

## **MEMORANDUM**

**DATE:** May 24<sup>th</sup>, 2022

**TO:** Planning Commissioners

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

### **PLANNING COMMISSION MEETING**

**May 24<sup>th</sup>, 2022**

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

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

# Agenda Planning Commission

City of Decatur, AL

**May 24<sup>th</sup>, 2022**

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

### ZONING

PAGE/MAP

A. Zoning 1396-22

1-5

(≈2210 8th St SW)

## CONSENT AGENDA

### CERTIFICATES

PAGE/MAP

A. Certificate 3574-22

6-9

(2715 Applewood Circle SE)

B. Certificate 3575-22

10-13

(1216 North St SE)

### SITE PLANS

PAGE/MAP

A. Site Plan 638-22

14-17

(2820 Spring Ave SW)

B. Site Plan 639-22	18-21
(512 Beltline Rd SW)	

C. Site Plan 640-22	22-25
(109 Moulton St E)	

## MAJOR PLATS

PAGE/MAP

A. Old River Manor Phase 2 – Final Plat	26-29
(East of 3015 Lisa Ln SE)	

B. River Road Estates Addition – Layout Plat	30-33
(East of Old River Manor Subdivision)	

C. Quinn Oak Farm – Layout Plat	34-36
(2705 Modaus Rd SW)	

**PUBLIC HEARING****ZONING**

**FILE NAME OR NUMBER:** Prezoning 1396-22

**ACRES:** 2.5

**CURRENT ZONE:** None

**APPLICANT:** Pugh Wright McAnally for Danny Hill and David L. Smith

**LOCATION AND OR PROPERTY ADDRESS:** ≈2210 8<sup>th</sup> St SW

**REQUEST:** Prezone 2.5 acres to R-4 (Multi-family Residential)

**NEW ZONE:** R-4 (Multi-family Residential)

**PROPOSED LAND USE:** Apartments

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

**ONE DECATUR STREET TYPOLOGY:** 8<sup>th</sup> St W is a Minor Arterial

**COMMENTS AND RECOMMENDATIONS FROM ZONING COMMITTEE:****Comments from Zoning Committee**

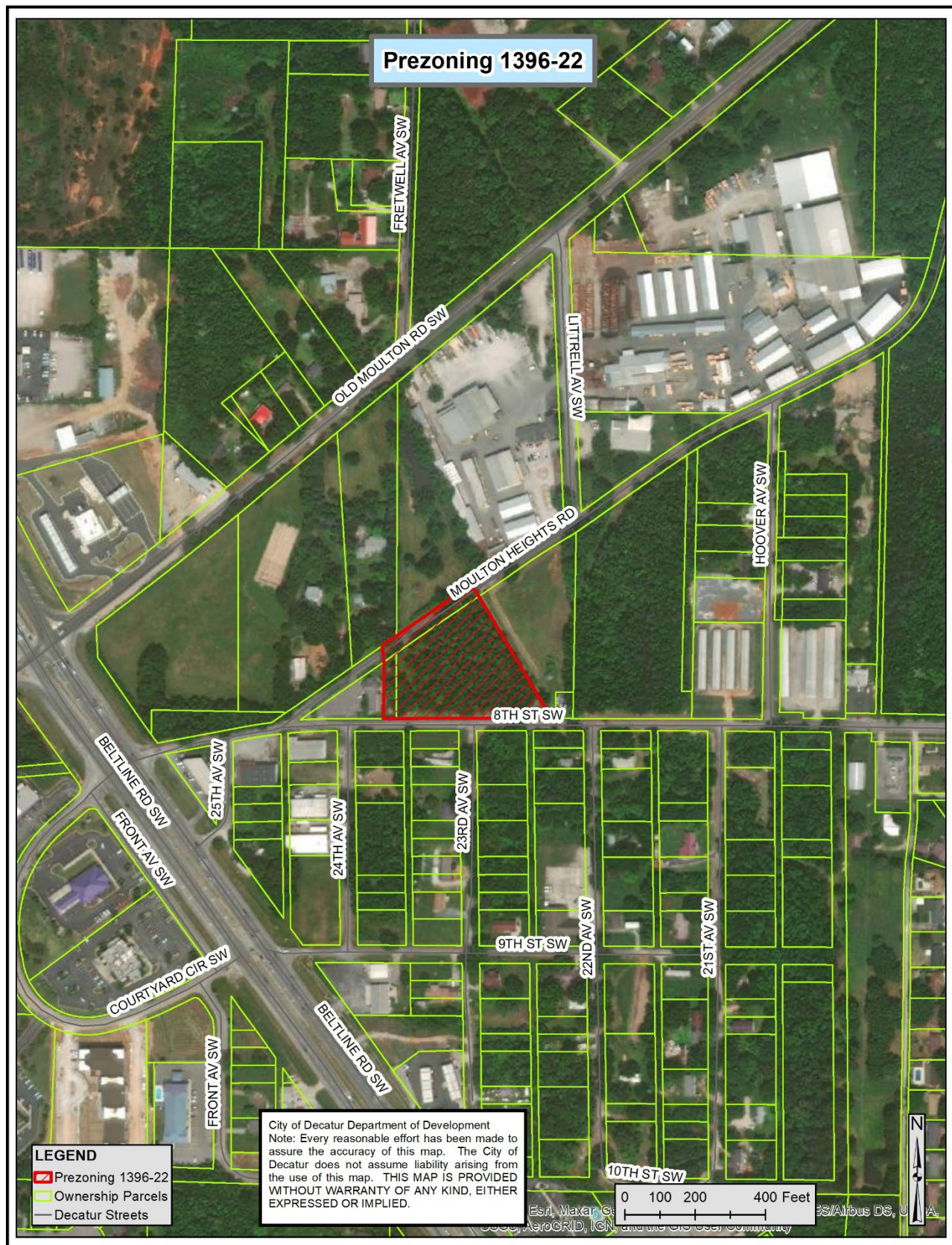
All Zoning Committee members were in favor of this request

**Pt. of Info:**

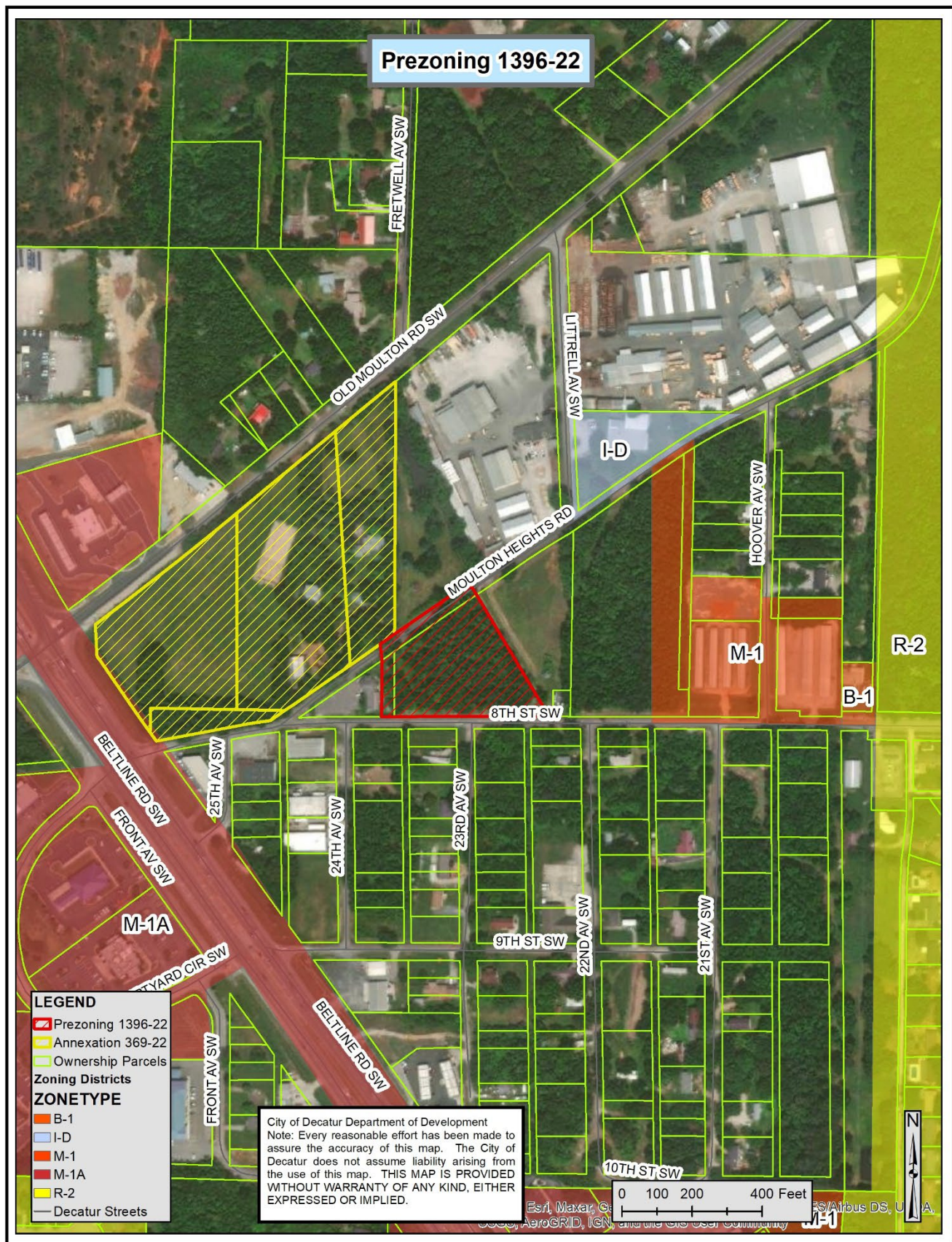
1. Any relocation of utilities will be at the owner's expense
2. Signed Annexation Petition is needed before this prezoning can be considered by the City Council
3. Annexation 369-22 must be recorded before this prezoning can be considered by the City Council

**COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:**









<b>ZONING DISTRICT COMPARISON None to R-4</b>		<b>May 17, 2022</b>
<b>SECTION</b>	<b>None</b>	<b>R-4</b>
USES PERMITTED		There is hereby created an "R" Residential District (Residential) for those areas so designated by this chapter and the zoning map of the city, which "R" Districts shall allow: Accessory structures; gardens; playgrounds; parks; public buildings; including public schools and libraries.
USES PERMITTED ON APPEAL		These uses shall also be permitted on appeal: Customary home occupations; public utilities, general hospitals for humans, except primary for mental cases; semi-public buildings; golf courses; municipal, county, state or federal use; clubs located on and embracing within its sole possessory right, one (1) tract or parcel of land not less than twenty (20) acres in size; and on premises and off premises sale of alcoholic beverage by clubs meeting the acreage requirements above when duly licensed as a class I or class II club by the city and the state alcoholic beverage control board under and pursuant to the Alcoholic Beverage Licensing Code.
USES PROHIBITED		Uses prohibited: Except as expressly permitted, or permitted on appeal, the following uses are prohibited in all residential districts, including without limitation planned residential development districts, specialty and restricted residential districts: ("R" Districts): All buildings, structures and units constructed off-site (except for modular homes as in section 25-2) without regard to whether or not such building, structures or units are designed and built in compliance with state or federal standards, including without limitation, mobile homes, manufactured homes, house trailers, and trailer coaches; trailer or manufactured home parks, courts or camps, and commercial and

<b>ZONING DISTRICT COMPARISON None to R-4</b>		<b>May 17, 2022</b>
<b>SECTION</b>	<b>None</b>	<b>R-4</b>
		industrial uses, including parking lots and parking areas in connection with any of these uses, not specifically permitted.
MINIMUM LOT AREA		Seven thousand (7,000) square feet, and for each additional family unit add two thousand (2,000) square feet.
MAXIMUM BUILDING AREA		None specified.
MINIMUM FRONT YARD		Twenty-five (25) feet.
MINIMUM REAR YARD SETBACK		Thirty (30) feet.
MINIMUM SIDE YARD SETBACK		One side eight (8) feet and the other side six (6) feet.
MINIMUM FEET AT BUILDING LINE		Fifty (50) feet for a one- or two-family dwelling plus five (5) additional feet for each additional family unit.
MAXIMUM BUILDING HEIGHT		Thirty-five (35) feet.
MAXIMUM HEIGHT IN STORIES		Two and one half (2½).
OFF STREET PARKING		a. Off-street parking and vehicle access shall be provided as set forth in section 25-16 hereof. b. A carport, porte-cochere, porch or structure part thereto, attached to or situated within five (5) feet of the main structure as defined in section 25-2 thereof, shall be considered as a part of the main building and shall be subject to the setback and side yard requirements of the district in which it is located.
OFF-STREET UNLOADING		None specified.



**CONSENT AGENDA**

**FILE NAME OR NUMBER:** Certificate 3574-22

**ACRES:** 5.85

**CURRENT ZONE:** R-2 (Single Family Residential)

**APPLICANT:** Pugh Wright and McAnally for Jeffrey and Stacy Layton

**LOCATION AND OR PROPERTY ADDRESS:** 2715 Applewood Circle SE

**REQUEST:** Change lot lines of two parcels totaling 5.85 acres to create three parcels of 4.07, 0.55 and 1.10 acres

**PROPOSED LAND USE:** Single Family Residential

**ONE DECATUR FUTURE LAND USE:** Residential, Low Density

**ONE DECATUR STREET TYPOLOGY:** Indian Hills Rd is an Urban Collector

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

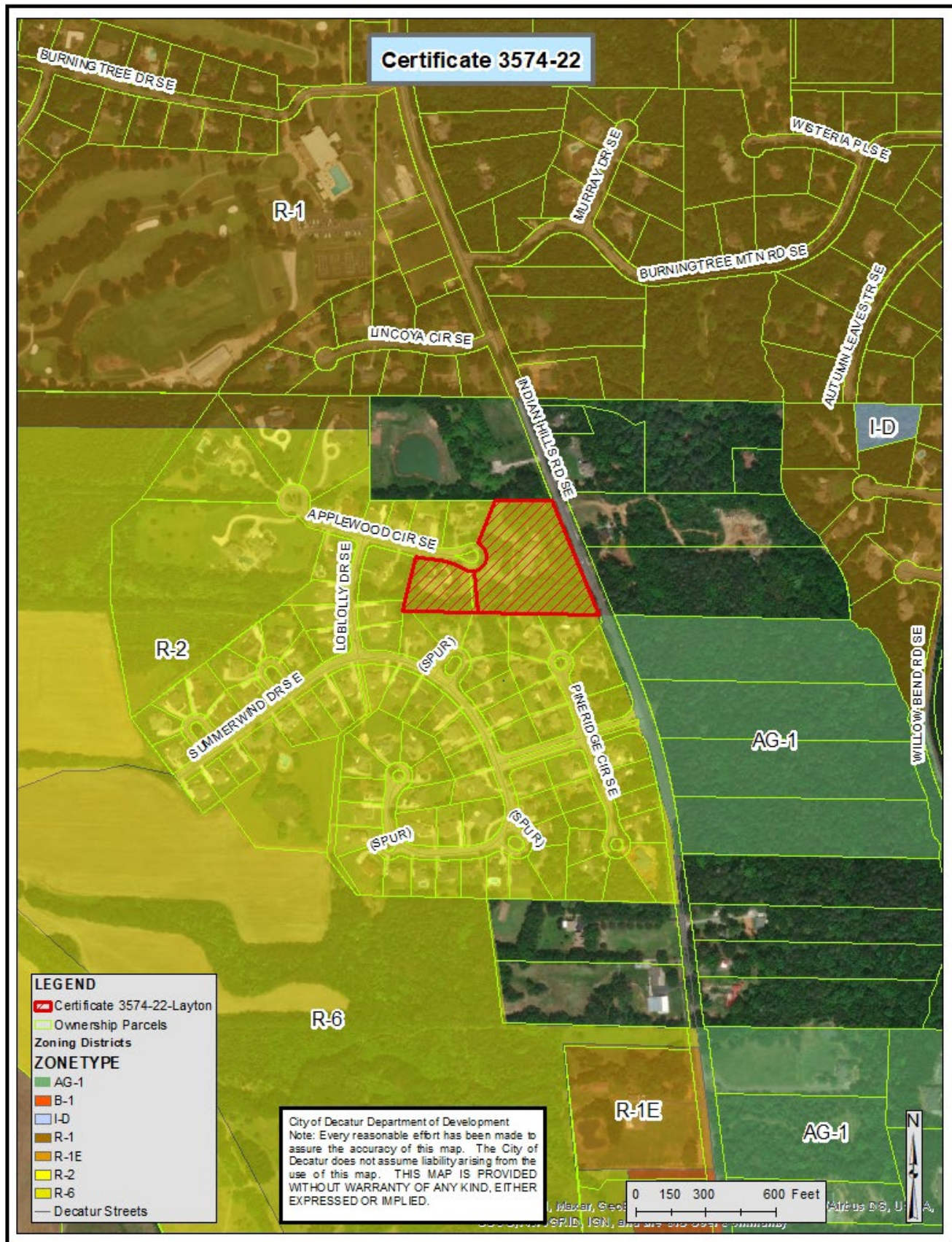
1. Need signed request letter
2. Acreage numbers do not match
3. Need recording fees
4. Verify Unit B meets 70' minimum building line requirement

