

MEMORANDUM

DATE: March 21st, 2023

TO: Planning Commissioners

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

PLANNING COMMISSION MEETING

March 21, 2023

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

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

Agenda Planning Commission

City of Decatur, AL

March 21st, 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 – February 2023

CONSENT AGENDA

CERTIFICATES

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| A. Certificate 3595-23 | Huntsville Land Company Inc for Maria Sandoval | 1-4 |
| B. Certificate 3596-23 | Lee Greene & Associates for Marks & Standridge | 5-8 |
| C. Certificate 3597-23 | Pugh Wright McAnally for Saroja Bandaru | 9-12 |
| D. Certificate 3598-23 | Pugh Wright McAnally for Land Services, LLC & Donnie Lane | 13-16 |

PLAT

PAGE NO.

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| A. Layout | Magnolia Landing | 17-20 |
| B. Final | Foxwood Subdivision Addition 3 | 21-24 |

OTHER BUSINESS

Vacation

PAGE NO.

A. Vacation 544-23

Pugh Wright McAnally for Brandon
& Danny Betterton

25-28

Bond Review

PAGE NO.

A. Morris Brothers Sewer Extension Bond Review

29-30

CONSENT AGENDA**Certificates**

FILE NAME OR NUMBER: Certificate 3595-23

ACRES: 1.7

CURRENT ZONE: AG-1 (Agricultural District)

APPLICANT: Huntsville Land Company, Inc. for Maria Sandoval

LOCATION AND OR PROPERTY ADDRESS: 806 Tammy St SW

REQUEST: Subdivide one parcel of 1.7 acres into two parcels of 0.79 & 0.91 acres

PROPOSED LAND USE: Residential

ONE DECATUR FUTURE LAND USE: Residential, low

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

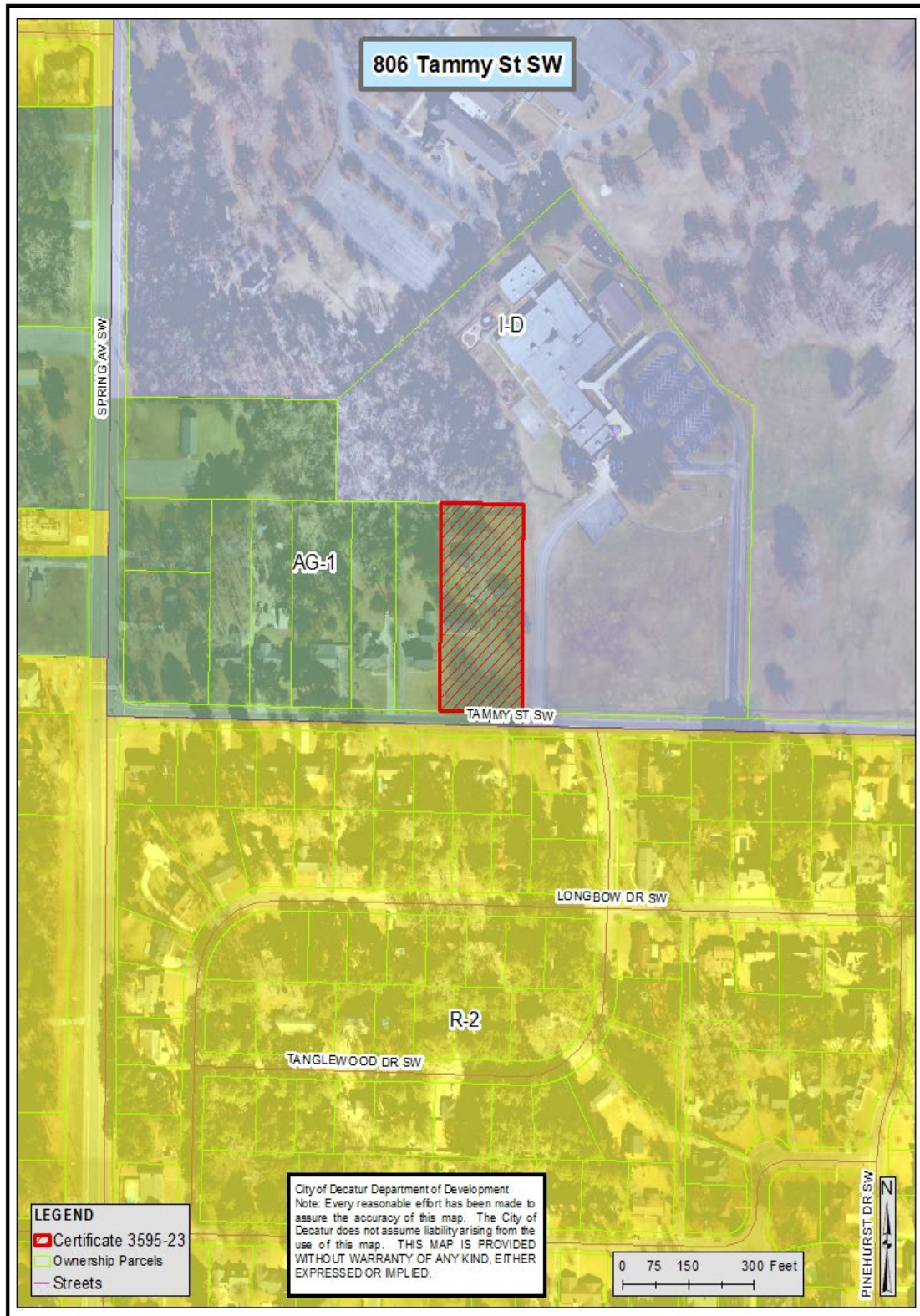
COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:**Conditions to be met:**

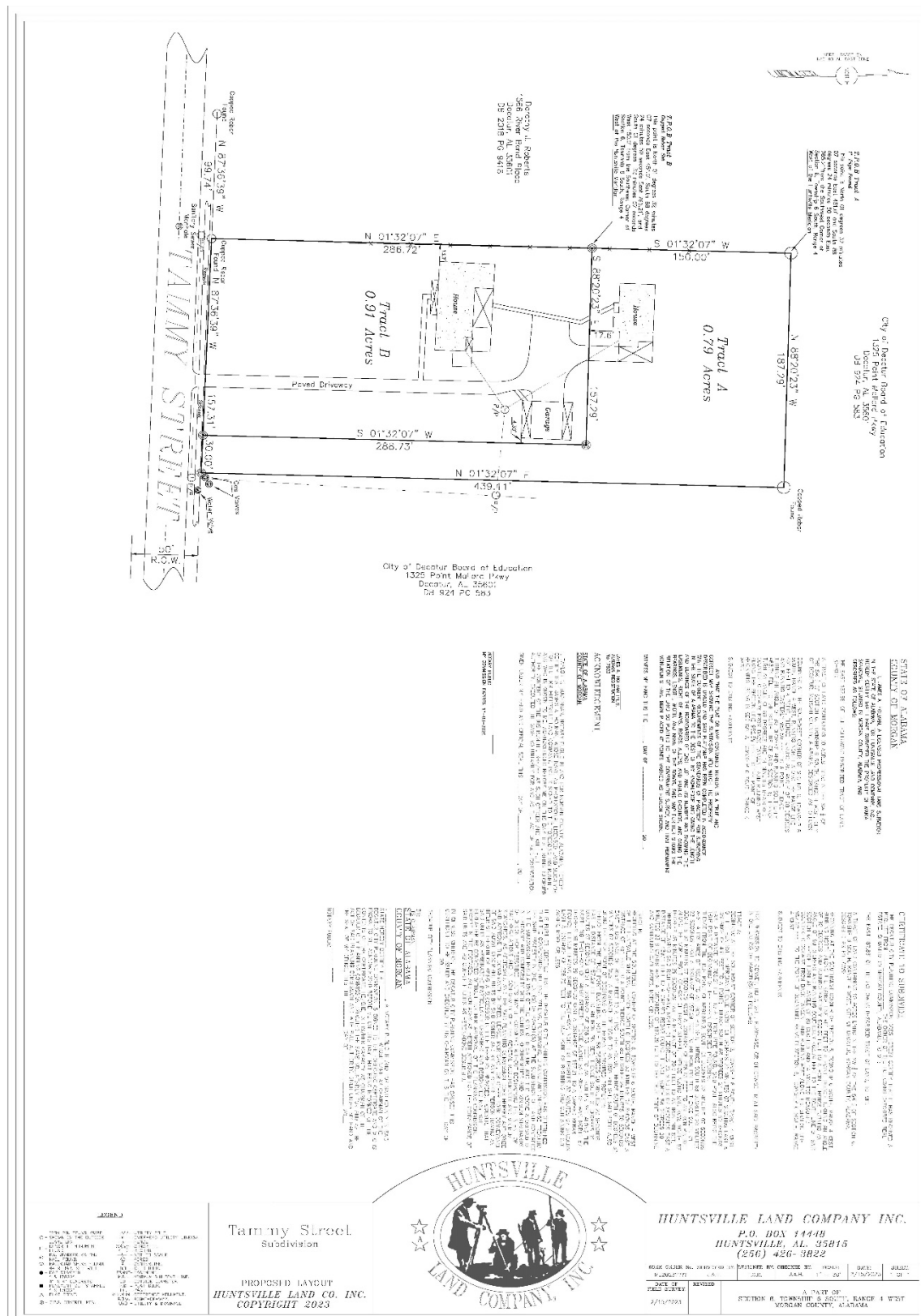
1. Need recording fees
2. Need signed & sealed survey

