

MEMORANDUM

DATE: August 22, 2023

TO: Planning Commissioners

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

PLANNING COMMISSION MEETING

August 22nd, 2023

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

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

Agenda Planning Commission

City of Decatur, AL

August 22nd, 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 – June & July 2023

PUBLIC HEARING

MINOR PLAT

PAGE NO.

A. Minor Plat	A Resubdivision of Tract 2 of River Road Estates	1-4
B. Minor Plat	Hines Corner	5-8

CONSENT AGENDA

SITE PLAN

PAGE NO.

A. Site Plan 662-23	Pan American Eng. For Murphy Oil USA	9-12
B. Site Plan 663-23	Pugh Wright McAnally for City of Decatur/ Morgan County	13-16

FINAL PLAT

PAGE NO.

A. Final Plat	Glenmont Acres Phase 1.1	17-20
B. Final Plat	Glenmont Acres Phase 2	21-24

PUBLIC HEARING**Minor Plats**

FILE NAME OR NUMBER: Minor Plat Subdivide Tract 2 of River Road Estates

ACRES: 60.18 +/- acres

CURRENT ZONE: R-3 (Single-Family)

APPLICANT: Pugh Wright McAnally for Morris Holdings LLC.

LOCATION AND OR PROPERTY ADDRESS: East of Henry Dr. SE & West of Deere Rd. SE

REQUEST: Subdivide out 14.94 acres from 60.18

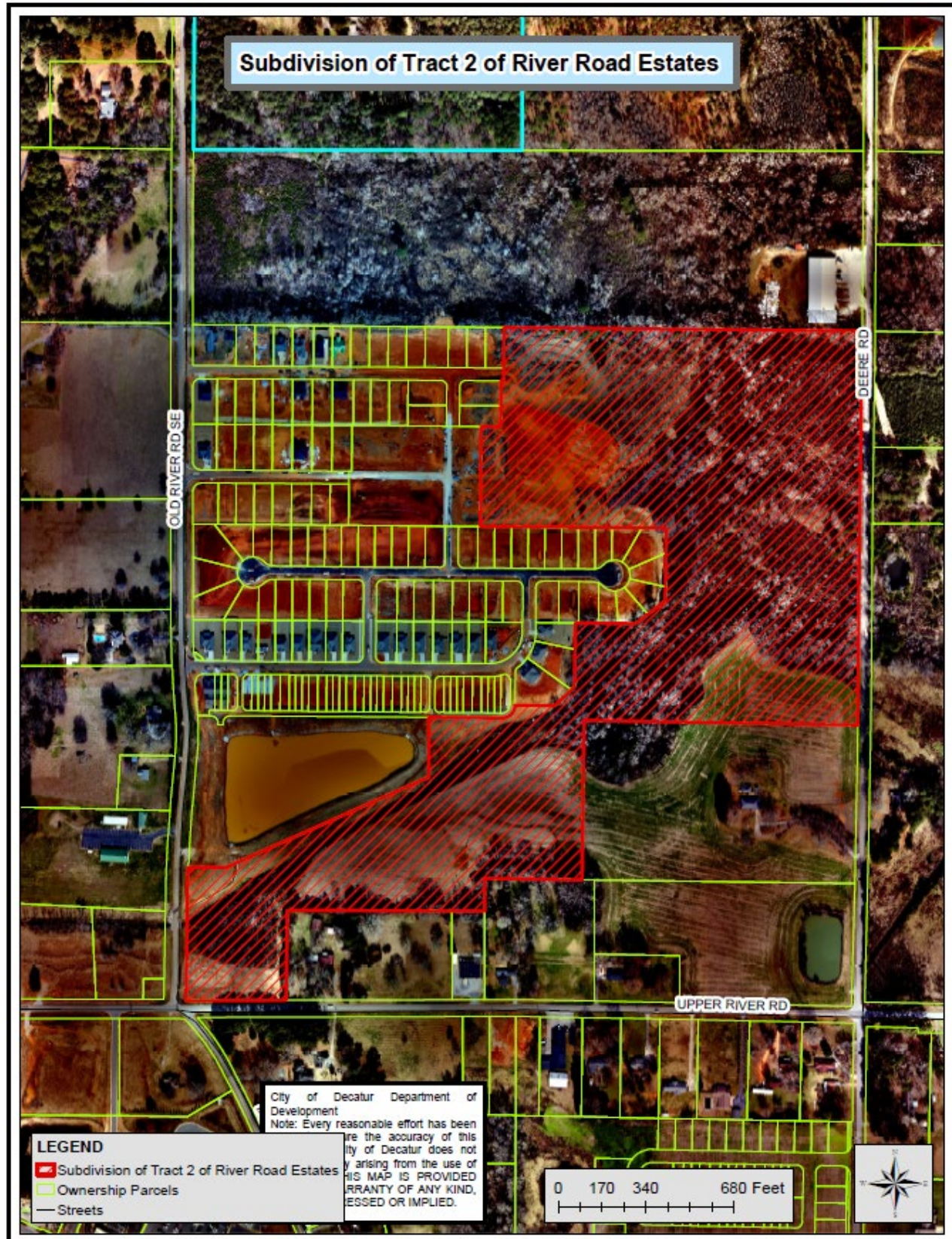
PROPOSED LAND USE: Residential

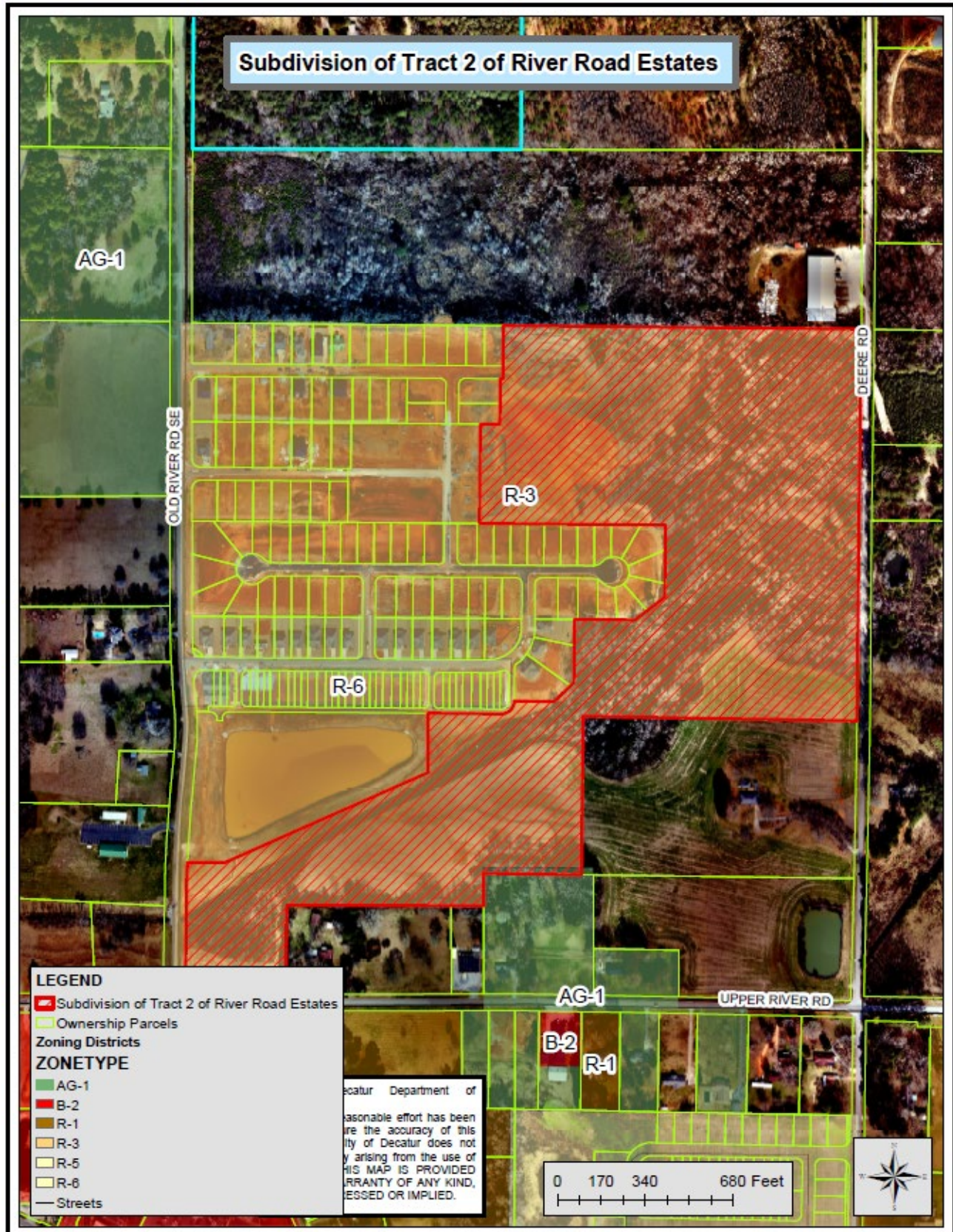
ONE DECATUR FUTURE LAND USE: Mixed Neighborhood

ONE DECATUR STREET TYPOLOGY: Deere Road SE is a Collector Urban

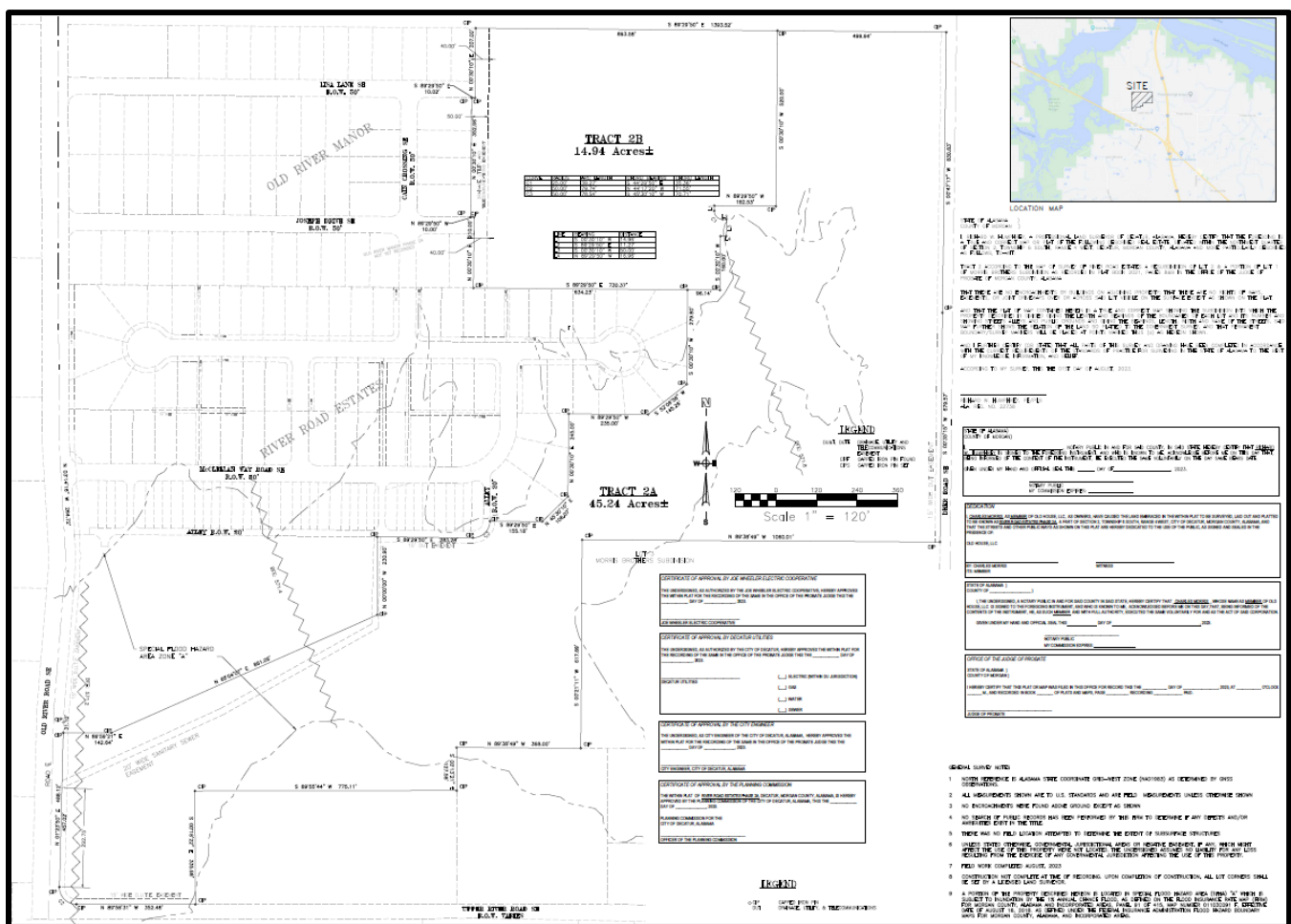
COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:**Conditions to be met:**

