

## **MEMORANDUM**

**DATE:** October 26, 2023

**TO:** Planning Commissioners

### **PLANNING COMMISSION MEETING**

**October 26, 2023**

**Pre-Meeting – 2:45 p.m.**

**Meeting – 3:30 p.m.**

**City Council Chambers**

# Agenda

## Planning Commission

City of Decatur, AL

October 26, 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

### PUBLIC HEARING

#### PRELIMINARY PLAT

#### PAGE NO.

A. Preliminary Plat	Glenmont Acres Phase 3	4-7
B. Preliminary Plat	Glenmont Acres Phase 4	8-11
C. Preliminary Plat	Glenmont Acres Phase 5	12-15
D. Preliminary Plat	River Oaks Phase 1	16-19

### CONSENT AGENDA

#### SITE PLAN

#### PAGE NO.

A. Site Plan 666-23	Pugh Wright McAnally for Chris Armor	20-23
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#### CERTIFICATE

#### PAGE NO.

A. Certificate 3609-23	Lee Y. Greene & Associates, Inc.	24-27
B. Certificate 3610-23	Lee Y. Greene & Associates, Inc.	28-31

<b>OTHER BUSINESS</b>
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**BOND REVIEW**

**PAGE NO.**

A. Old River Manor Phase 2

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**RESOLUTION**

**PAGE NO.**

A. 016-23 Urban Renewal Project

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## PUBLIC HEARING

Preliminary Plat

Preliminary Plat: Glenmont Acres Phase 3

**FILE NAME OR NUMBER:** Preliminary Plat: Glenmont Acres Phase 3

**ACRES:** 5.82+/-

**CURRENT ZONE:** R-6 (Semi-Attached)

**APPLICANT:** Pugh Wright McAnally for Huntsville LD LLC

**LOCATION AND/OR PROPERTY ADDRESS:** South of Glenmont Phase 1  
(Hudson Court)

**REQUEST:** Subdivide 5.82 acres into 34 residential parcels

**PROPOSED LAND USE:** Residential

**ONE DECATUR FUTURE LAND USE:** Mixed Neighborhood

**ONE DECATUR STREET TYPOLOGY:** Hudson Court is a local street

### COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

#### Conditions to be met:

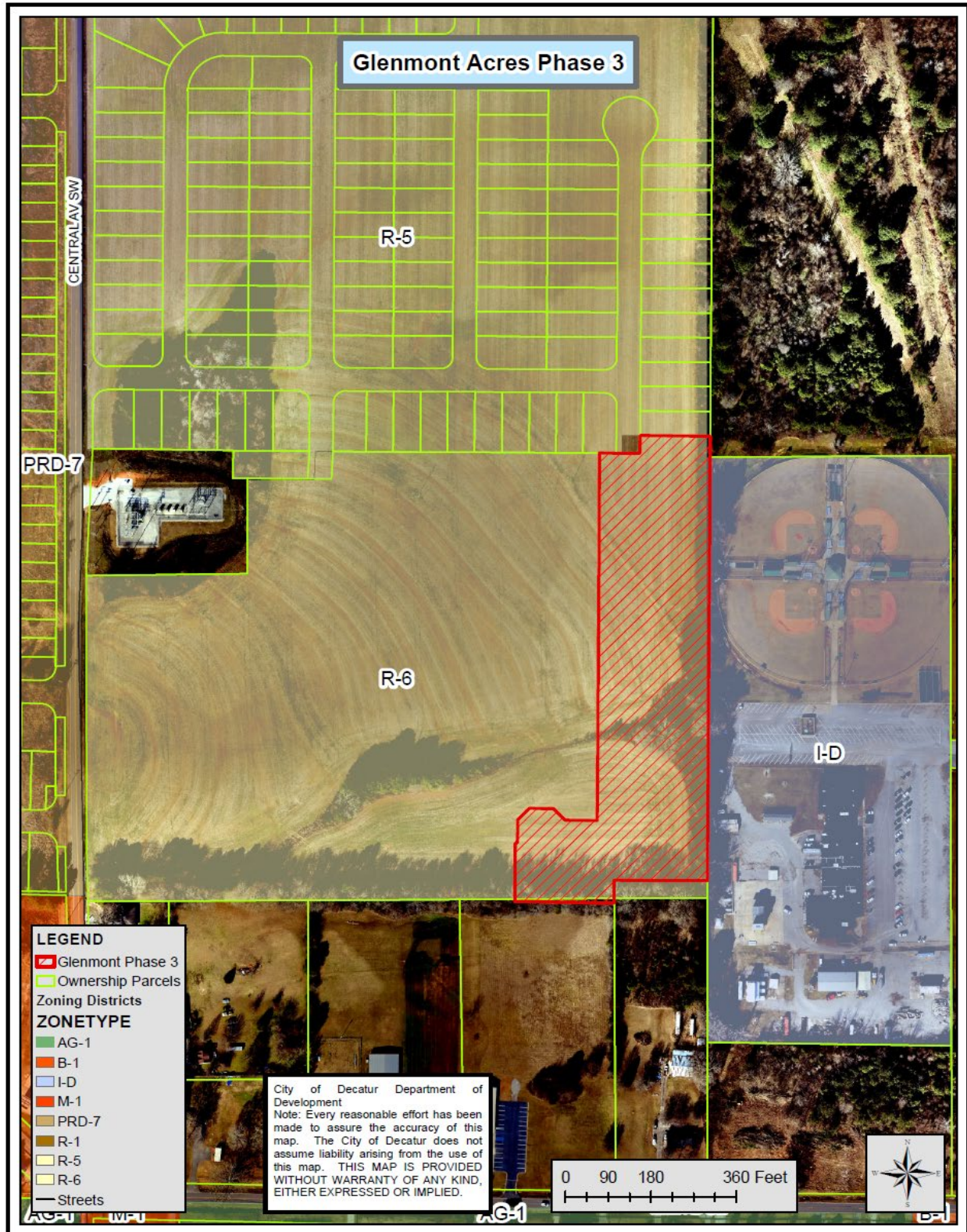
1. Please add the total acreage to be subdivided
2. Please add temporary turnaround
3. Please show separation from lots 21-31. Zoning Ordinance only requires eight contiguous units.

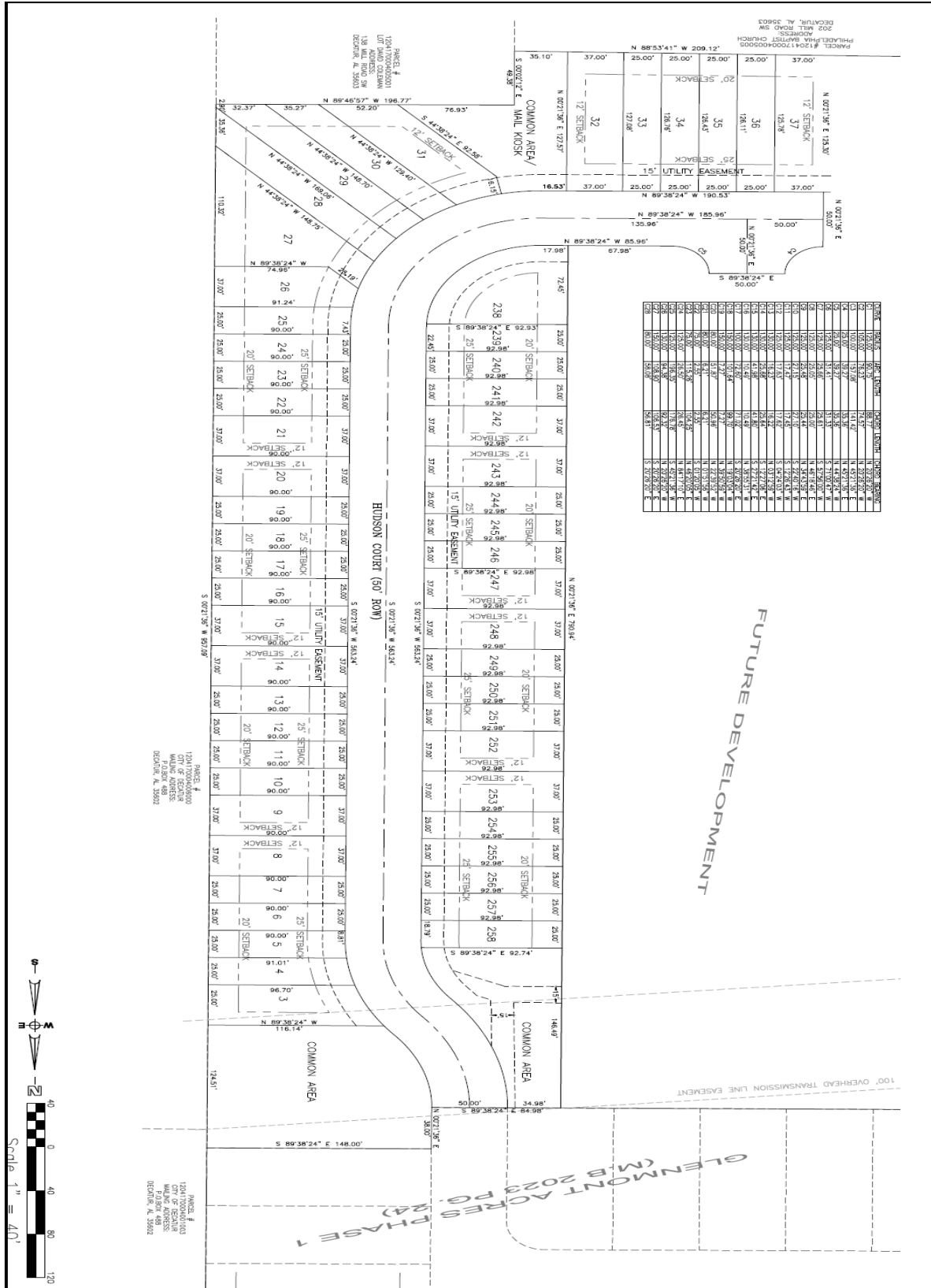
**Point of Information:** Any relocation of utilities will be at the owner's expense, and any relocation needs to occur before construction











