

MEMORANDUM

DATE: December 21, 2021

TO: Planning Commissioners

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

PLANNING COMMISSION MEETING

December 21, 2021

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

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

Agenda Planning Commission

City of Decatur, AL

December 21, 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

APPROVAL OF MINUTES- November 2021

PUBLIC HEARING

PLAT REVIEWS

PAGE/MAP

- | | |
|--|-----|
| A. Fairview Land Company-Re-plat of lots 9-16 Minor Plat

(1617 North St SE) | 1-4 |
| B. River Oaks Phase 1 Preliminary Plat

(701 14 th Ave SW) | 5-8 |

CONSENT AGENDA

SITE PLAN REVIEWS

PAGE/MAP

- | | |
|--|-------|
| A. Site Plan 626-21

(1302 Commerce Dr) | 9-12 |
| B. Site Plan 627-21

(2800 Central Ave SW) | 13-16 |

OTHER BUSINESS

VACATIONS**PAGE/MAP**

A. 539-21
(119 Moulton St E)

17-20

ANNEXATIONS**PAGE/MAP**

A. 366-21
(E of Central Ave SW and S of Poole Valley Rd SW)

21-24

RESOLUTIONS**PAGE/MAP**

A. 010-21 Planning Commission Bylaws, Rules & Procedures 2021
B. Election of 2022 Planning Commission Officers

25
25

PUBLIC HEARING**MINOR PLAT REVIEW**

FILE NAME OR NUMBER: Fairview Land Company-Re-plat of lots 9-16

ACRES: 1.83

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

APPLICANT: Mid-South Testing for Fairview Land Company

LOCATION AND OR PROPERTY ADDRESS: 1617 North St SE

REQUEST: Approval of minor plat to divide three lots into eight lots

PROPOSED LAND USE: Residential

ONE DECATUR FUTURE LAND USE: Core Neighborhood

ONE DECATUR STREET TYPOLOGY: North St is a local street

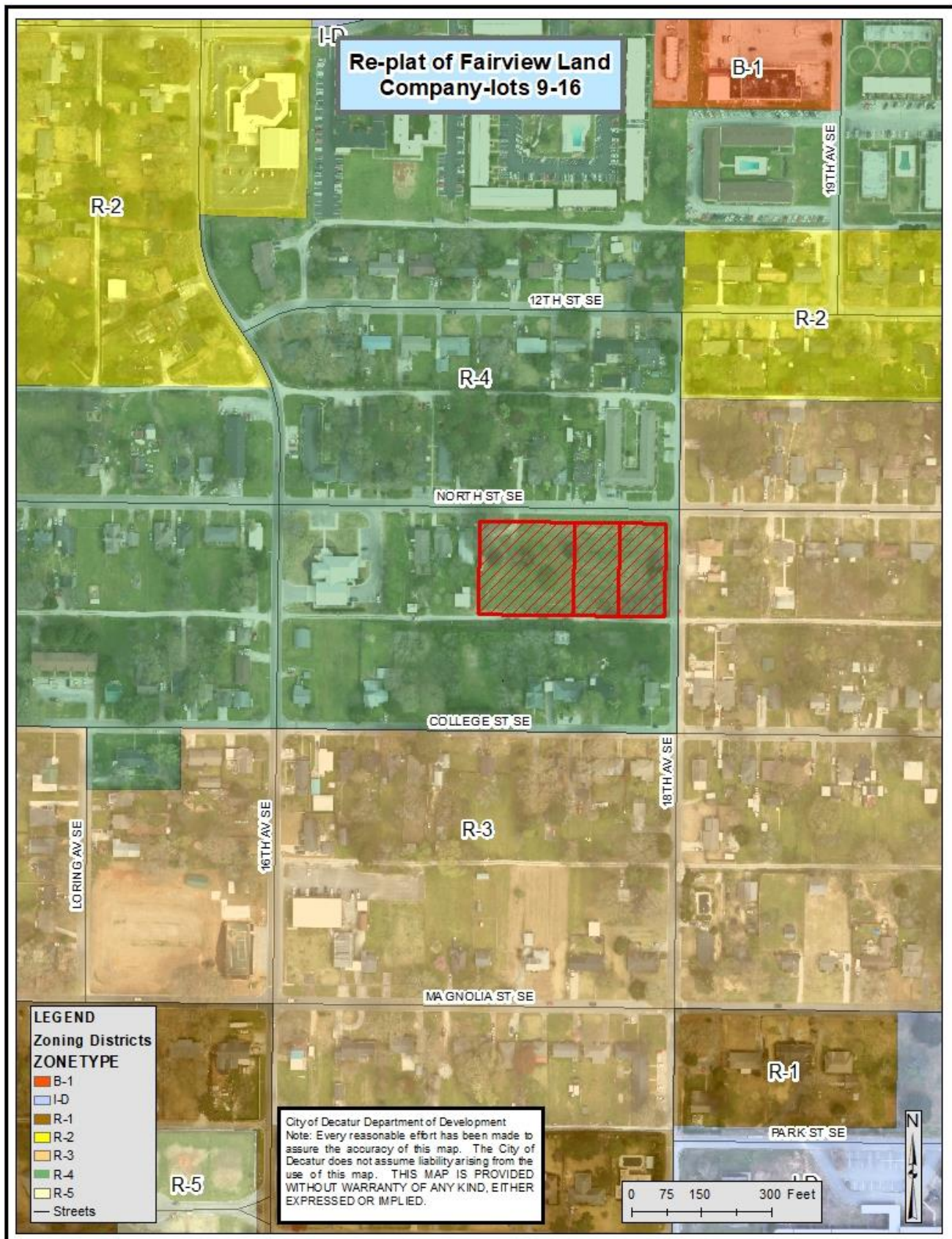
COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:**Conditions to be met:**

1. 5' Easement for Gas Service on West Property Boundary
2. 10' Easement for Electric Service on South Property Boundary

Pt. of Info:

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







PRELIMINARY PLAT REVIEW

FILE NAME OR NUMBER: River Oaks Phase 1 - Preliminary Plat

ACRES: 73.24

CURRENT ZONE: R-3 (Residential)