1. Please only include the subdivided parcel and label the adjacent property owners.
2. Please add FEMA Firm Panel.
3. Please provide Title Opinion
4. Please add a 20' easement along Deere Road & Old River Road





Minor Plat – River Road



FILE NAME OR NUMBER: Minor Plat: Carridale & Austinville Road SW (Hines Corner)

ACRES: 2.0 +/- acres

CURRENT ZONE: R-3 (Single-Family Semi-Attached)

APPLICANT: Pugh Wright McAnally for Danny Hill

LOCATION AND OR PROPERTY ADDRESS: 331 Austinville Rd SW

REQUEST: Minor Plat Approval

PROPOSED LAND USE: Residential

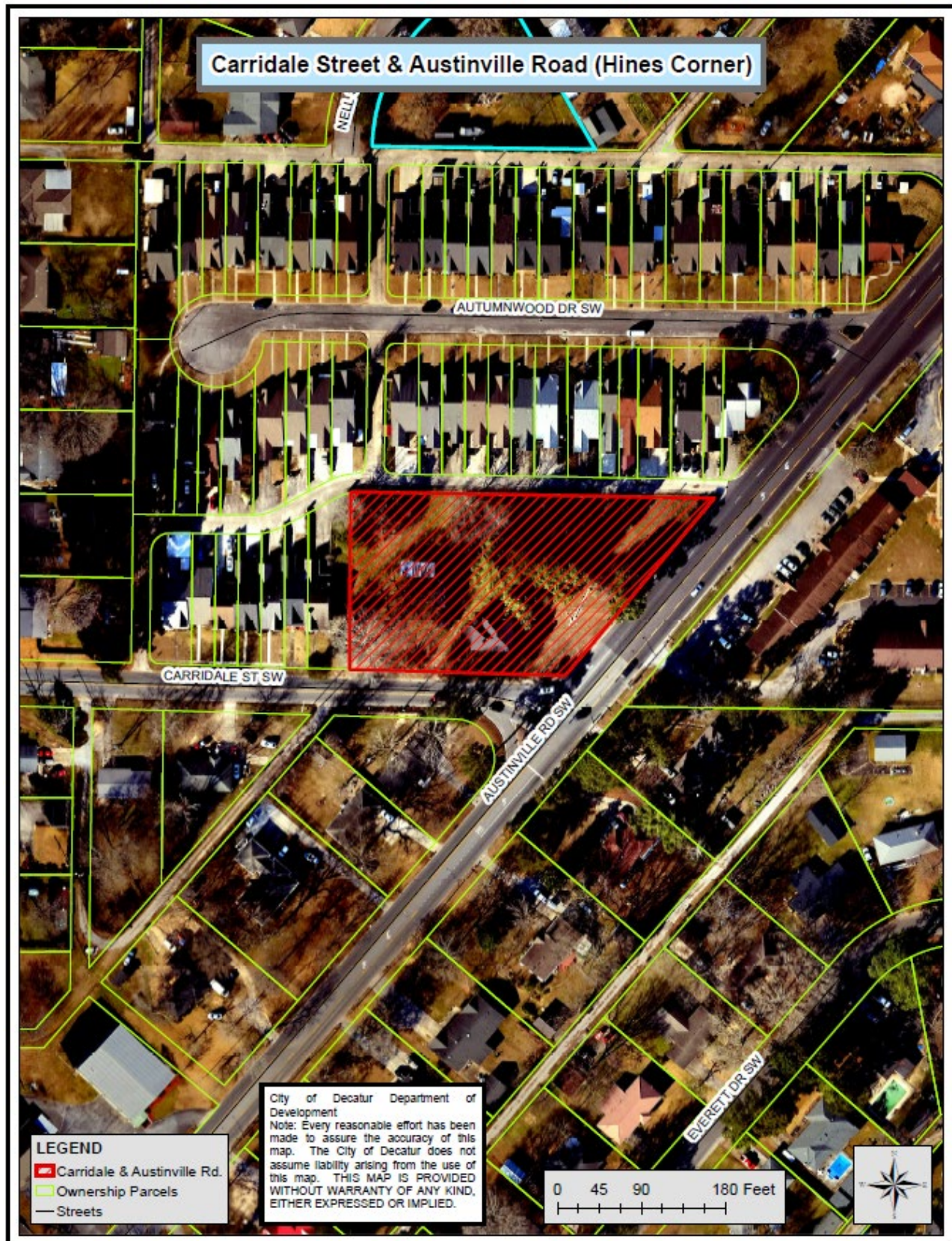
ONE DECATUR FUTURE LAND USE: Core Neighborhood