Pt. of Info:

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







FILE NAME OR NUMBER: Certificate 3596-23

ACRES: 1.88

CURRENT ZONE: R-2 (Residential District)

APPLICANT: Lee Greene & Associates for Marks & Standridge

LOCATION AND OR PROPERTY ADDRESS: 1921 Red Sunset Dr SW

REQUEST: Move lot lines between two existing parcels to create two new parcels of 1.55 & 0.33 acres

PROPOSED LAND USE: Residential

ONE DECATUR FUTURE LAND USE: Residential, low

ONE DECATUR STREET TYPOLOGY: Red Sunset Dr SW is a Local Street

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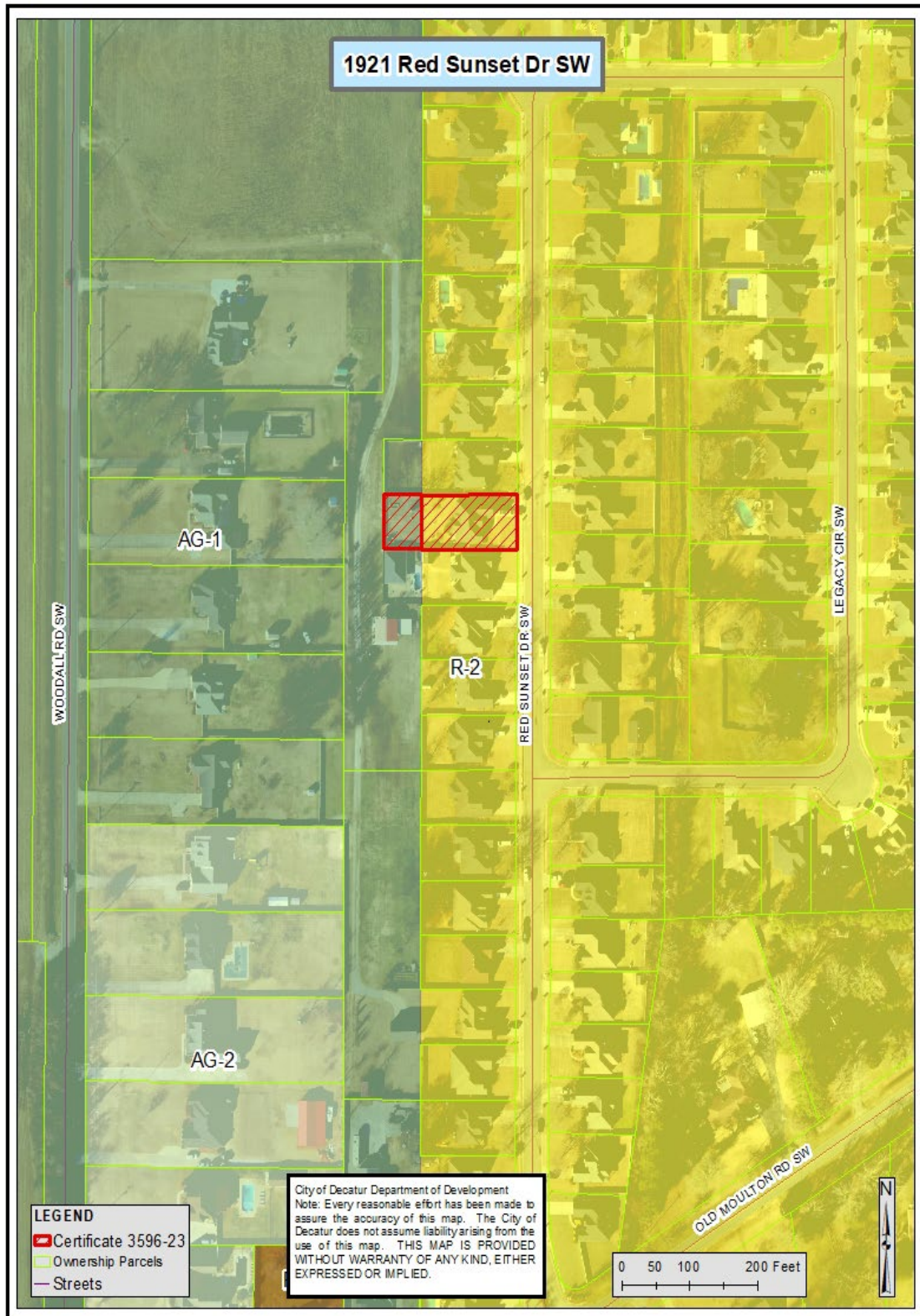
Conditions to be met:

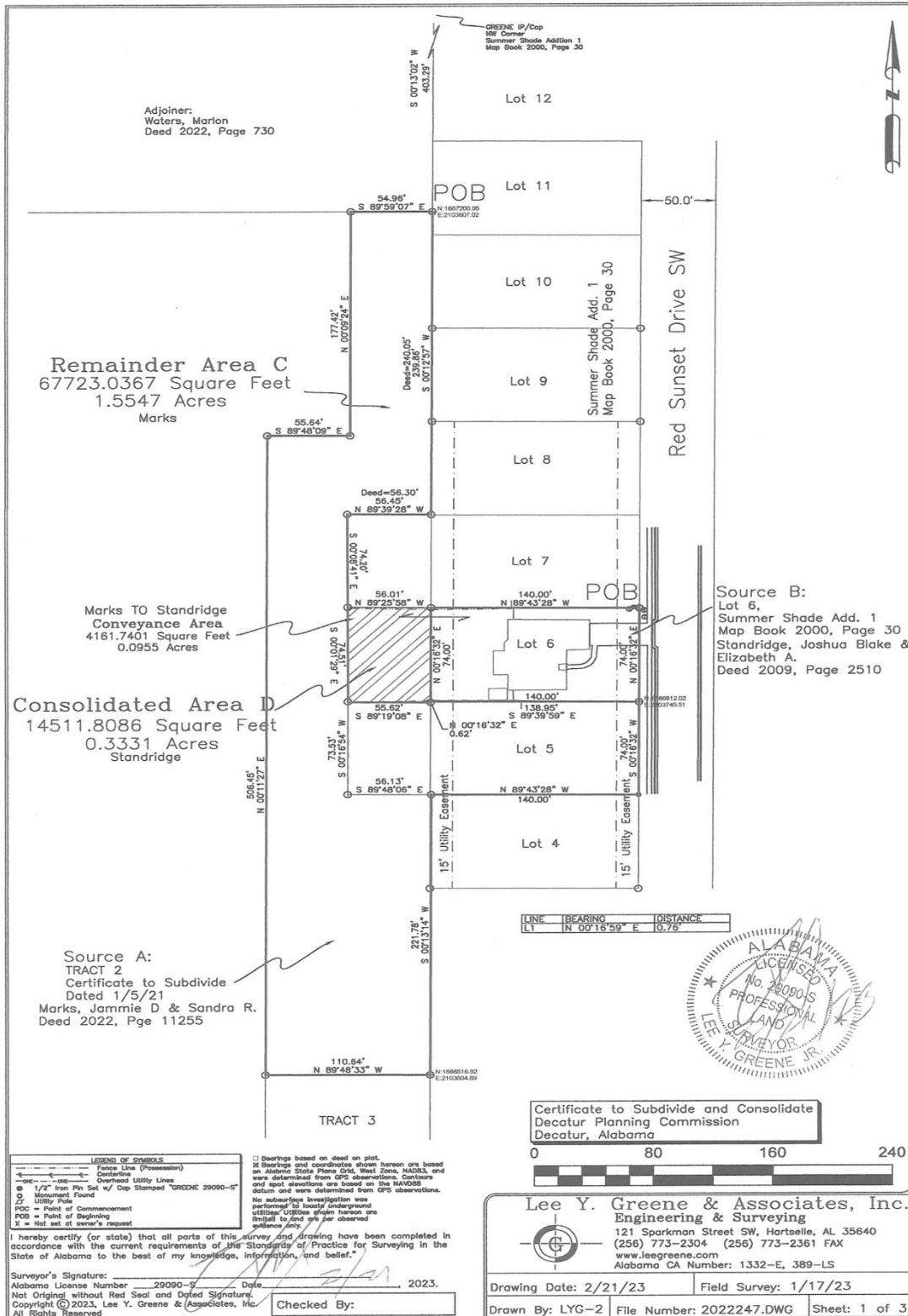
1. Need recording fee
2. Need additional request letter for Standridge

Pt. of Info:

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







FILE NAME OR NUMBER: Certificate 3597-23

ACRES: 3.98

CURRENT ZONE: M-2 (General Industry)

APPLICANT: Pugh Wright McAnally for Saroja Bandaru

LOCATION AND OR PROPERTY ADDRESS: 914 19th Ave SE

REQUEST: Subdivide one parcel of 3.99 acres into two parcels of 1.72 & 2.27 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:
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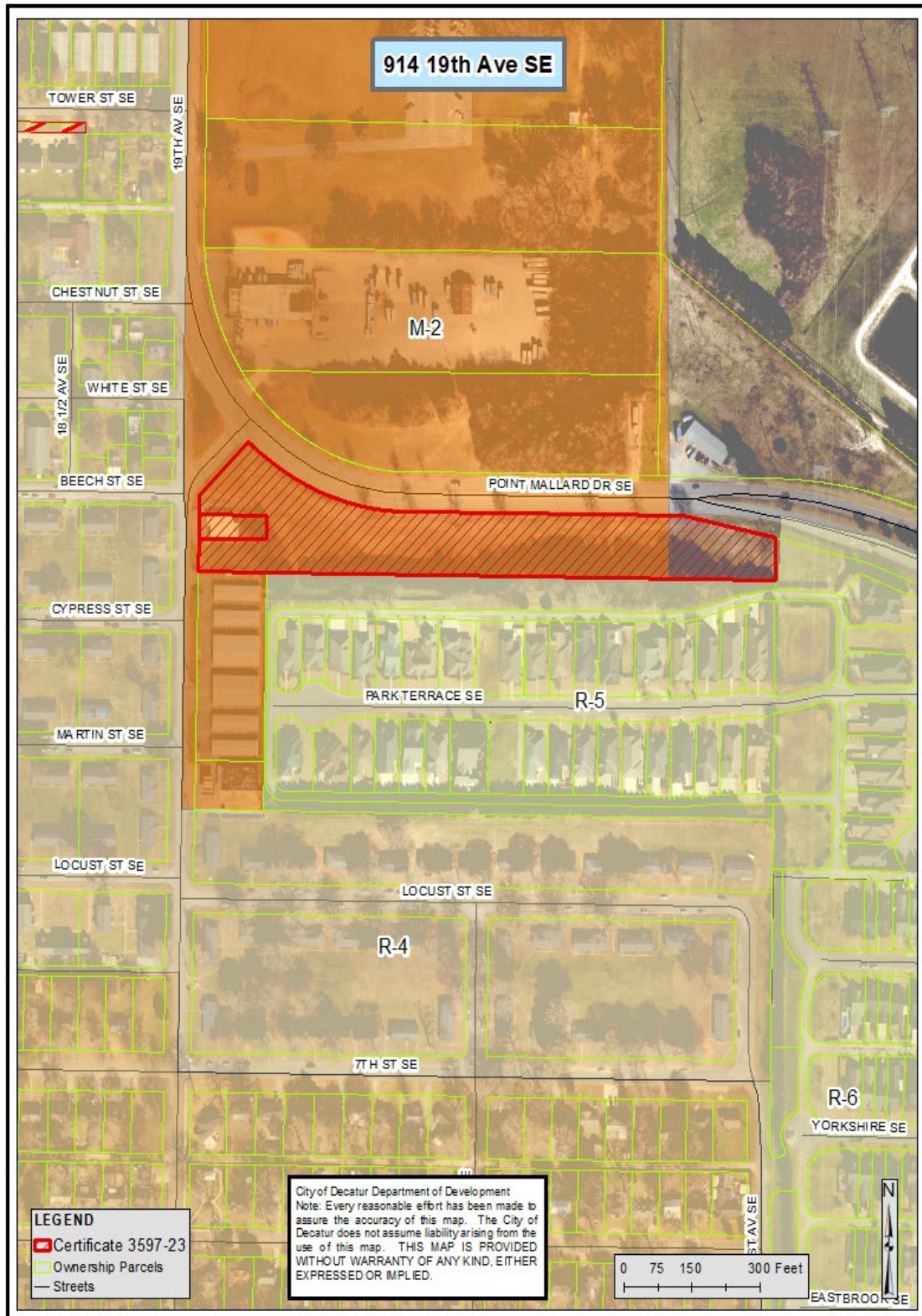
Conditions to be met:

1. Need application & recording fees
2. Sewer will need to be extended to serve Unit 2

Pt. of Info:

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







FILE NAME OR NUMBER: Certificate 3598-23

ACRES: 31

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

APPLICANT: Pugh Wright McAnally for Land Services, LLC & Donnie Lane

LOCATION AND OR PROPERTY ADDRESS: 2919 Sims St SW

REQUEST: Move lot lines between two parcels totaling 31 acres to create two parcels of 29.93 & 1.07 acres

PROPOSED LAND USE: Commercial

ONE DECATUR FUTURE LAND USE: Major Institution/Civic

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:

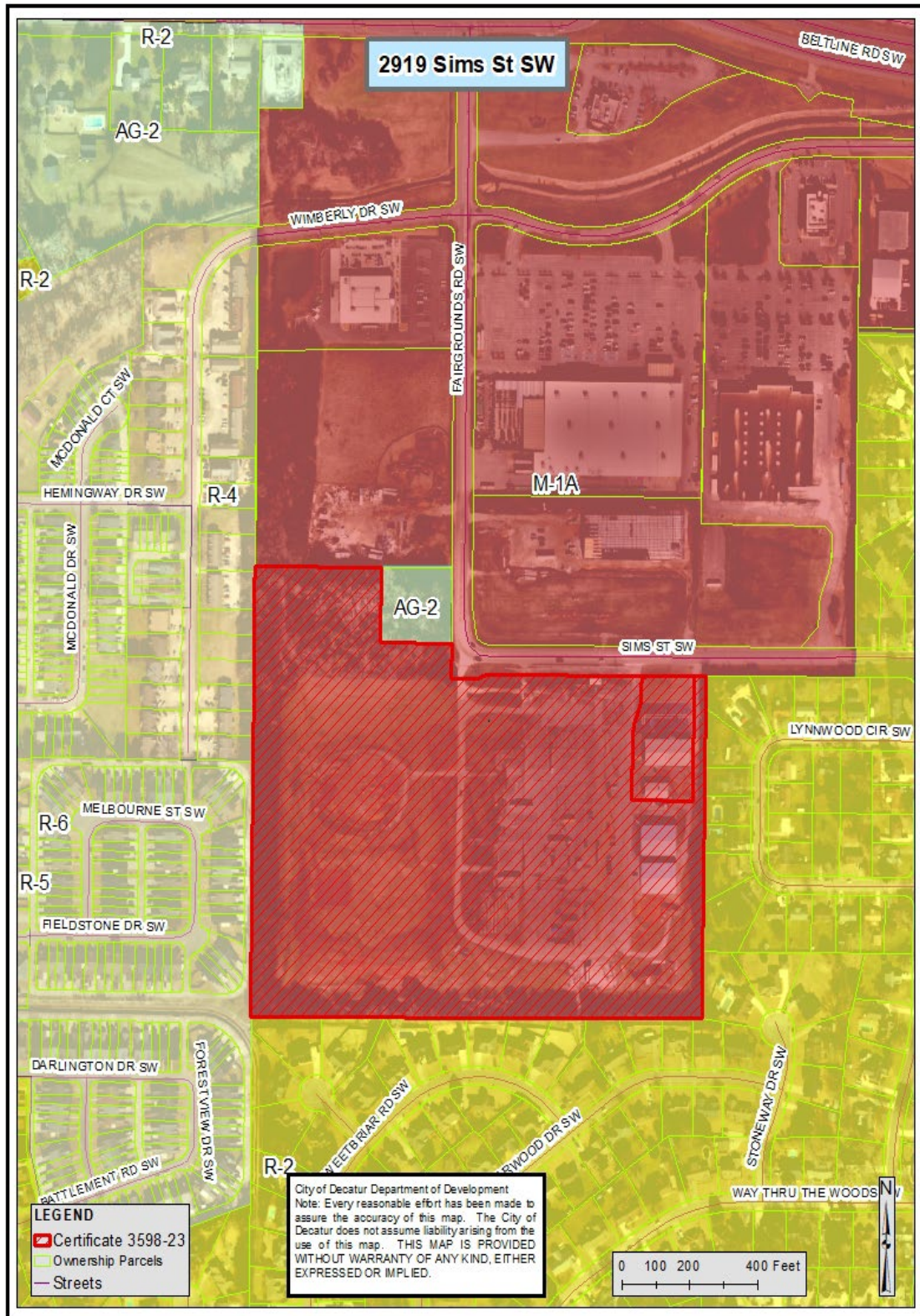
1. Need application and recording fees
2. Need request letter from both owners
3. Need copy of deed from both owners
4. Need signed & sealed survey

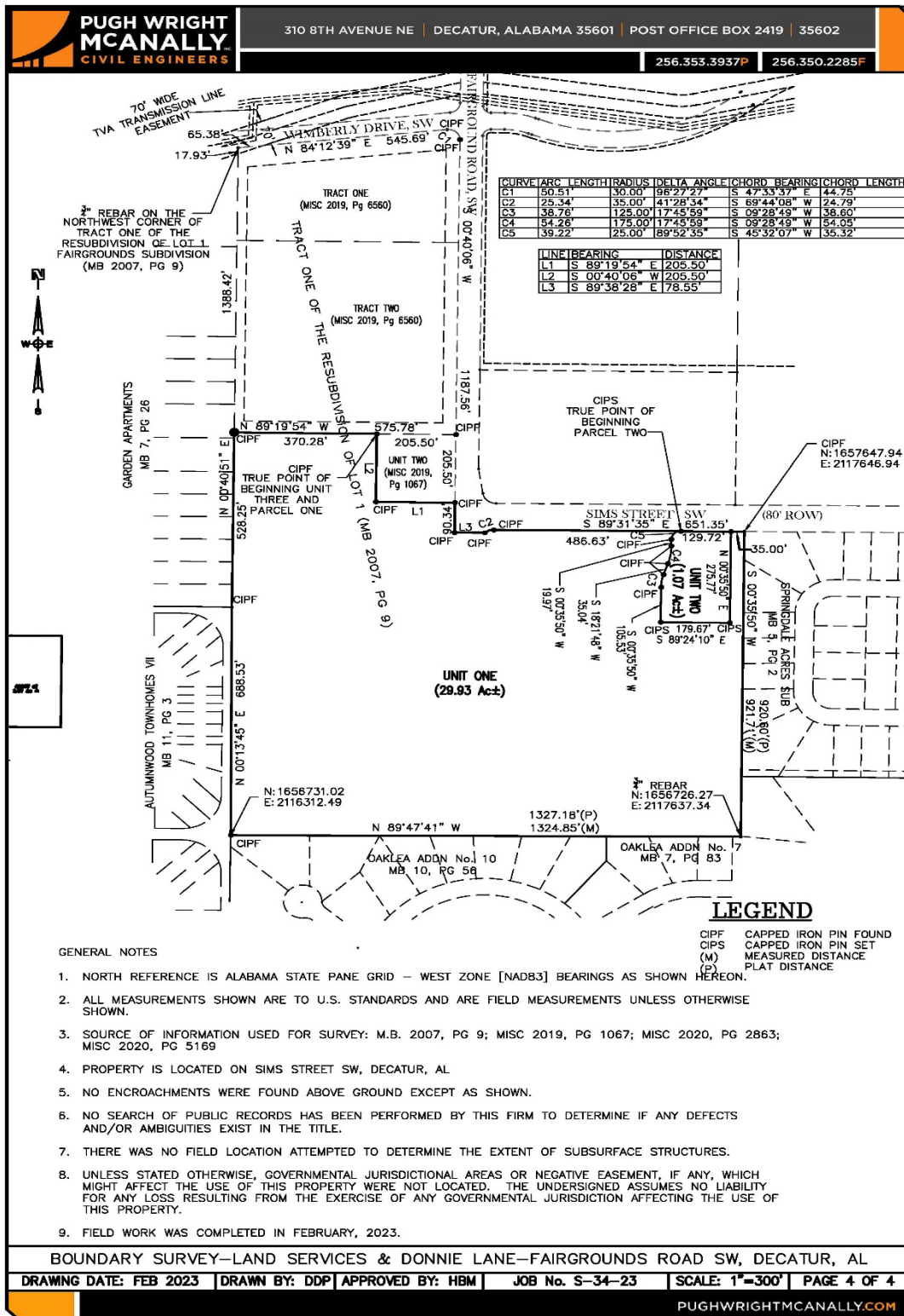
Pt. of Info:

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

Easement for providing utilities is included in this certificate







Plats

FILE NAME OR NUMBER: Layout Plat-Magnolia Landing

ACRES: 3.97

CURRENT ZONE: R-6 (Single-family semi-attached townhomes)

APPLICANT: Pugh Wright McAnally for Magnolia Landing, LLC

LOCATION AND OR PROPERTY ADDRESS: 502 Clark St SW

REQUEST: Approve layout plat

PROPOSED LAND USE: Residential

ONE DECATUR FUTURE LAND USE: Core Neighborhood

ONE DECATUR STREET TYPOLOGY: Clark St SW is a Local Street

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

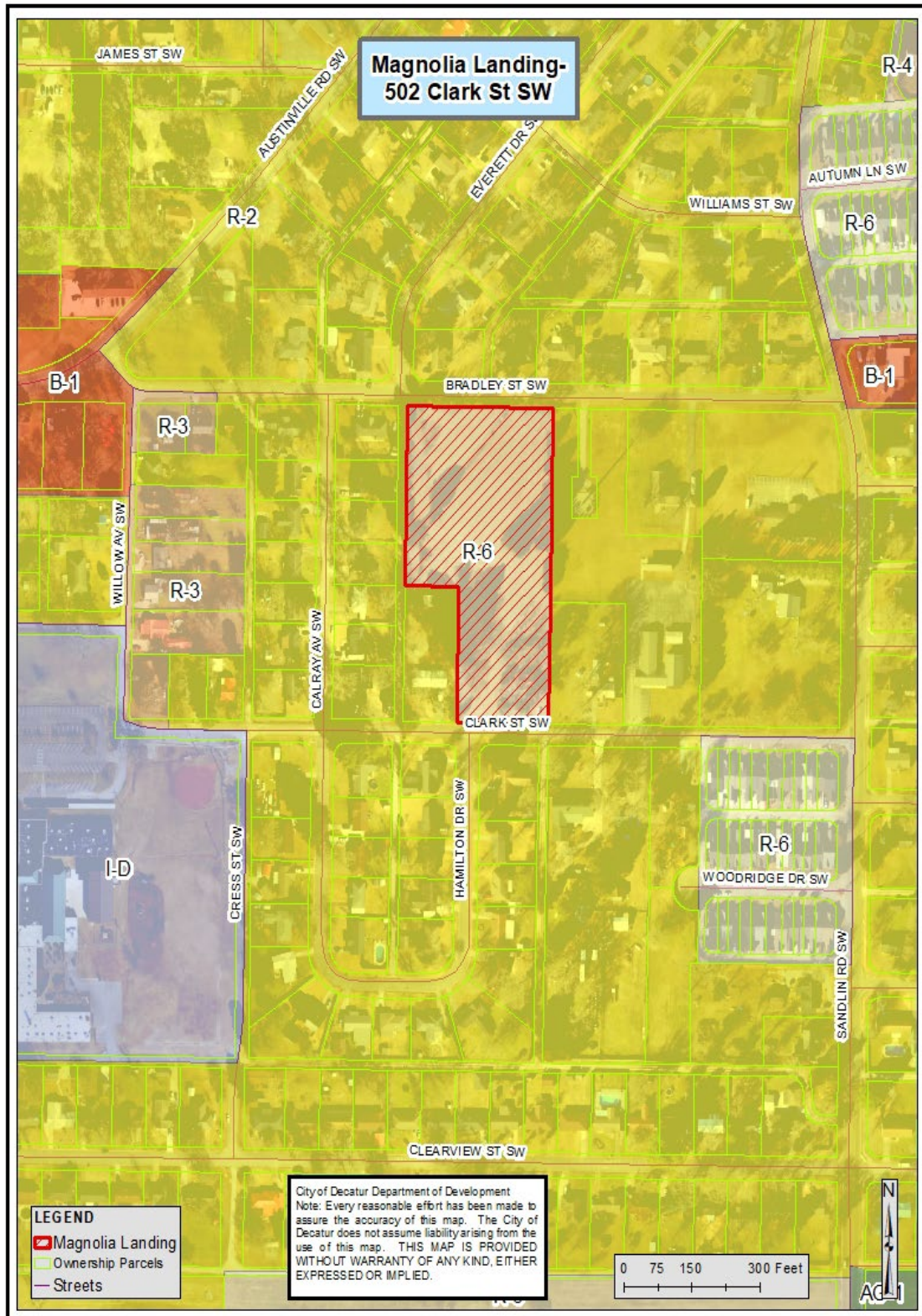
1. Align proposed street with Hamilton Drive
2. Lots on ends will need 20 foot setbacks from adjoining streets

Pt. of Info:

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

Engineering Department recommends an alley be provided along the east property boundary







FILE NAME OR NUMBER: Foxwood Subdivision Addition3-Final Plat

ACRES: 10.02

CURRENT ZONE: R-3 (Residential District)

