

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.

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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

OTHER BUSINESS

BOND REVIEW

PAGE NO.

A. Old River Manor Phase 2

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RESOLUTION

PAGE NO.

A. 016-23 Urban Renewal Project

34

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

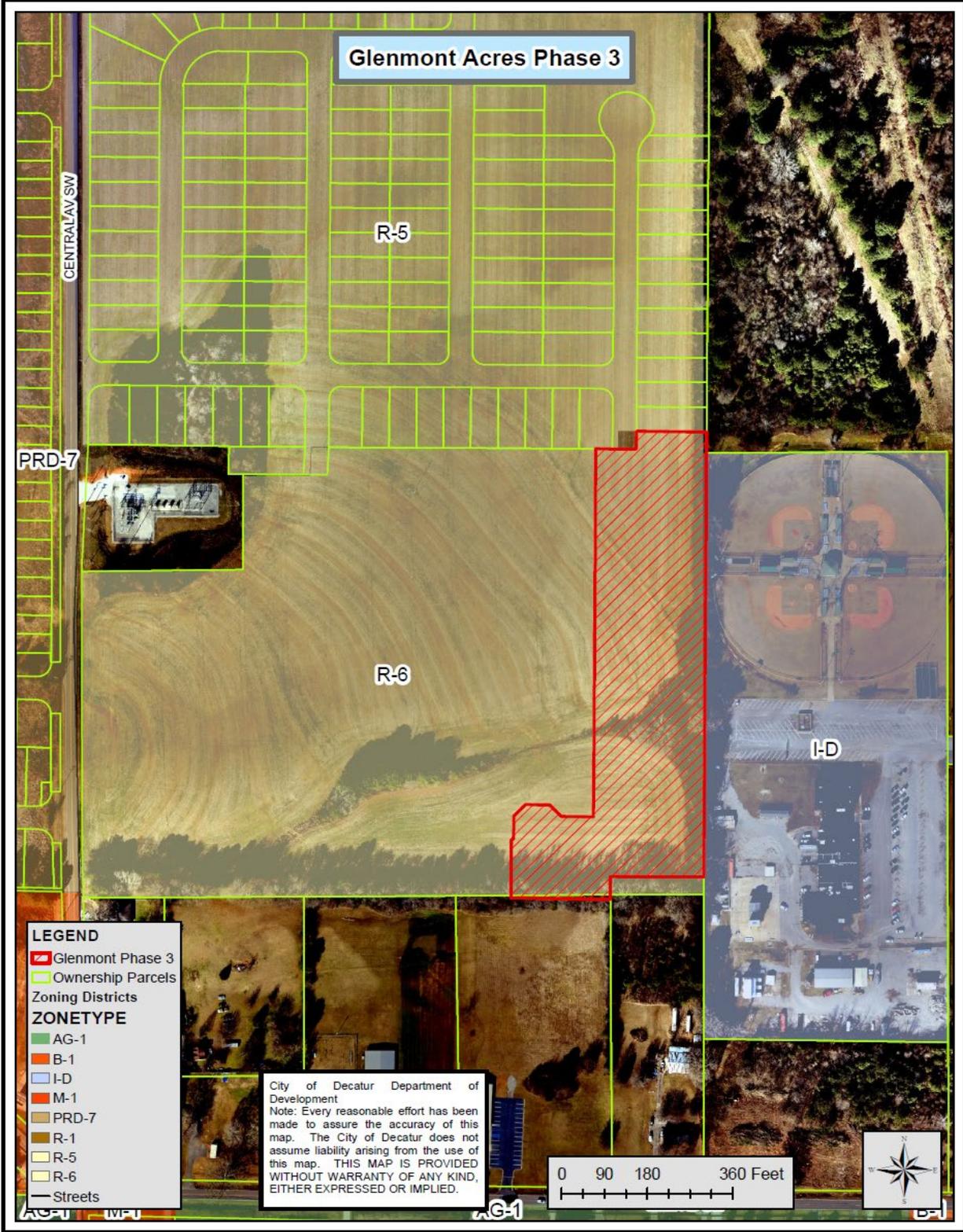
COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