Preliminary Plat: Glenmont Acres Phase 4

**FILE NAME OR NUMBER:** Preliminary Plat: Glenmont Acres Phase 4

**ACRES:** 8.67+/-

**CURRENT ZONE:** R-6 (Semi-Attached)

**APPLICANT:** Pugh Wright McAnally for Huntsville LD LLC

**LOCATION AND/OR PROPERTY ADDRESS:** East of Central Ave

**REQUEST:** Subdivide 8.67 acres into 97 residential parcels

**PROPOSED LAND USE:** Residential

**ONE DECATUR FUTURE LAND USE:** Mixed Neighborhood

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

**COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:**

**Conditions to be met:**

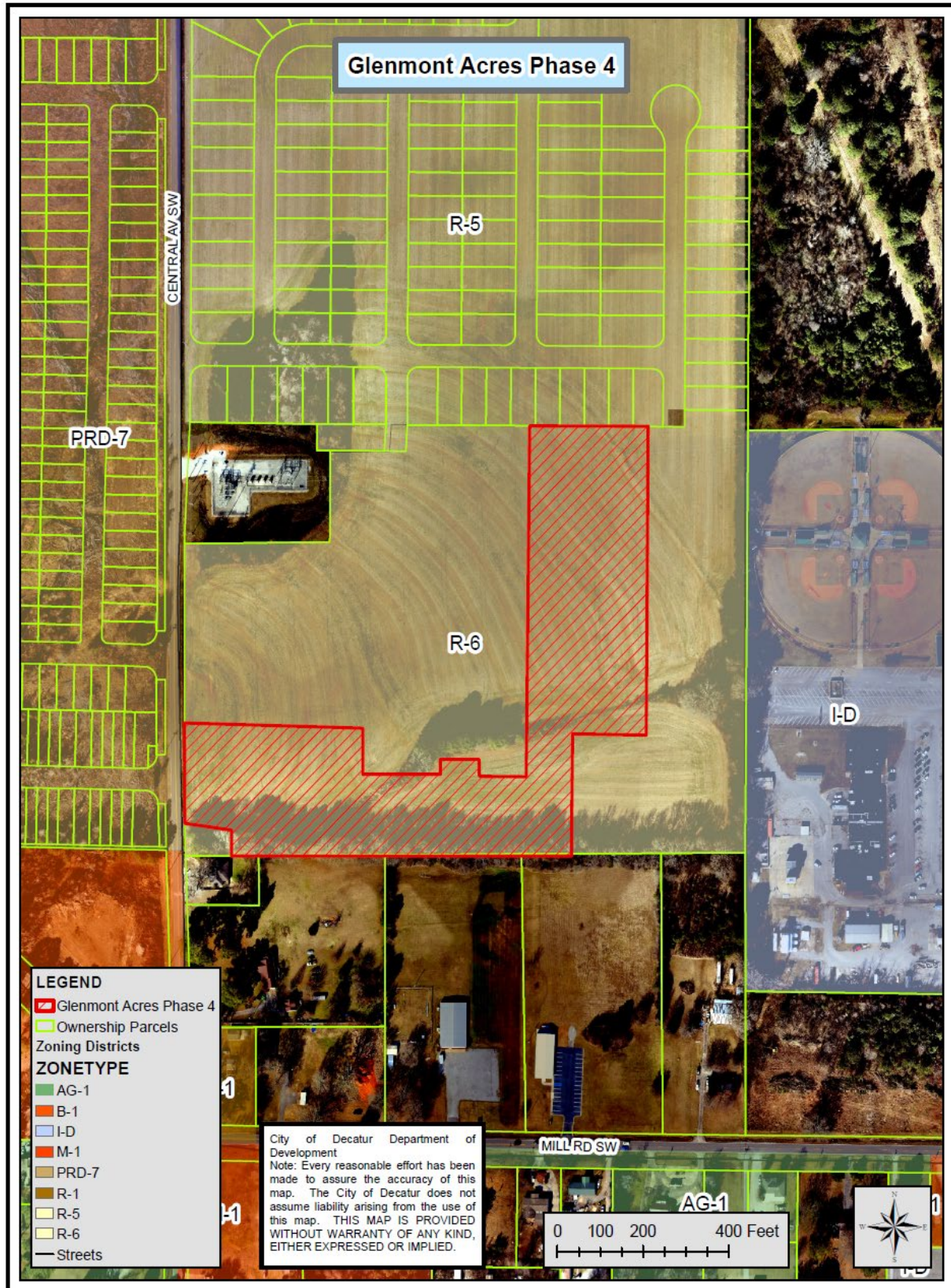
1. Please add the total acreage to be subdivided
2. Please add temporary turnaround

**Point of Information:** Any relocation of utilities will be at the owner's expense, and any relocation needs to occur before construction











ACCORDING TO MY SURVEY, THIS THE \_\_\_\_\_ DAY OF OCTOBER, 2023.

AL USC. No. 22738

I, THE UNDERSIGNED, AGENCY, A NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SAID STATE, HEREBY CERTIFY THAT ROBERT M. HARRIS, WHOSE NAME IS LISTED IN THE FOREGOING CERTIFICATE AND WHO IS KNOWN BY ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THE CONTENTS OF SAID CERTIFICATE, HE, DECLARED THE SAME VOLUNTARILY IN WITNESS WHEREOF, GIVEN UNDER MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

NY COMMISSIONER OF EDUCATION

AT COMMISSION EXPENSE: \_\_\_\_\_

CERTIFICATE OF ADOPTION BY THE CITY ENGINEER

THE UNDERSIGNED, AS CITY ENGINEER OF THE CITY OF SCOTLAND, ALABAMA, HEREBY CERTIFIES THE ADOPTION OF THE CITY ENGINEER'S ORDER OF THE CITY OF SCOTLAND, ALABAMA, DATED \_\_\_\_\_, 2002, BY THE CITY OF SCOTLAND, ALABAMA, IN THE CITY OF SCOTLAND, ALABAMA, ON \_\_\_\_\_, 2002.

CITY ENGINEER, CITY OF SCOTLAND, ALABAMA

DECLARATION

I, \_\_\_\_\_, CITY ENGINEER OF SCOTLAND, ALABAMA, DO HEREBY CERTIFY THAT THE ADOPTION OF THE CITY ENGINEER'S ORDER OF THE CITY OF SCOTLAND, ALABAMA, DATED \_\_\_\_\_, 2002, BY THE CITY OF SCOTLAND, ALABAMA, WAS DONE IN ACCORDANCE WITH THE CITY ENGINEER'S ORDER OF THE CITY OF SCOTLAND, ALABAMA, DATED \_\_\_\_\_, 2002, AND THAT THE ADOPTION OF THE CITY ENGINEER'S ORDER OF THE CITY OF SCOTLAND, ALABAMA, DATED \_\_\_\_\_, 2002, WAS DONE IN ACCORDANCE WITH THE CITY ENGINEER'S ORDER OF THE CITY OF SCOTLAND, ALABAMA, DATED \_\_\_\_\_, 2002.