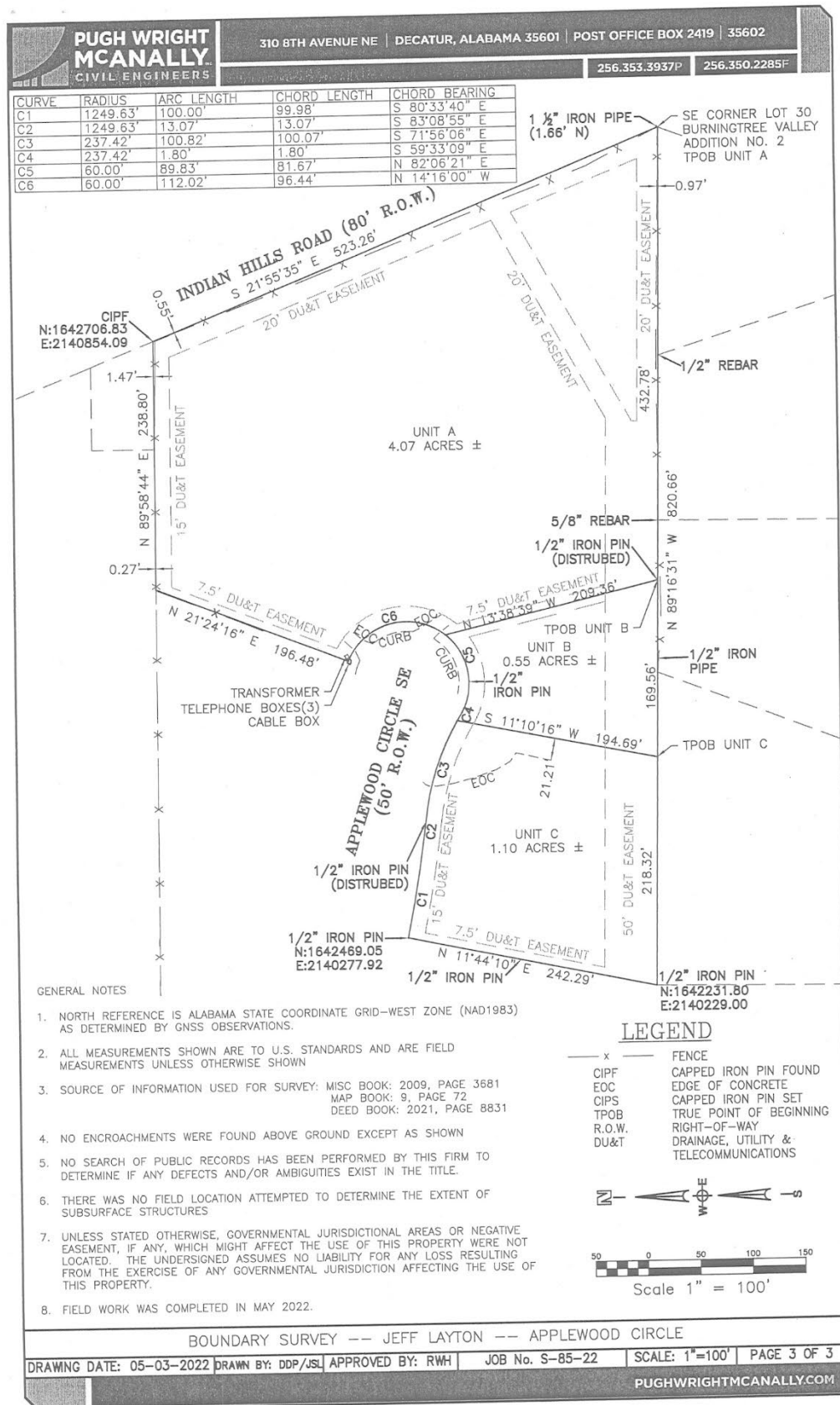
**Pt. of Info:**

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











**FILE NAME OR NUMBER:** Certificate 3575-22

**ACRES:** 0.45

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

**APPLICANT:** Pugh Wright McAnally for Orlando Jimenez

**LOCATION AND OR PROPERTY ADDRESS:** 1216 North St SE

**REQUEST:** Change lot lines of one parcel of 0.45 acres to create two parcels 0.27 and 0.18 acres

**PROPOSED LAND USE:** Residential

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

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

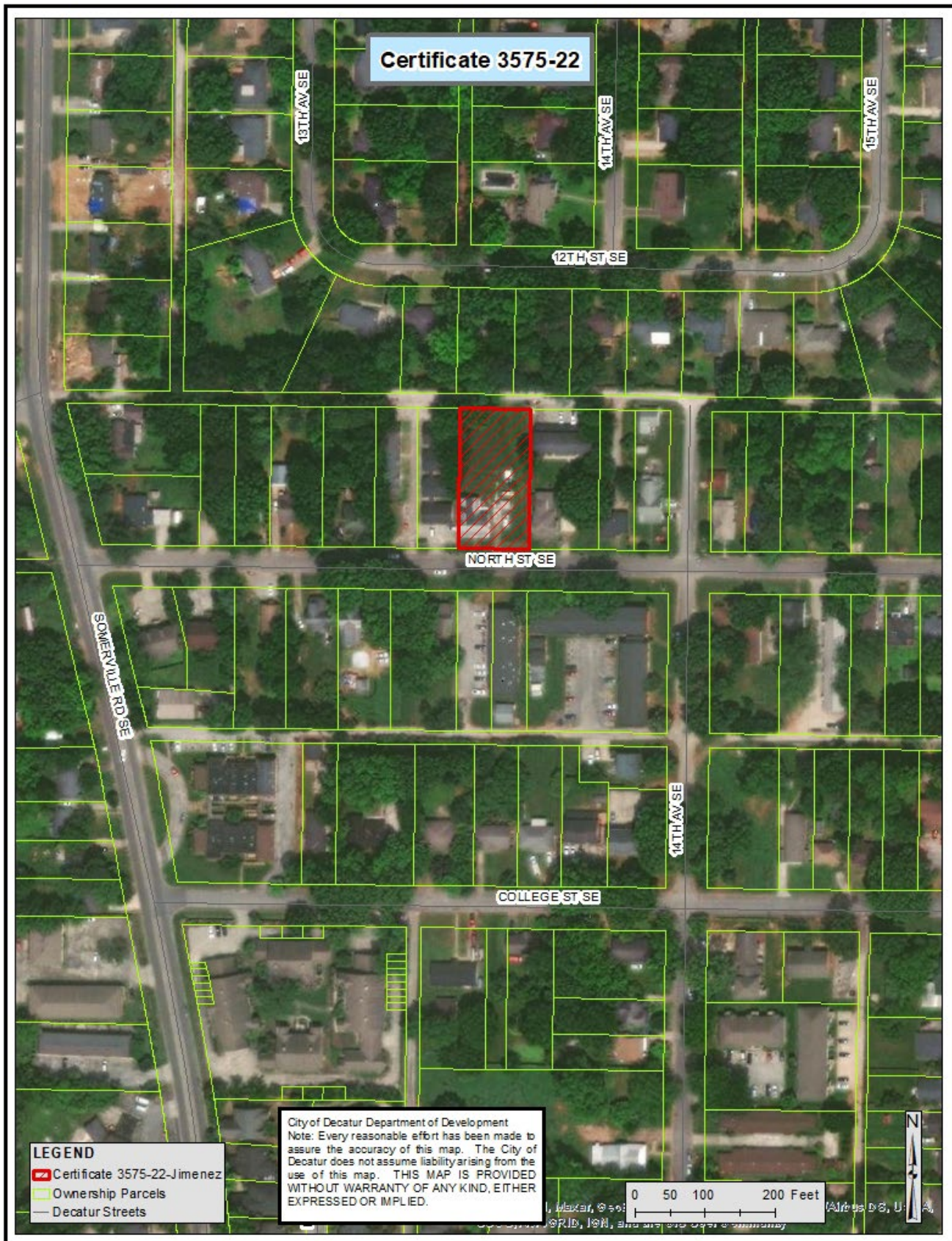
<b>COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:</b>
--

**Conditions to be met:**

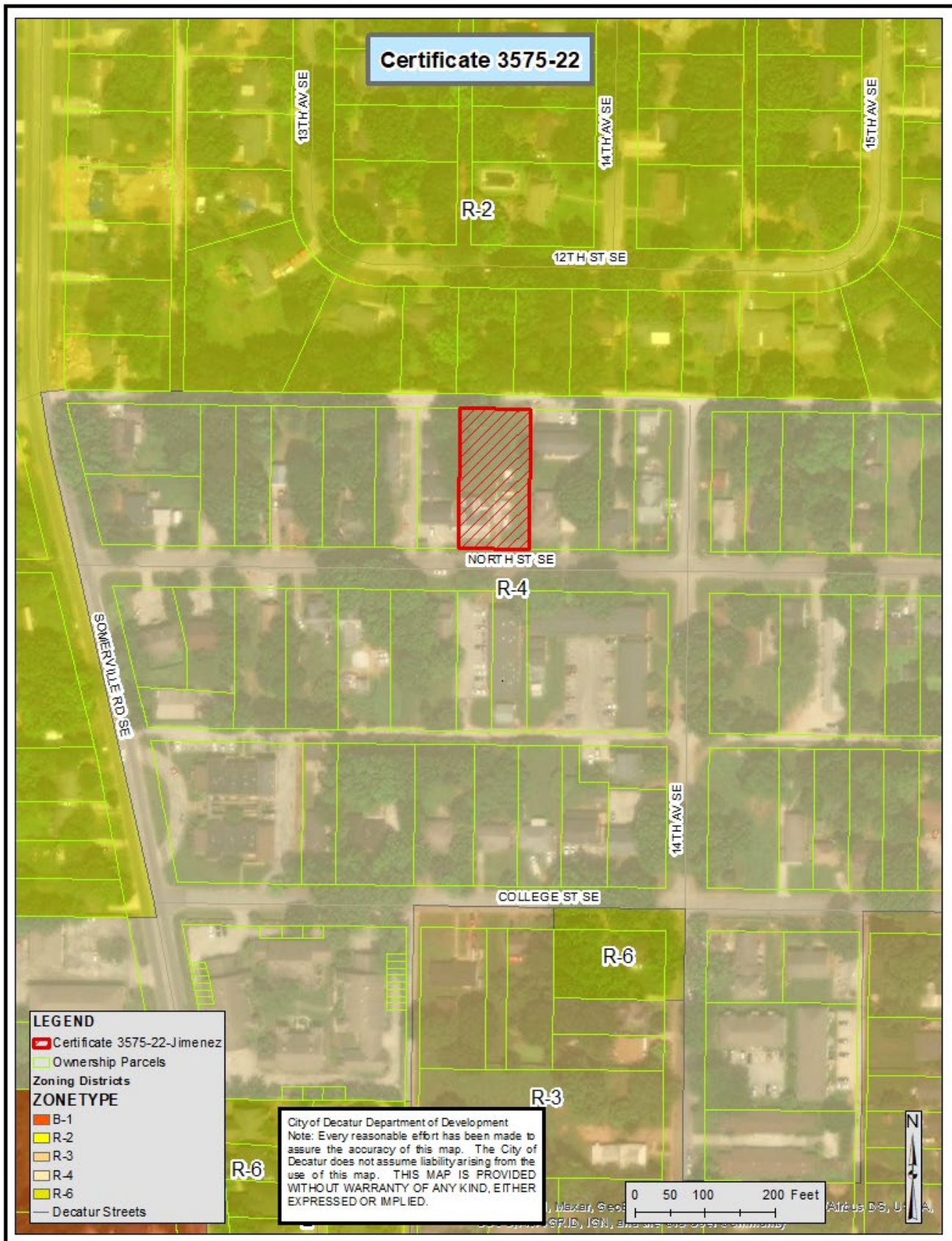
1. Need signed request letter
2. Need recording fees