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

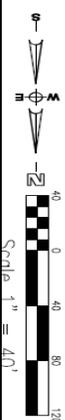
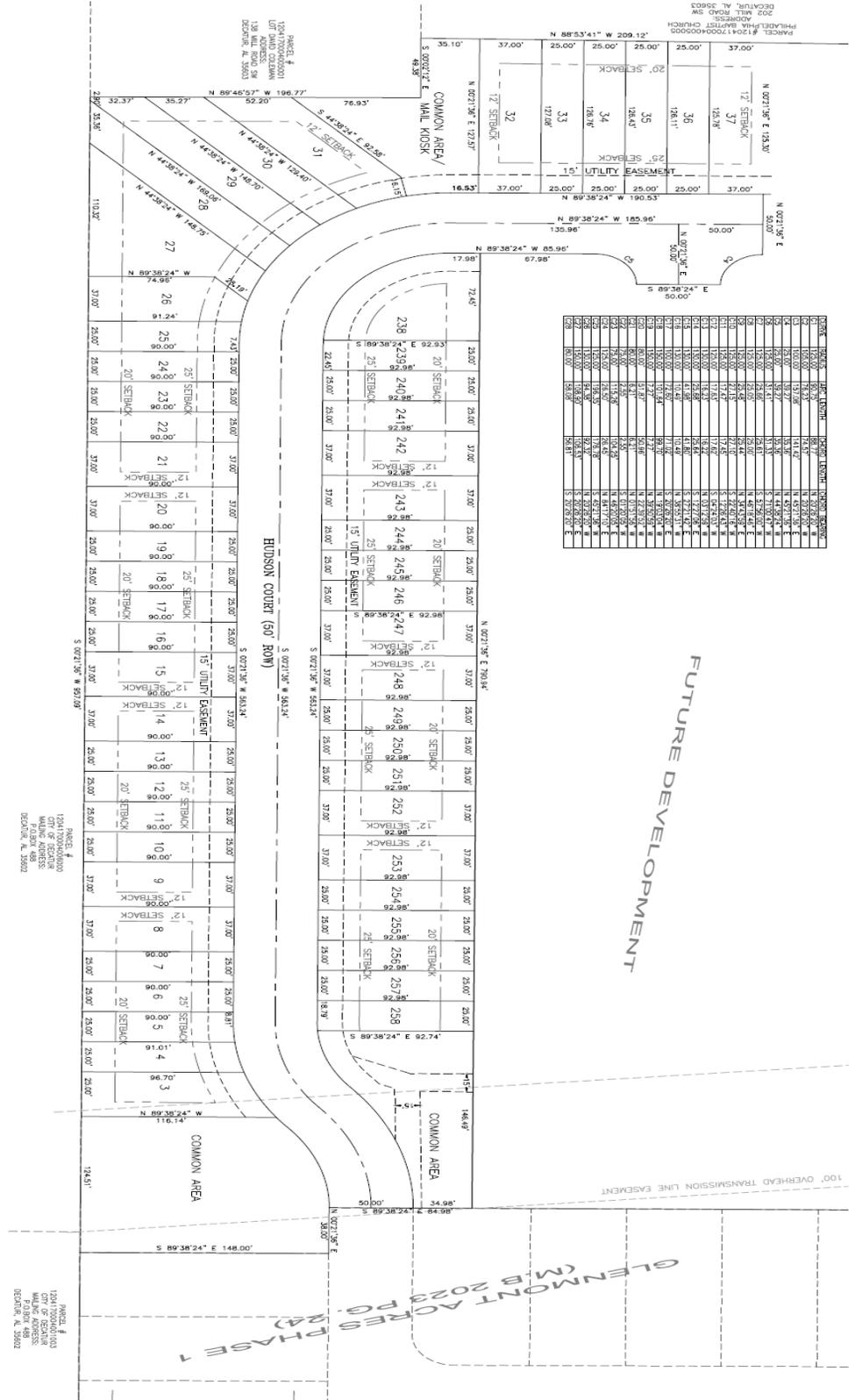




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FUTURE DEVELOPMENT

GLENMONT ACRES PHASE 1
(M.B 2024 PG. 24)



PARCEL # 120417000400001
 120417000400001
 LOT 100
 138 HALL ROAD SW
 DECATUR, AL 30033

PARCEL # 120417000400001
 120417000400001
 LOT 100
 138 HALL ROAD SW
 DECATUR, AL 30033

PARCEL # 120417000400001
 120417000400001
 LOT 100
 138 HALL ROAD SW
 DECATUR, AL 30033

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

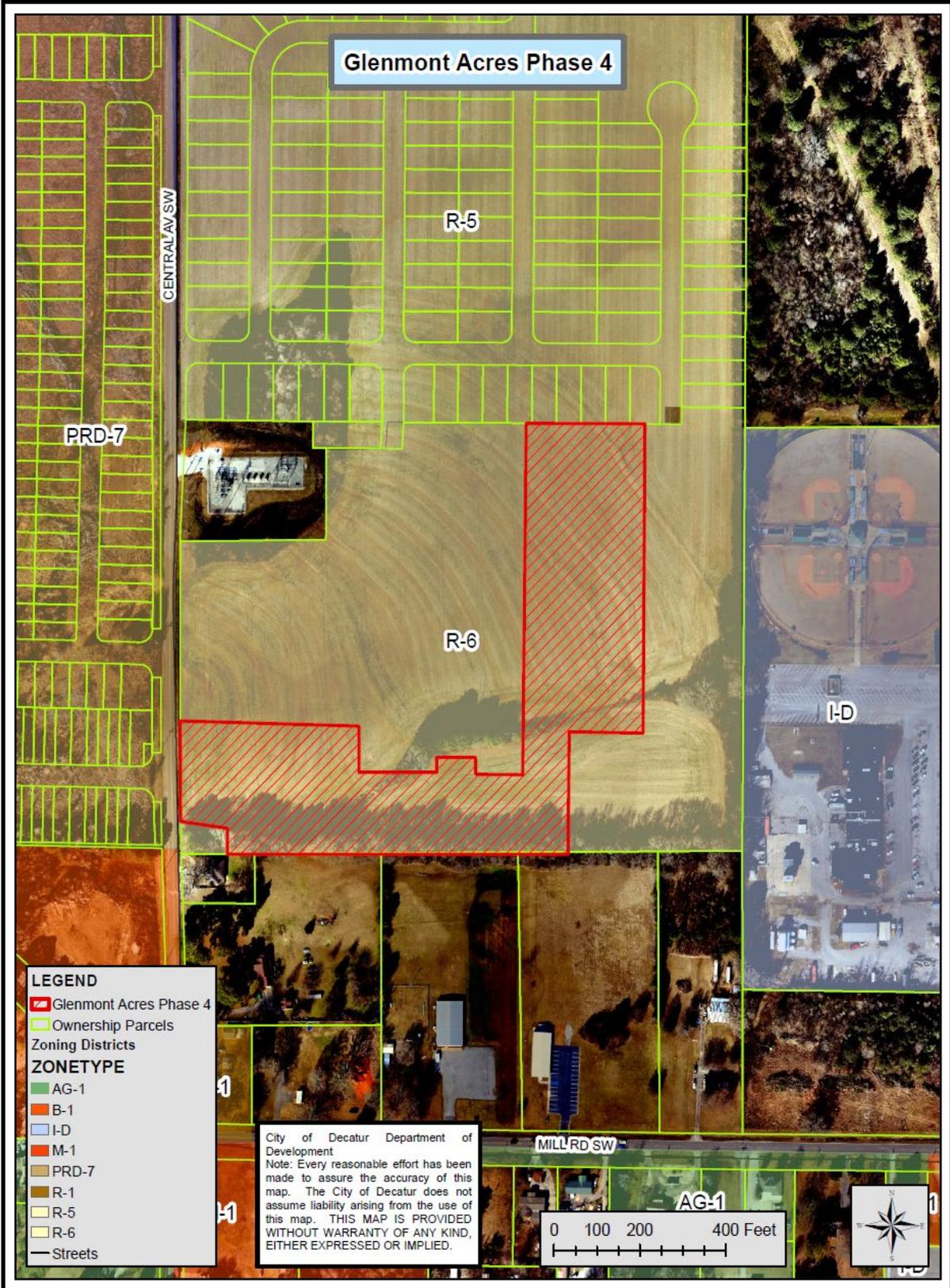
COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

