

MEMORANDUM

DATE: December 20th, 2022

TO: Planning Commissioners

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

PLANNING COMMISSION MEETING

December 20th, 2022

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

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

Agenda

Planning Commission

City of Decatur, AL

December 20th, 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 1411-22	App 2210 8 th St SW	1-5
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Plats

B. Minor Plat	Replat of lot 8, Oak Lea Subdivision	6-9
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CONSENT AGENDA

Certificates

A. Certificate 3588-22	Pugh Wright & McAnally for Ramjett Properties LLC & Woodtrail Family Properties	10-13
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Site Plan

A. Site Plan 646-22	LBYD for Doradus Land Development, LLC	14-17
B. Site Plan 647-22	Tacala, LLC for Southern Brew Corporation	18-21
C. Site Plan 648-22	Pugh Wright & McAnally for Frank Hernandez	22-25

Other Business

- A. Approve bylaws for 2023
- B. Elect officers for 2023

PUBLIC HEARING

ZONING

FILE NAME OR NUMBER: Zoning 1411-22

ACRES: 2.5

CURRENT ZONE: None

APPLICANT: City of Decatur

LOCATION AND OR PROPERTY ADDRESS: App 2210 8th St SW

REQUEST: Zone newly annexed parcel of 2.5 acres to R-4

NEW ZONE: R-4 (Multi-Family Residential District)

PROPOSED LAND USE: Residential

ONE DECATUR FUTURE LAND USE: Flex Employment Center

ONE DECATUR STREET TYPOLOGY: 8th St SW is a Minor Arterial

COMMENTS AND RECOMMENDATIONS FROM ZONING COMMITTEE:

Comments from Zoning Committee

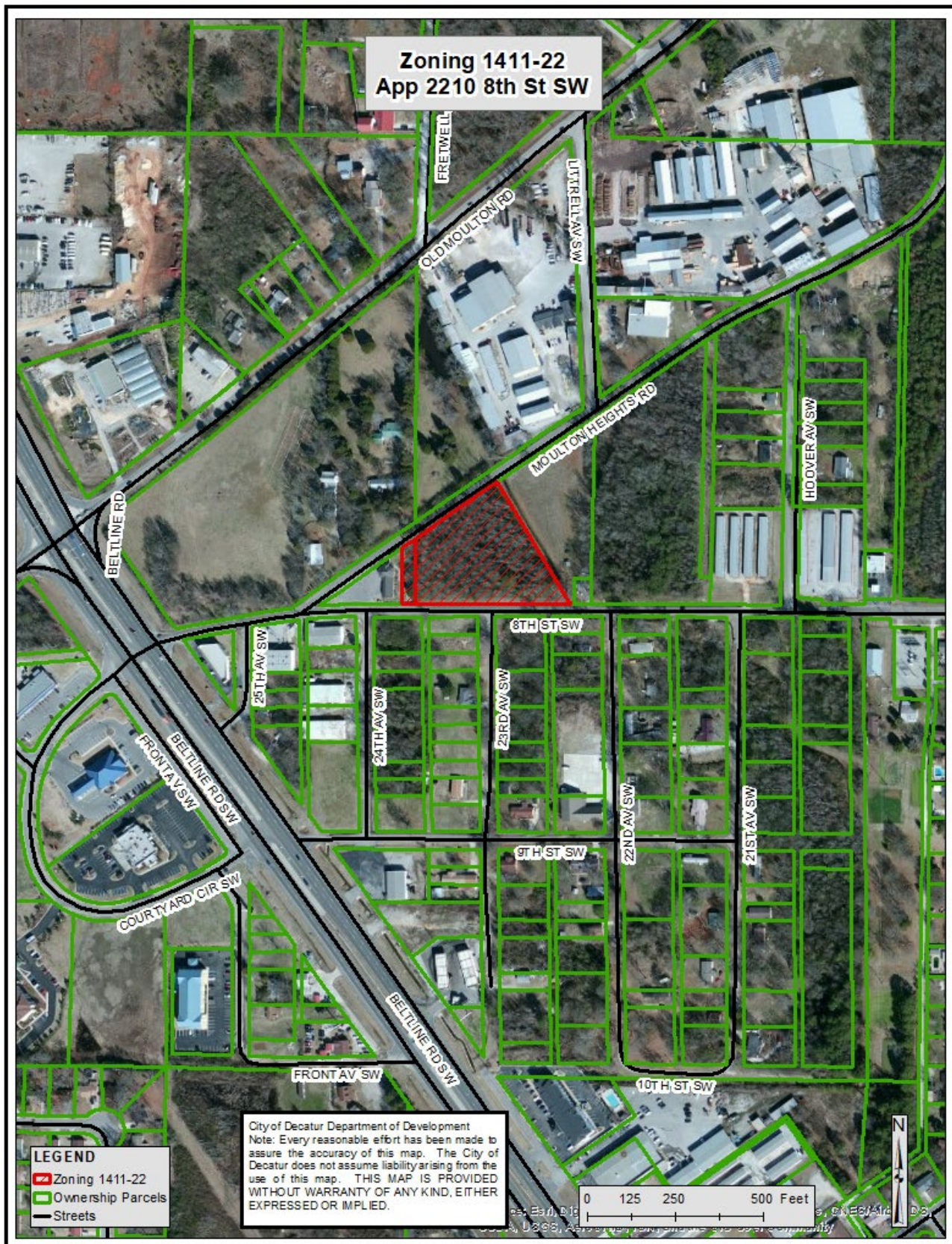
Zoning committee

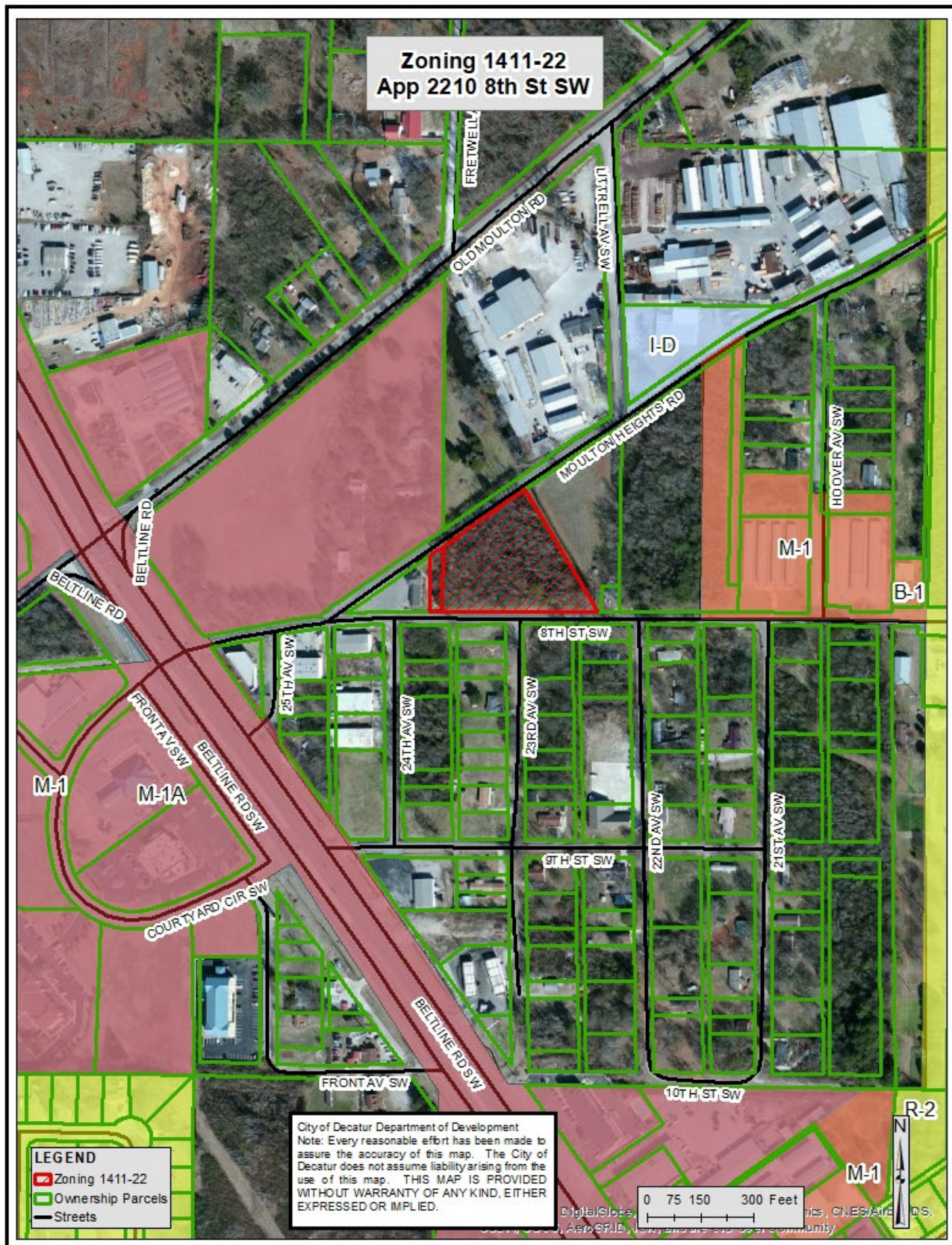
The zoning Committee recommends approval of re-zoning 1411-22.

Pt. of Info:

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

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:





ZONING DISTRICT COMPARISON None to R-4		December 13th, 2022
SECTION	None	R-4
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

ZONING DISTRICT COMPARISON None to R-4		December 13th, 2022
SECTION	None	R-4
		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.

Plats

FILE NAME OR NUMBER: Minor Plat-A replat of lot 8, Oak Lea Subdivision

ACRES: 2.25

CURRENT ZONE: R-2 (Residential District)

APPLICANT: Xram for Monty Smith

LOCATION AND OR PROPERTY ADDRESS: App 3400 Spring Ave SW

REQUEST: Approve subdivision of one parcel of 2.25 acres into three lots of 0.37, 0.94 & 0.94 acres

PROPOSED LAND USE: Residential

ONE DECATUR FUTURE LAND USE: Residential, low (density)

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

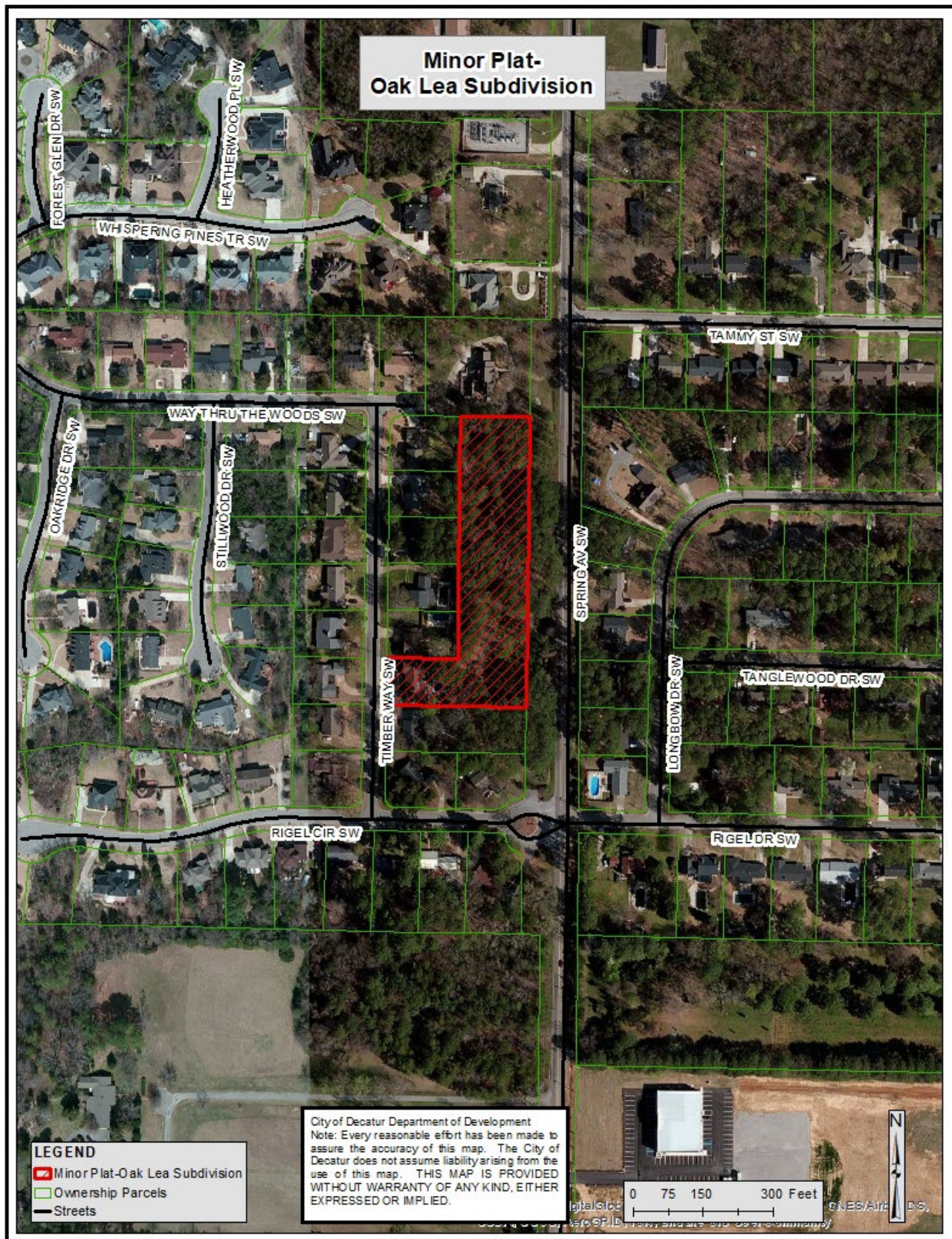
COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

