

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 Waye, 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,	14-17
	Stratford Place Addition 1	

CONSENT AGENDA			
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Pugh Wright McAnally for Richard Coots	18-21		
Pught Wright McAnally for Vijaya Bandaru	22-25		
XRAM for Maria Hernandez & Martin Martinez	26-29		
	PAGE NO.		
Pugh Wright McAnally for Brandon & Danny Betterton	30-33		
Hollon Meadow	PAGE NO. 34-37		
	Pugh Wright McAnally for Richard Coots Pught Wright McAnally for Vijaya Bandaru XRAM for Maria Hernandez & Martin Martinez Pugh Wright McAnally for Brandon & Danny Betterton		

OTHER BUSINESS

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

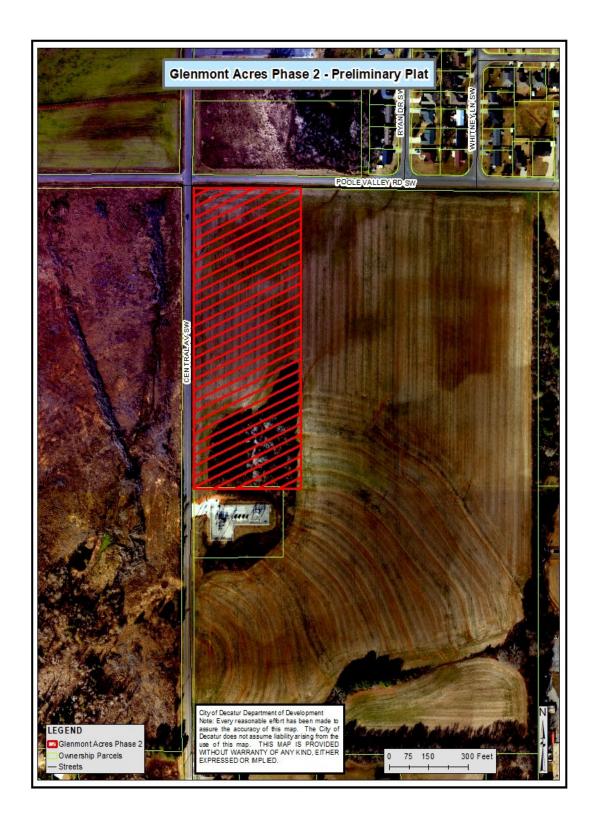
ONE DECATUR STREET TYPOLOGY: Central Ave. SW is a Minor Arterial

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

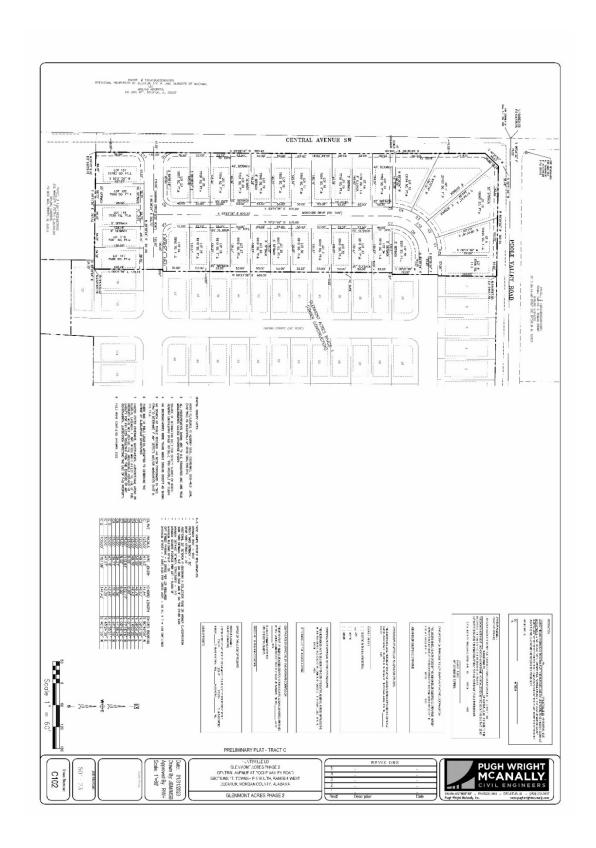
Conditions to be met:

- 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:







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

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

Conditions to be met:

- 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:

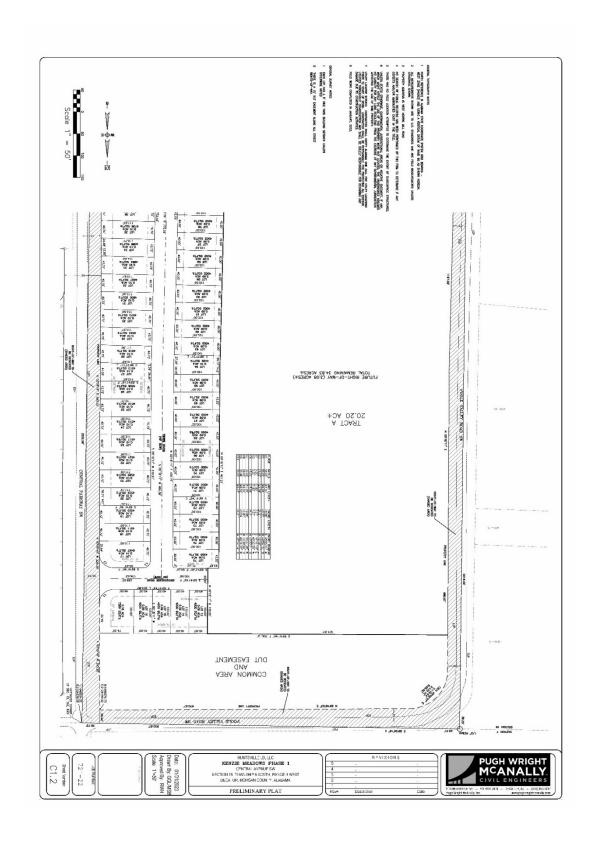
Any relocation of utilities will be at the owner's expense

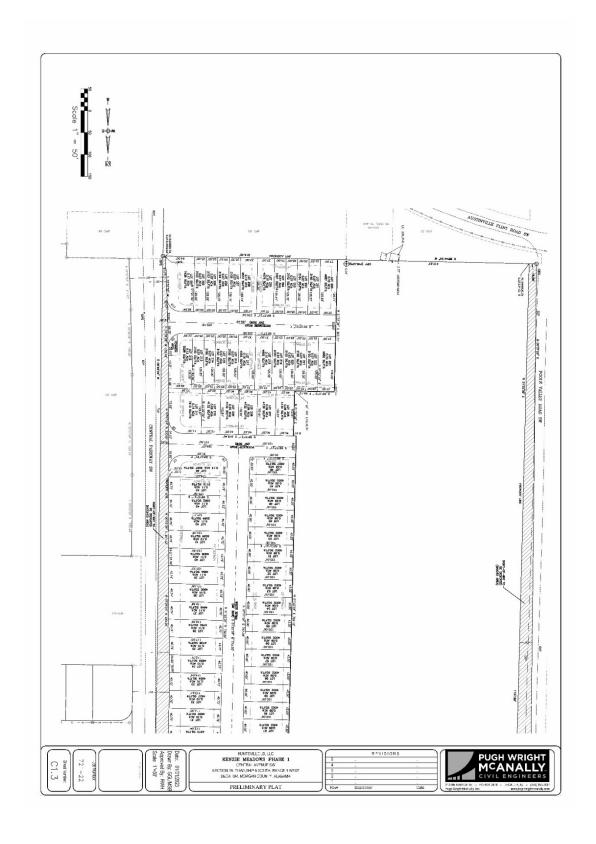
PRD-7 zoning and master plan previously approved

