



MEMORANDUM

DATE: November 23, 2021

TO: Planning Commissioners

CC: Mayor Tab Bowling; Herman Marks; Tom Polk;
Dane Shaw, Carl Prewitt; Planning Staff

PLANNING COMMISSION MEETING

November 23, 2021

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

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

Agenda Planning Commission

City of Decatur, AL

November 23, 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**

CALL MEETING TO ORDER

PUBLIC HEARING

REZONING

PAGE/MAP

A. Re-Zoning 1382-21

1-8

(1626 6th Avenue SE)

CONSENT AGENDA

CERTIFICATES

PAGE/MAP

A. Certificate 3559-21

8-11

(1608 College Street SE)

B. Extra-territorial Certificate 3560-21

12-15

(2422 Red Bank Rd SE)

C. Certificate 3561-21

16-19

(2014 Shady Grove Ln SW)

D. Certificate 3562-21

20-23

(4204 Hwy 31 S)

PAGE/MAP

E. Certificate 3563-21	24-27
(1626 6 th Avenue SE)	
F. Certificate 3564-21	28-31
(103 2 nd Avenue SE)	
G. Certificate 3565-21	32-35
(804 Jackson Street SE)	
H. Certificate 3566-21	36-39
(810 Jackson Street SE)	

MAJOR PLAT

A. Maund Property – Layout Plat	40-43
(701 14 th Avenue SW)	

SITE PLANS

A. Site Plan 623-21	44-47
(1314 State Docks Road)	
B. Site Plan 624-21	48-51
(2931 Point Mallard Parkway)	
C. Site Plan 625-21	52-55
(2916 Danville Road)	

OTHER BUSINESS

ANNEXATION

PAGE/MAP

A. Annexation 365-21

56-58

(3827 and 3831 Hwy 31 South)

SUBDIVISION REGULATION AMENDMENT

A. SRA 016-21

59-60

PUBLIC HEARING

RE-ZONING

FILE NAME OR NUMBER: Rezoning 1382-21

ACRES: 3.6

CURRENT ZONE: RD-2

APPLICANT: Pugh Wright McAnally for Jeff Parker for Dunlap

LOCATION AND OR PROPERTY ADDRESS: 1626 6th Ave SE

REQUEST: Rezone 3.6 acres from RD-2 (Redevelopment District) to M-1 (Light Industry)

NEW ZONE: M-1

PROPOSED LAND USE: Commercial (Mini-storage)

ONE DECATUR FUTURE LAND USE: Community Commercial

ONE DECATUR STREET TYPOLOGY: 6th Ave is a principal arterial

COMMENTS AND RECOMMENDATIONS FROM ZONING COMMITTEE:

Comments from Zoning Committee

The zoning committee does NOT recommend Re-zoning 1382-21 to the Planning Commission.

Conditions to be met

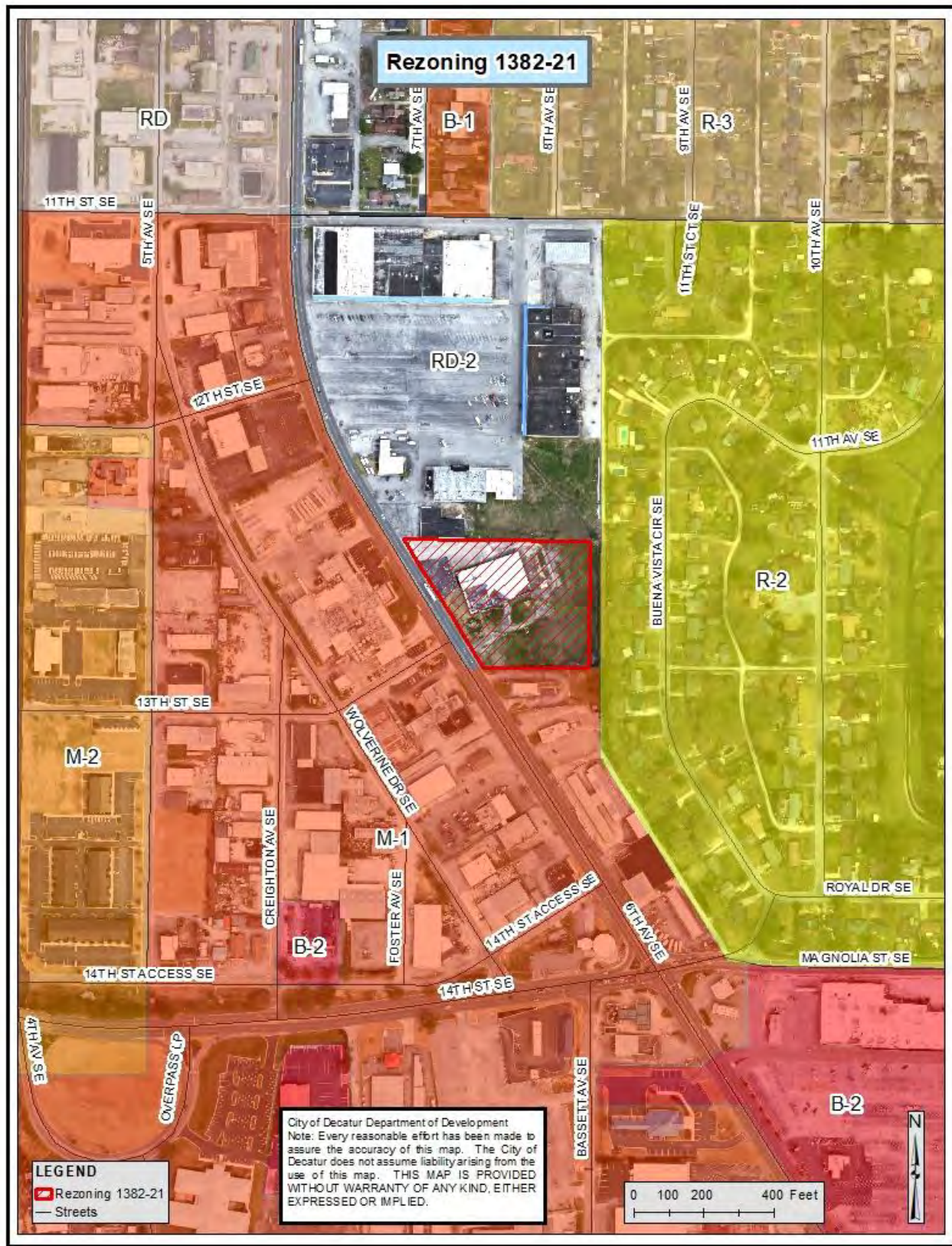
None

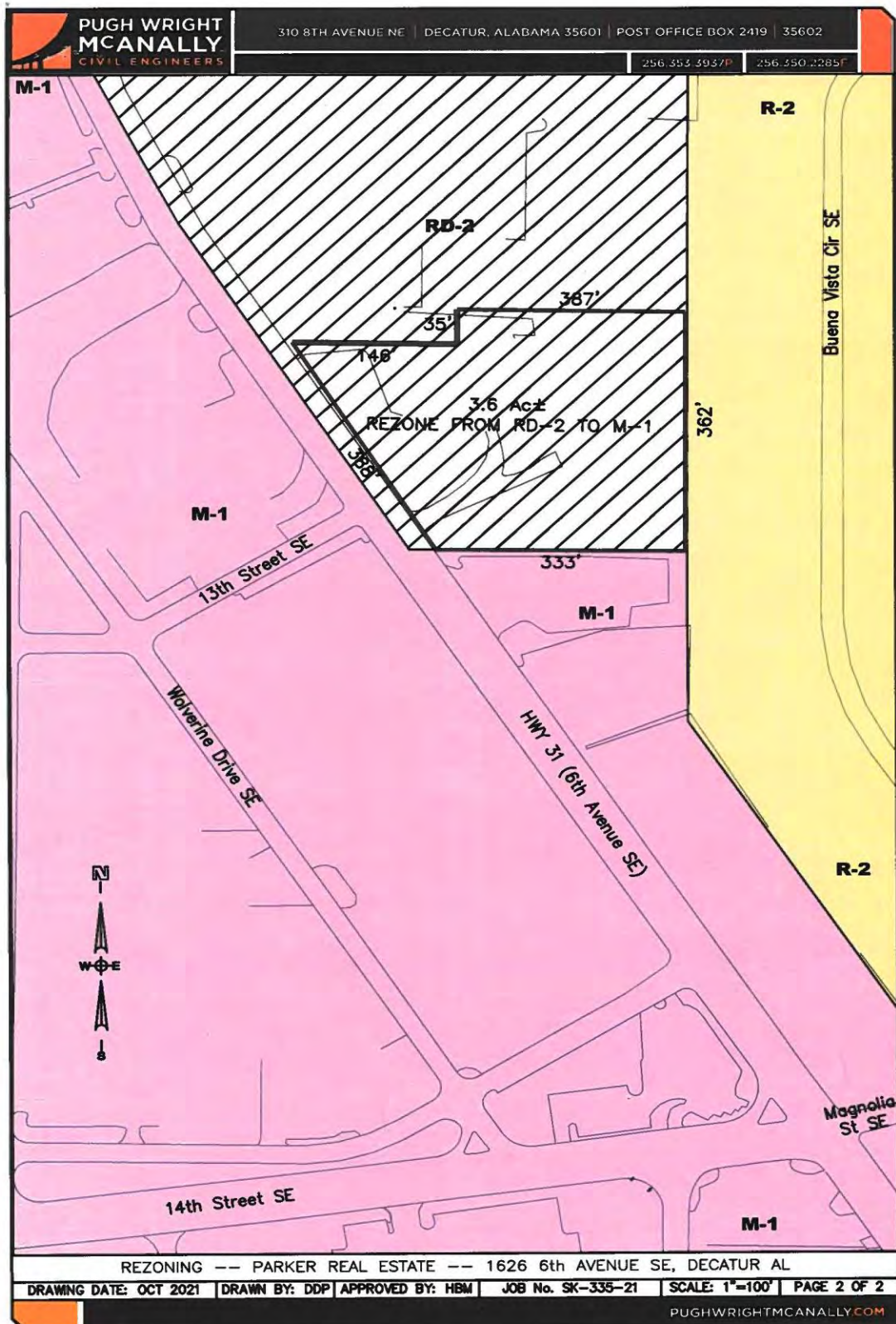
Pt. of Info:

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

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:







ZONING DISTRICT COMPARISON RD-2 TO M-1		November 23, 2021
SECTION	RD-2	M-1
USES PERMITTED	<p>Residential dwellings, with the exception of mobile homes, condominiums, and apartments, those uses permitted in all "R" districts.</p> <p>Retail and commercial trade including the following types: food, bakery, delicatessen, general merchandise, apparel, furniture, household and hardware, electronic sales, drug and sundries, jewelry and gifts, florists, sporting goods, antiques, appliances, hobby supply, home medical equipment, office supply, bookstore, camera and photographic supplies, fabric store, music store and other uses of similar types.</p> <p>Service oriented facilities including the following types: federally insured banks, credit unions, savings and loans; financial institutions licensed under Mini Code or the Small Loans Act; hair salons, professional clinics (dental or medical), computer stores, interior decorating shops, neighborhood retail, professional offices, opticians, photographic studio, picture framing, restaurants, fast food restaurants, shoe repair, dry cleaning and laundry pickup stations, and other uses of similar types.</p> <p>On and off premise sale of alcoholic beverages: Off premises sale of beer and table wine; on premises sale of alcoholic beverages by duly licensed restaurants; and on premises sale of alcoholic beverages by lounges located in, and constituting an integral part of a restaurant licensed by the Alabama Alcoholic Beverage Control Board to sell alcoholic beverages as a restaurant.</p>	<p>Off premises sale of alcoholic beverages; clubs; and on premises and off premises sale of alcoholic beverages by clubs when duly licensed as a class I club by the City of Decatur and the Alabama Alcoholic Beverage Control Board under and pursuant to the Alcoholic Beverage Licensing Code, light industrial operations, not obnoxious, offensive, or detrimental to neighborhood property by reason of dust, smoke, vibration, noise, odor, effluence, or appearance (i.e. ice cream plants and creameries; cold storage plants; ice plants; bottling and central distribution plants; warehouses; dry cleaners and laundries). Any retail or wholesale business or service not specifically restricted or prohibited.</p>

ZONING DISTRICT COMPARISON RD-2 TO M-1		November 23, 2021
SECTION	RD-2	M-1
USES PERMITTED ON APPEAL	Churches, public buildings including libraries, public utilities; semi-public buildings including governmental offices, municipal, county, state and federal buildings; music, dance, art and martial art studios, public/private schools, parks and playgrounds, police and fire stations.	Mobile home parks; brewpubs as defined by Chapter 4A of Title 28 the Code of Alabama (Alabama Brewpub Act) and subject to all requirements of that Chapter, as last amended; sale of alcoholic beverages by a manufacturers licensee when duly licensed by the City of Decatur and the Alabama Alcoholic Control Board under and pursuant to the Alcoholic Beverage Licensing Code, as last amended. Any uses permitted or permitted on appeal in an R-4, Residential District and subject to all district requirements of said district as specified in section 25-10, hereof, other than the maximum height provision set forth therein which shall not be applicable.
USES PROHIBITED	Lumber yards or mills, mobile home sales, mobile home parks, stockyard (live animal or poultry sales), junkyards, sexually oriented businesses; hotels, motels, light manufacturing operations, mini storage and warehouse buildings, billboards, businesses licensed under the Deferred Presentment Services Act, Pawn Shops Act, Dealers in Gold or Precious Items Act and other uses found to be of an objectionable nature by reason of dust, smoke, vibration, noise, odor, extended operating hours, or inconsistent with the general welfare of the district as determined by the chief building official.	Slaughterhouse; stockyard; bag cleaning; boiler and tank works; central mixing plant for cement, mortar, plaster and painting materials; curing, tanning or storage of hides; distillation of bones, coal, tar, or wood; fat rendering; forage plants; gasoline storage above ground in excess of five hundred (500) gallons; manufacture of acetylene, acid, alcohol for non-consumption, ammonia, bleaching powder, brick, pottery, terra cotta or tile, cement blocks, candles, disinfectants, dye-stuffs, fertilizers, illuminating or heating gas, including storage of same, paint, turpentine, varnish, soap, and tar products; wool pulling or scouring; junk yards; cotton waste reclaiming; and similar types of plants or operations; Businesses licensed under the Deferred Presentment Services Act and/or, Pawnshop Act and/or, Dealers in Gold or Precious Items Act.
MINIMUM LOT AREA	It is the intent of this ordinance that lots of sufficient size be used for any development to provide adequate parking and loading and unloading space in addition to the	It is the intent of the section that lots of sufficient size be used for any industrial, service or business use for any industrial, service or business use space in addition to

ZONING DISTRICT COMPARISON RD-2 TO M-1		November 23, 2021
SECTION	RD-2	M-1
	spaces required for normal operation and to meet the landscaping requirements of this section.	the space required for the other normal operation of the enterprise.
MAXIMUM BUILDING AREA	The maximum building site coverage by all structures shall be fifty (50) percent.	None specified.
MINIMUM FRONT YARD	Lots facing Sixth Avenue (U.S. Hwy 31), shall be required to have a minimum twenty-five-foot setback.	None specified, except where existing establishments (other than residential) are set back, any new structures shall be set back not less than the average of the setbacks of the existing establishments within one hundred (100) feet each side thereof.
MINIMUM REAR YARD SETBACK	None—Except a landscaping buffer berm, twenty (20) linear feet in width, (as described in section 25-11.3 .(11).D) required for all properties contiguous with 7 th Avenue SE.	None specified.
MINIMUM SIDE YARD SETBACK	Lots adjoining residential along its side lot line shall be required to have a side yard of not less than eight (8) feet. Lots contiguous with side streets shall provide frontage landscaping as defined in section 25-16 (9)(f) of the Zoning Ordinance of the City of Decatur.	None specified, excepting a lot, adjoining its side lot line another lot which is in a residential district, there shall be a side yard not less than eight (8) feet wide.
MINIMUM FEET AT BUILDING LINE	None specified.	None specified.
MAXIMUM BUILDING HEIGHT	None specified	None specified
MAXIMUM HEIGHT IN STORIES	Buildings heights close to 7 th Avenue SE should be 1 to <u>1-1/2</u> stories up to a maximum of 2 stories along 6 th Avenue SE.	None specified
OFF STREET PARKING	Not specified, but all parking must be contained on the property site, or on adjacent property (may be separated by an alley), or with a shared parking agreement with an adjoining property owner. All parking lots shall be paved and striped.	Off-street parking: See § 25-16.
OFF-STREET UNLOADING	Shall provide space for loading and unloading on the property site.	Shall provide adequate space for loading or unloading all vehicles or

ZONING DISTRICT COMPARISON RD-2 TO M-1		November 23, 2021
SECTION	RD-2	M-1
		trucks incidental to the operation of the industry or use.

