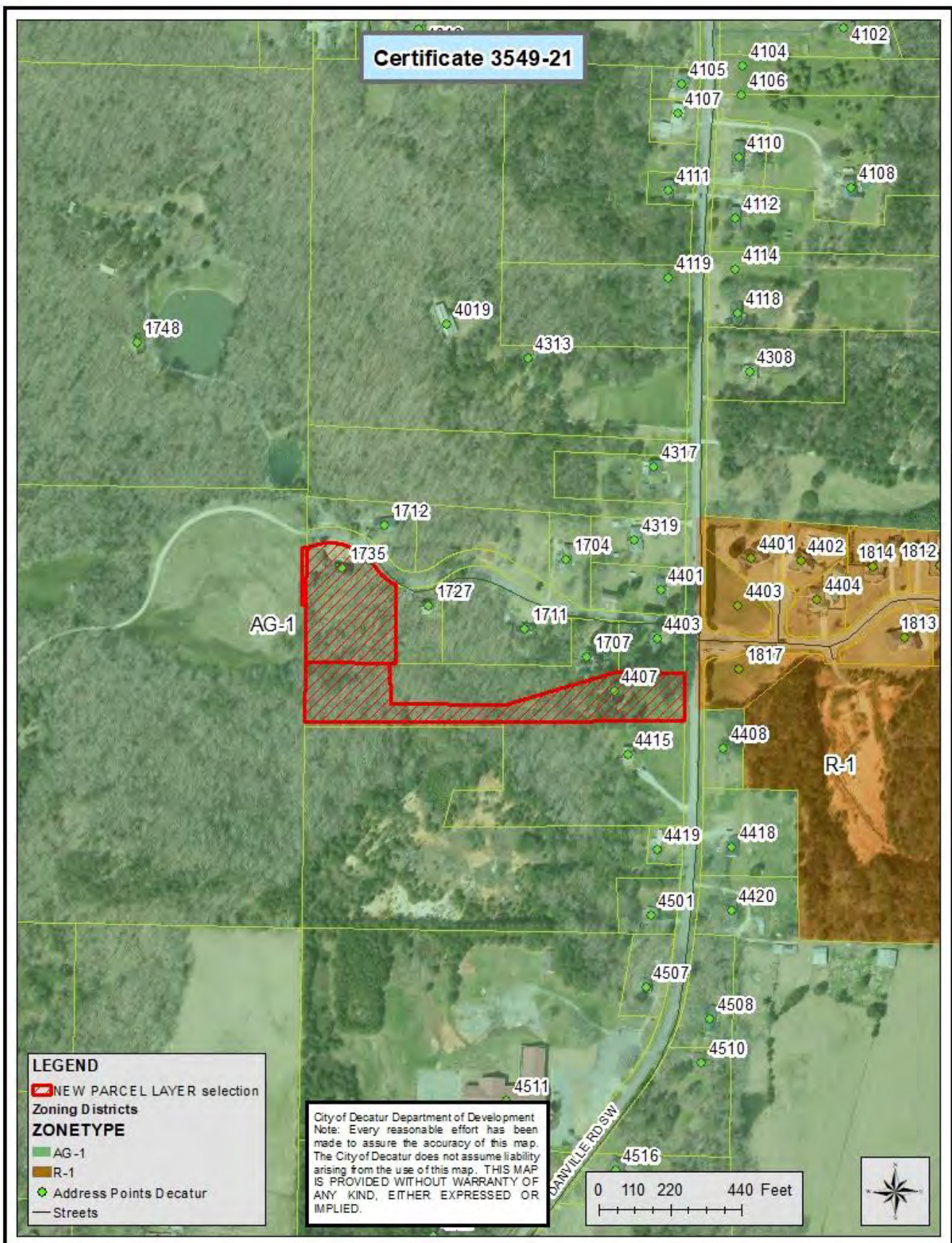
1. Recording fees
2. Signed owner request letter
3. Signed, sealed survey with 3 state plane coordinates
4. Show ROW for all roads

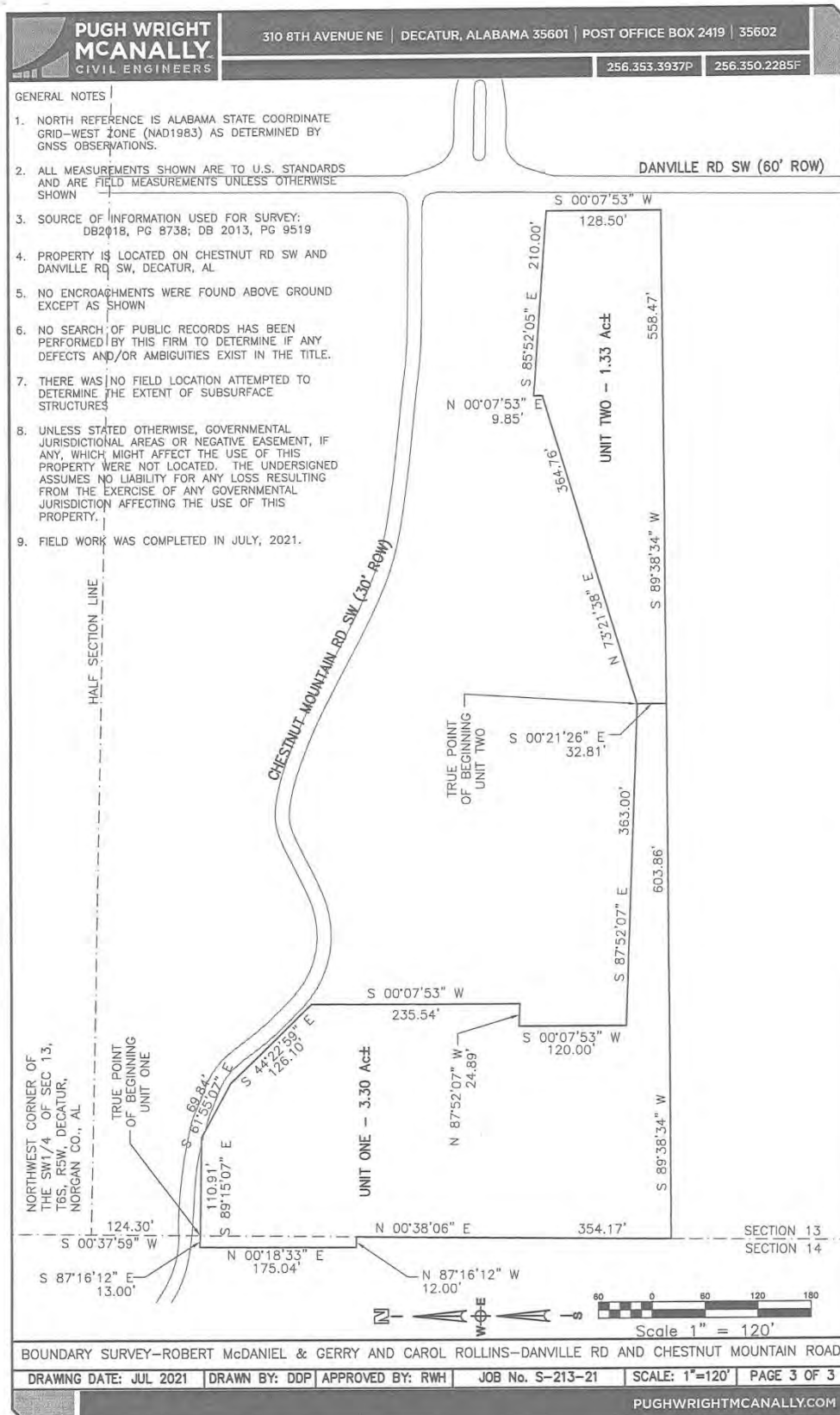
Pt. of Info:

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

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:







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:**

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

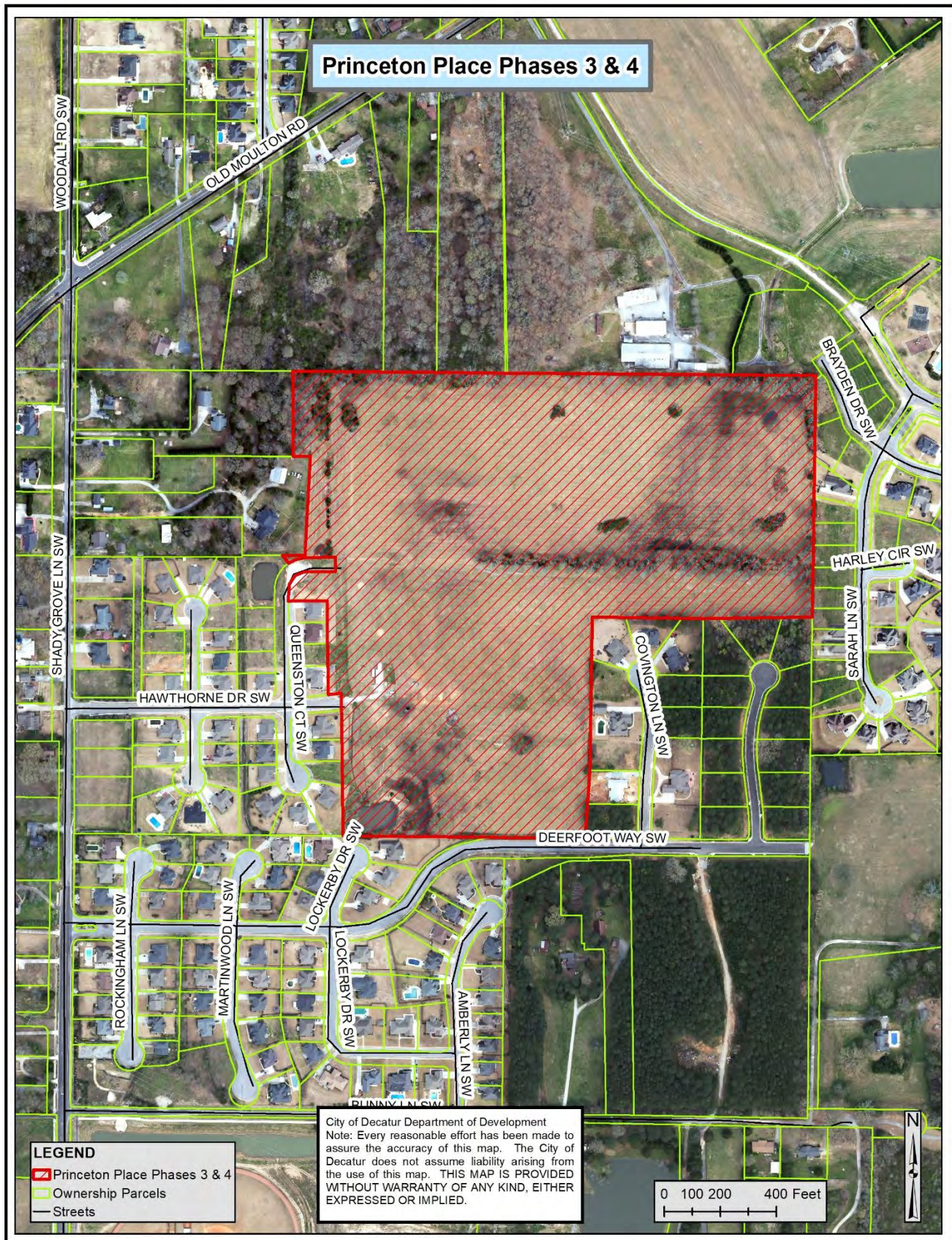
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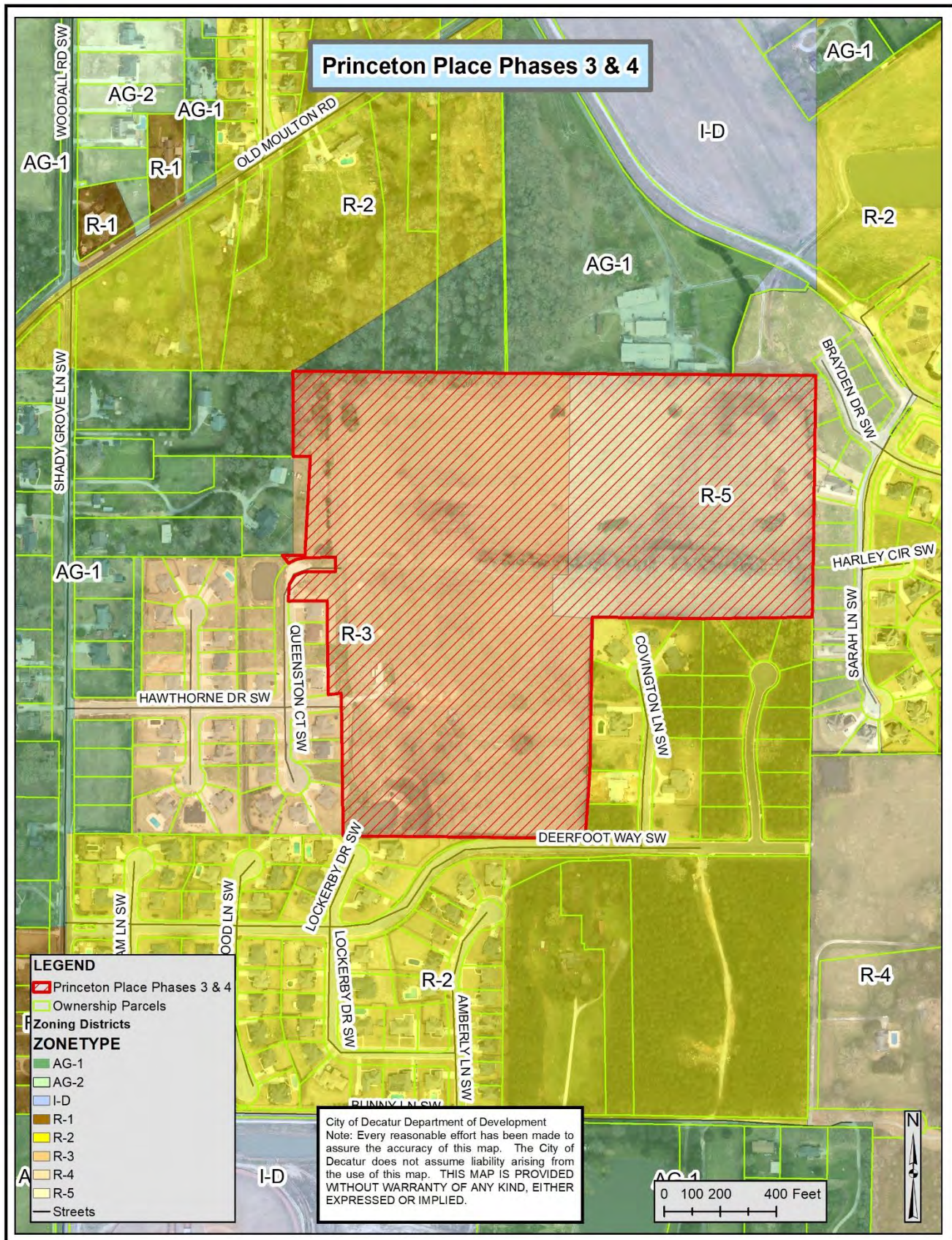
Any relocation of utilities will be at the owner's expense