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





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

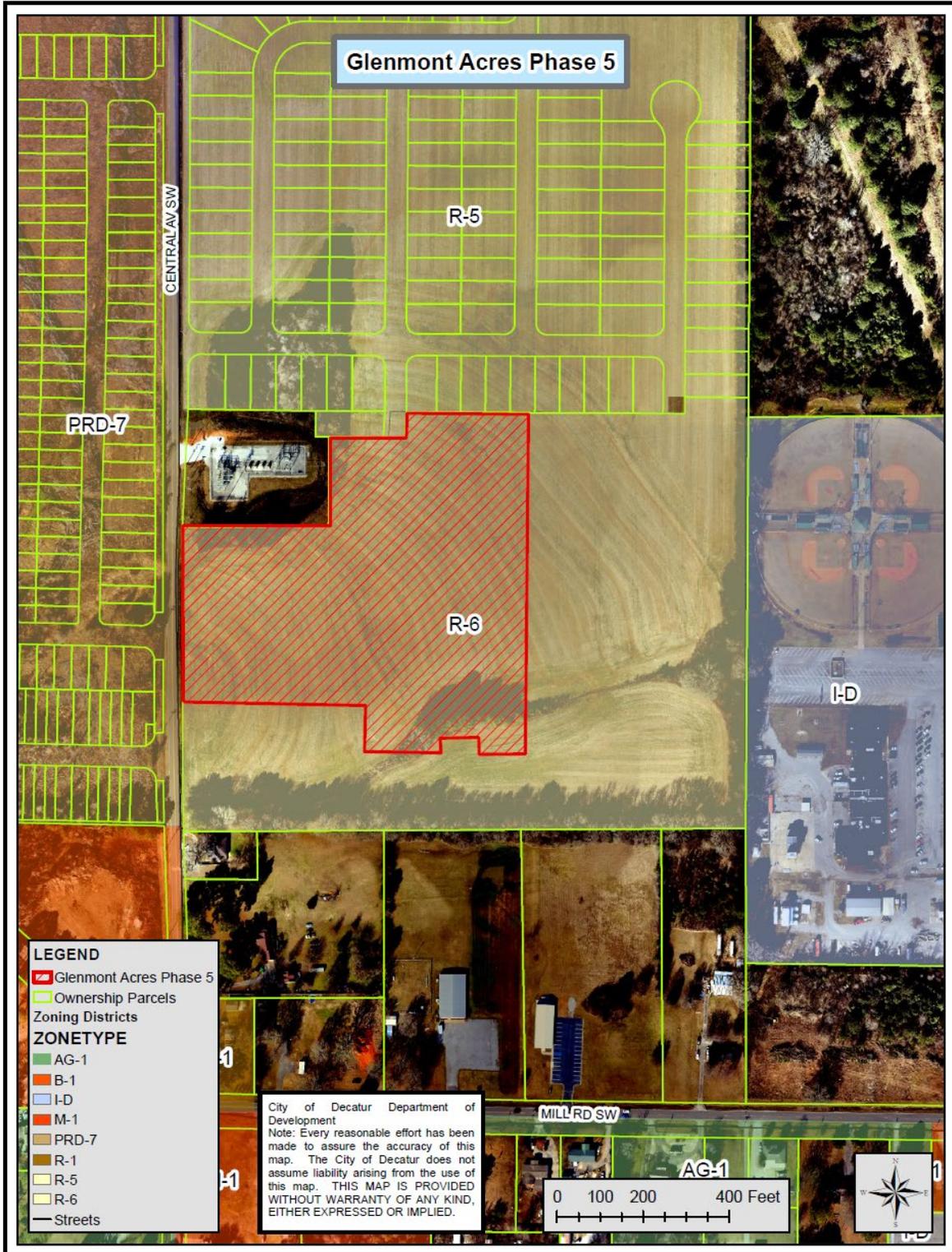
COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

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 & 14th 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