APPLICANT: Pugh Wright McAnally for Two Oaks Development

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

REQUEST: Preliminary Plat Approval

PROPOSED LAND USE: Residential

ONE DECATUR FUTURE LAND USE: Mixed Neighborhood

ONE DECATUR STREET TYPOLOGY: 14th Ave SW is an Urban Collector

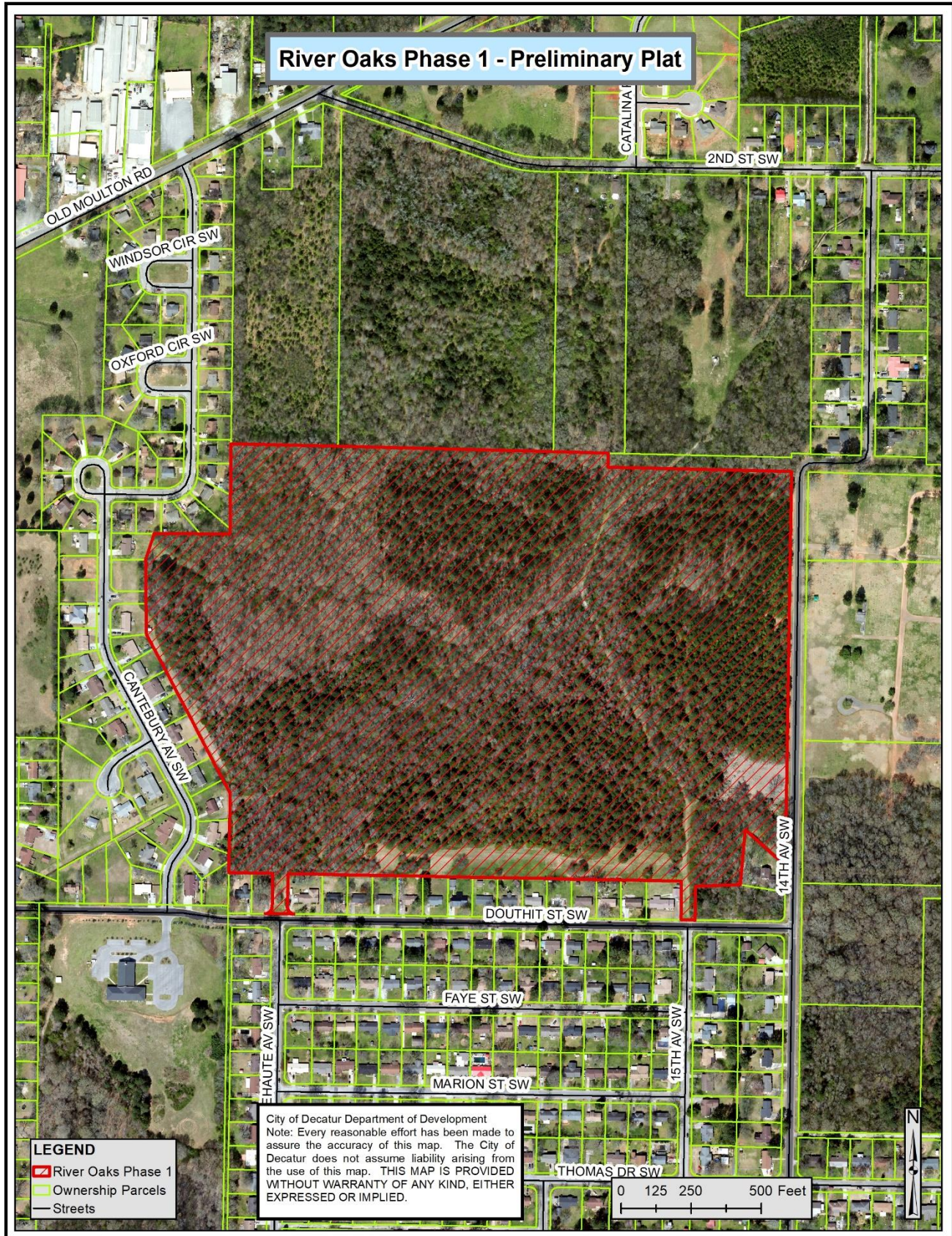
COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:**Conditions to be met:**