[illegible][illegible]

DATE OF RECEIPT: \_\_\_\_\_  
BY: \_\_\_\_\_  
FOR: \_\_\_\_\_  
DATE: \_\_\_\_\_

THE UNDERSIGNED, AS AUTHORIZED BY THE CITY OF DECATUR, HEREBY APPROVES THE WITHIN PLAN FOR THE RECORDING OF THE SAME IN THE OFFICE OF THE PUBLICITY, ABOUT THE DATE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

DECKEN VERLEBES

☐ ELECTRIC JUNCTION

☐ GAS

☐ MIXER

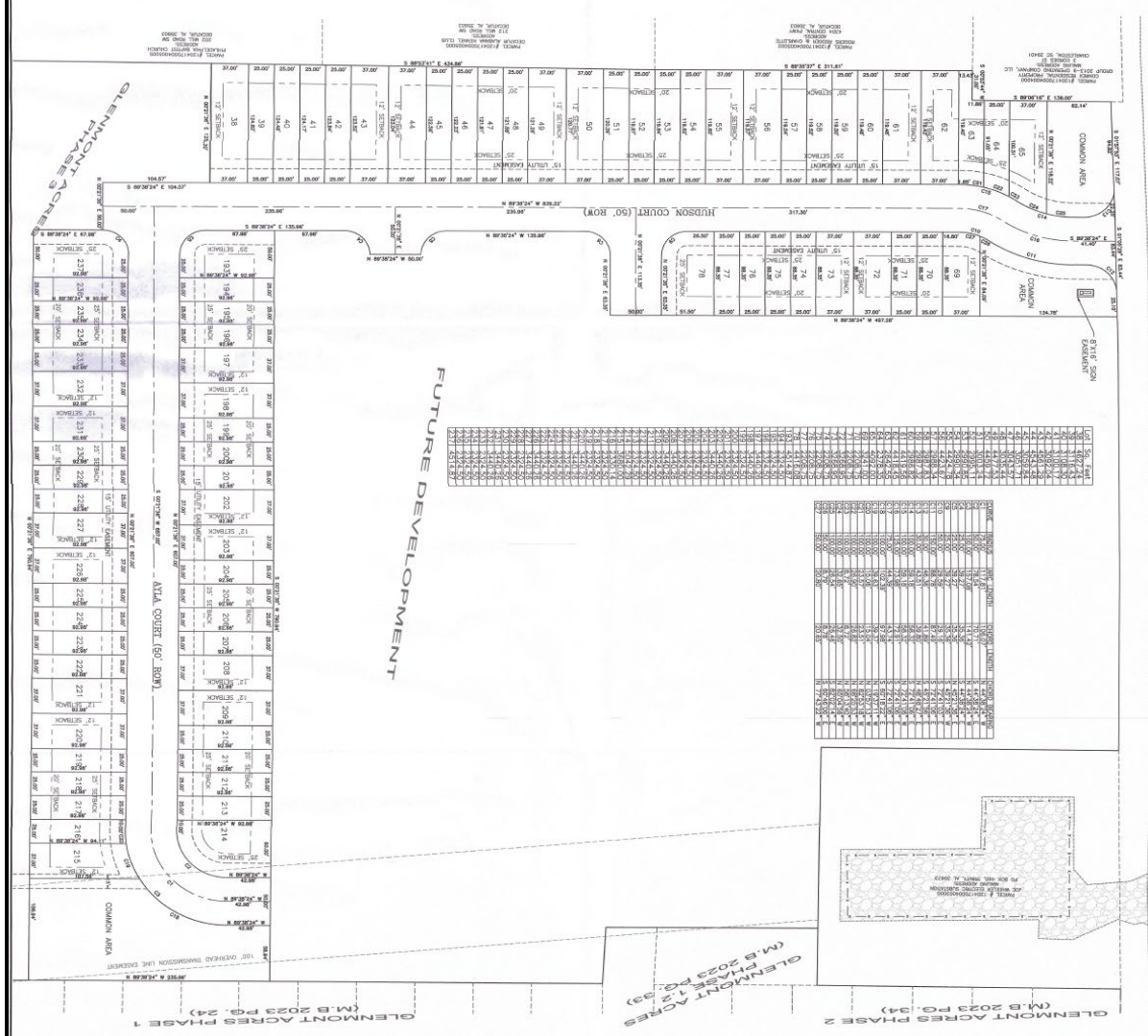
☐ SEWER

CERTIFICATE OF APPROVAL BY JOE WHITTEN ELECTRIC COOPERATIVE

THE UNDERSIGNED, AS AUTHORIZED BY THE JOE WHITTEN ELECTRIC COOPERATIVE, HEREBY APPROVES THE WRITTEN PLAN FOR THE RECORDING OF THE SALE IN THE OFFICE OF THE PROBATE JUDGE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2001.

JOE WHITTEN ELECTRIC COOPERATIVE

1. *See* *Interviews* in *Journal of Economic Development and Transition*, 1998, 1(1), 1-10.
2. *See* *Interviews* in *Journal of Economic Development and Transition*, 1998, 1(1), 1-10.
3. *See* *Interviews* in *Journal of Economic Development and Transition*, 1998, 1(1), 1-10.
4. *See* *Interviews* in *Journal of Economic Development and Transition*, 1998, 1(1), 1-10.
5. *See* *Interviews* in *Journal of Economic Development and Transition*, 1998, 1(1), 1-10.
6. *See* *Interviews* in *Journal of Economic Development and Transition*, 1998, 1(1), 1-10.
7. *See* *Interviews* in *Journal of Economic Development and Transition*, 1998, 1(1), 1-10.
8. *See* *Interviews* in *Journal of Economic Development and Transition*, 1998, 1(1), 1-10.
9. *See* *Interviews* in *Journal of Economic Development and Transition*, 1998, 1(1), 1-10.
10. *See* *Interviews* in *Journal of Economic Development and Transition*, 1998, 1(1), 1-10.