END OF PUBLIC HEARING**CONSENT AGENDA ITEMS****CERTIFICATES**

FILE NAME OR NUMBER: Certificate 3559-21

ACRES: 0.57

CURRENT ZONE: R-4 (Multi-Family Residential)

APPLICANT: Mid-South Testing for Fairview Partners LLC

LOCATION AND OR PROPERTY ADDRESS: 1608 College St SE

REQUEST: Move lot lines of the original 0.57 acre lot to create two parcels of 0.29 acres each

PROPOSED LAND USE: Residential

ONE DECATUR FUTURE LAND USE: Core Neighborhood

ONE DECATUR STREET TYPOLOGY: College St is a local St

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

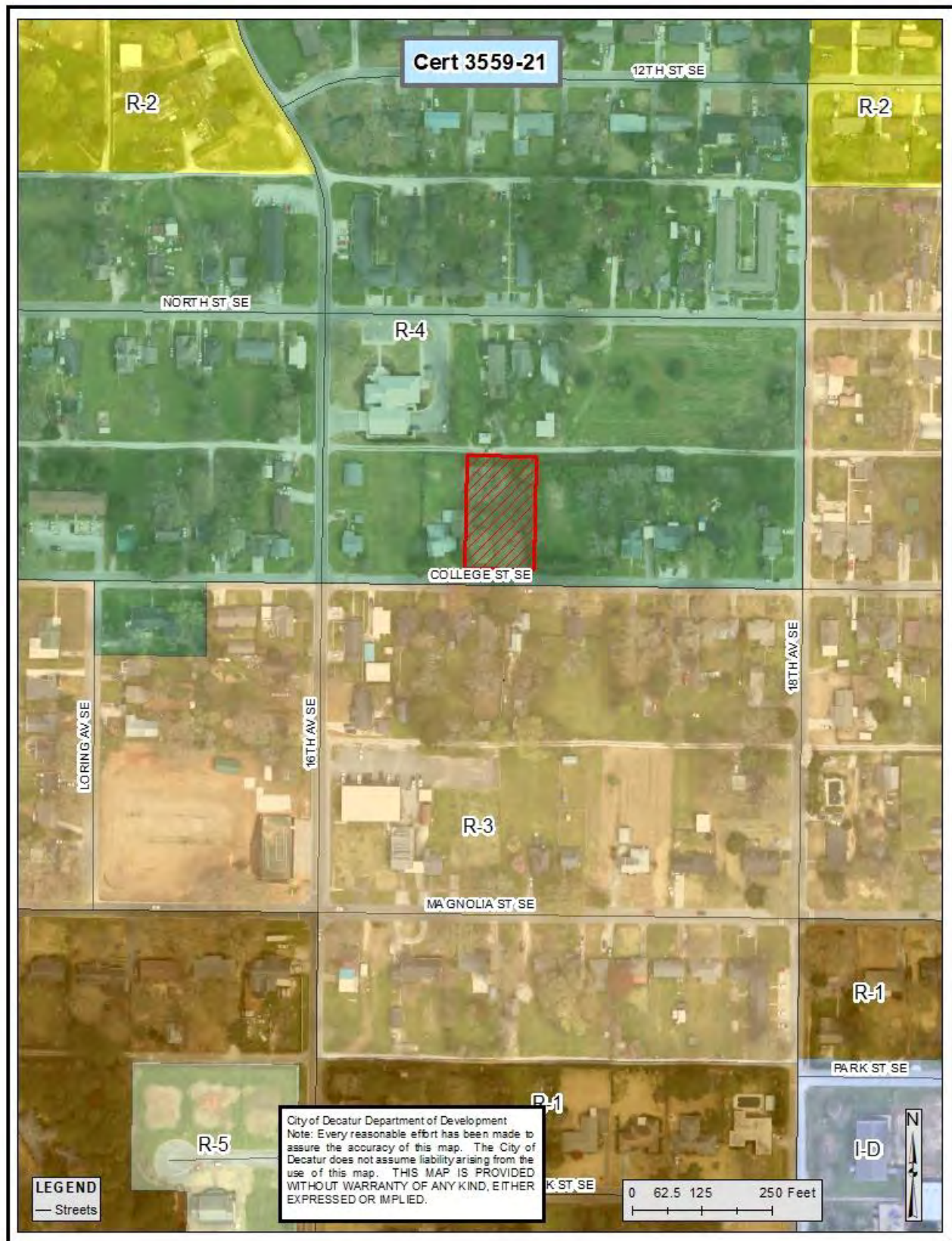
1. Recording Fees
2. 10' Electric Easement on North Property Boundary

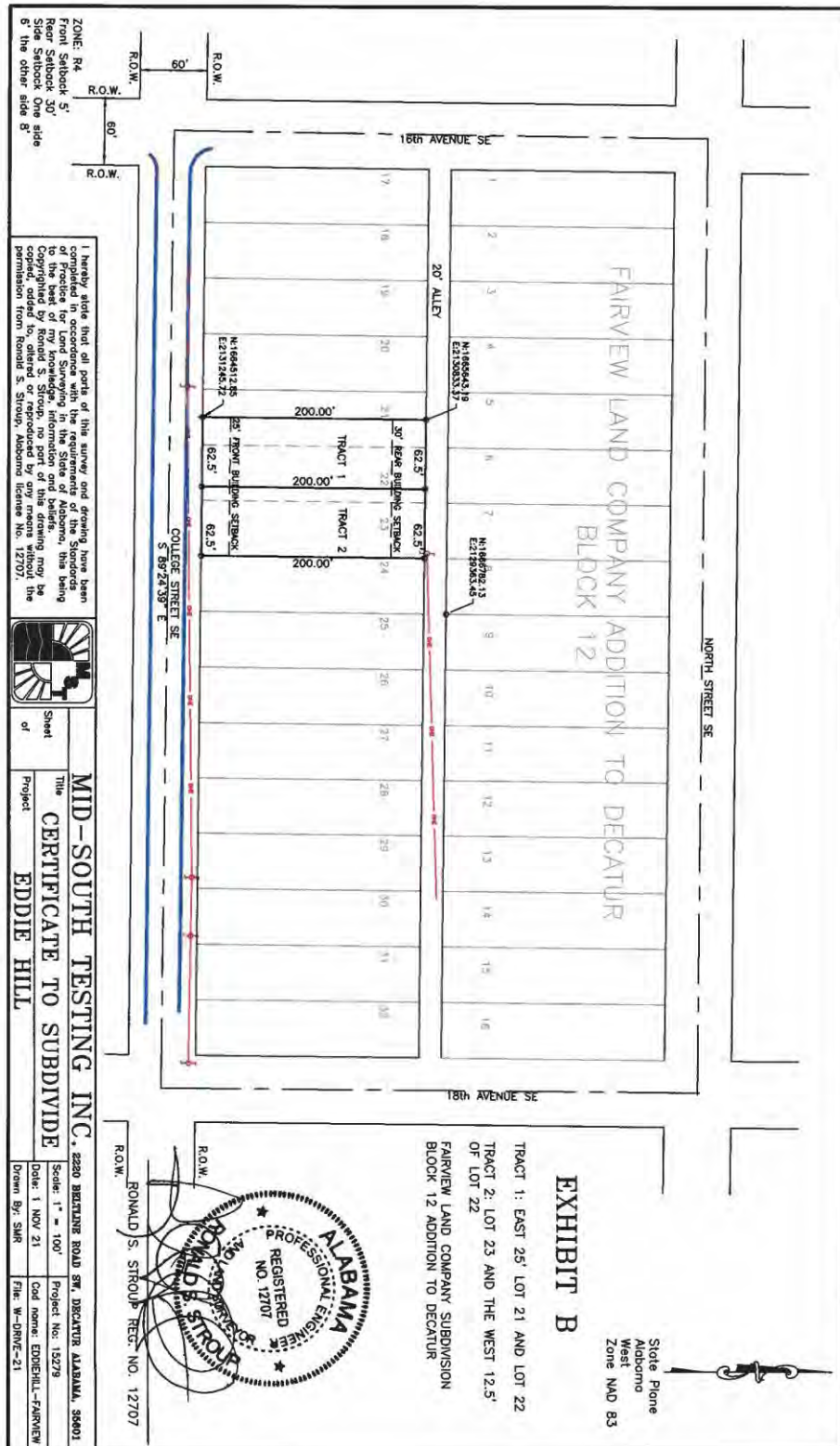
Pt. of Info:

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

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:







FILE NAME OR NUMBER: Extra-territorial Certificate 3560-21

ACRES: 25.24

CURRENT ZONE: None

APPLICANT: Pugh Wright McAnally for Reginald and Traci Gladish

LOCATION AND OR PROPERTY ADDRESS: 2422 Red Bank Rd SE

REQUEST: Move lot lines between three parcels totaling 25.24 acres to create three parcels of 7.53, 2.06 and 15.65 acres

PROPOSED LAND USE: Residential

ONE DECATUR FUTURE LAND USE: Residential, low density and Rural Edge/Agricultural

ONE DECATUR STREET TYPOLOGY: Red Bank Rd is a minor arterial

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:
--

Conditions to be met:

1. Signed Owner Letter
2. Recording Fees
3. Signed, Sealed Survey
4. Acreage of Legal Description and Surveys Need to Match
5. JWEMC Will Need a 30' Easement (15' Each Side of Existing Power Line) from Red Bank Road Across Unit A to Unit B
6. Show Right-Of-Way for Red Bank Road (40' From Centerline)
7. Need Easement for Overhead Power Line Along Red Bank Road

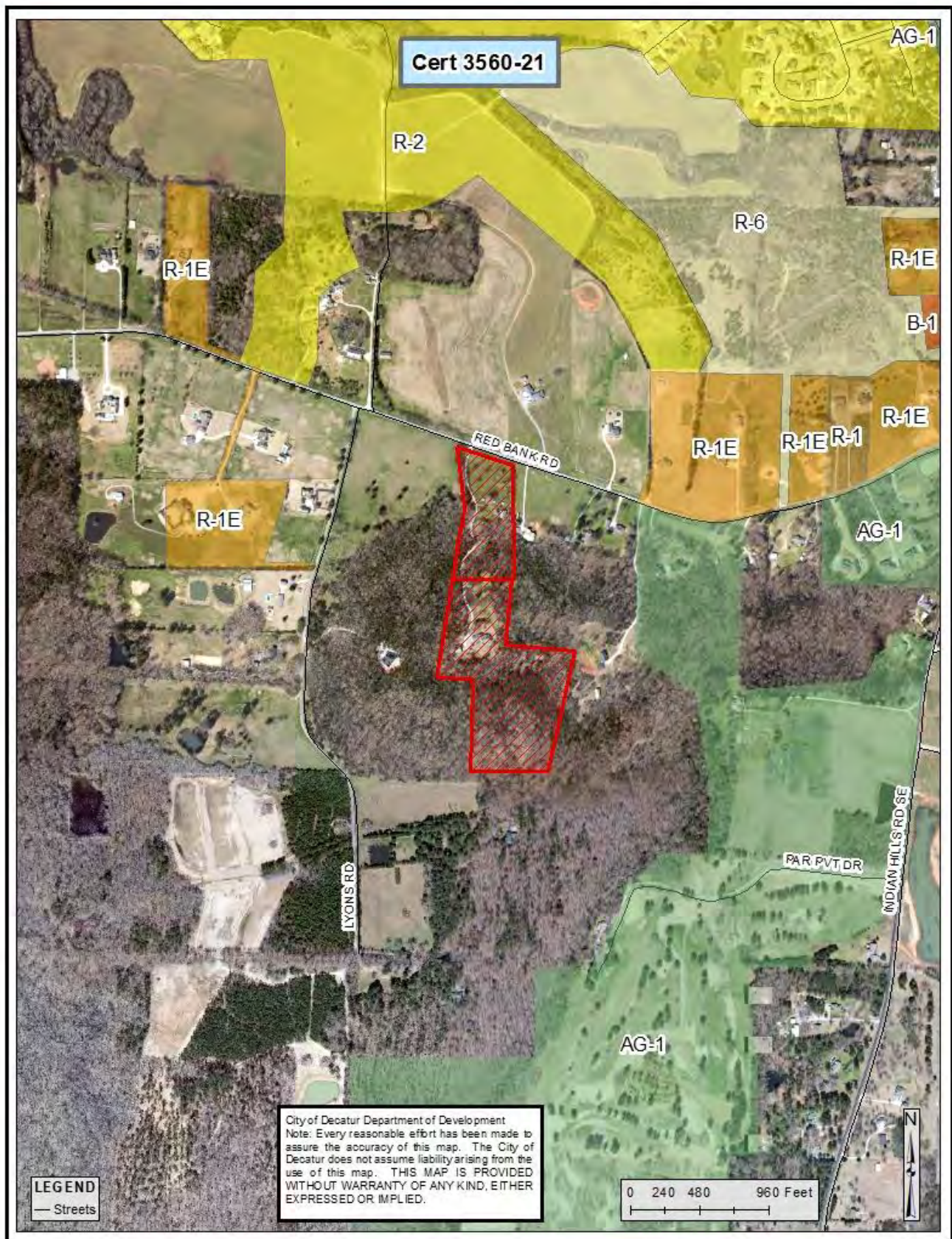
Pt. of Info:

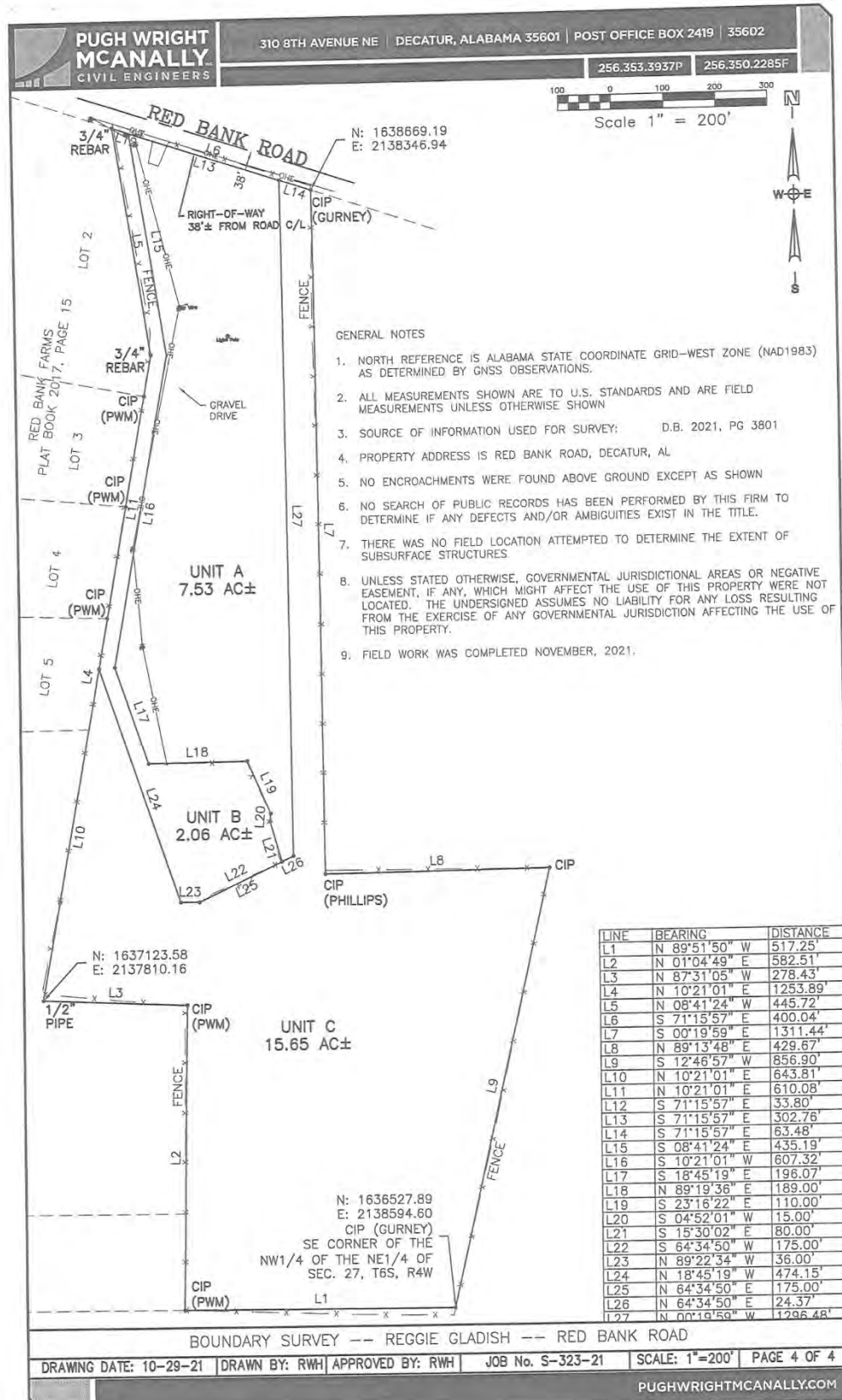
Any relocation of utilities will be at the owner's expense

The power for Unit 6 will need to come from Red Bank Road up the 60' axe-handle unless other provisions are made to grant an easement across Unit B.

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:







FILE NAME OR NUMBER: Certificate 3561-21

ACRES: 0.16

CURRENT ZONE: AG-1 (Agricultural district)

APPLICANT: Pugh, Wright, McAnally for Linda Ferguson

LOCATION AND OR PROPERTY ADDRESS: 2014 Shady Grove Ln SW

REQUEST: Move lot lines between two parcels of 3.31 and 0.95 acre lots to create two parcels of 3.15 and 1.10 acres

PROPOSED LAND USE: Residential

ONE DECATUR FUTURE LAND USE: Residential, low density

ONE DECATUR STREET TYPOLOGY: Shady Grove Ln is a Minor Arterial

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:
--

Conditions to be met:

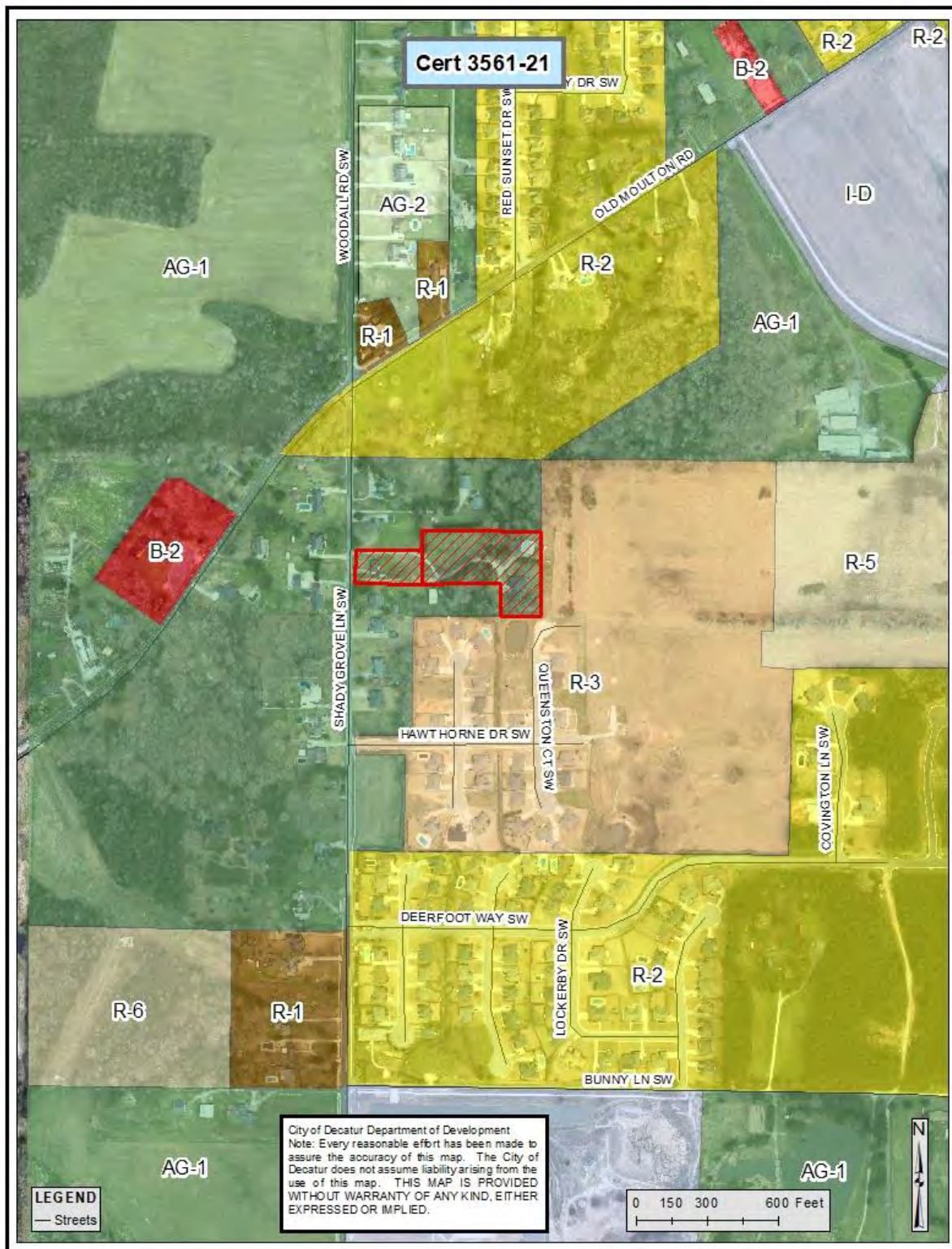
1. Signed, Sealed Survey
2. Signed Owner Letter
3. Recording Fees
4. Need Deed
5. Show Right-Of-Way

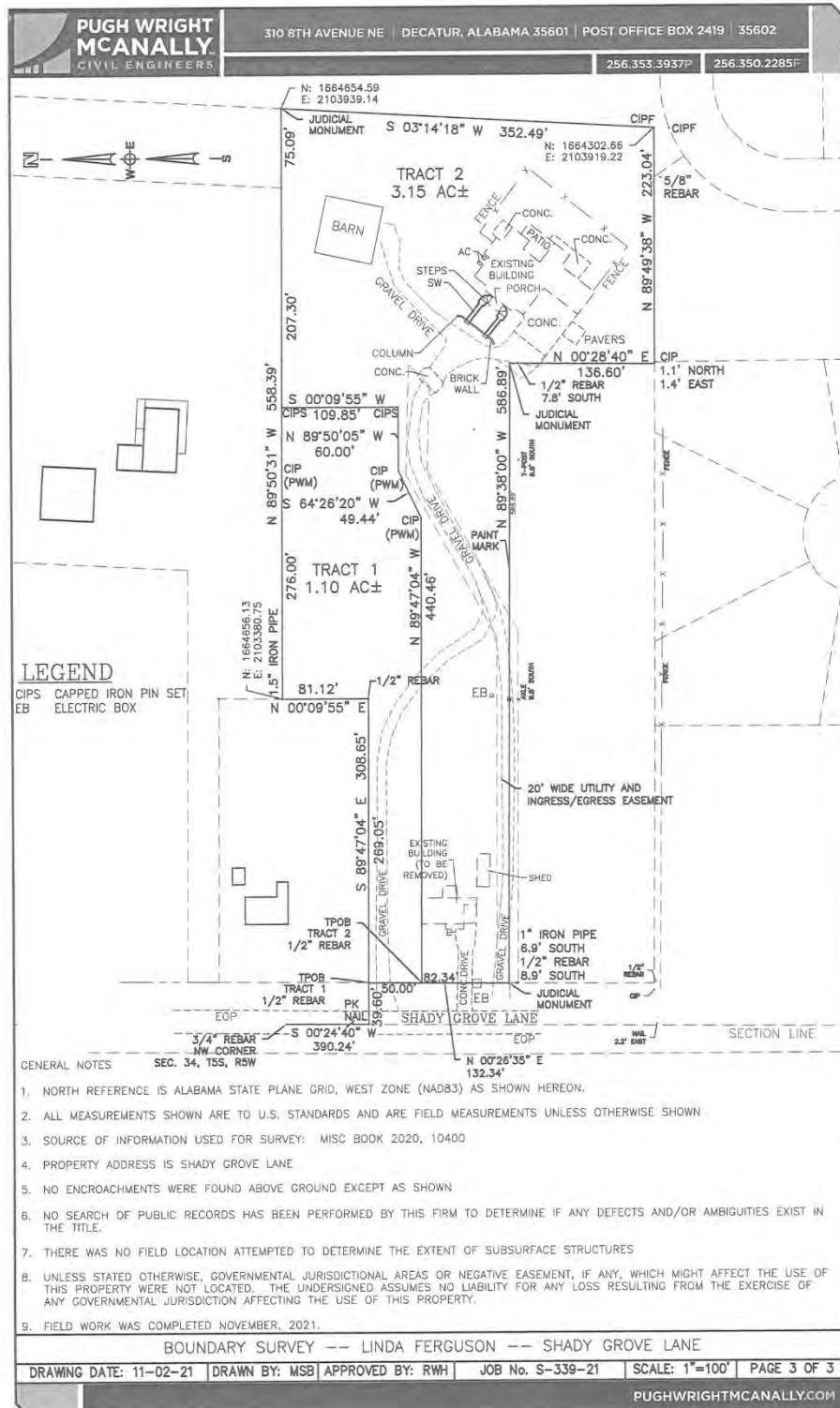
Pt. of Info:

1. Any relocation of utilities will be at owner's expense
2. Tract 2 Will Need a Septic System

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:







FILE NAME OR NUMBER: Certificate 3562-21

ACRES: 160

CURRENT ZONE: M-C (Medical Center) and I-D (Institutional District)

APPLICANT: Pugh, Wright, McAnally for State of Al. and the Armory Commission of Al.

LOCATION AND OR PROPERTY ADDRESS: 4204 Hwy 31 S

REQUEST: Move lot lines between two parcels of 159.72 and 0.276 acres to create two lots of 154.63 and 5.37 acres

PROPOSED LAND USE: Institutional

ONE DECATUR FUTURE LAND USE: Major Institution/Civic

ONE DECATUR STREET TYPOLOGY: Hwy 31 S is a major arterial

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:
--

Conditions to be met:

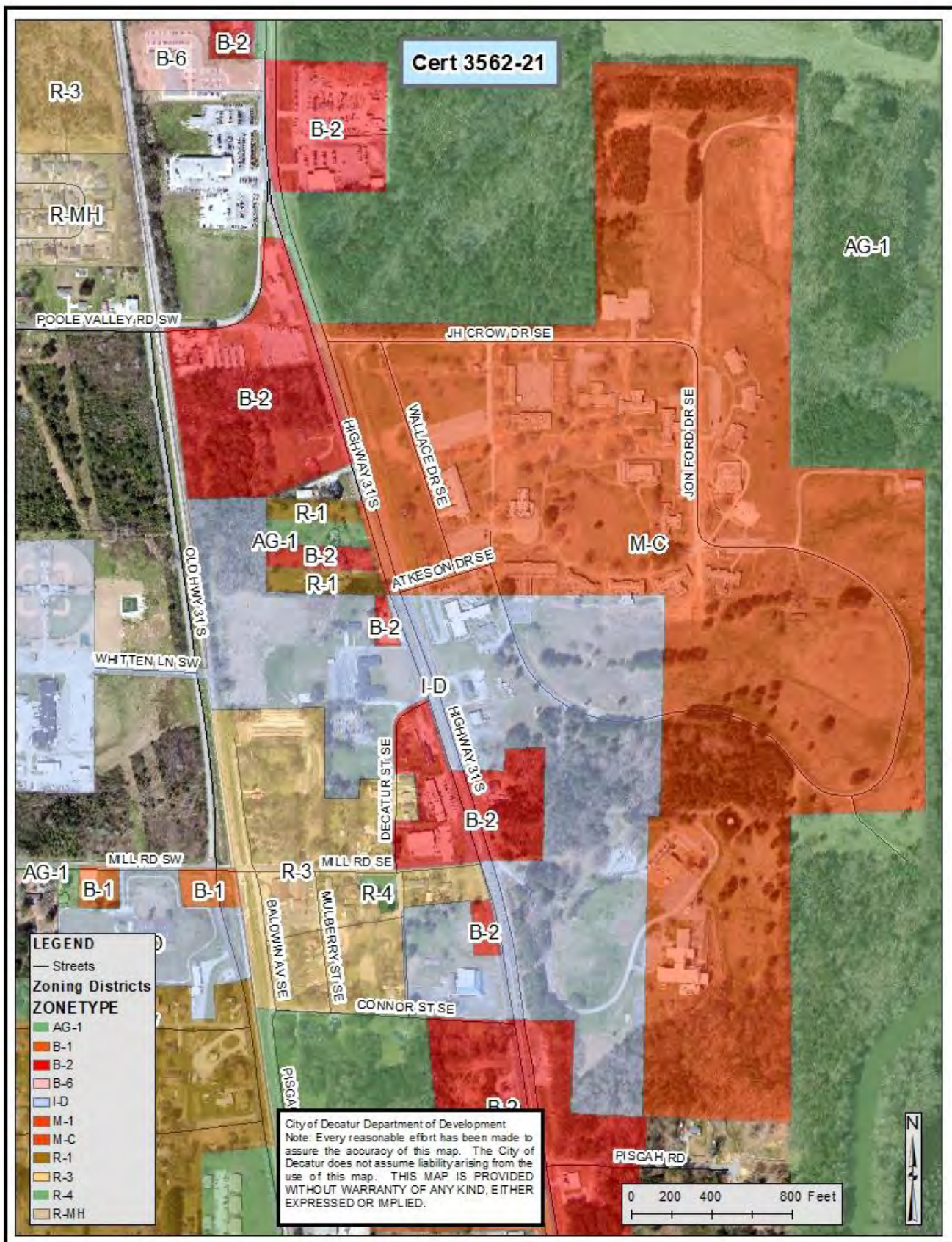
1. Signed, sealed survey
2. Signed owner letter
3. Recording fees

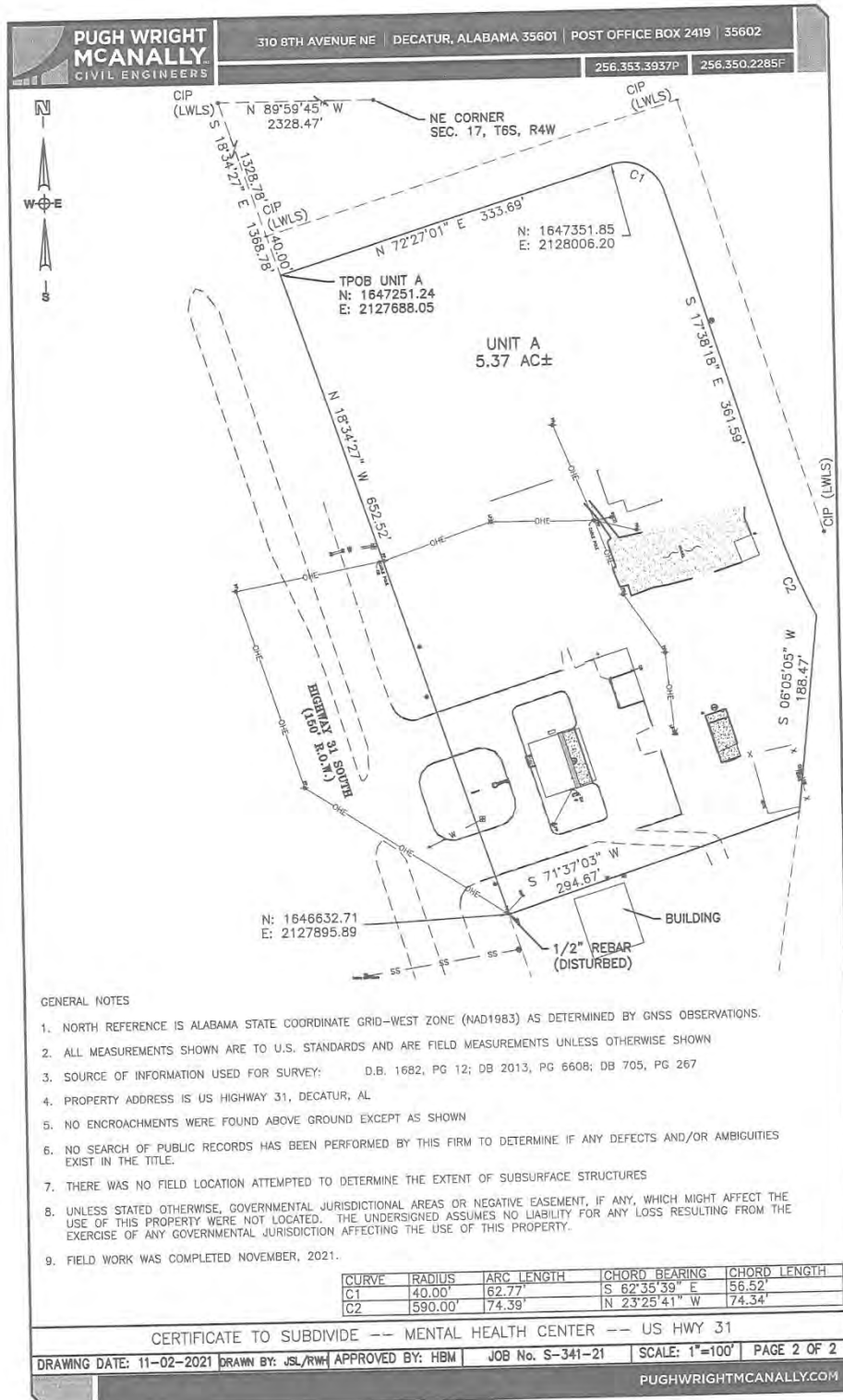
Pt. of Info:

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

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:







FILE NAME OR NUMBER: Certificate 3563-21

ACRES: 3.7275

CURRENT ZONE: RD-2 (Redevelopment District)

APPLICANT: Pugh, Wright, McAnally for Jeff Parker for Dunlap

LOCATION AND OR PROPERTY ADDRESS: 1626 6th Ave SE

REQUEST: Move lot lines to create two parcels of 3.60 and 0.13 acres

PROPOSED LAND USE: Commercial

ONE DECATUR FUTURE LAND USE: Community Commercial

ONE DECATUR STREET TYPOLOGY: 6th Ave is a major arterial

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:
--

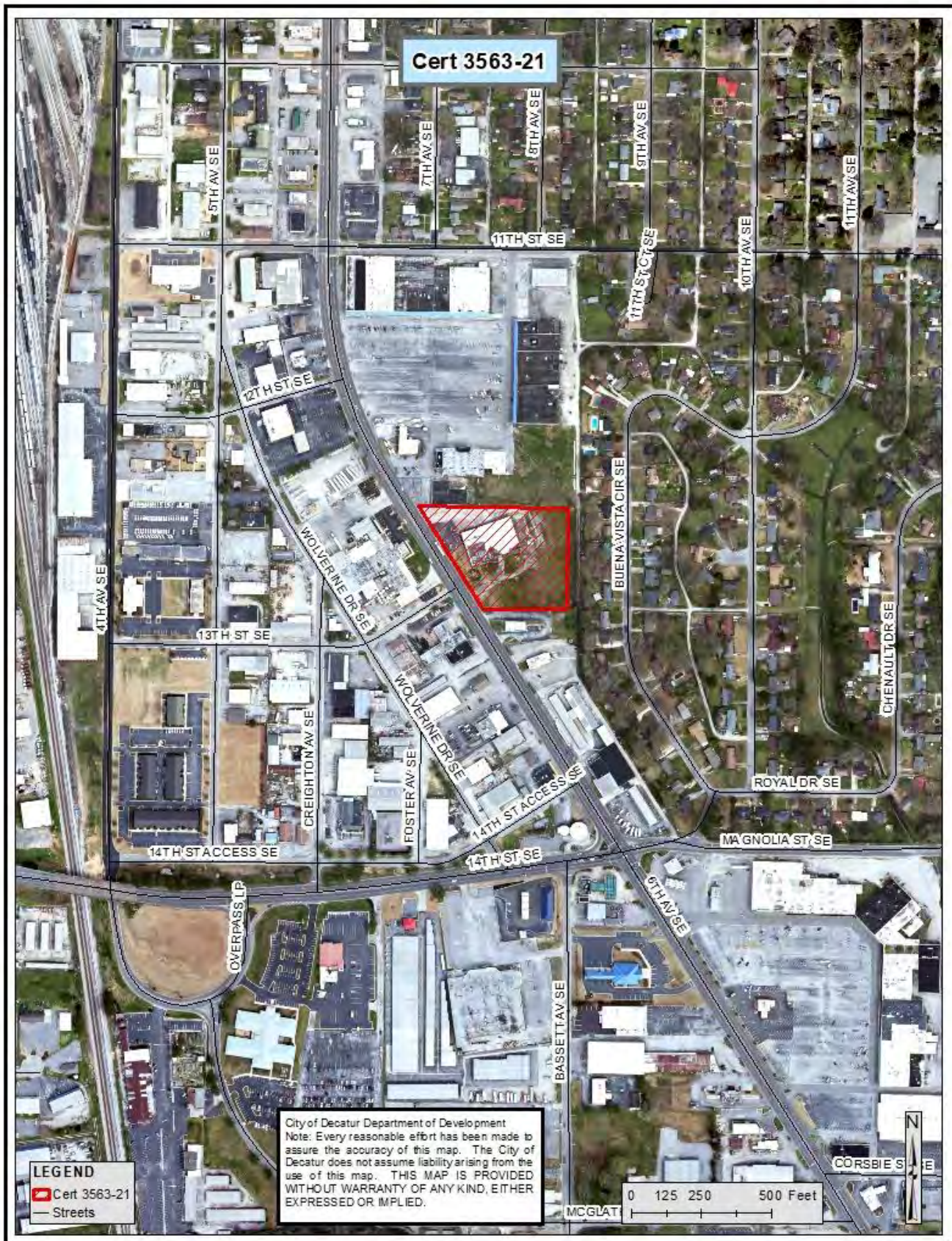
Conditions to be met:

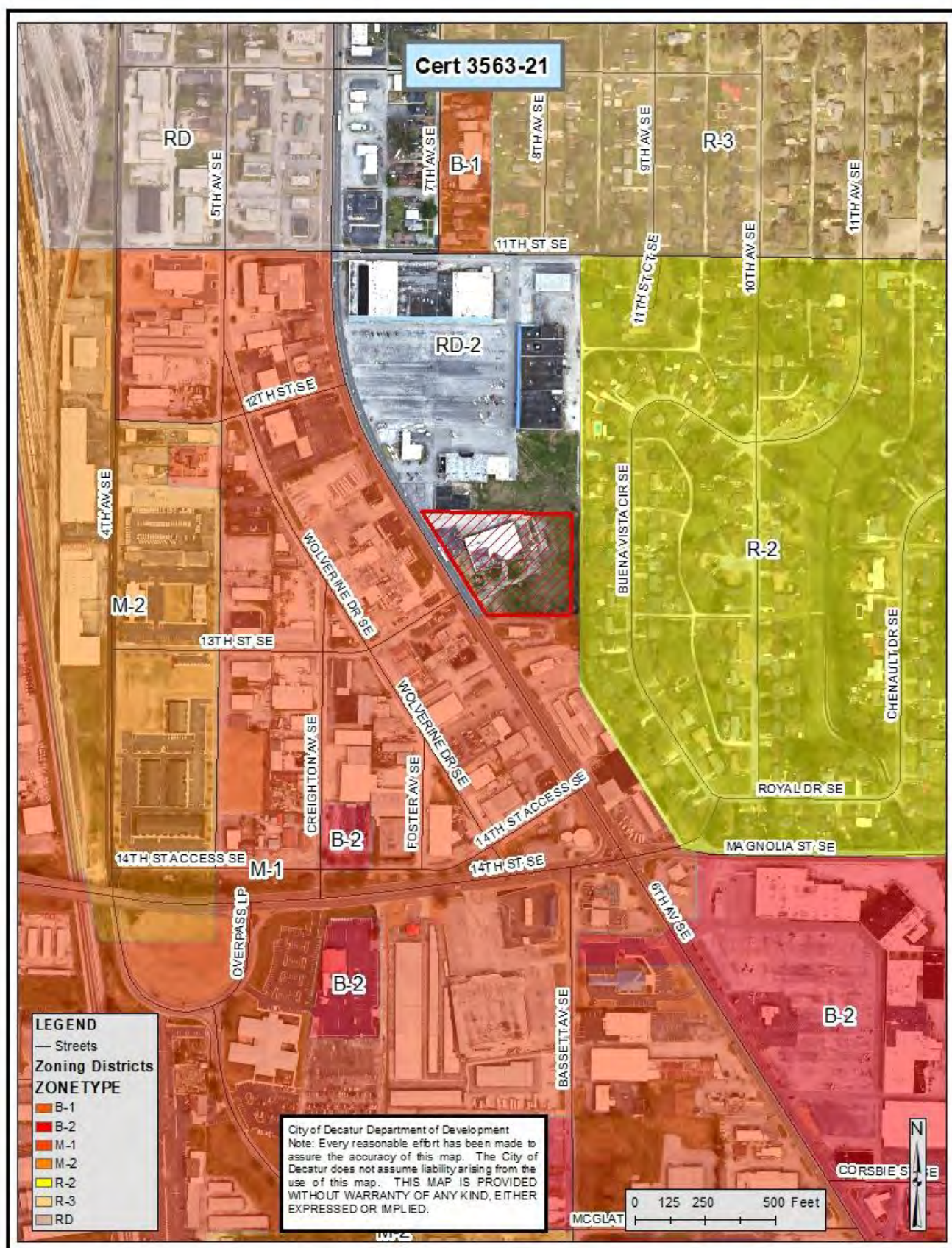
1. Signed, Sealed Survey With Three State Plane Coordinates
2. Signed Owner Letter
3. Recording Fees
4. Show Right-Of-Way
5. 10' DUT Easement on North Property Boundary

