

MEMORANDUM

DATE: NOVEMBER 21, 2023

TO: PLANNING COMMISSION

PLANNING COMMISSION MEETING

November 21, 2023

Pre-Meeting – 2:45 p.m.

Meeting – 3:30 p.m.

City Council Chambers

Agenda Planning Commission

City of Decatur, AL

November 21, 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

| Rezoning | | PAGE NO. |
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| A. Rezoning | Gordon Surveying for Samuel Sharp | 3-6 |
| Minor Plat | | |
| A. Minor Plat | Replat of Lots 32, 33, & 34 of City View Estates Charlotte Addition, Addition No. 3 | 7-10 |
| Vacation | | |
| A. Vacation | PWM for Ramjett & Rodan Properties LLC. | 11-14 |
| Annexation | | |
| A. Annexation | PWM for Brian Cagle | 15-18 |

CONSENT AGENDA

| Site Plan | | PAGE NO. |
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| A. Site Plan | Permit Solutions for Brian Smallwood | 19-22 |
| Certificate | | |
| A. Certificate 3611-23 | Mid-South Testing Inc. | 23-26 |
| B. Certificate 3612-23 | PWM for Ramjett Properties, LLC | 27-30 |
| C. Certificate 3613-23 | PWM for Eyster | 31-34 |
| D. Certificate 3614-23 | Lee Y. Greene for Gregory & Deborah Lynch | 35-38 |

PUBLIC HEARING

Rezoning

REZONING

FILE NAME OR NUMBER: Rezoning

ACRES: 0.34+/-

CURRENT ZONE: M-C (Medical)

APPLICANT: Gordon Surveying for Old River Ratt LLC

LOCATION AND/OR PROPERTY ADDRESS: 1306 Somerville Road SE

REQUEST: Rezone 0.34 acres from M-C to R-3

PROPOSED LAND USE: Residential

ONE DECATUR FUTURE LAND USE: Urban Edge Mixed Use

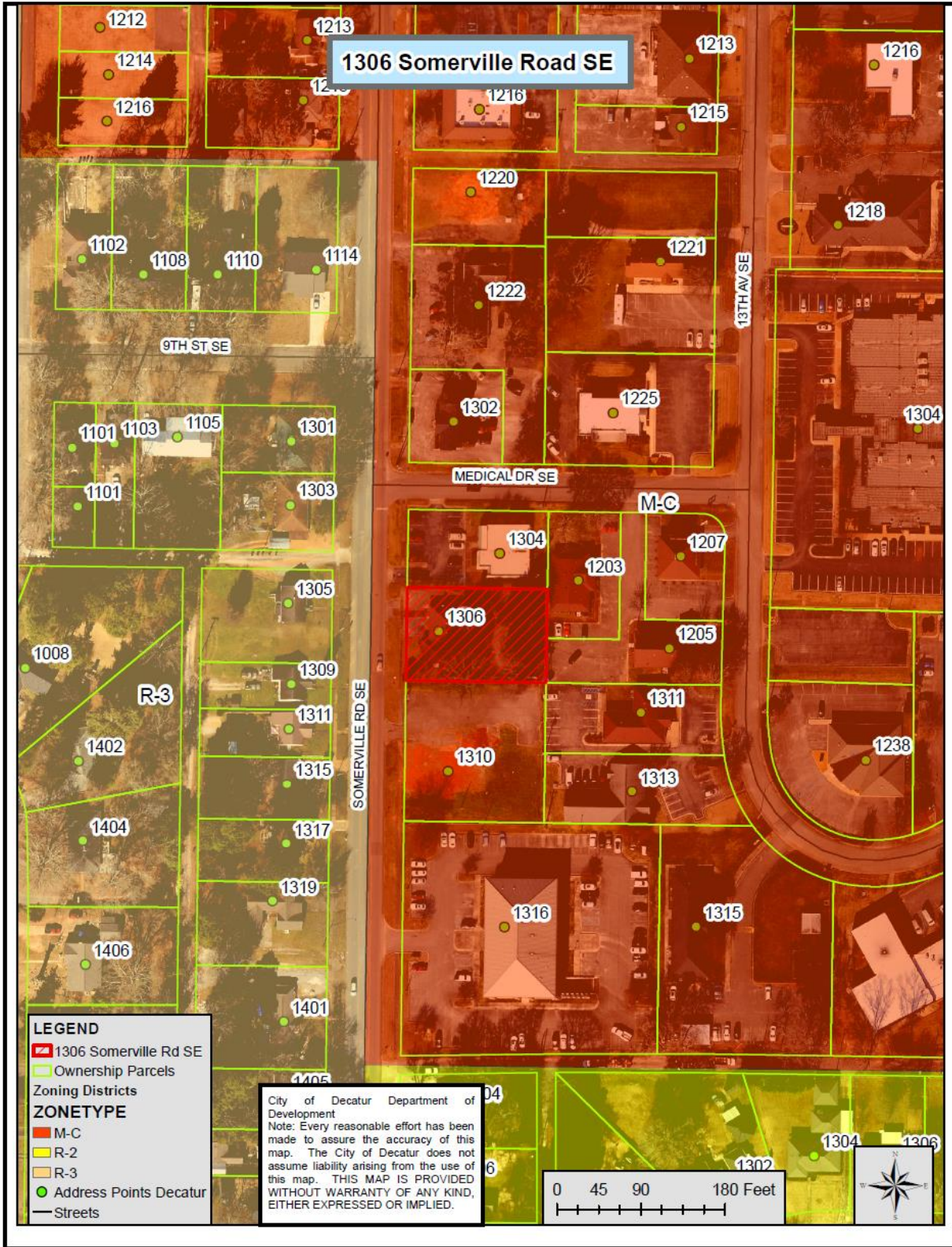
ONE DECATUR STREET TYPOLOGY: Somerville Road is a Minor Arterial