Preliminary Plat: Glenmont Acres Phase 5

**FILE NAME OR NUMBER:** Preliminary Plat: Glenmont Acres Phase 5

**ACRES:** 12.04+/-

**CURRENT ZONE:** R-6 (Semi-Attached)

**APPLICANT:** Pugh Wright McAnally for Huntsville LD LLC

**LOCATION AND/OR PROPERTY ADDRESS:** East of Central Ave

**REQUEST:** Subdivide 12.04 acres into 120 residential parcels

**PROPOSED LAND USE:** Residential

**ONE DECATUR FUTURE LAND USE:** Mixed Neighborhood

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

**COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:**

**Conditions to be met:**

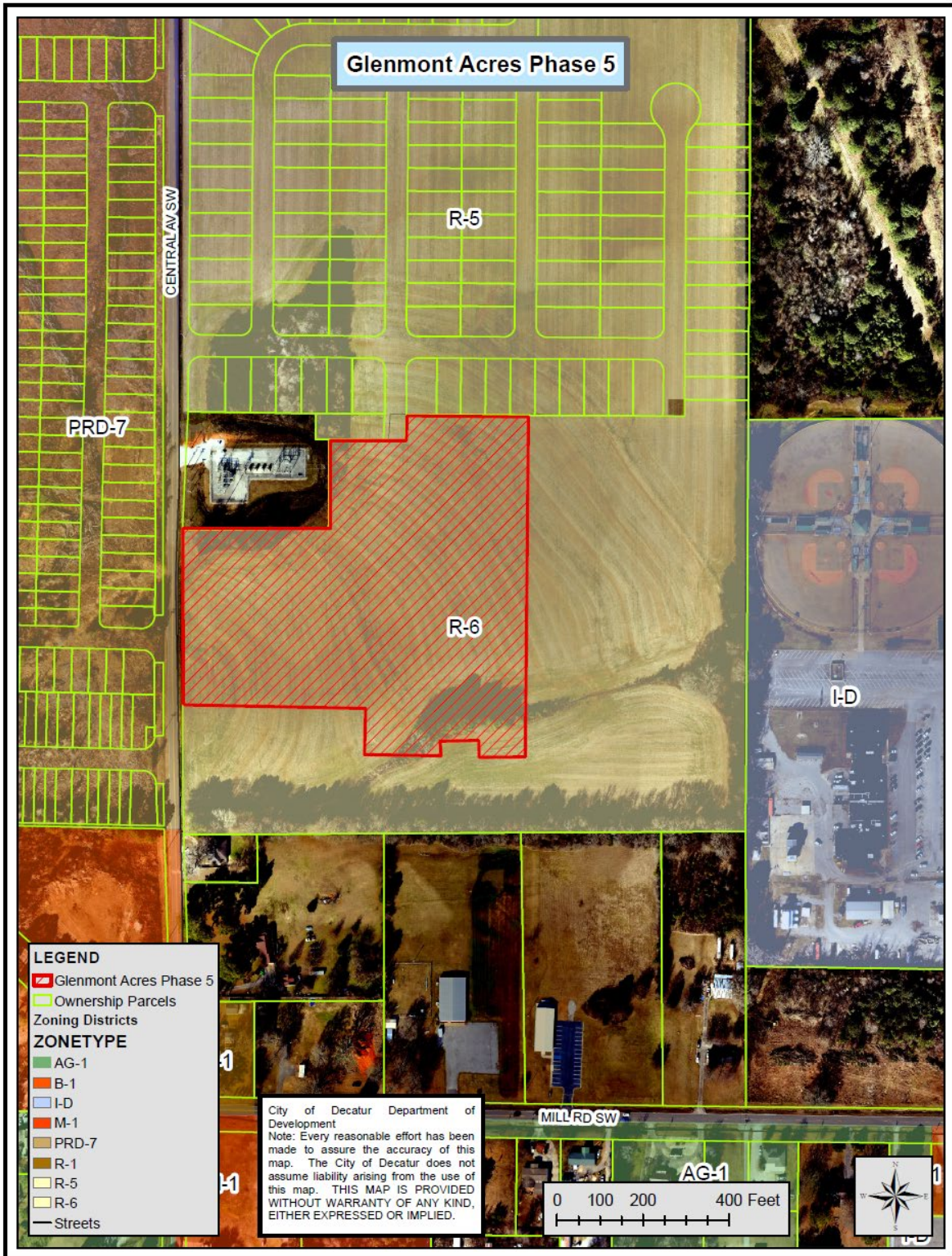
1. Please add the total acreage to be subdivided
2. Please add temporary turnaround

**Point of Information:** Any relocation of utilities will be at the owner's expense, and any relocation needs to occur before construction

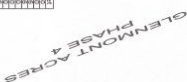












## Preliminary Plat: River Oaks Phase 1

**FILE NAME OR NUMBER:** Preliminary Plat: River Oaks

**ACRES:** 9.2 +/-

**CURRENT ZONE:** R-3 (Single-Family)

**APPLICANT:** Pugh Wright McAnally for Maund Family Limited

**LOCATION AND/OR PROPERTY ADDRESS:** Douthit Street SW & 14<sup>th</sup> Ave SW

**REQUEST:** Subdivide 9.2 Acres into 36 residential parcels

**PROPOSED LAND USE:** Residential

**ONE DECATUR FUTURE LAND USE:** Mixed Neighborhood

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

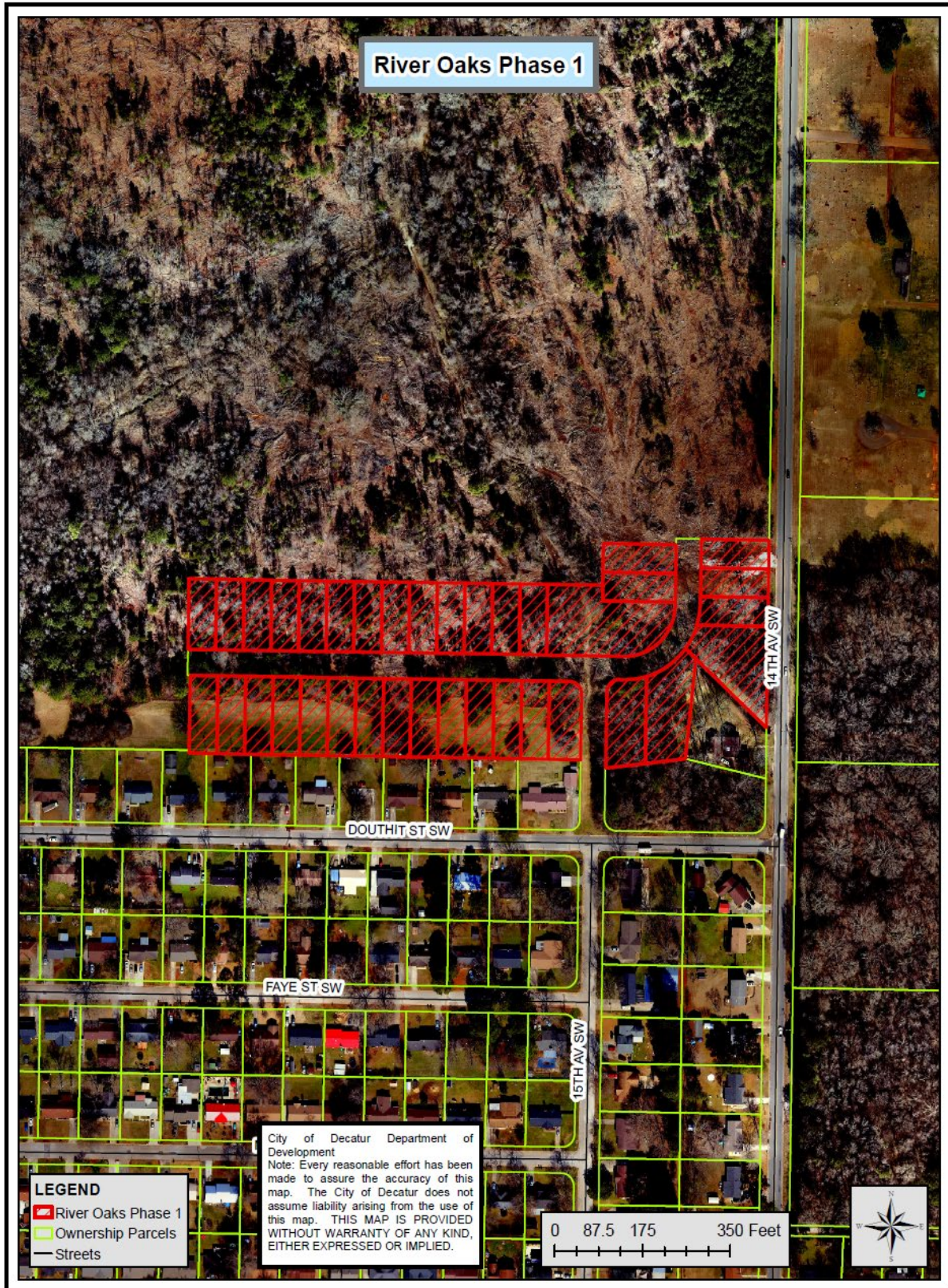
### COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