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

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

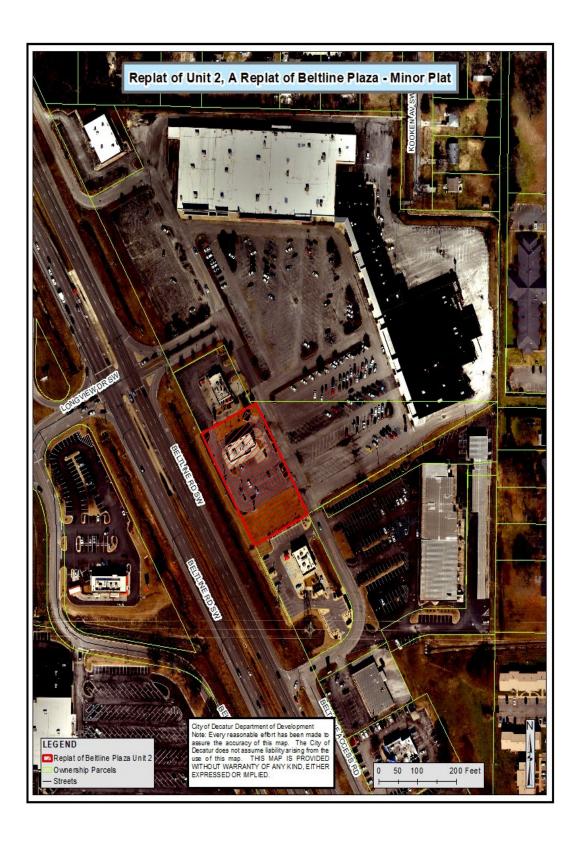
Conditions to be met:

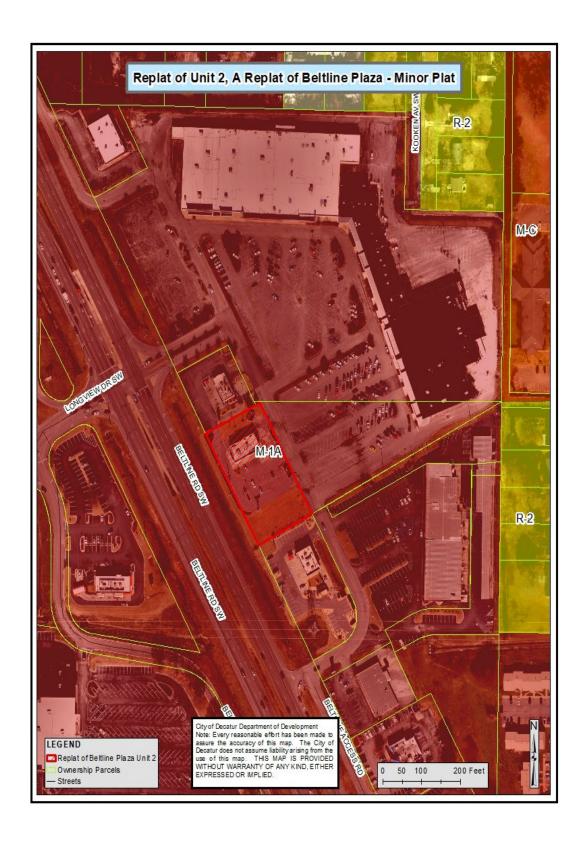
Recording Fees

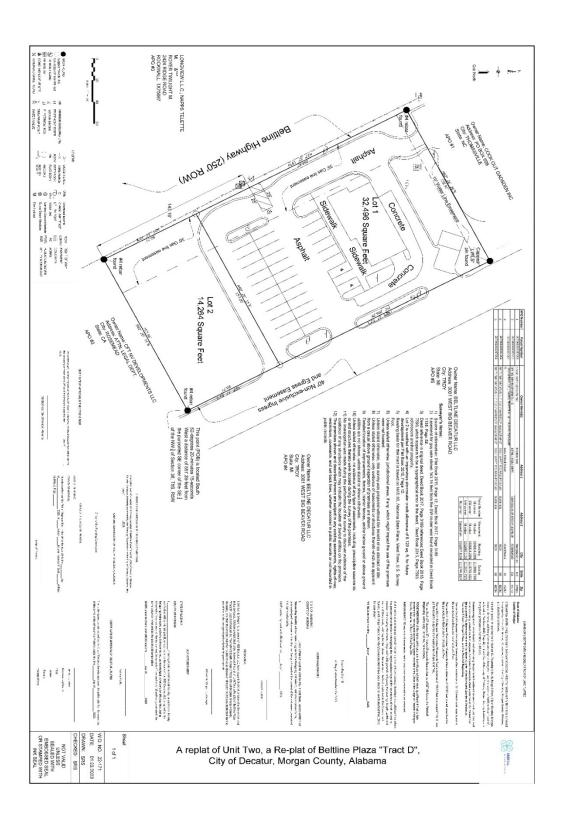
Pt. of Info:

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

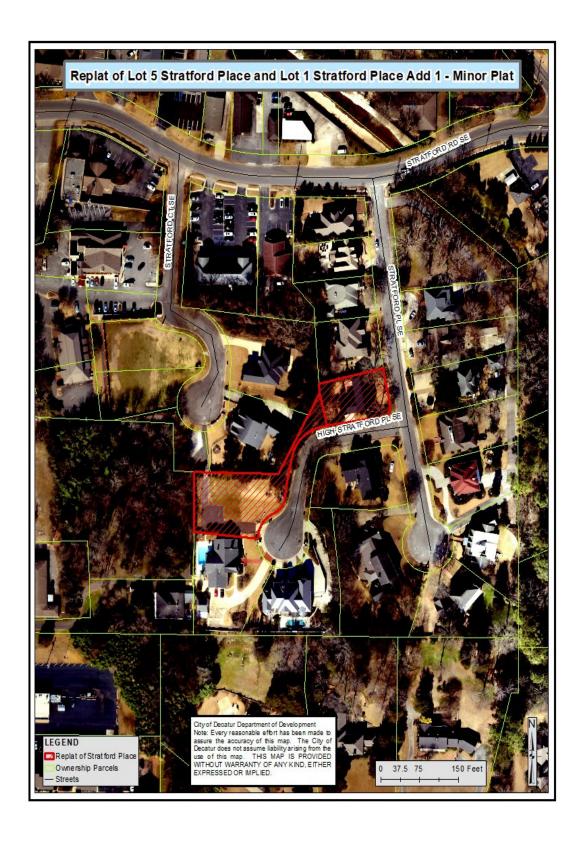
ONE DECATUR STREET TYPOLOGY: Stratford Pl. SE is a Local Street

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

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:





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SMOOTHERS OF THEIR LOCATION ATTEMPTED TO DETERMINE THE DOTTEN OF SERSONALE ADJACENT PROPERTY OWNER (APO) INFORMATION SHOWN WAS COMPILED FROM THE MORGAN COUNTY, ALABAMA TAX MAP WEB SITE ON NOVEMBER 3, 2022. UM,ESS SYRID OHERWISE, CONTRIBUTING, MERCONTRIVER, REGION RICCHTE, THE MEMORITE FAIR, MICH MICH THEFTET THE LES THE RESILITING FROM HE CONTRIBUTION FOR ANY LOSS RESILITING FROM HE CONTRIBUTION OF LAW CONTRIBUTION. all resuperings shown are to U.S. Standards and are field neasurements unless otherwise shown NOMIN REFERENCE IS ALABAMA STATE COOKDINATE ORG-WOST ZONE (NATIONAL) AS DETERMINED BY CHES ORSERVATIONS. 17668 17768 17745 17745 17745 LOT 1 0.42 Ac± EGIDE PAUL HARDY, BLIS DE DAVA DAVITARON MORRES FELLA R. B. RETTON FORMAL LIPRY TO B. SHELLEY T. SLORE MALLIAN F. B. HARDA T. BLIPS MARKET BLIPS MAR 168.05 (P) 168.95 (N) 470-2 SPINDLE . APOCK 144 THICH STRATFORD PLACE, SE (50' ROW) CHANGES A PROPERTY OF PROPERTY OF A STATE OF THE STATE OF Charles Manager and Charles an 0.30 200 APO-05 A:39.27 R:25.00 NO CO 101 '4 4' 101 Mac 12 Date: JAN 2023 Drawn By: DDP Approved By: RWH Scale: 1"=20" 701-22 of 1