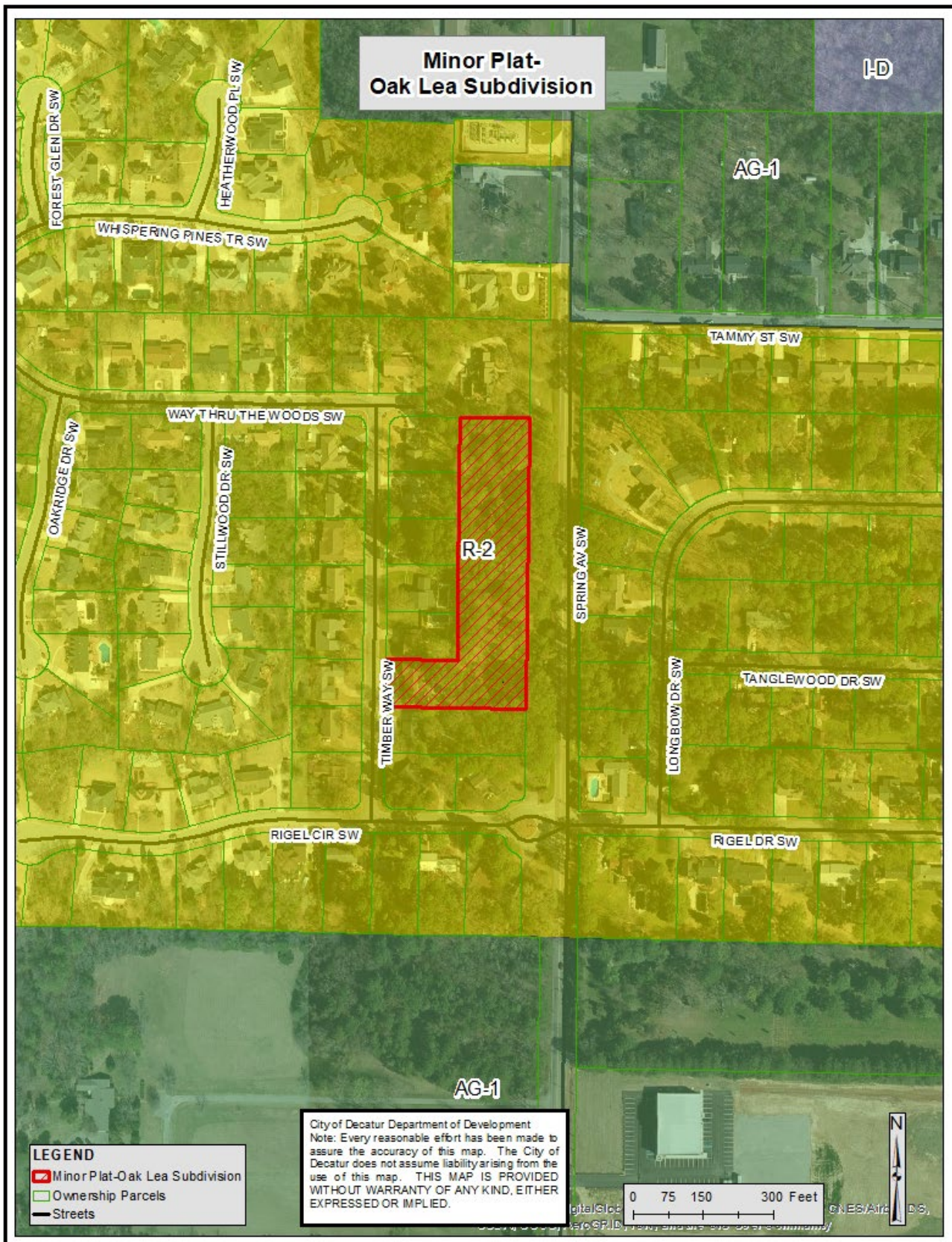
Conditions to be met:

1. Sewer extension required to serve all newly created lots
2. Easement for gas and water lines needed along Spring Ave.

Pt. of Info:

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





City of Decatur, Georgia

Plat Book 6, Page 25

City of Decatur, Morgan County, Alabama

Replat of Lot 8, Oak Lea Subdivision as described in Plat Book 6, Page 25 and that property described in Deed Book 2022, Page 5893, City of Decatur, Morgan County, Alabama