#### Conditions to be met:

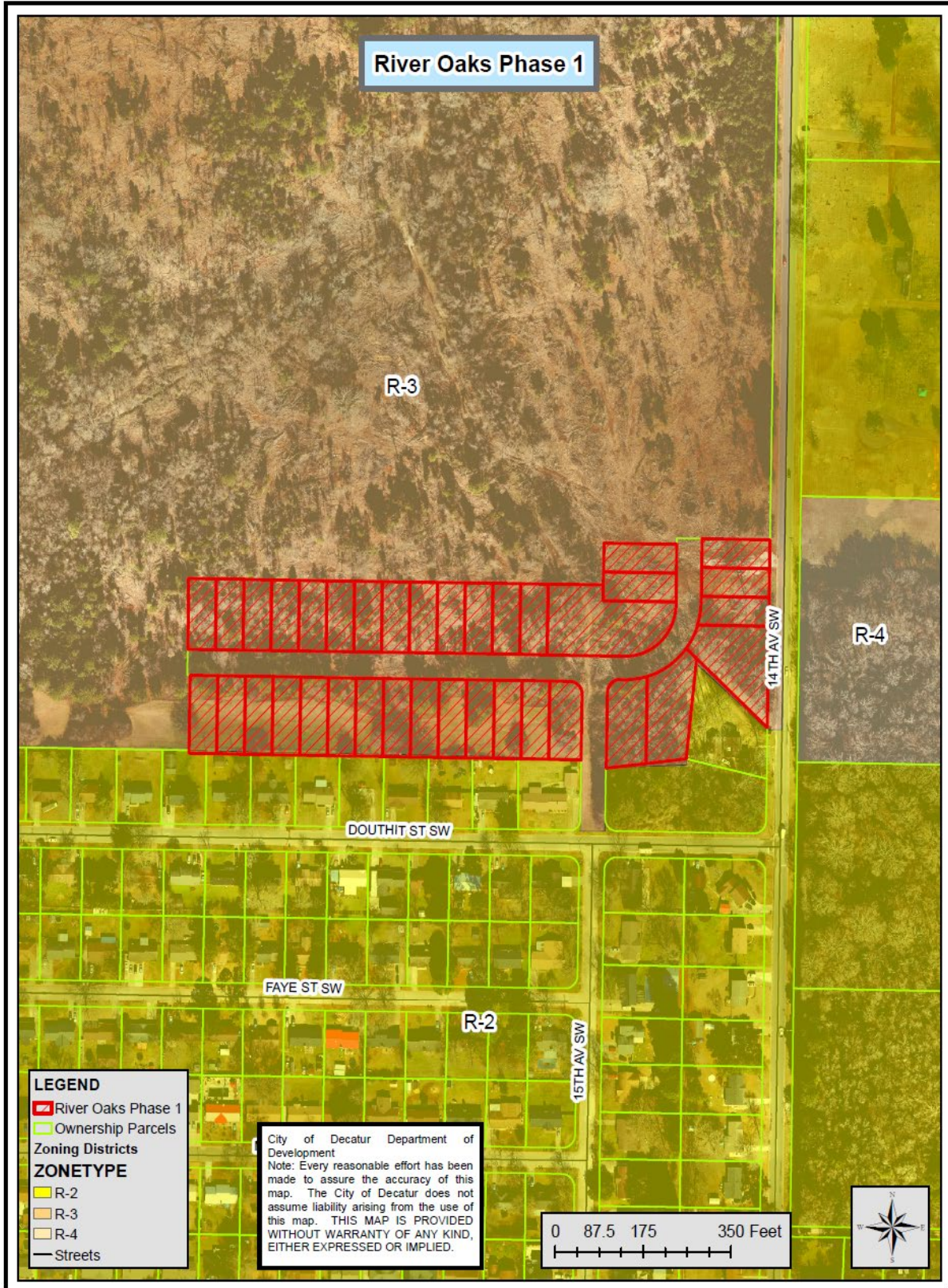
1. Please update the Preliminary Plat date
2. Please add site data and total acreage to be subdivided
3. Please add temporary turnaround
4. Please add 7 ½' easement on the north side of lot 36

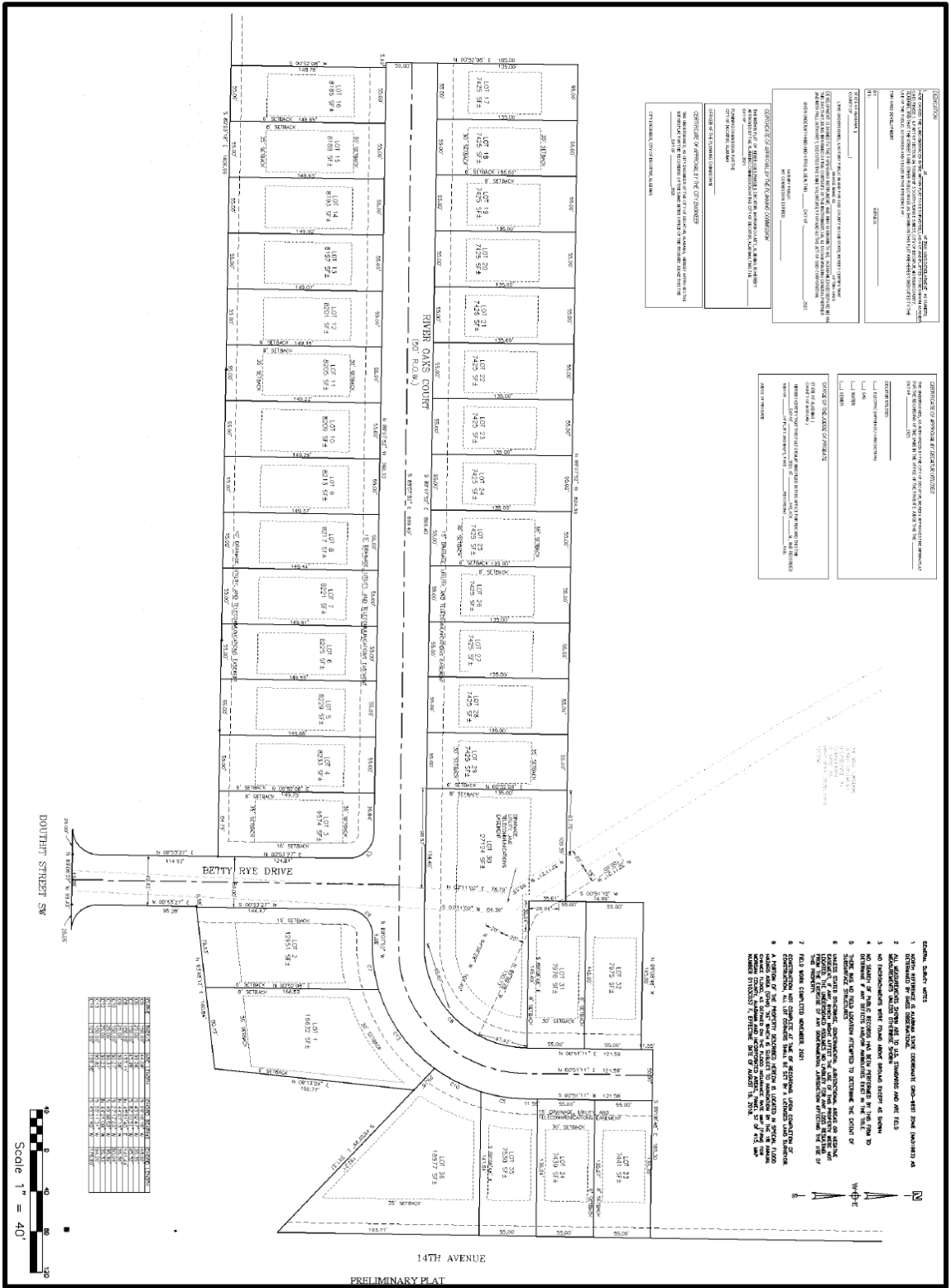
**Point of Information:** Any relocation of utilities will be at the owner's expense, and any relocation needs to occur before construction











**END PUBLIC HEARING**

CONSENT AGENDA

Site Plans

Site Plan 666-23

**FILE NAME OR NUMBER:** Site Plan 666-23

**ACRES:** 4.35 +/-

**CURRENT ZONE:** M-1 (Light-Industry)

**APPLICANT:** Pugh Wright McAnally for Chris Armor

**LOCATION AND OR PROPERTY ADDRESS:** 1601 Milligan Street SW

**REQUEST:** Approve Site Plan

**PROPOSED LAND USE:** Light Industry

**ONE DECATUR FUTURE LAND USE:** Neighborhood Commercial

**ONE DECATUR STREET TYPOLOGY:** Milligan Street SW is a Local Street

**COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:**

**Conditions to be met:**

1. Please add internal circulation arrows to the site plan
2. Please provide a perimeter landscaping or a buffer to the east
3. Please show the dumpster location
4. Please add curb and cutter