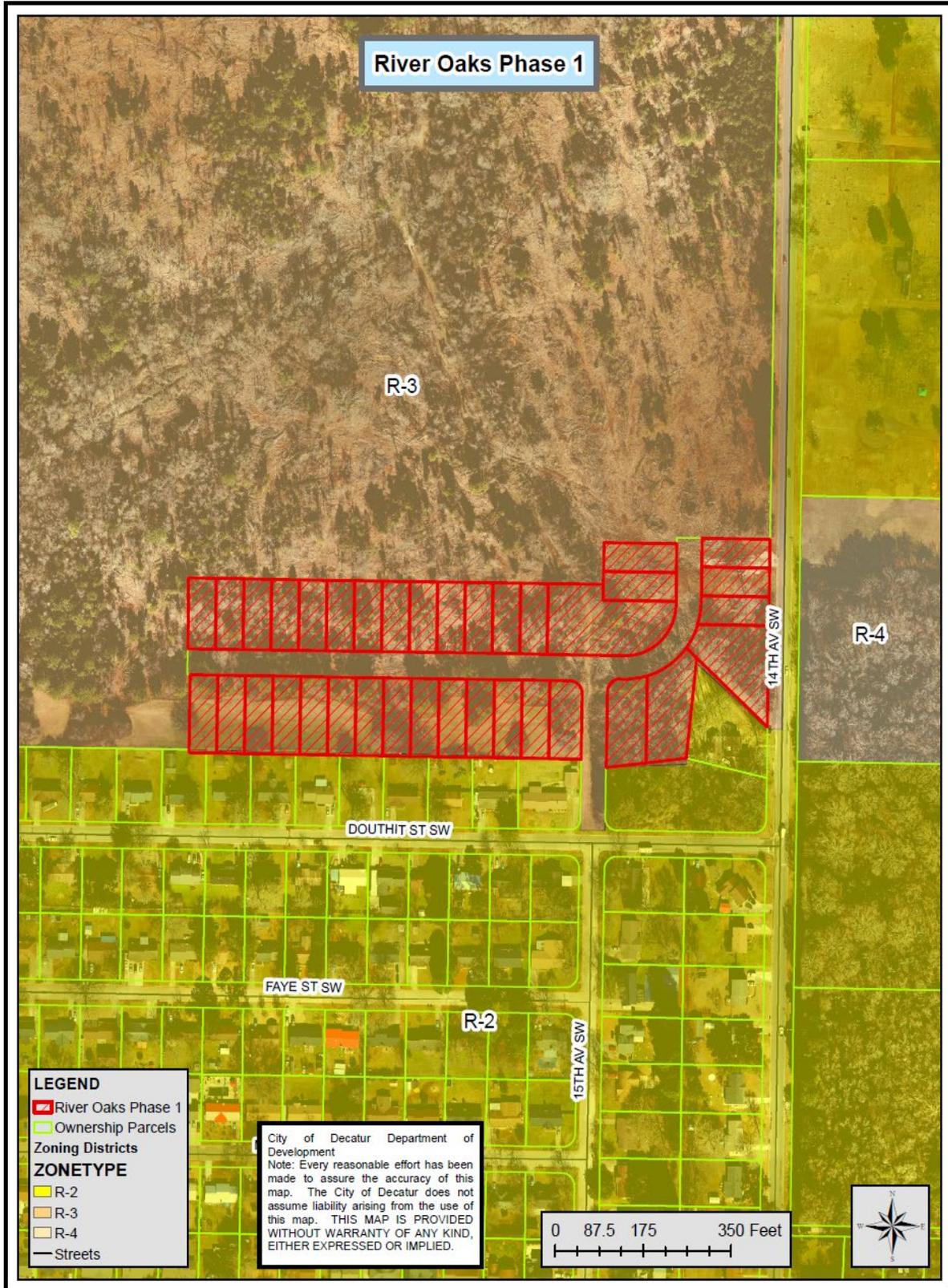
COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

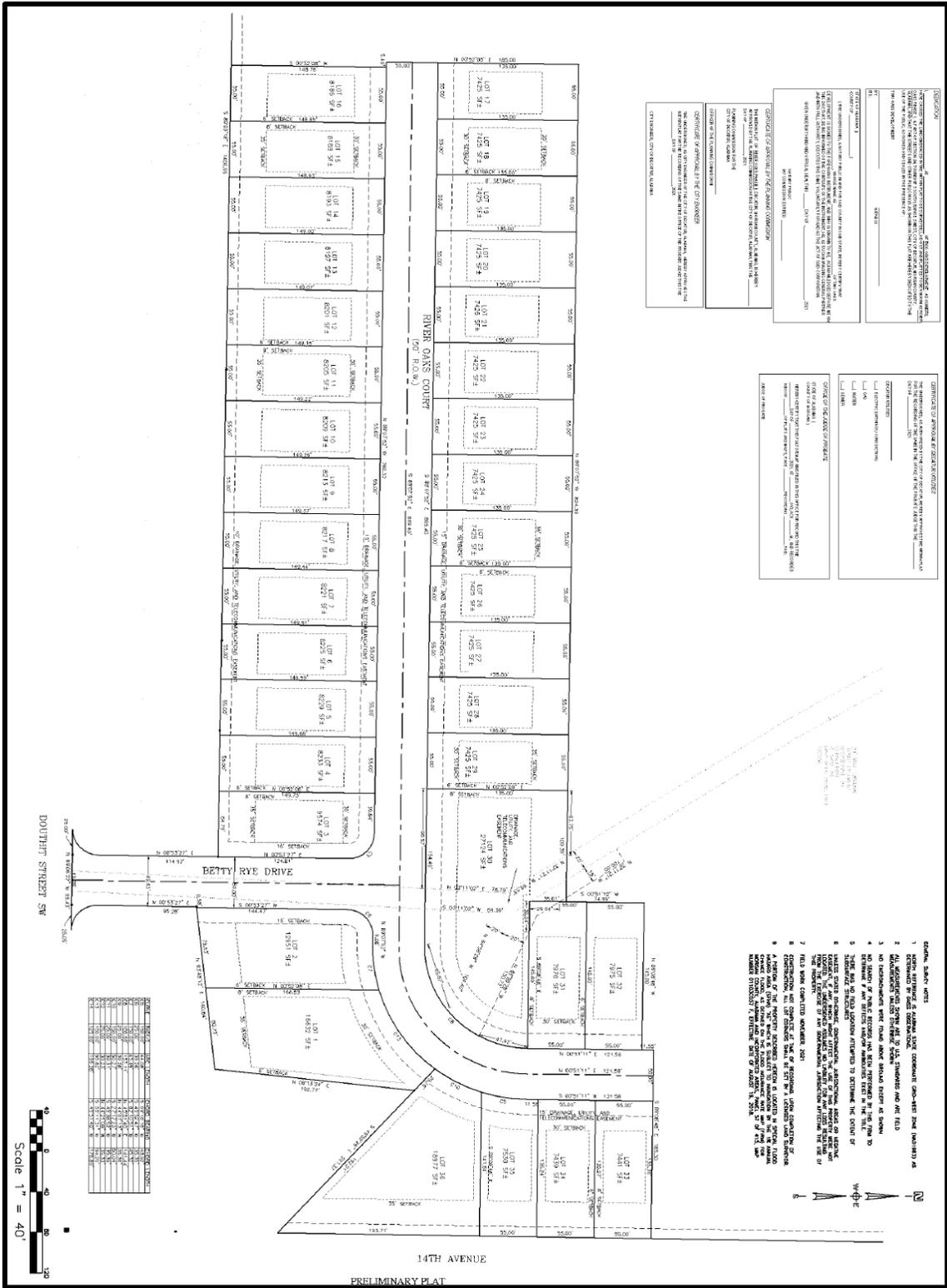
Conditions to be met:

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







CONVEYANCE

THESE LOTS ARE CONVEYED TO THE BUYER UNDER THE TERMS AND CONDITIONS SET FORTH IN THE INSTRUMENT OF CONVEYANCE ATTACHED TO THIS PLAT. THE BUYER SHALL BE RESPONSIBLE FOR THE PAYMENT OF ALL TAXES AND FEES DUE ON THIS PROPERTY.