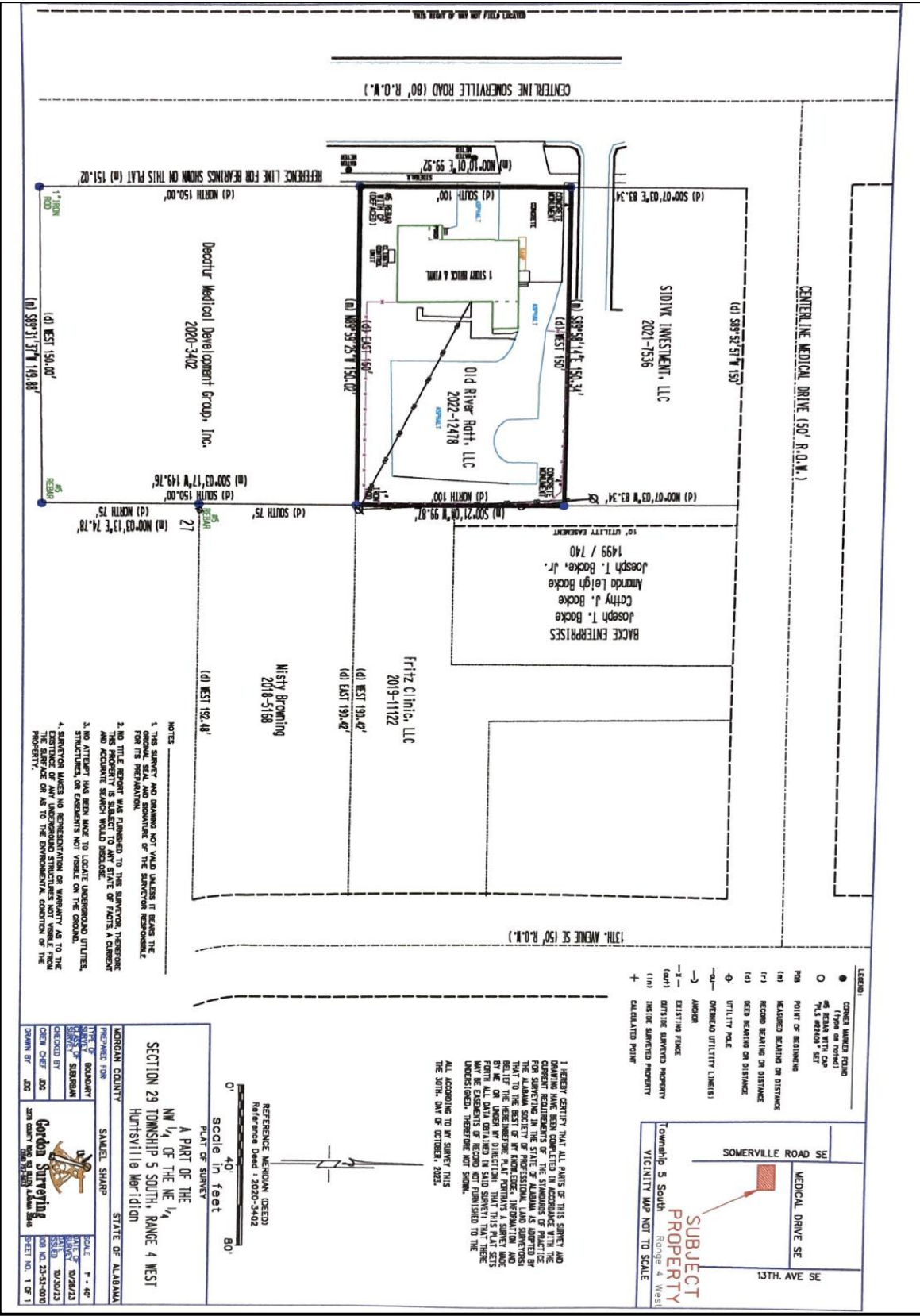
COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

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







Minor Plat: Replat of City View Estates

FILE NAME OR NUMBER: Replat of Lots 32, 33, & 34 of City View Estates
Charlotte Addition, Addition No. 3

ACRES: 1.53+/-

CURRENT ZONE: R-2 (Single-Family)

APPLICANT: Lee Y. Greene & Associates, Inc. for Bobby Davis

LOCATION AND/OR PROPERTY ADDRESS: 2702 Harley Circle

REQUEST: Subdivide two parcels into one and move property line of lot 34A 1'
to the east

PROPOSED LAND USE: Residential

ONE DECATUR FUTURE LAND USE: Low Residential

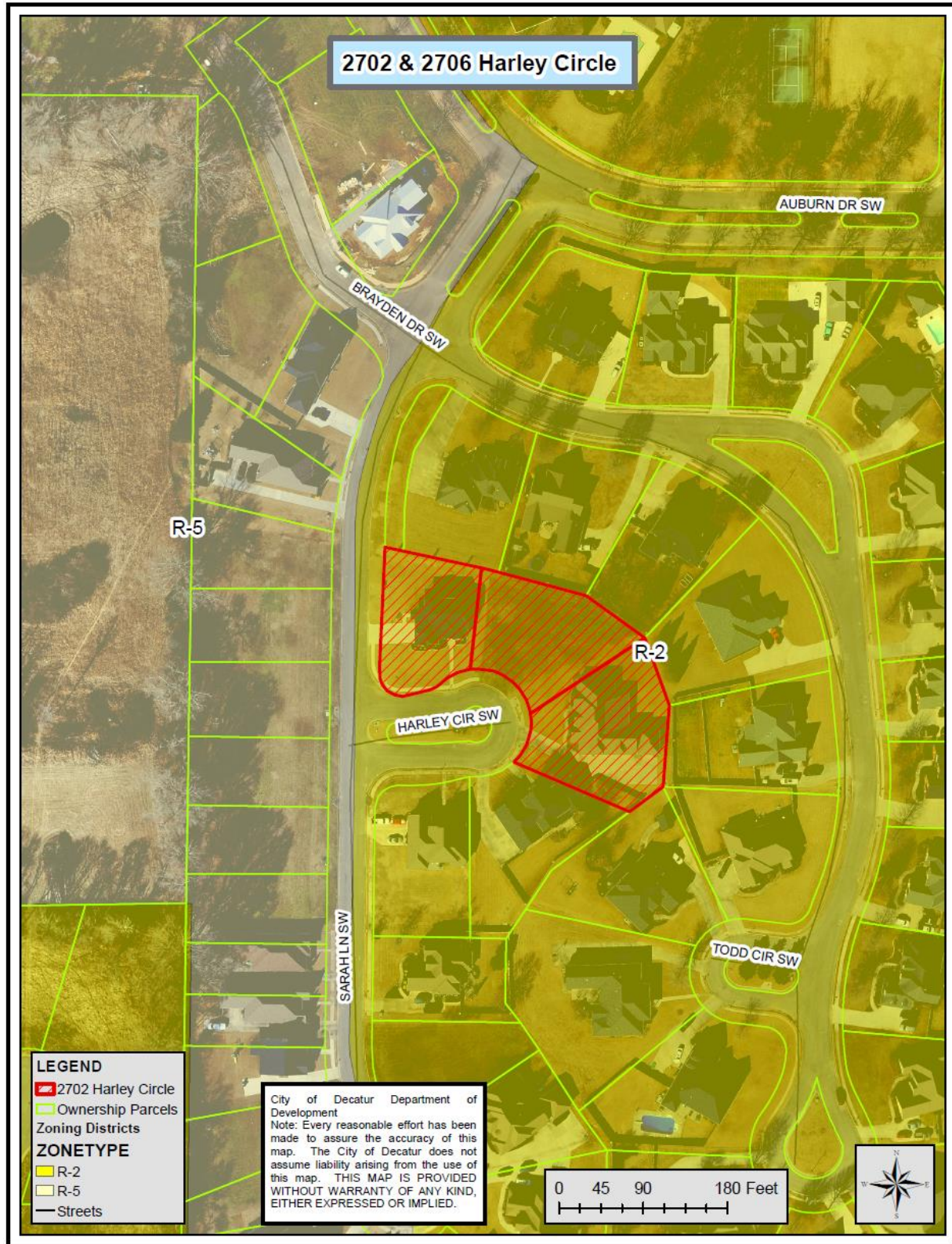
ONE DECATUR STREET TYPOLOGY: Harley Circle is a Local street