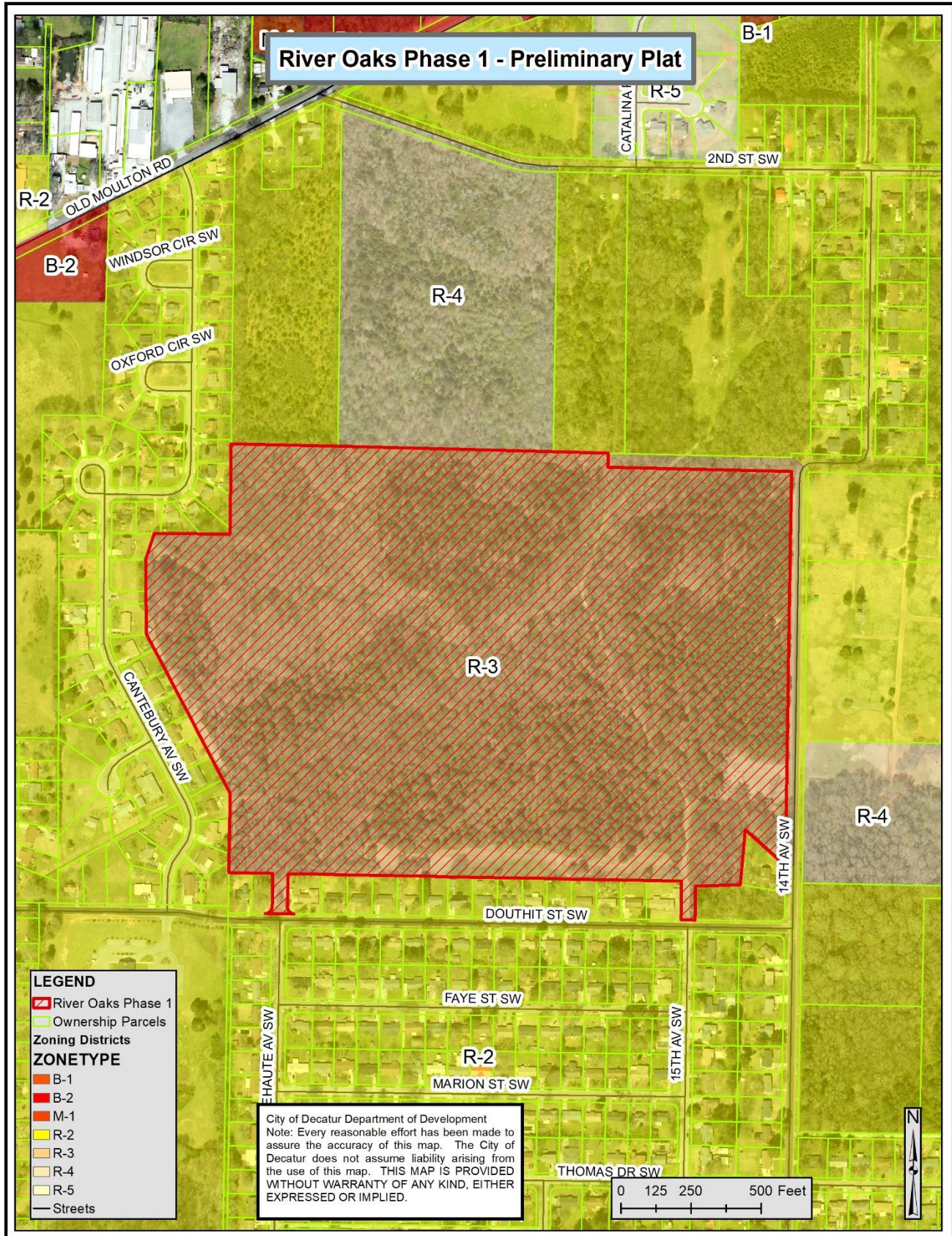
1. Fee for adjacent property owner letters
2. Per DU approval
3. Per Engineering approval
4. Temporary turnaround on the dead-end roads
5. Detention plan for the subdivision and add enough detention for this phase

Pt. of Info:

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

For the sewer lines that pass through lot 30, make sure DU has access to the sewer mains at all times on all of the properties







CONSENT AGENDA ITEMS

SITE PLANS

FILE NAME OR NUMBER: Site Plan 626-21

ACRES: 1.86

CURRENT ZONE: M-2 (General Industry)

APPLICANT: Pugh, Wright, McAnally for Jerry L Smith & Associates

LOCATION AND OR PROPERTY ADDRESS: 1302 Commerce Dr

REQUEST: Approve Commercial Site Plan

PROPOSED LAND USE: Industrial

ONE DECATUR FUTURE LAND USE: General Industry

ONE DECATUR STREET TYPOLOGY: Commerce Drive is Local Street

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

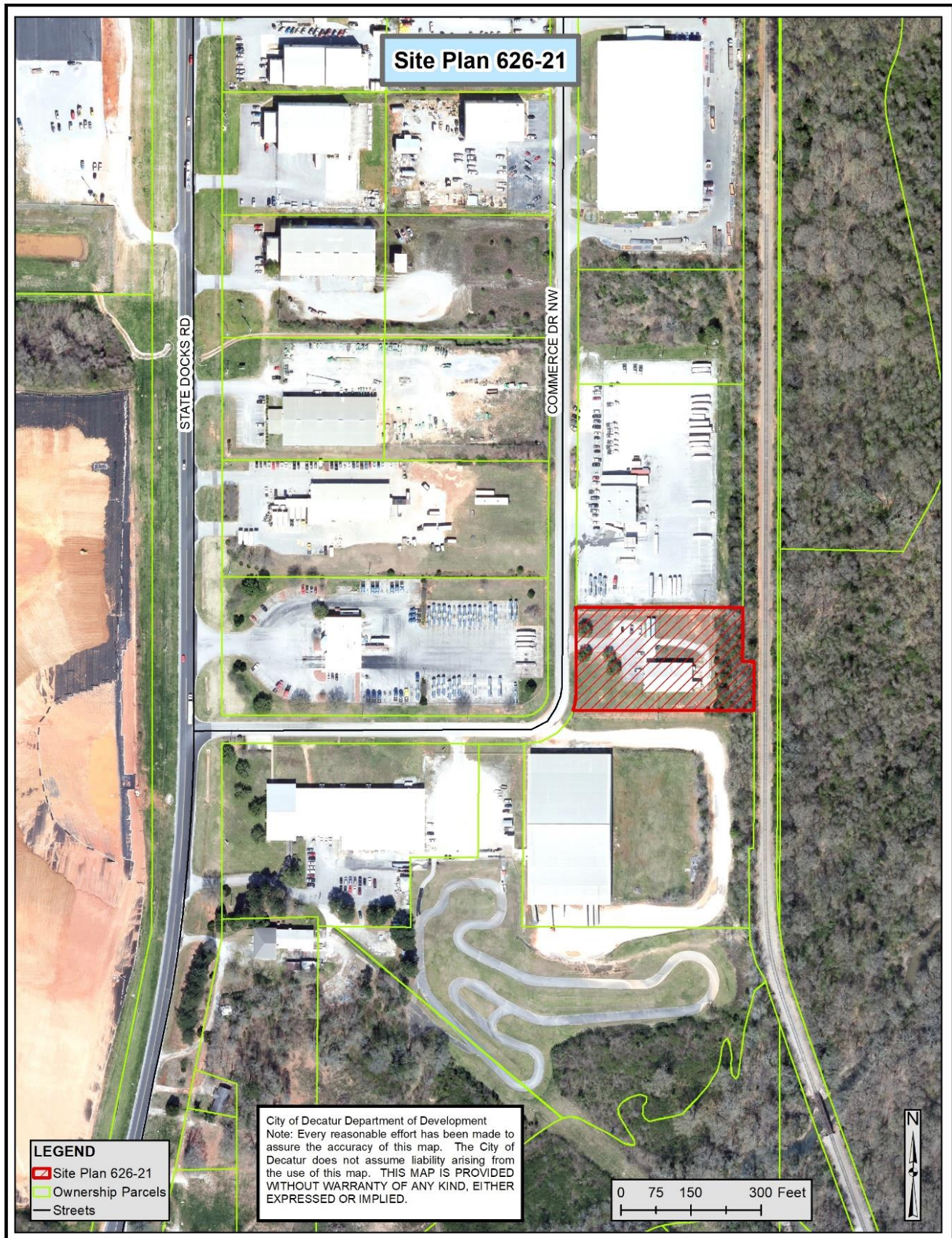
Conditions to be met:

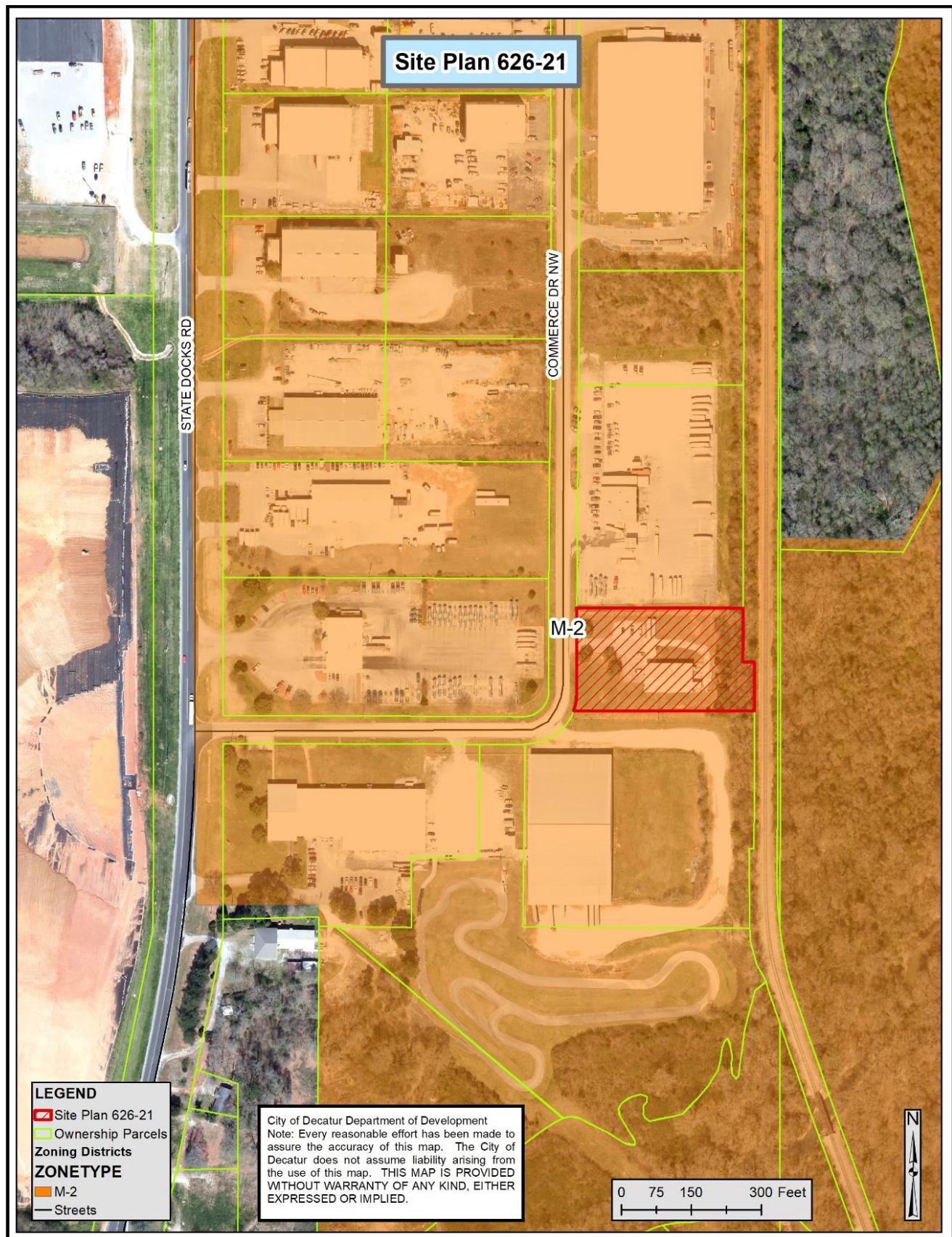
1. Per Engineering approval

Pt. of Info:

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

Engineering recommends alternate outfall structure







FILE NAME OR NUMBER: Site Plan 627-21

ACRES: 5.0

CURRENT ZONE: M-1 (Light Industry)

