

MEMORANDUM

DATE: June 20, 2023

TO: Planning Commissioners

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

PLANNING COMMISSION MEETING

June 20th, 2023

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

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

Agenda Planning Commission

City of Decatur, AL

June 20th, 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 – May 2023

PUBLIC HEARING

MINOR PLAT

PAGE NO.

A. Minor Plat	Riverfront Plat	1-4
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CONSENT AGENDA

CERTIFICATES

PAGE NO.

A. Certificate 3602-23	Pugh Wright McAnally for Berryman Richards	5-8
B. Certificate 3603-23	Pugh Wright McAnally for Alabama Farmers Coop	9-12

SITE PLAN

PAGE NO.

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B. Site Plan 656-23	Bridgewood Engineering for Terry Dentistry	17-20

OTHER BUSINESS

BOND REVIEW**PAGE NO.**

A. McGhee Square Subdivision

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B. Deerfoot Estates Addition 5

23-24

PUBLIC HEARING**Minor Plat**

FILE NAME OR NUMBER: Minor Plat- Riverfront Plat

ACRES: 23.17 +/-

CURRENT ZONE: M-2 (General Industry District)

APPLICANT: Pugh Wright McAnally for Alabama Farmers Coop

LOCATION AND OR PROPERTY ADDRESS: 800 Market Street SE

REQUEST: Subdivide three parcels into four parcels

PROPOSED LAND USE: Industrial

ONE DECATUR FUTURE LAND USE: Riverfront Mixed Use

ONE DECATUR STREET TYPOLOGY: Market Street NE is an Urban Collector

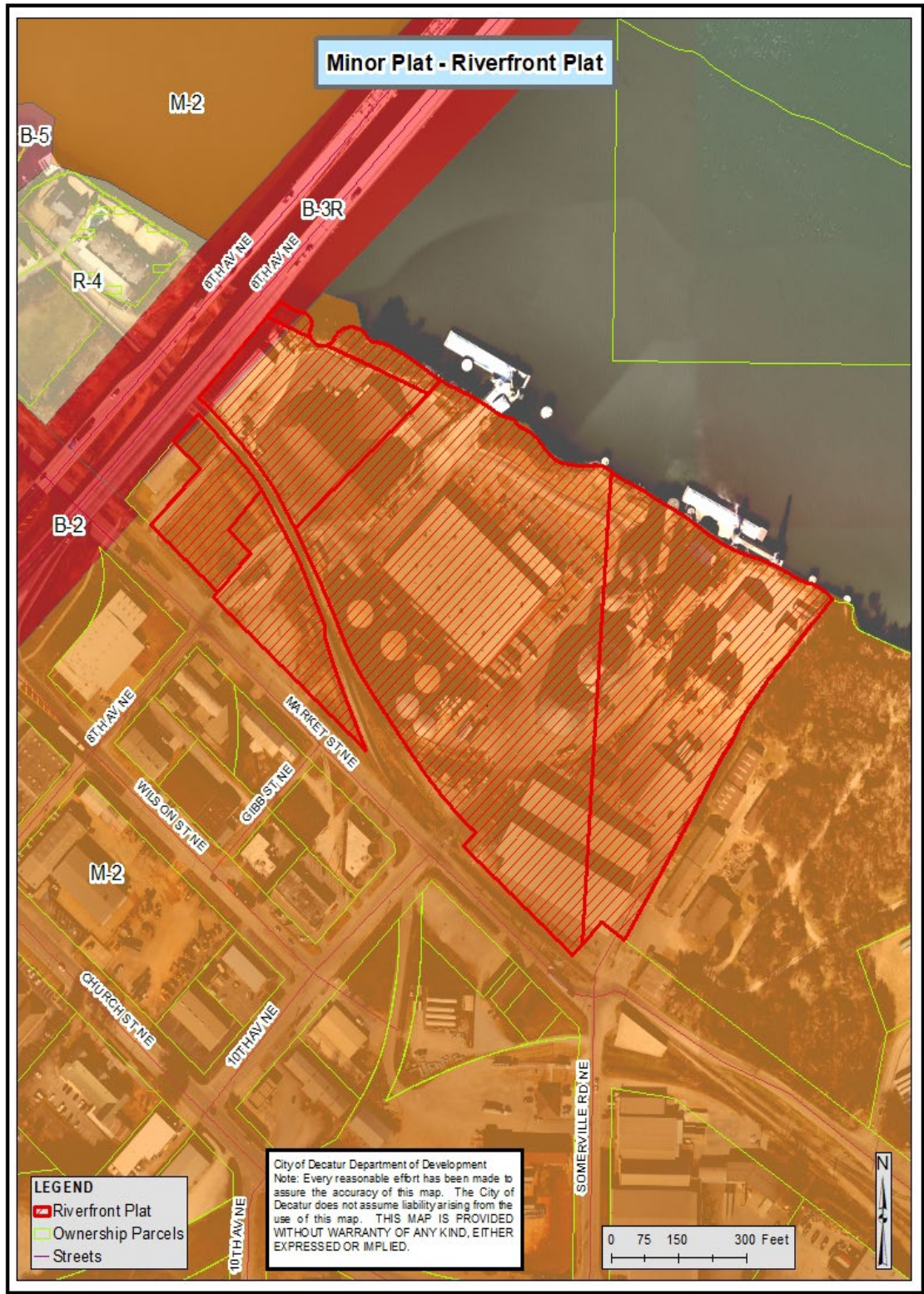
COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:**Conditions to be met:**

1. Signed Application Needed
2. APO Letter Fee Needed
3. Recording Fee Needed
4. FEMA Firm Panel Needed
5. Title Opinion Needed

Pt. of Info:

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





Riverfront Plat



END PUBLIC HEARING**CONSENT AGENDA****Certificates**

FILE NAME OR NUMBER: Certificate 3602-23

ACRES: 3.65 +/- acres

CURRENT ZONE: AG-1 (Agricultural)