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

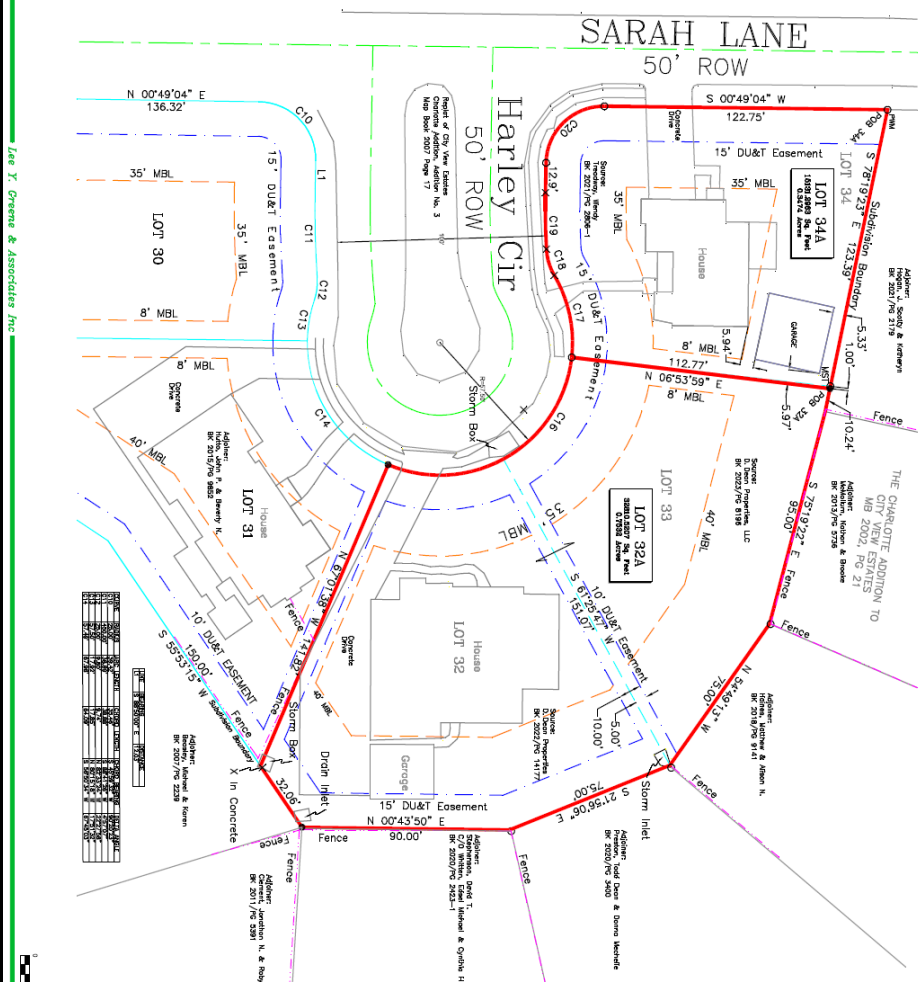
Conditions to be met:

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





REPLAT OF LOTS 32, 33 & 34 OF REPLAT OF CITY VIEW ESTATES CHARLOTTE ADDITION, ADDITION No. 3 DECATUR, ALABAMA



STATEMENT OF WORK AND SCOPE

Lee Y. Greene & Associates, Inc. was retained by the City of Decatur, Alabama, to perform a replat of Lots 32, 33, and 34 of the City View Estates Charlotte Addition, Addition No. 3, located in the City of Decatur, Alabama. The purpose of this replat is to correct errors and clarify boundaries between the lots and the surrounding areas.

SCOPE OF WORK

- Review of existing survey records and plat maps.
- Field inspection of the property and surrounding areas.
- Measurement of lot boundaries and easements.
- Preparation of a detailed survey map showing the corrected boundaries and easements.
- Submission of the survey map to the appropriate authorities for review and approval.

ASSUMPTIONS

- The existing survey records and plat maps are accurate and reliable.
- The property is free of any liens, mortgages, or other encumbrances.
- The survey was conducted in accordance with the standards and practices of the Surveying and Mapping profession.

DELIVERABLES

- A detailed survey map showing the corrected boundaries and easements.
- A report of the survey results and findings.

CONTACT INFORMATION

Lee Y. Greene & Associates, Inc.
1174, 121 Sparkman Street SW
Huntsville, Alabama 35894
(256) 773-2304
(256) 773-2361 FAX

Lee Y. Greene & Associates, Inc.
Land Surveying & Civil Engineering

P.O. Box 1174, 121 Sparkman Street SW
Huntsville, Alabama 35894
(256) 773-2304
(256) 773-2361 FAX

Alabama CA Number 389-LS
Alabama CA Number 1332-E

www.leegreene.com

Vacation

FILE NAME OR NUMBER: 549-23

ACRES: 0.38+/-

CURRENT ZONE: M-2 (General-Industry)

APPLICANT: Pugh Wright McAnally for Ramjett & Rodan Properties LLC

LOCATION AND/OR PROPERTY ADDRESS: Summit Drive SE

REQUEST: Vacate 0.38 acres of a 21' wide drainage, utilities, & telecommunications easement