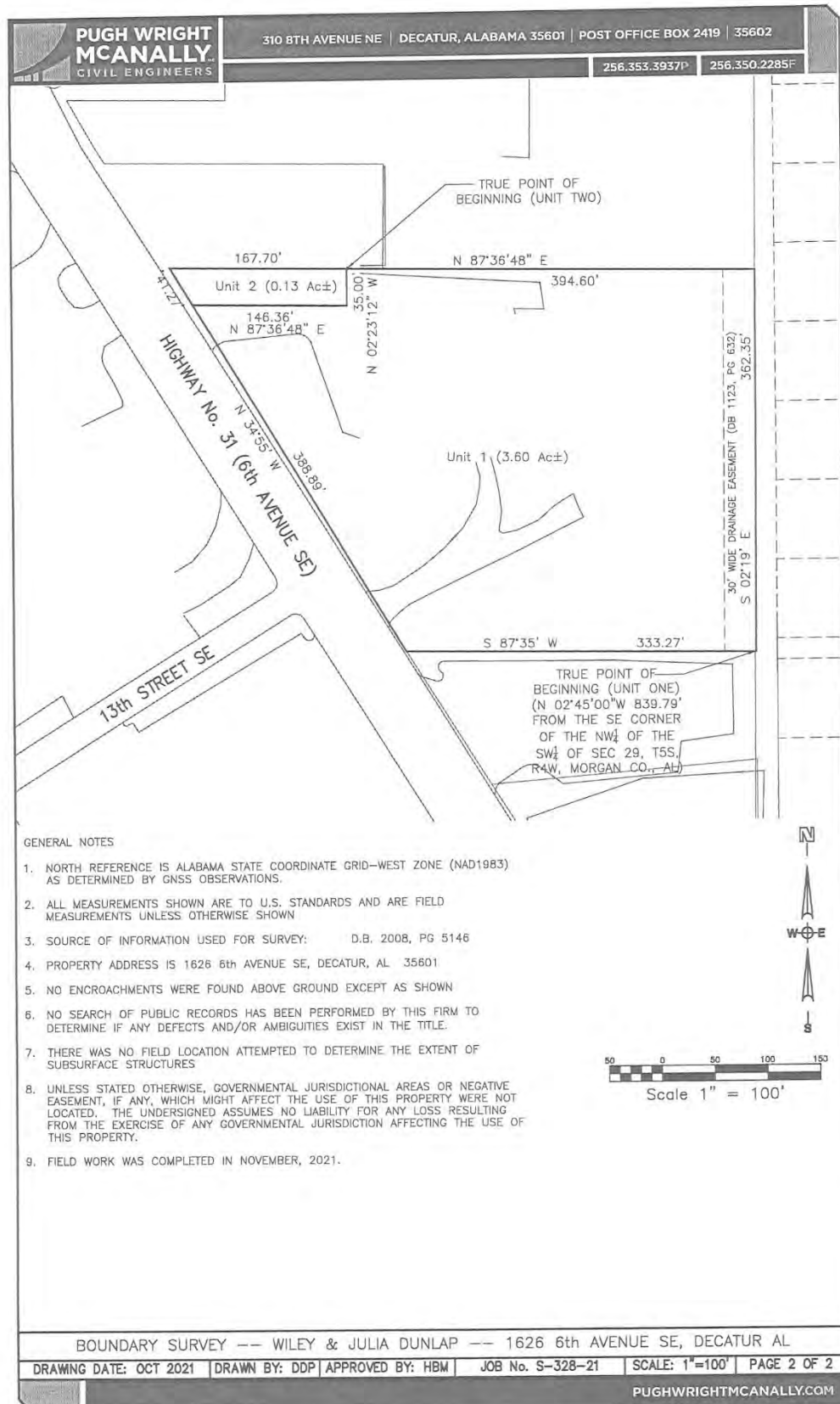
Pt. of Info:

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

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:







FILE NAME OR NUMBER: Certificate 3564-21

ACRES: 0.48

CURRENT ZONE: B-5 (Central Business District)

APPLICANT: Pugh Wright McAnally for Nowlin Development LLC and the City of Decatur

LOCATION AND OR PROPERTY ADDRESS: 103 2nd Ave SE

REQUEST: Move lot lines for two parcels of 0.32 and 0.16 acres to create one lot of 0.48 acres

PROPOSED LAND USE: Commercial

ONE DECATUR FUTURE LAND USE: Urban Core Downtown

ONE DECATUR STREET TYPOLOGY: 2nd Ave is an urban collector

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:
--

Conditions to be met:

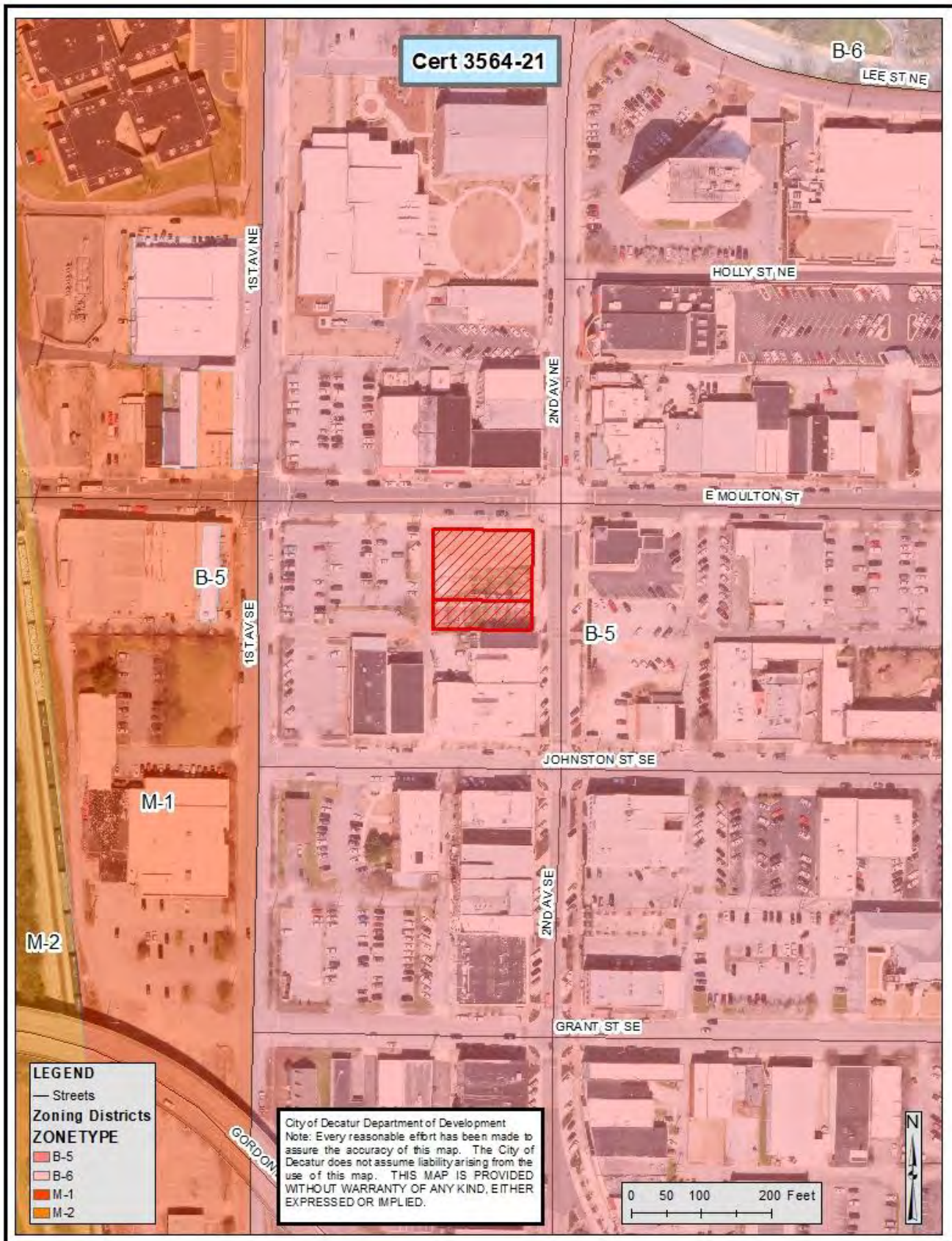
1. Signed, Sealed Survey With Three State Plane Coordinates
2. Signed Owner Letter
3. Recording Fees
4. Both Deeds Need to Show Common Ownership
5. 5' Easement on NW Corner of Property for Electric Service Line
6. 5' Easement on SW Corner of Property for Down Guy Wires

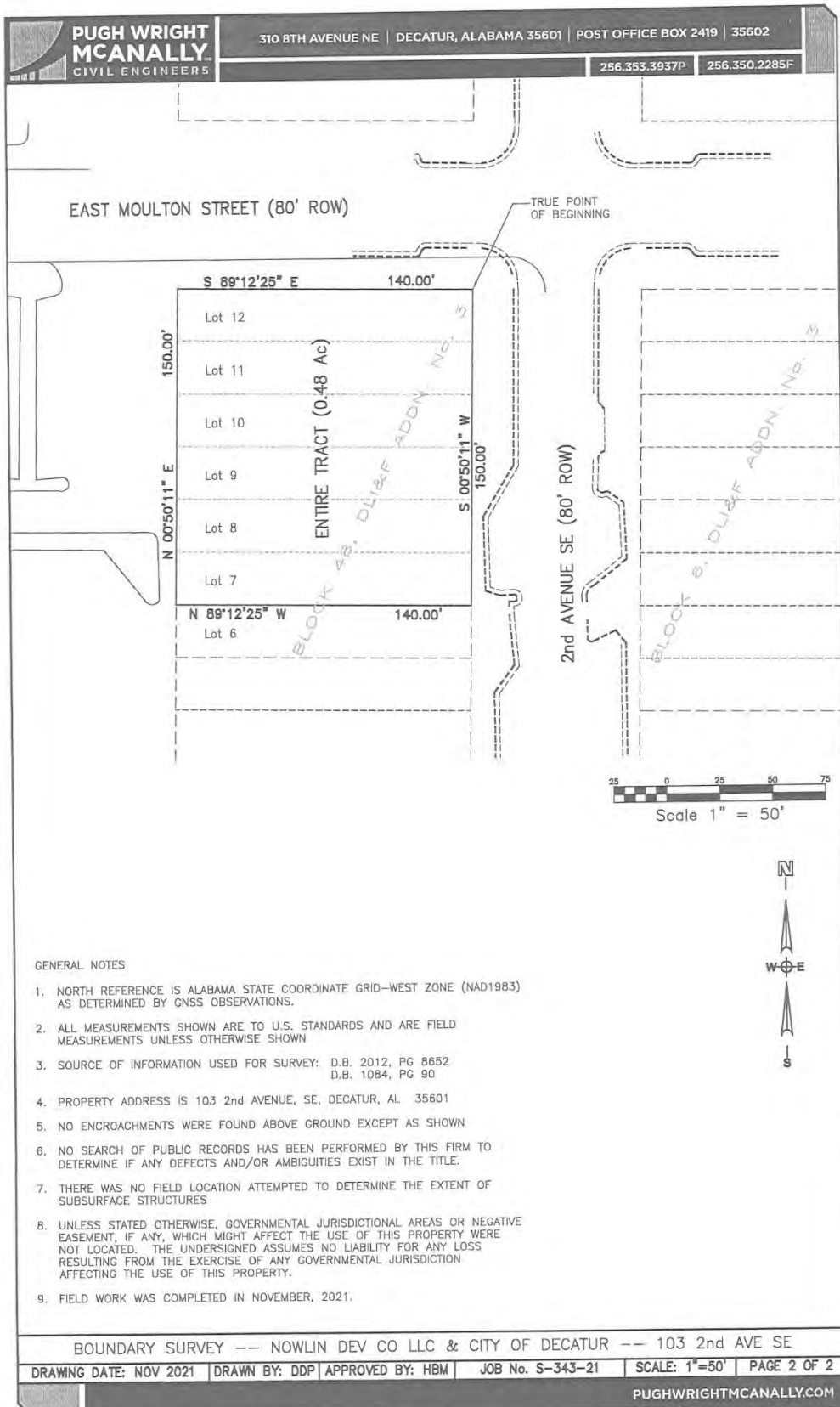
Pt. of Info:

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

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:







FILE NAME OR NUMBER: Certificate 3565-21

ACRES: 0.41

CURRENT ZONE: R-3H (Residential-Historic)

APPLICANT: Mid-South Testing for Donna Rogers

LOCATION AND OR PROPERTY ADDRESS: 804 Jackson St SE

REQUEST: Subdivide 0.12 acres from a 0.41 acre lot

PROPOSED LAND USE: Residential

ONE DECATUR FUTURE LAND USE: Core Neighborhood

ONE DECATUR STREET TYPOLOGY: Jackson St is a local street

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:
--

Conditions to be met:

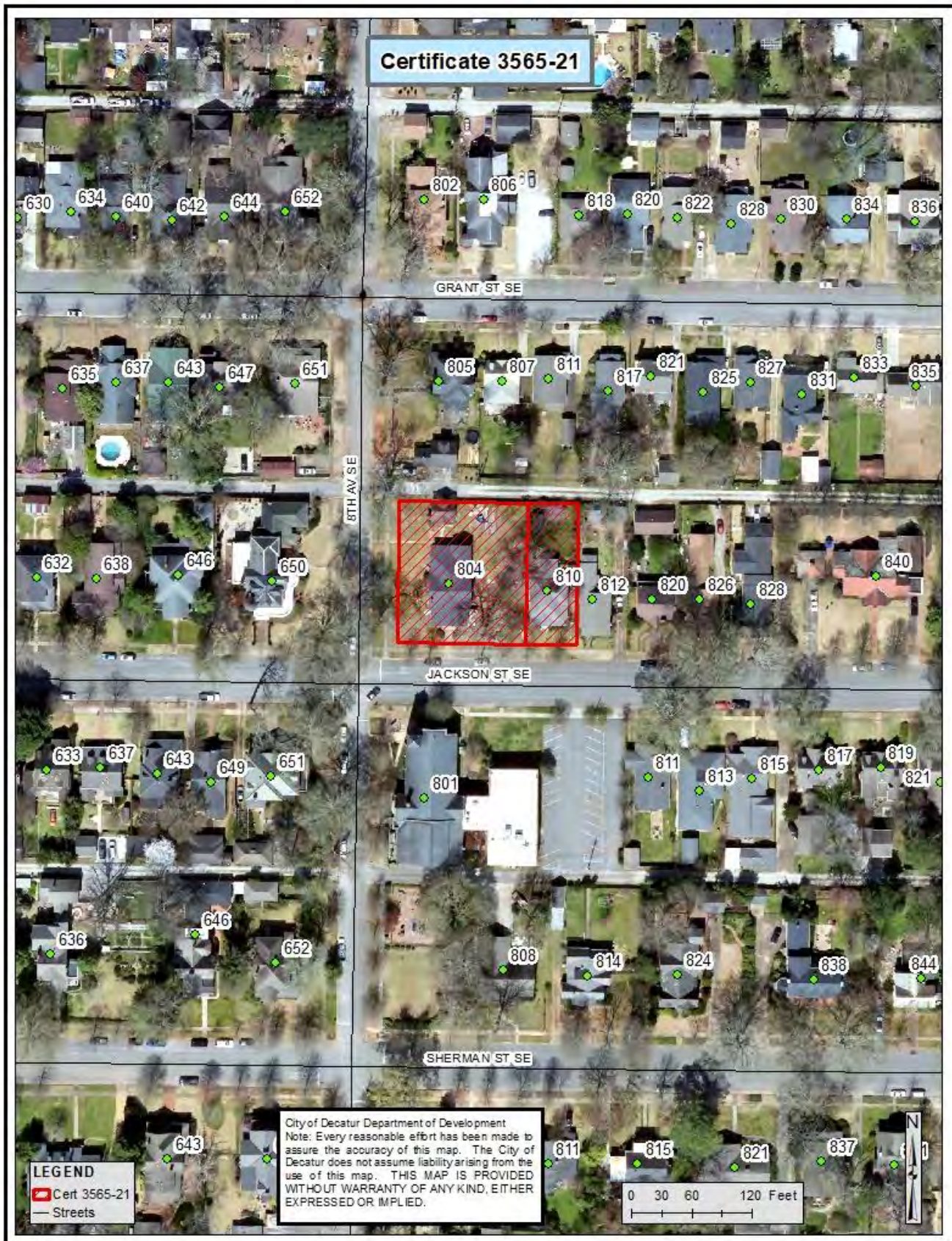
1. Recording fees
2. Certificate 3566-21 must be approved