APPLICANT: Pugh Wright McAnally for Berryman Richards

LOCATION AND OR PROPERTY ADDRESS: 4852 Indian Hills Road SE

REQUEST: Change lot lines to create two parcels of 3.65 acres & 2.21 acres

PROPOSED LAND USE: Residential

ONE DECATUR FUTURE LAND USE: Low-Density Residential

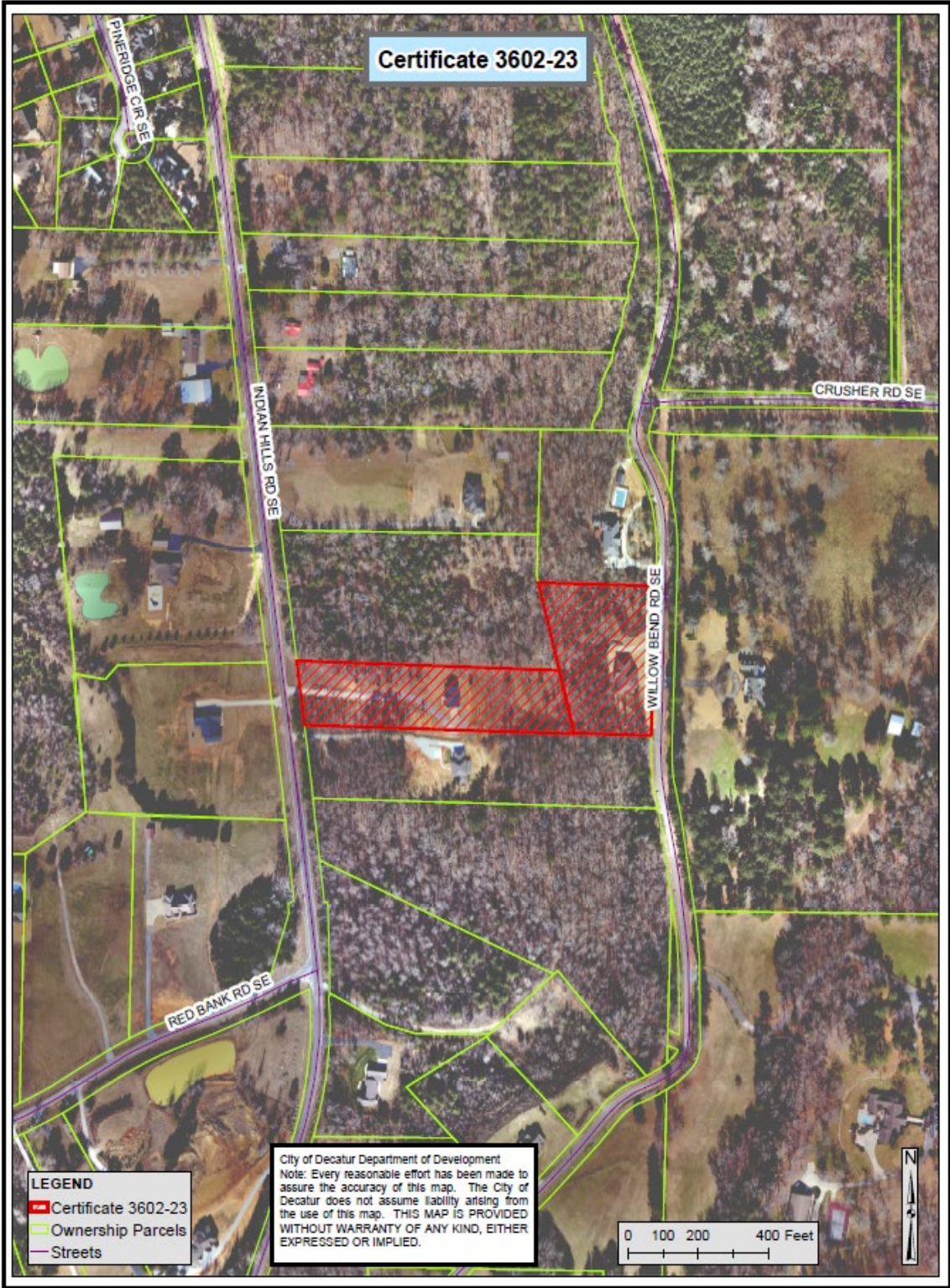
ONE DECATUR STREET TYPOLOGY: Indian Hills Road SE is an Urban Collector

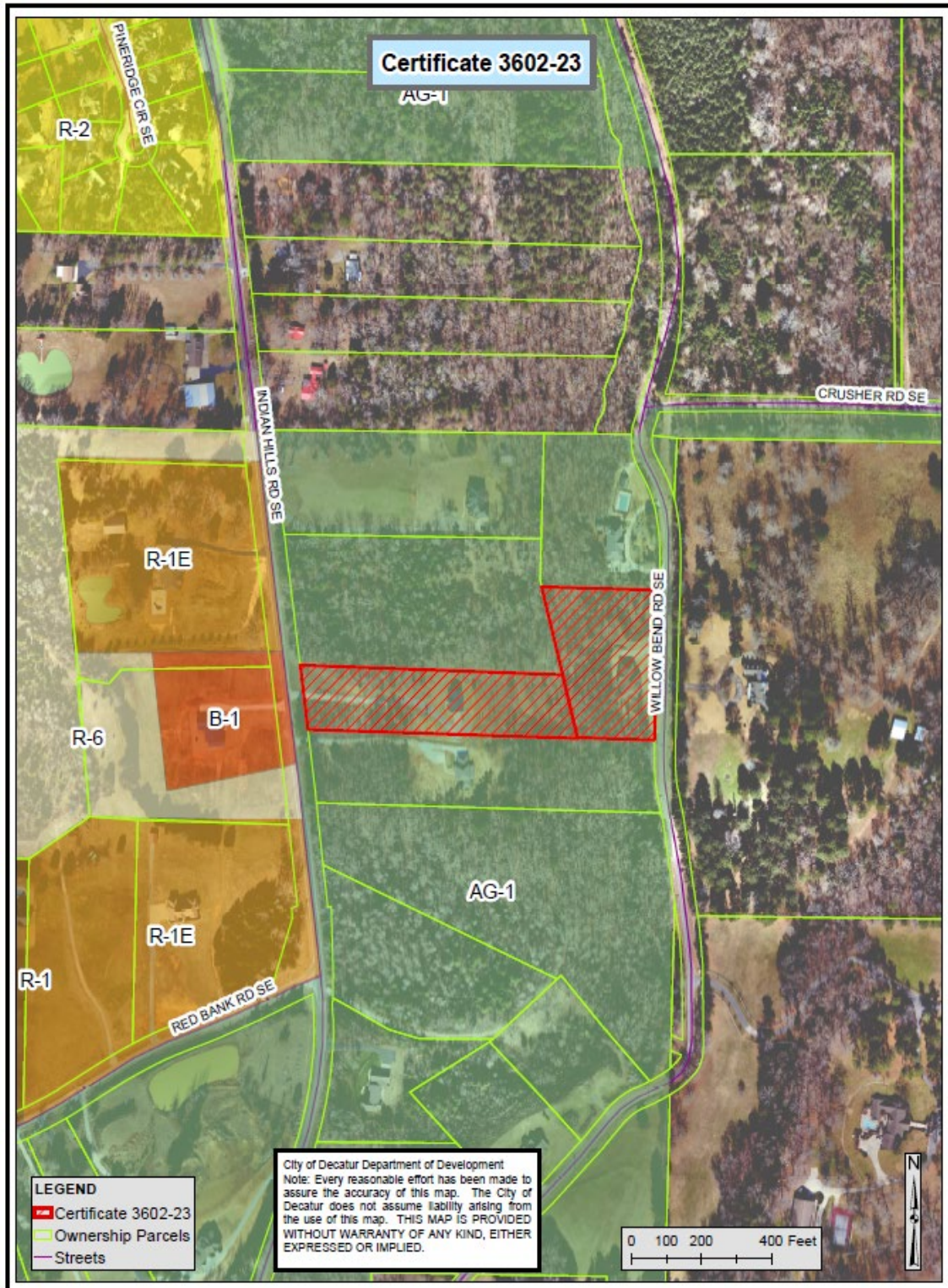
COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:**Conditions to be met:**