APPLICANT: Chris Tidwell for FC Huracan, LLC

LOCATION AND OR PROPERTY ADDRESS: 2800 Central Ave SW

REQUEST: Approve Commercial Site Plan

PROPOSED LAND USE: Sports Complex

ONE DECATUR FUTURE LAND USE: Flex Employment Center

ONE DECATUR STREET TYPOLOGY: Central Ave is a Minor Arterial

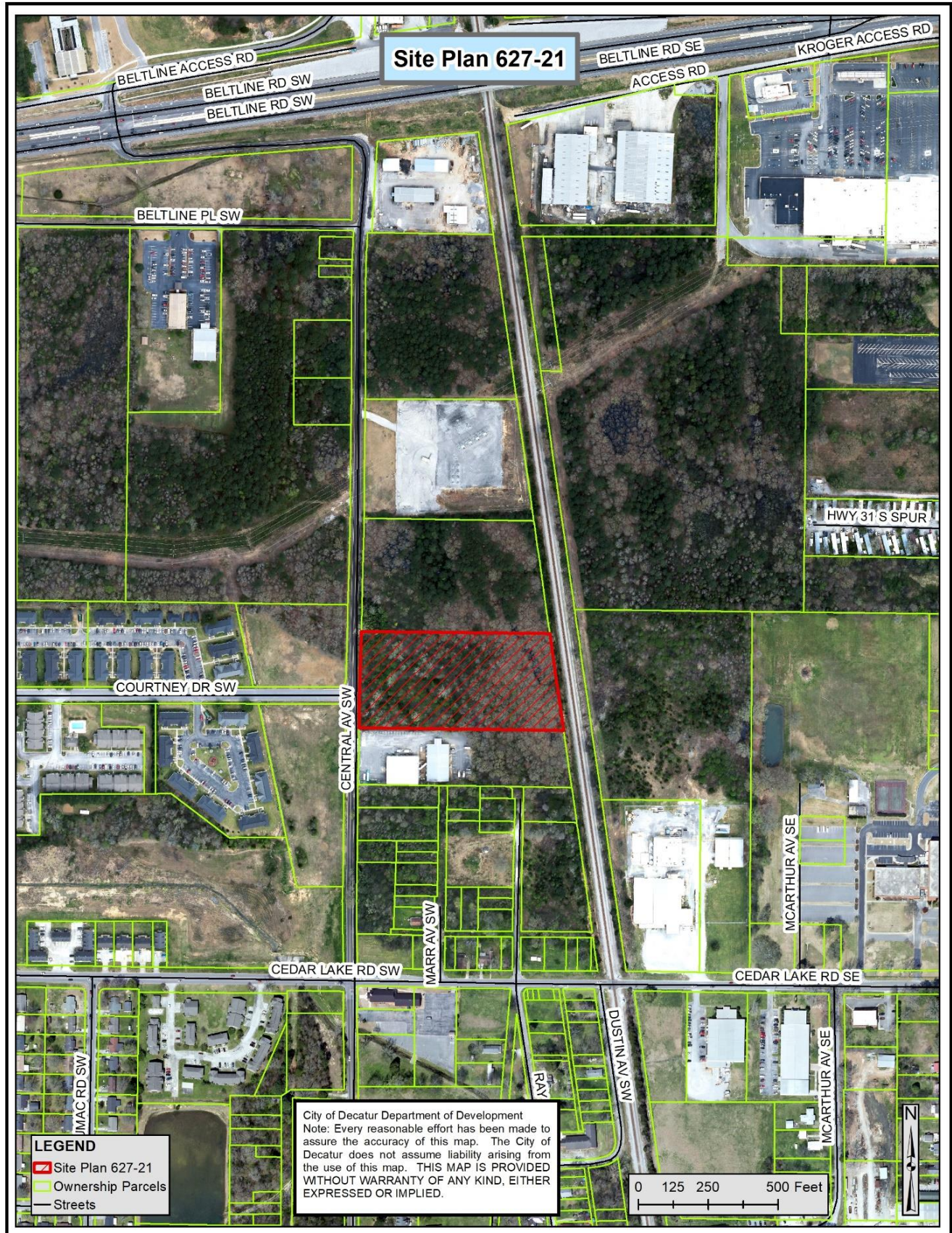
COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:
--

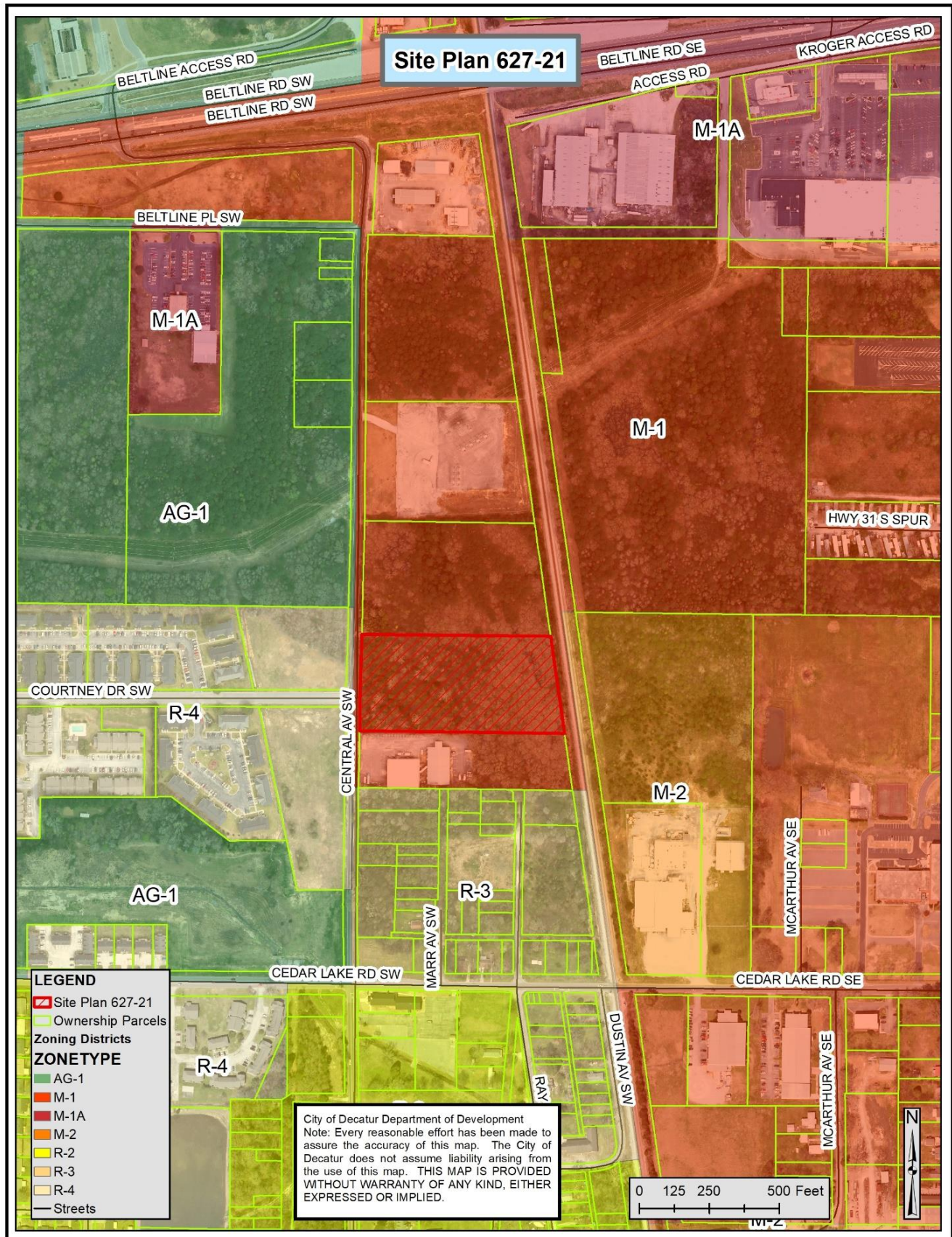
Conditions to be met:

1. Provide landscaping plan
2. Provide photometric plan
3. Handicap ramp detail needed

Pt. of Info:

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







OTHER BUSINESS**VACATIONS**

FILE NAME OR NUMBER: Vacation 539-21

ACRES: 0.008

CURRENT ZONE: B-5

APPLICANT: Pugh, Wright, McAnally for Nowlin Development Co., LLC

LOCATION AND OR PROPERTY ADDRESS: 119 Moulton St E

REQUEST: Vacate a portion of an alley

PROPOSED LAND USE: Commercial

ONE DECATUR FUTURE LAND USE: Urban Core Downtown

ONE DECATUR STREET TYPOLOGY: Moulton Street is a Principal Arterial

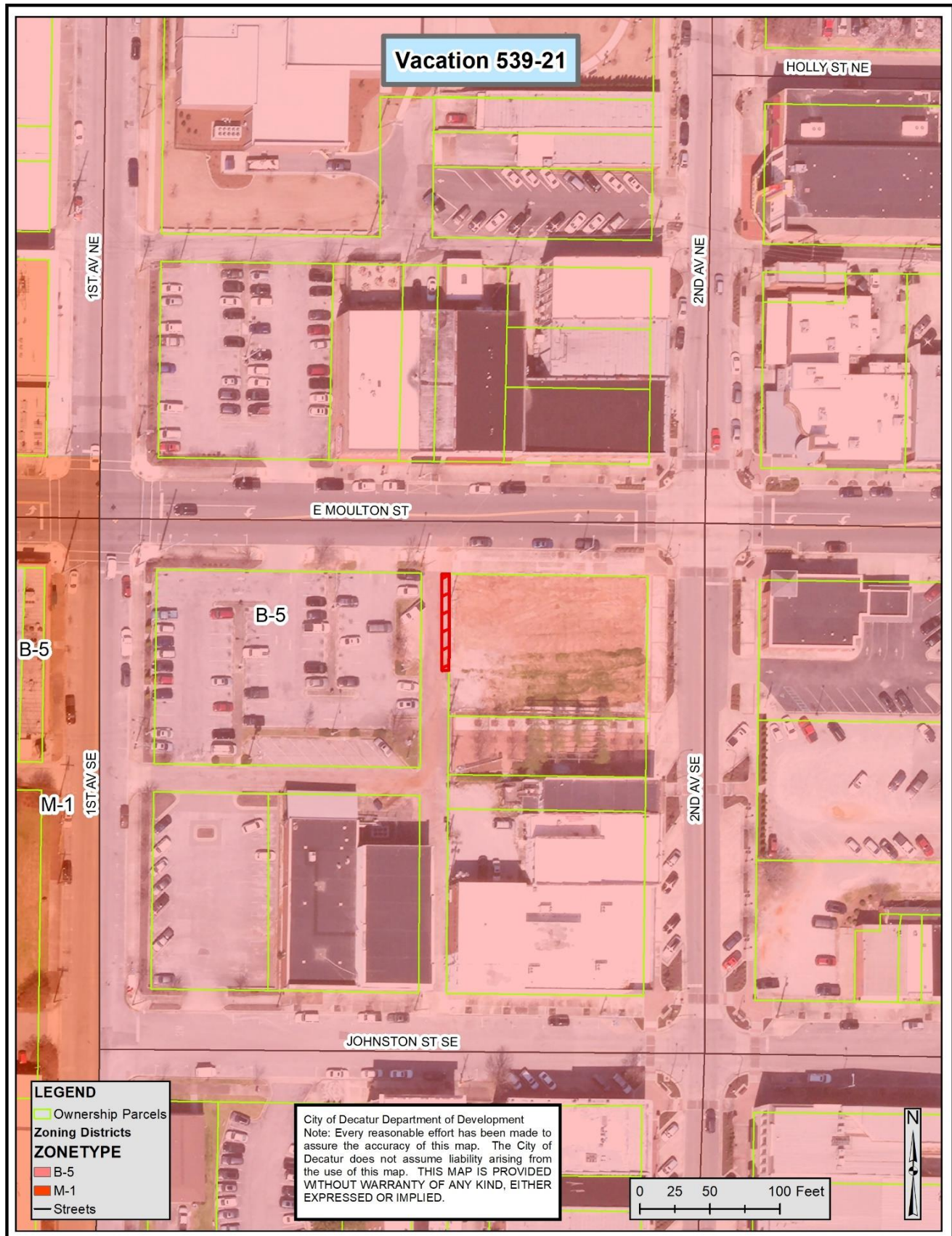
COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:**Conditions to be met:**