PROPOSED LAND USE: Industrial

ONE DECATUR FUTURE LAND USE: Flex Employment Center

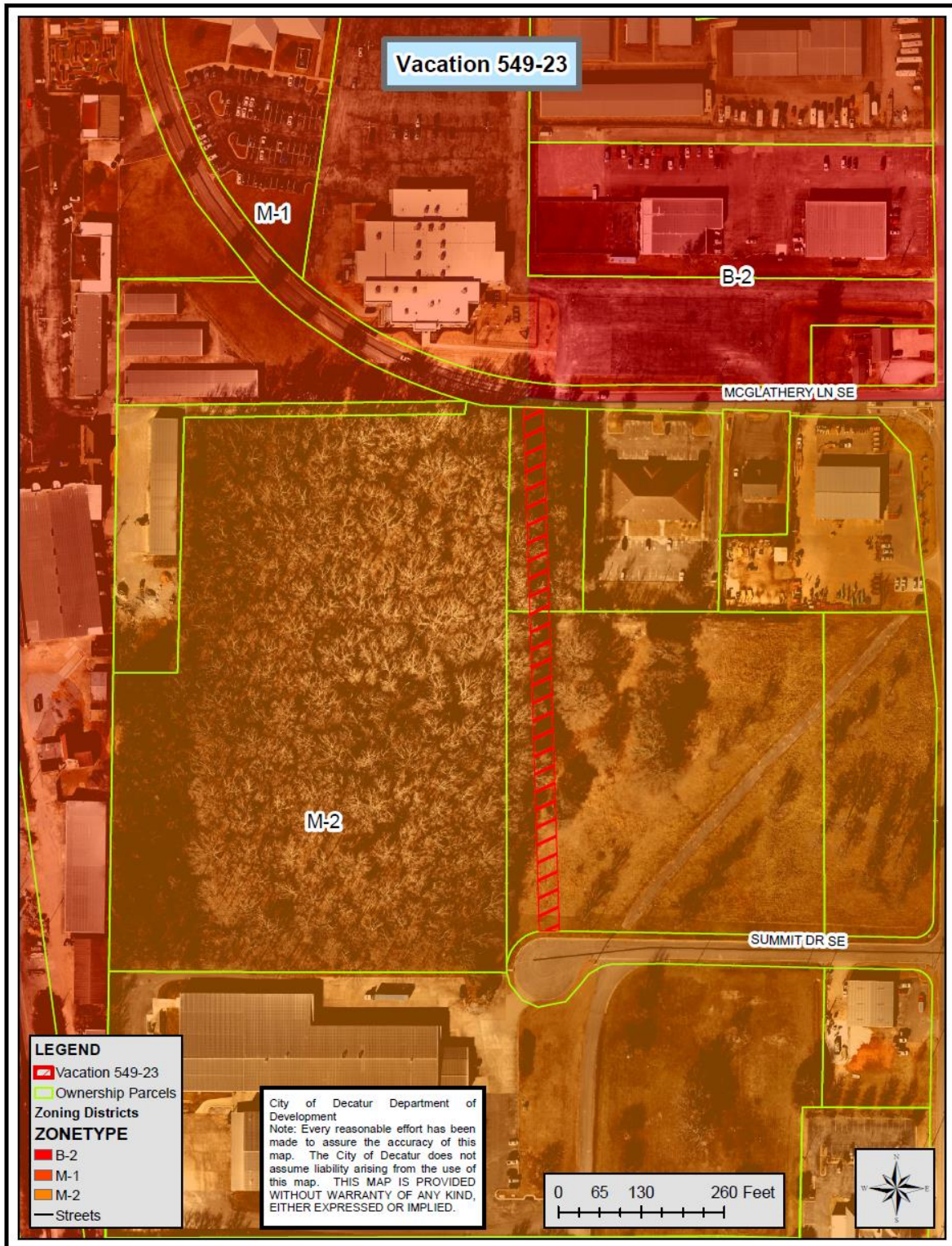
ONE DECATUR STREET TYPOLOGY: Summit Drive is a local street

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





Annexation

FILE NAME OR NUMBER: Annexation 376-23

ACRES: 6.65 +/-

CURRENT ZONE: Unincorporated

APPLICANT: Pugh Wright McAnally for Brian Cagle

LOCATION AND/OR PROPERTY ADDRESS: Acrilane SE

REQUEST: Annex 6.65 acres into the city limits

PROPOSED LAND USE: Residential

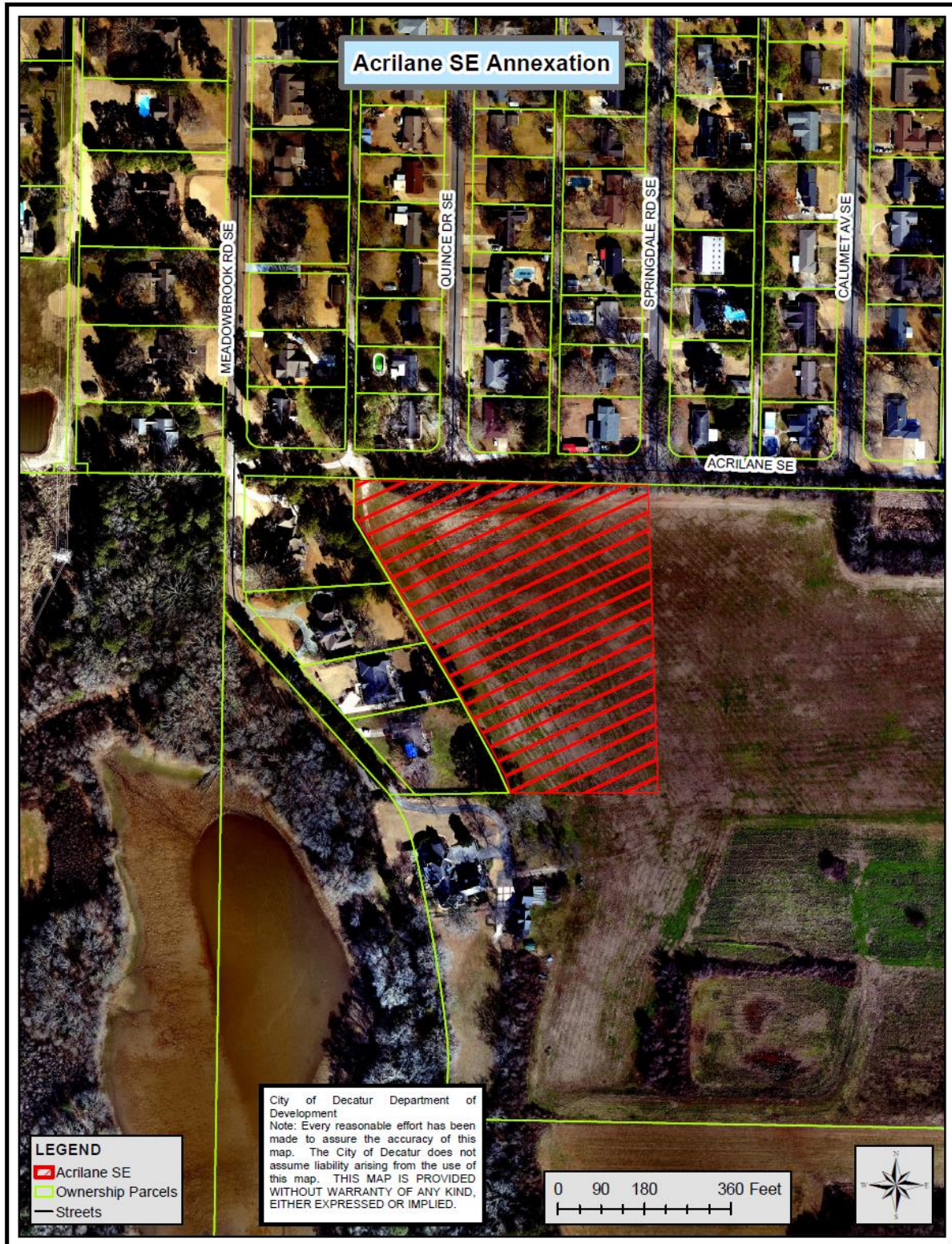
ONE DECATUR FUTURE LAND USE: Rural Edge/ Agricultural