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

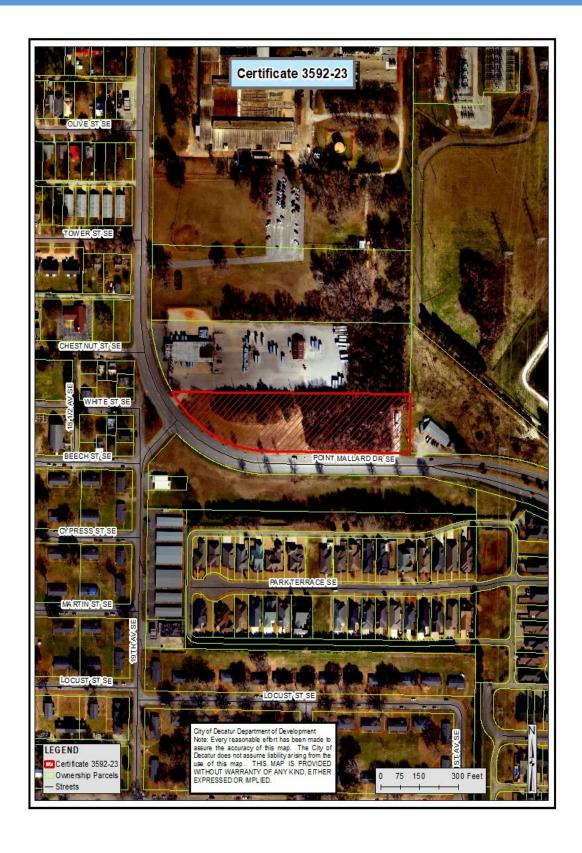
ONE DECATUR STREET TYPOLOGY: Point Mallard Dr. SE is a Minor Arterial

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

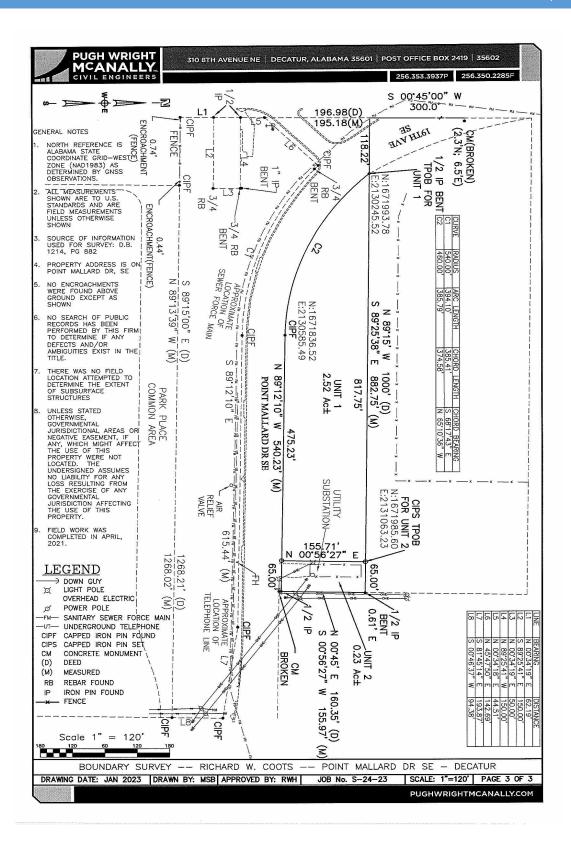
Conditions to be met:

1. Label Right of Way

Pt. of Info:







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 19th 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

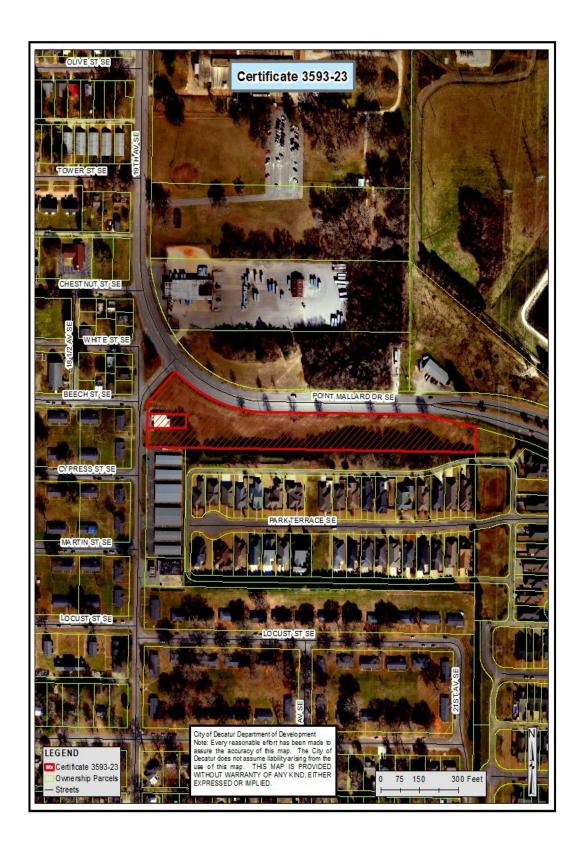
ONE DECATUR STREET TYPOLOGY: 19th Ave. SE is an Urban Collector

