

## **MEMORANDUM**

**DATE:** February 21, 2023

**TO:** Planning Commissioners

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

### **PLANNING COMMISSION MEETING**

**February 21, 2023**

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

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

# Agenda

## Planning Commission

City of Decatur, AL

February 21, 2023

Time: 3:30 PM

City Council Chambers

Commissioners: **Kent Lawrence**, *Chairman*; **Gary Borden**, *Vice Chairman*; **Larry Wayne**, *Secretary*; **Hunter Pepper**; **Frances Tate**; **Joseph Wynn**; **Eddie Pike**; **Myrna Burroughs**; **Forrest Temple**

### CALL MEETING TO ORDER

### APPROVAL OF MINUTES – January 2023

### PUBLIC HEARING

#### PLATS

#### PAGE NO.

A. Preliminary Plat	Glenmont Acres Phase 2	1-4
B. Preliminary Plat	Kenzie Meadows Phase 1	5-9
C. Minor Plat	Replat of Unit 2, A Replat of Beltline Plaza	10-13
D. Minor Plat	Replat of Lot 5, Stratford Place & Lot 1, Stratford Place Addition 1	14-17

### CONSENT AGENDA

#### CERTIFICATES

#### PAGE NO.

A. 3592-23	Pugh Wright McAnally for Richard Coots	18-21
B. 3593-23	Pugh Wright McAnally for Vijaya Bandaru	22-25
C. 3594-23	XRAM for Maria Hernandez & Martin Martinez	26-29

#### SITE PLANS

#### PAGE NO.

A. 651-23	Pugh Wright McAnally for Brandon & Danny Betterton	30-33
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#### FINAL PLAT

#### PAGE NO.

A. Final Plat	Hollon Meadow	34-37
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### OTHER BUSINESS

A. 2023 One Decatur Update	38
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**PUBLIC HEARING****PLATS**

**FILE NAME OR NUMBER:** Glenmont Acres Phase 2 – Preliminary Plat

**ACRES:** Approx. 10

**CURRENT ZONE:** R-5 (Single-Family Patio Home District)

**APPLICANT:** Pugh Wright McAnally for Huntsville LD, LLC

**LOCATION AND OR PROPERTY ADDRESS:** Approx. 4100 Central Ave. SW

**REQUEST:** Approve Preliminary Plat

**PROPOSED LAND USE:** Residential

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

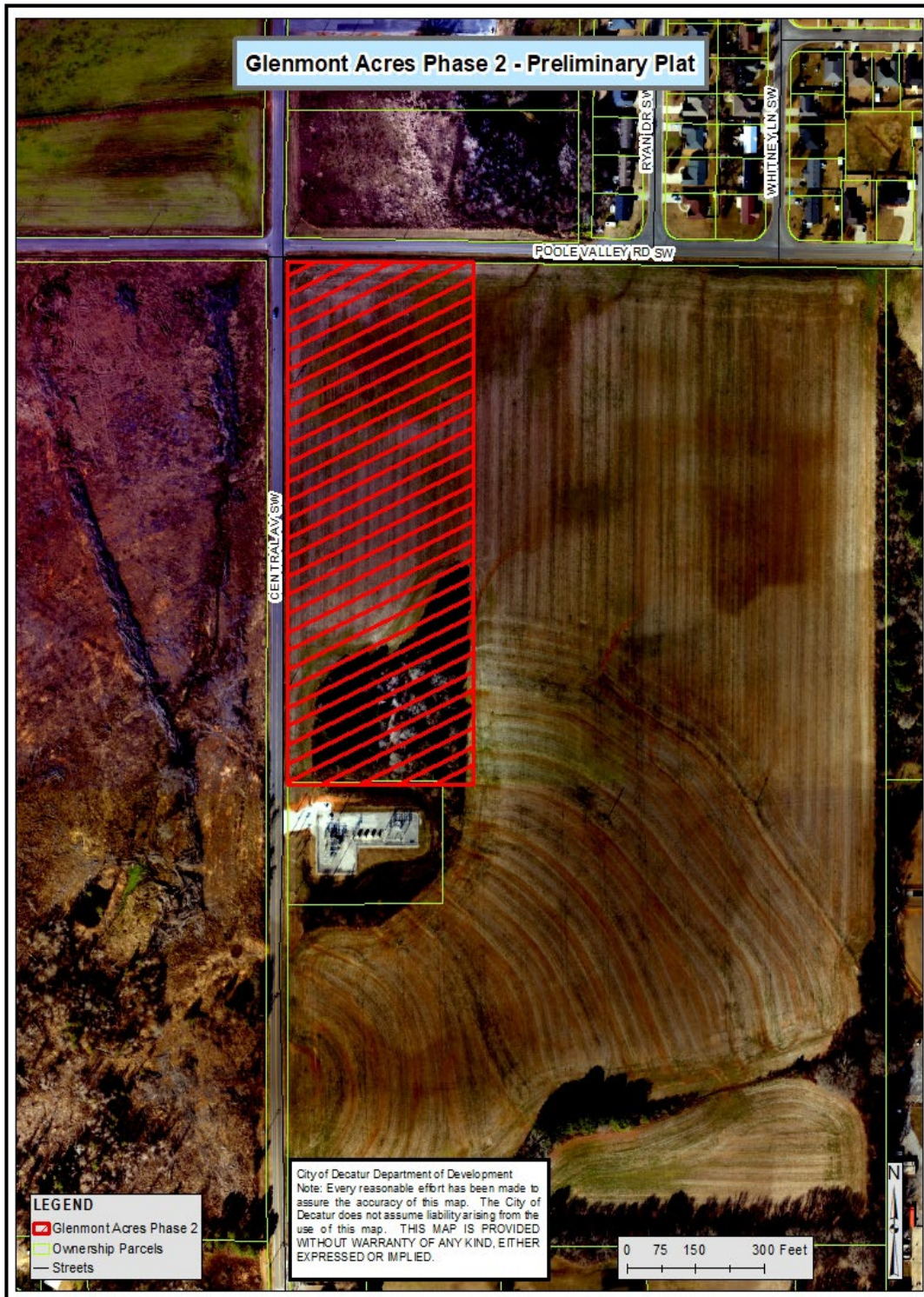
**ONE DECATUR STREET TYPOLOGY:** Central Ave. SW is a Minor Arterial

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

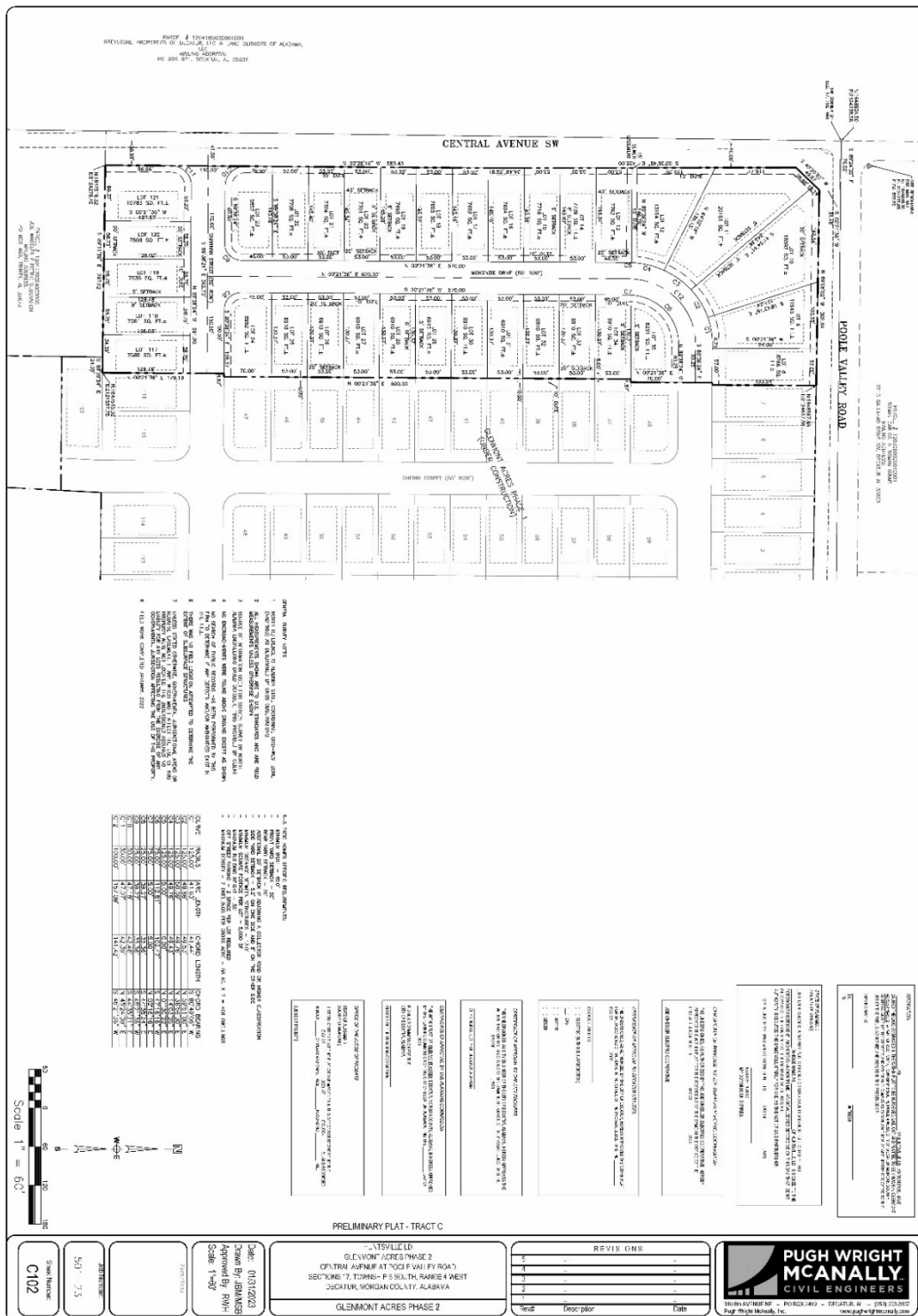
1. Need Construction Plans signed by Joe Wheeler EMC
2. Add Legal Description
3. Add Total Acreage
4. Add Temporary Turnarounds
5. DUT Easements on front of lots need to be increased to 15 feet