1 of 1

W/O NO. 22-02

DATE: 11-26-22

DRAWN: SRS

CHECKED: SRS

NOT VALID UNLESS SEALED WITH DECEASED SEAL OR SRS SEAL

City of Decatur, Georgia

Plat Book 6, Page 25

City of Decatur, Morgan County, Alabama

Replat of Lot 8, Oak Lea Subdivision as described in Plat Book 6, Page 25 and that property described in Deed Book 2022, Page 5893, City of Decatur, Morgan County, Alabama

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CONSENT AGENDA

FILE NAME OR NUMBER: Certificate 3588-22

ACRES: 206.44

CURRENT ZONE: AG-1 (Agricultural District)

APPLICANT: Pugh Wright & McAnally for Ramjett Properties LLC & Woodtrail Family Properties

LOCATION AND OR PROPERTY ADDRESS: 3522 S Chapel Hill Rd

REQUEST: Consolidate four lots into one parcel of 206.44 acres

PROPOSED LAND USE: Residential

ONE DECATUR FUTURE LAND USE: Residential, low (density)

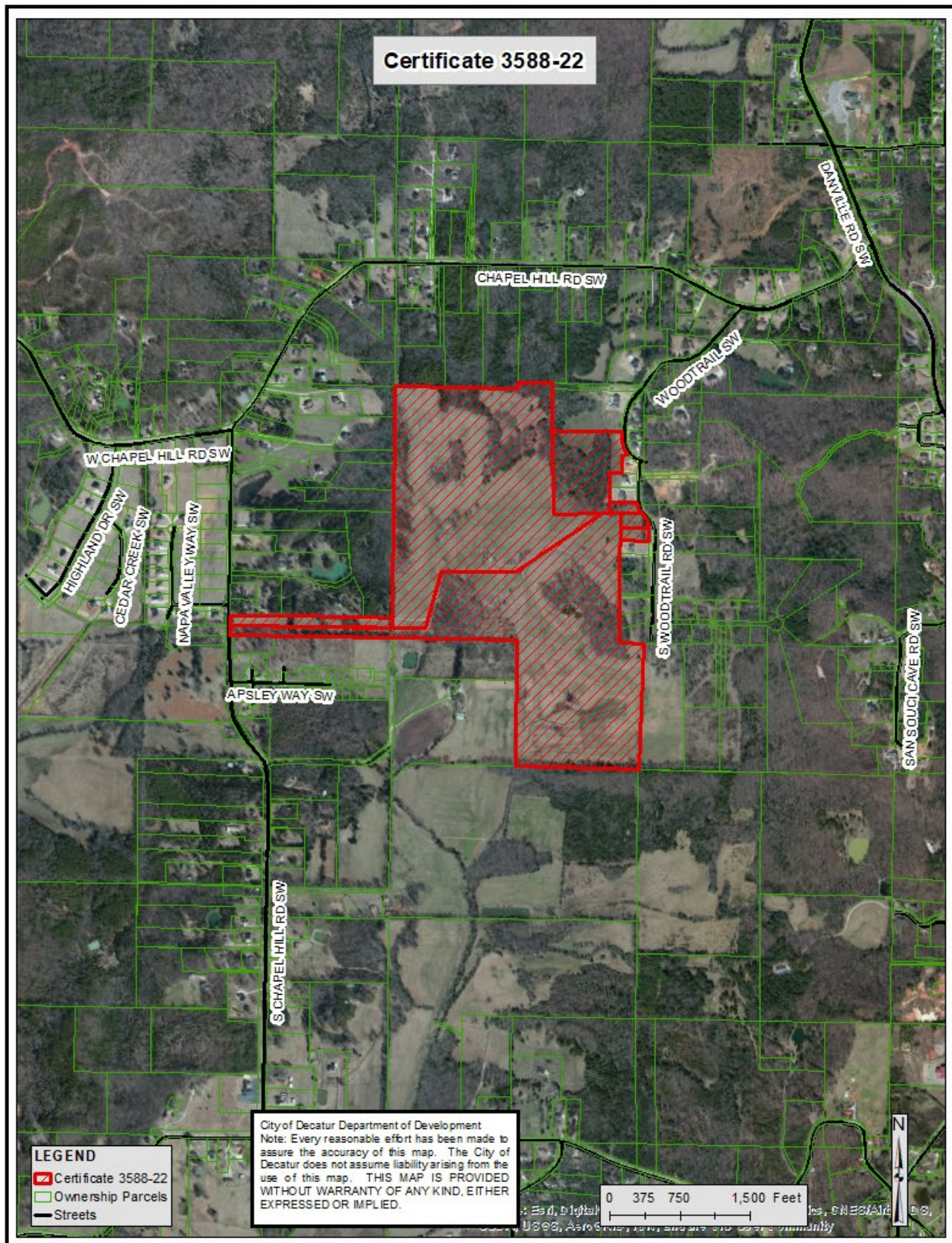
ONE DECATUR STREET TYPOLOGY: S Chapel Hill Rd is an Urban Collector