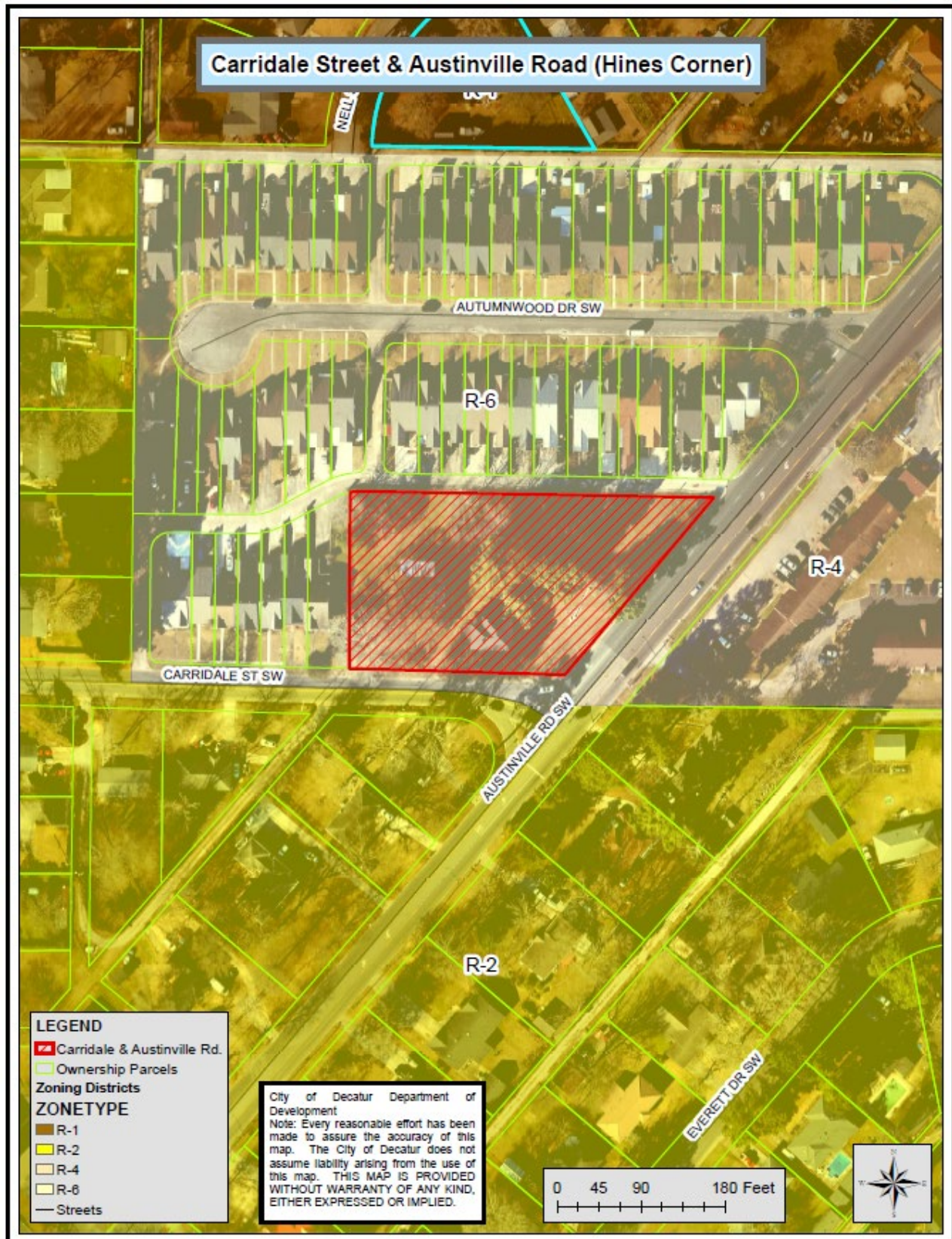
ONE DECATUR STREET TYPOLOGY: Austinville Road is a Minor Arterial

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

1. Please add the total number of acres being subdivided
2. Please add FEMA Firm Panel.
3. Please add the adjacent property owners across ROW
4. Please add side setbacks
5. Please provide Title Opinion
6. Please label ROW





CORNER	BEARING	AND	LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	40.00°	35.18'	34.07'	N 65°23'15"	E	50°24'39"
C2	40.00°	13.20'	13.14'	N 81°08'27"	E	38°54'16"
C3	40.00°	22.00'	21.22'	N 55°06'27"	E	31°50'23"

END PUBLIC HEARING

CONSENT AGENDA

Site Plans

FILE NAME OR NUMBER: Site Plan 662-23

ACRES: 0.941 +/-

CURRENT ZONE: M1-A (Expressway Commercial)

APPLICANT: Pan American Engineers, LLC for Murphy Oil USA, Inc.