APPLICANT: Pugh Wright McAnally for Arthur Steber

LOCATION AND OR PROPERTY ADDRESS: 4403 Foxwood Dr SE

REQUEST: Approve final plat

PROPOSED LAND USE: Residential

ONE DECATUR FUTURE LAND USE: Residential, low

ONE DECATUR STREET TYPOLOGY: Foxwood Dr SE is a Local Street

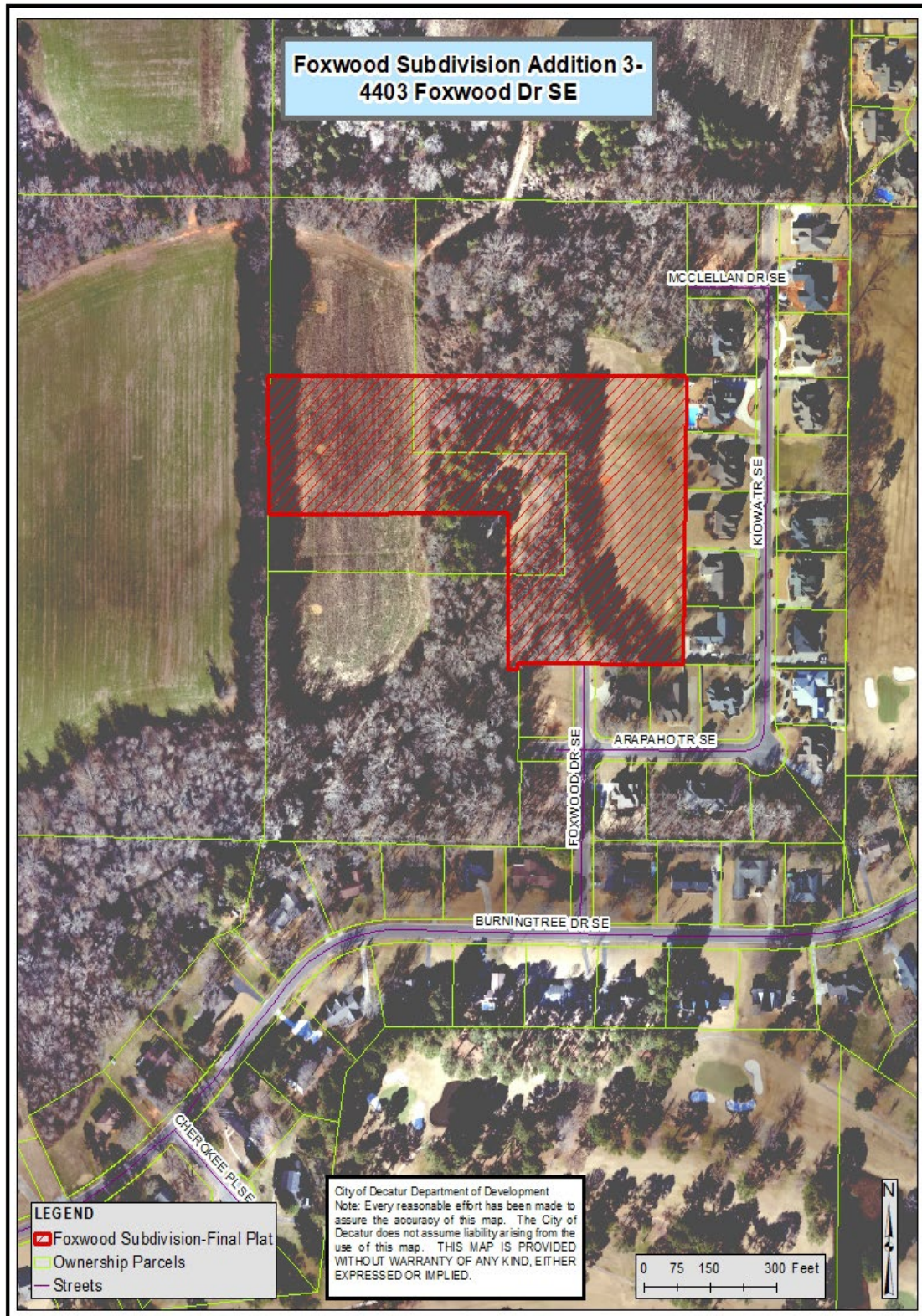
COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:
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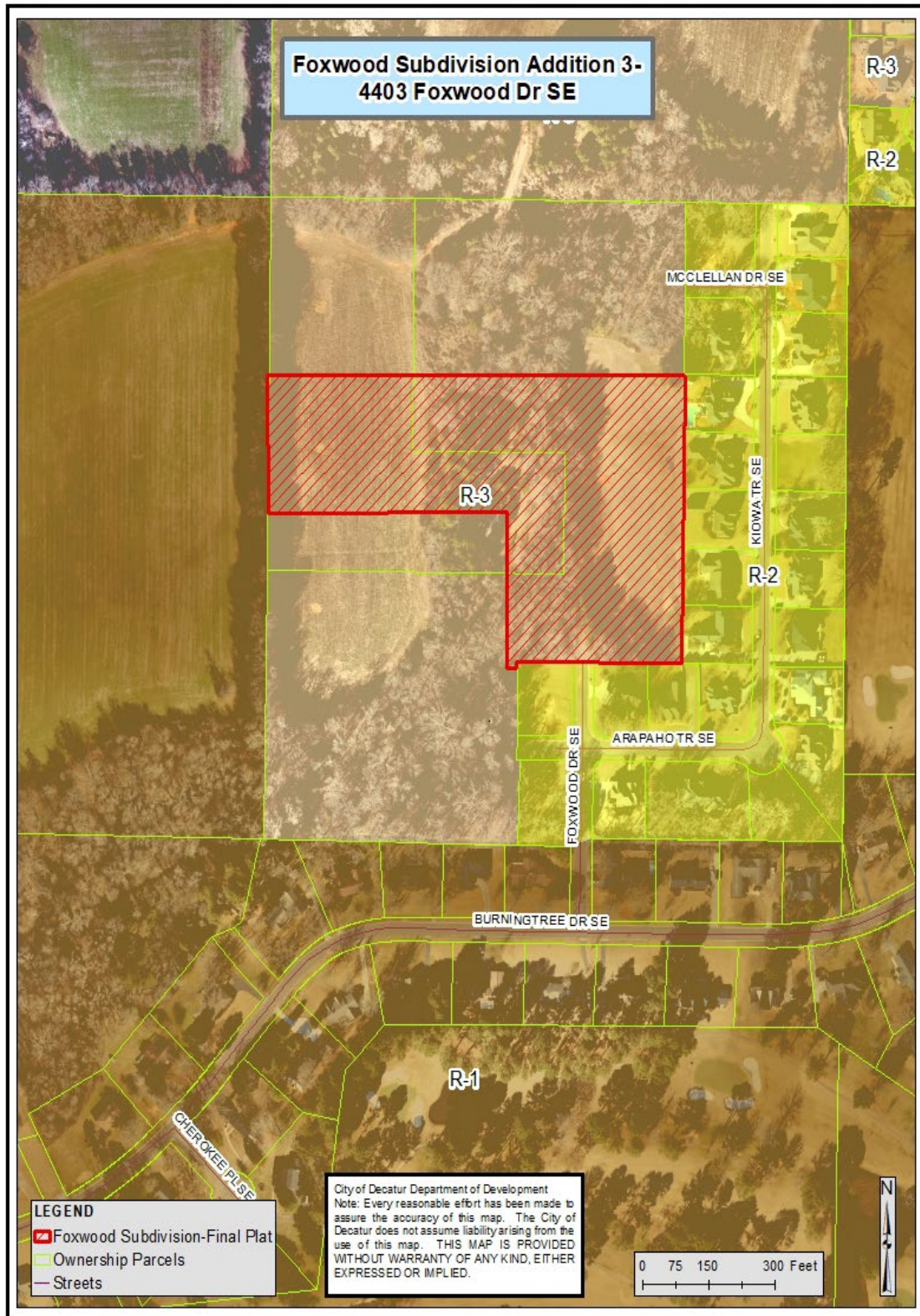
Conditions to be met

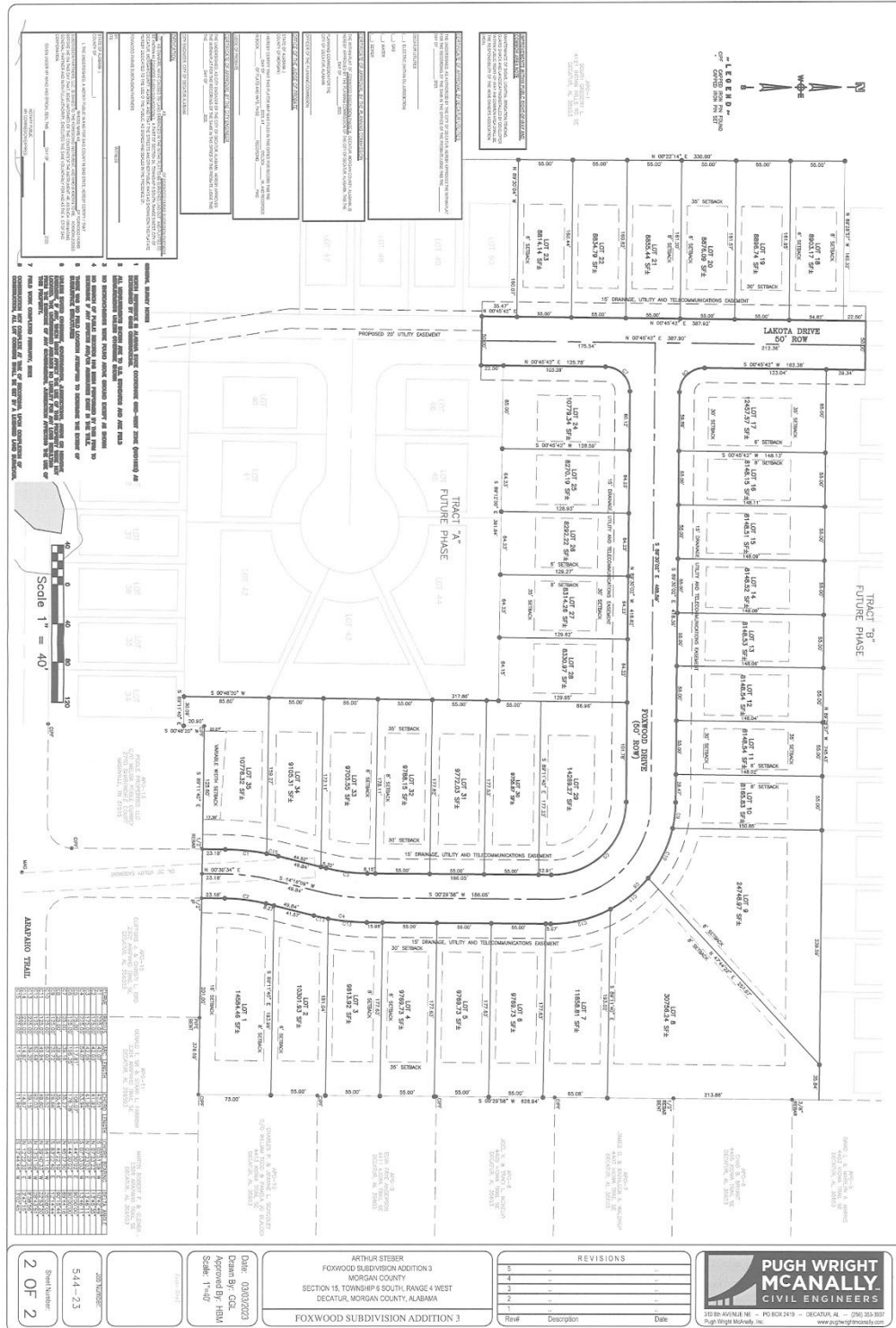
1. Need recording fee
2. Need signed & sealed final plat
3. Need legal description
4. Need bond for unfinished improvements
5. Need title opinion