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

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:







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:
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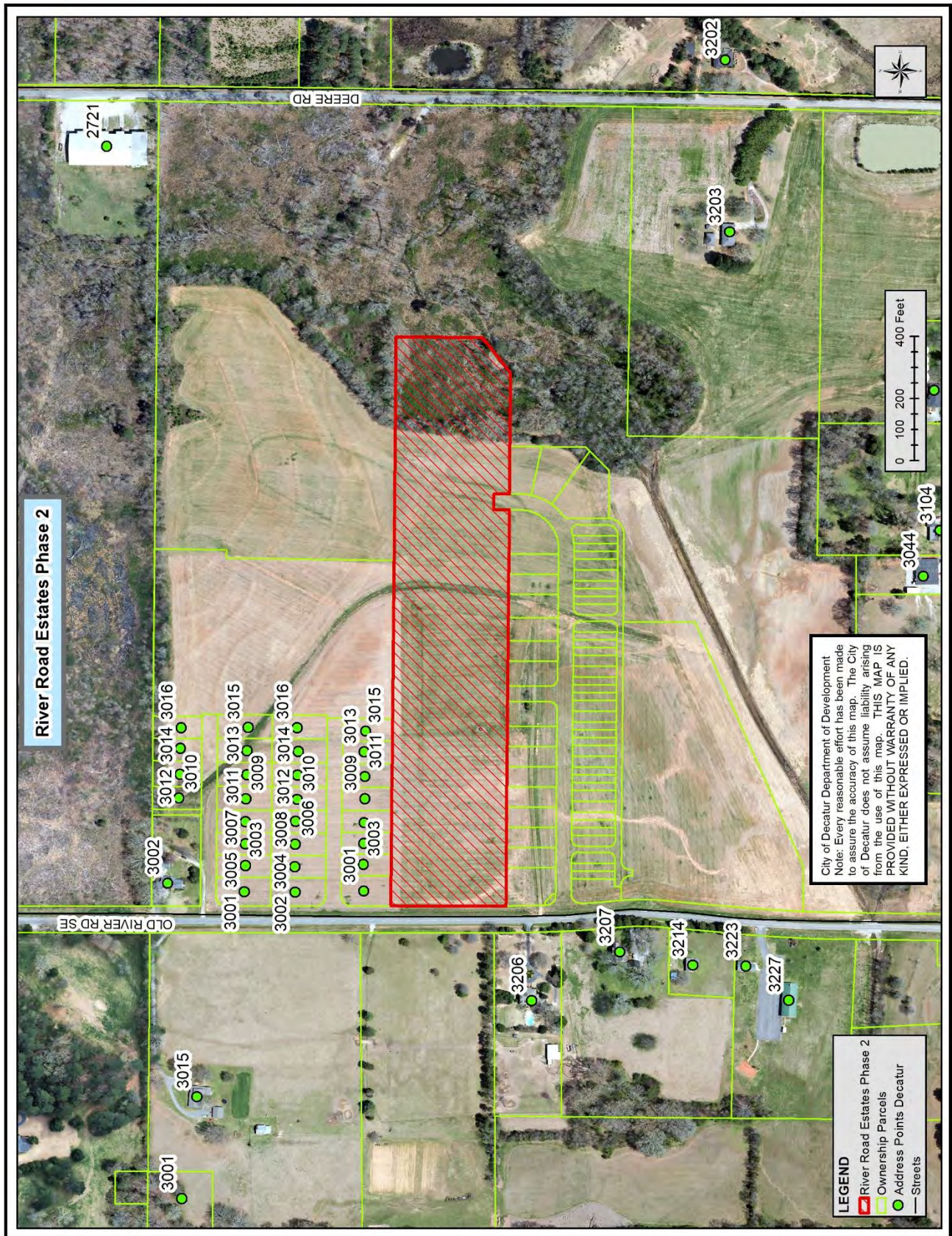
Conditions to be met:

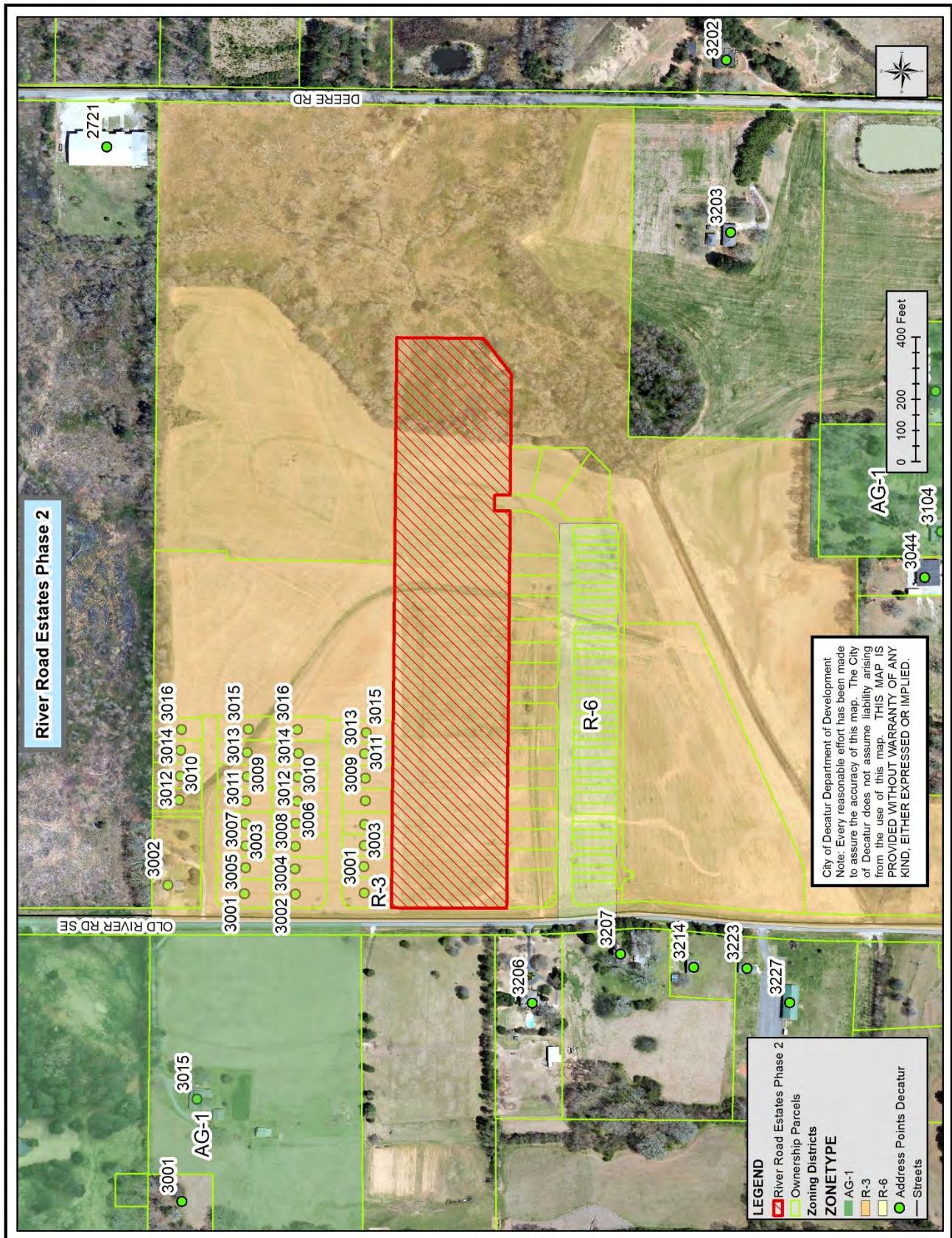
1. Recording Fees
2. Engineering Department approval
3. Establish base flood elevation for the subdivision

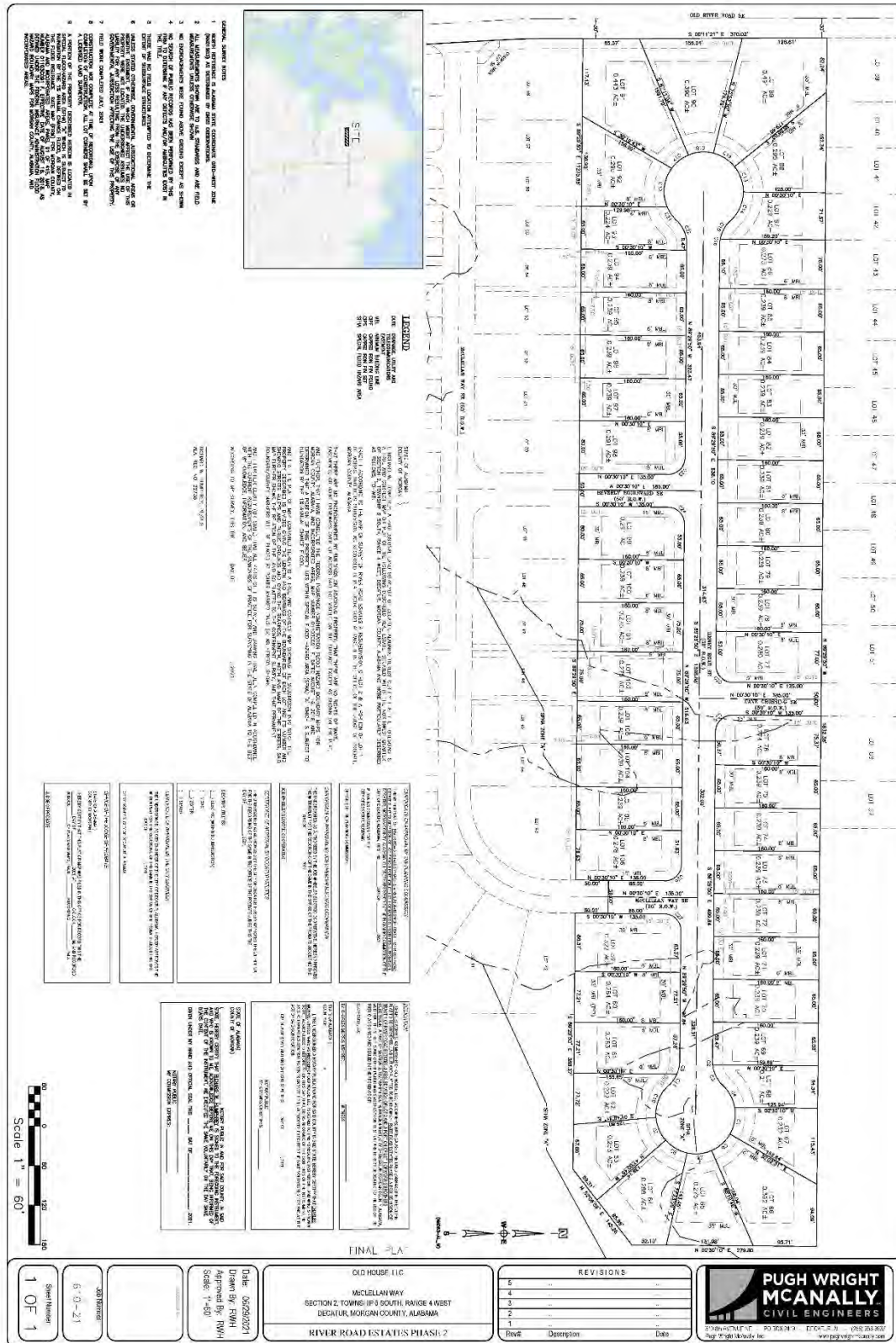
Pt. of Info:

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

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:







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

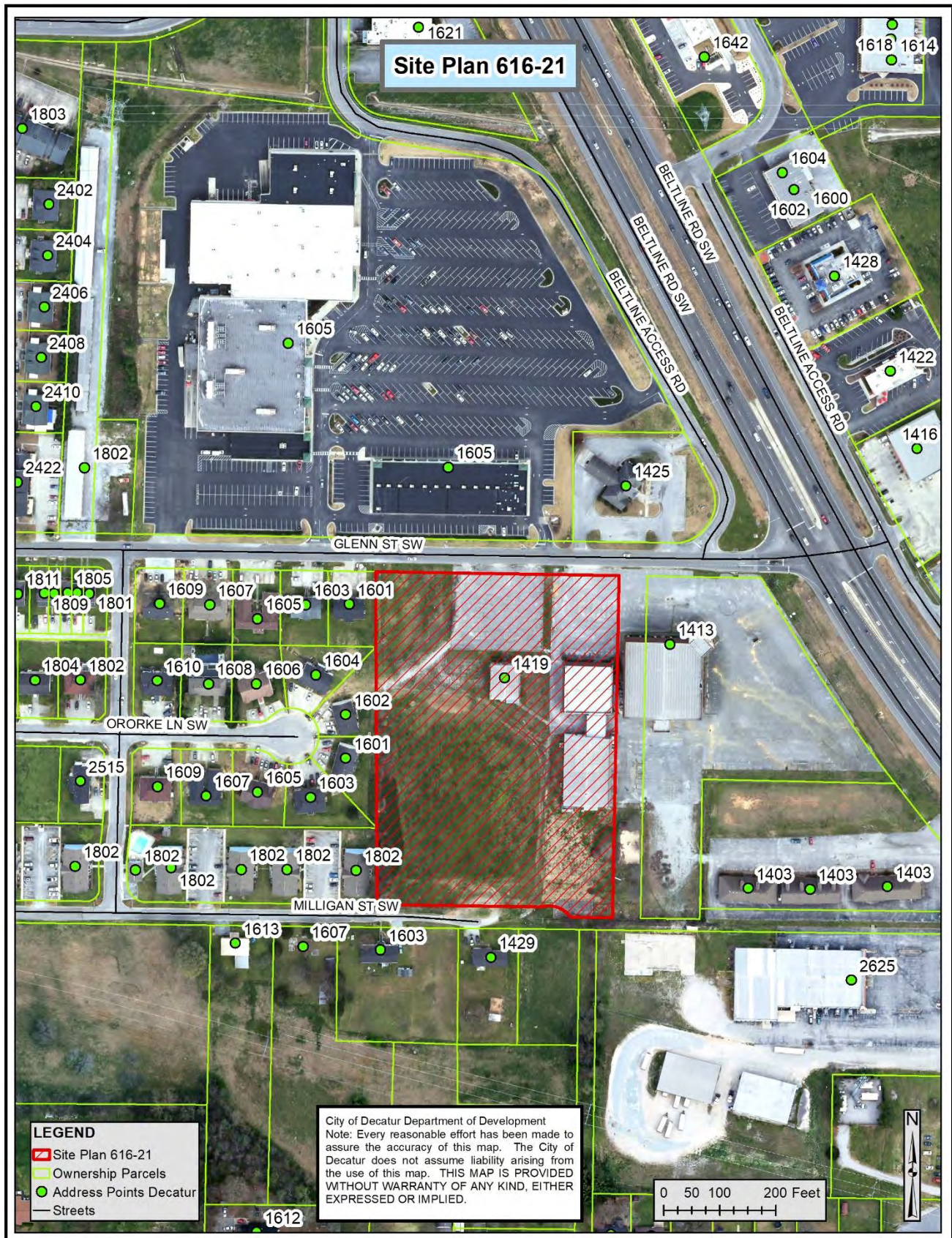
COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:**Conditions to be met:**

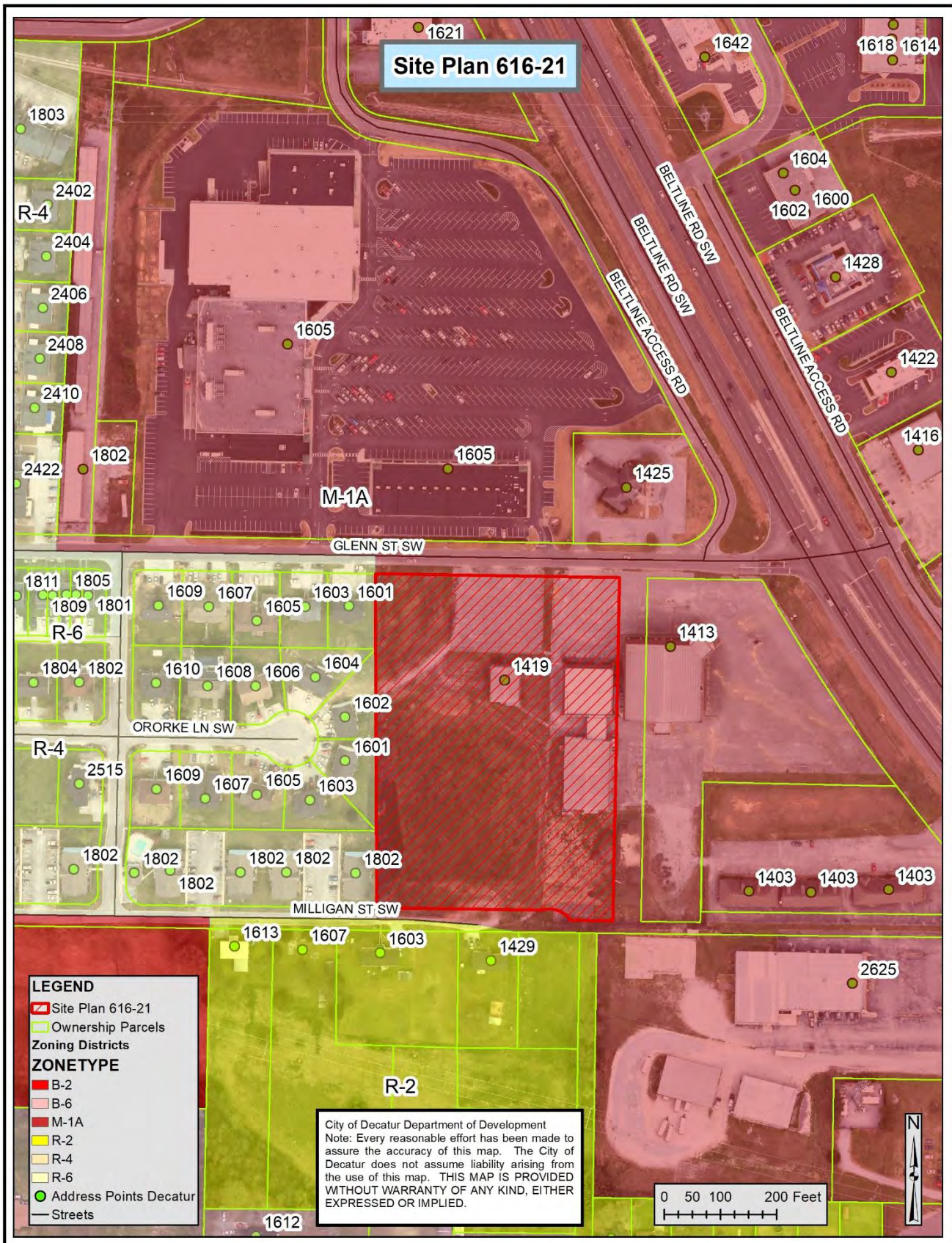
1. Extend the sidewalk across the southern entrance on Aldi Way and add crosswalk
2. Add buffer landscaping to the southern property line along Milligan Street as it is adjacent to a residential area
3. On photometric plan, show light level at property lines
4. Detention area in southwest corner of the 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