**Pt. of Info:**

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







**FILE NAME OR NUMBER:** Kenzie Meadows Phase 1 – Preliminary Plat

**ACRES:** 37.91

**CURRENT ZONE:** PRD-7 (Planned Residential Development District)

**APPLICANT:** Pugh Wright McAnally for Huntsville LD, LLC

**LOCATION AND OR PROPERTY ADDRESS:** 4101 Central Ave. SW

**REQUEST:** Approve Preliminary Plat

**PROPOSED LAND USE:** Residential

**ONE DECATUR FUTURE LAND USE:** Residential, low

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

<b>COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:</b>
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**Conditions to be met:**

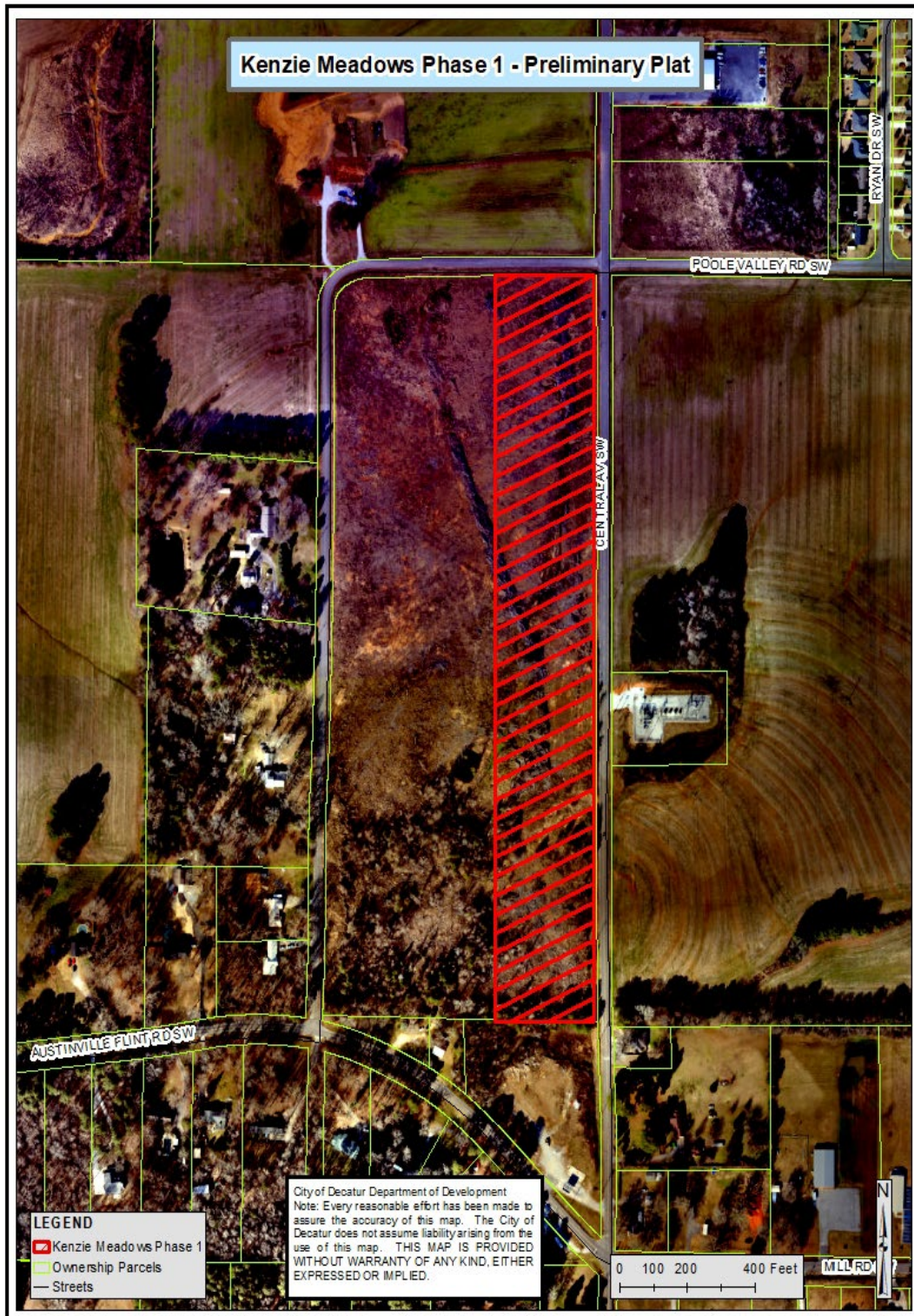
1. Need Construction Plans signed by Joe Wheeler EMC
2. Need final approved PRD Master Plan recorded with Judge of Probate
3. Add Legal Description
4. Add Total Acreage
5. Add Temporary Turnarounds
6. DUT Easements on front of lots need to be increased to 15 feet