Pt. of Info:

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







END CONSENT AGENDA**OTHER BUSINESS**

FILE NAME OR NUMBER: Vacation 544-23

ACRES: 0.125

CURRENT ZONE: M-1 (Light Industry)

APPLICANT: Pugh Wright McAnally for Brandon & Danny Betterton

LOCATION AND OR PROPERTY ADDRESS: 3335 Central Ave SW

REQUEST: Approve vacation of right-of-way

PROPOSED LAND USE: Commercial

ONE DECATUR FUTURE LAND USE: Flex Employment Center

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

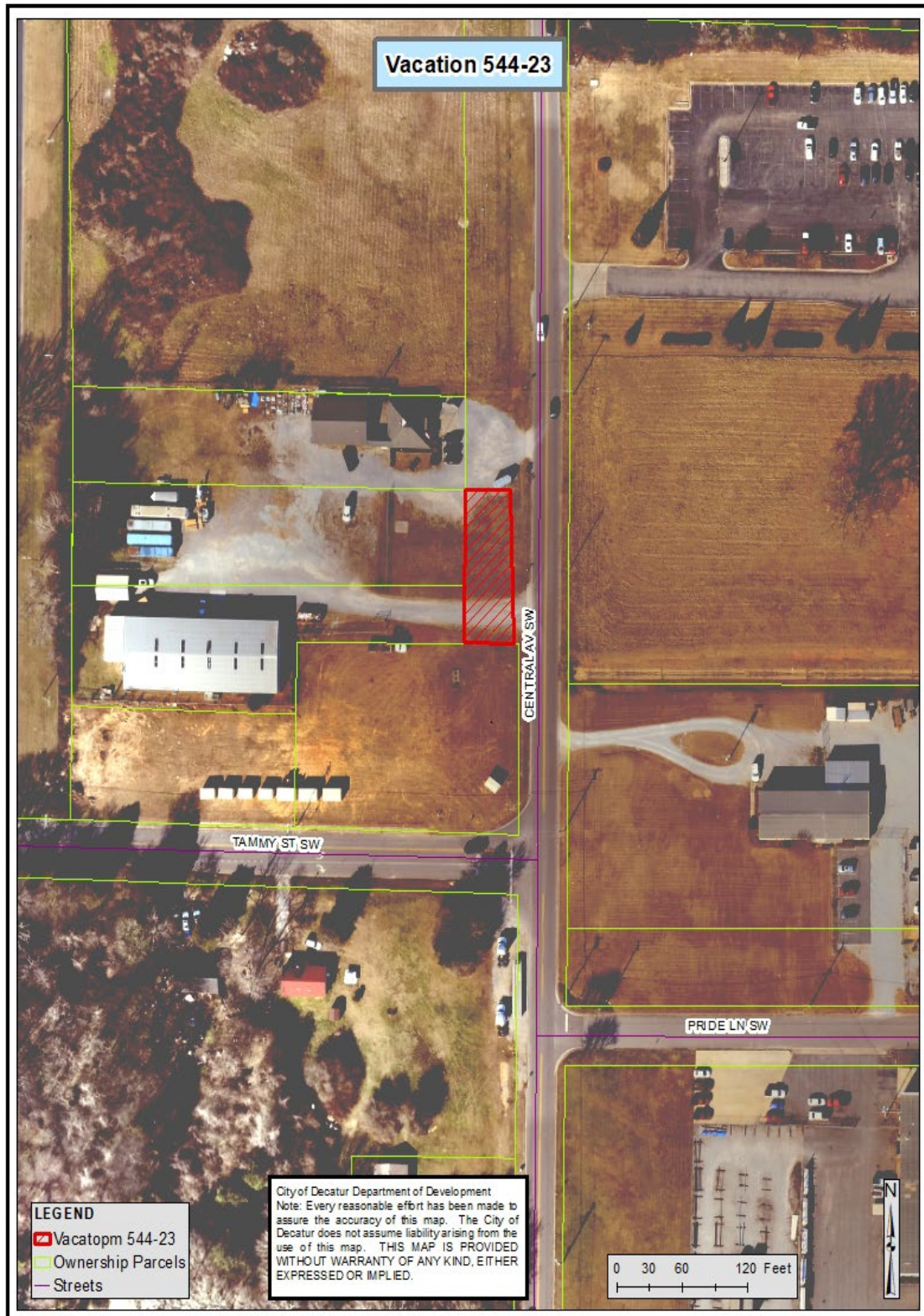
COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:**Conditions to be met**