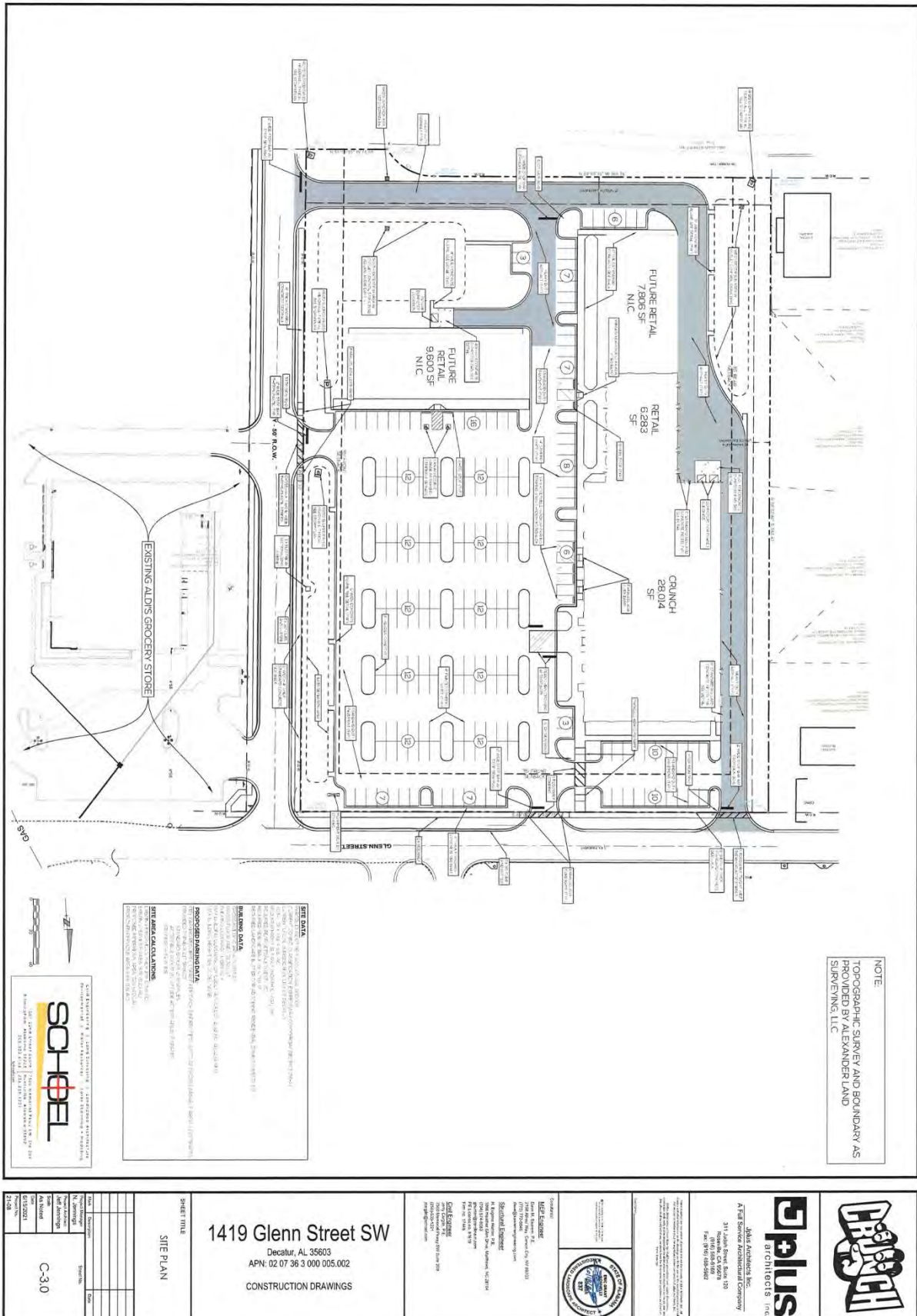
Pt. of Info:

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

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:







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:
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Conditions to be met:

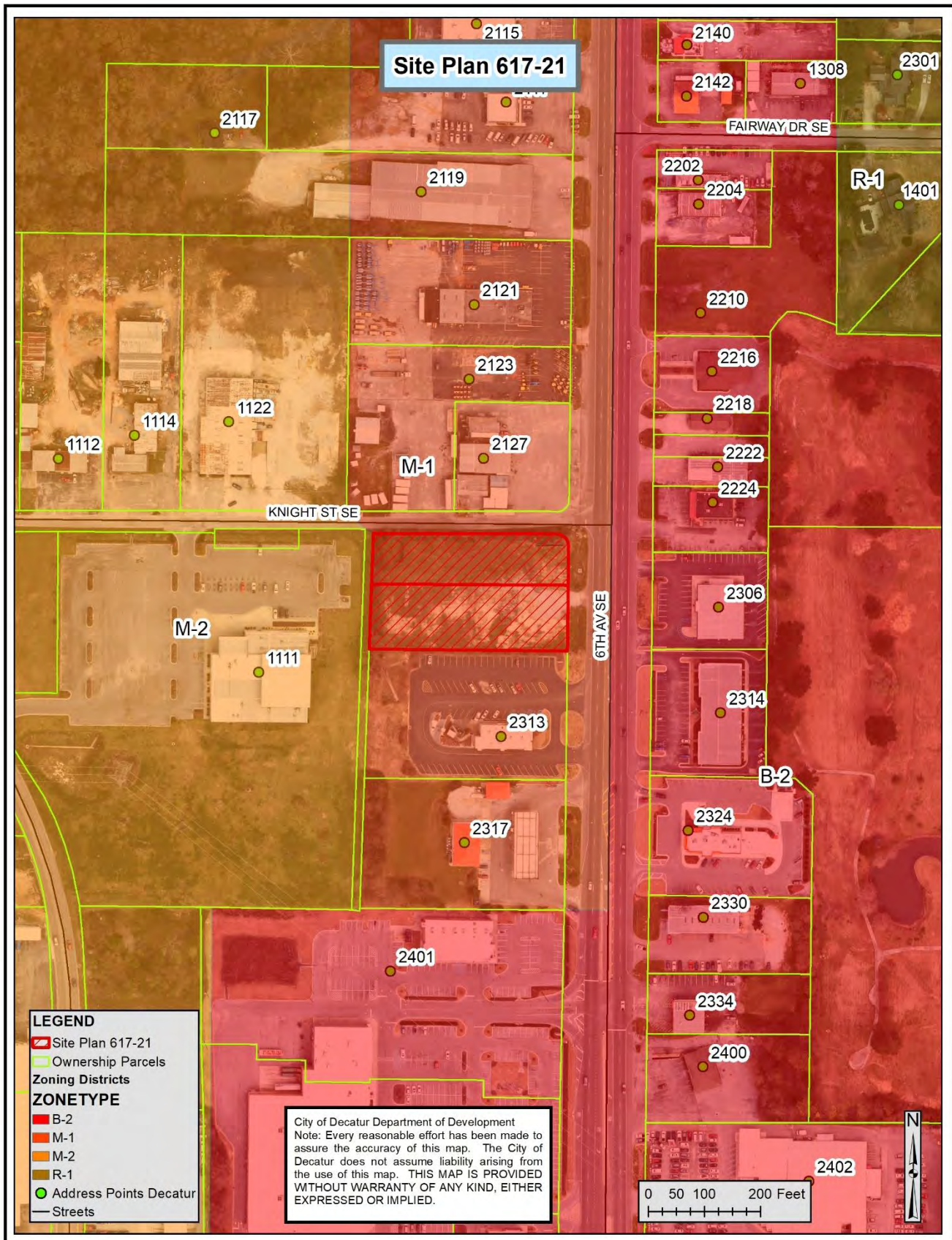
1. Frontage landscaping will be required along 6th Ave and Knight St as there are more than 15 parking spaces
2. Engineering Department approval
3. ALDOT approval on drainage