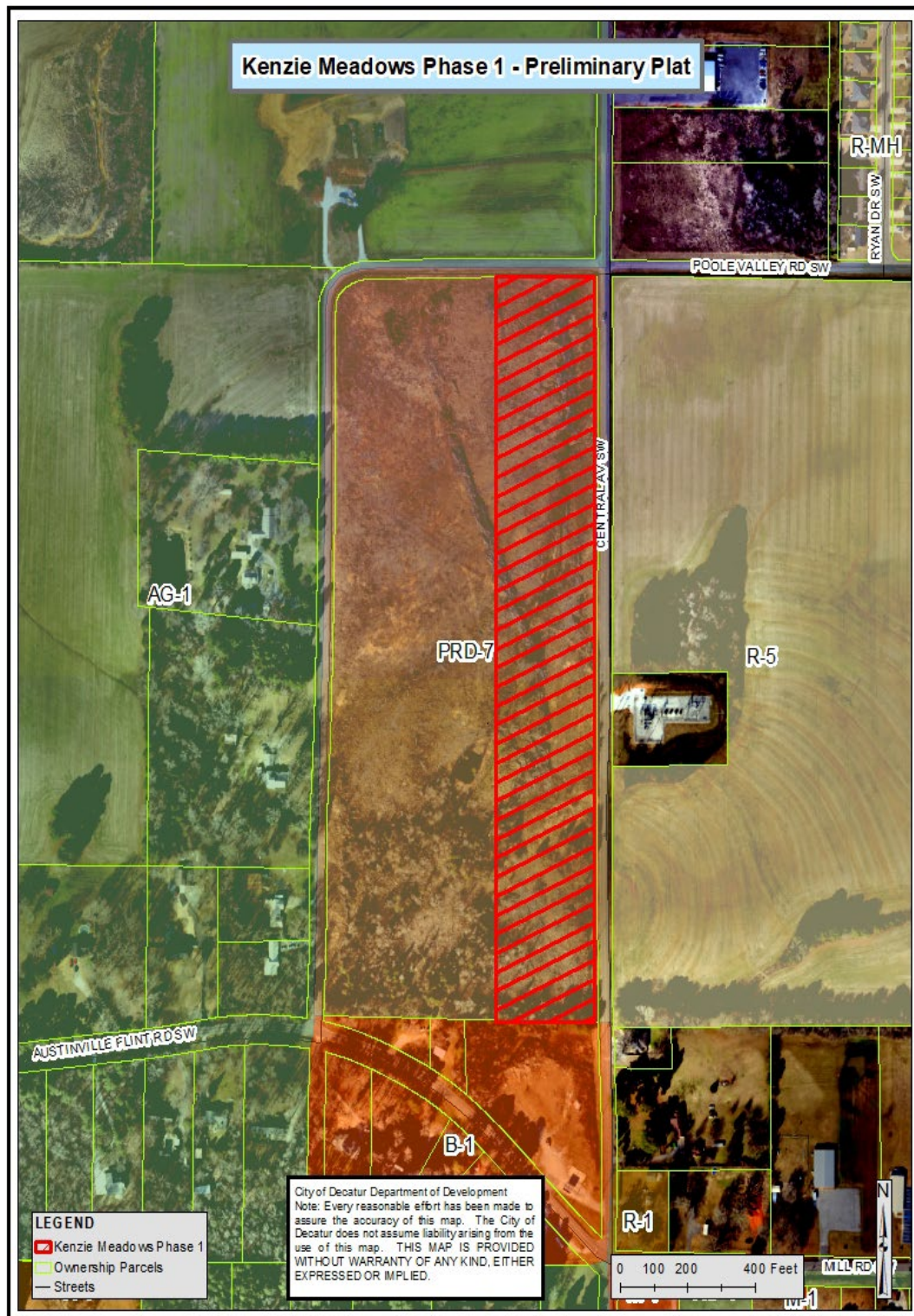
**Pt. of Info:**

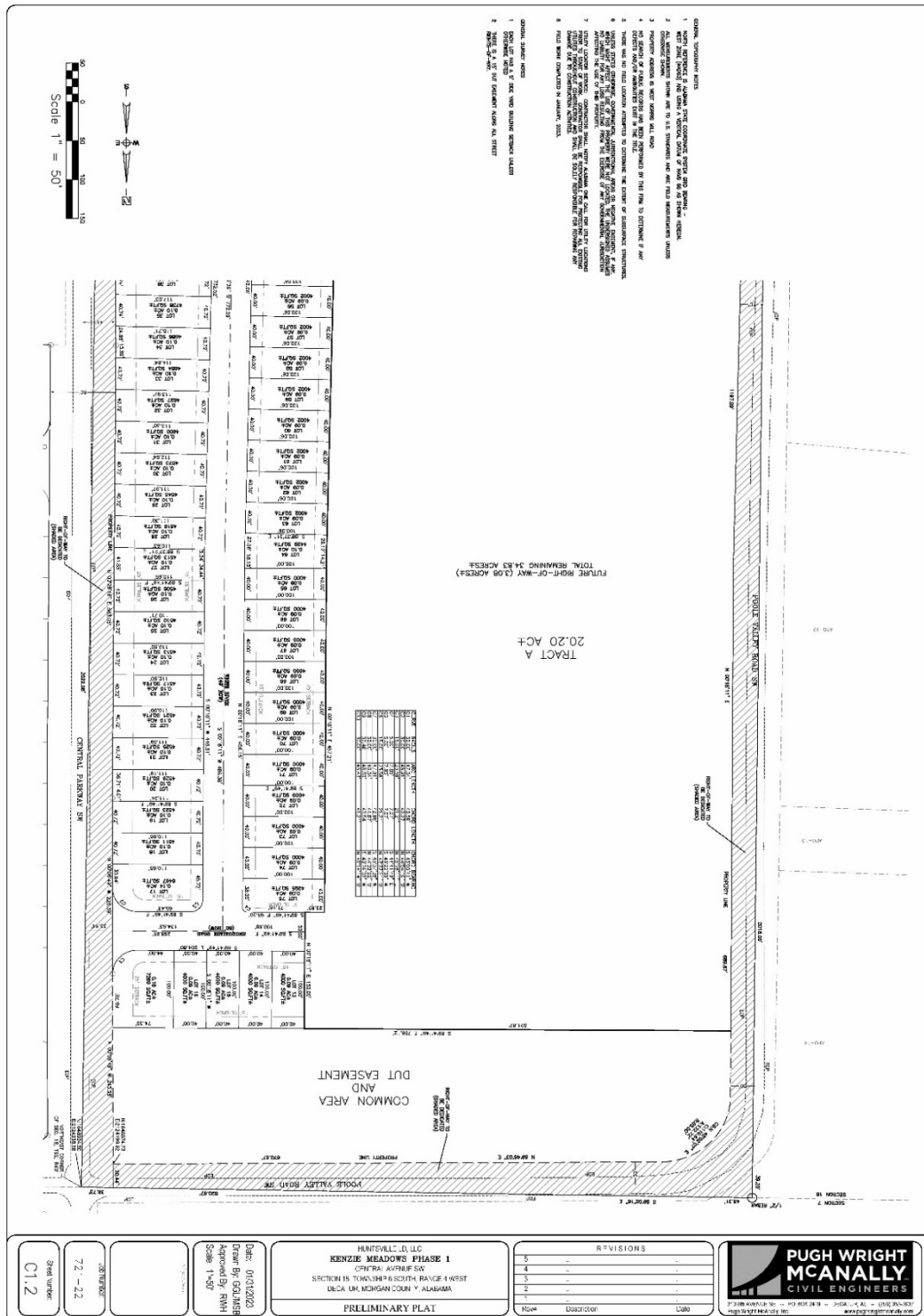
Any relocation of utilities will be at the owner's expense

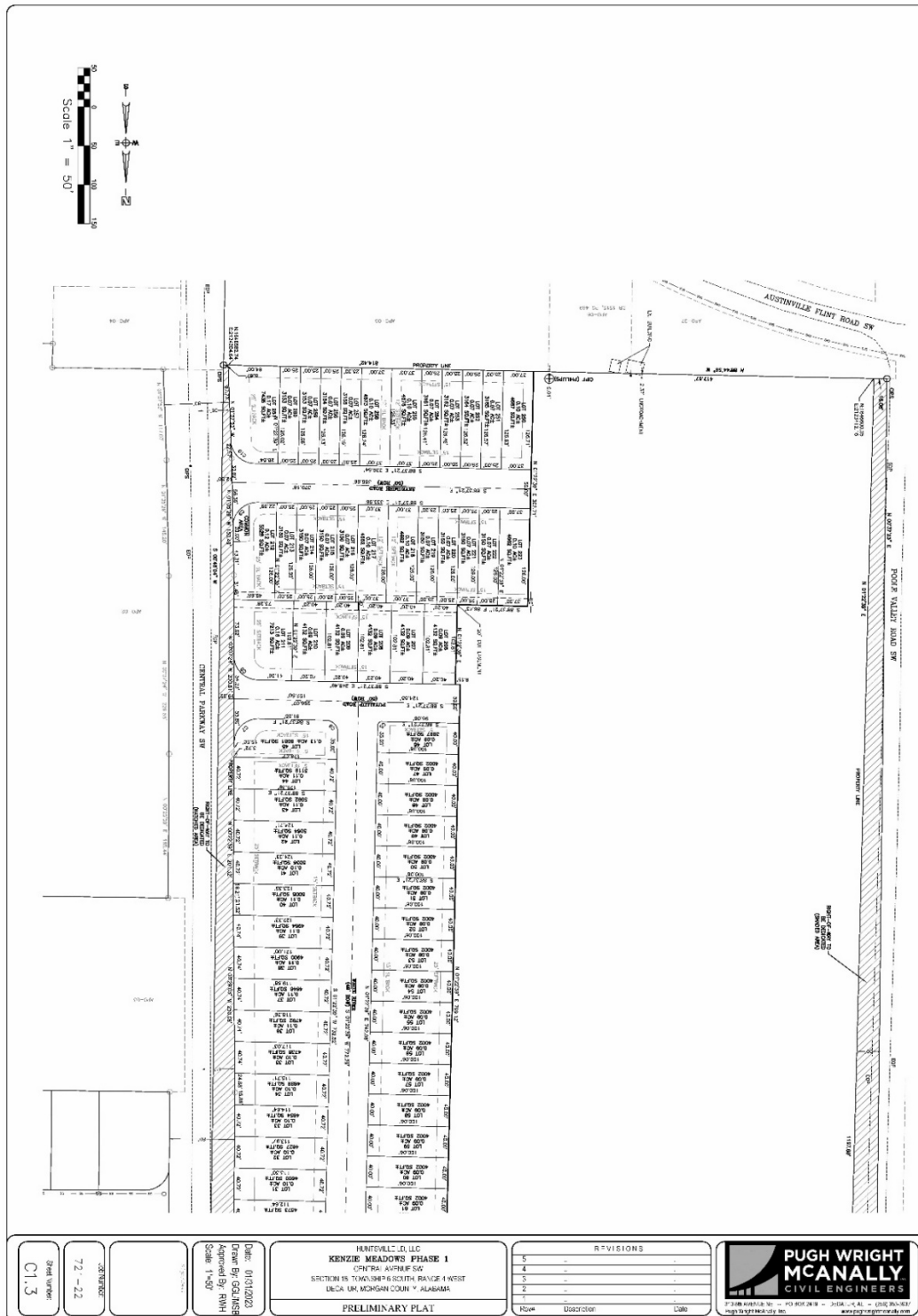
PRD-7 zoning and master plan previously approved

Engineering necessity required reorientation of lots fronting Snoqualmie Road









**FILE NAME OR NUMBER:** Replat of Unit 2, A Replat of Beltline Plaza – Minor Plat

**ACRES:** 1.05

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

**APPLICANT:** XRAM for William B. Wright

**LOCATION AND OR PROPERTY ADDRESS:** 1648 Beltline Rd. SW

**REQUEST:** Approve Minor Plat

**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>
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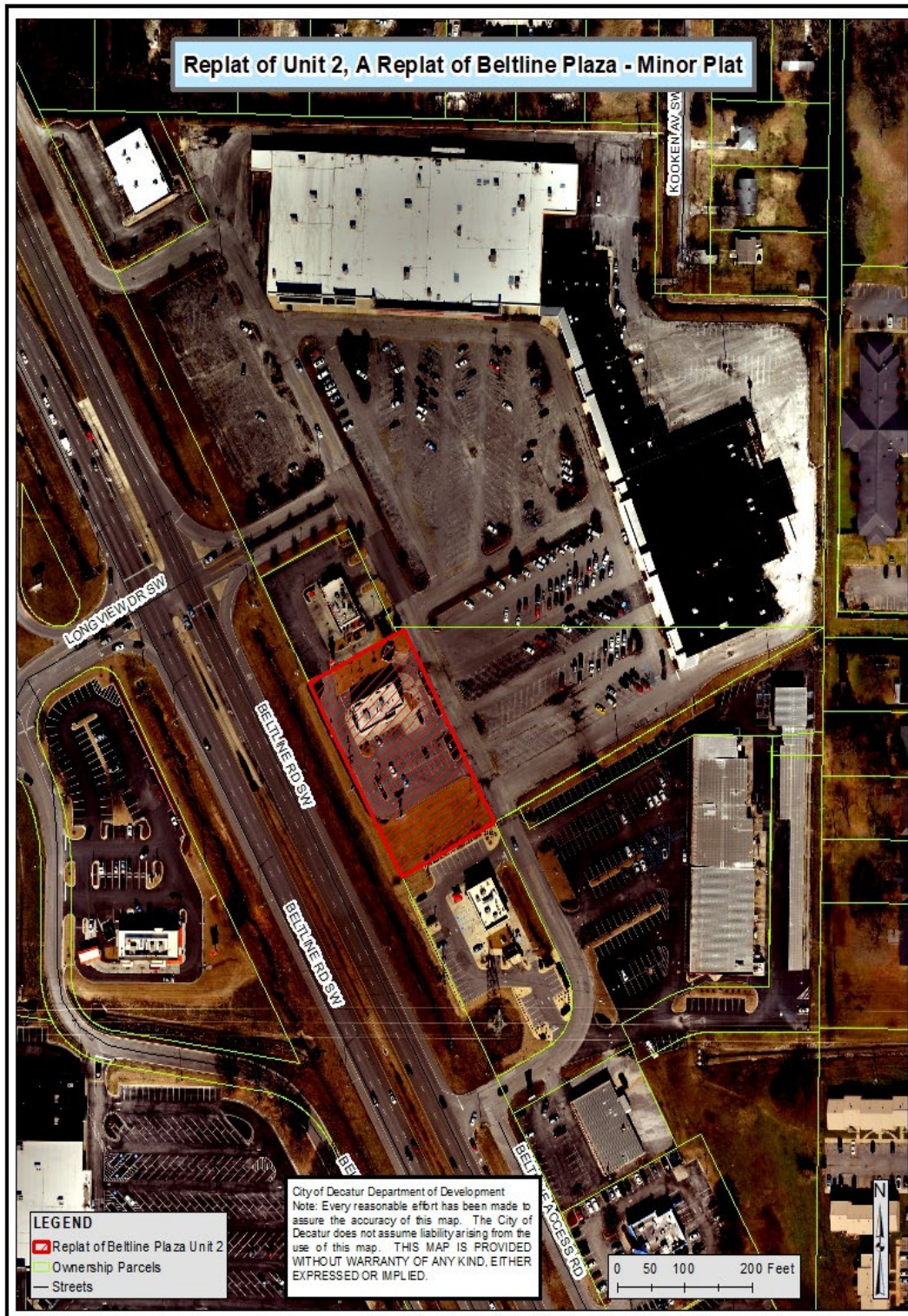
**Conditions to be met:**