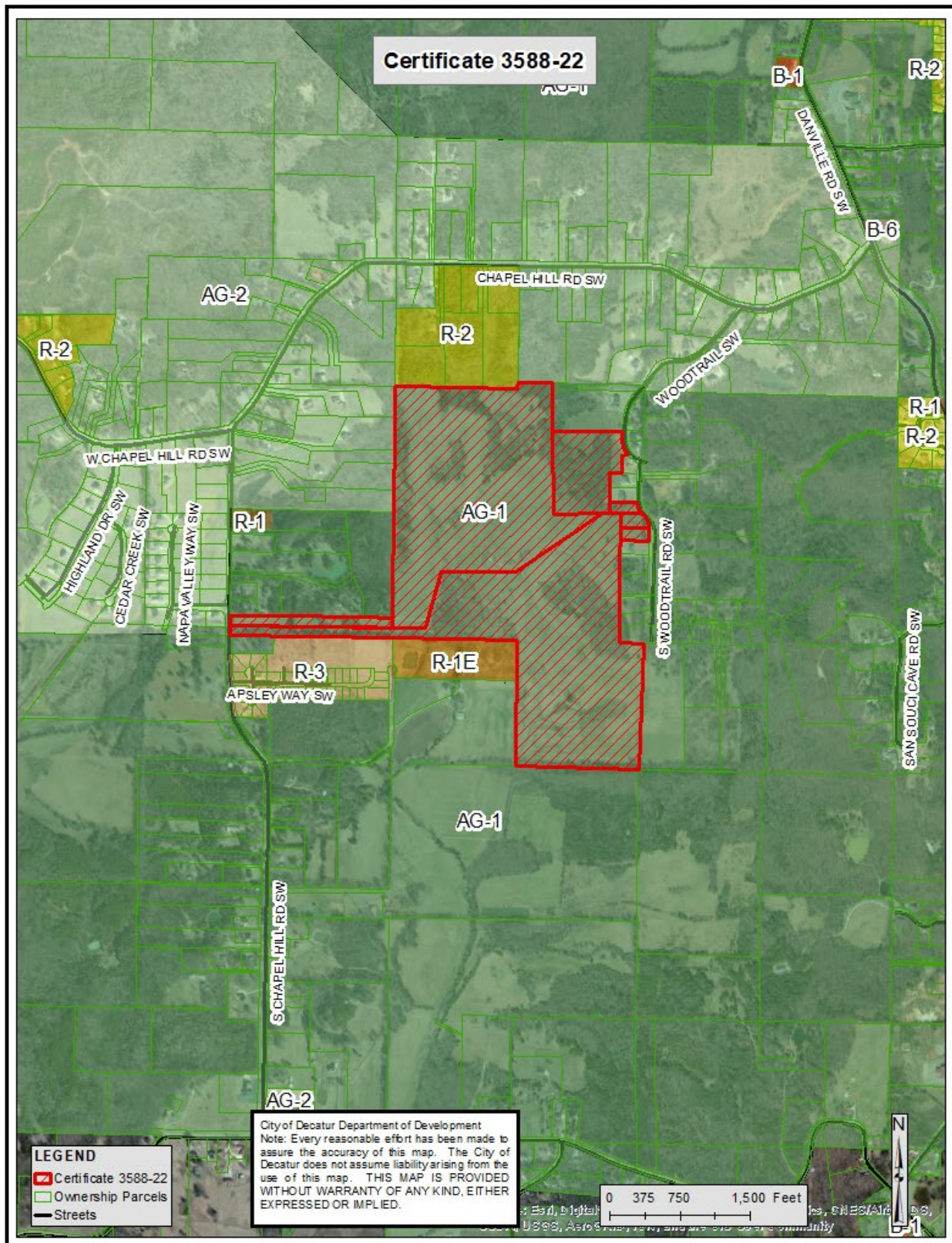
COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:**Conditions to be met:**

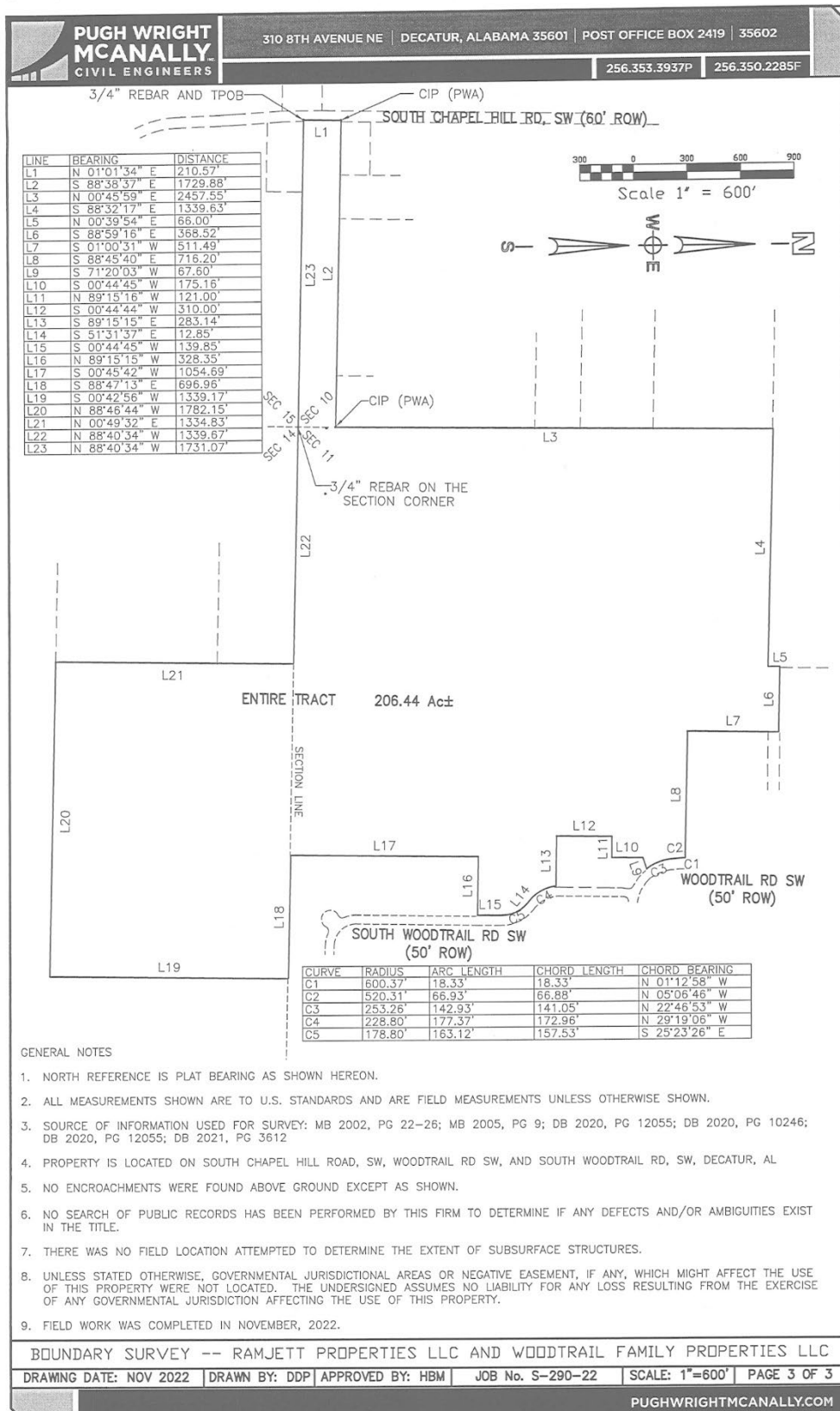
1. Need signed request letter
2. Need sewer easement shown