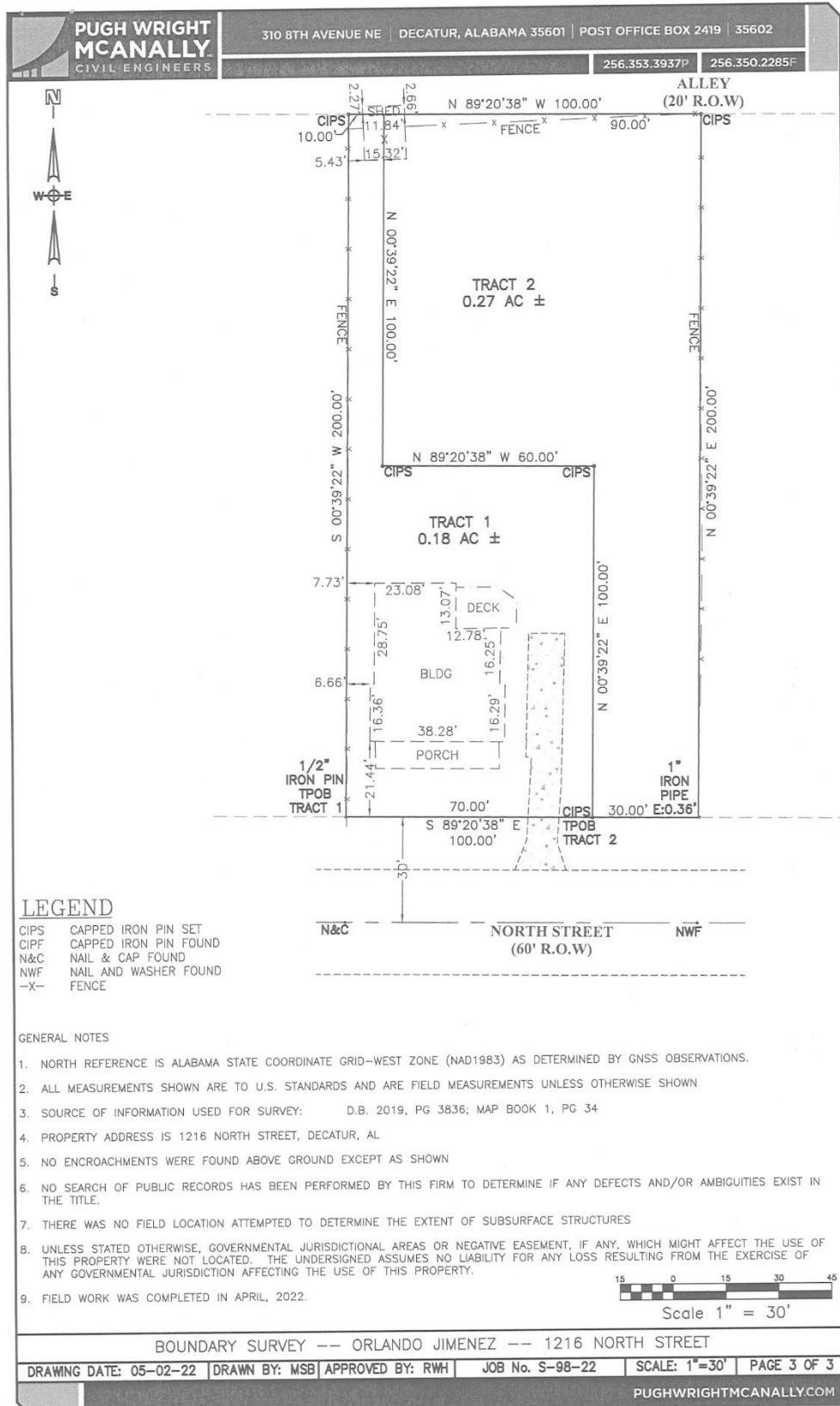
**Pt. of Info:**

1. Any relocation of utilities will be at the owner's expense
2. Sewer service to Tract 1 may need to be relocated for development of Tract 2









**FILE NAME OR NUMBER:** Site Plan 638-22

**ACRES:** 1.44

**CURRENT ZONE:** M-1A

**APPLICANT:** Gonzalez-Strength & Associates for Horne Development, LLC

**LOCATION AND OR PROPERTY ADDRESS:** 2820 Spring Ave SW

**REQUEST:** Commercial Site Plan Approval for a New Carwash

**PROPOSED LAND USE:** Commercial - Carwash

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

**ONE DECATUR STREET TYPOLOGY:** Spring Ave SW is a Minor Arterial

<b>COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:</b>
--

**Conditions to be met:**

1. Dumpster pad detail needed
2. DU approval needed for sign in easement
3. Plan profile of sewer extension needed
4. 6" gas main (Blackbear) needs to be shown on plan
5. Per Engineering Approval
6. Gas service line needs to mirror route of water service line

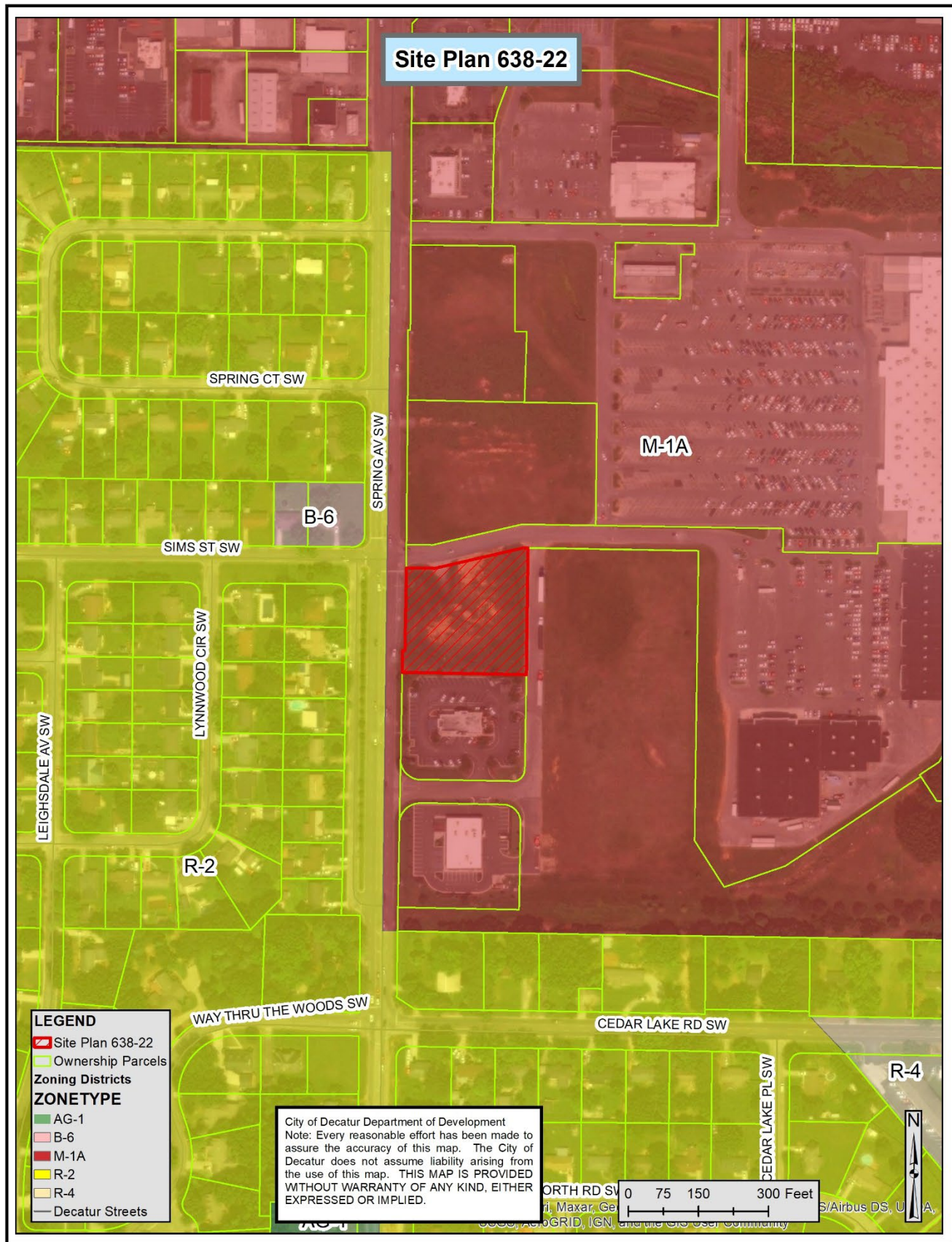
**Pt. of Info:**

1. Any relocation of utilities will be at the owner's expense
2. Sand, oil, and grit interceptor will be required
3. Landscaping will be required to be installed before CO is issued