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

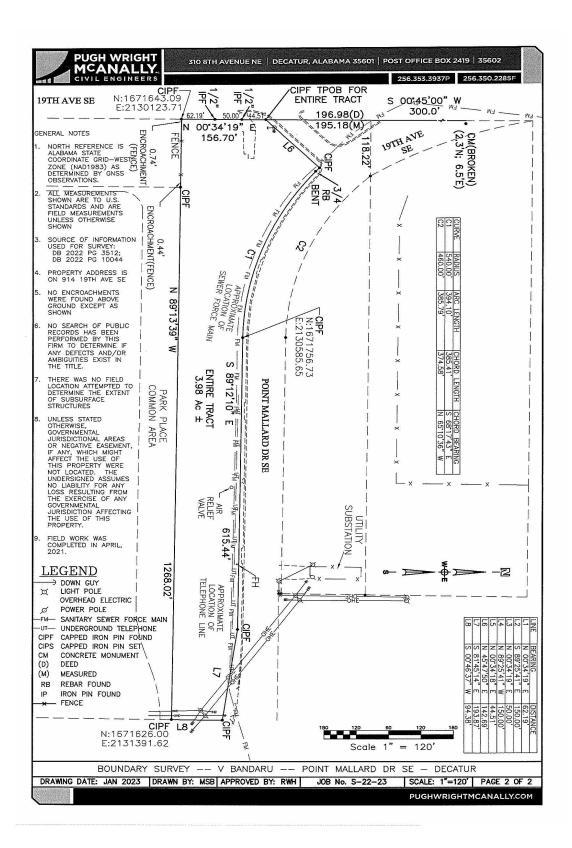
Conditions to be met:

1. Label Right of Way

Pt. of Info:







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

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

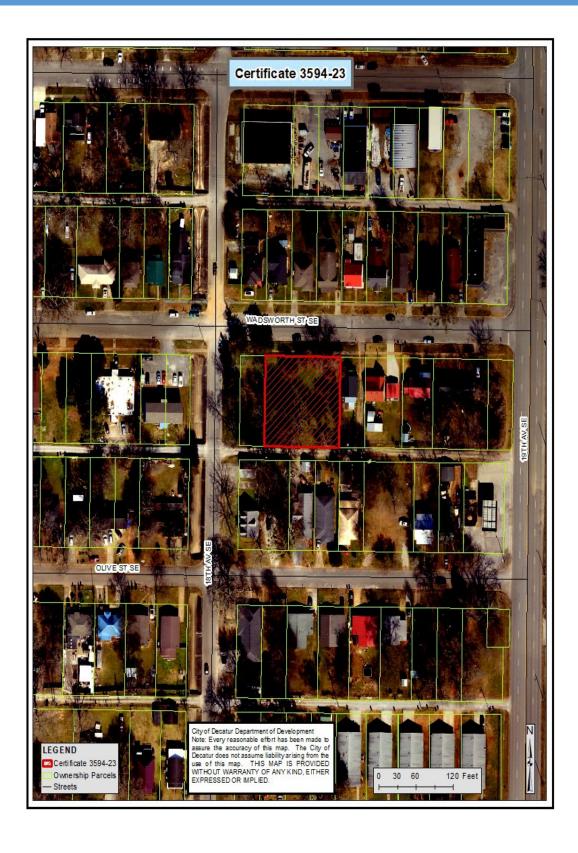
Conditions to be met:

1. Need three State Plane coordinates

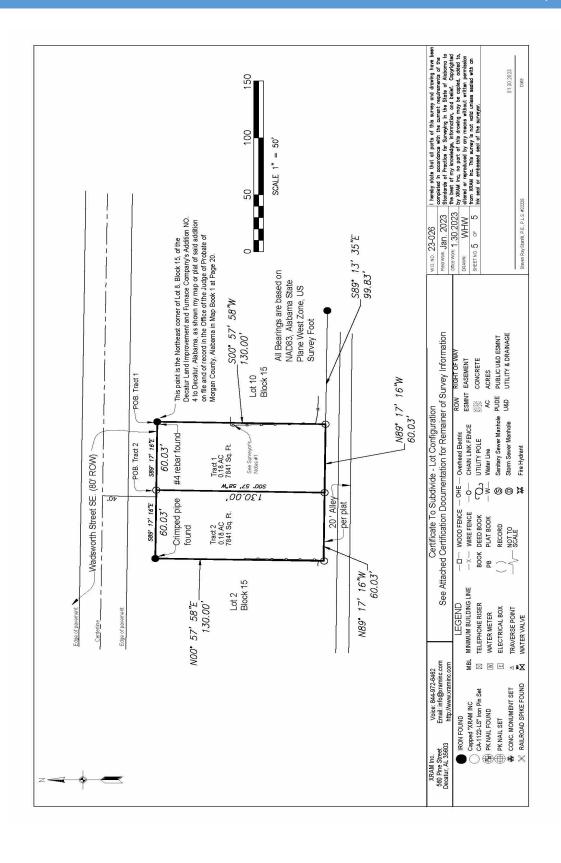
Pt. of Info:

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:

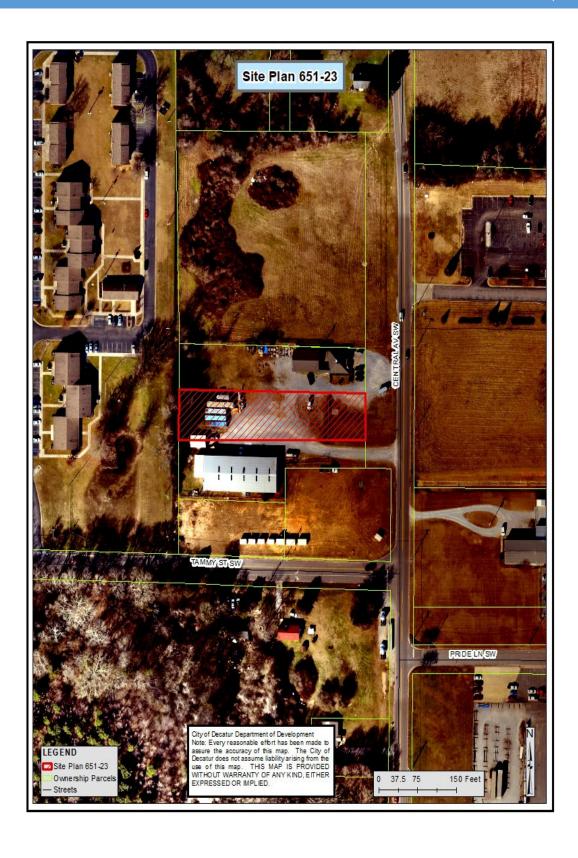
Conditions to be met:

- 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

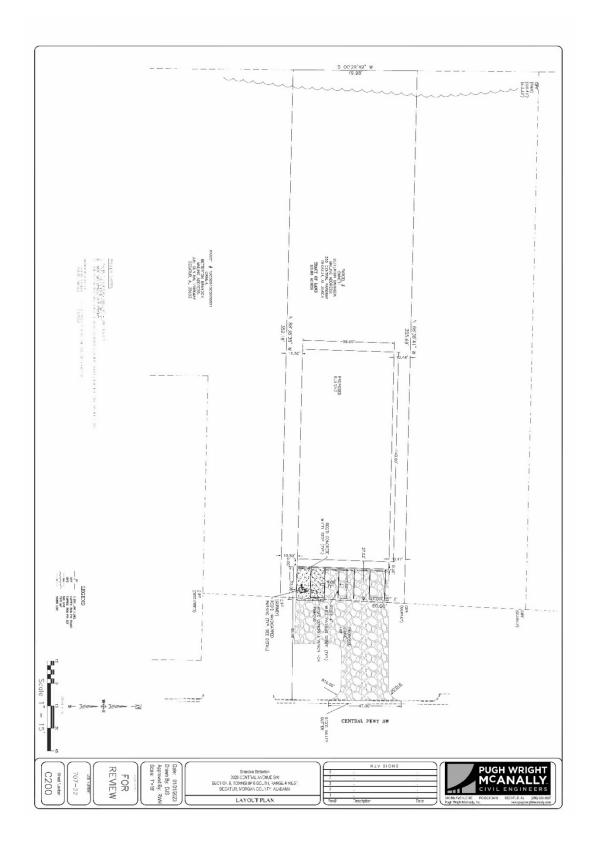
Pt. of Info:

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

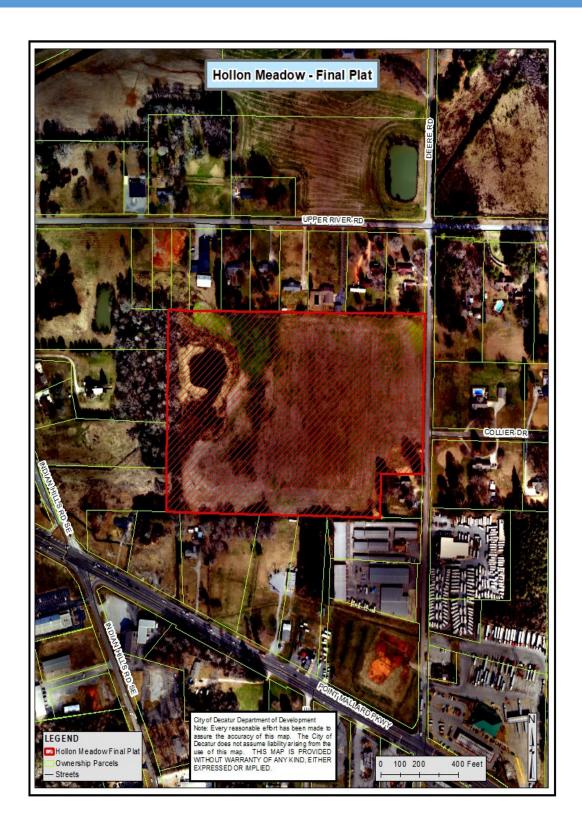
ONE DECATUR STREET TYPOLOGY: Deere Rd. SE is a Local Street

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

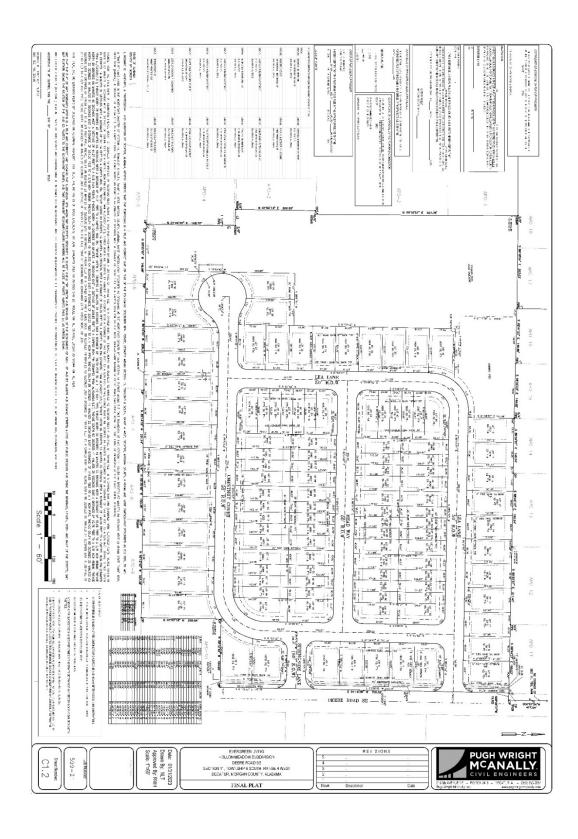
Conditions to be met:

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

Pt. of Info:







DECATUR PLANNING COMMISSION AGENDA	FEBRUARY 21, 2023
END CONSENT AGENDA	
END CONSENT AGENDA	
OTHER BUSINESS	
2023 ONE DECATUR UPDAT	E

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.