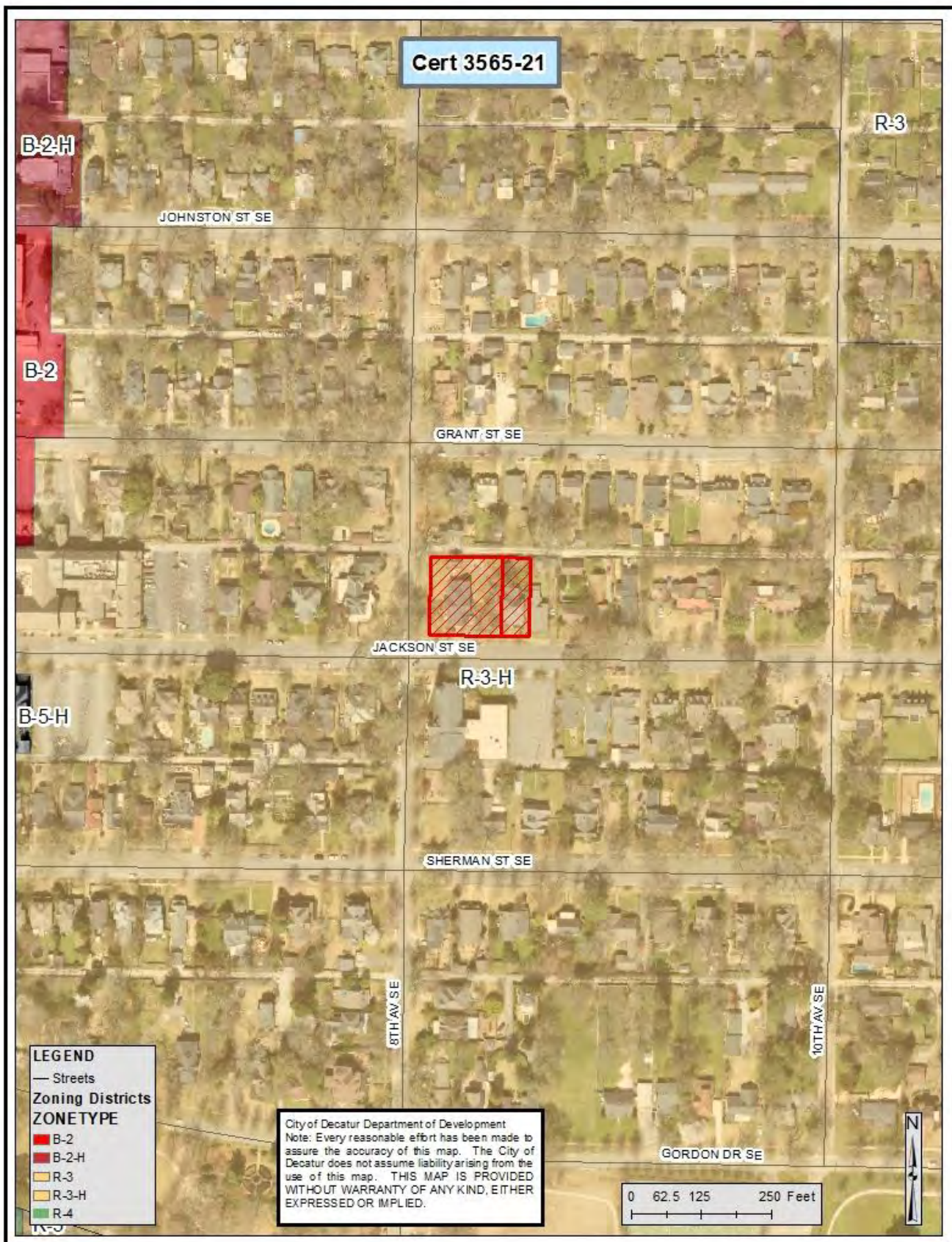
Pt. of Info:

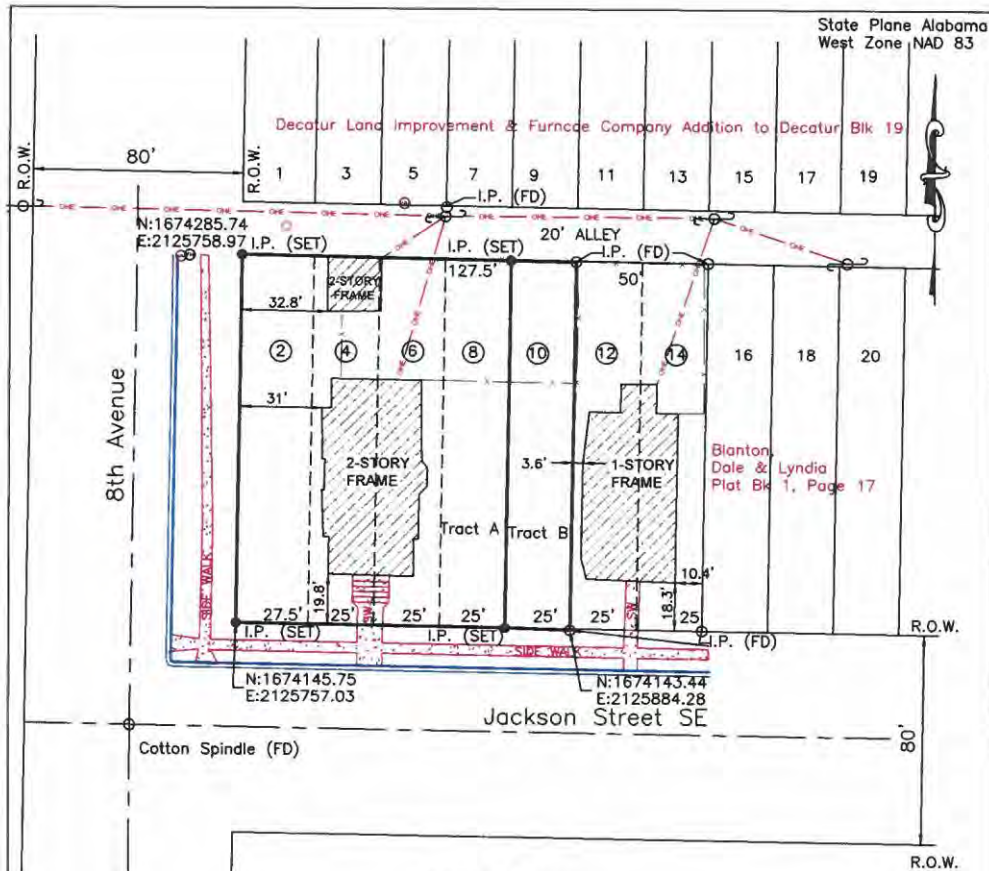
Any relocation of utilities will be at the owner's expense

Certificate 3565-21 must be recorded before 3566-21

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:







Total Tract

Lots 2, 4, 6, 8, 10, Block 19, Addition No.3 of the Decatur Land Improvement & Furnace Company Addition to Decatur recorded in Map Book 1 at Page 17 in the Office of the Judge of Probate of Morgan County, Alabama

Tract A

Lots 2, 4, 6, 8, Block 19 of the Decatur Land Improvement & Furnace Company Addition to Decatur Recorded in Map Book 1 at Page 17 in the Office of the Judge of Probated of Morgan County, Alabama

Tract B

Lot 10, Block 19 of the Decatur Land Improvement & Furnace Company Addition to Decatur Recorded in Map Book 1 at Page 17 in the Office of the Judge of Probated of Morgan County, Alabama

11-1-21
Ronald S. Stroup, Reg. No.

I hereby state that all parts of this survey and drawing have been completed in accordance with the requirements of the Standards of Practice for Land Surveying in the State of Alabama, this being to the best of my knowledge, information and beliefs.
Copyrighted by Ronald S. Stroup, no part of this drawing may be copied, added to, altered or reproduced by any means without the permission from Ronald S. Stroup, Alabama license No. 12707.

	MID-SOUTH TESTING INC. 2220 BELTLINE ROAD SW, DECATUR ALABAMA, 36601	
	Sheet of	
Title	Cert. to Subdivide	Scale: 1"=50'
Project	Donna Rogers	Project No: 15318
		Date: 10-29-21
		Cad name: Donna Rogers
		Drawn By: WGC
		File: W-GCprojects/Donna

FILE NAME OR NUMBER: Certificate 3566-21

ACRES: 0.28

CURRENT ZONE: R-3H (Residential-Historic)

APPLICANT: Mid-South Testing for Debra Gibson

LOCATION AND OR PROPERTY ADDRESS: 810 Jackson St SE

REQUEST: Consolidate 0.12 acres to a parcel of 0.16 acres to create a lot of 0.28 acres

PROPOSED LAND USE: Residential

ONE DECATUR FUTURE LAND USE: Core Neighborhood

ONE DECATUR STREET TYPOLOGY: Jackson St is a local street

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:
--

Conditions to be met:

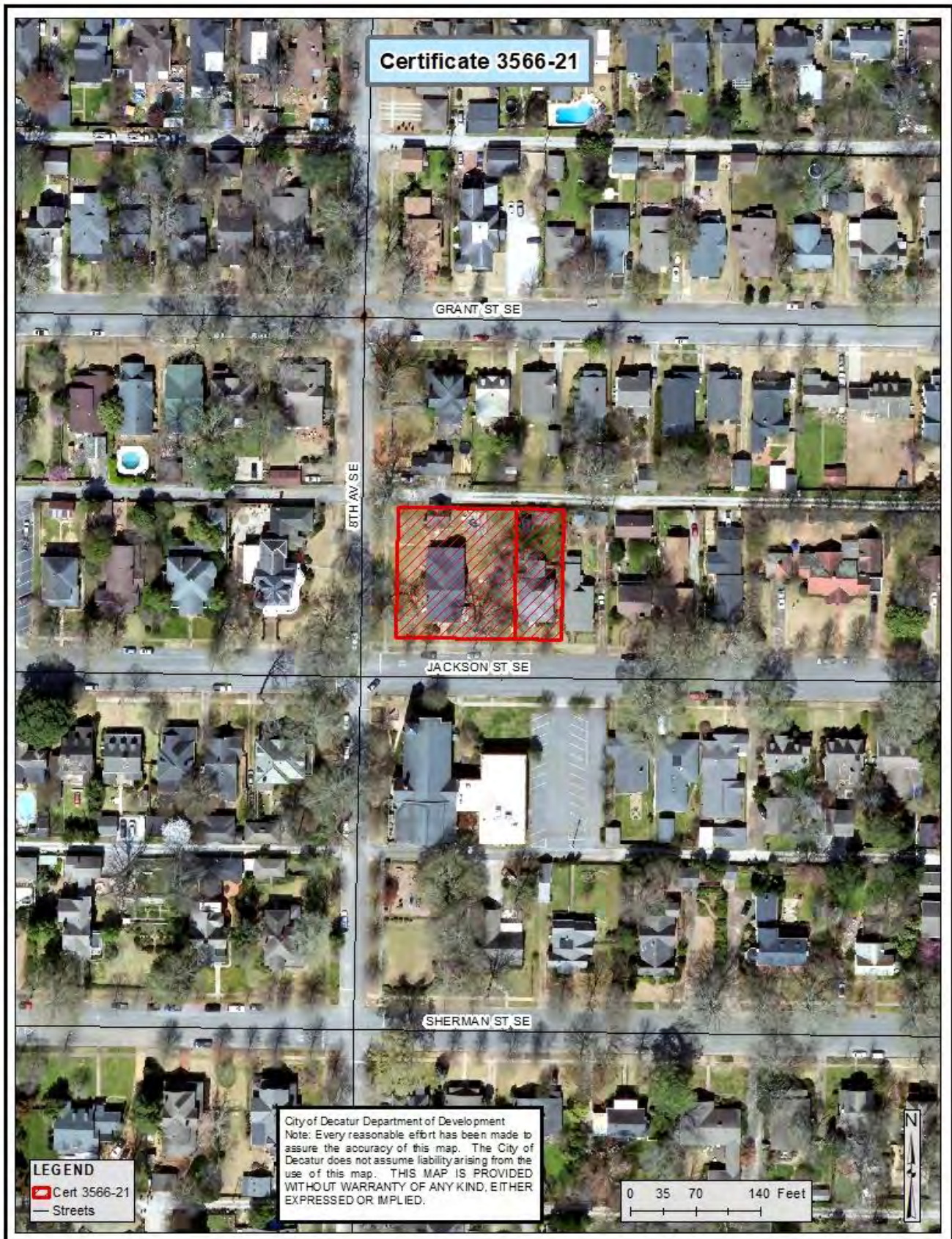
1. Recording fees
2. Certificate 3565-21 must be approved