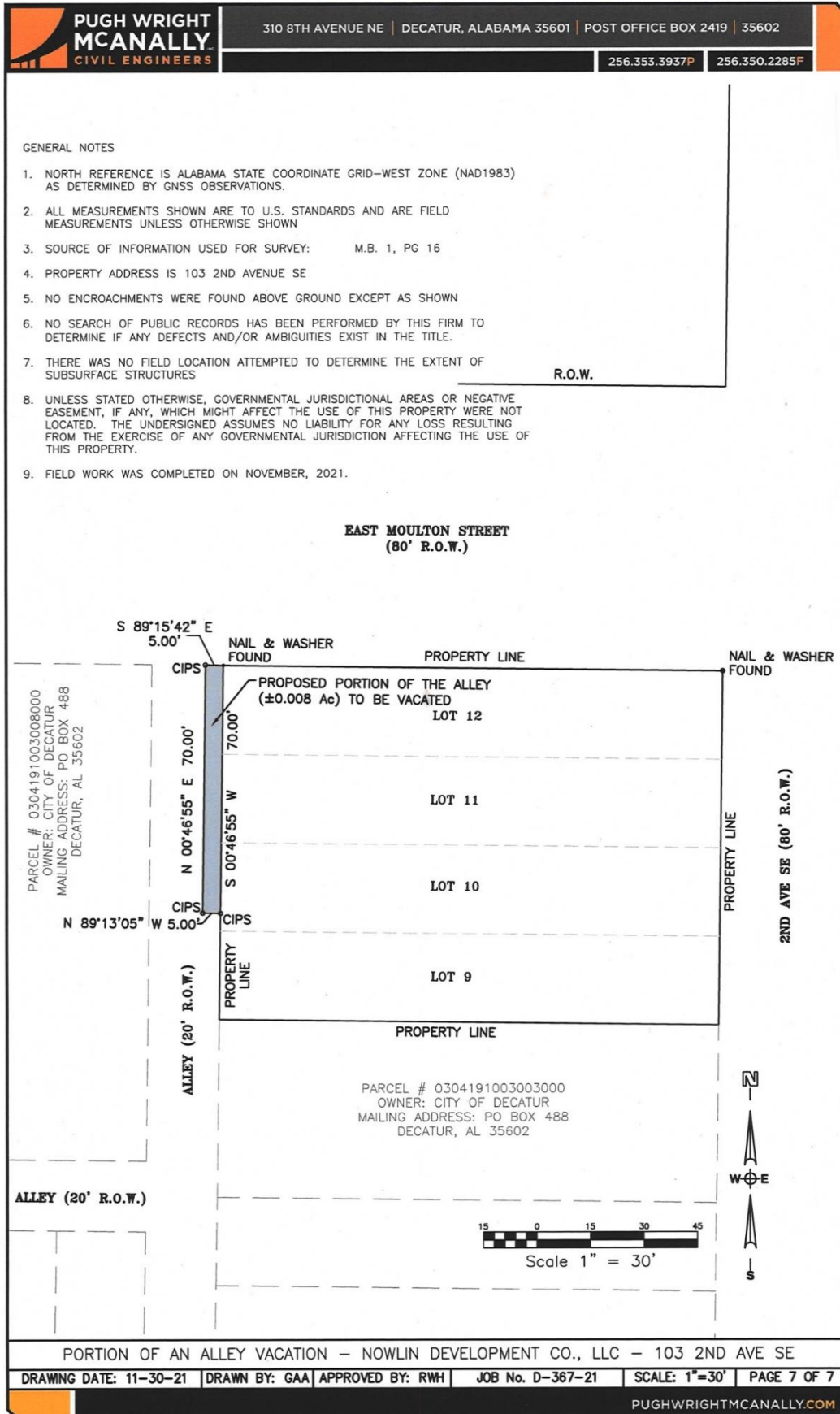
1. Signed vacation package
2. Verify that the gas line in the alley is not in the vacated area, if it is in the vacated area, DU will need an easement or the gas line will need to be relocated

Pt. of Info:

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







ANNEXATIONS

FILE NAME OR NUMBER: Annexation 366-21

ACRES: 59.8

CURRENT ZONE: None

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

LOCATION AND OR PROPERTY ADDRESS: Central Ave SW and Poole Valley Rd SW

REQUEST: Annex 59.8 acres

PROPOSED LAND USE: Residential

ONE DECATUR FUTURE LAND USE: Mixed Neighborhood

ONE DECATUR STREET TYPOLOGY: Central Ave SW is a Minor Arterial and Poole Valley Rd SW is a Local Street

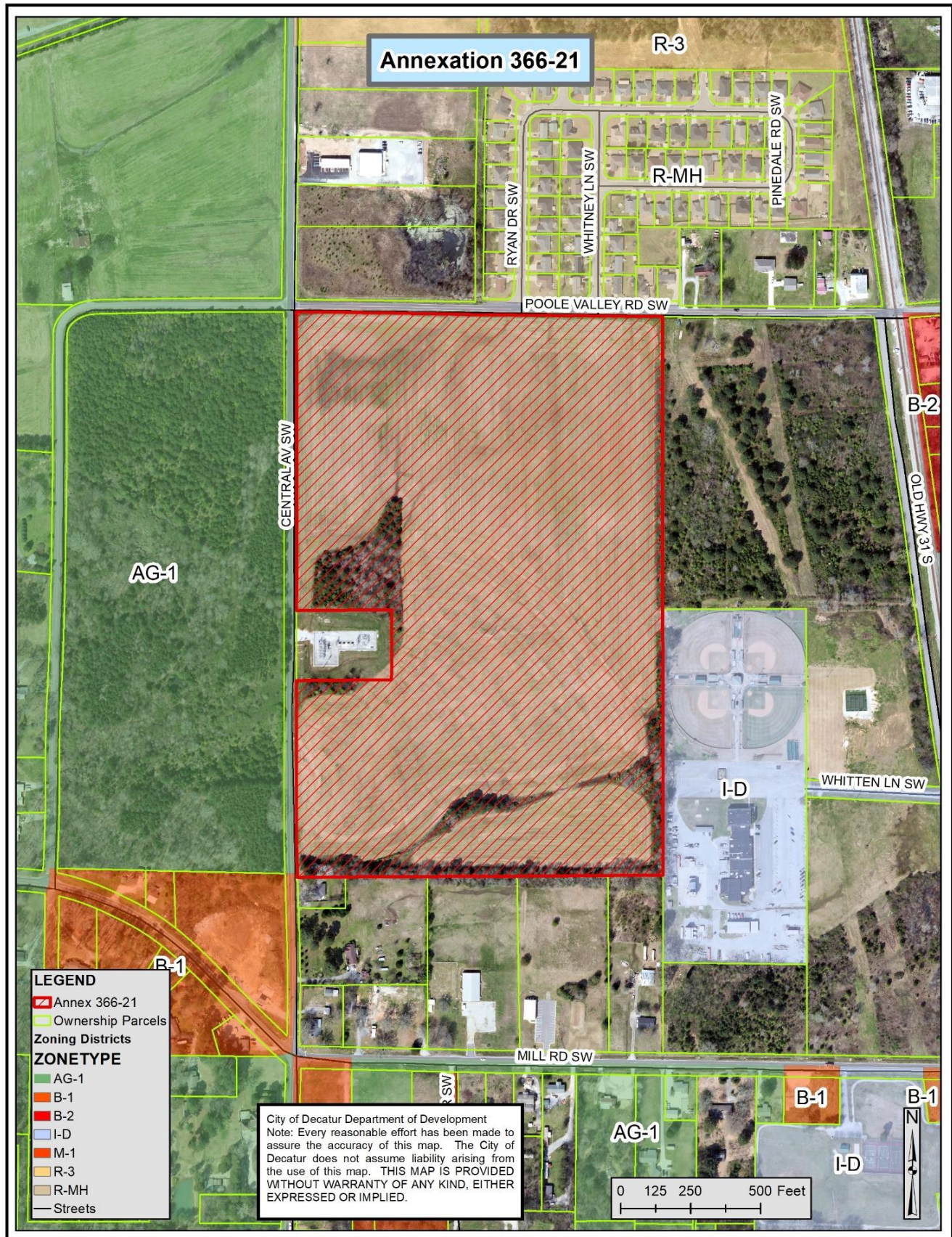
COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:
--