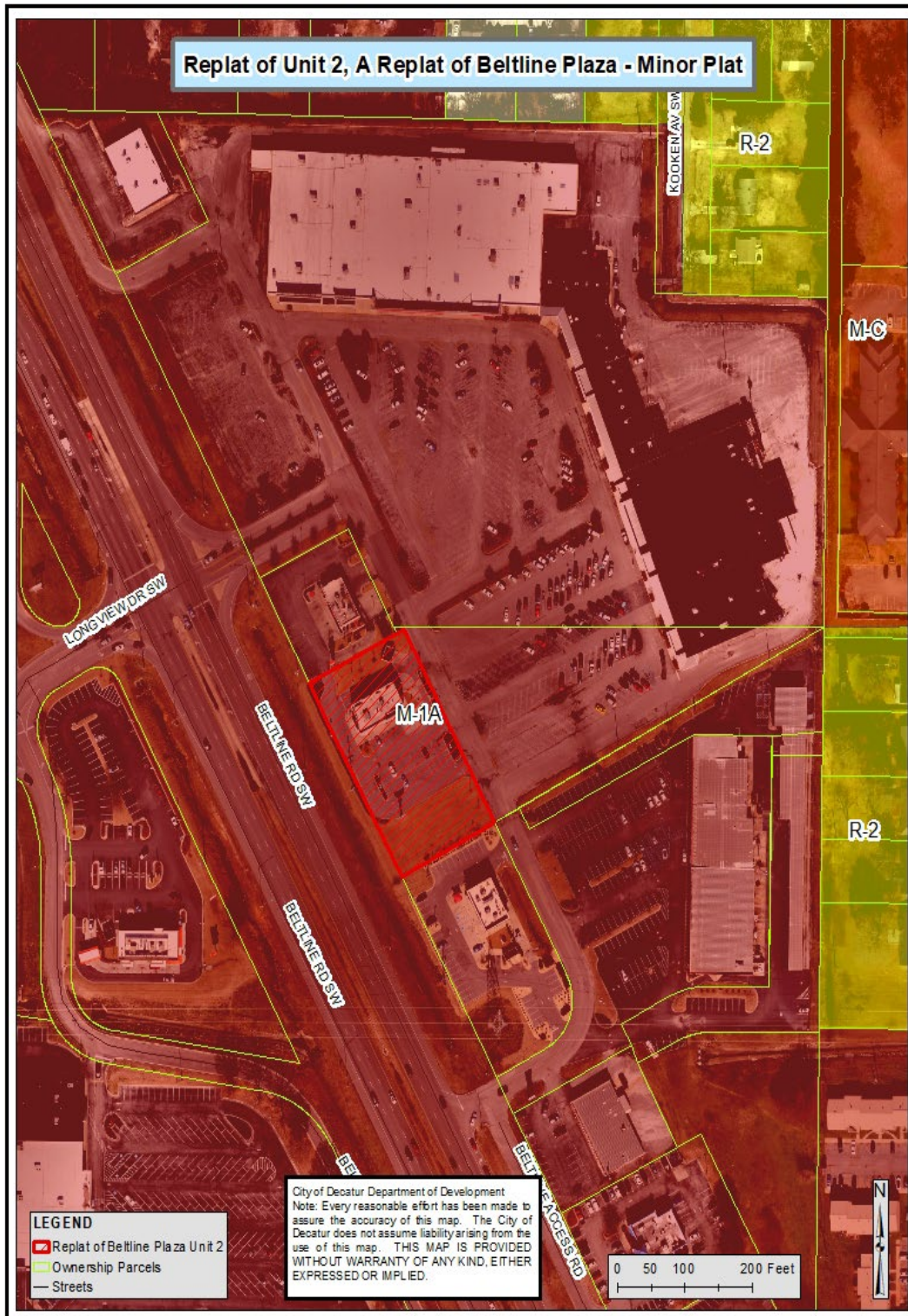
1. Recording Fees

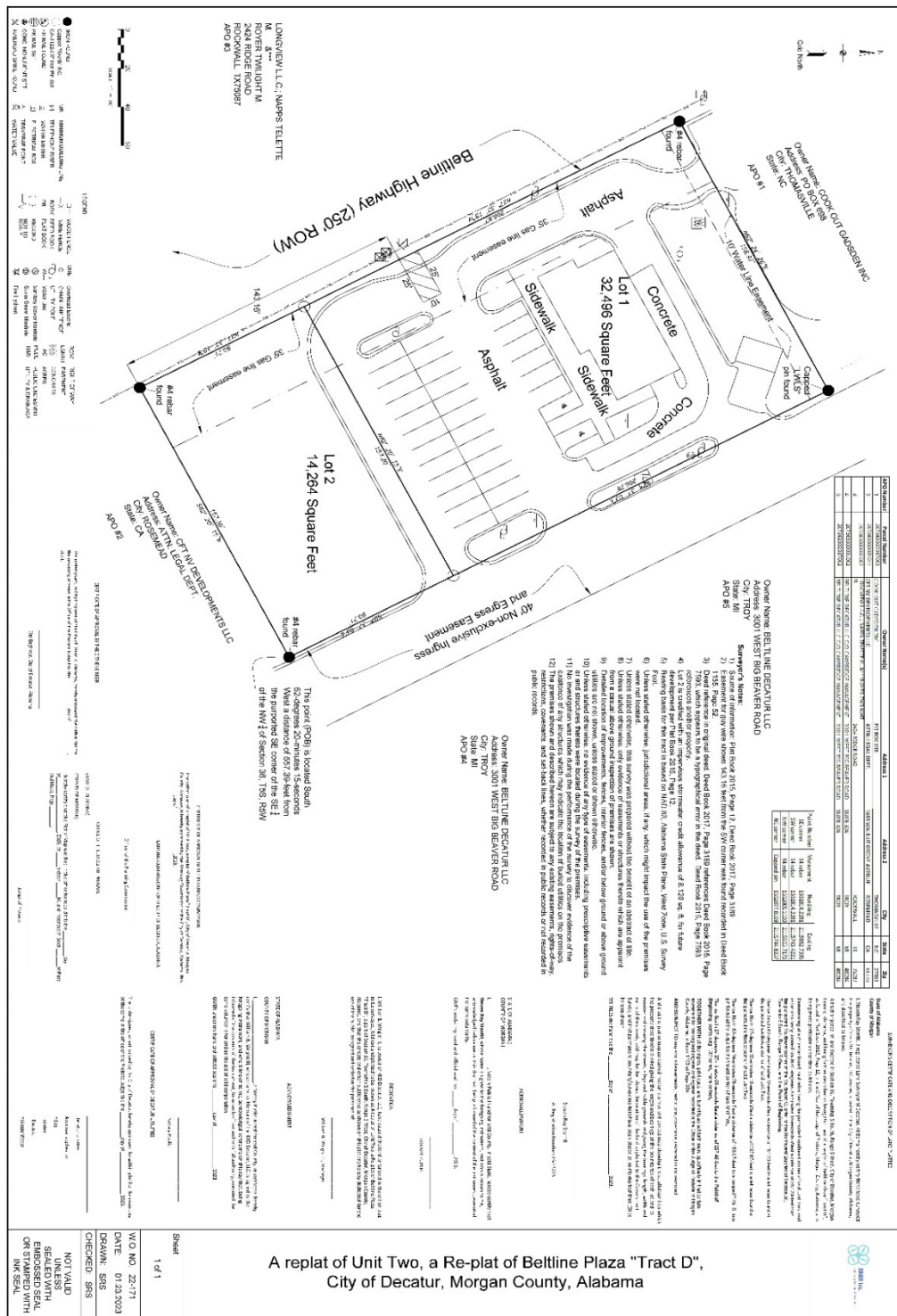
**Pt. of Info:**

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

No sewer connection available on the lot







**FILE NAME OR NUMBER:** Replat of lot 5, Stratford Place and Lot 1, Stratford Place Add. 1 – Minor Plat

**ACRES:** 0.72

**CURRENT ZONE:** R-3 (Single-Family Residential) & R-4 (Multi-Family Residential)

**APPLICANT:** Pugh Wright McAnally for Castillo & Burrell

**LOCATION AND OR PROPERTY ADDRESS:** 2109 Stratford Pl. SE

**REQUEST:** Approve Minor Plat

**PROPOSED LAND USE:** Residential

**ONE DECATUR FUTURE LAND USE:** Residential, low

**ONE DECATUR STREET TYPOLOGY:** Stratford Pl. SE is a Local Street

<b>COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:</b>
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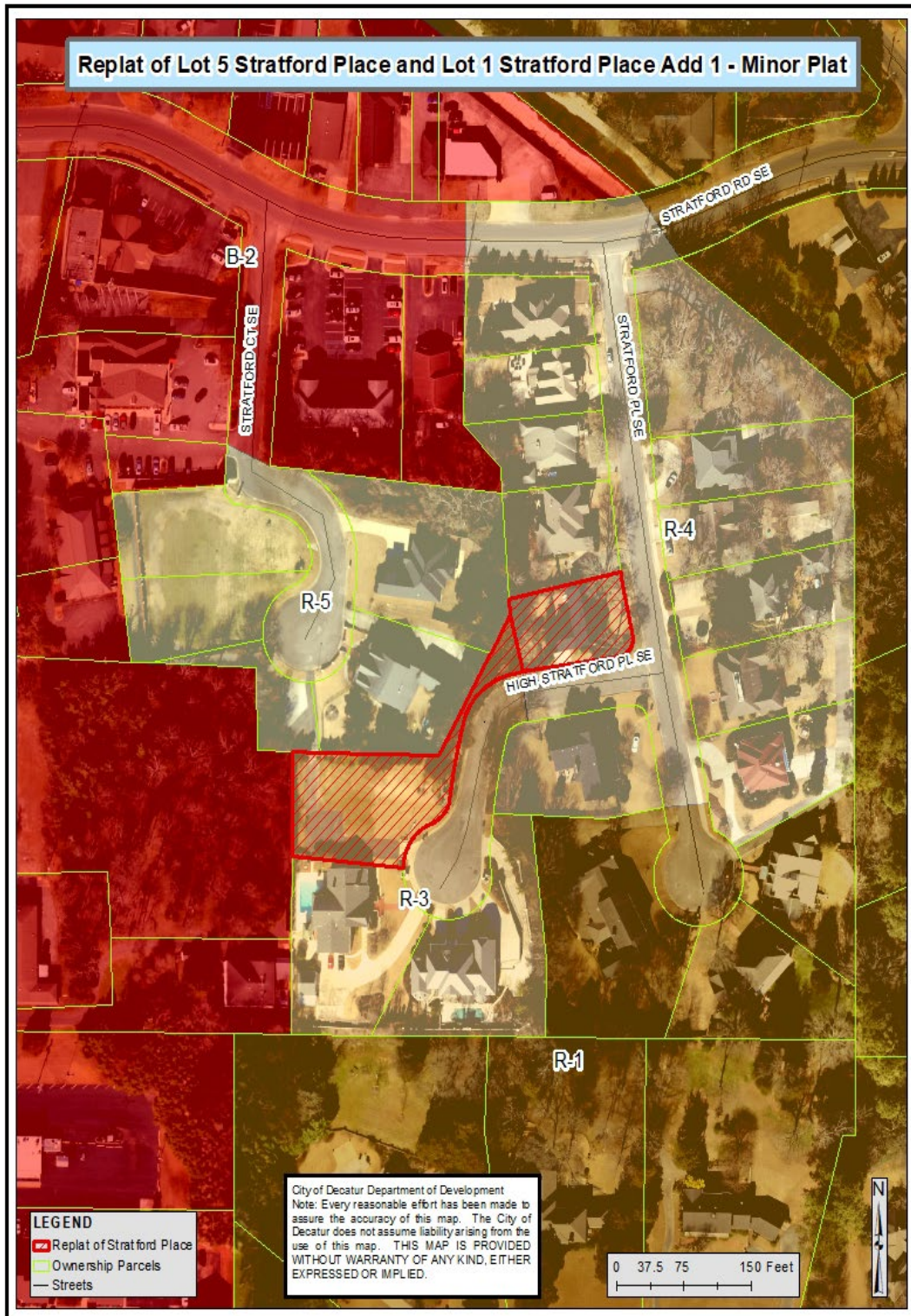
**Conditions to be met:**

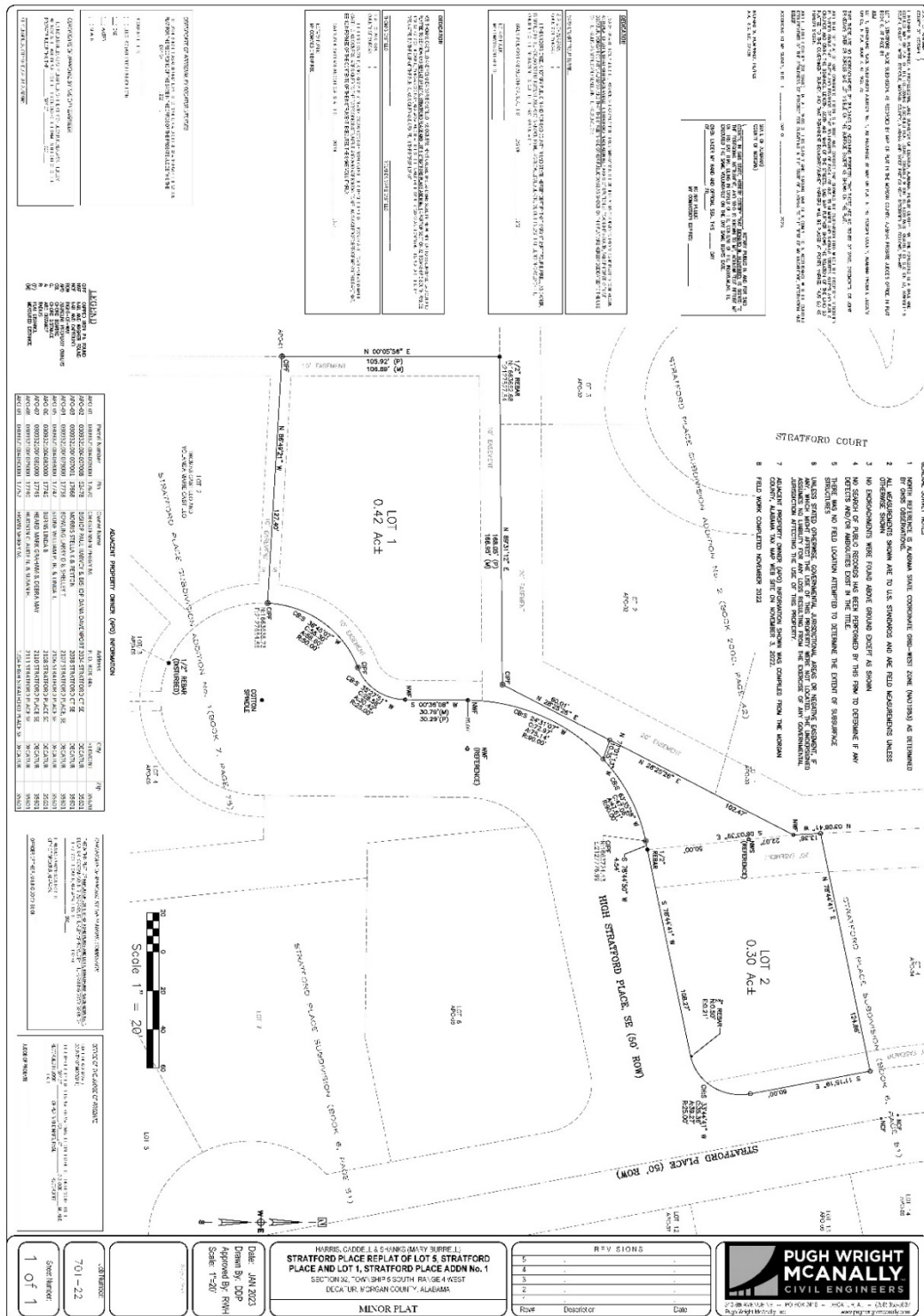
1. Need recording fee
2. Need current deeds and/or sales contract
3. Need signed and sealed plat