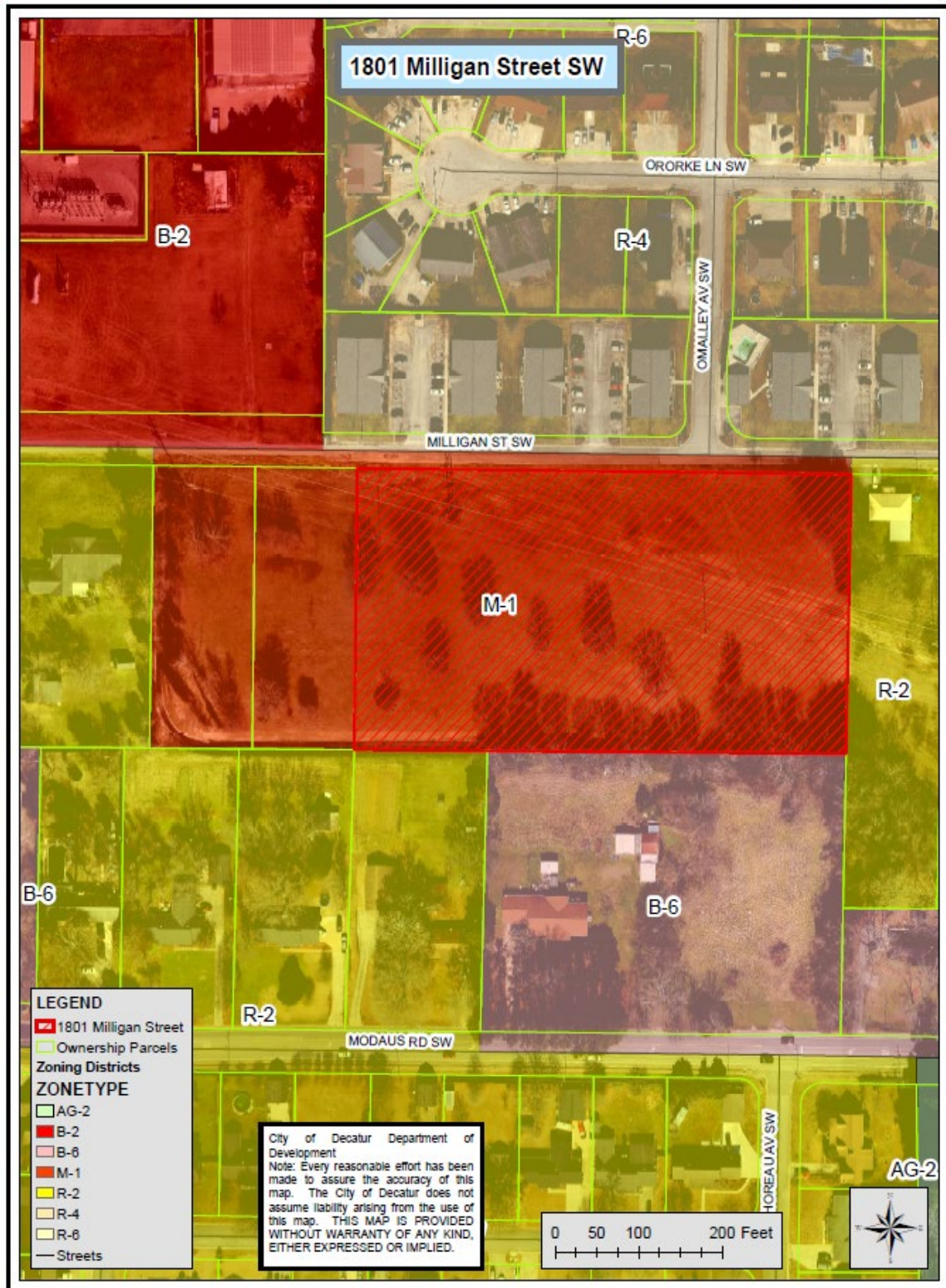
**Point of Information:**

1. Any relocation of utilities will be at the owner's expense, and any relocation needs to occur before construction.
2. Water main will need to be extended to the property.











Certificates

Certificate 3609-23

**FILE NAME OR NUMBER:** Certificate 3609-23

**ACRES:** 2.89 +/-

**CURRENT ZONE:** R-2 (Single-Family)

**APPLICANT:** Lee Y. Greene & Assoc. for Austinville United Methodist Church

**LOCATION AND OR PROPERTY ADDRESS:** North corner of Spring Ave and Lamar St.

**REQUEST:** Subdivide one parcel into two

**PROPOSED LAND USE:** Institutional

**ONE DECATUR FUTURE LAND USE:** Core Neighborhood

**ONE DECATUR STREET TYPOLOGY:** Spring Ave is a Minor Arterial & Lamar Street is a local street

**COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:**

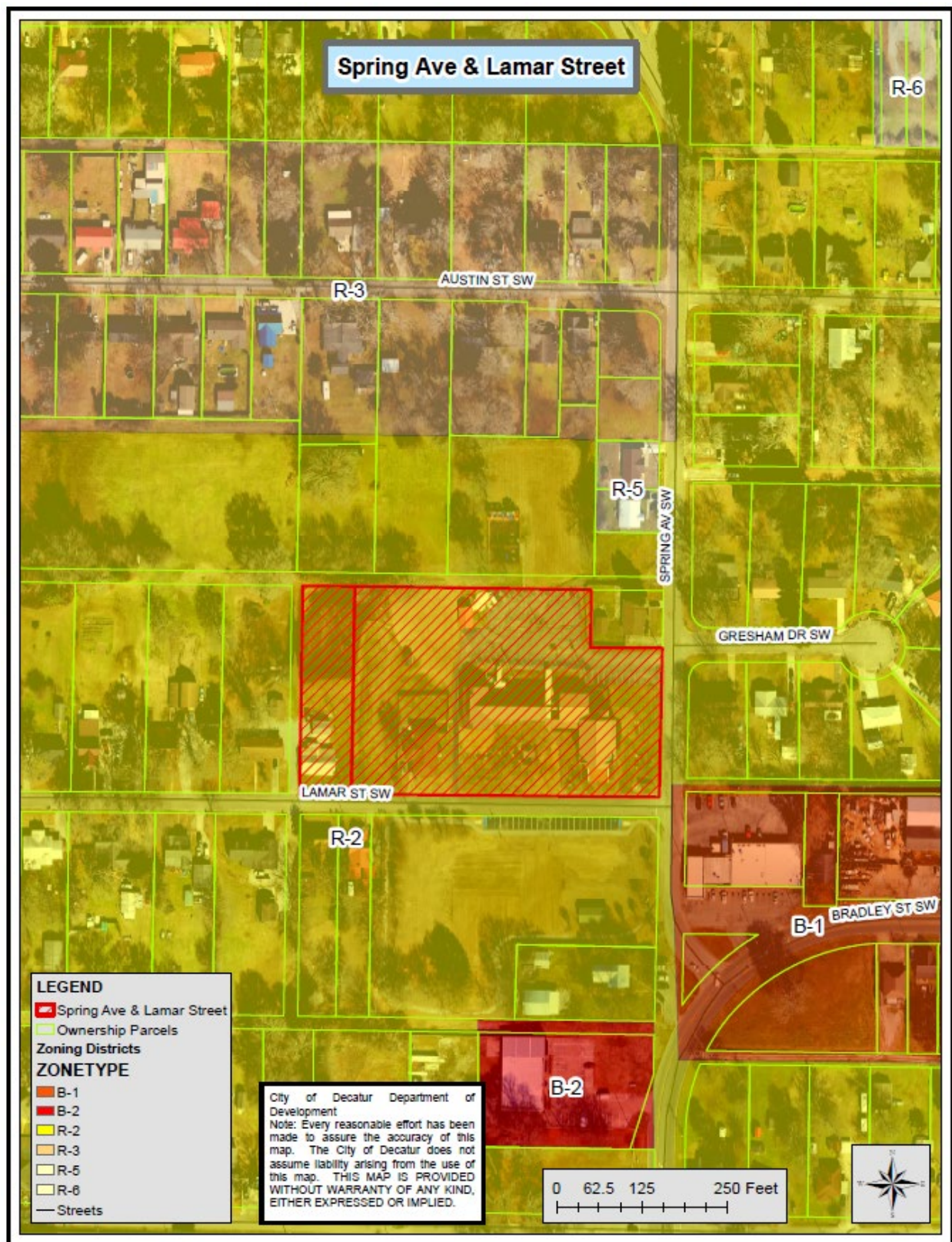
**Conditions to be met:**

**Point of Information:** Any relocation of utilities will be at the owner's expense, and any relocation needs to occur before construction