**FILE NAME OR NUMBER:** Site Plan 639-22

**ACRES:** 0.69

**CURRENT ZONE:** B-2 (General Business)

**APPLICANT:** Pugh Wright McAnally for Jerry L. Smith & Associates

**LOCATION AND OR PROPERTY ADDRESS:** 512 Beltline Rd SW

**REQUEST:** Commercial Site Plan Approval

**PROPOSED LAND USE:** Commercial

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

**ONE DECATUR STREET TYPOLOGY:** Beltline Rd SW is a Principal Arterial

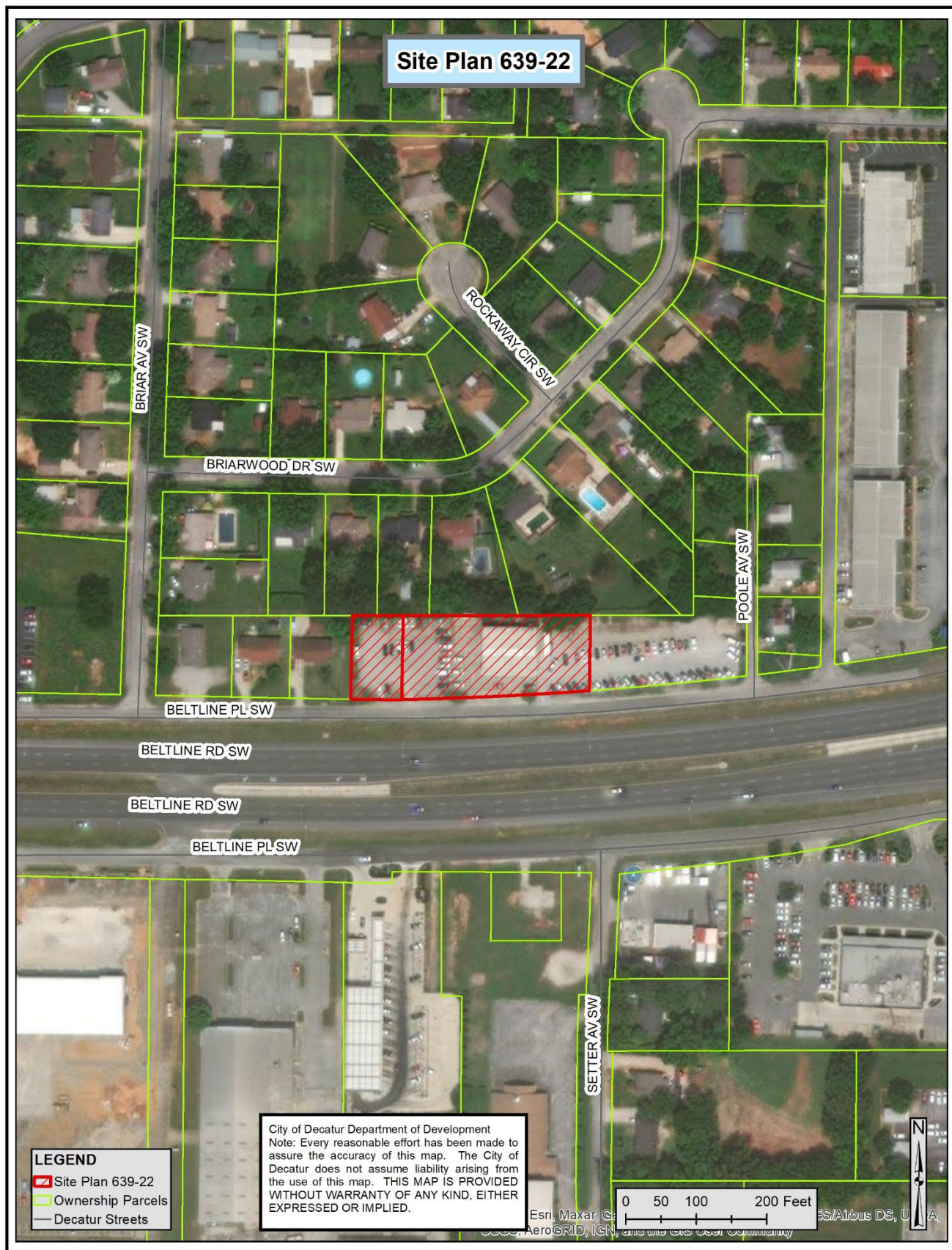
<b>COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:</b>
--

**Conditions to be met:**

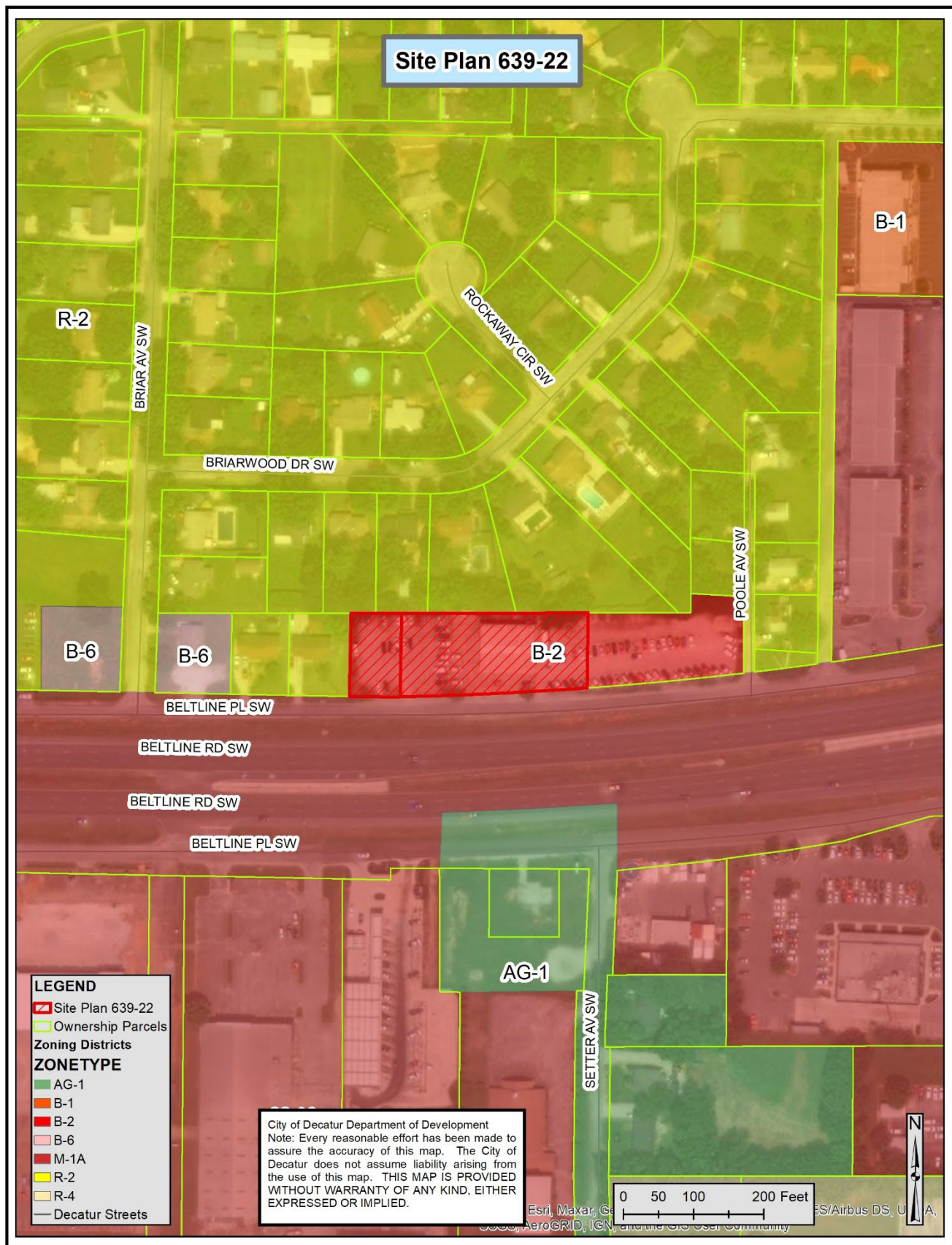
1. Need sealed site plan
2. Front yard setback variance will be needed from BOZA
3. Per Engineering approval
4. Confirm property has been properly consolidated

**Pt. of Info:**

1. Any relocation of utilities will be at the owner's expense
2. Sand, oil, and grit interceptor will be required if use is to be car wash bays