**Pt. of Info:**

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







**END PUBLIC HEARING****CONSENT AGENDA****CERTIFICATES**

**FILE NAME OR NUMBER:** Certificate 3592-23

**ACRES:** 2.75

**CURRENT ZONE:** M-2 (General Industry District)

**APPLICANT:** Pugh Wright McAnally for Richard Coots

**LOCATION AND OR PROPERTY ADDRESS:** Approx. 2030 Point Mallard Dr. SE

**REQUEST:** Subdivide one parcel of 2.75 acres into two parcels 2.52 and 0.23 acres

**PROPOSED LAND USE:** Commercial

**ONE DECATUR FUTURE LAND USE:** Urban Edge Mixed Use

**ONE DECATUR STREET TYPOLOGY:** Point Mallard Dr. SE is a Minor Arterial

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

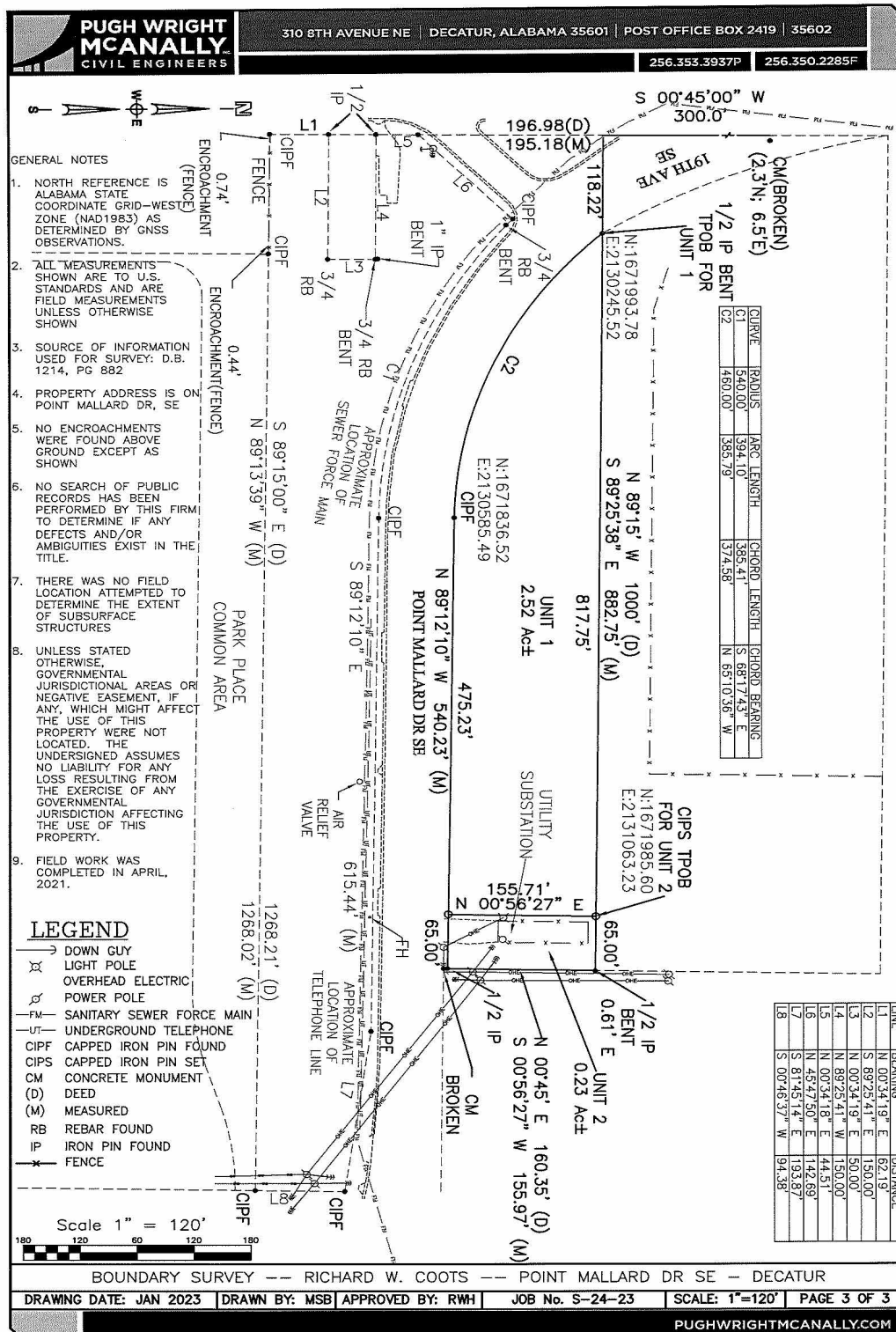
1. Label Right of Way

**Pt. of Info:**

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







**FILE NAME OR NUMBER:** Certificate 3593-23

**ACRES:** 3.98

**CURRENT ZONE:** M-2 (General Industry District)

**APPLICANT:** Pugh Wright McAnally for Vijaya Bandaru

**LOCATION AND OR PROPERTY ADDRESS:** 914 19<sup>th</sup> Ave. SE

**REQUEST:** Consolidate two parcels of 0.17 and 3.81 acres into one parcel of 3.98 acres

**PROPOSED LAND USE:** Commercial

**ONE DECATUR FUTURE LAND USE:** Urban Edge Mixed Use

**ONE DECATUR STREET TYPOLOGY:** 19<sup>th</sup> Ave. SE is an Urban Collector

<b>COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:</b>
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**Conditions to be met:**