CONVEYANCE OF APPROVED LOT 27 (BANK)

THE PROPERTY IS CONVEYED TO THE BUYER UNDER THE TERMS AND CONDITIONS SET FORTH IN THE INSTRUMENT OF CONVEYANCE ATTACHED TO THIS PLAT. THE BUYER SHALL BE RESPONSIBLE FOR THE PAYMENT OF ALL TAXES AND FEES DUE ON THIS PROPERTY.

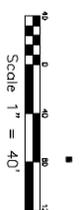
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- GENERAL NOTES**
1. THE BUYER SHALL BE RESPONSIBLE FOR THE PAYMENT OF ALL TAXES AND FEES DUE ON THIS PROPERTY.
 2. THE BUYER SHALL BE RESPONSIBLE FOR THE PAYMENT OF ALL TAXES AND FEES DUE ON THIS PROPERTY.
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 32. THE BUYER SHALL BE RESPONSIBLE FOR THE PAYMENT OF ALL TAXES AND FEES DUE ON THIS PROPERTY.
 33. THE BUYER SHALL BE RESPONSIBLE FOR THE PAYMENT OF ALL TAXES AND FEES DUE ON THIS PROPERTY.



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:

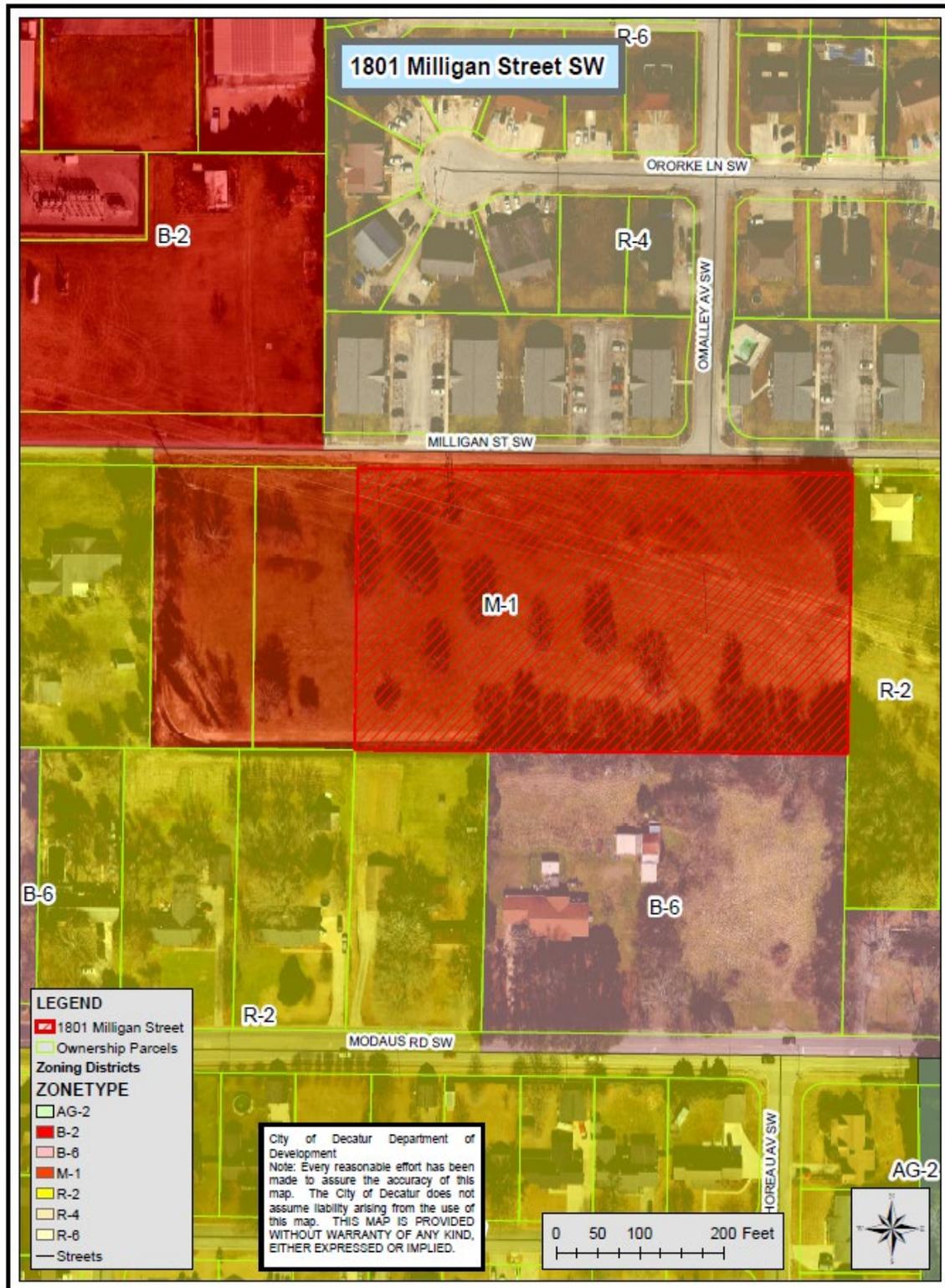
Conditions to be met:

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

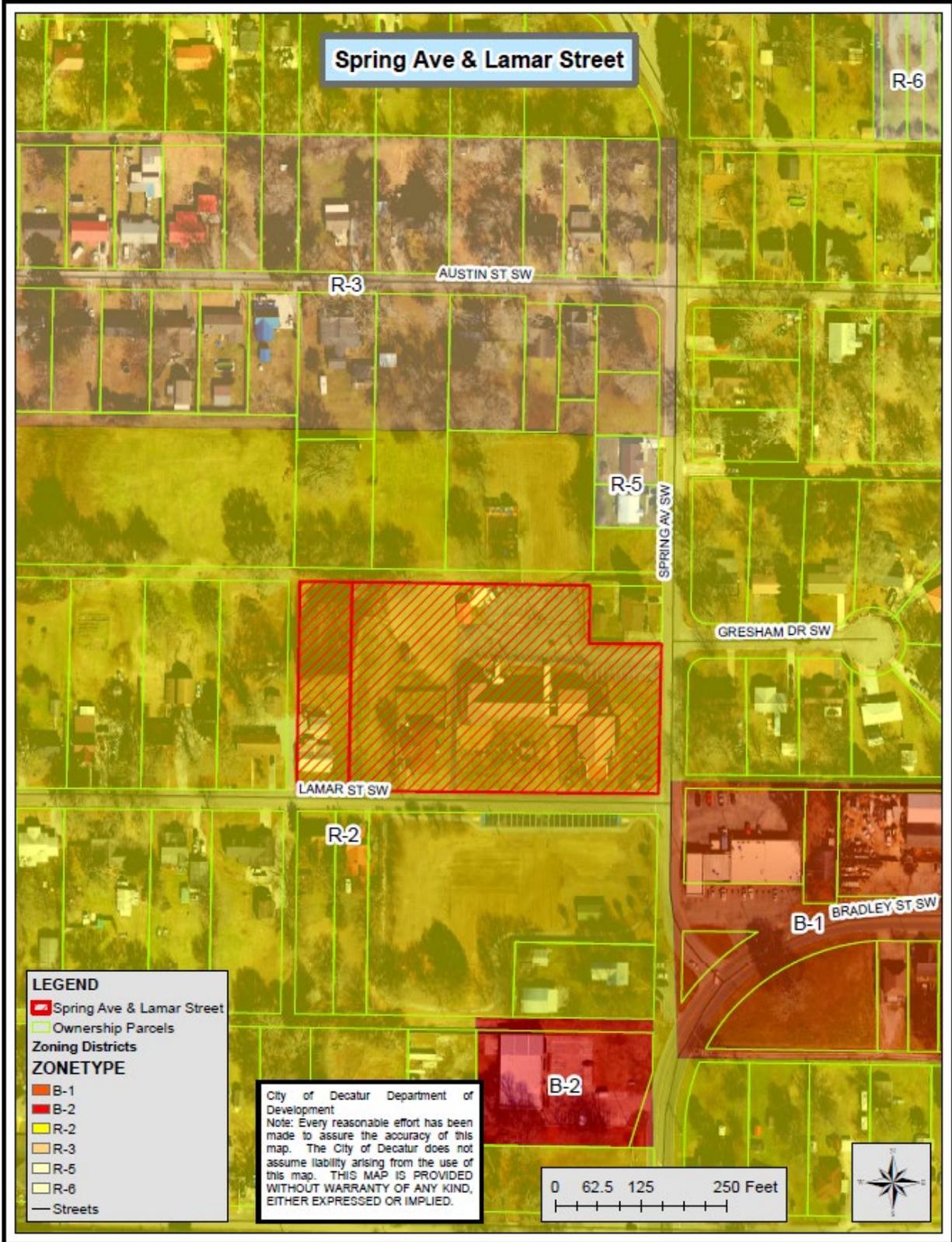
ONE DECATUR STREET TYPOLOGY: Spring Ave is a Minor Arterial & Lamar Street is a local street

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

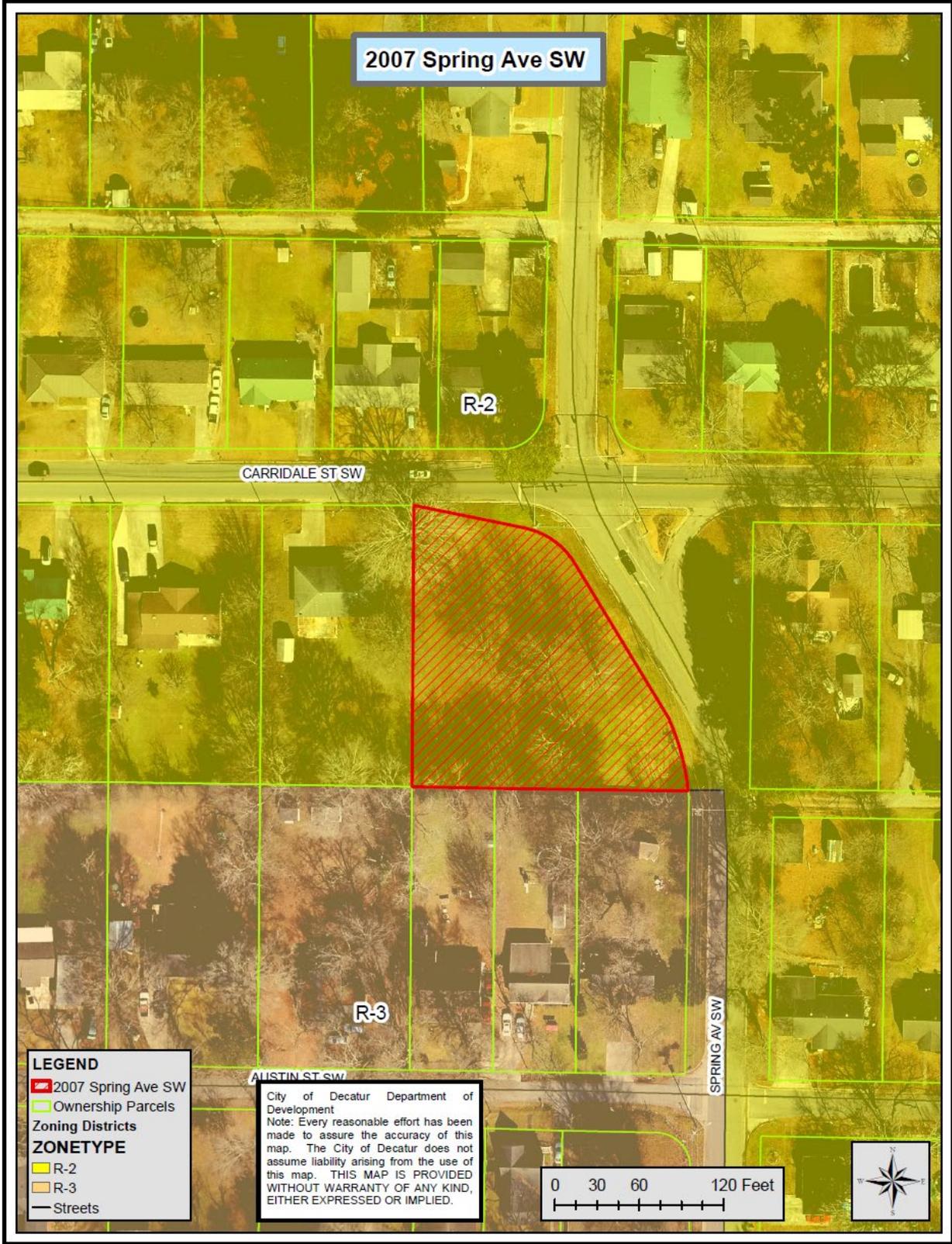
ONE DECATUR STREET TYPOLOGY: Spring Ave is a Minor Arterial