**FILE NAME OR NUMBER:** Site Plan 640-22

**ACRES:** 0.6

**CURRENT ZONE:** B-5 (Central Business District)

**APPLICANT:** Pugh Wright McAnally for City of Decatur

**LOCATION AND OR PROPERTY ADDRESS:** 109 Moulton St E

**REQUEST:** Commercial Site Plan Approval

**PROPOSED LAND USE:** Parking Deck

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

**ONE DECATUR STREET TYPOLOGY:** Moulton St E is a Principal Arterial

<b>COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:</b>
--

**Conditions to be met:**

1. Per Engineering approval
2. Per DU approval

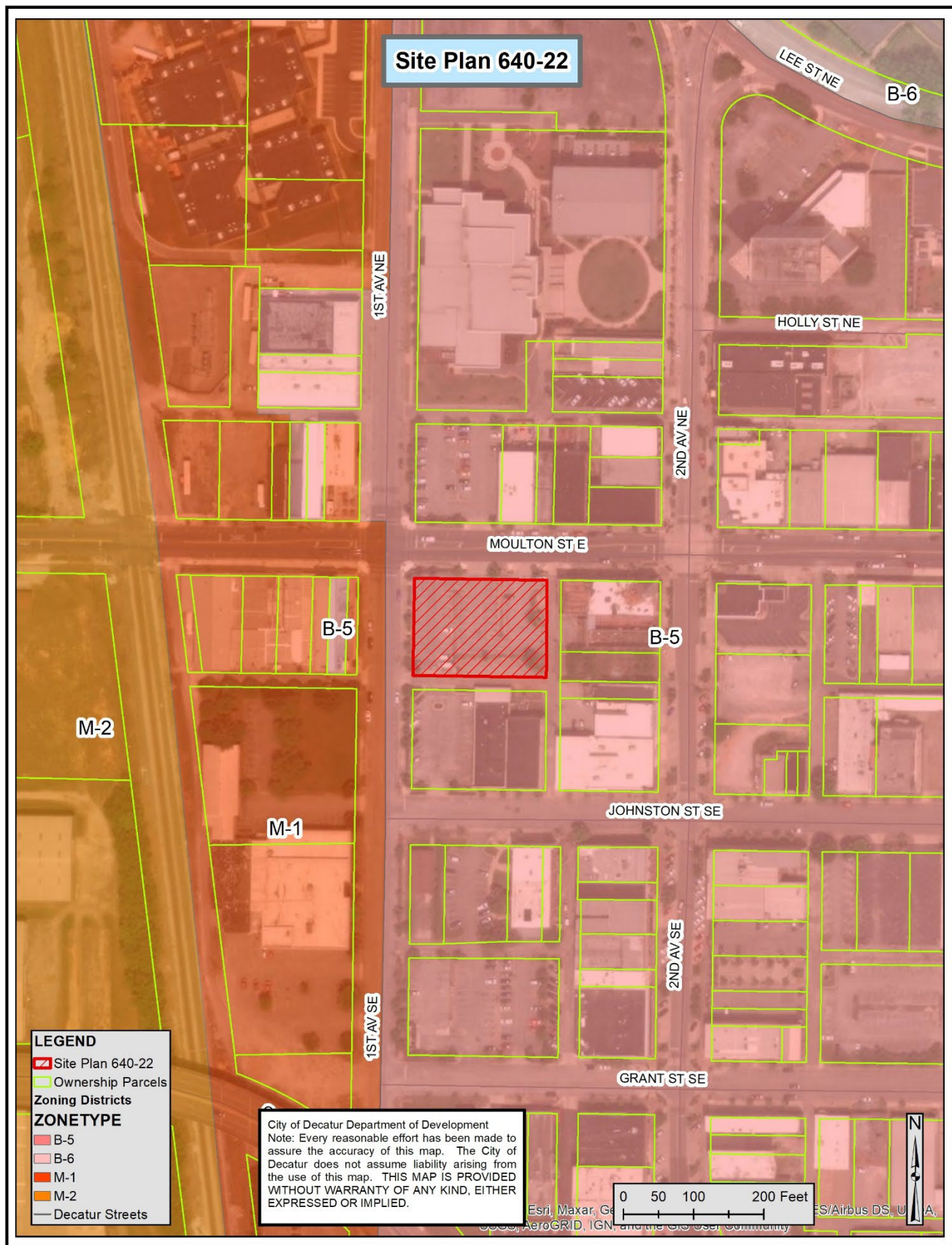
**Pt. of Info:**

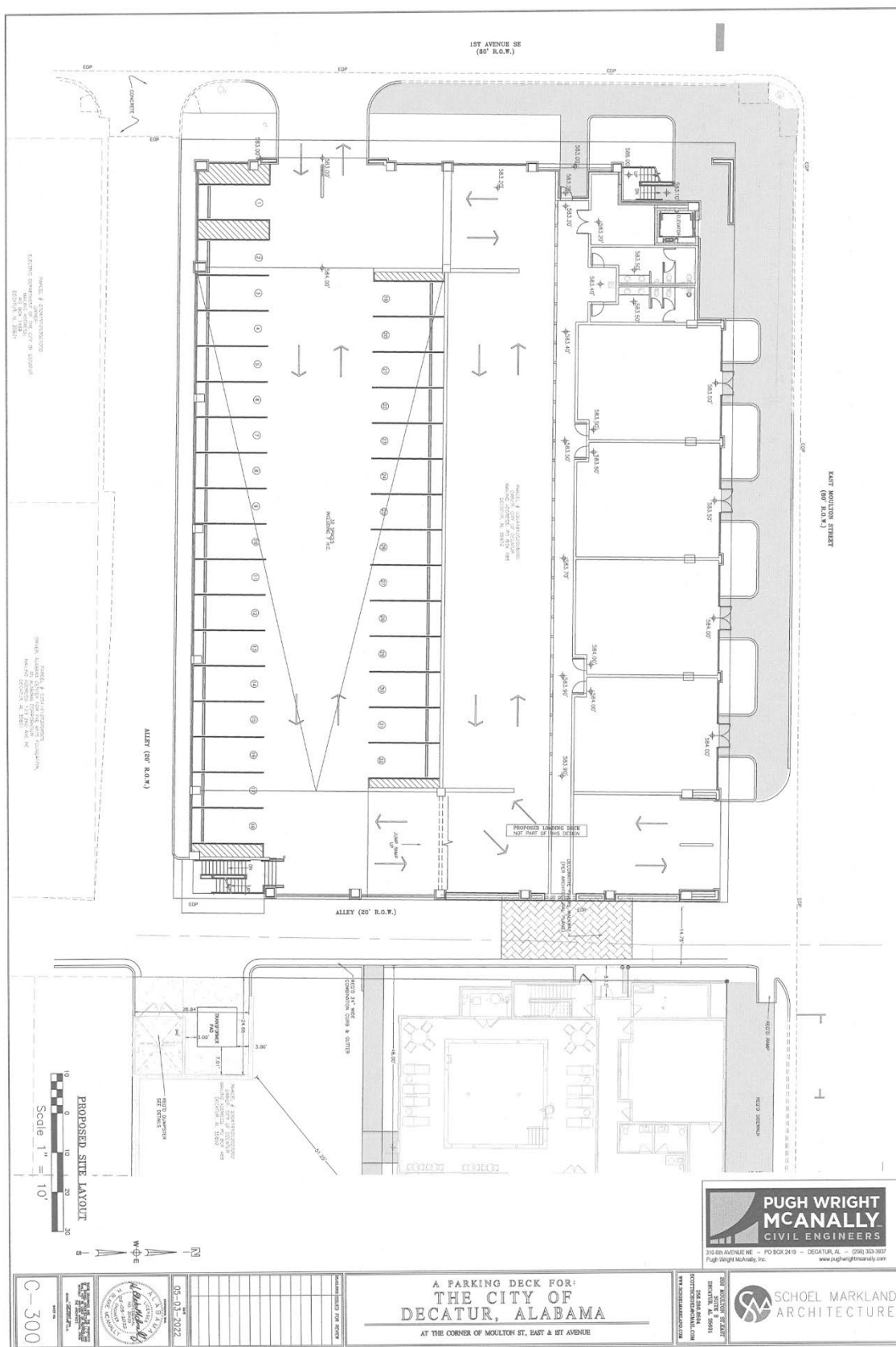
1. Any relocation of utilities will be at the owner's expense
2. Grease Interceptor will be required if retail spaces are to be food service













**FILE NAME OR NUMBER:** Old River Manor Phase 2

**ACRES:** 4.6

**CURRENT ZONE:** R-3 (Single Family Residential)

**APPLICANT:** Pugh Wright McAnally for Morris Development

**LOCATION AND OR PROPERTY ADDRESS:** East of 3015 Lisa Ln SE

**REQUEST:** Final Plat Approval

**PROPOSED LAND USE:** Single Family Residential

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

**ONE DECATUR STREET TYPOLOGY:** Lisa Lane SE is a Local Street

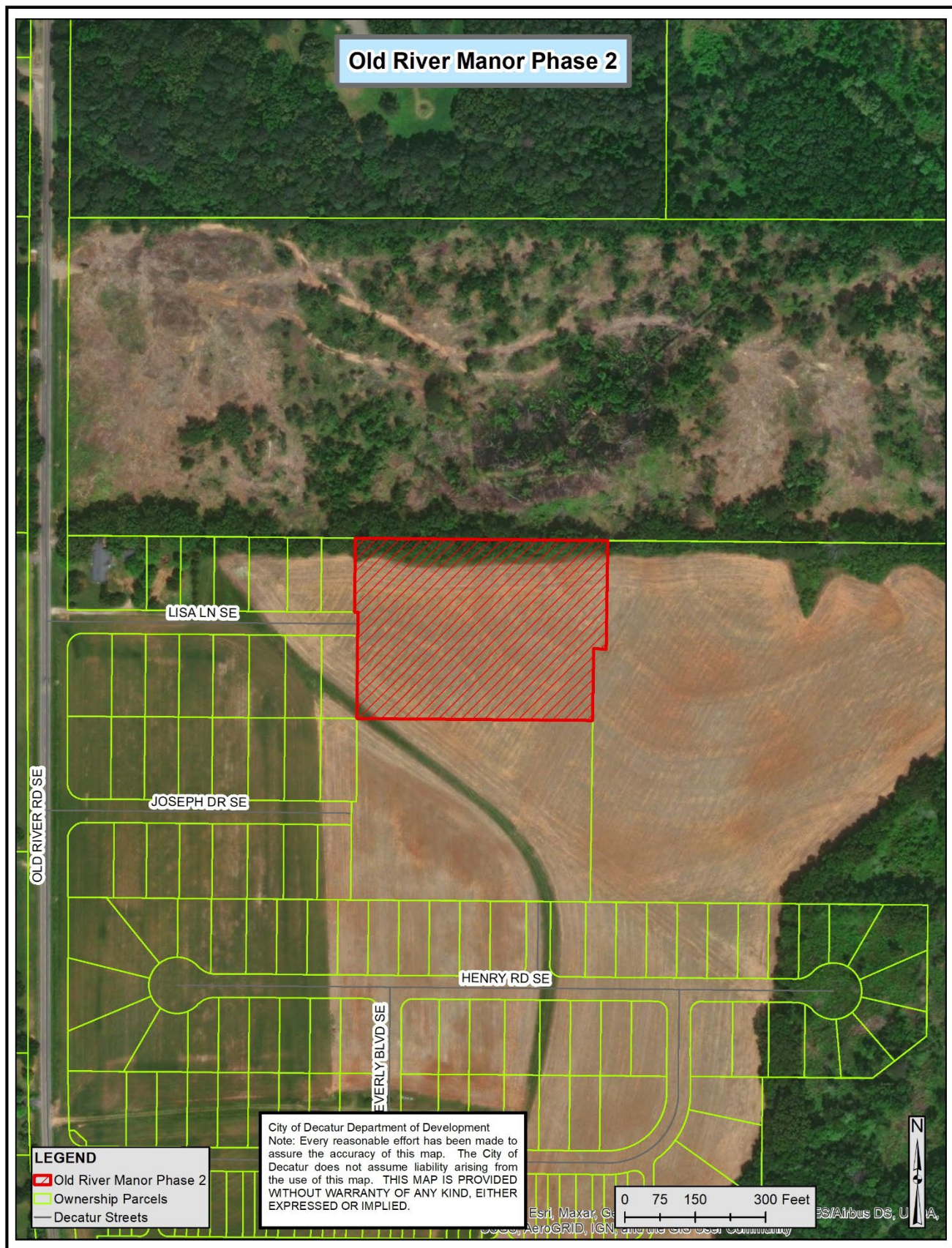
<b>COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:</b>
--