Pt. of Info:

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







FILE NAME OR NUMBER: Site Plan 646-22

ACRES: 2.84

CURRENT ZONE: M-1A (Expressway Commercial District)

APPLICANT: LBYD for Doradus Land Development, LLC

LOCATION AND OR PROPERTY ADDRESS: 1205 Courtyard Circle SW

REQUEST: Approve site plan

PROPOSED LAND USE: Commercial (Hampton Inn & Suites)

ONE DECATUR FUTURE LAND USE: Community Commercial

ONE DECATUR STREET TYPOLOGY: Courtyard Circle SW is a Local Street

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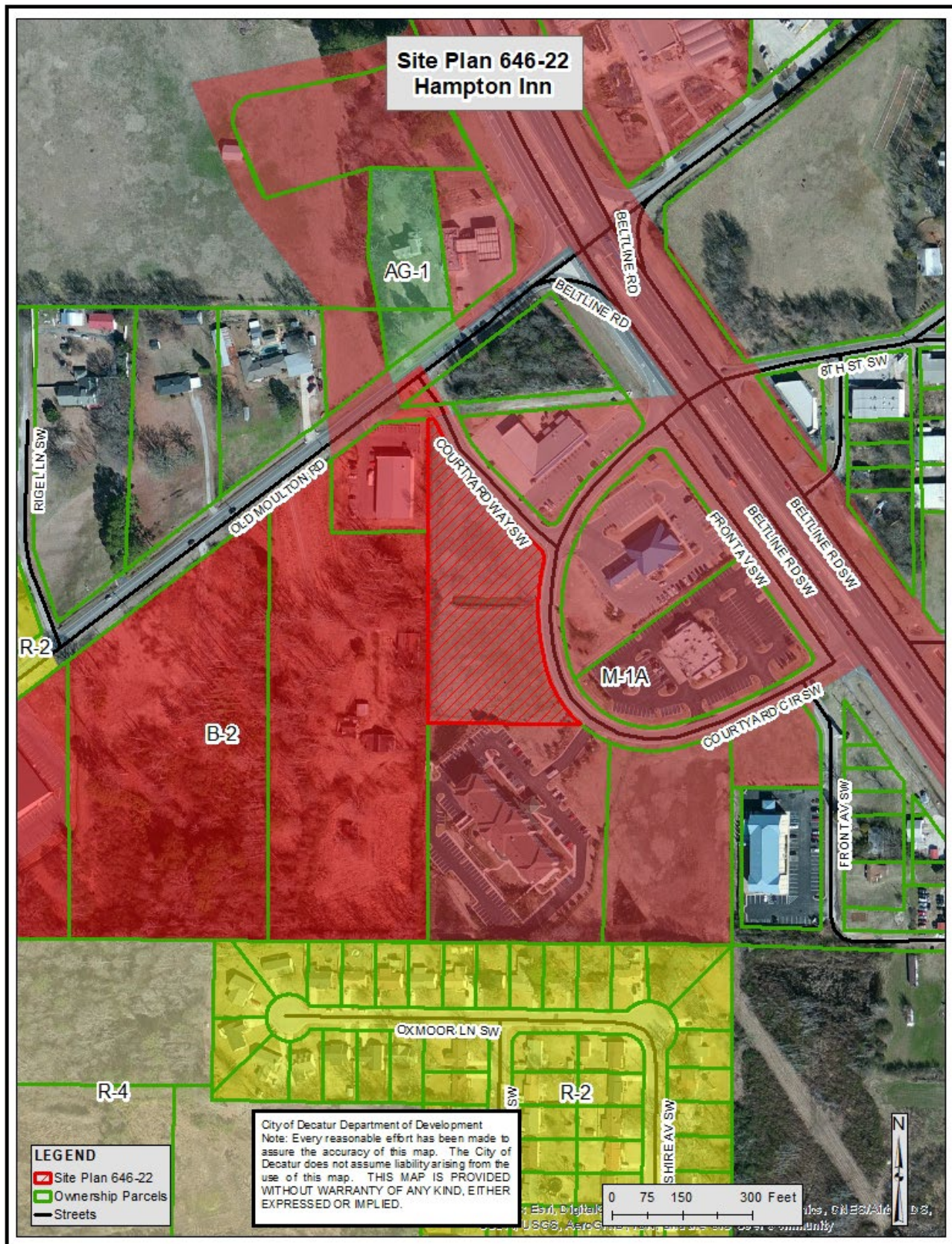
Conditions to be met:

1. Need lighting values to property line
2. Need dumpster pad detail
3. Per Engineering Approval
4. Show 15 foot easements along street frontages on site plan

Pt. of Info:

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





FILE NAME OR NUMBER: Site Plan 647-22

ACRES: 0.47

CURRENT ZONE: M-1A (Expressway Commercial District)

APPLICANT: Tacala, LLC for Southern Brew Corporation

LOCATION AND OR PROPERTY ADDRESS: 928 Beltline Rd SW

REQUEST: Approve site plan

PROPOSED LAND USE: Commercial (7 Brew Coffee)