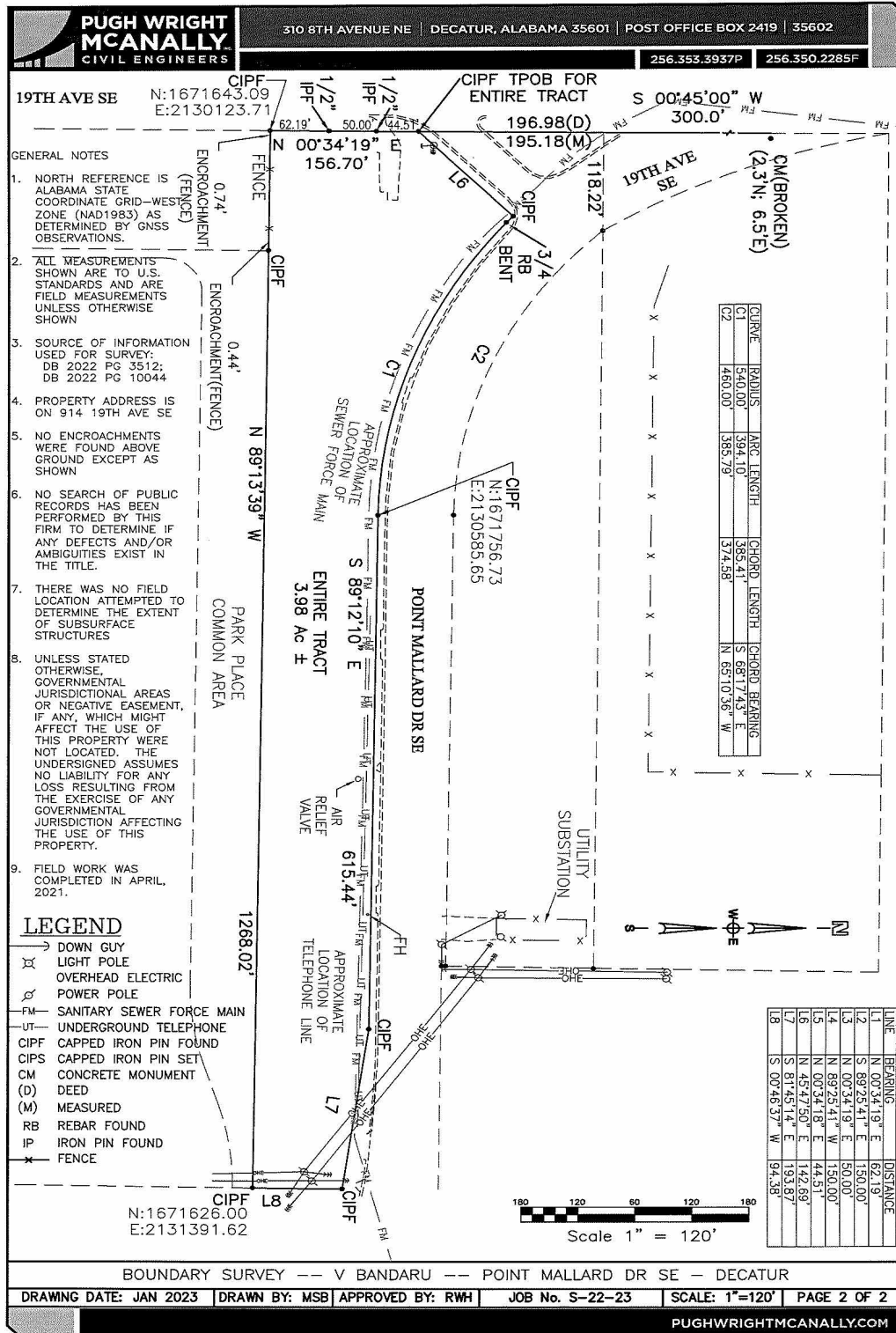
1. Label Right of Way

**Pt. of Info:**

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







**FILE NAME OR NUMBER:** Certificate 3594-23

**ACRES:** 0.36

**CURRENT ZONE:** B-1 (Local Shopping District)

**APPLICANT:** Xram for Maria Hernandez & Martin Martinez

**LOCATION AND OR PROPERTY ADDRESS:** 1805 Wadsworth St. SE

**REQUEST:** Subdivide one parcel of 0.36 acres into two parcels of 0.18 acres each

**PROPOSED LAND USE:** Residential

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

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

<b>COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:</b>
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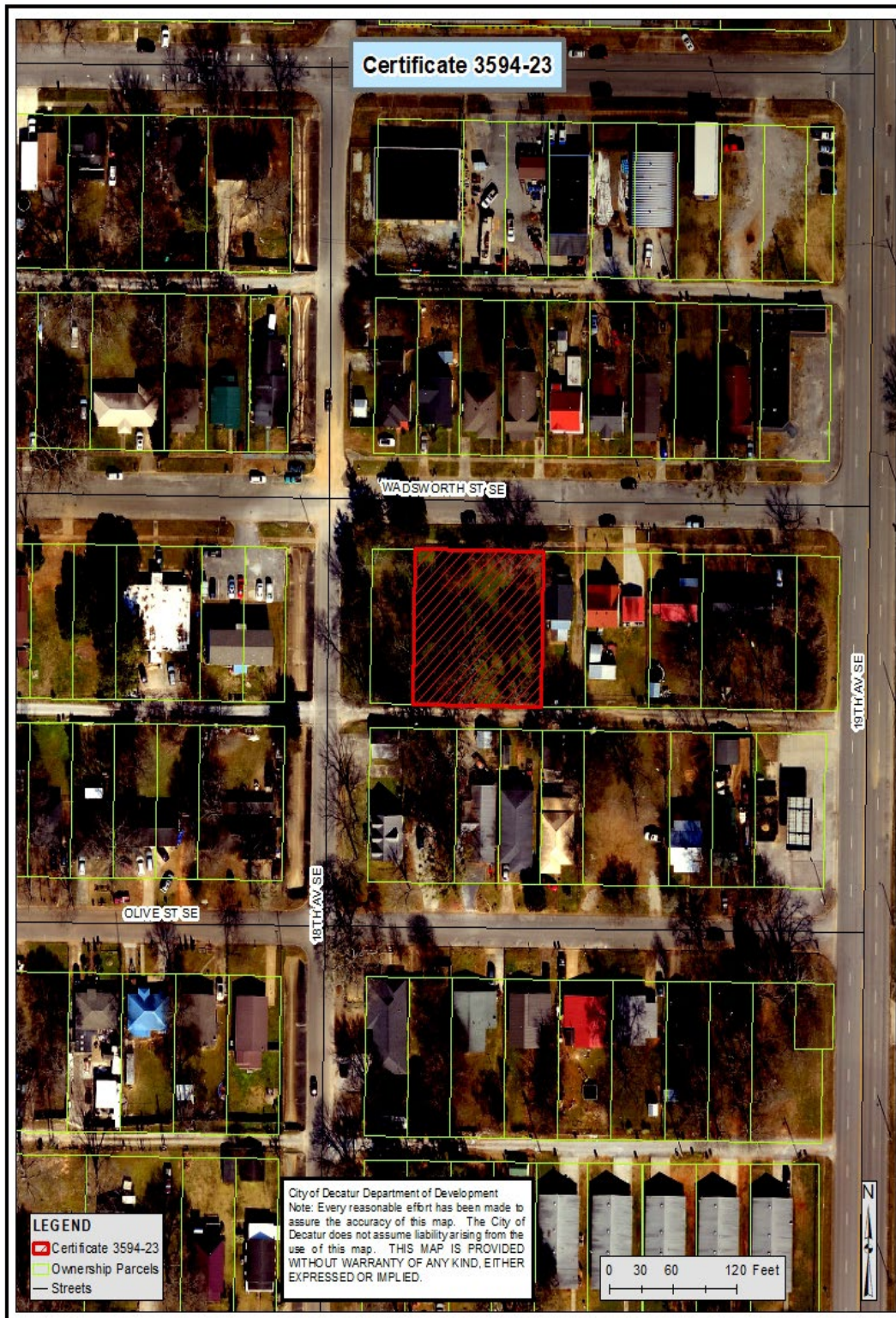
**Conditions to be met:**

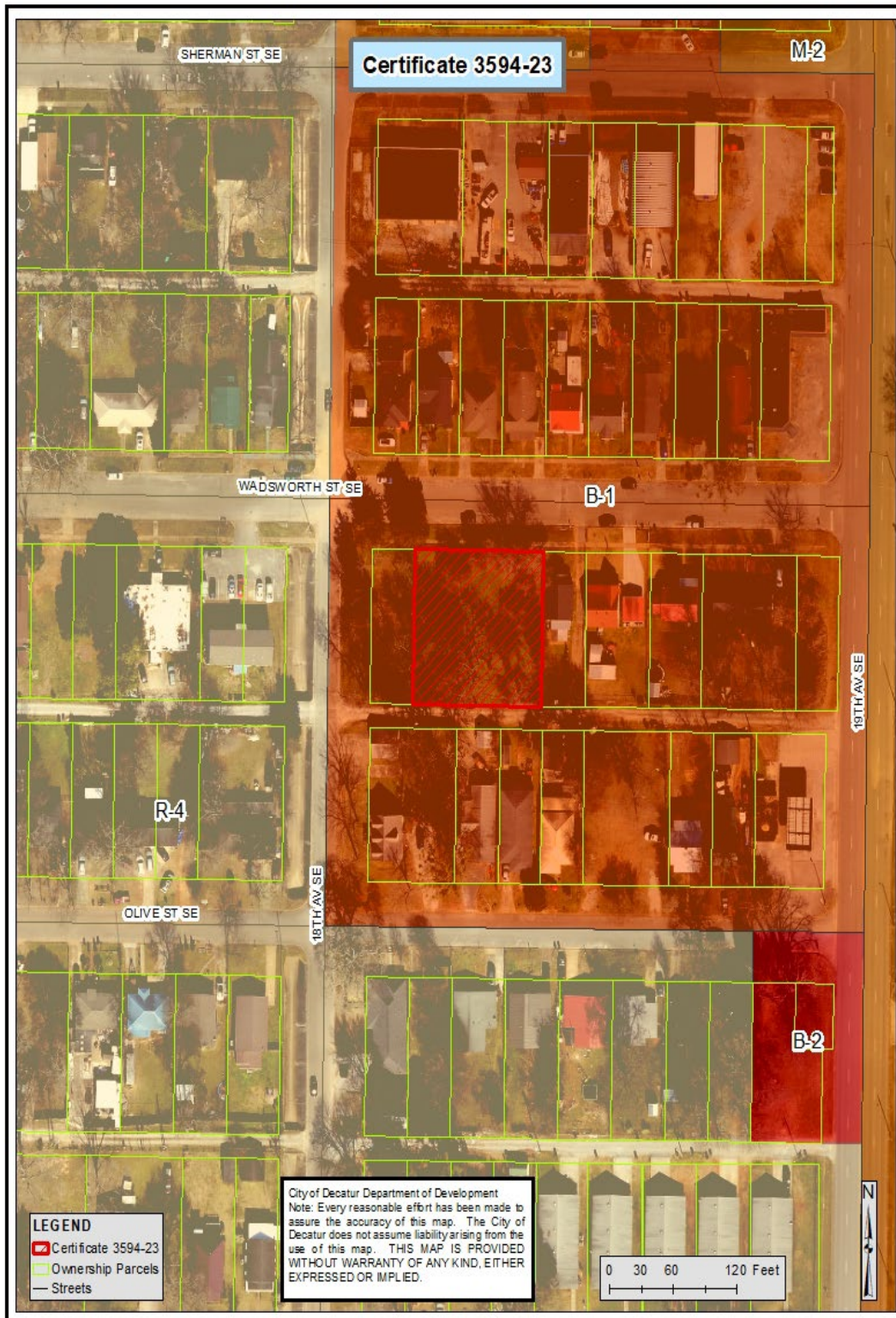
1. Need three State Plane coordinates

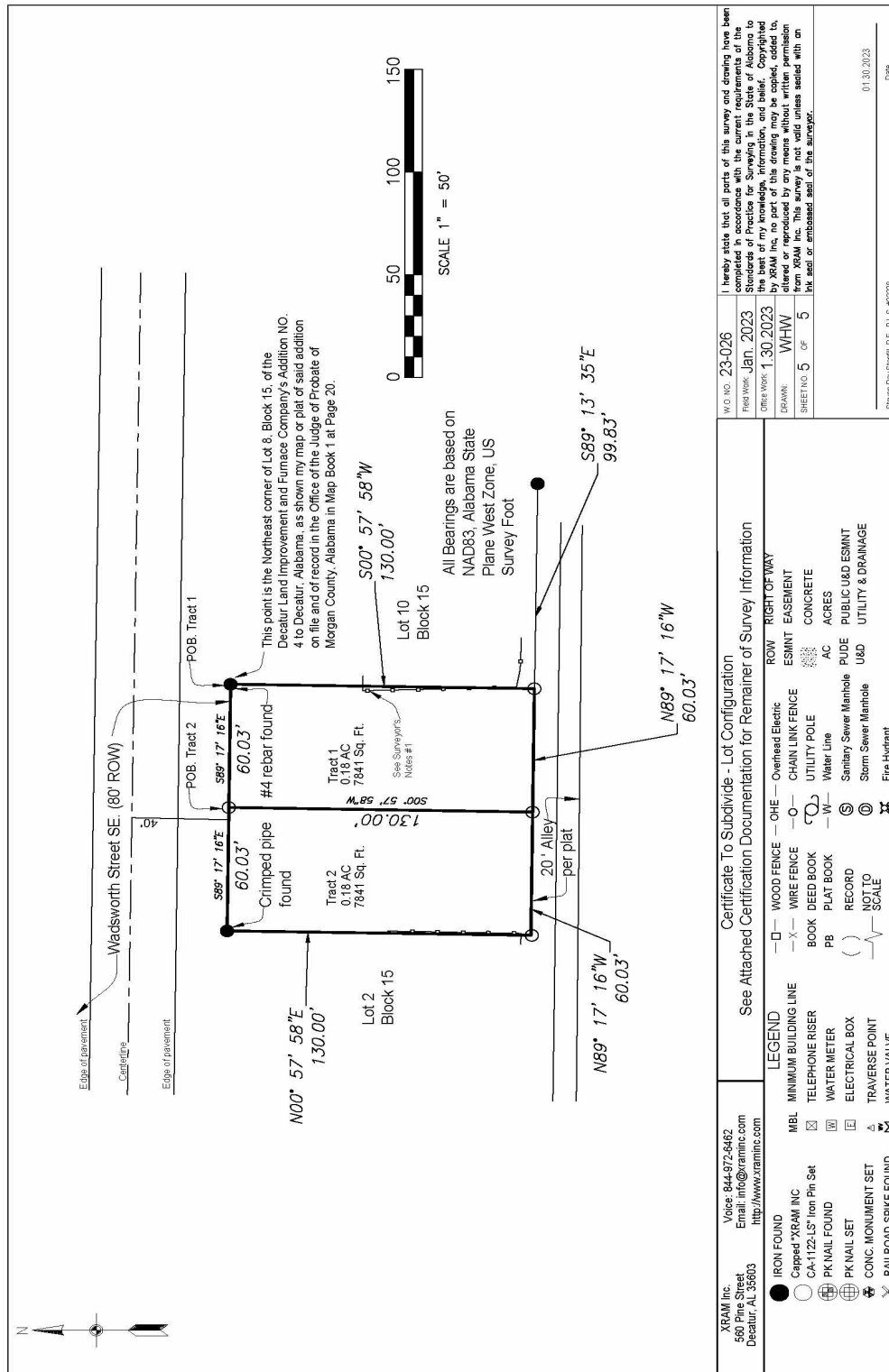
**Pt. of Info:**

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

R-4 use on appeal variance granted by BOZA on 1/31/2023







**SITE PLANS**

**FILE NAME OR NUMBER:** Site Plan 651-23

**ACRES:** 0.65

**CURRENT ZONE:** M-1 (Light Industry District)

**APPLICANT:** Pugh Wright McAnally for Brandon & Danny Betterton

**LOCATION AND OR PROPERTY ADDRESS:** 3329 Central Ave. SW

**REQUEST:** Approve Site Plan

**PROPOSED LAND USE:** Commercial

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

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

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

1. Building encroaches into required 25 foot setback from Central Ave ROW – Clear encroachment by moving building back or acquiring a variance from BOZA
2. Proposed parking lot extending into Central Ave ROW will require City Council and BOZA approval