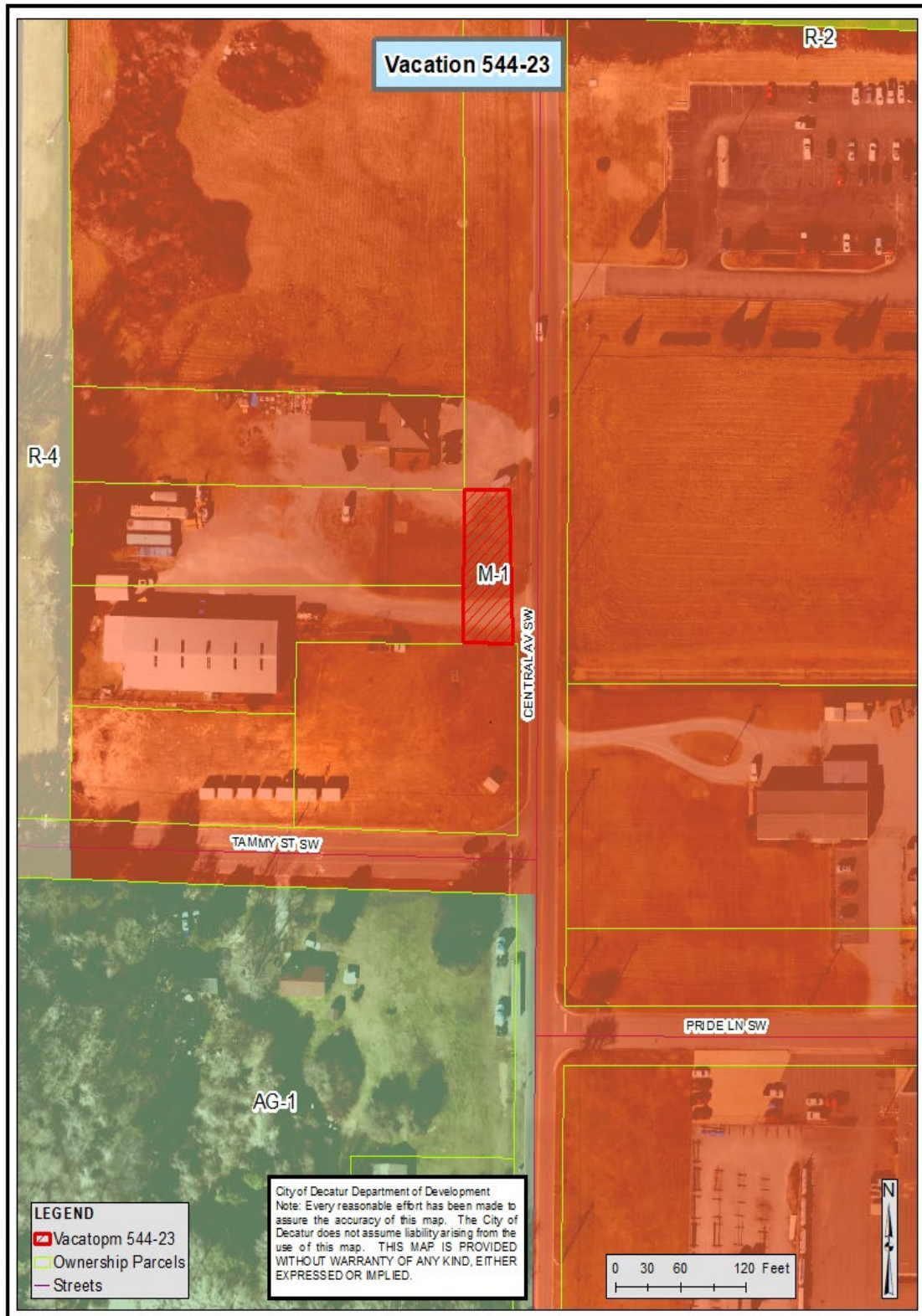
1. Show ROW
2. Need signed Declaration of Vacation by all property owners
3. Need application & recording fees

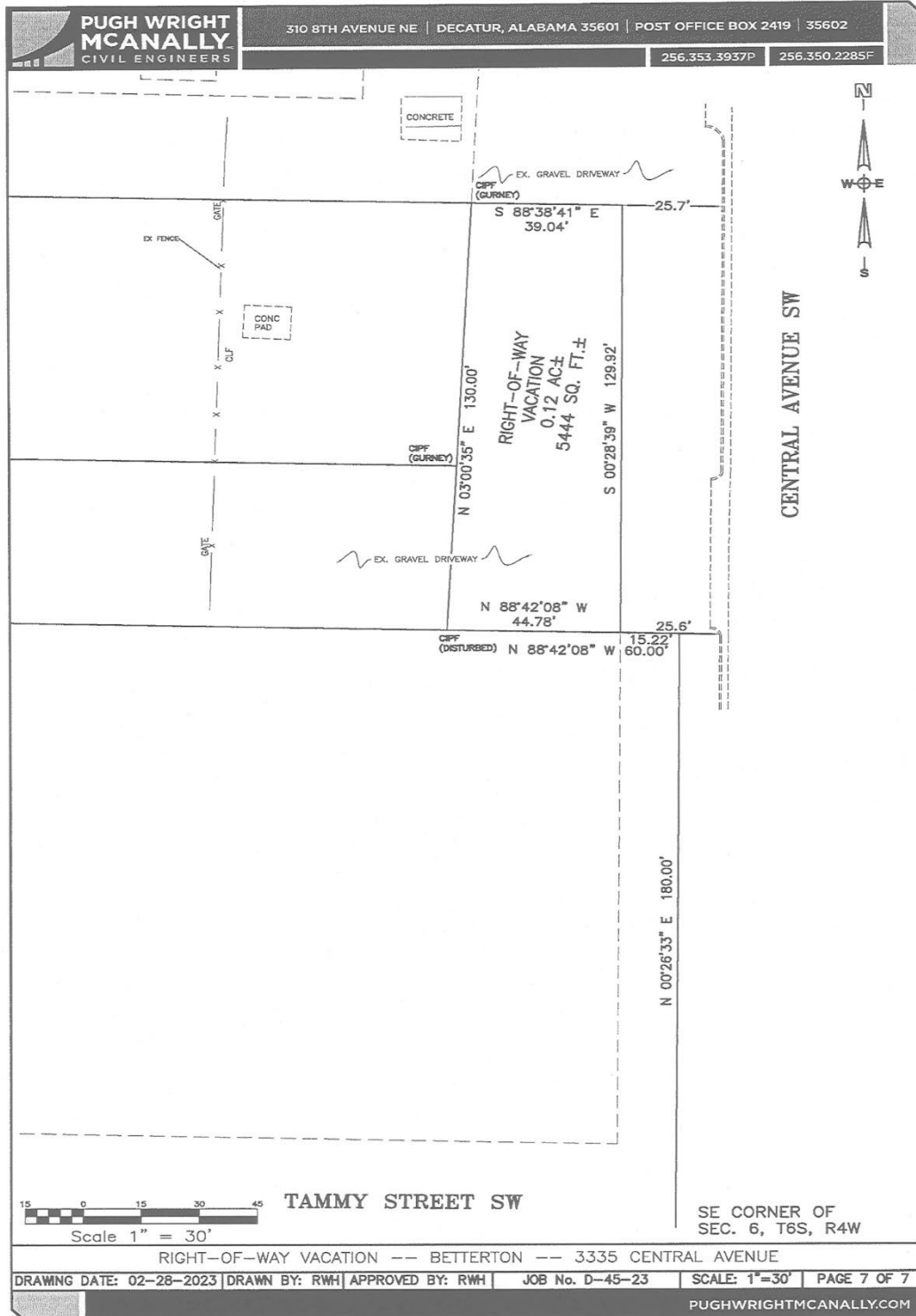
Pt. of Info:

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

Planning Department and Engineering Department recommend denial of this request based on future potential need for roadway widening







FILE NAME OR NUMBER: Morris Holdings LLC Bond Review

ACRES: ~116.94

CURRENT ZONE: R-3 & R-6

APPLICANT: Morris Holdings, LLC

LOCATION AND OR PROPERTY ADDRESS: East of Old River Road SE & North of Upper River Road

REQUEST: Release Morris Holdings LLC Letter of Credit #4007 in the amount of \$40,000.00.

PROPOSED LAND USE: Single Family Residential

ONE DECATUR FUTURE LAND USE: Mixed Neighborhood

ONE DECATUR STREET TYPOLOGY: Old River Rd SE is an Urban Collector

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

- Release is contingent upon City of Decatur's formal approval of accepting streets in River Road Estates Ph 1 & River Road Estates Ph 2 Subdivisions.

Pt. of Info:

- Maintenance Bonds for River Road Estates Phase I & River Road Estates Phase II are currently in place as required.

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