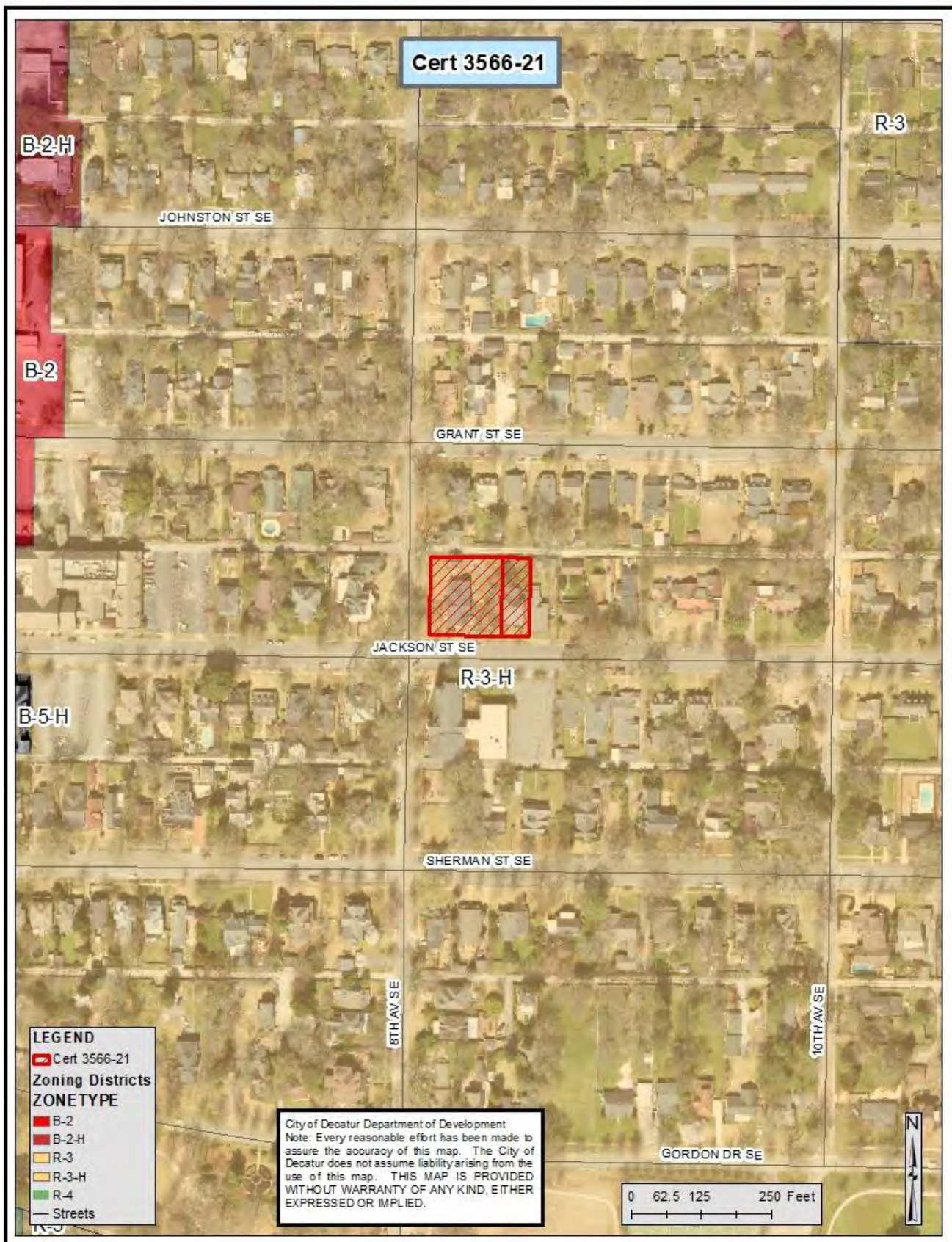
Pt. of Info:

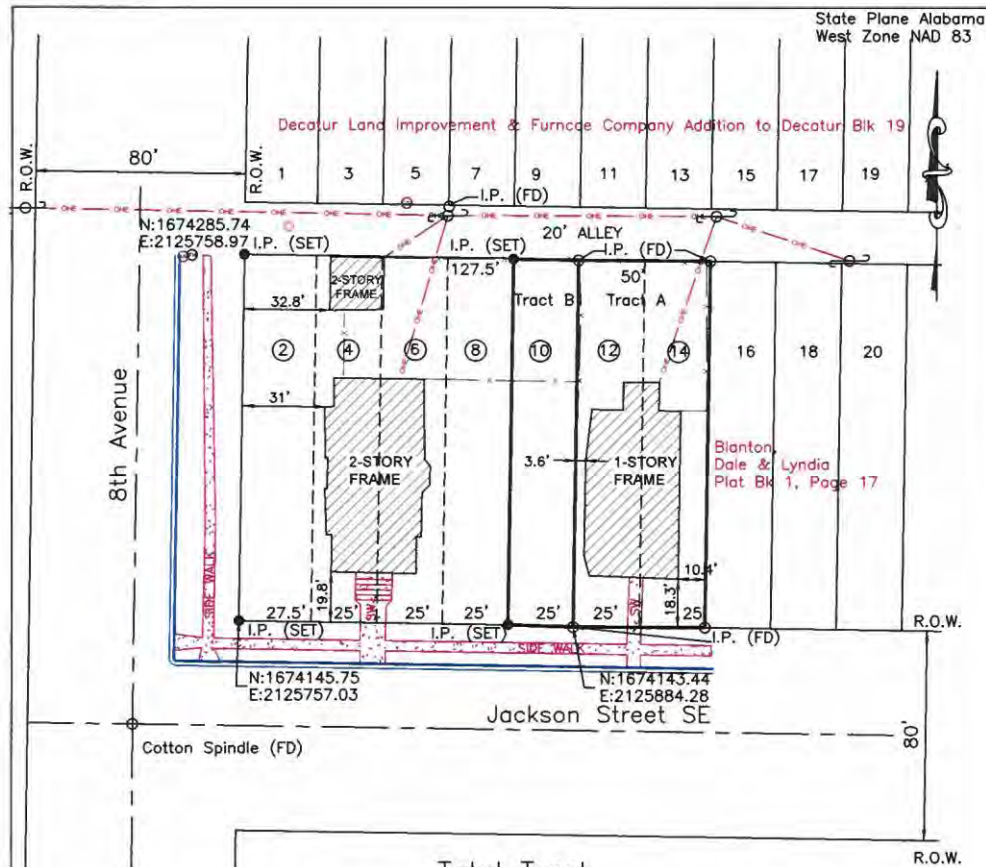
Any relocation of utilities will be at the owner's expense

Certificate 3565-21 must be recorded before Certificate 3566-21

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:







Total Tract

Lots 10, 12, 14 Block 19, Addition No.3 of the Decatur Land Improvement & Furnace Company Addition to Decatur recorded in Map Book 1 at Page 17 in the Office of the Judge of Probate of Morgan County, Alabama

Tract A

Lots 12 and 14 in Block 19 of Addition No. 3 of the Decatur Land Improvement and Furnace Company to Decatur, Alabama, as shown by map or plat of said Addition on file and of record in Map Book 1, at Page 17 in the Probate Office of Morgan County, Alabama, Situated in the a City of Decatur, Morgan County, Alabama

Tract B

Lot 10, Block 19 of the Decatur Land Improvement & Furnace Company Addition to Decatur Recorded in Map Book 1 at Page 17 in the Office of the Judge of Probated of Morgan County, Alabama Situated in a City of Decatur, Morgan County, Alabama



I hereby state that all parts of this survey and drawing have been completed in accordance with the requirements of the Standards of Practice for Land Surveying in the State of Alabama, this being to the best of my knowledge, information and beliefs. Copyrighted by Ronald S. Stroup, no part of this drawing may be copied, added to, altered or reproduced by any means without the permission from Ronald S. Stroup, Alabama license No. 12707.



MID-SOUTH TESTING INC. 2220 BELTLINE ROAD SW, DECATUR ALABAMA, 35601	
Sheet of	Title Cert. to Consolidate
Project Donna Rogers	Scale: 1"=50'
	Date: 10-29-21
	Drawn By: WGC
	Project No: 15318
	Cad name: Donna Rogers
	File: WGCprojects/Donna

MAJOR PLAT - LAYOUT

FILE NAME OR NUMBER: Two Oaks Development-Layout Plat

ACRES: 73.24

CURRENT ZONE: R-3 (Residential)

APPLICANT: Pugh Wright McAnally for Maund Property

LOCATION AND OR PROPERTY ADDRESS: 701 14th Ave SW (N of Douthit St)

REQUEST: Review of Layout Plat

PROPOSED LAND USE: Residential

ONE DECATUR FUTURE LAND USE: Mixed Neighborhood

ONE DECATUR STREET TYPOLOGY: 14th Ave SW an urban collector

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

Conditions to be met:

1. Show Easement for Sewer Main (Dedicate New Easement if None Exists)
2. 10' Easement for Power Line on South Property Boundary (5' Each Side)
3. 10' Easement for Power Line on West Stub Street if outside of Right-Of-Way

Pt. of Info:

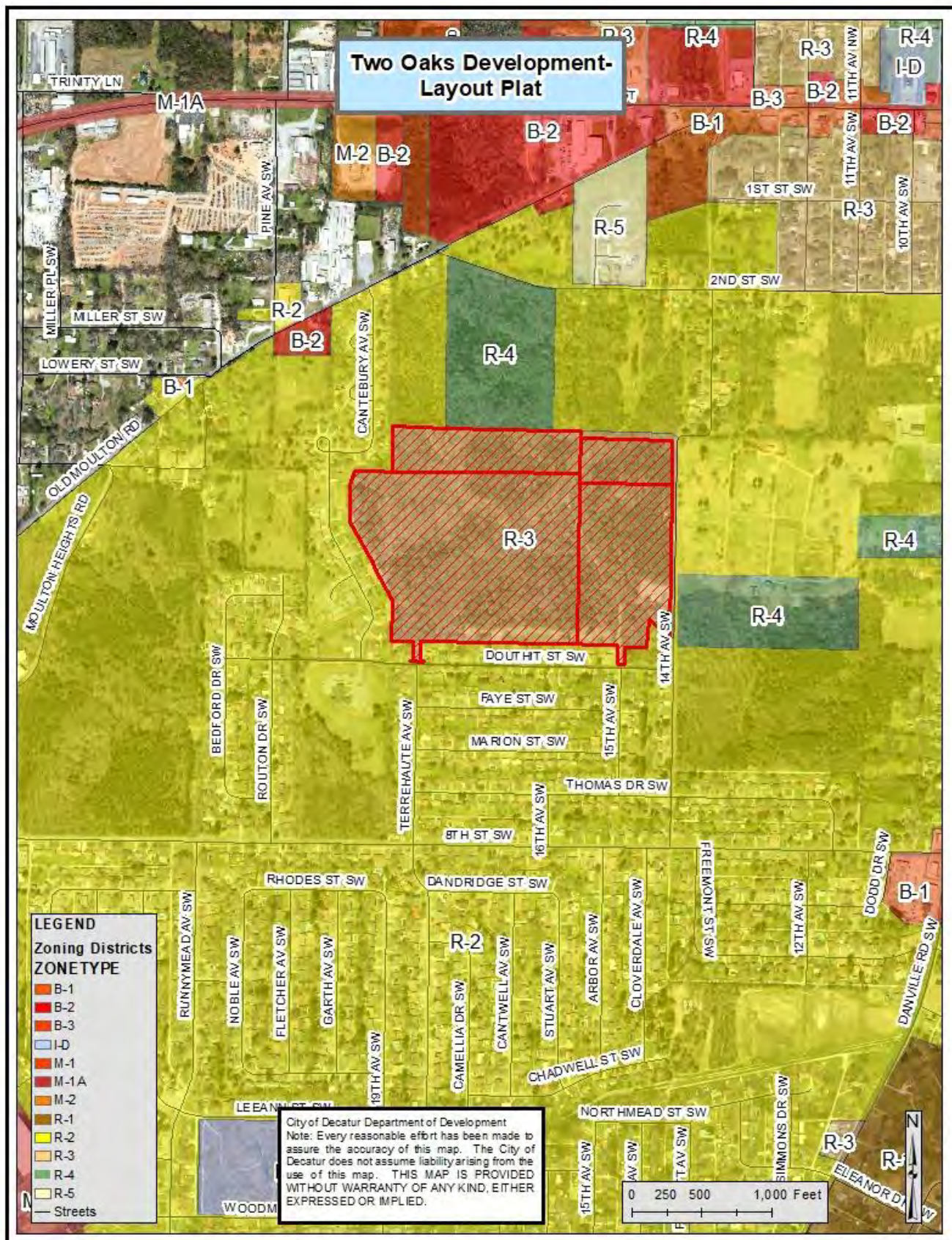
Any relocation of utilities will be at the owner's expense

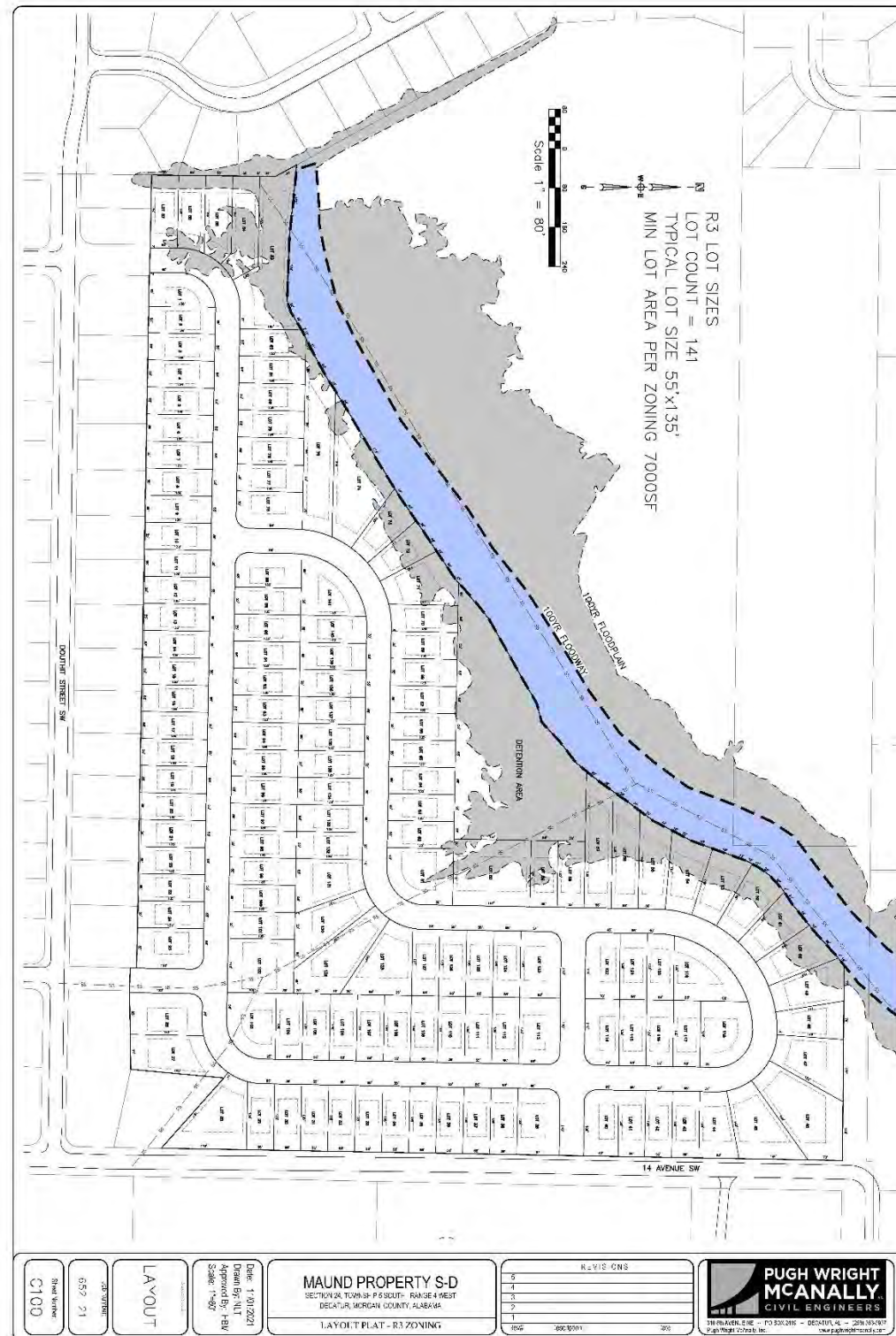
A portion of the property lies within a flood hazard area and will need to conform to zoning ordinance

Possible Sight Distance Issue on North Curve Turn Radius (Further Discussion Needed With Planning and Engineering Departments)

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:







SITE PLANS

FILE NAME OR NUMBER: Site Plan 623-21

ACRES: 1.12

CURRENT ZONE: M-2 (General Industry)

APPLICANT: J M Phillips Engineering LLC for Micor Industries

LOCATION AND OR PROPERTY ADDRESS: 1314 State Docks Rd

REQUEST: Approve Commercial Site Plan

PROPOSED LAND USE: Commercial

ONE DECATUR FUTURE LAND USE: General Industry

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

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

Micor has been discussing the additional power needs with JWEMC and a plan is in place

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:







FILE NAME OR NUMBER: Site Plan 624-21

ACRES: 0.68

CURRENT ZONE: B-2 (General Business)

APPLICANT: Copper Line Properties LLC for Windmill Beverages

LOCATION AND OR PROPERTY ADDRESS: 2931 Point Mallard Parkway

REQUEST: Approve Commercial Site Plan

PROPOSED LAND USE: Commercial

ONE DECATUR FUTURE LAND USE: Community Commercial

ONE DECATUR STREET TYPOLOGY: Point Mallard Parkway is a principal arterial

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:
--

Conditions to be met:

1. Recording Fees
2. JWEMC will need a 30' Easement (15' on each side of power line) on the West side of property
3. Dumpster Pad Detail Needed
4. ALDOT Permit Affidavit Needed
5. Locate and Show Water Main on Highway 67
6. Verify or Dedicate 15' Easement along Highway 67 for Sewer Main

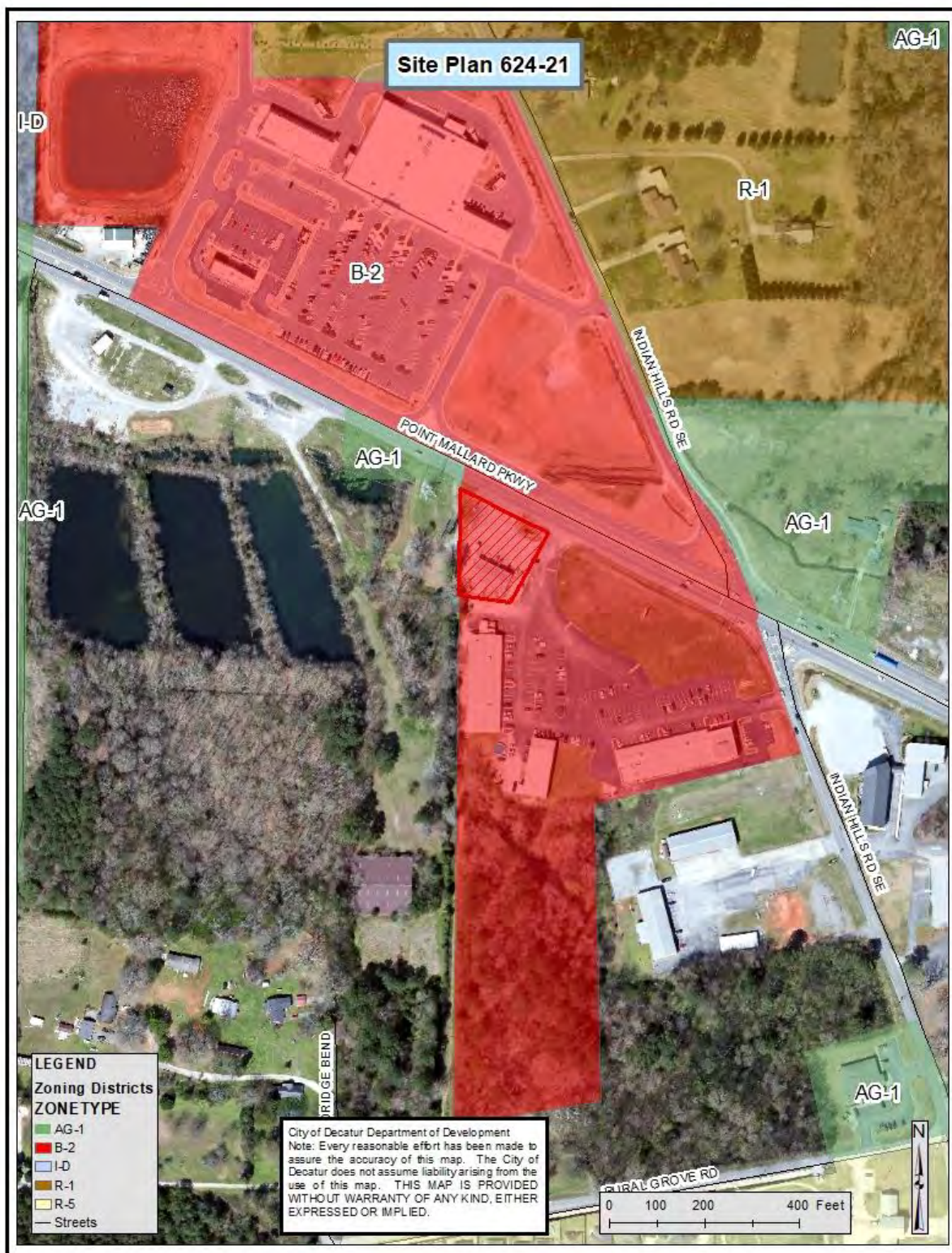
Pt. of Info:

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

Cross Access Easement Exists for Parking Access on West Side of the Property

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:







FILE NAME OR NUMBER: Site Plan 625-21

ACRES: 0.414

CURRENT ZONE: B-6 (Office District)

APPLICANT: Pugh Wright McAnally for Phil Waldrep Ministries

LOCATION AND OR PROPERTY ADDRESS: 2916 Danville Rd

REQUEST: Approve commercial site plan

PROPOSED LAND USE: Office

ONE DECATUR FUTURE LAND USE: Mixed Neighborhood

ONE DECATUR STREET TYPOLOGY: Danville Rd is a minor arterial

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:
--

Conditions to be met:

1. 5' Easement Needed for Service Lines on Property
2. Dumpster Pad Detail Needed
3. Boundary Lines and Dimensions to Building Needed for Location Verification With Block-Line Survey

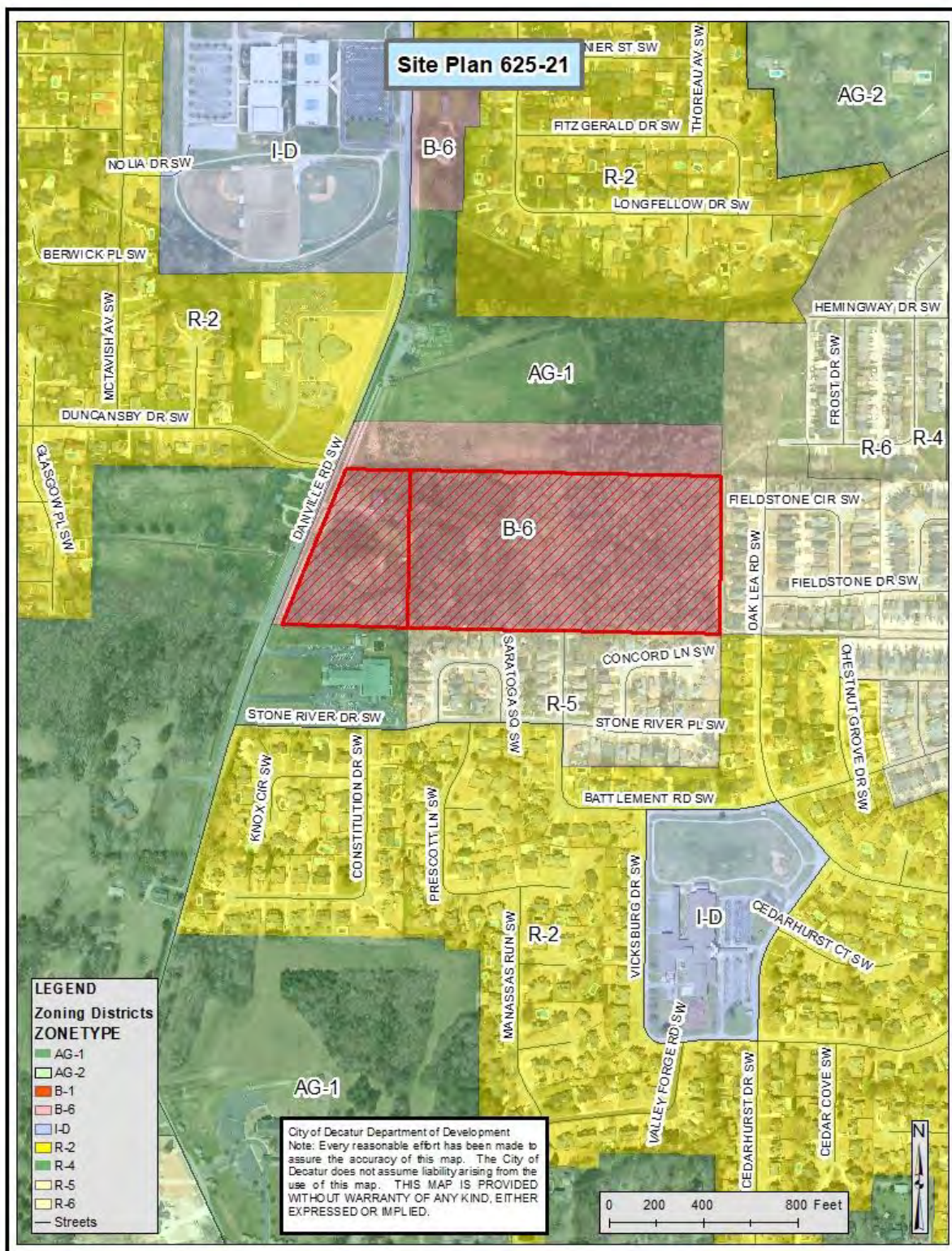
Pt. of Info:

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

Property Owner May Want Stabilization of Curb Openings and Pipe Outlet

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:





END OF CONSENT AGENDA**OTHER BUSINESS****ANNEXATIONS**

FILE NAME OR NUMBER: Annexation 365-21

ACRES: 7.1

CURRENT ZONE: None

APPLICANT: Pugh Wright McAnally for Jeff Hamm

LOCATION AND OR PROPERTY ADDRESS: 3827 and 3831 Hwy 31 South

REQUEST: Approve annexation

PROPOSED LAND USE: Commercial

ONE DECATUR FUTURE LAND USE: Flex Employment Center

ONE DECATUR STREET TYPOLOGY: Hwy 31 S is a principal arterial

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

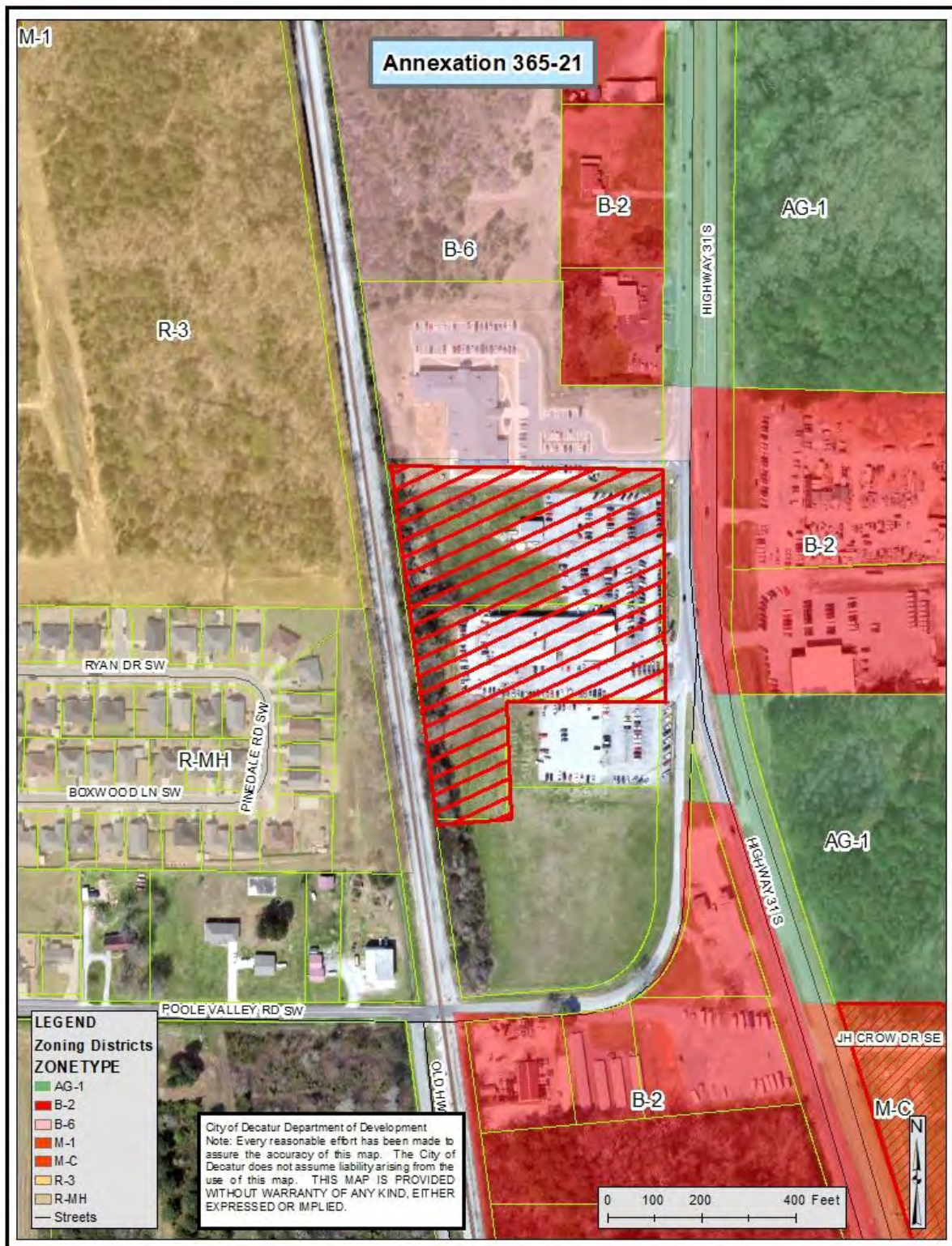
1. None

Pt. of Info:

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

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:





SUBDIVISION REGULATION AMENDMENT

FILE NAME OR NUMBER: Subdivision Regulation Amendment 016-21

APPLICANT: Planning Department for the City of Decatur

REQUEST: To update subdivision regulations for the City of Decatur

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

Comments from Technical Review Committee

None

Conditions to be met

None

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:

SUBDIVISION REGULATION AMENDMENT**SRA 016-21****PROPOSED CHANGES TO
SUBDIVISION REGULATIONS
CITY OF DECATUR, ALABAMA**

The following are proposed for changes in the Subdivision Regulations of the City of Decatur, AL:

The Subdivision Regulations of the City of Decatur, AL are being updated to remove all mentions of authority over subdivisions of property in the Planning Jurisdiction of the City of Decatur, AL in compliance with State of Alabama Act #2021-297 (SB107) adopted April 27, 2021.