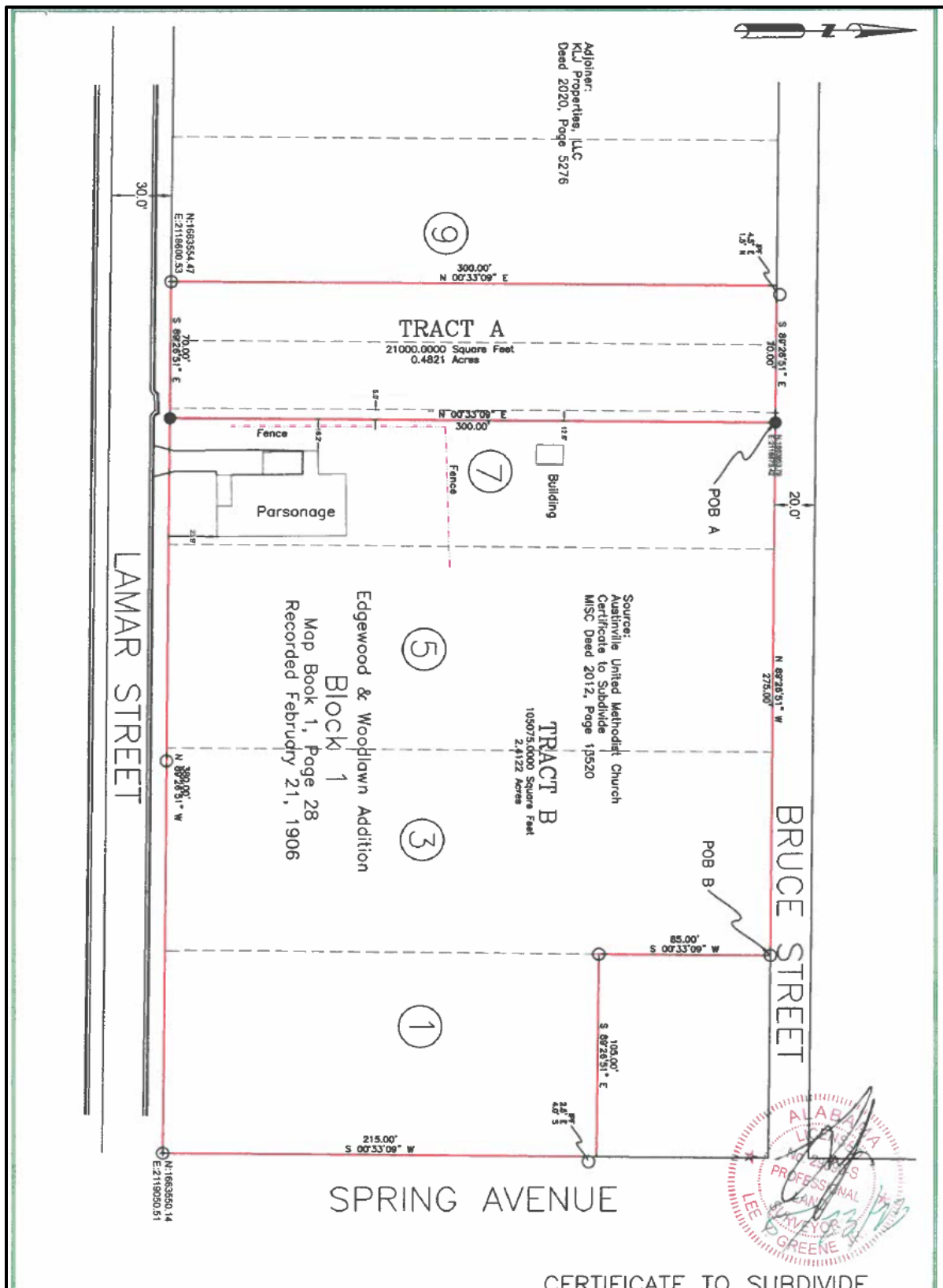












Certificate 3610-23

**FILE NAME OR NUMBER:** Certificate 3610-23

**ACRES:** 0.64 +/-

**CURRENT ZONE:** R-2 (Single-Family)

**APPLICANT:** Lee Y. Greene & Associates, Inc. for Jim Morrill

**LOCATION AND OR PROPERTY ADDRESS:** 2007 Spring Ave SW

**REQUEST:** Subdivide one parcel into two parcels

**PROPOSED LAND USE:** Residential

**ONE DECATUR FUTURE LAND USE:** Core Neighborhood

**ONE DECATUR STREET TYPOLOGY:** Spring Ave is a Minor Arterial

**COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:**

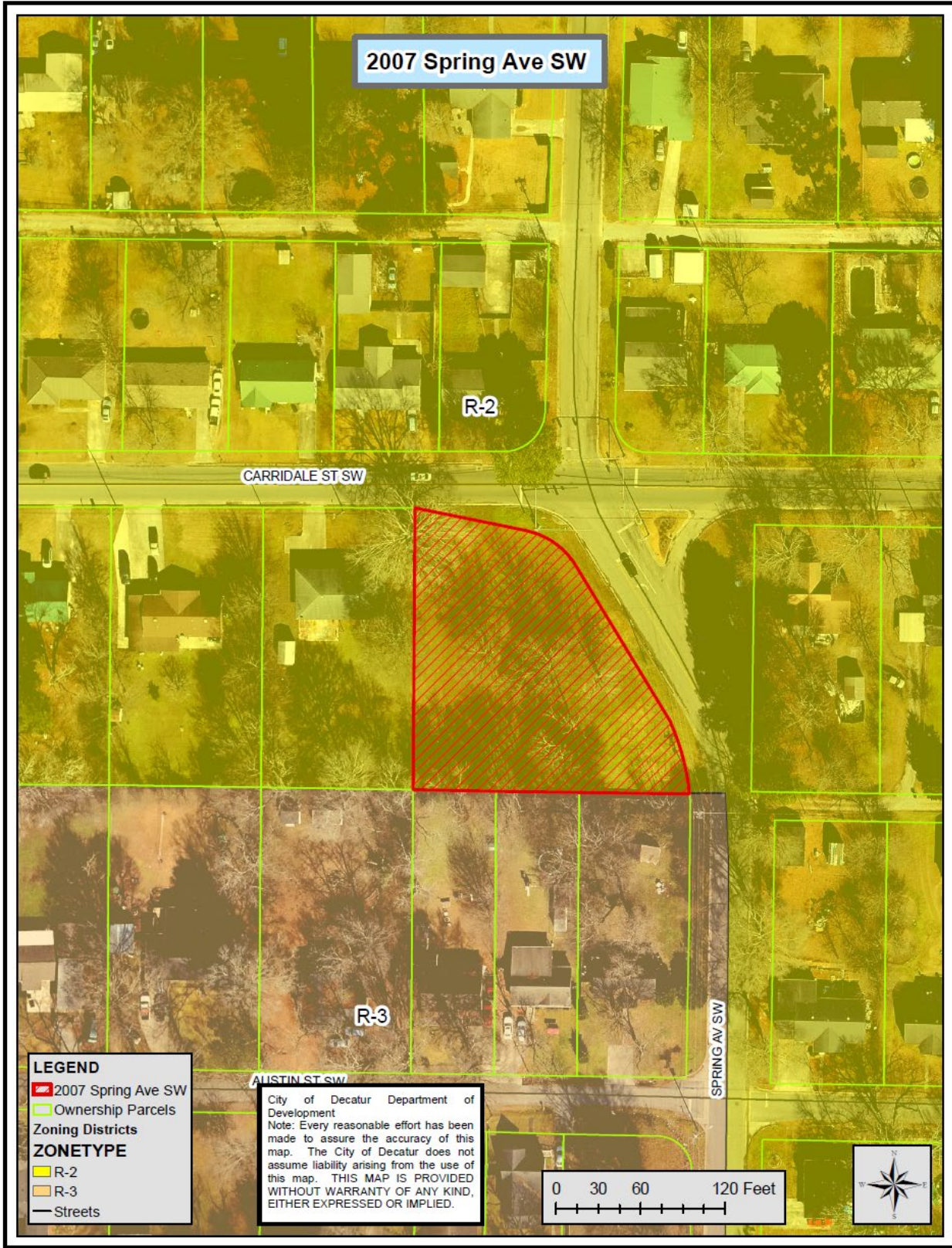
**Conditions to be met:**

**Point of Information:** Any relocation of utilities will be at the owner's expense, and any relocation needs to occur before construction

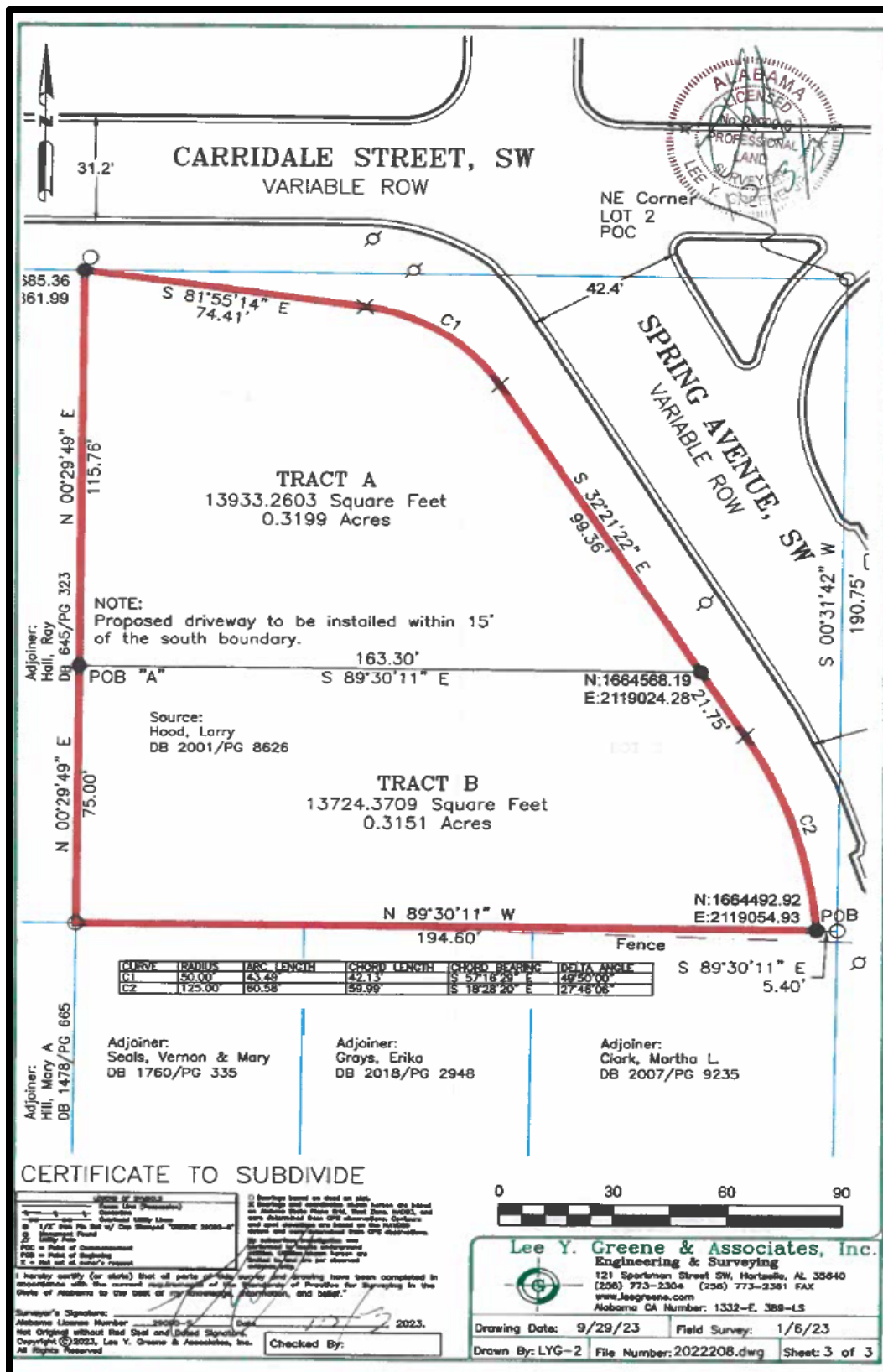












**END CONSENT AGENDA**

**OTHER BUSINESS**

Bond

**Bond Review – Old River Manor Phase 2**

**FILE NAME OR NUMBER:** Old River Manor Phase 2

**ACRES:** 4.6

**CURRENT ZONE:** R-3 (Single Family Residential)

**APPLICANT:** Pugh Wright McAnally for Morris Development

**LOCATION AND OR PROPERTY ADDRESS:** East of 3015 Lisa Ln

**REQUEST:** Approve Bond Reduction

**PROPOSED LAND USE:** Single Family Residential

**ONE DECATUR FUTURE LAND USE:** Mixed Neighborhood

**ONE DECATUR STREET TYPOLOGY:** Lisa Lane SE is a Local Street

**COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:**

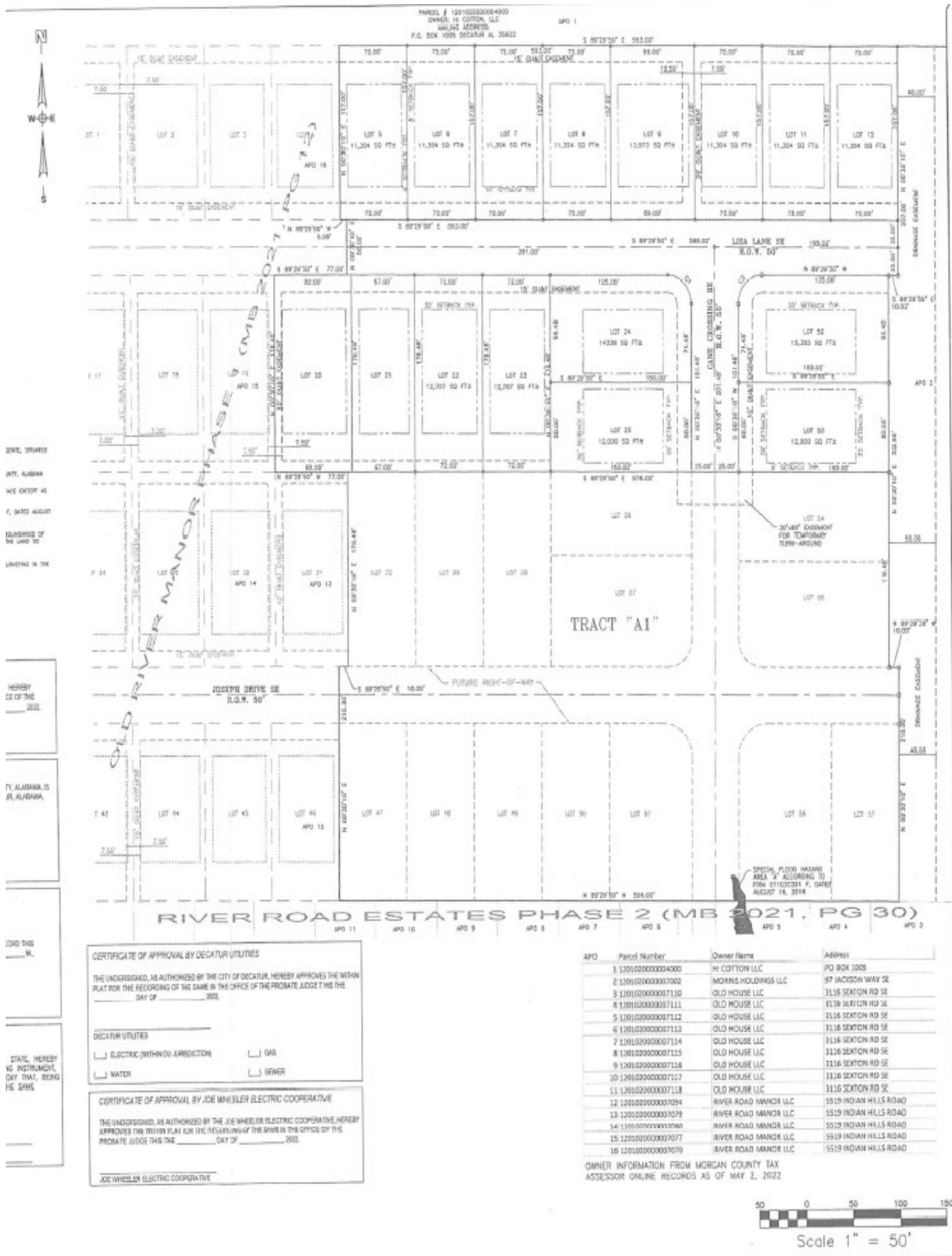
**Conditions to be met:**

1. Replacement Bond/Change Rider must be updated on Bond No.L259108-2142 to reflect coverage for both Old River Manor Phase 2 and Old River Manor Phase 2A.

**Pt. of Info:**

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





Resolution

Resolution 016-23

Request for Planning Commission to approve resolution to ratify and approve the Amendment to Conditions, Protective Covenants, etc., as to Urban Renewal Project No. Ala. R-74 Second Avenue Civic Center) recorded at Book 1226 Page 0340 – 0351 in the office of the Judge of Probate.