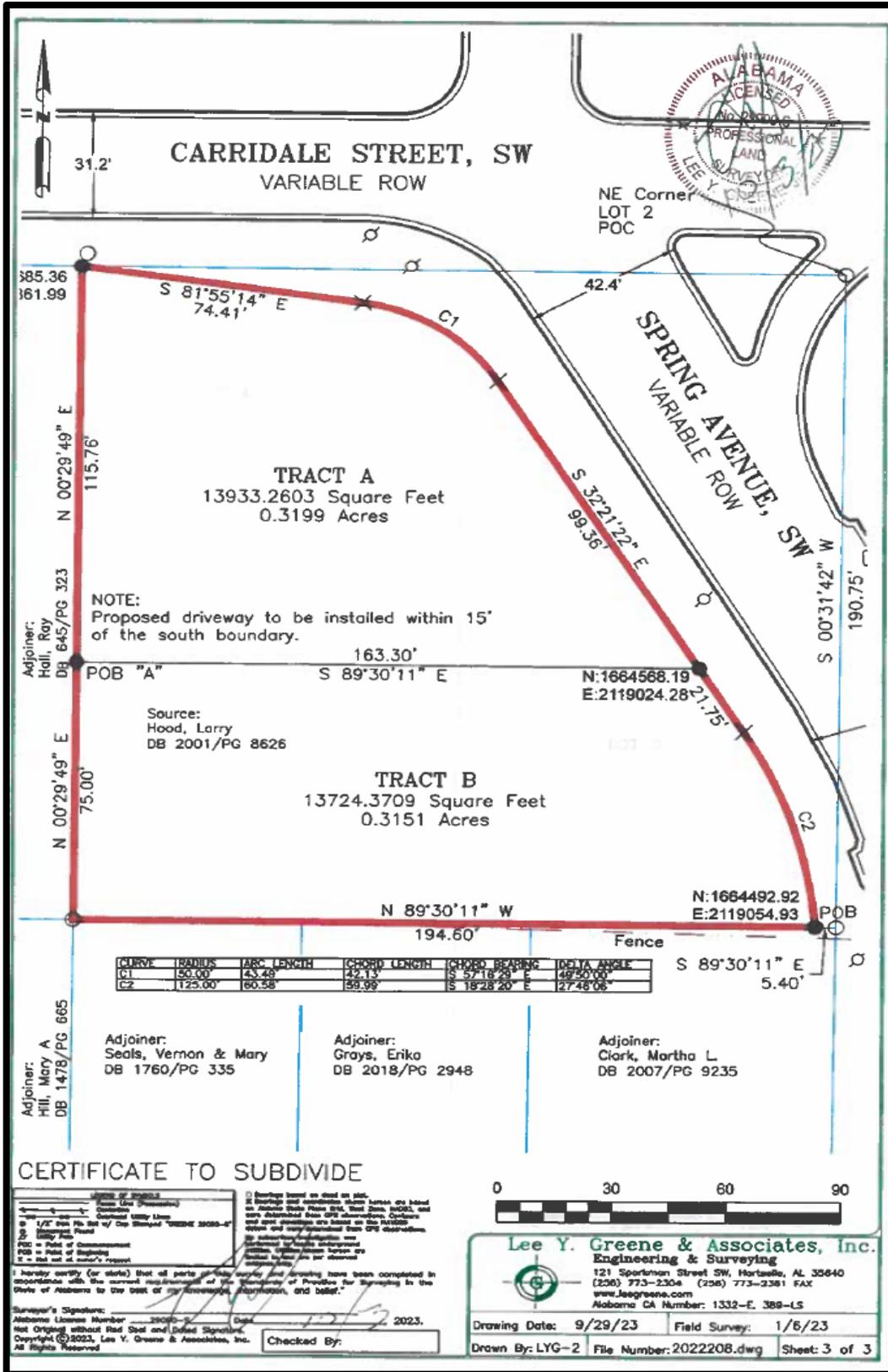
COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