**Conditions to be met:**

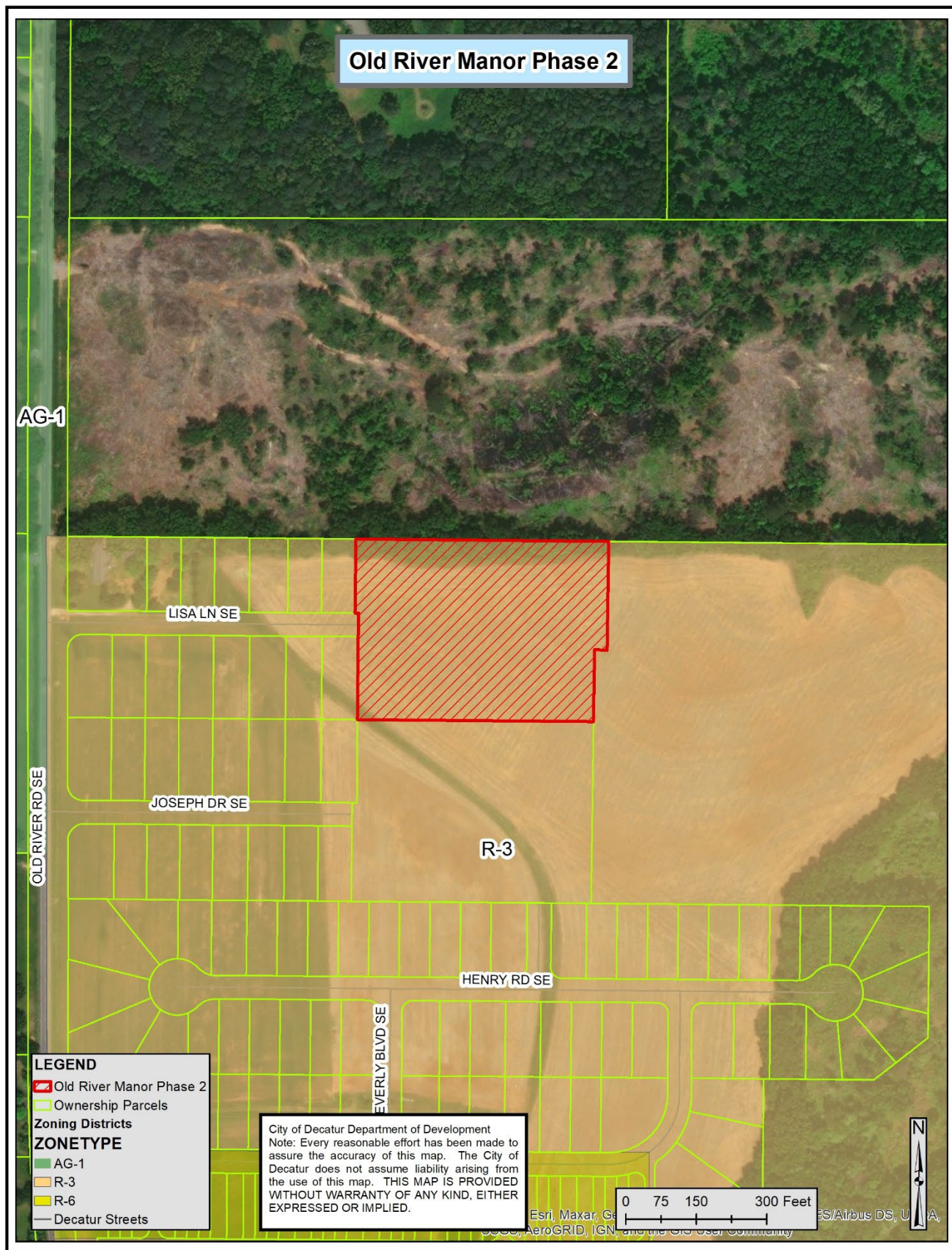
1. Need to confirm that the roads and utilities in this phase were included in the bond that we had for phase 1
2. Add plat note stating that sidewalks shall be constructed and completed before CO will be issued
3. Side yard setback callouts needed
4. Per Engineering approval