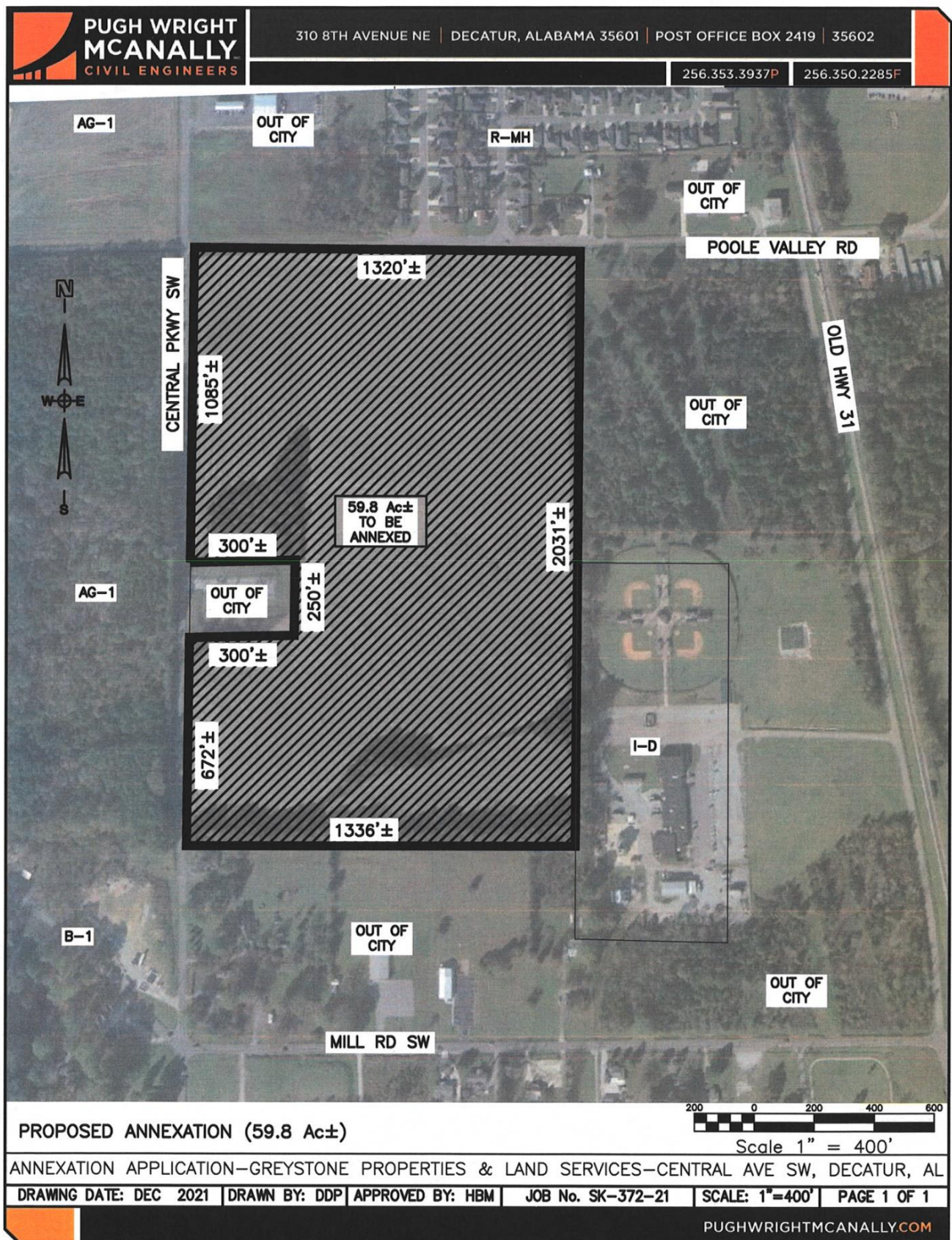
Conditions to be met:

Pt. of Info:

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







RESOLUTIONS**2022 Bylaws Review**

The Planning Commission members to review and adopt the
Planning Commission Bylaws for 2022

Election of Officers 2022**2021 Planning Commission Members**

- | | |
|--------------------|-------------------|
| ➤ Kent Lawrence | ➤ Gary Borden |
| ➤ Daniel Culpepper | ➤ Joseph Wynn |
| ➤ Frances Tate | ➤ Myrna Burroughs |
| ➤ Eddie Pike | ➤ Forrest Temple |
| ➤ Hunter Pepper | |

2021 Planning Commission Officers

- ❖ Kent Lawrence, Chairman
- ❖ Gary Borden, Vice Chairman
- ❖ Daniel Culpepper, Secretary