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

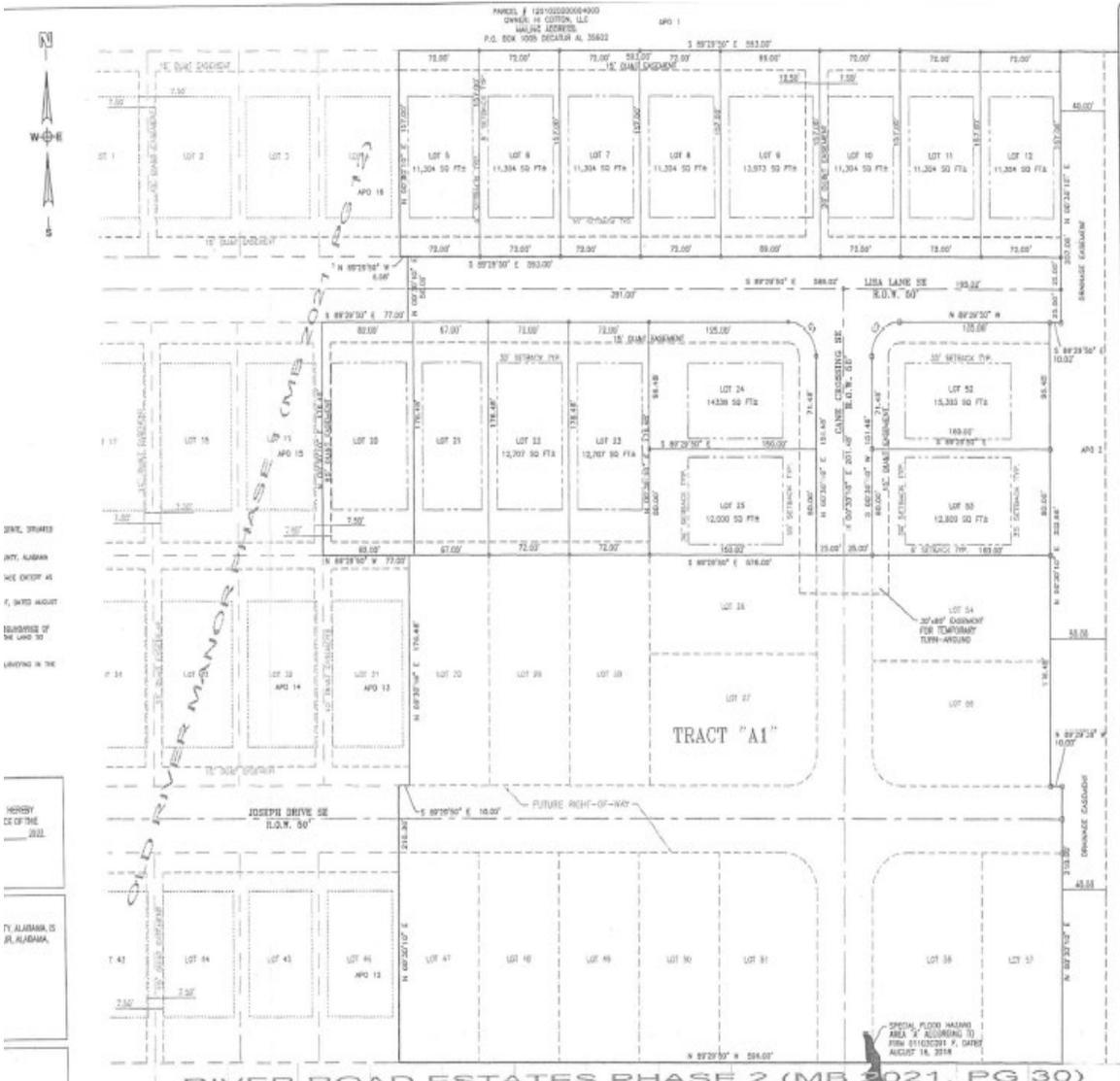
COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

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



DATE, DRAFTER
 CITY, ALABAMA
 SIZE, EXCEPT AS
 NOTED
 DIMENSIONS OF
 THIS LAND
 SHOWN IN THE
 RECORDS OF THE
 COUNTY OF THE
 STATE OF ALABAMA
 THIS IS A
 TRUE AND CORRECT
 COPY OF THE
 ORIGINAL RECORDS

CERTIFICATE OF APPROVAL BY DECATUR UTILITIES

THE UNDERSIGNED, AS AUTHORIZED BY THE CITY OF DECATUR, HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF THE SAME IN THE OFFICE OF THE PROBATE JUDGE THIS THE _____ DAY OF _____, 2022.

DECATUR UTILITIES

ELECTRIC (WITHIN JURISDICTION) GAS

WATER SEWER

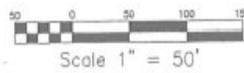
CERTIFICATE OF APPROVAL BY JOE WHEELER ELECTRIC COOPERATIVE

THE UNDERSIGNED, AS AUTHORIZED BY THE JOE WHEELER ELECTRIC COOPERATIVE HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF THE SAME IN THE OFFICE OF THE PROBATE JUDGE THIS THE _____ DAY OF _____, 2022.

JOE WHEELER ELECTRIC COOPERATIVE

APD	Parcel Number	Owner Name	Address
1	120102000004000	HI COTTON LLC	PO BOX 1005
2	120102000007003	MORRIS HOLDINGS LLC	97 JACKSON WAY SE
3	120102000007130	OLD HOUSE LLC	3116 SEXTON RD SE
4	120102000007111	OLD HOUSE LLC	3118 SEXTON RD SE
5	120102000007112	OLD HOUSE LLC	3116 SEXTON RD SE
6	120102000007113	OLD HOUSE LLC	3116 SEXTON RD SE
7	120102000007114	OLD HOUSE LLC	3116 SEXTON RD SE
8	120102000007115	OLD HOUSE LLC	3116 SEXTON RD SE
9	120102000007116	OLD HOUSE LLC	3116 SEXTON RD SE
10	120102000007117	OLD HOUSE LLC	3116 SEXTON RD SE
11	120102000007118	OLD HOUSE LLC	3116 SEXTON RD SE
12	120102000007094	RIVER ROAD MANOR LLC	5519 INDIAN HILLS ROAD
13	120102000007079	RIVER ROAD MANOR LLC	5519 INDIAN HILLS ROAD
14	120102000007080	RIVER ROAD MANOR LLC	5519 INDIAN HILLS ROAD
15	120102000007077	RIVER ROAD MANOR LLC	5519 INDIAN HILLS ROAD
16	120102000007070	RIVER ROAD MANOR LLC	5519 INDIAN HILLS ROAD

OWNER INFORMATION FROM MORGAN COUNTY TAX ASSESSOR ONLINE RECORDS AS OF MAY 2, 2022



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.