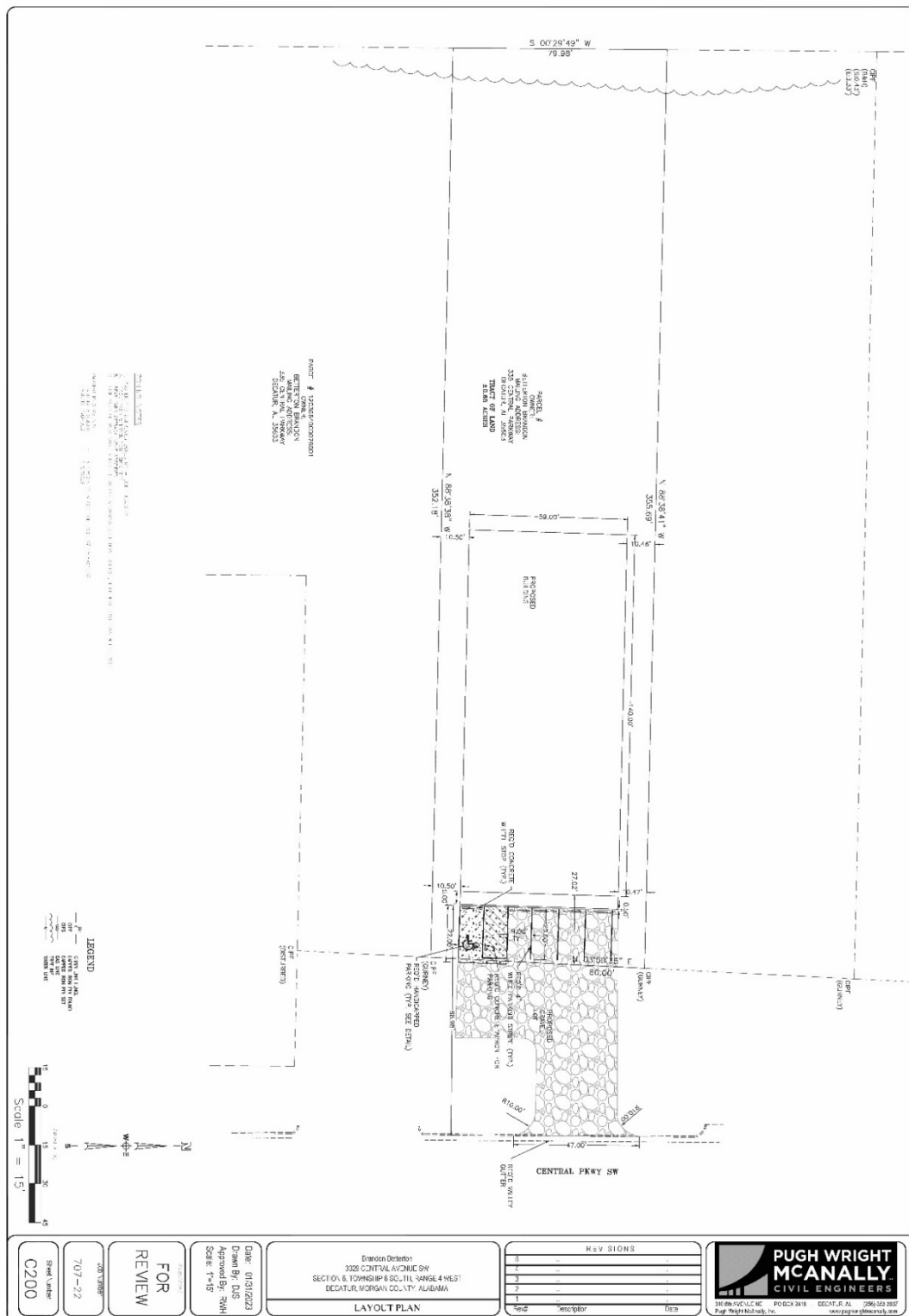
**Pt. of Info:**

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

No sewer available on lot







**FINAL PLAT**

**FILE NAME OR NUMBER:** Hollon Meadow – Final Plat

**ACRES:** 27.71

**CURRENT ZONE:** R-5 (Single-Family Patio Homes) & R-6 (Single-Family Semi-Attached)

**APPLICANT:** Pugh Wright McAnally for Davidson Homes, LLC

**LOCATION AND OR PROPERTY ADDRESS:** 3411 Deere Rd. SE

**REQUEST:** Approve Final Plat

**PROPOSED LAND USE:** Residential

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

**ONE DECATUR STREET TYPOLOGY:** Deere Rd. SE is a Local Street

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

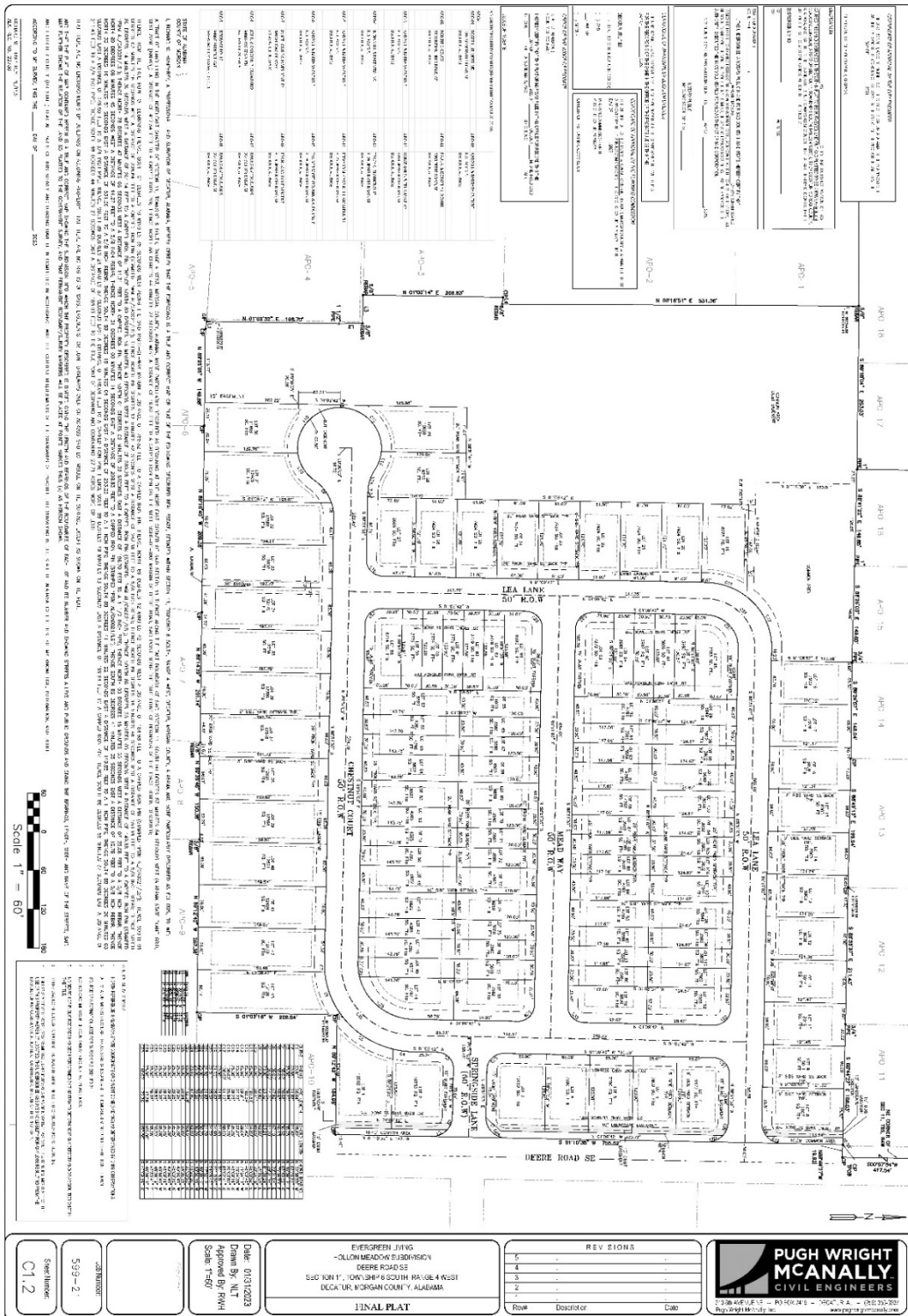
1. Need recording fee
2. Need signed and sealed plat
3. Need Title Opinion

**Pt. of Info:**

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







**END CONSENT AGENDA****OTHER BUSINESS****2023 ONE DECATUR UPDATE****Resolution 005-23**

## 2023 One Decatur Update

Planning Commission to review and accept the 2023 One Decatur Update as presented by the Planning Department on Tuesday, February 21, 2023.