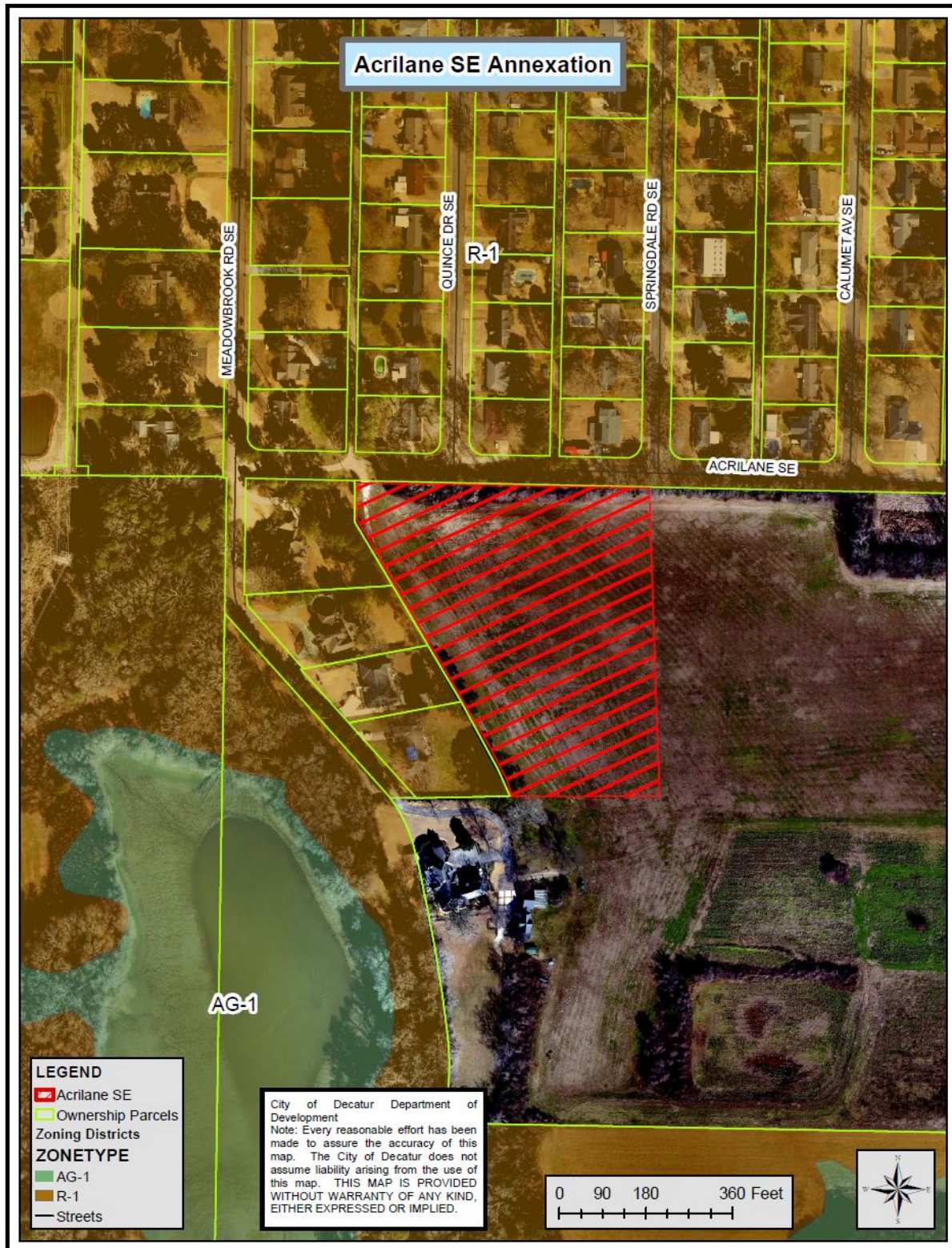
ONE DECATUR STREET TYPOLOGY: Acrilane SE is a local Street