ONE DECATUR FUTURE LAND USE: Community Commercial

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

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

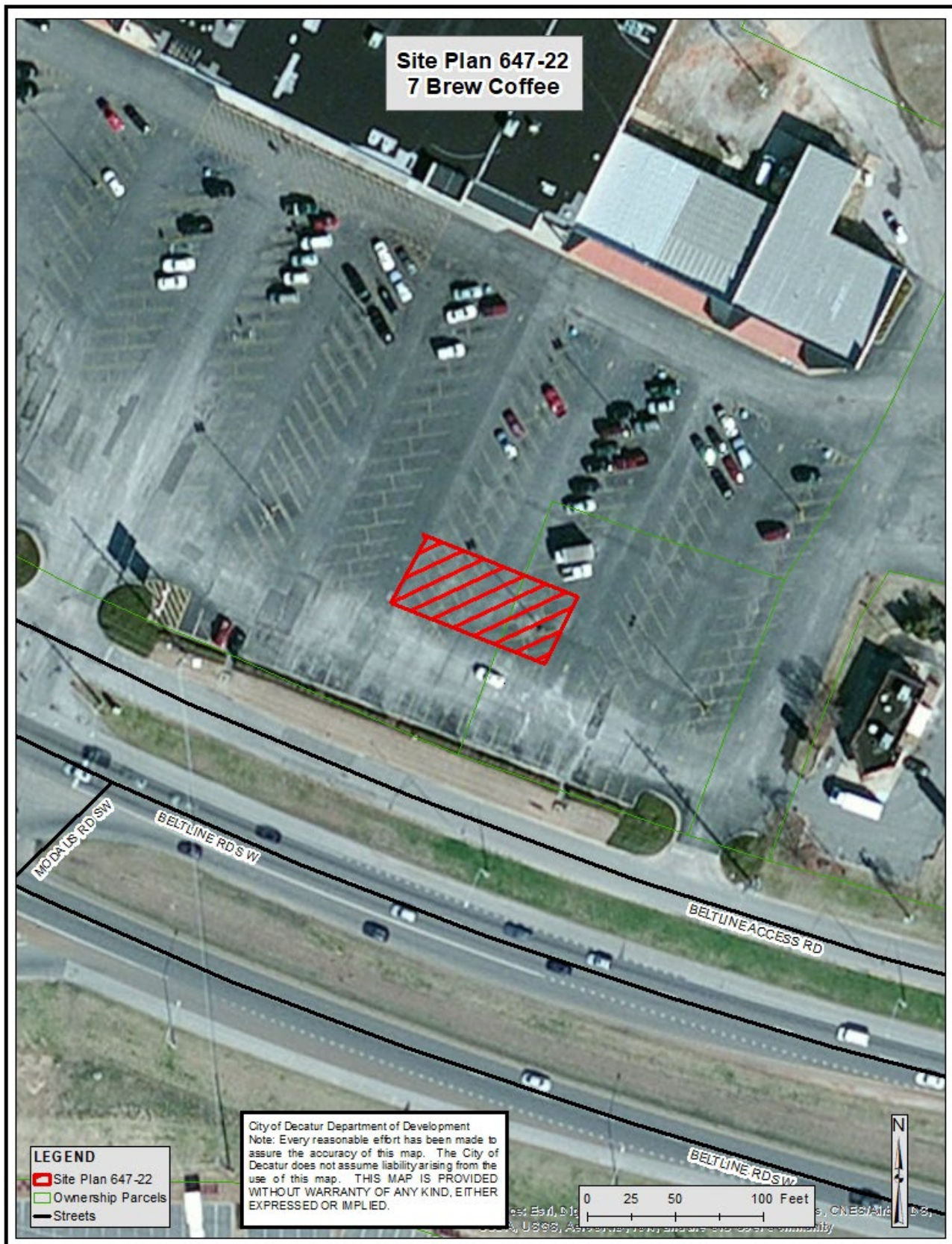
1. Need Commercial Site Plan fee's
2. Need a copy of deed and cross access agreement with Plum Tree Center
3. Need a copy of sewer easement
4. Per Engineering approval
5. Need sewer profiles and update sewer details

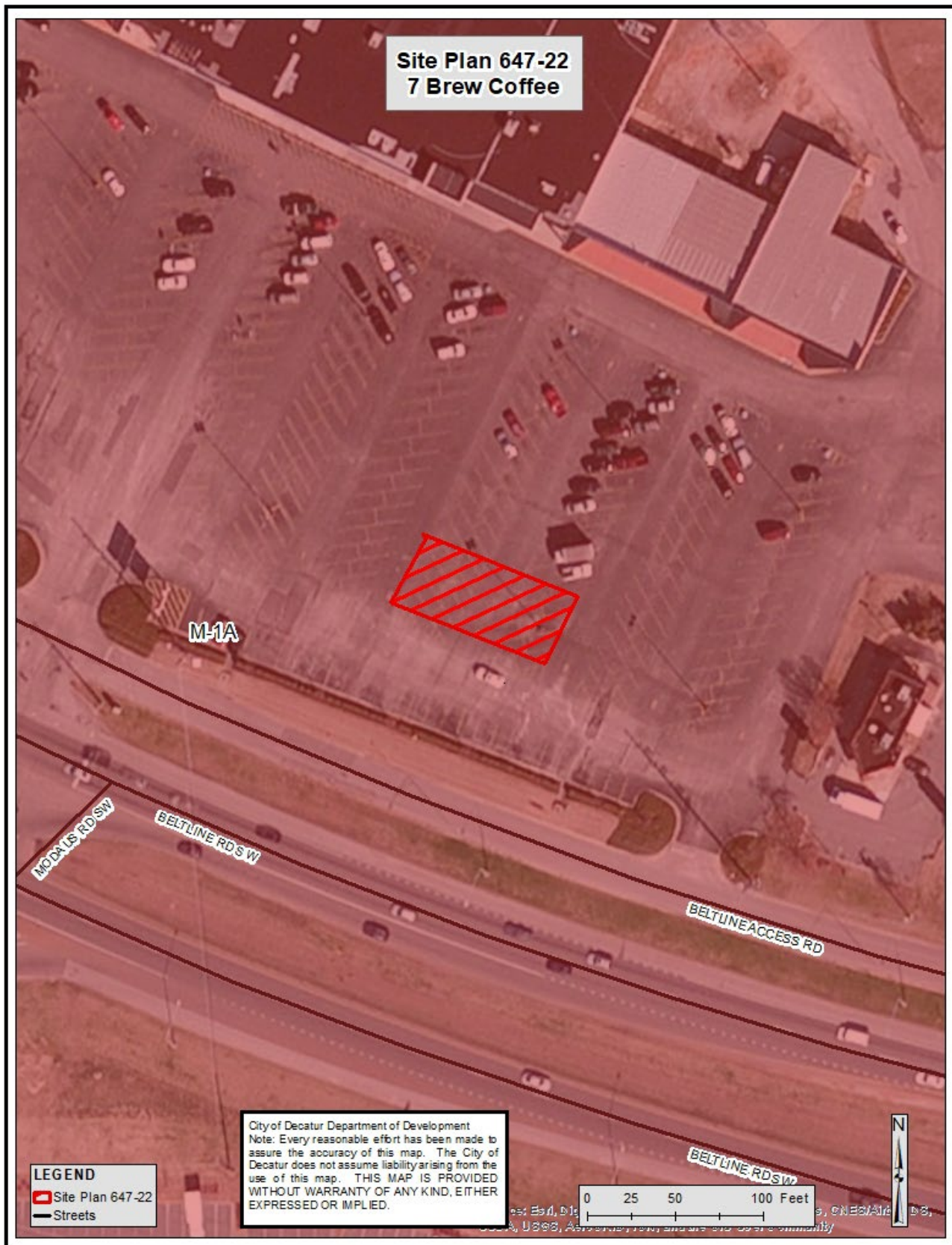
Pt. of Info:

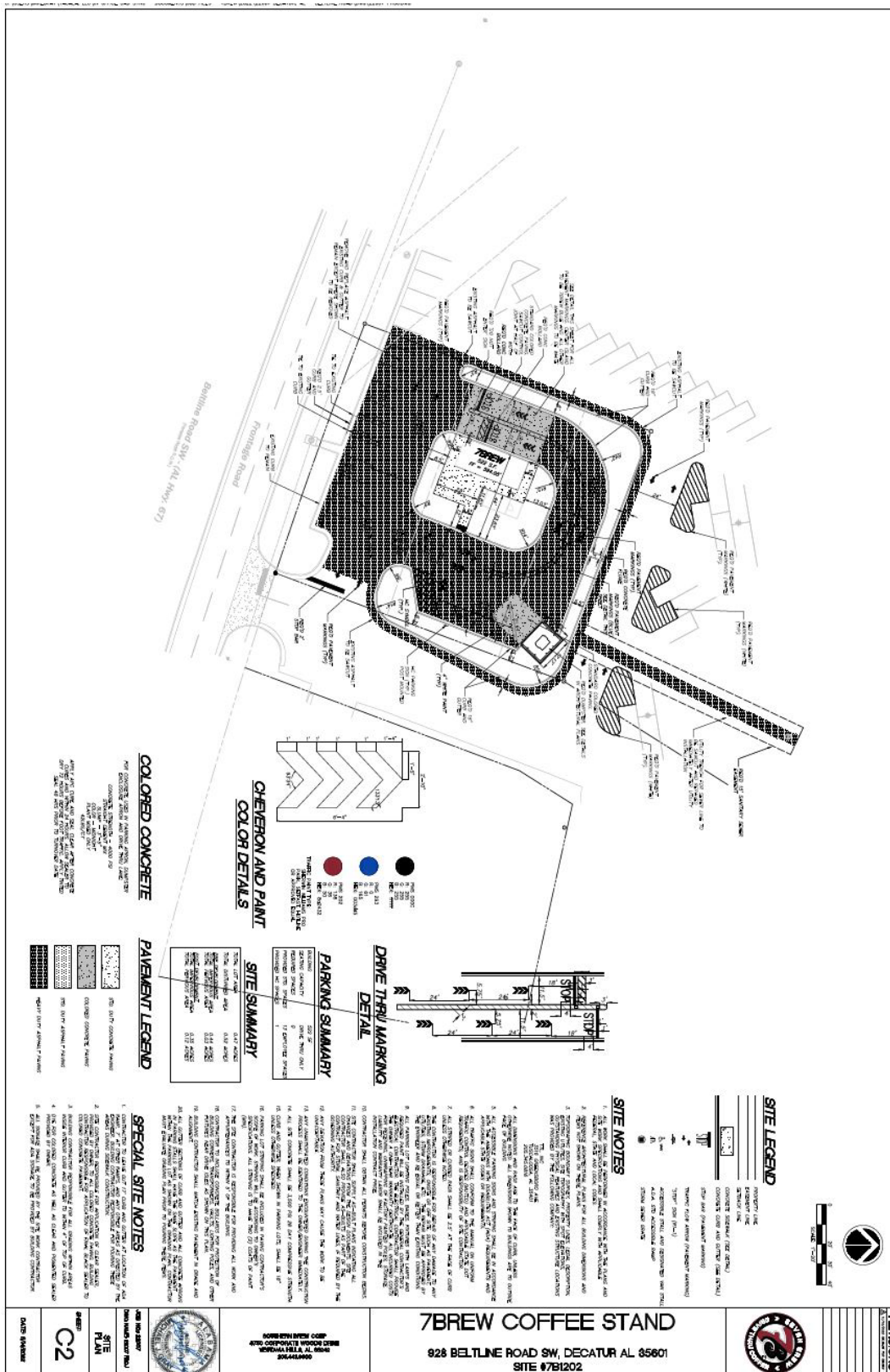
Any relocation of utilities will be at the owner's expense

Gas line extension will be required

Grease Interceptor requirements will need to be met







FILE NAME OR NUMBER: Site Plan 648-22

ACRES: 6.18

CURRENT ZONE: M-1A (Expressway Commercial District)

APPLICANT: Pugh Wright & McAnally for Frank Hernandez

LOCATION AND OR PROPERTY ADDRESS: 928 Sims St SW

REQUEST: Approve R-4 site plan

PROPOSED LAND USE: Commercial (Apartments)

ONE DECATUR FUTURE LAND USE: Community Commercial

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

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

1. Need landscaping plan
2. Need lighting plan
3. Per Engineering approval
4. Per DU approval

Pt. of Info:

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

Sidewalks will need to be completed or bonded on Sims St SW and Fairgrounds Rd SW before a C/O can be issued.

R-4 use was approved by Board of Zoning Adjustment (BOZA)