1. Signed Request Letter Needed
2. Signed & Sealed Certificate Needed
3. Recording Fees Needed
4. 20' DUT Easement Needed along Indian Hills Road and Willow Bend Road

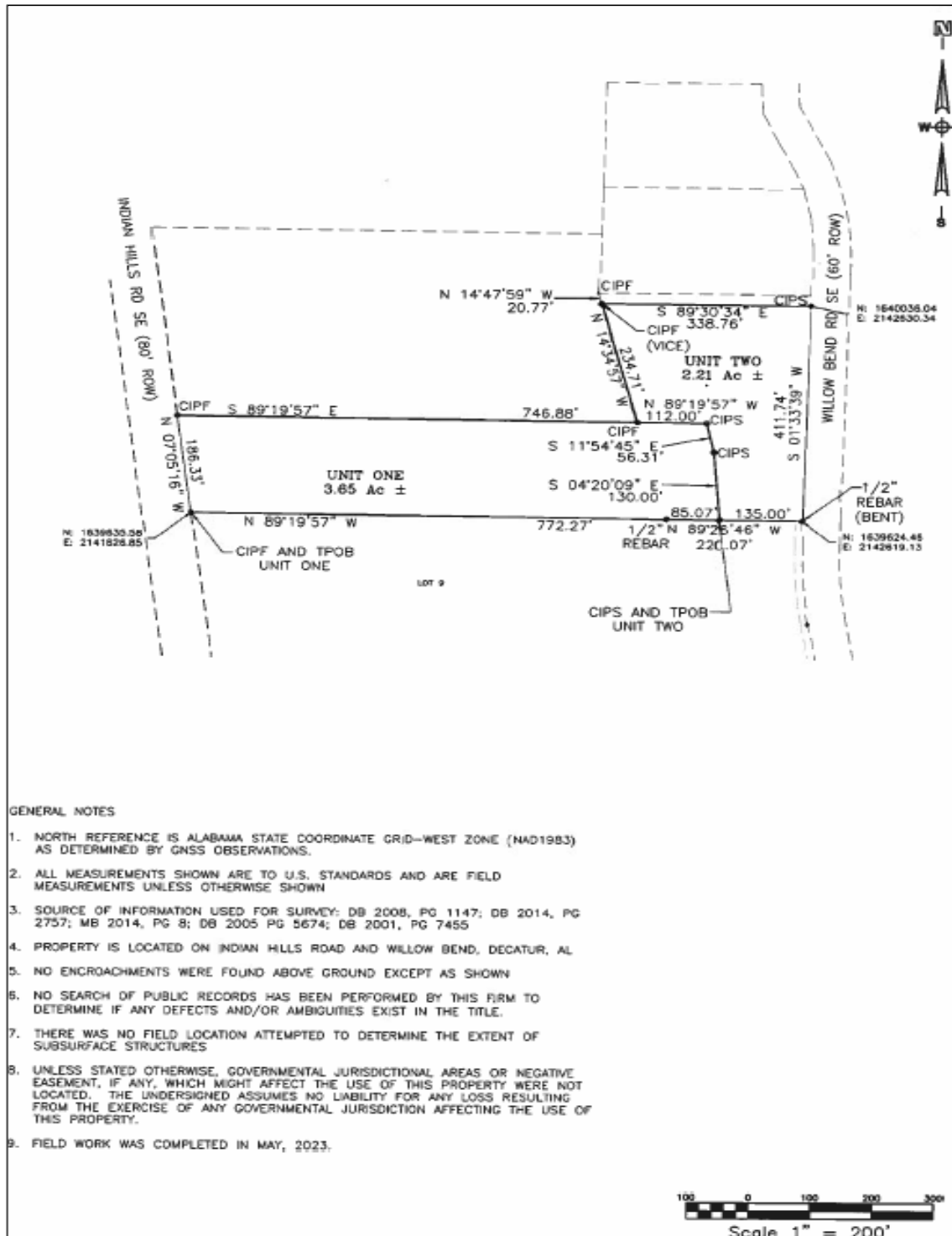
Pt. of Info:

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





Certificate 3602-23



FILE NAME OR NUMBER: Certificate 3603-23

ACRES: 0.78 +/-

CURRENT ZONE: M-2 (General Industry)