LOCATION AND OR PROPERTY ADDRESS: 2800-B Spring Ave. SW

REQUEST: Approve site plan

PROPOSED LAND USE: Commercial

ONE DECATUR FUTURE LAND USE: Community Commercial

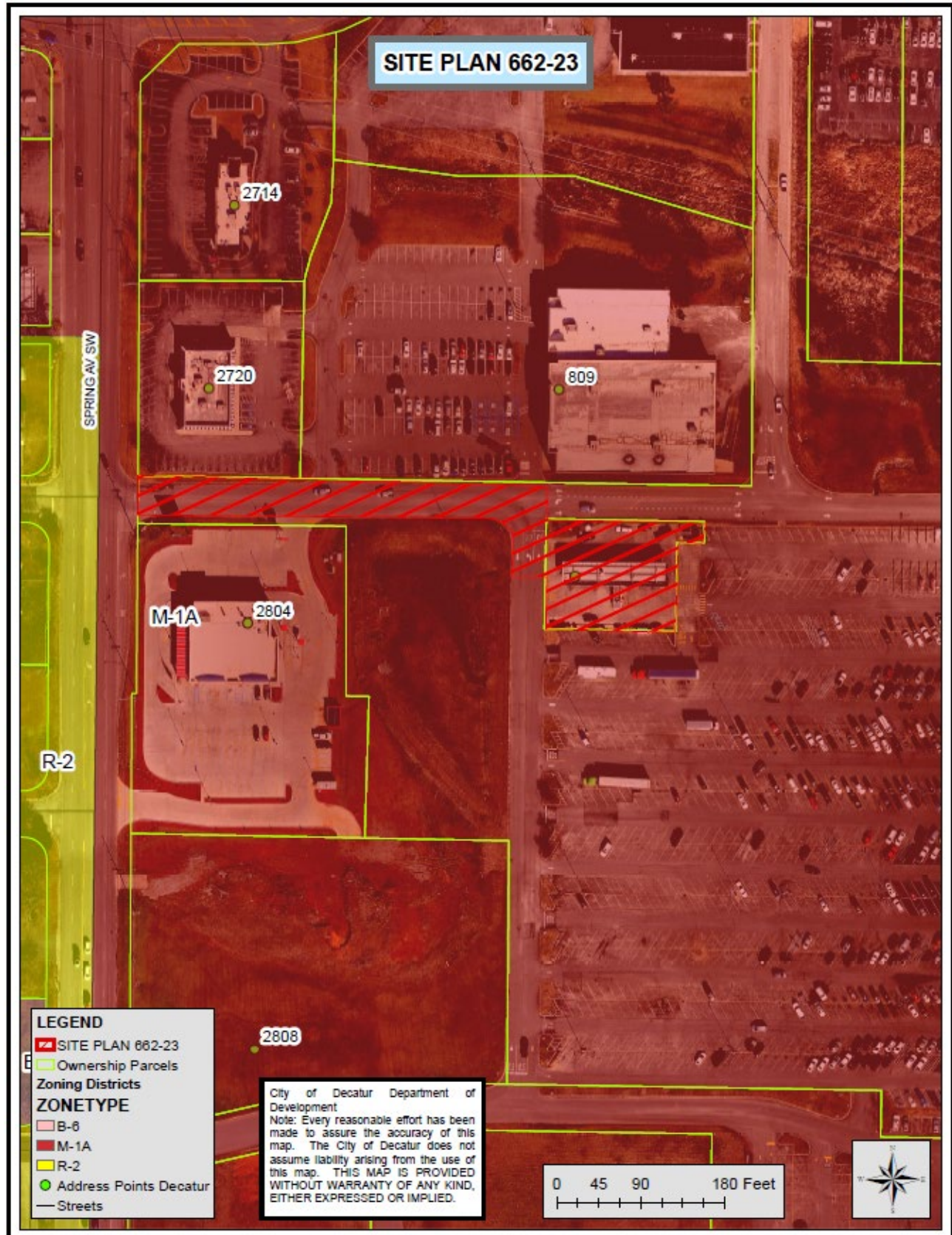
ONE DECATUR STREET TYPOLOGY: Spring Ave is a Minor Arterial

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

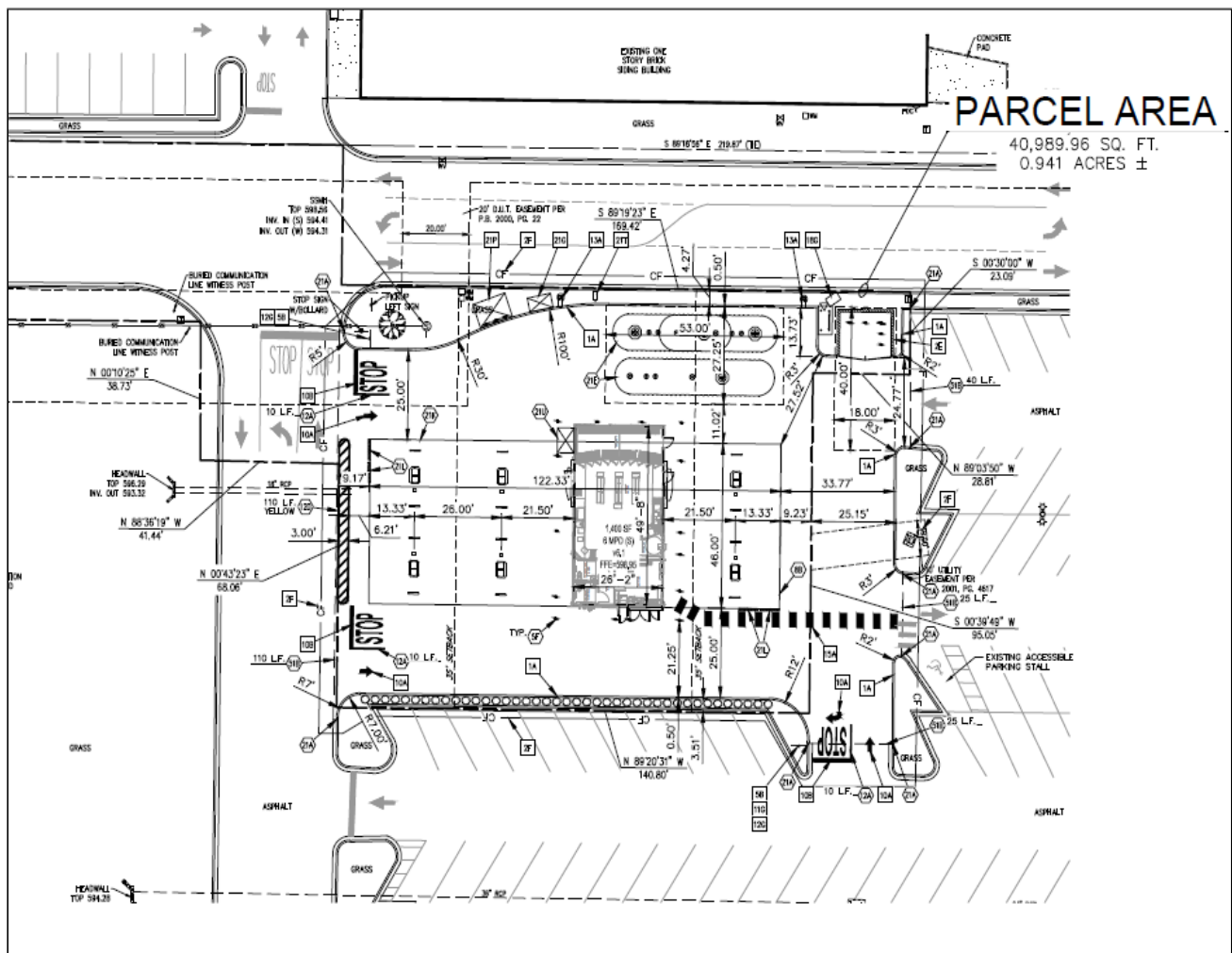
Conditions to be met:

1. Please show the entire parcel.





Site Plan 662-23



FILE NAME OR NUMBER: Site Plan 663-23

ACRES: 0.97 +/- acres

CURRENT ZONE: M-1 (Light-Industry)

APPLICANT: Pugh Wright McAnally for the City of Decatur & Morgan CO

LOCATION AND OR PROPERTY ADDRESS: 211 1st Ave SE

REQUEST: Approve Site Plan

PROPOSED LAND USE: Commercial

ONE DECATUR FUTURE LAND USE: Urban Edge Mixed Use

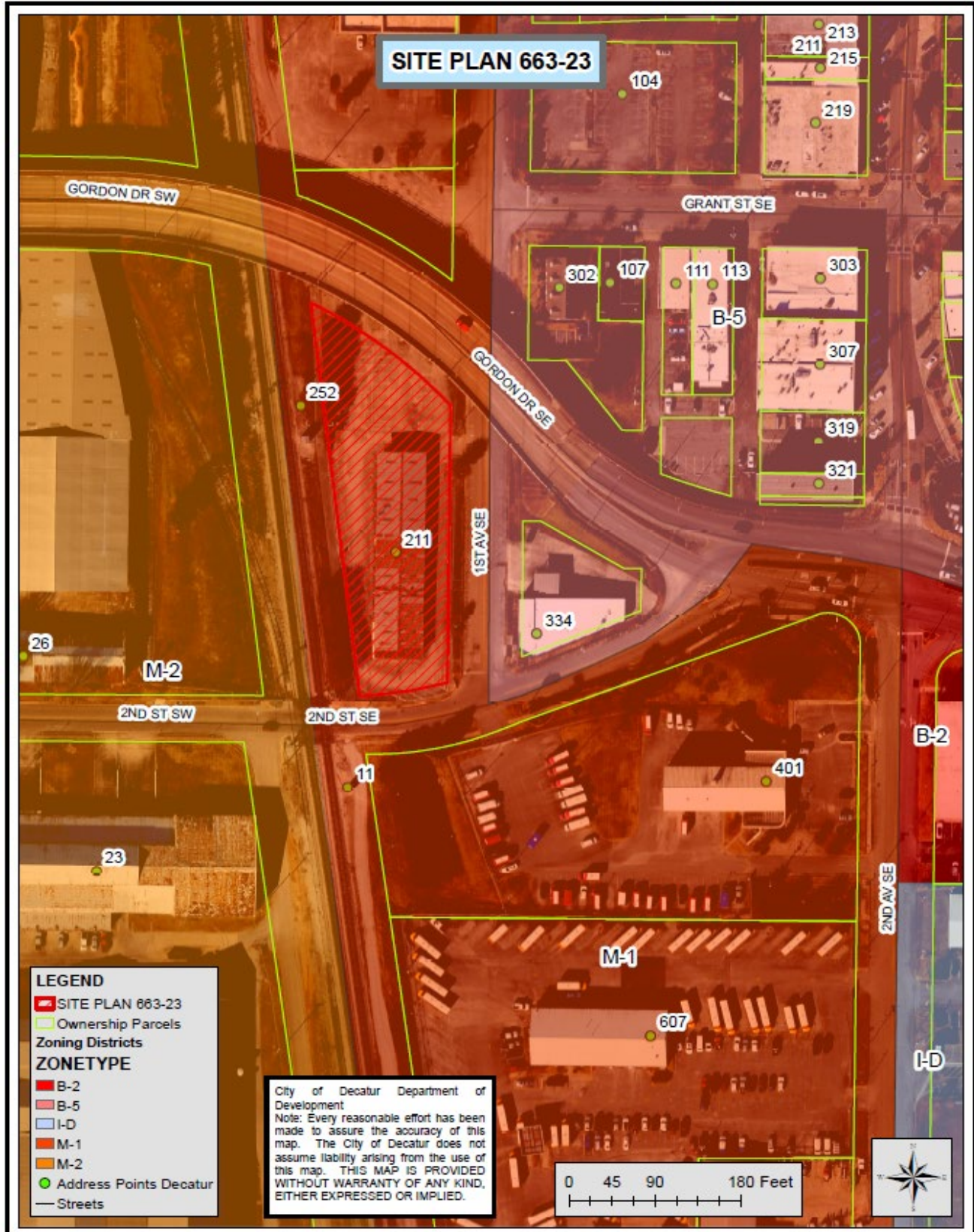
ONE DECATUR STREET TYPOLOGY: 1st Ave SE is a Local Street