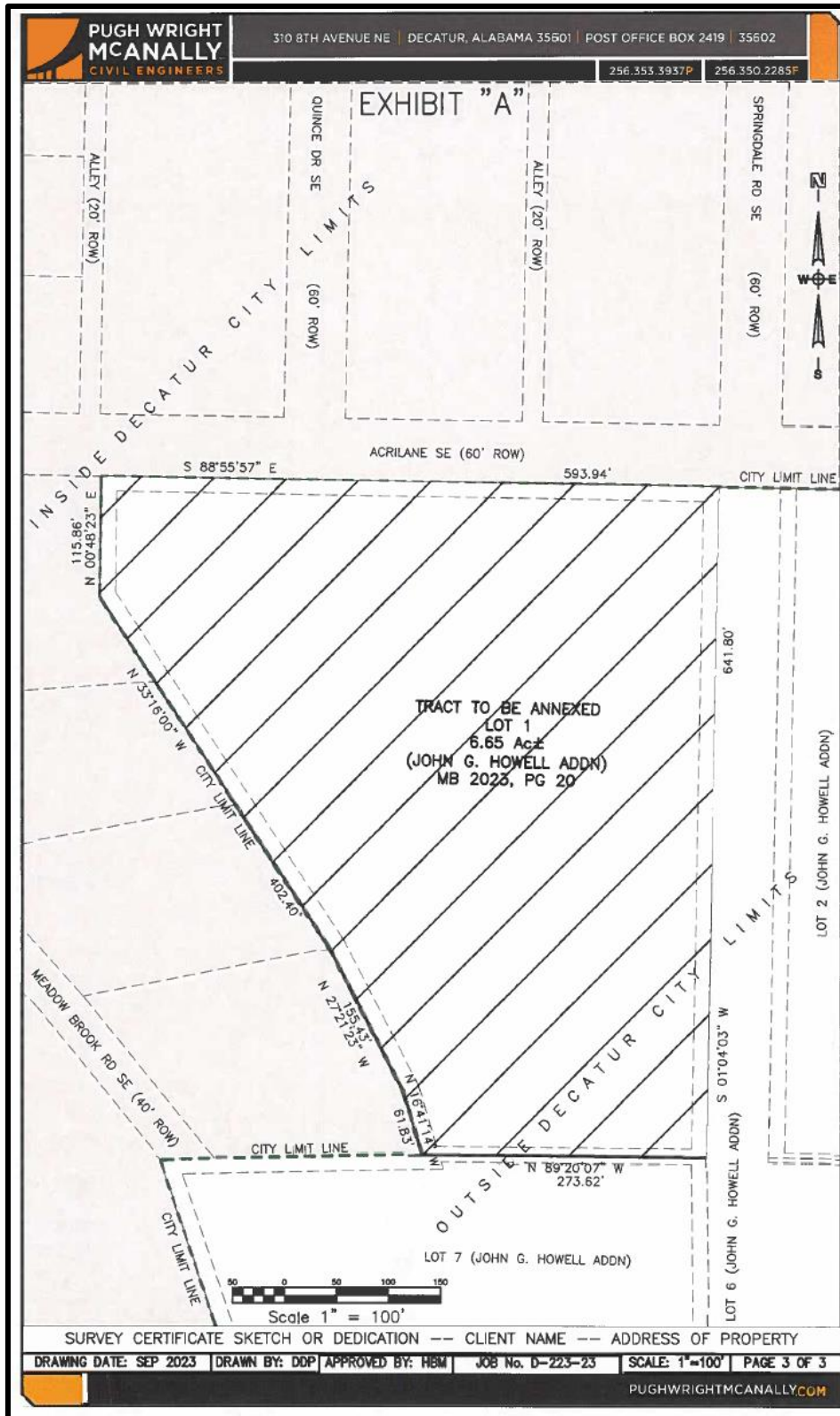
COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

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







END PUBLIC HEARING

CONSENT AGENDA

Site Plans

Site Plan 667-23

FILE NAME OR NUMBER: Site Plan 667-23

ACRES: 1.45+/-

CURRENT ZONE: M1-A (Expressway Commercial)

APPLICANT: Permit Solutions for Brian Smallwood

LOCATION AND/OR PROPERTY ADDRESS: 2820 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

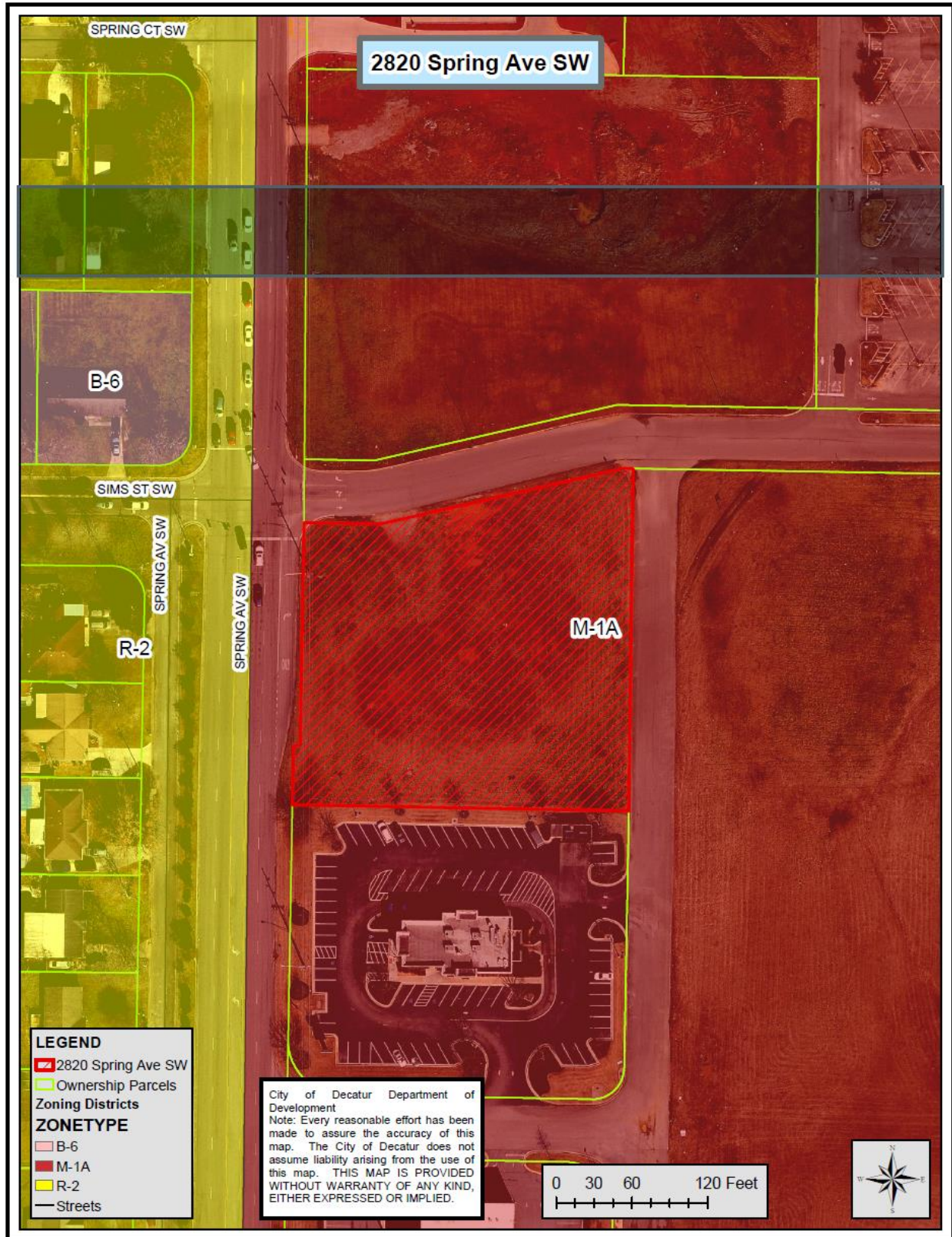
COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

Conditions to be met:

1. Please label loading and unloading area
2. Plans need to be stamped by a licensed engineer
3. To prevent any potential hazards with power lines, please plant short trees rather than tall ones along Spring Ave.
4. Please add an easement to the south of the property
5. Please update grease inceptor details

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





Certificates

Certificate 3611-23

FILE NAME OR NUMBER: Certificate 3611-23

ACRES: 1.0 +/-

CURRENT ZONE: AG-1 (Agricultural)

APPLICANT: Mid-South Testing Inc. for Francisco Hernandez

LOCATION AND OR PROPERTY ADDRESS: E. of Montclair Rd & W. of Spring Ave.