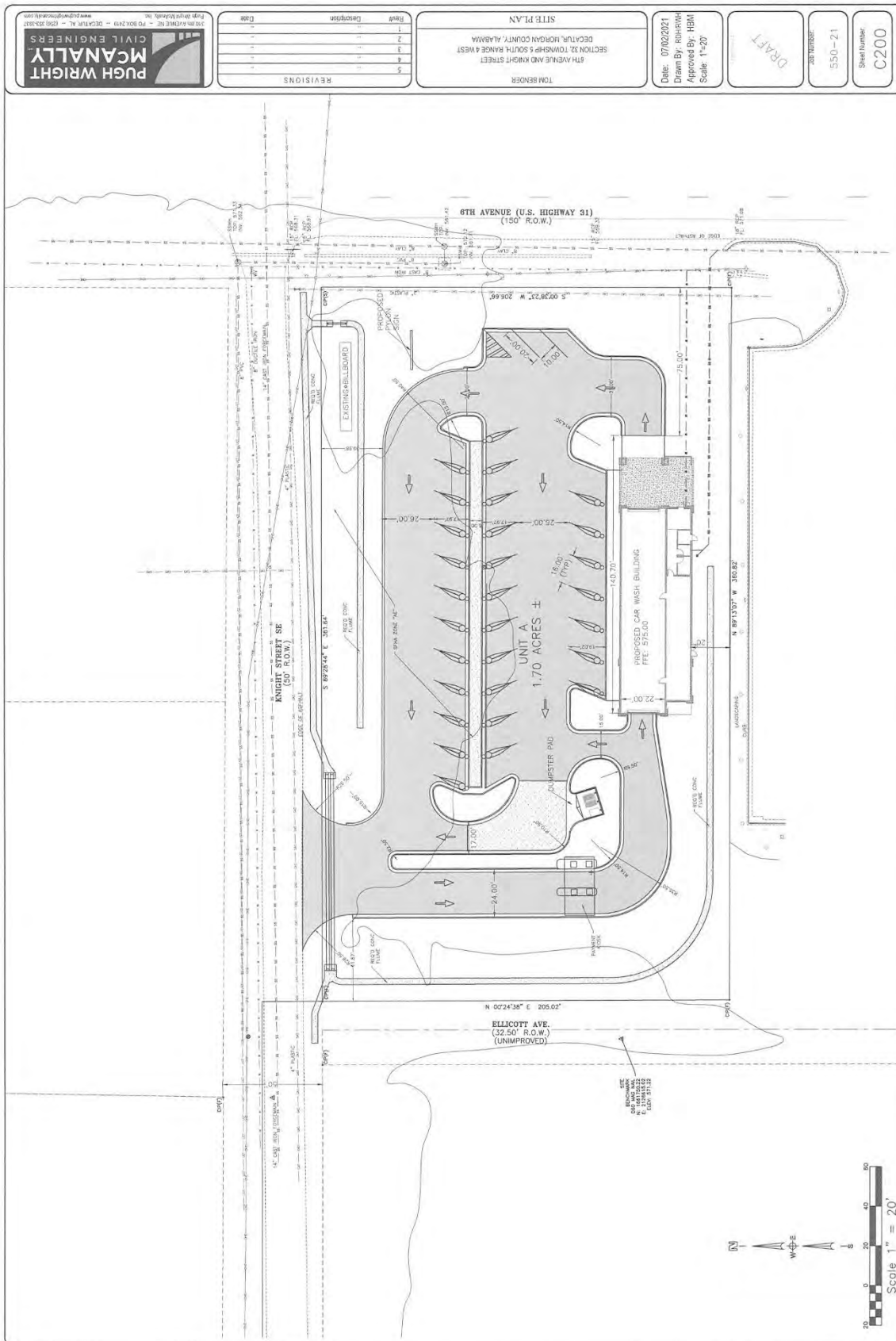
Pt. of Info:

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

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:







OTHER BUSINESS**VACATIONS**

FILE NAME OR NUMBER: Vacation 534-21

ACRES: 0.11

CURRENT ZONE: R-4

APPLICANT: Pugh, Wright, McAnally for Hans Thureau

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:**

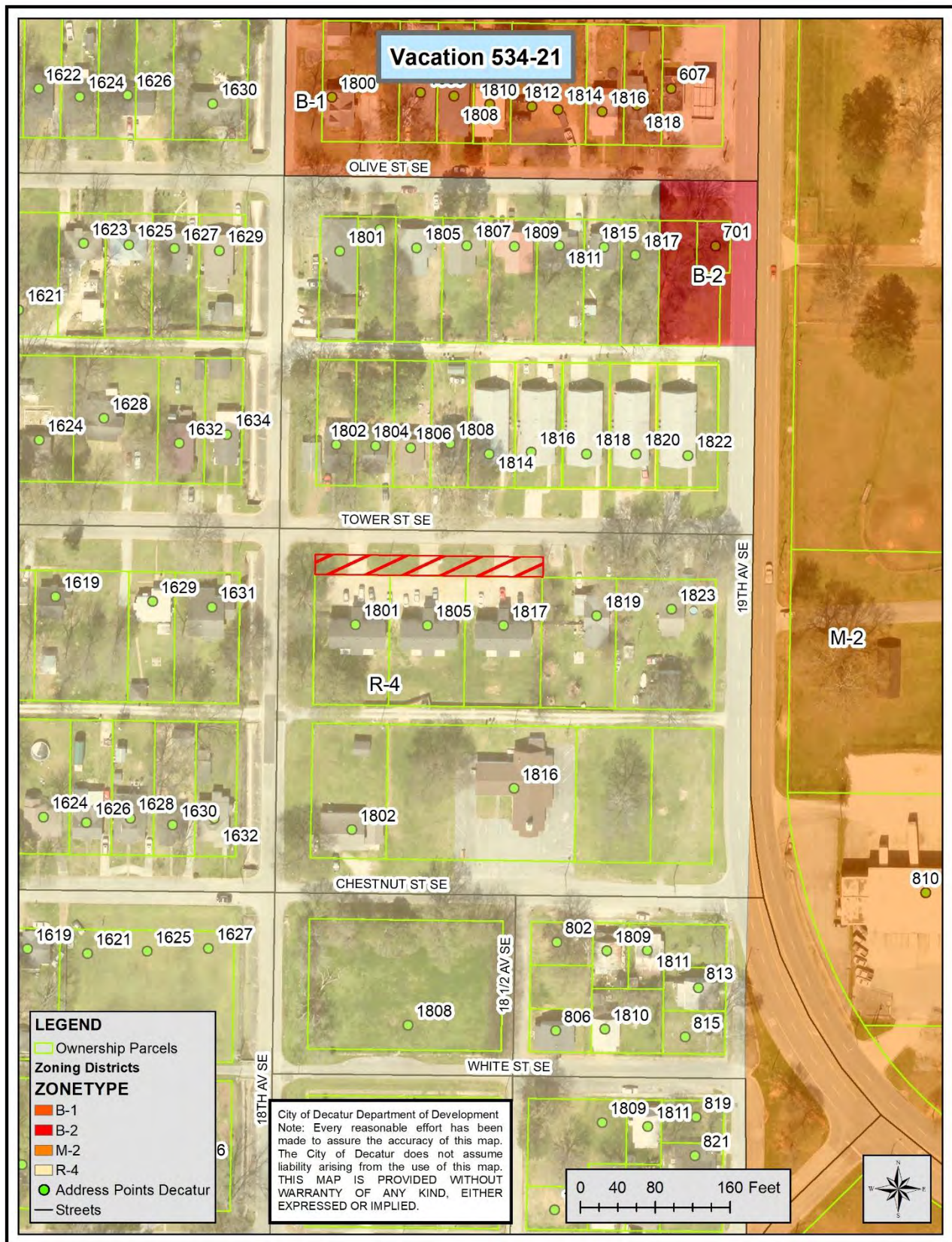
1. Signed and completed vacation package
2. We will need a 10 ft easement for the light poles, 5 ft on either side

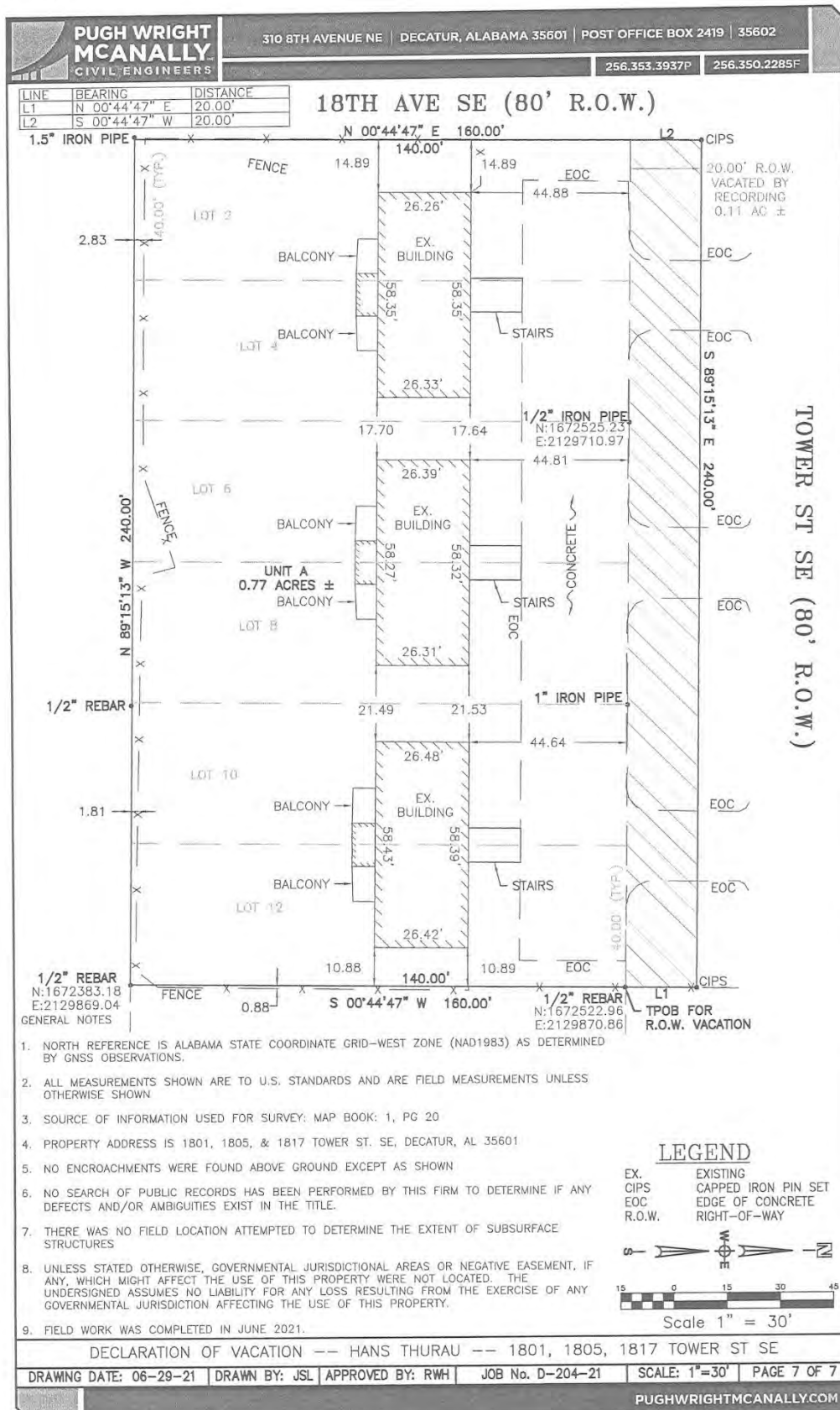
Pt. of Info:

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

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:







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:
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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

The area will be retained as an easement

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:

