

MEMORANDUM

DATE: September 19, 2023

TO: Planning Commissioners

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

PLANNING COMMISSION MEETING

September 19th, 2023

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

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

Agenda Planning Commission

City of Decatur, AL

September 19, 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 – August 2023

PUBLIC HEARING

PRELIMINARY PLAT

PAGE NO.

A. Preliminary Plat	Kenzie Meadows Phase 2 & 3	1-8
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CONSENT AGENDA

SITE PLAN

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B. Site Plan 665-23	Lathan Architects for Decatur Schools	13-17

CERTIFICATE

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A. Certificate 3608-23	Pugh Wright McAnally	18-21
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OTHER BUSINESS

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A. Resolution 23-263	Amendment to Urban Renewal Covenants	30
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PUBLIC HEARING

Preliminary Plat

Kenzie Meadows - 2

FILE NAME OR NUMBER: Kenzie Meadows Phase 2

ACRES: 9.83+/- acres

CURRENT ZONE: PRD-7 (Planned Residential Development)

APPLICANT: Pugh Wright McAnally for Huntsville LD, LLC

LOCATION AND OR PROPERTY ADDRESS: West of Central Ave SW

REQUEST: Subdivide 9.83 acres into 90 Residential lots

PROPOSED LAND USE: Residential

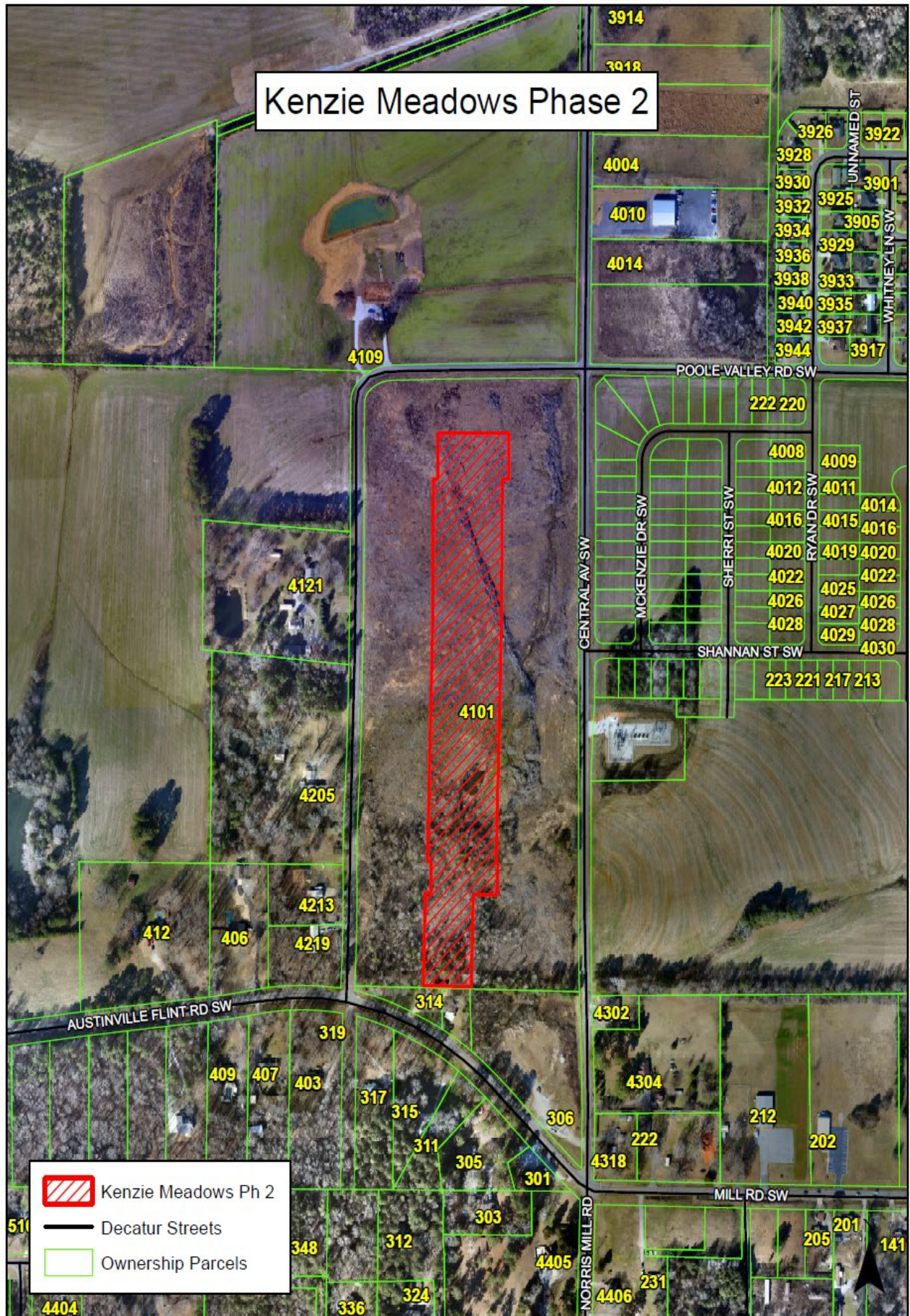
ONE DECATUR FUTURE LAND USE: Low Residential

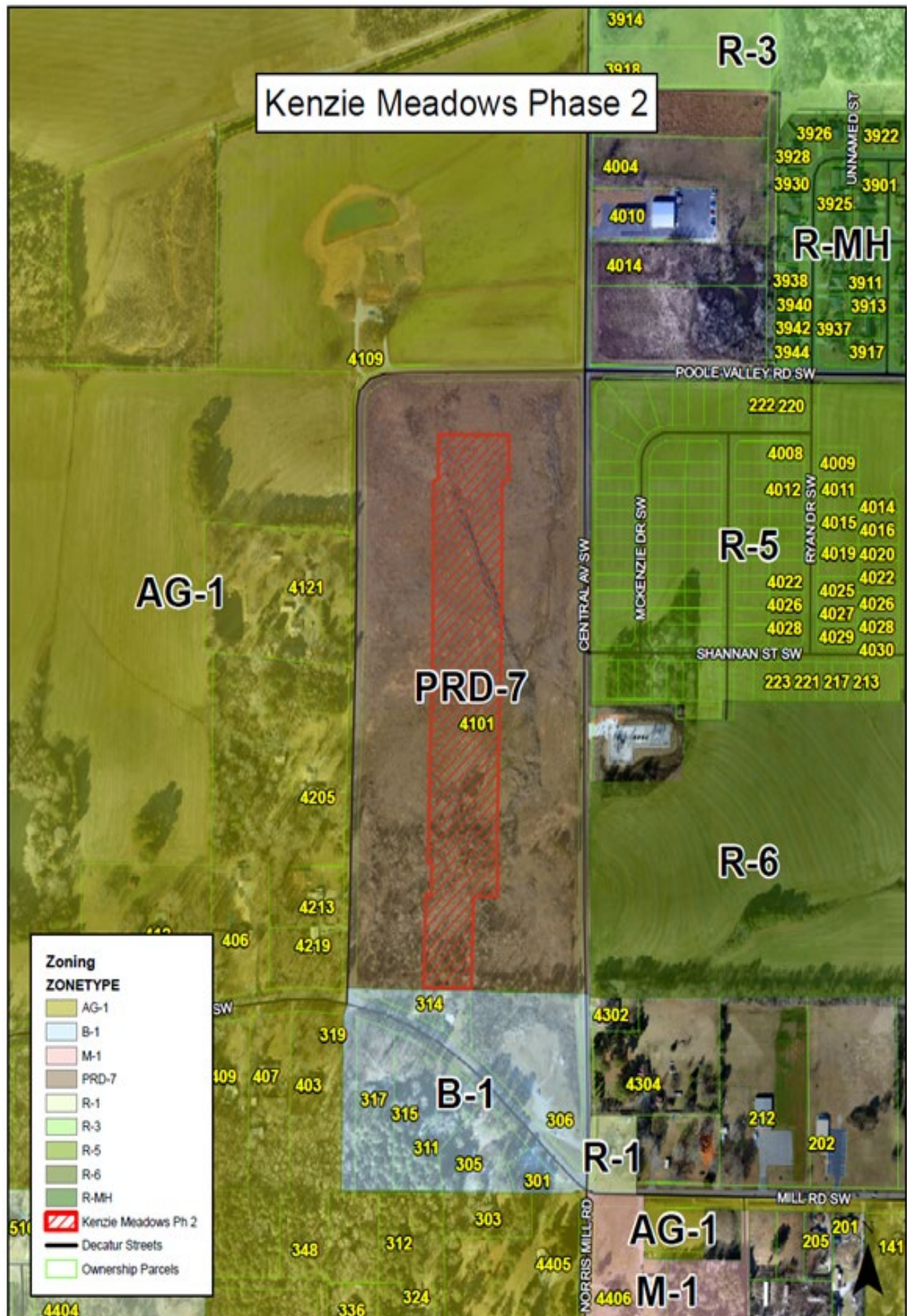
ONE DECATUR STREET TYPOLOGY: Central Ave. SW is a minor arterial

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

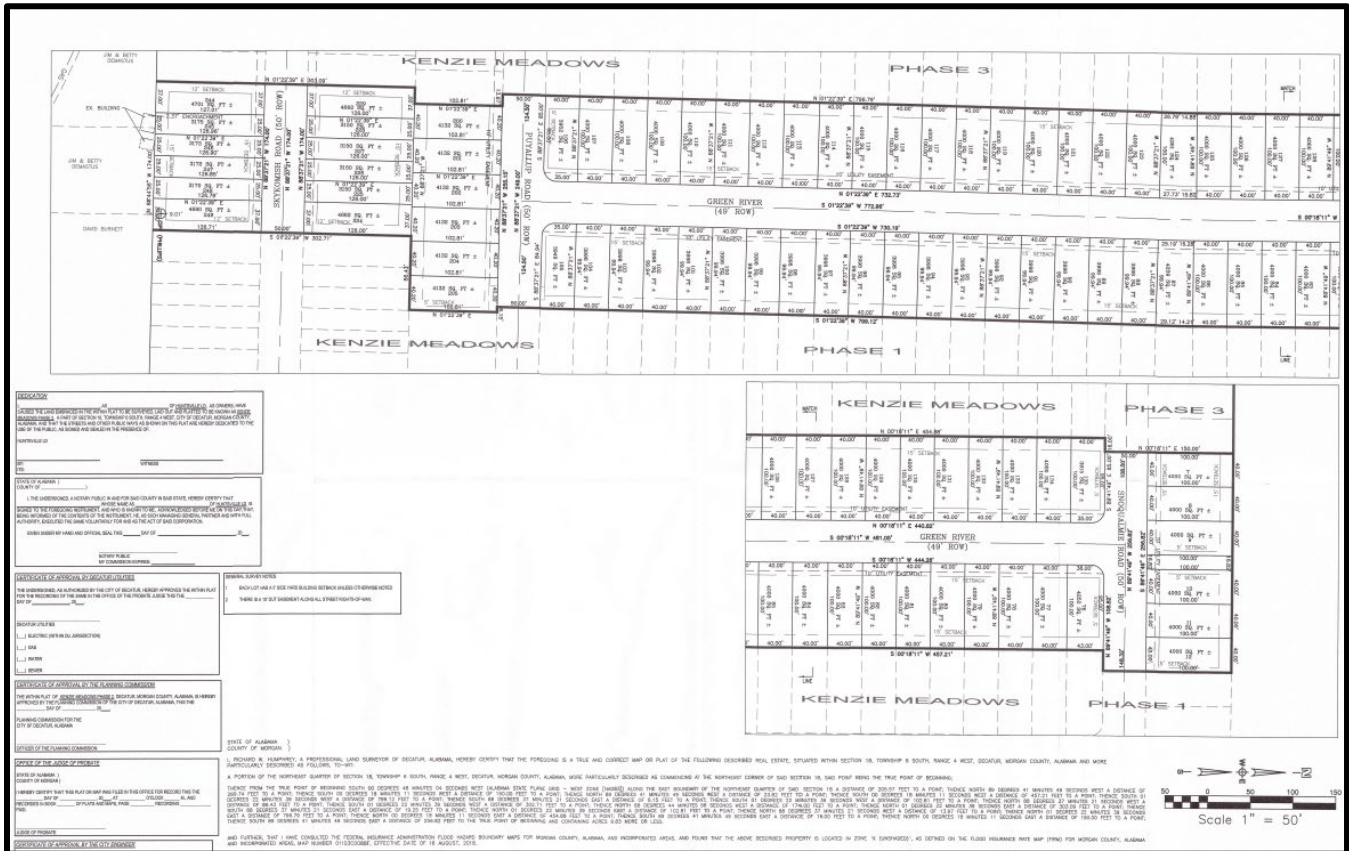
Conditions to be met:

1. Please include site data-largest lot, smallest lot, and total acreage being subdivided, total number of lots.





Kenzie Meadows Phase 2



Kenzie Meadows - 3

FILE NAME OR NUMBER: Kenzie Meadows Phase 3

ACRES: 10.37+/- acres

CURRENT ZONE: PRD-7 (Planned Residential Development)

APPLICANT: Pugh Wright McAnally for Huntsville LD, LLC

LOCATION AND OR PROPERTY ADDRESS: West of Central Ave SW

REQUEST: Subdivide 10.37 acres into 98 Residential lots

PROPOSED LAND USE: Residential

ONE DECATUR FUTURE LAND USE: Low Residential

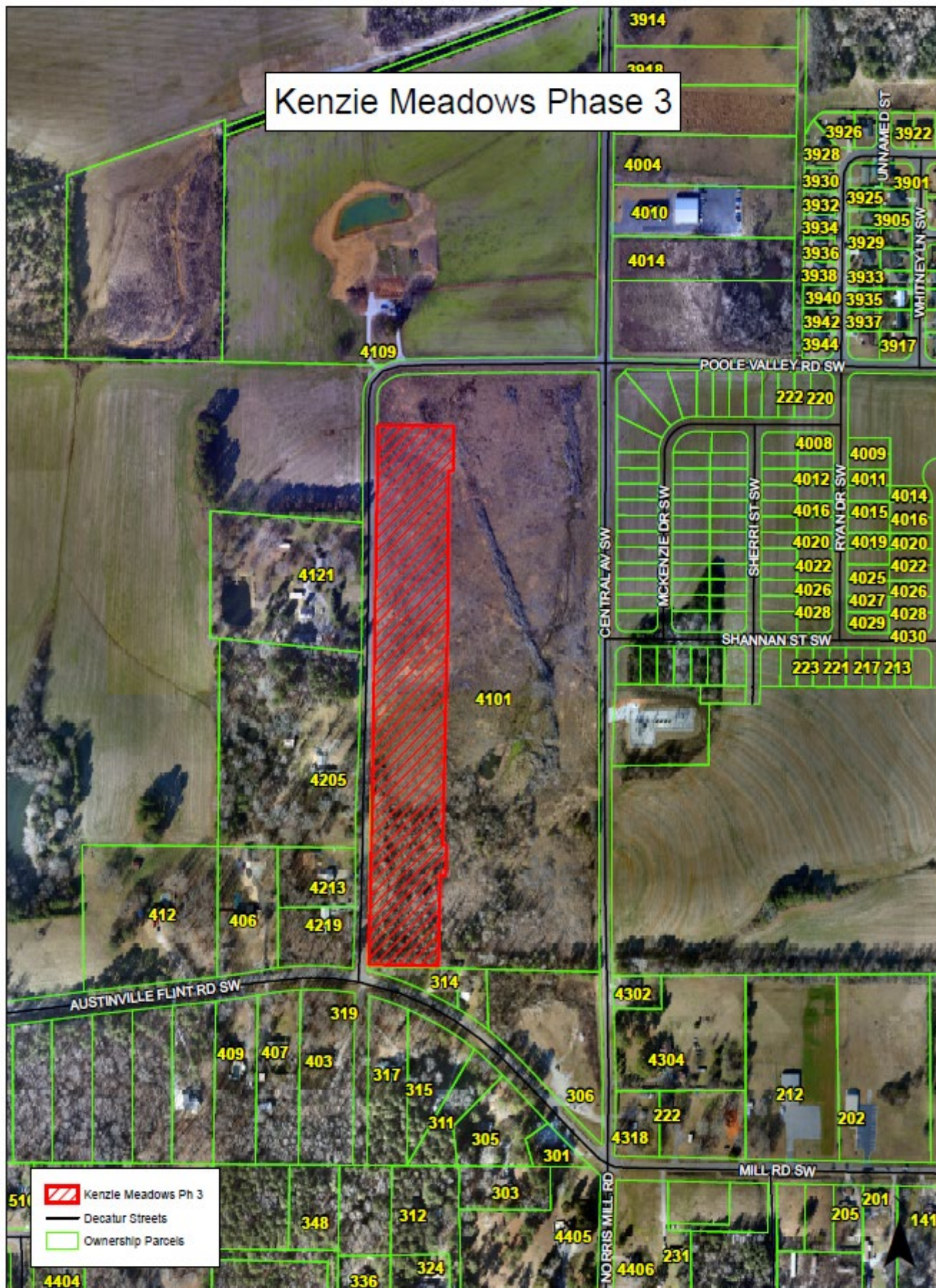
ONE DECATUR STREET TYPOLOGY: Central Ave. SW is a minor arterial

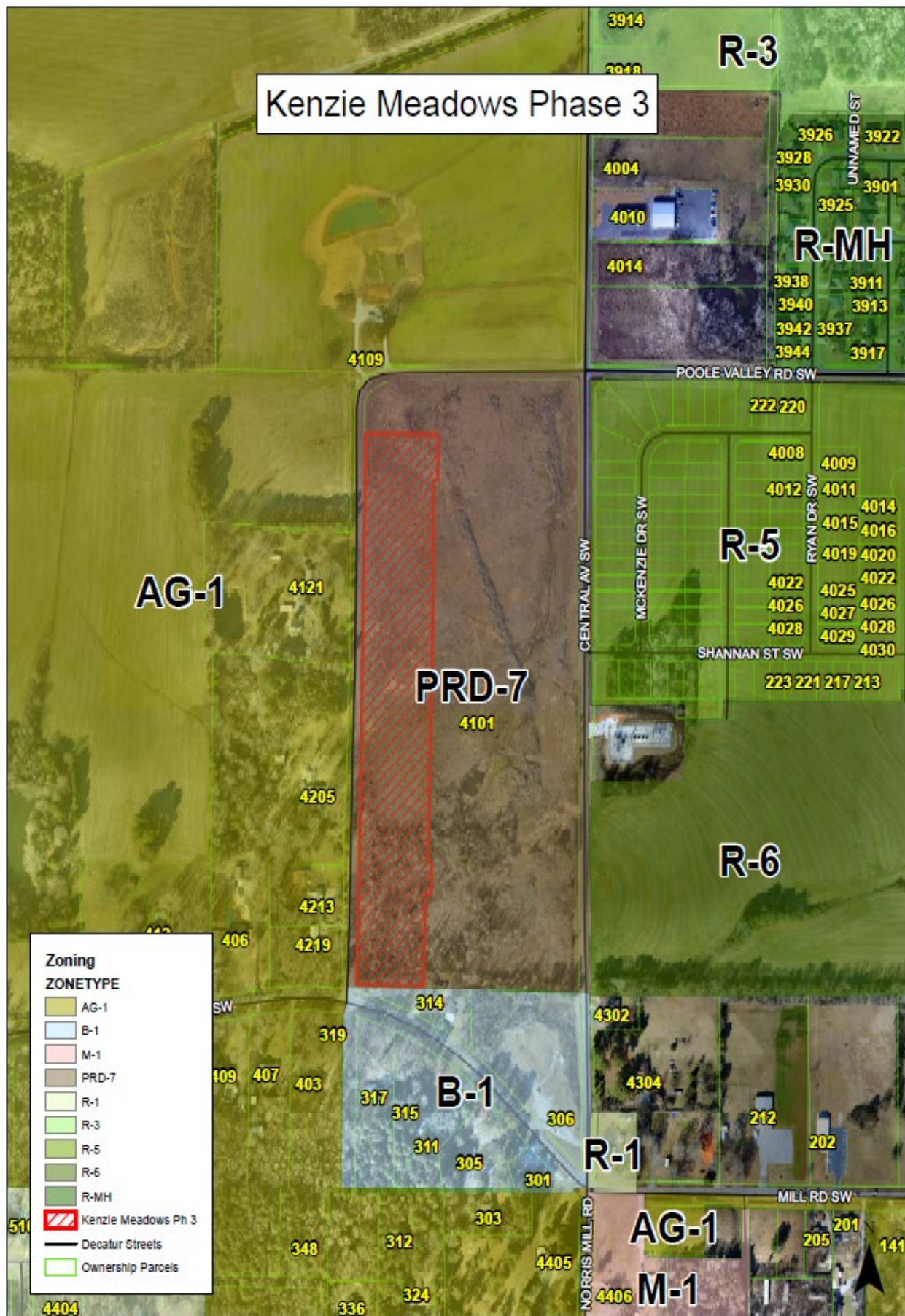
COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

Conditions to be met:

1. Please include site data-largest lot, smallest lot, and total acreage being subdivided, total number of lots.

Kenzie Meadows Phase 3





CONSENT AGENDA

Site Plans

Site Plan 664-23

FILE NAME OR NUMBER: Site Plan 664-23

ACRES: N/A

CURRENT ZONE: I-D (Institutional)

APPLICANT: GMC for Calhoun Community College.

LOCATION AND OR PROPERTY ADDRESS: 6205 Hwy 31

REQUEST: Approve Site Plan

PROPOSED LAND USE: Institutional

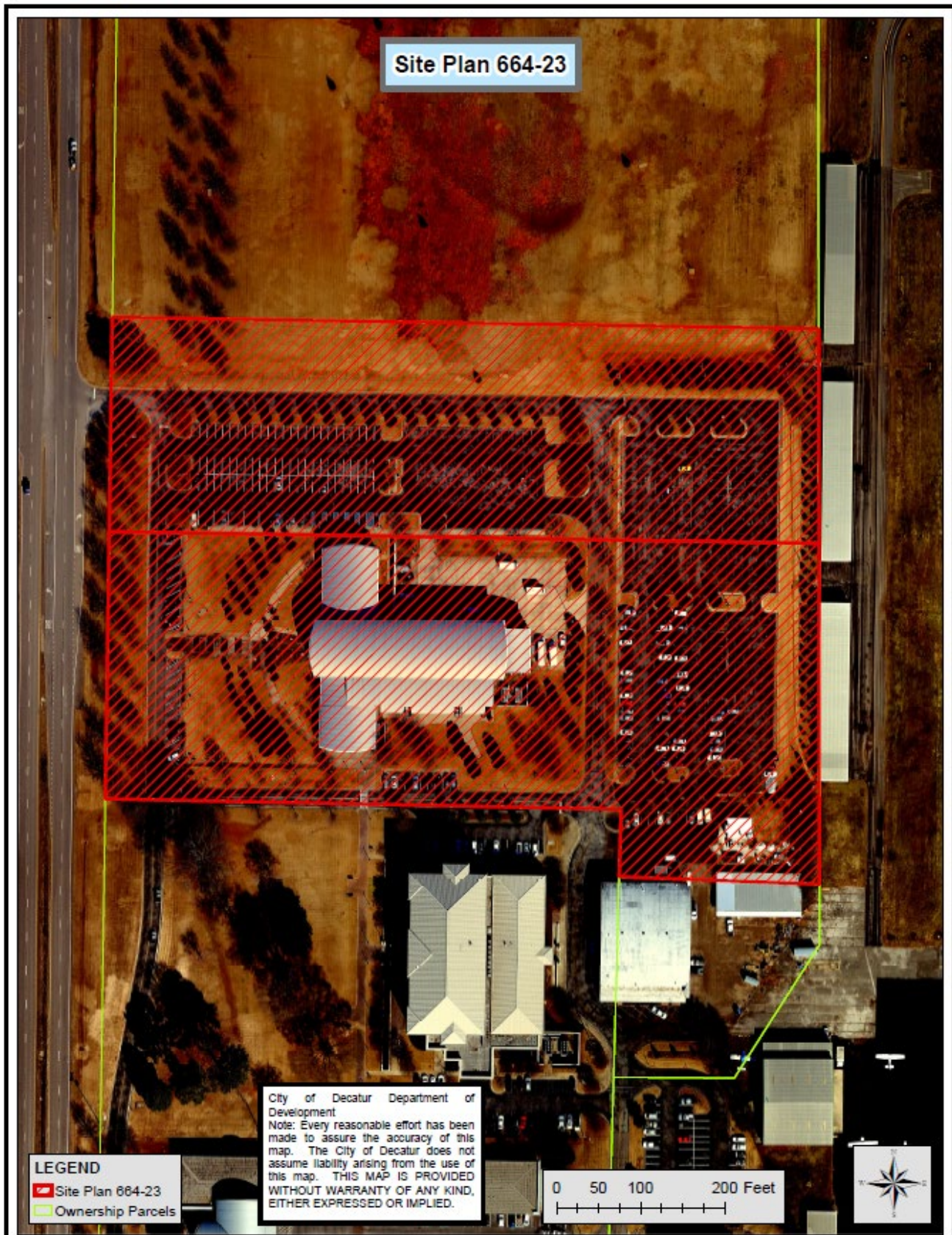
ONE DECATUR FUTURE LAND USE: Major Institution/Civic

ONE DECATUR STREET TYPOLOGY: Hwy 31 is a Principal Arterial

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

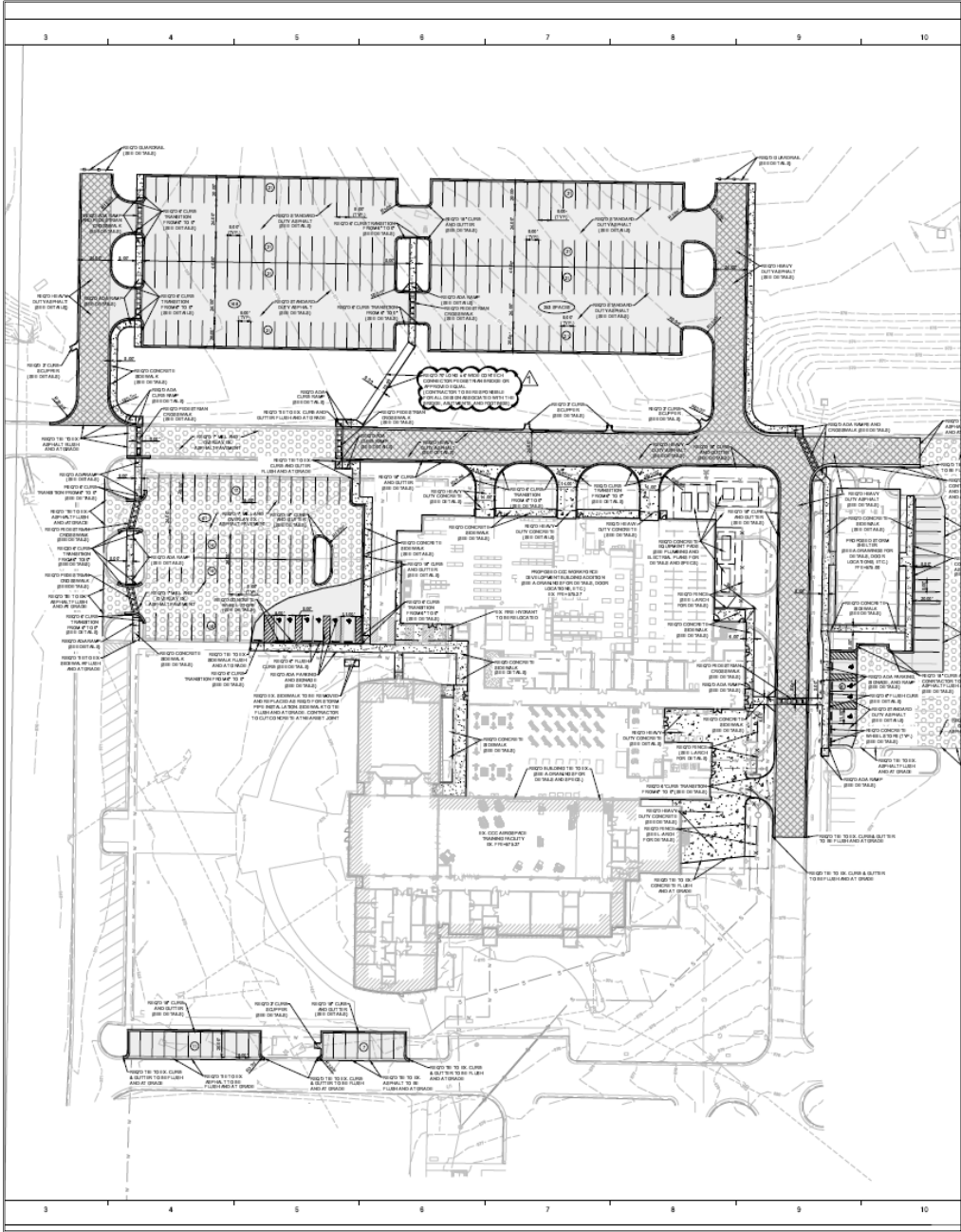
Conditions to be met:

1. Please provide total acreage
2. Please add truncated domes to ADA ramps





Site Plan 664-23



Site Plan 665-23

FILE NAME OR NUMBER: Site Plan 665-23

NEW BUILDING SQUARE FOOTAGE: 32,500 sq. ft. +/-

CURRENT ZONE: I-D (Institutional District)

APPLICANT: Lathan Architects for Decatur City Schools

LOCATION AND OR PROPERTY ADDRESS: 514 4th Street SW

REQUEST: Site plan approval for new First Class Pre-K

PROPOSED LAND USE: Institutional

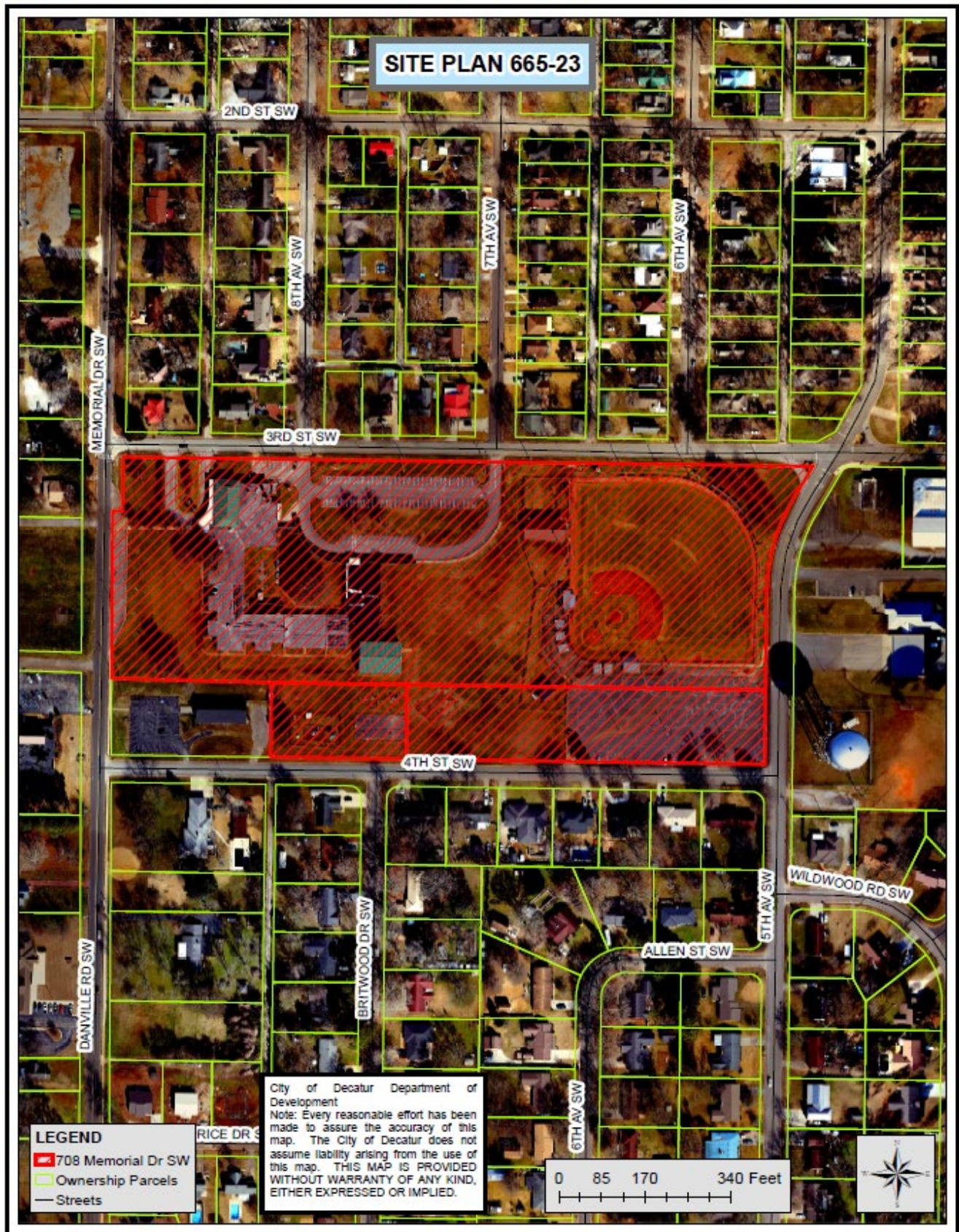
ONE DECATUR FUTURE LAND USE: Major Institution / Civic

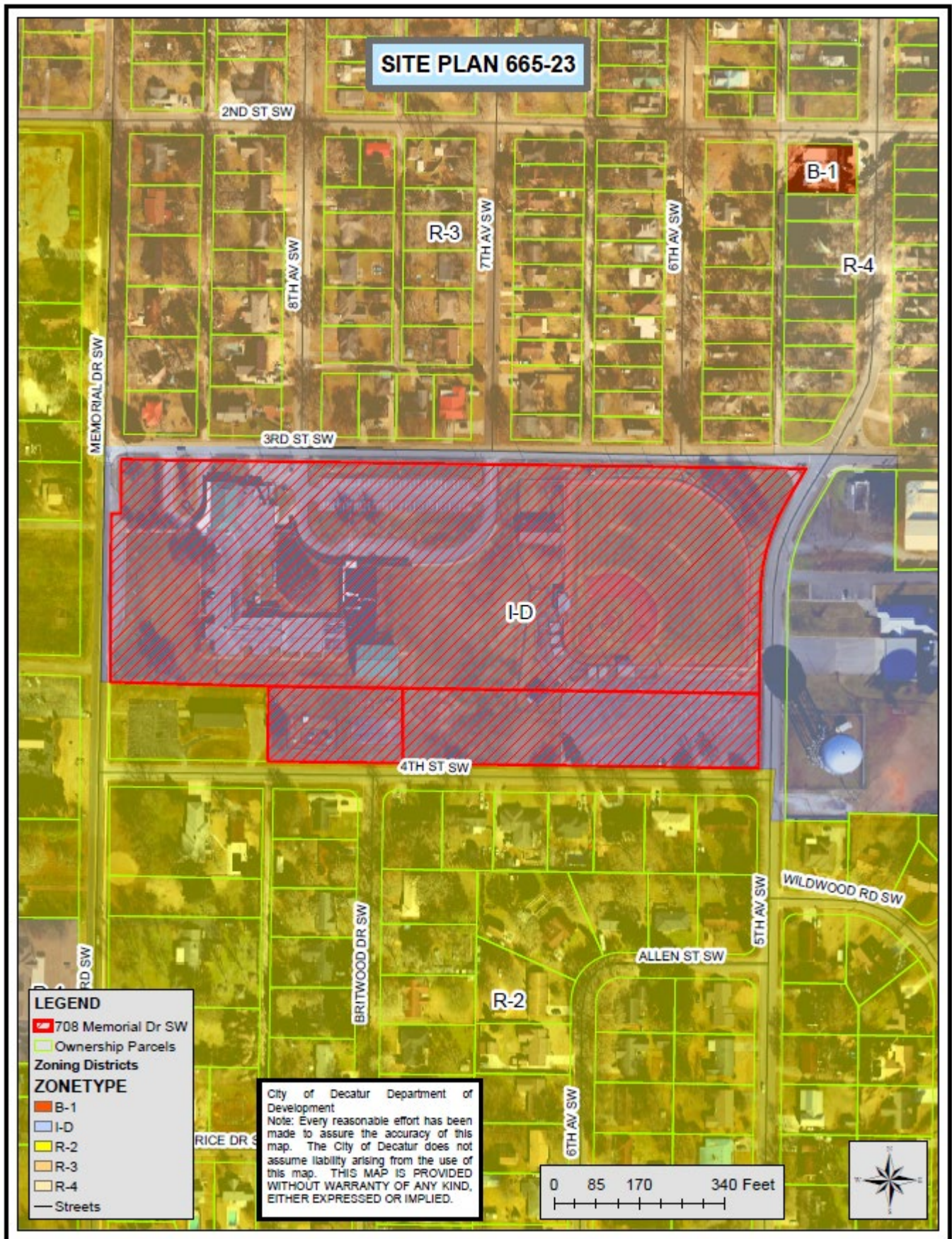
ONE DECATUR STREET TYPOLOGY: Memorial Drive is a Minor Arterial

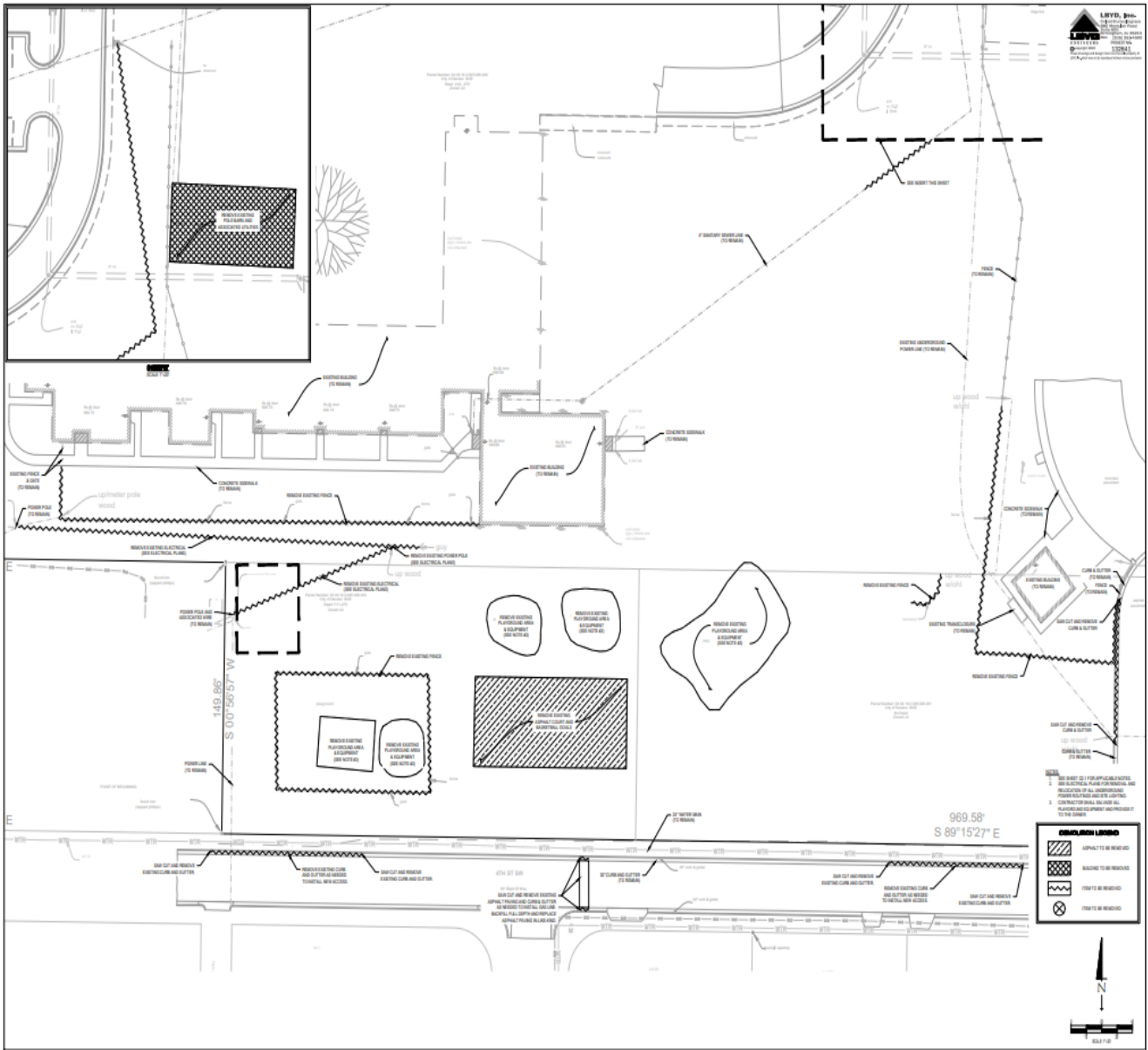
COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

Conditions to be met:

1. Please change three of the 45 degree storm water pipes to boxes
2. Please submit grease interceptor plans







Certificates

Certificate 3608-23

FILE NAME OR NUMBER: Certificate 3608-23

ACRES: 0.28 +/-

CURRENT ZONE: R-3 (Single-Family)

APPLICANT: Pugh Wright McAnally for Cagle Properties

LOCATION AND OR PROPERTY ADDRESS: 1223 & 1301 15th Ave. SE

REQUEST: Subdivide one parcel into two

PROPOSED LAND USE: Residential

ONE DECATUR FUTURE LAND USE: Urban Edge Mixed Use

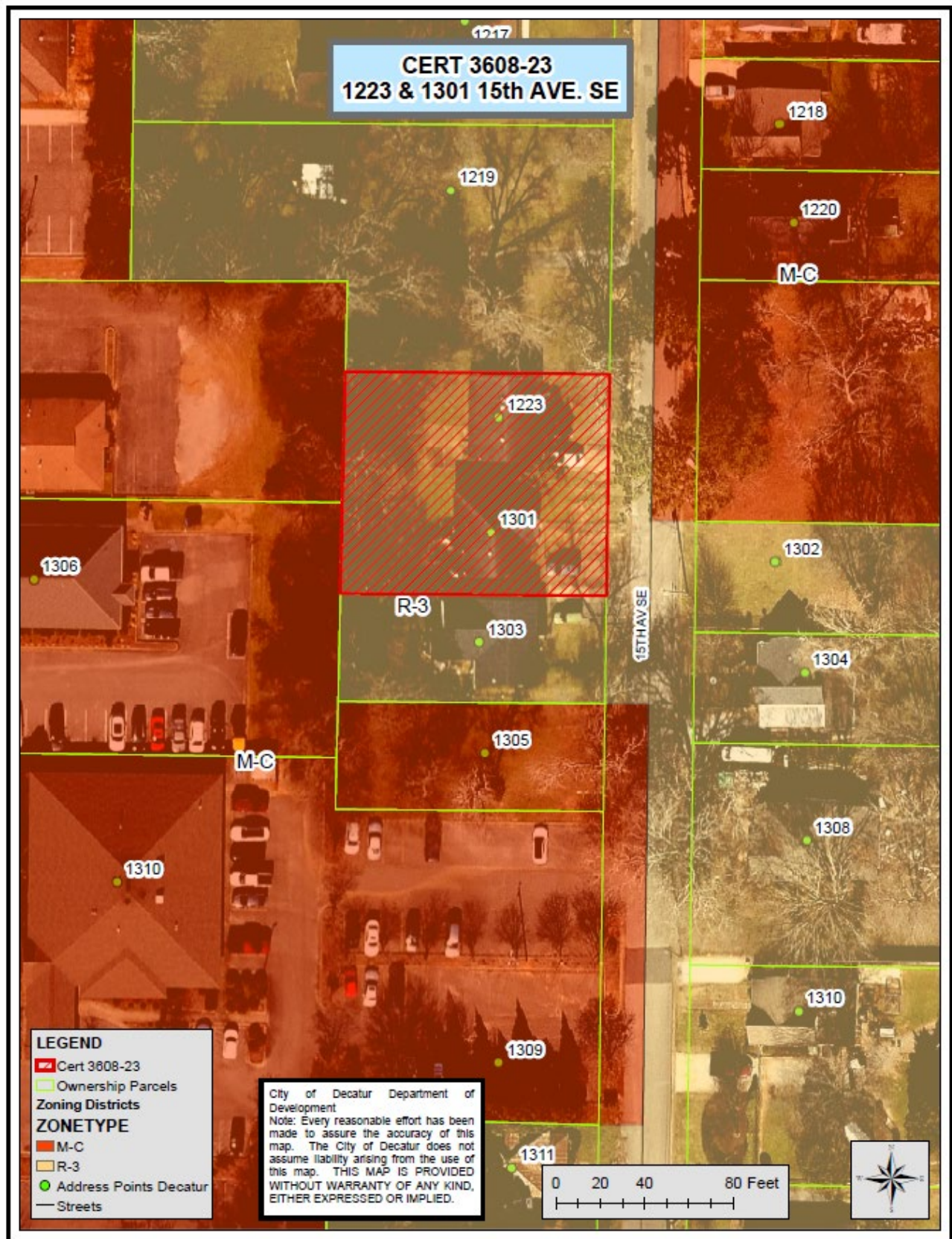
ONE DECATUR STREET TYPOLOGY: 15th Ave. SE is a local Street

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

Conditions to be met:

1. Please add adjacent property owners.
2. Please provide a copy of the deed.
3. Waiver from Planning Commission on minimum required lot size due to historical considerations.





OTHER BUSINESS

Bond Review

McGhee Square – Bond

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 partial release of Cash bond for completed improvements in the amount of \$94,500.00. Balance to remain is \$7,500.00

PROPOSED LAND USE: Residential

ONE DECATUR FUTURE LAND USE: Urban Core/Core Neighborhood

ONE DECATUR STREET TYPOLOGY: Walnut St is a Local Street

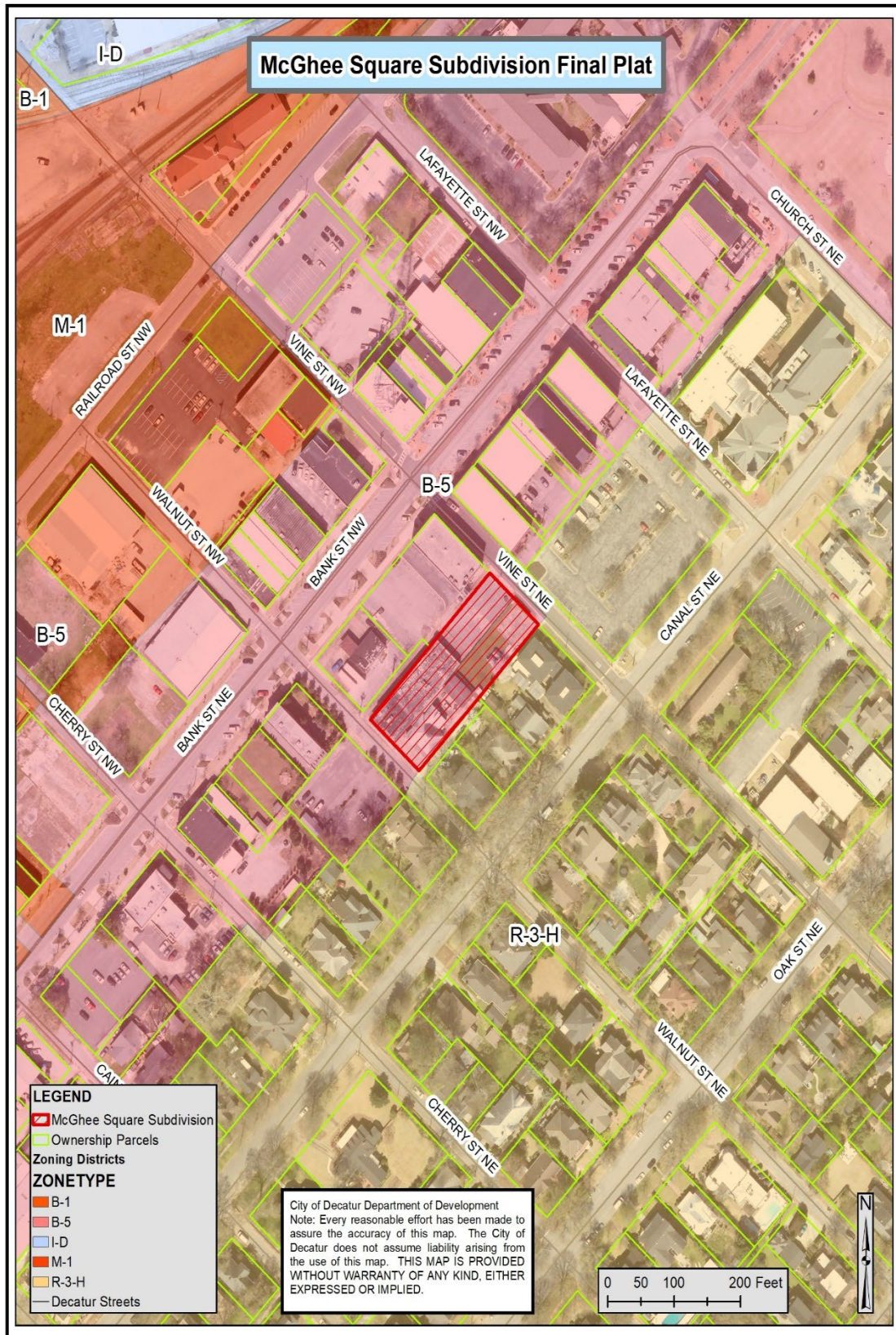
COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

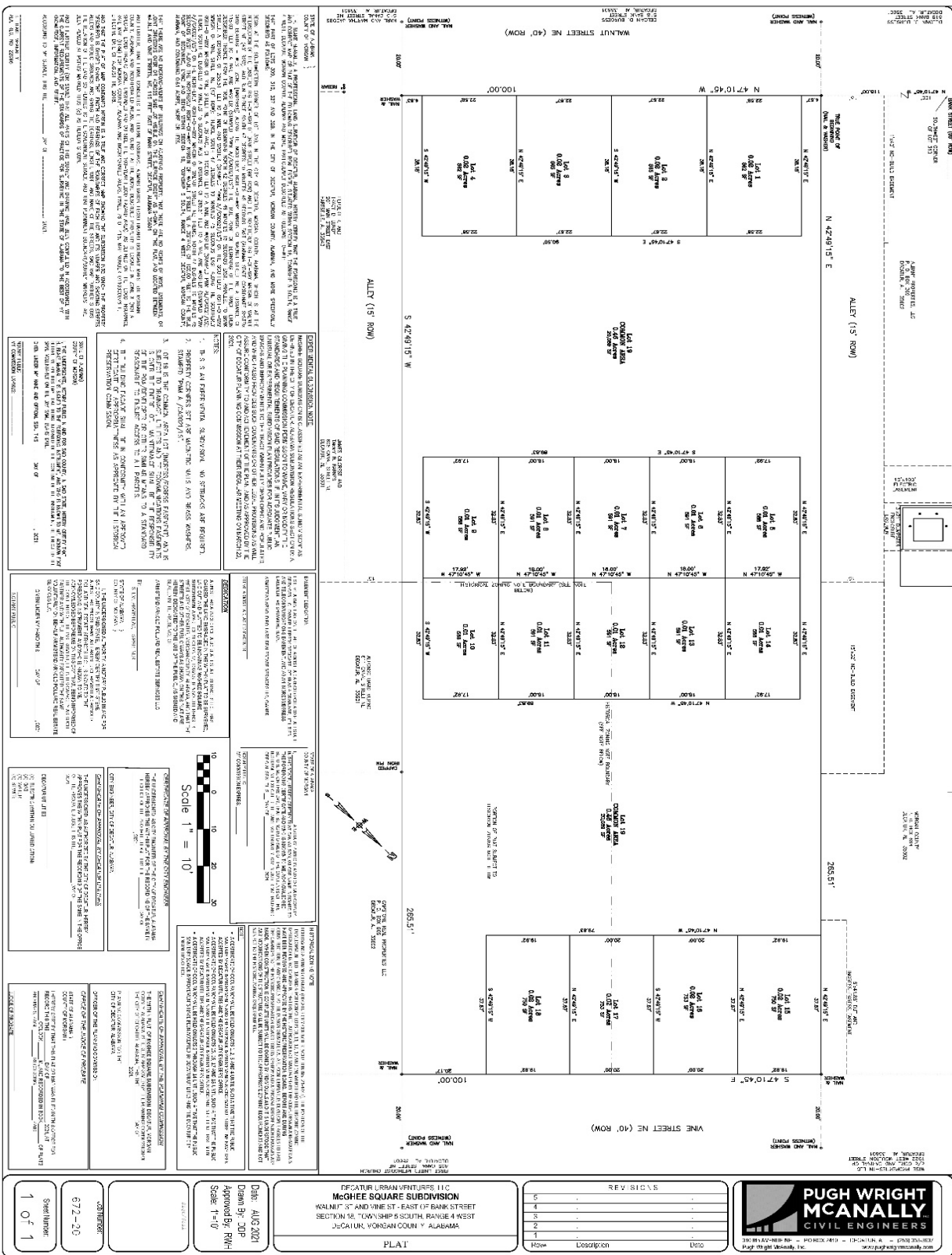
Conditions to be met:

Pt. of Info: Confirmation of completed improvements have been received by Decatur Utilities and remaining improvements verified by Engineering Department.

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:







Glenmont Acres 1 - Bond

FILE NAME OR NUMBER: Glenmont Acres Phase 1 Bond Review

ACRES: 16 +/- 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

REQUEST: Approve Bond Reductions

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:

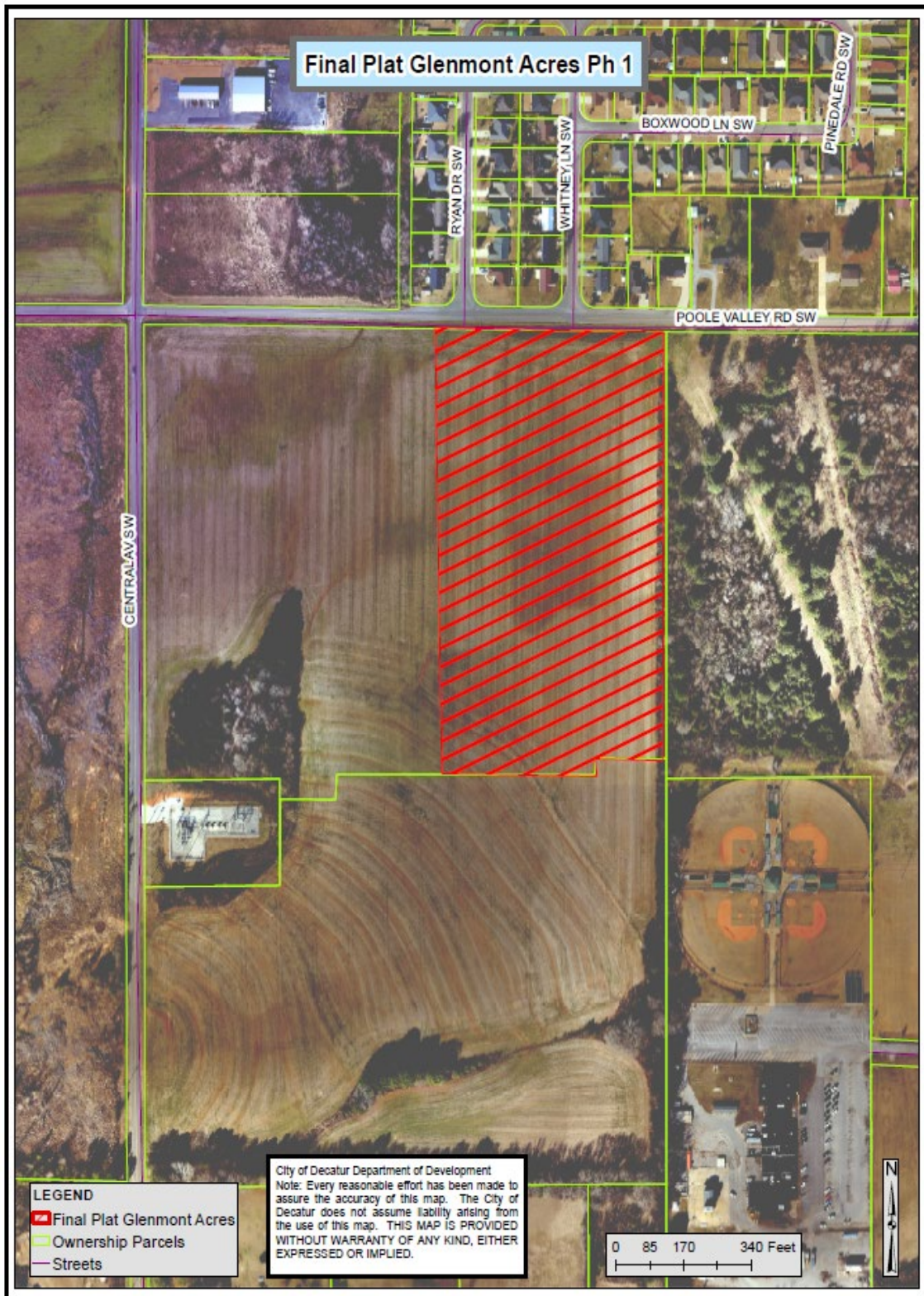
Point of Information:

Engineering and Decatur Utilities have confirmed the following bond adjustments:

- Bond CMS0353113 for Sanitary – Improvements completed
- Bond CMS0353112 for Sidewalks – Partial reduction approved
- Bond CMS0353111 for Roadways – Improvements completed

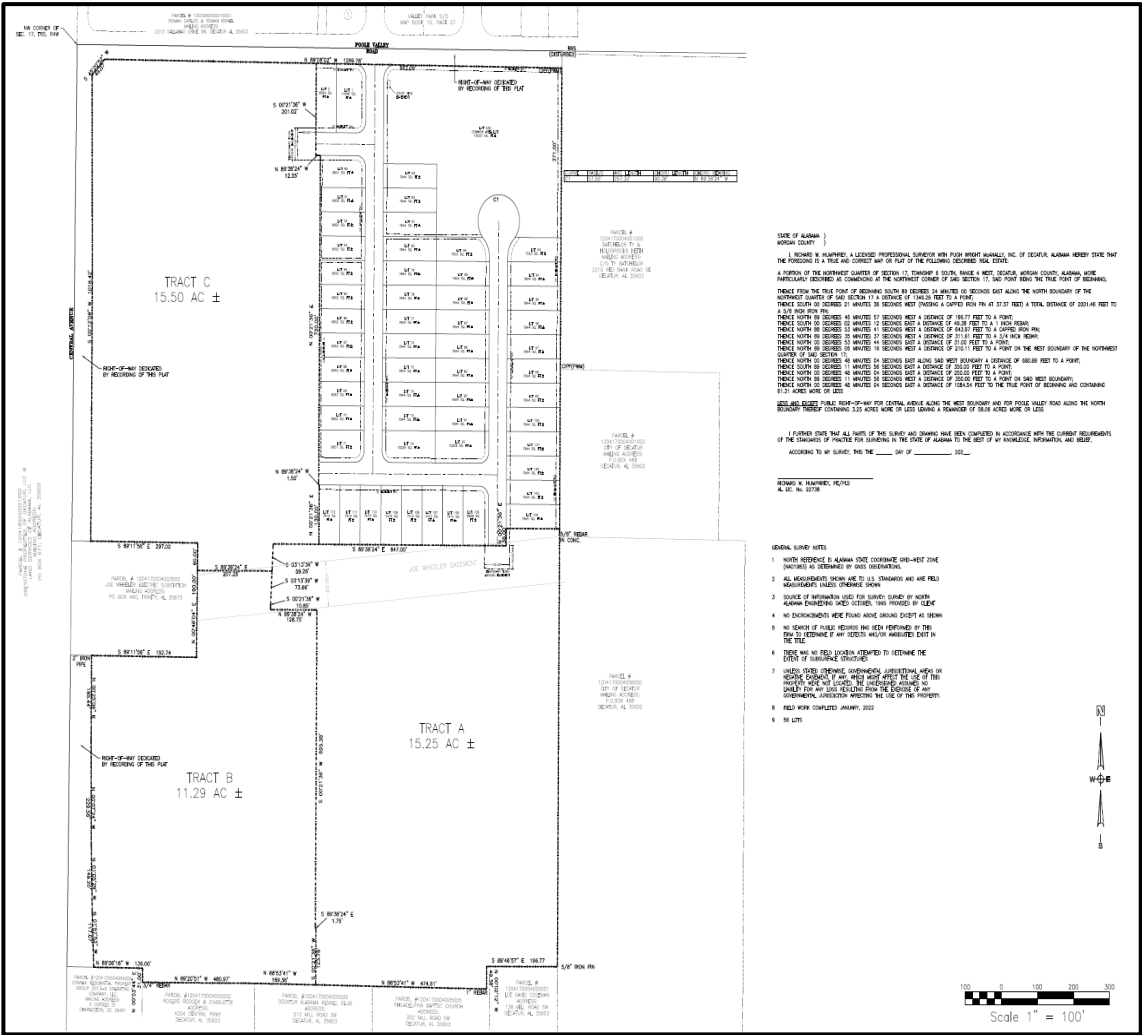
Bonds CMS0353113 (Sewer) & CMS0353111 (Roadways) will be released.

A replacement bond or change rider should be received for Bond CMS0353112. This updated bond amount will be \$178,380.00. The existing bond will be held until signed replacement or change rider is received by the Planning Department.





Glenmont Acres Ph 1 Bond



RESOLUTION 23-263

- Request for Planning Commission to approve resolution to amend Urban Renewal Covenants parcel 6-3. The use of the property will be the Alabama Center of the Arts Dance Studio for dance & music as stated in Resolution 23-263.