REQUEST: Subdivide one parcel into two

PROPOSED LAND USE: Agricultural

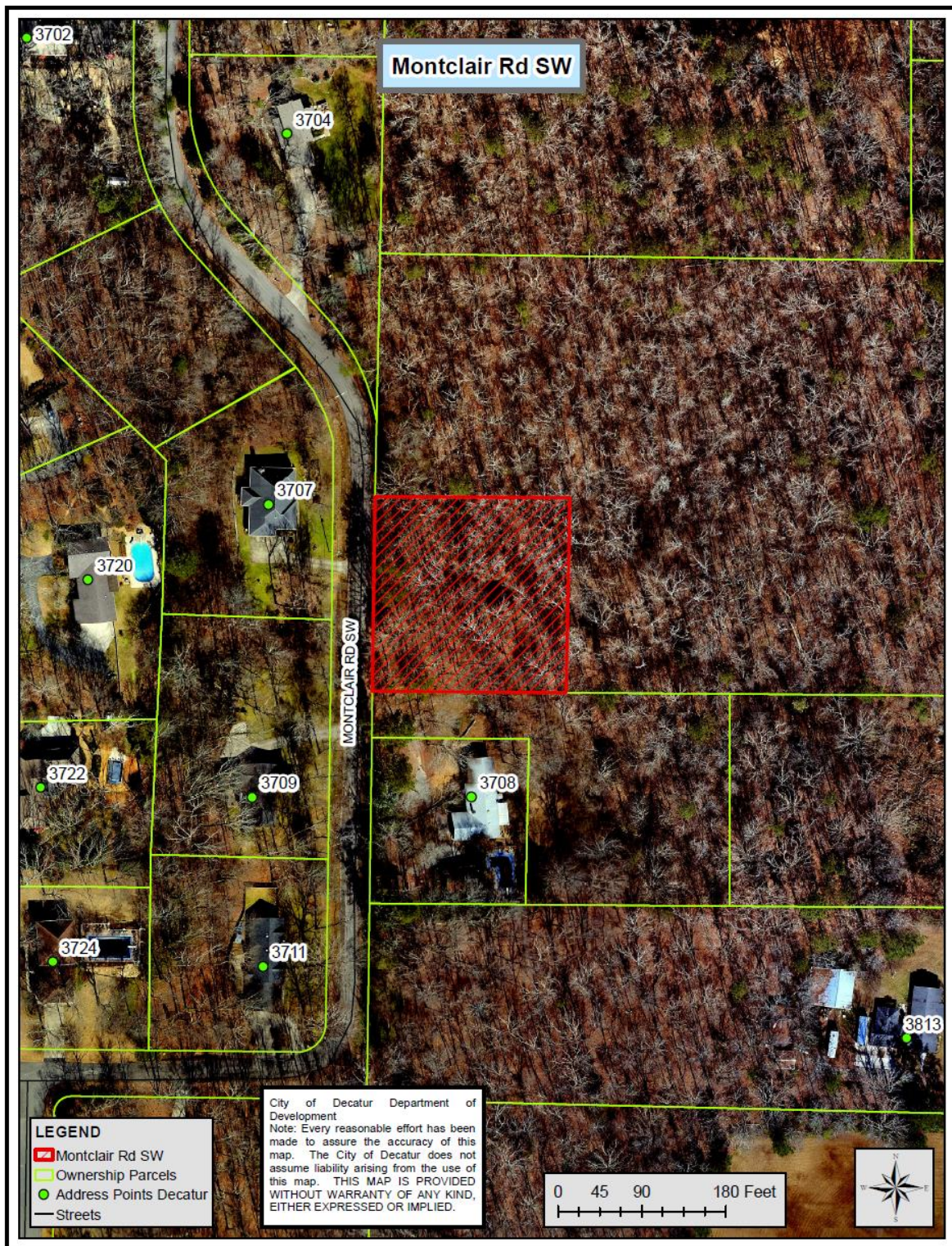
ONE DECATUR FUTURE LAND USE: Core Neighborhood