**Pt. of Info:**

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









29

**FILE NAME OR NUMBER:** River Road Estates Addition

**ACRES:** 25.78

**CURRENT ZONE:** R-3 (Single Family Residential)

**APPLICANT:** Pugh Wright McAnally for Charles Morris

**LOCATION AND OR PROPERTY ADDRESS:** East of Old River Manor Subdivision

**REQUEST:** Layout Plat Approval

**PROPOSED LAND USE:** Single Family Residential

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

**ONE DECATUR STREET TYPOLOGY:** Lisa Lane SE is a Local Street

<b>COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:</b>
--

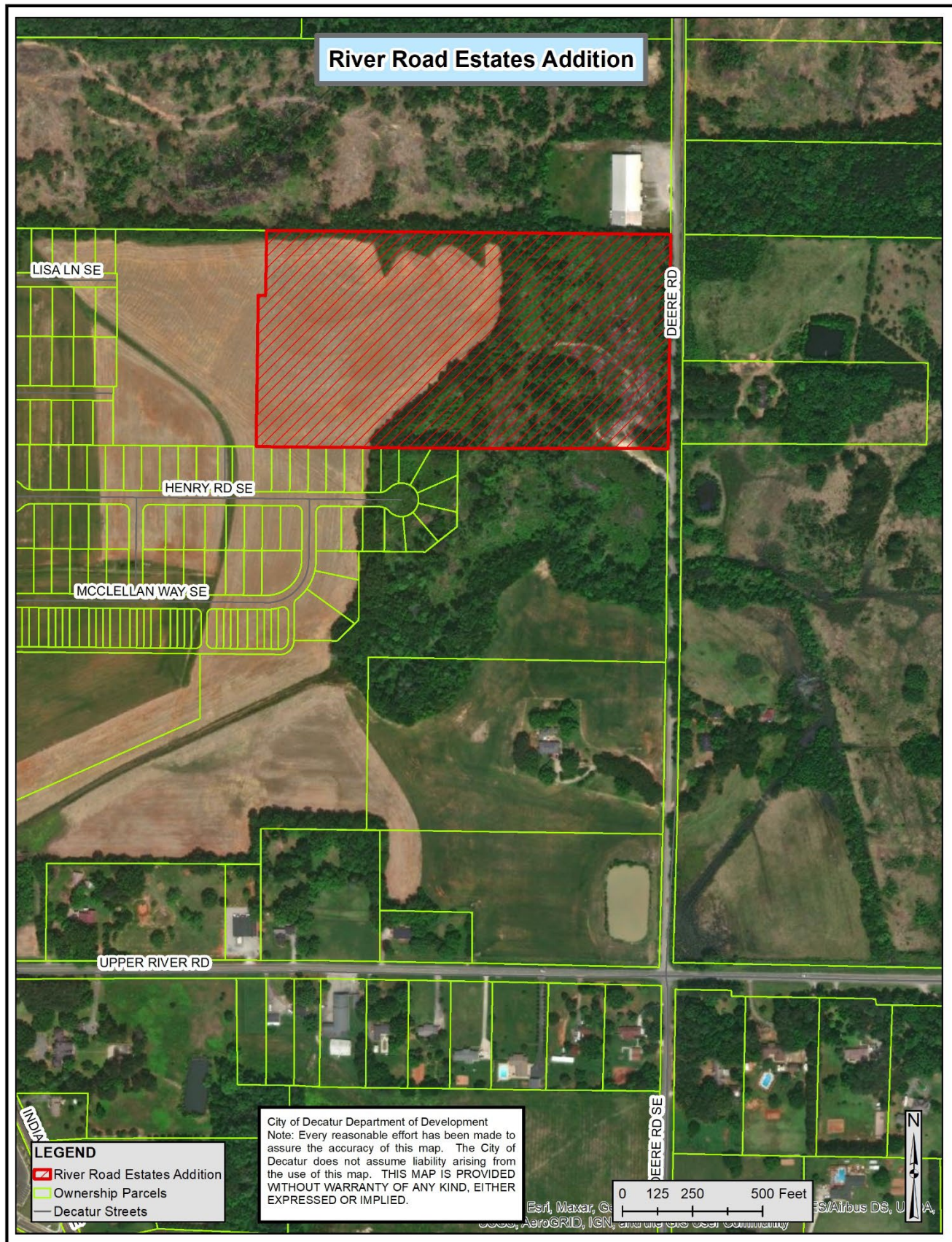
**Conditions to be met:**

1. Per Engineering approval
2. Setback callouts needed (potential conflict with Lot 12)

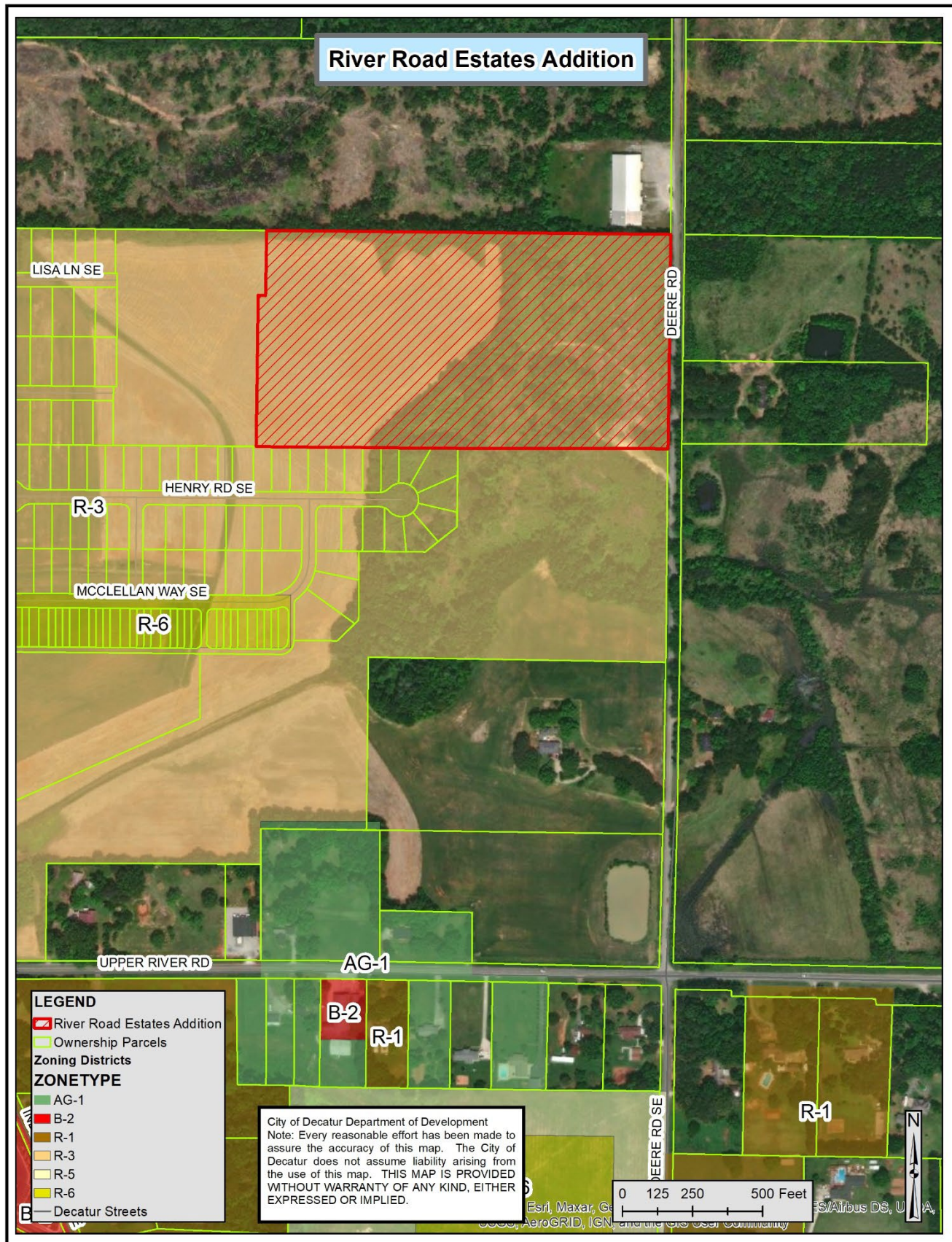
**Pt. of Info:**

1. Any relocation of utilities will be at the owner's expense
2. Joseph Drive SE connection to Deere Rd SE will be required to be constructed in this phase of the development
3. Traffic calming options will be looked at on Joseph Drive

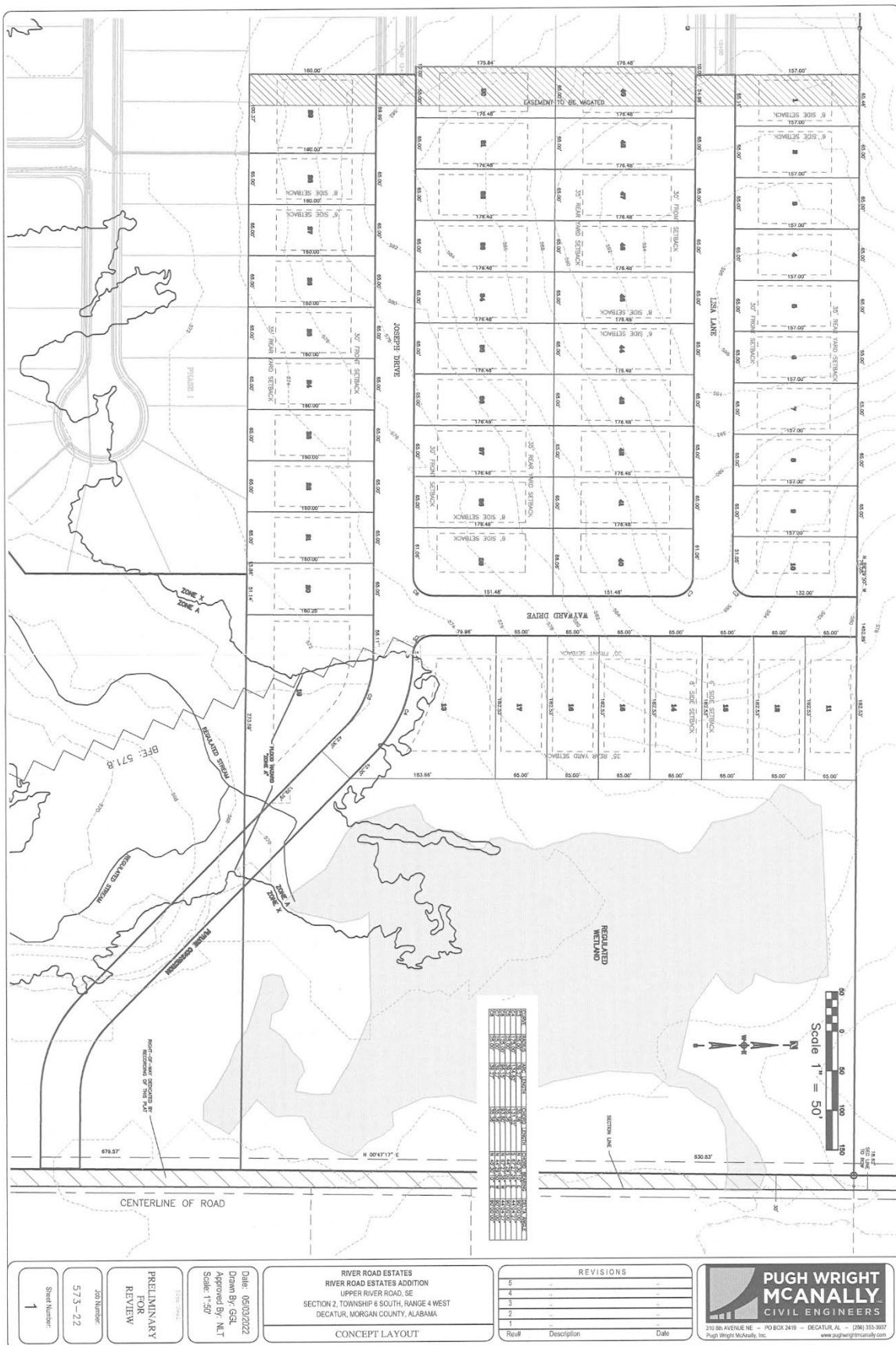














**FILE NAME OR NUMBER:** Quinn Oak Farm

**ACRES:** 80.86

**CURRENT ZONE:** R-5 (Single Family Residential-Patio Homes) and R-6 (Single Family Semi-attached Townhomes)

**APPLICANT:** Pugh Wright McAnally for Deluxeton Development, LLC

**LOCATION AND OR PROPERTY ADDRESS:** 2705 Modaus Rd SW

**REQUEST:** Layout Plat Approval

**PROPOSED LAND USE:** Single Family Residential

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

**ONE DECATUR STREET TYPOLOGY:** Modaus Rd SW is a Minor Arterial

<b>COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:</b>
--

**Conditions to be met:**

1. Move Road Name F west to align with parcel 13 02 03 1 000 001.006 to the south, this was planned to be ROW for Kensington Way SW
2. Per Engineering approval

**Pt. of Info:**

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