APPLICANT: Pugh Wright McAnally for Alabama Farmers Coop

LOCATION AND OR PROPERTY ADDRESS: 905 Market Street NE

REQUEST: Consolidate 3 parcels into 2 parcels

PROPOSED LAND USE: General Industry

ONE DECATUR FUTURE LAND USE: Urban Edge Mixed Use

ONE DECATUR STREET TYPOLOGY: Market Street NE Urban Collector

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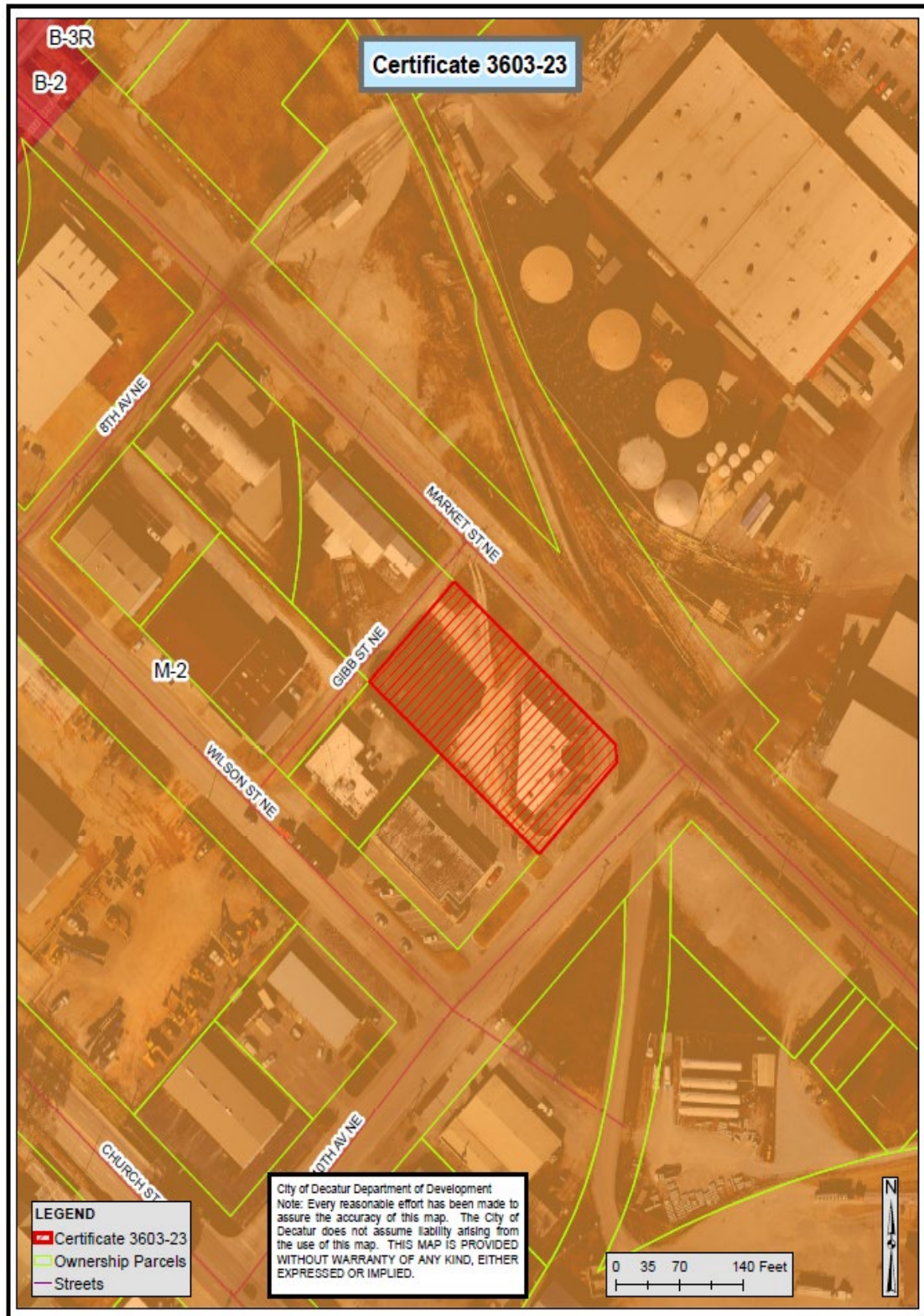
Conditions to be met:

1. Signed Request Letter Needed
2. Recording Fee Needed
3. 10' DUT Easement Needed along Market Street

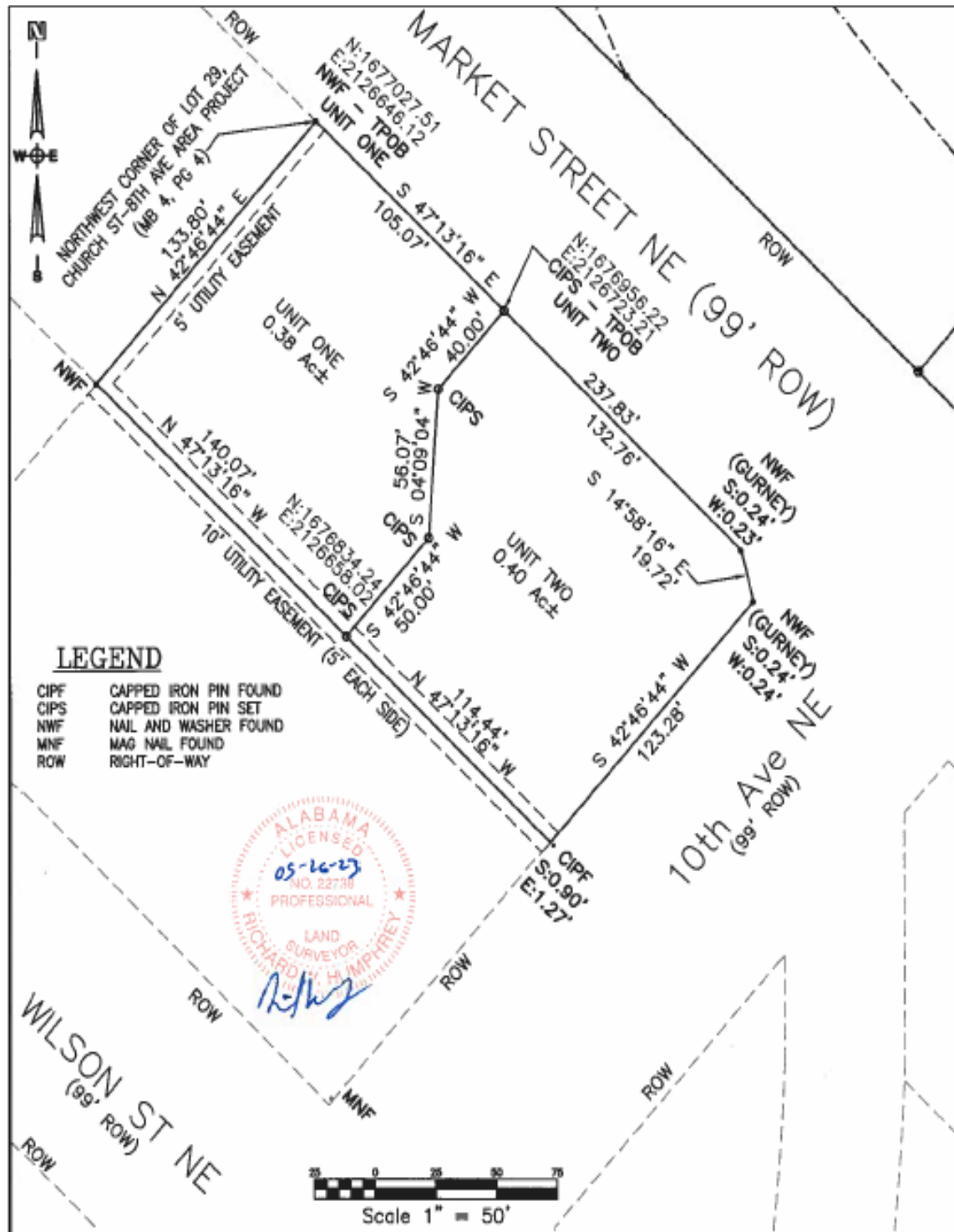
Pt. of Info:

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





Certificate 3603-23



Site Plans

FILE NAME OR NUMBER: Site Plan 655-23

ACRES: 4.89

CURRENT ZONE: M-1 (Light-Industry)

APPLICANT: Gresham Smith for SE Decatur 67, LLC

LOCATION AND OR PROPERTY ADDRESS: 3523 Deere Road SE

REQUEST: Approve site plan

PROPOSED LAND USE: Commercial

ONE DECATUR FUTURE LAND USE: Community Commercial

ONE DECATUR STREET TYPOLOGY: Deere Road SE is a local street and
Hwy 67 is a principal arterial

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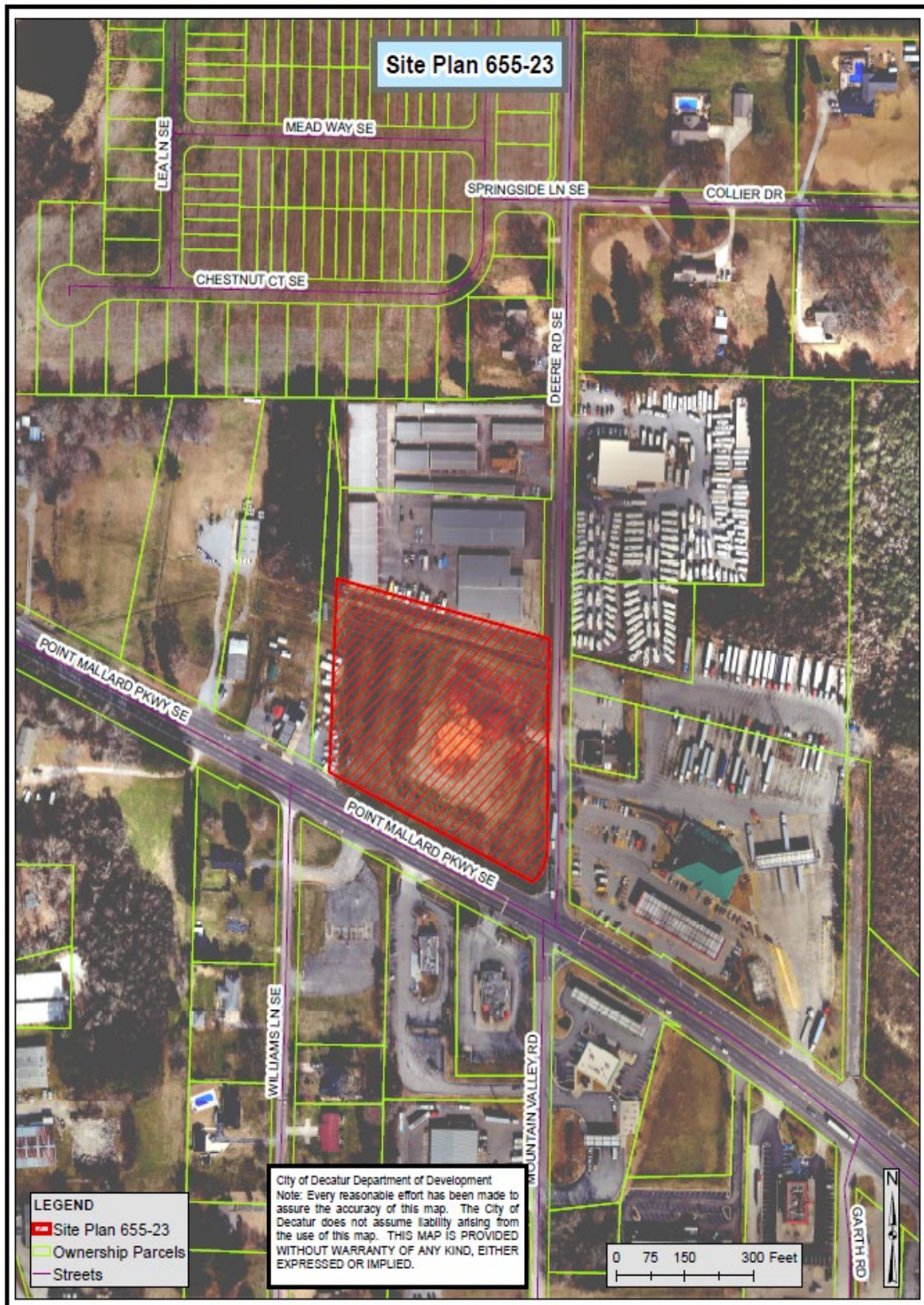
Conditions to be met:

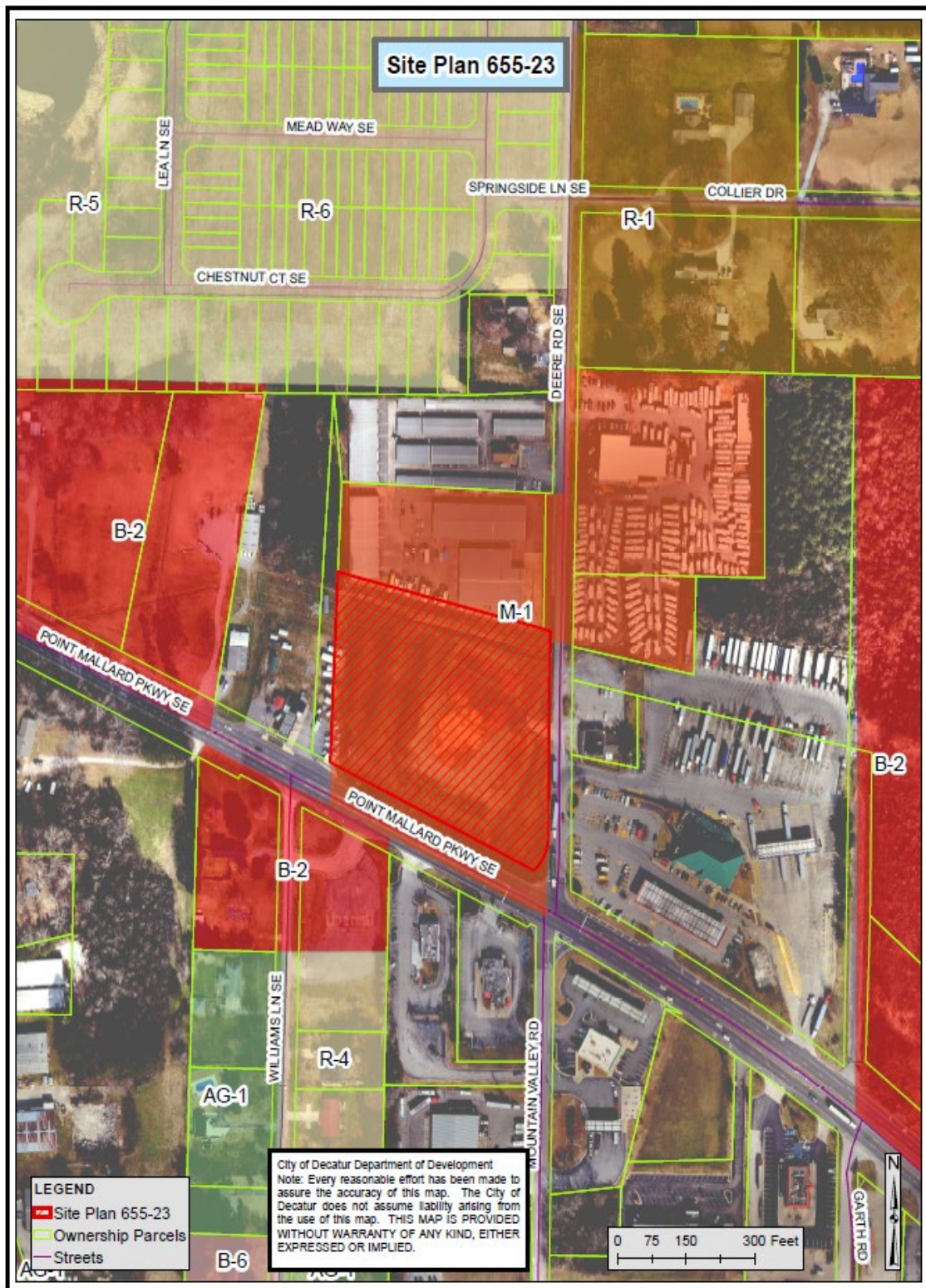
1. Foundation Landscaping Needed
2. Ensure canopy (gas pumps) is behind the 60' setback along Hwy 67
3. Lighting Plan Needed
4. ALDOT Affidavit Needed
5. Dumpster Details Needed
6. Per Engineering Approval
7. 15' DUT Easement Needed Along Hwy 67 and Deere Road

Point of Information:

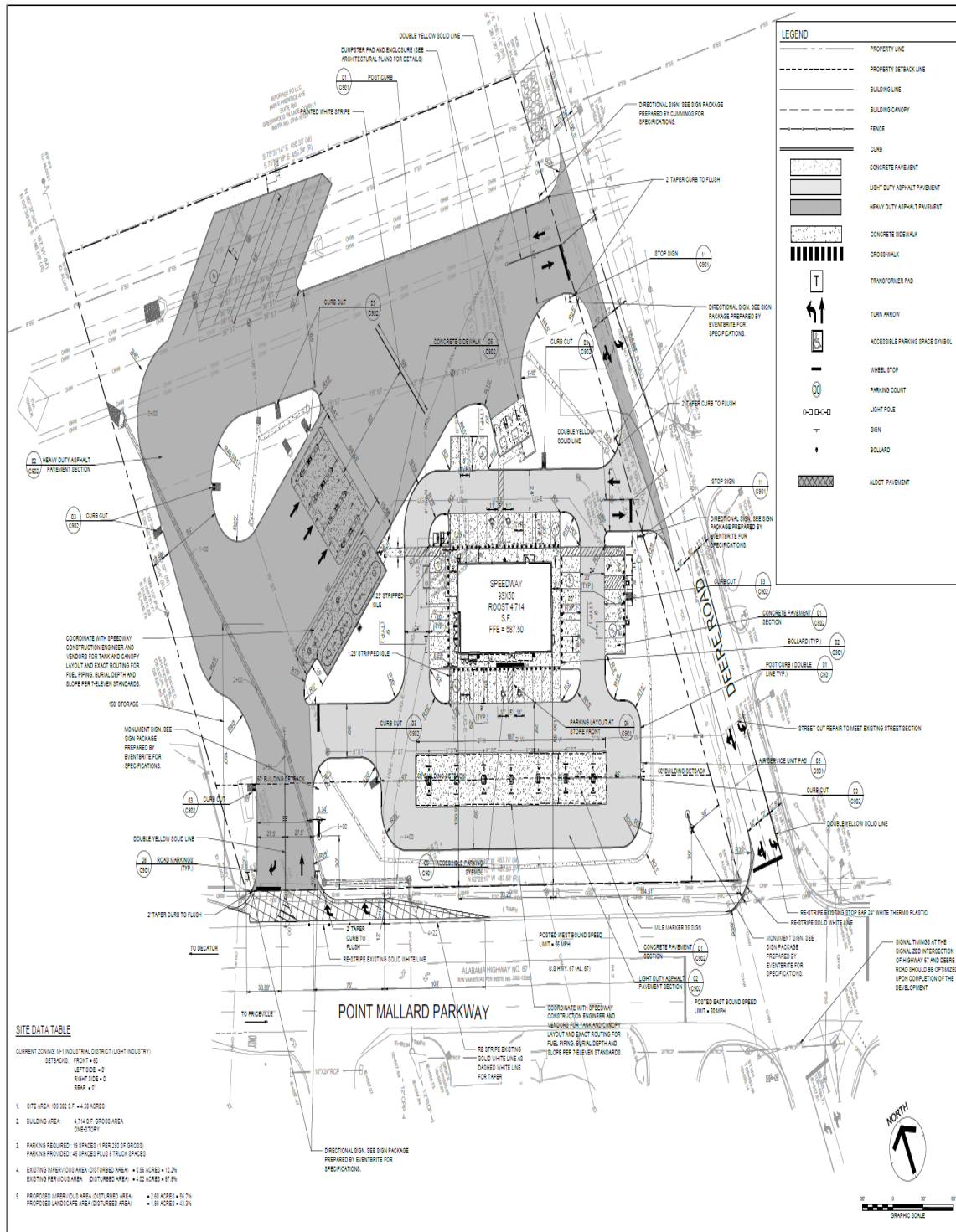
Grease interceptor system design must be submitted to and approved by DU prior to installation

Relocation of utilities at the owner's expense





Site Plan 655-23



FILE NAME OR NUMBER: Site Plan 656-23

ACRES: 10.31 +/-

CURRENT ZONE: M-2 (General Industry)

APPLICANT: Bridgewood Engineering for Terry Dentistry

LOCATION AND OR PROPERTY ADDRESS: Approx. 2302 Veterans Drive SE

REQUEST: Approve site plan

PROPOSED LAND USE: Commercial

ONE DECATUR FUTURE LAND USE: Regional Mixed Use

ONE DECATUR STREET TYPOLOGY: Knight Street SE is a Local Street &
Veterans Drive is an Urban Collector