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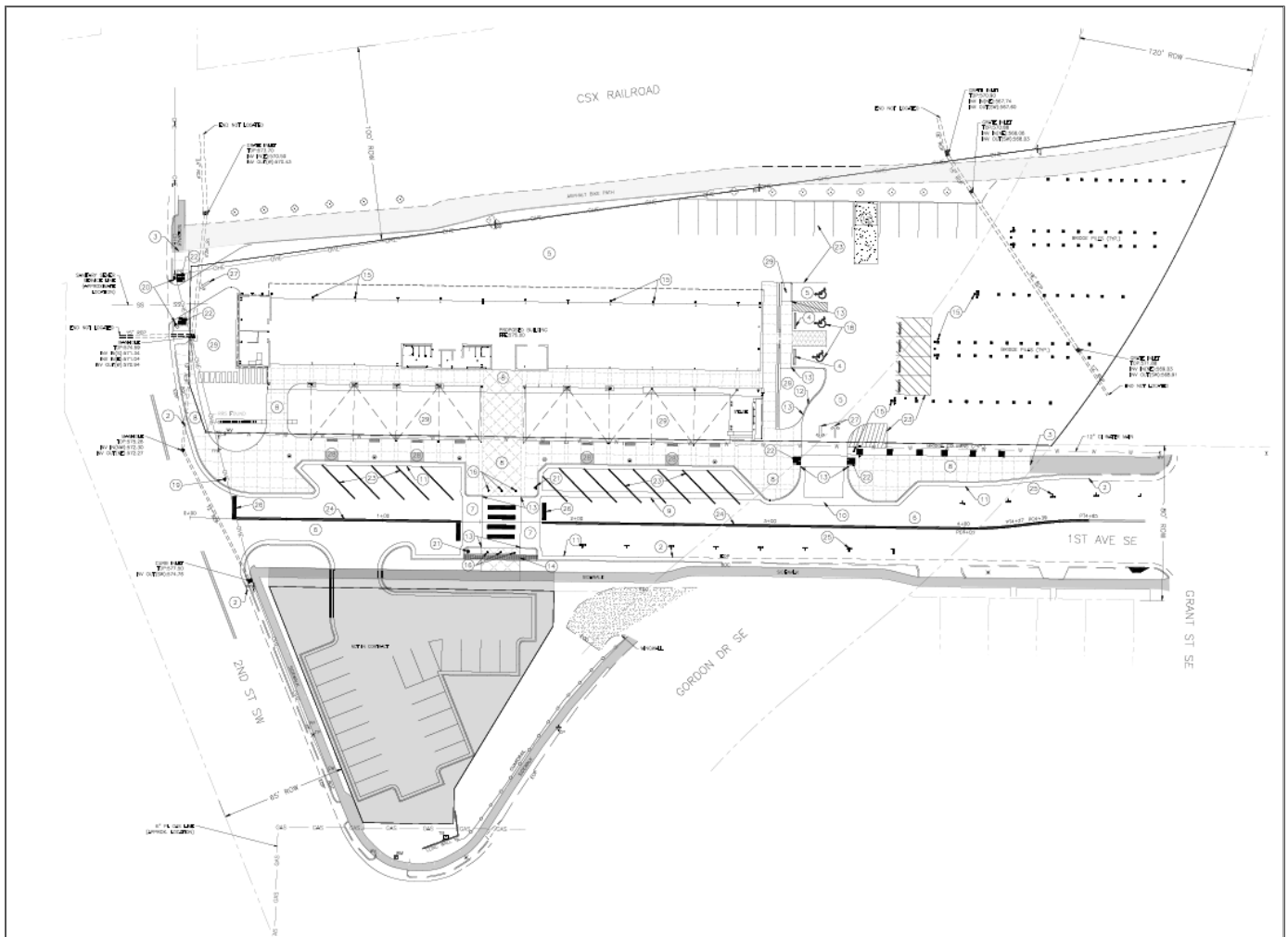
Conditions to be met:

1. Please add the property lines to each parcel.
2. Please add the number of parking spaces
3. Please add the landscaping you provided vs. what was required.
4. Please add acreage to the site data
5. B-5 (Central Business District) zoning being approved by the City Council





Site Plan 663-23



Final Plats

FILE NAME OR NUMBER: Glenmont Acres Phase 1.1 Final Plat

ACRES: 7.60 +/- Acres

CURRENT ZONE: R-3 (Single-Family)

APPLICANT: Pugh Wright McAnally for Huntsville LD, LLC

LOCATION AND OR PROPERTY ADDRESS: South of Poole Valley Rd SW and East of Central Ave SW (west of phase 1)

REQUEST: Approve Final Plat

PROPOSED LAND USE: Residential

ONE DECATUR FUTURE LAND USE: Mixed Neighborhood

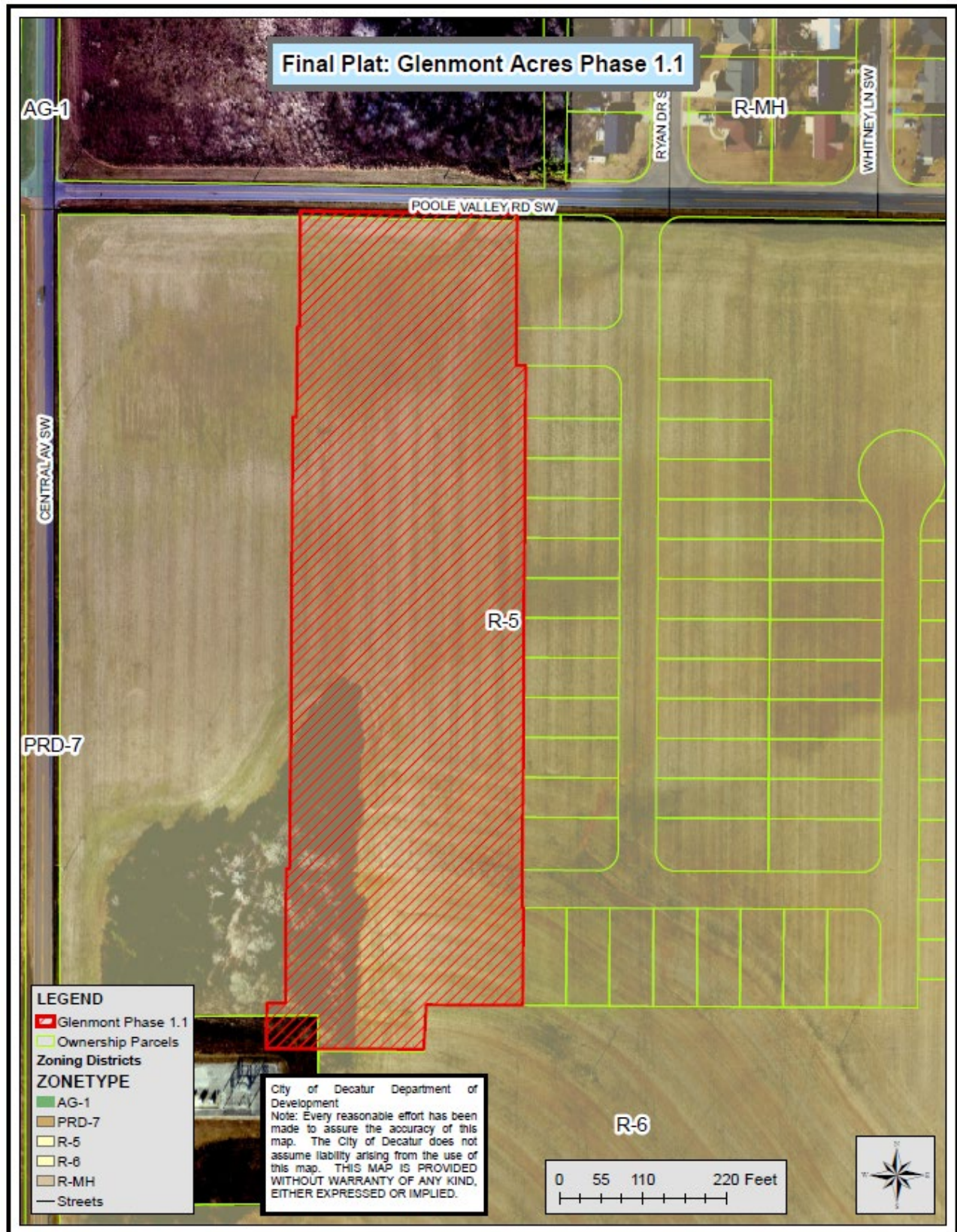
ONE DECATUR STREET TYPOLOGY: Central Ave SW is a Minor Arterial & Poole Valley is a Local Street

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

1. Please add adjacent property owners even across ROW
2. Please label all setbacks on each parcel
3. Please sign the Final Plat Application
4. Please add ROWs
5. Bond needed for unfinished improvements
6. Title opinion needed
7. Please provide a \$5,000 bond for DU to finish sewer connection





[illegible]

FILE NAME OR NUMBER: Glenmont Acres Phase 2 Final Plat

ACRES: 7.91 +/- acres

CURRENT ZONE: R-3 (Single-Family)

APPLICANT: Pugh Wright McAnally for Huntsville LD, LLC

LOCATION AND OR PROPERTY ADDRESS: South of Poole Valley Rd SW and East of Central Ave SW (west of phase 1.1)

REQUEST: Approve Final Plat

PROPOSED LAND USE: Residential

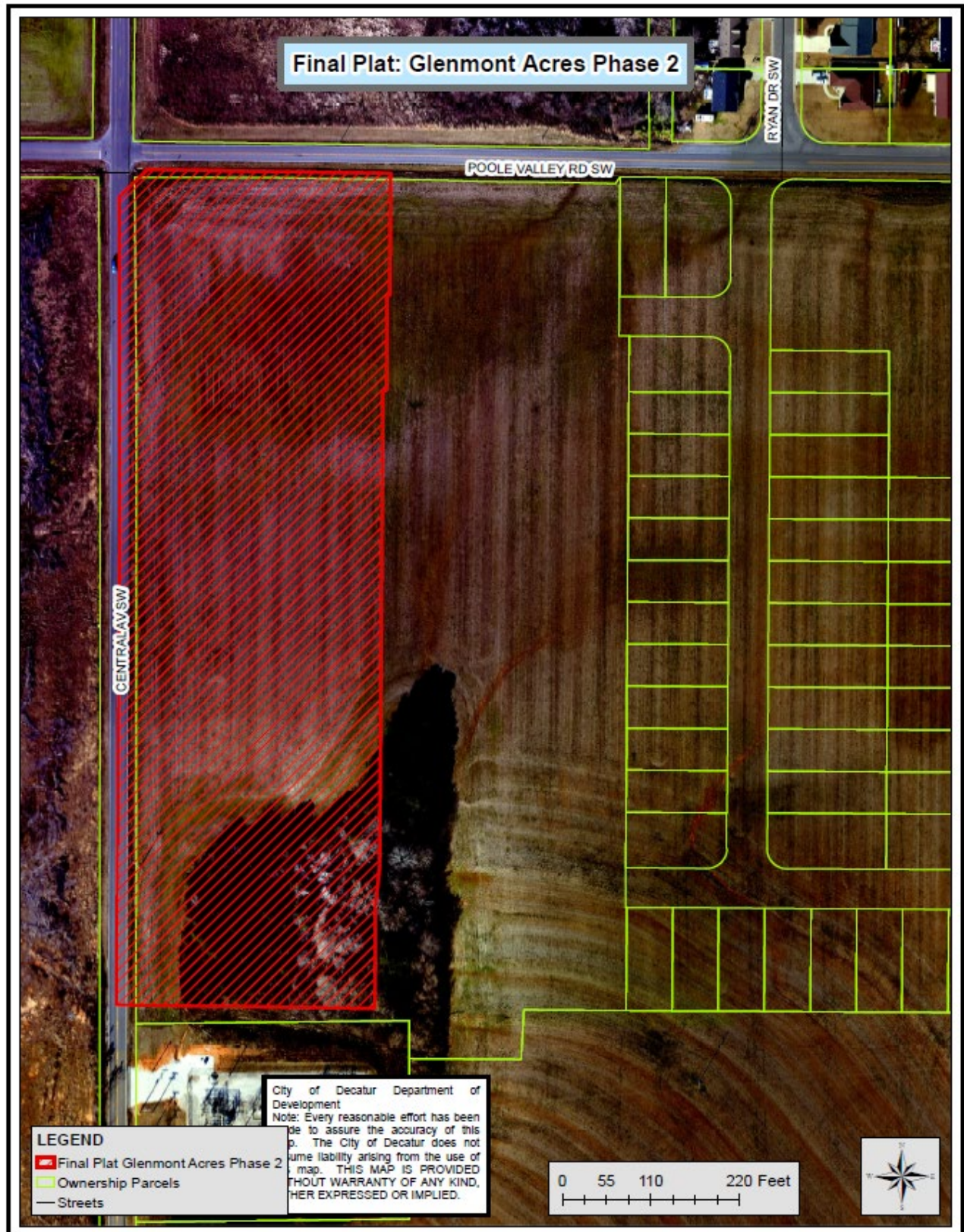
ONE DECATUR FUTURE LAND USE: Mixed Neighborhood

ONE DECATUR STREET TYPOLOGY: Central Ave SW is a Minor Arterial & Poole Valley is a Local Street

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

1. Please add adjacent property owners even across ROW
2. Please label all setbacks on each parcel
3. Please sign the Final Plat Application
4. Please add ROWs
5. Bond needed for unfinished improvements
6. Title opinion needed
7. DU bond for unfinished utilities
8. Please add a 20' easement along Central Ave.





Final Plat Glenmont Acres Phase 2