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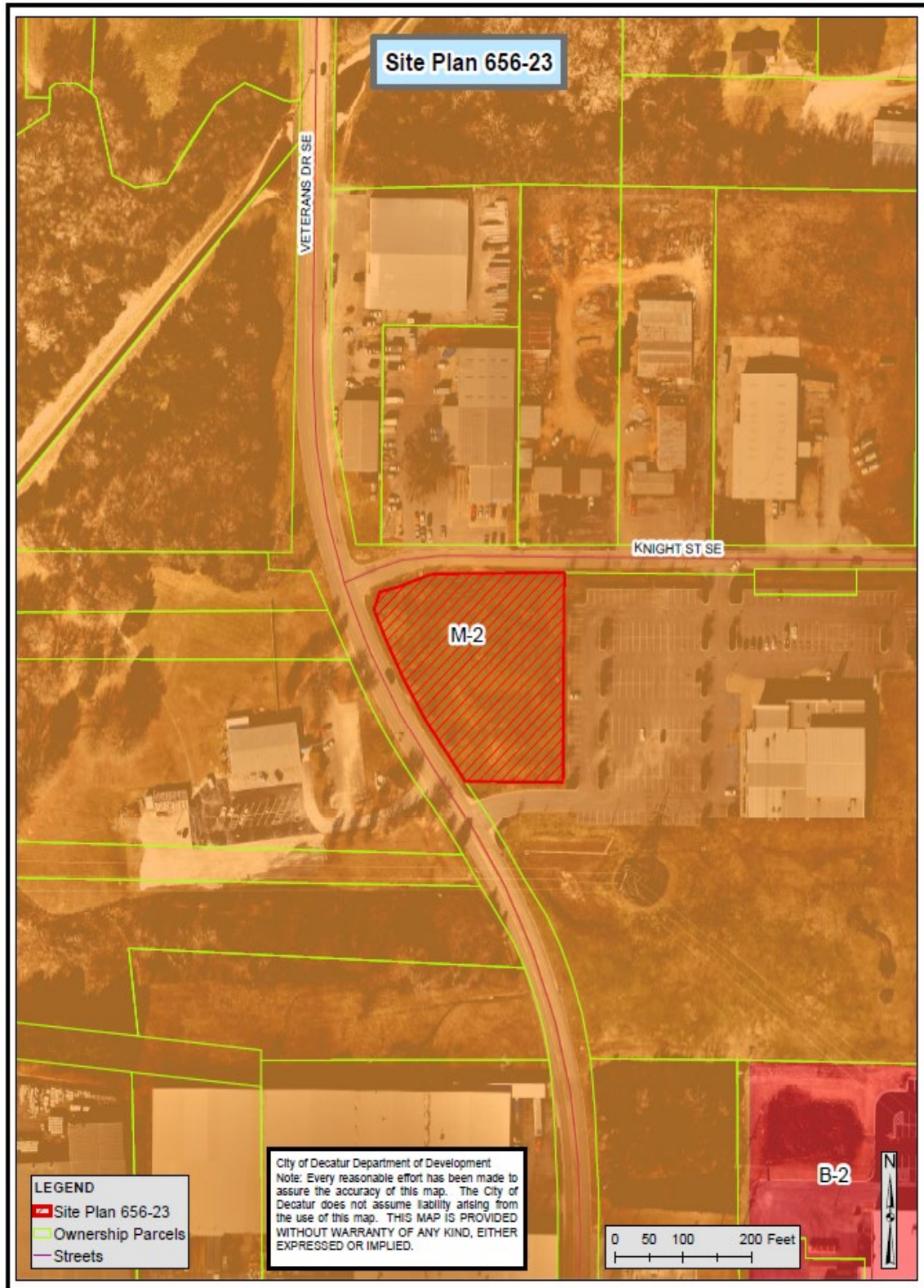
Conditions to be met:

1. Lighting Values Needed to Property Line
2. 10' DUT Easement Needed along Knight Street
3. Per Engineering Approval

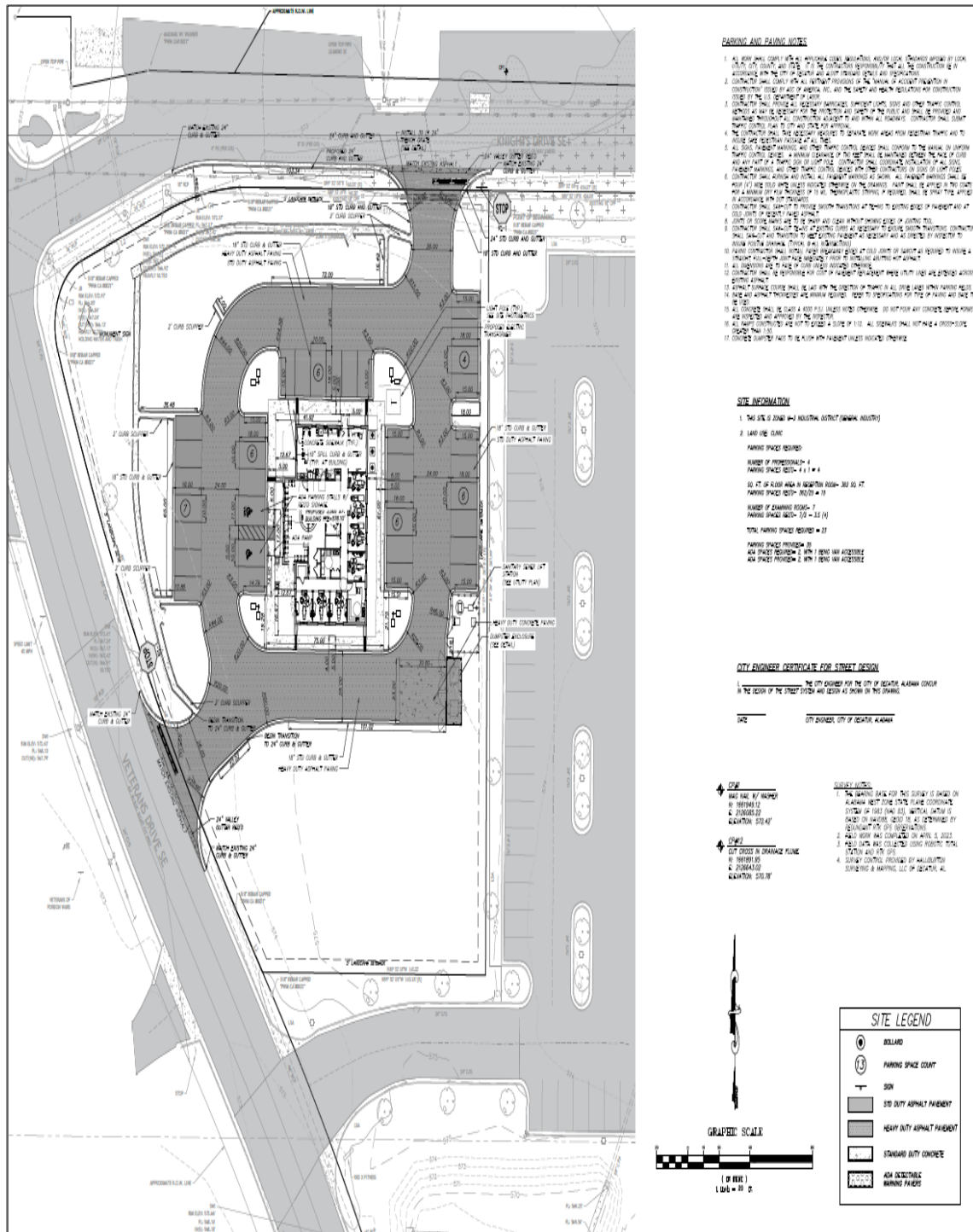
Point of Information:

Relocation of utilities at the owner's expense





Site Plan 656-23



END CONSENT AGENDA**OTHER BUSINESS****Bond Reviews**

FILE NAME OR NUMBER: McGhee Square Subdivision – Bond Review

ACRES: 0.61

CURRENT ZONE: B-5

APPLICANT: Decatur Urban Ventures

LOCATION AND OR PROPERTY ADDRESS: 17 Walnut St NE

REQUEST: Approve release of Cash bond in the amount of \$102,000.00 for improvements completed for McGhee Square Subdivision.

PROPOSED LAND USE: Residential

ONE DECATUR FUTURE LAND USE: Urban Core/Core Neighborhood

ONE DECATUR STREET TYPOLOGY: Walnut St is a Local Street

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

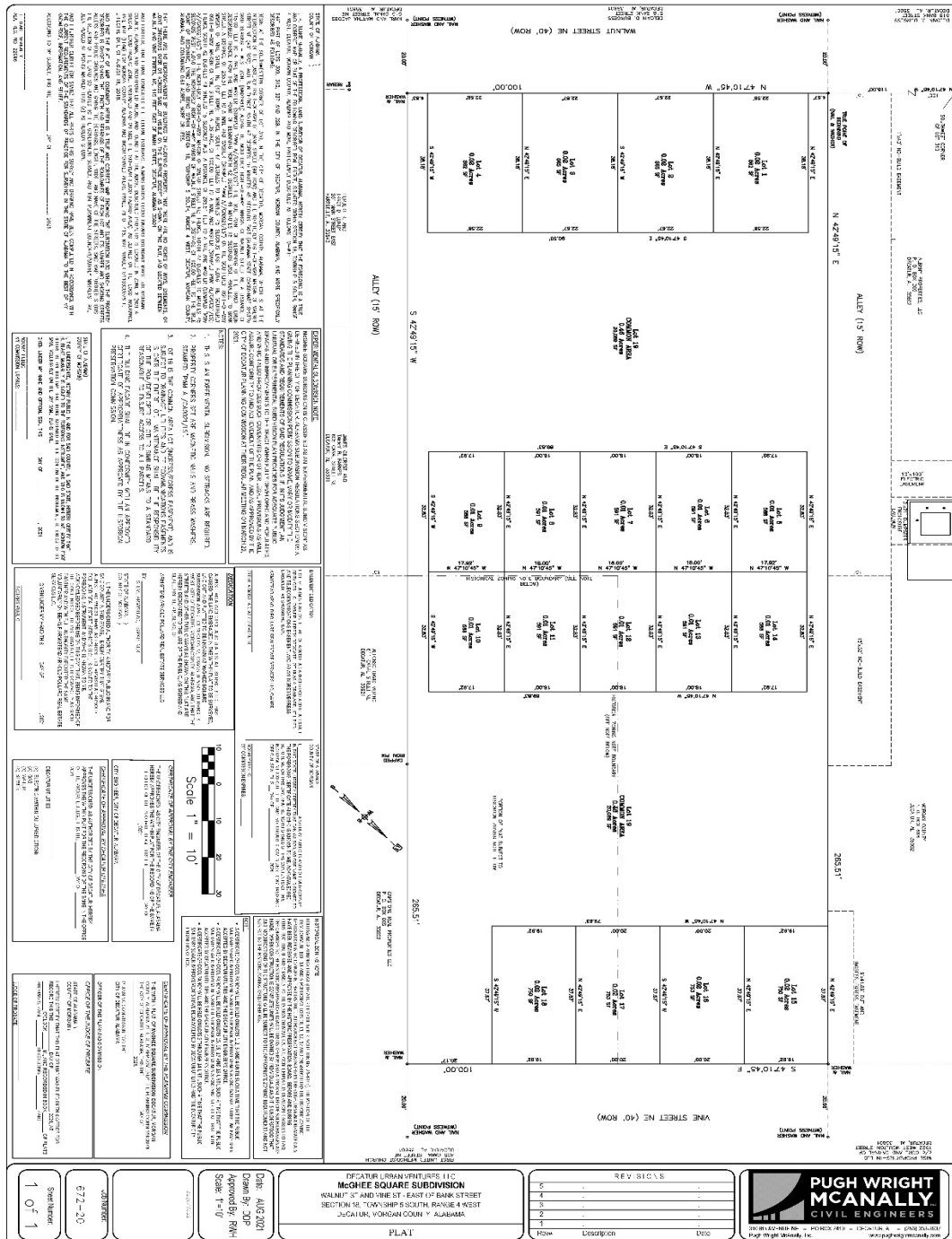
None

Pt. of Info:

Engineering does not recommend release of bond at this time due to unfinished improvements.

Sewer has not been cleared by Decatur Utilities.

McGhee Square



FILE NAME OR NUMBER: Deerfoot Estates Addition 5 Bond Review

ACRES: Approx. 7.64

CURRENT ZONE: R-2 (Single Family Residential)

APPLICANT: Gillette Land Development, LLC

LOCATION AND OR PROPERTY ADDRESS: N of Deerfoot Way, SW and E of Covington Lane, SW

REQUEST: To approve the renewal or replacement of LOC #598 from People's Bank in the amount of \$107,185.50 for unfinished public improvements prior to July 31, 2023.

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

Point of Information:

Engineering requests to increase bond to \$150,000.00

Deerfoot Estates Addition 5