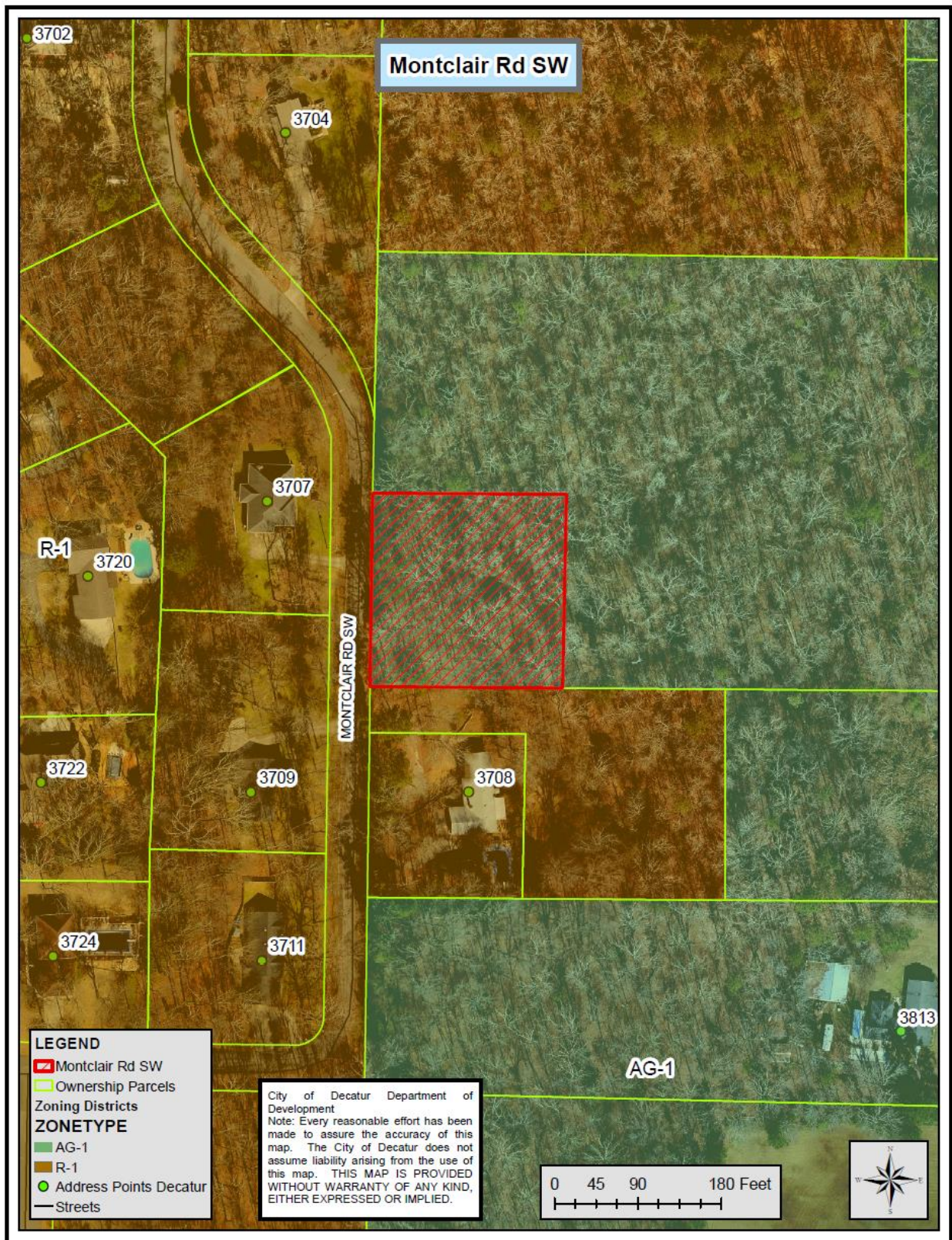
ONE DECATUR STREET TYPOLOGY: Spring Ave is a Minor Arterial & Lamar Street is a local street

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. Currently, there is no sewer access at this address.







Certificate 3612-23

FILE NAME OR NUMBER: Certificate 3612-23

ACRES: 8.16 +/- & 11.06+/-

CURRENT ZONE: M-2 (General-Industry)

APPLICANT: PWM for Ramjett Properties, LLC

LOCATION AND OR PROPERTY ADDRESS: Summit Drive SE

REQUEST: Subdivide two parcels into one & move tract 1 property line to the west by 40.64'

PROPOSED LAND USE: Industrial

ONE DECATUR FUTURE LAND USE: Flex Employment Center

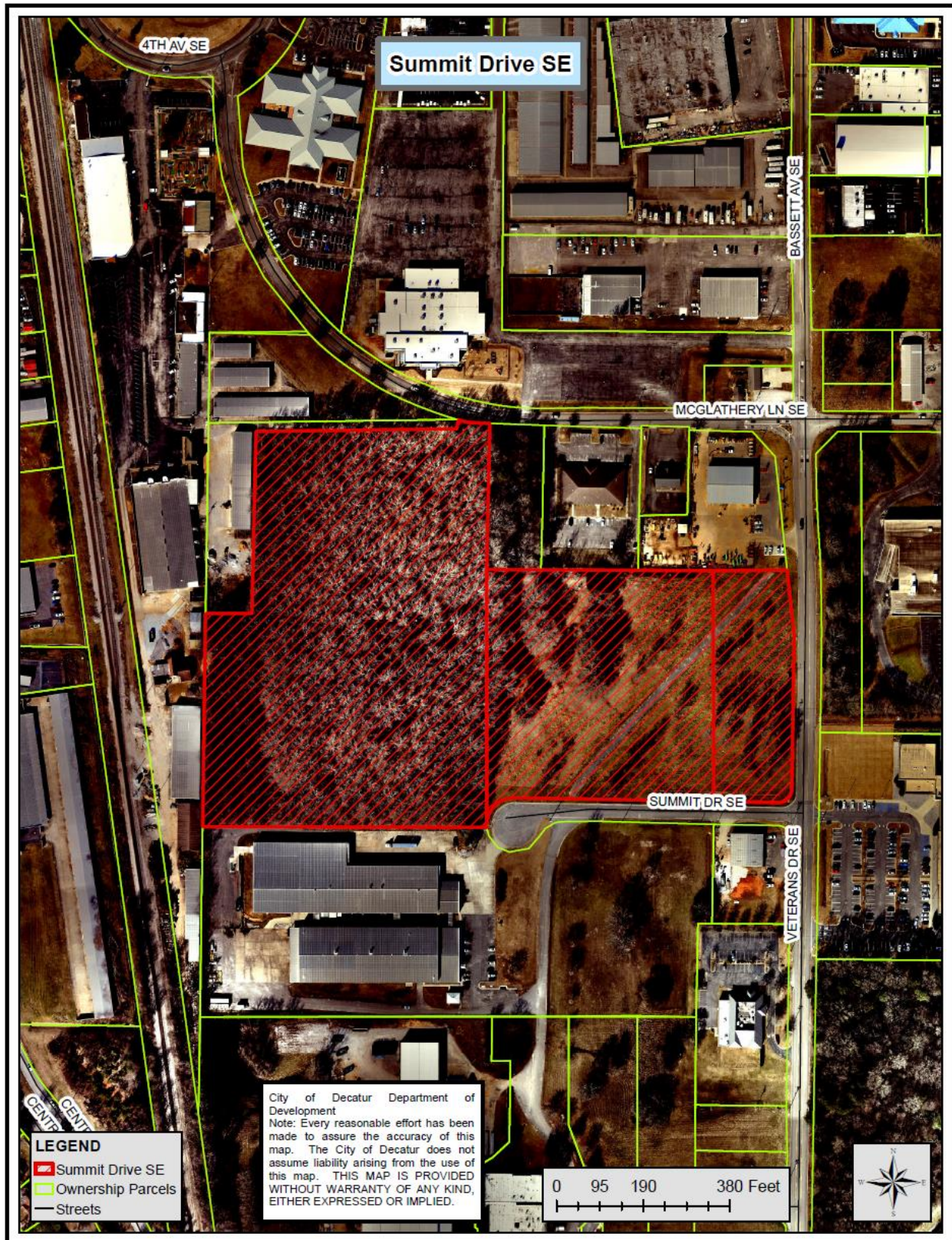
ONE DECATUR STREET TYPOLOGY: Summit Drive SE is a local street

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

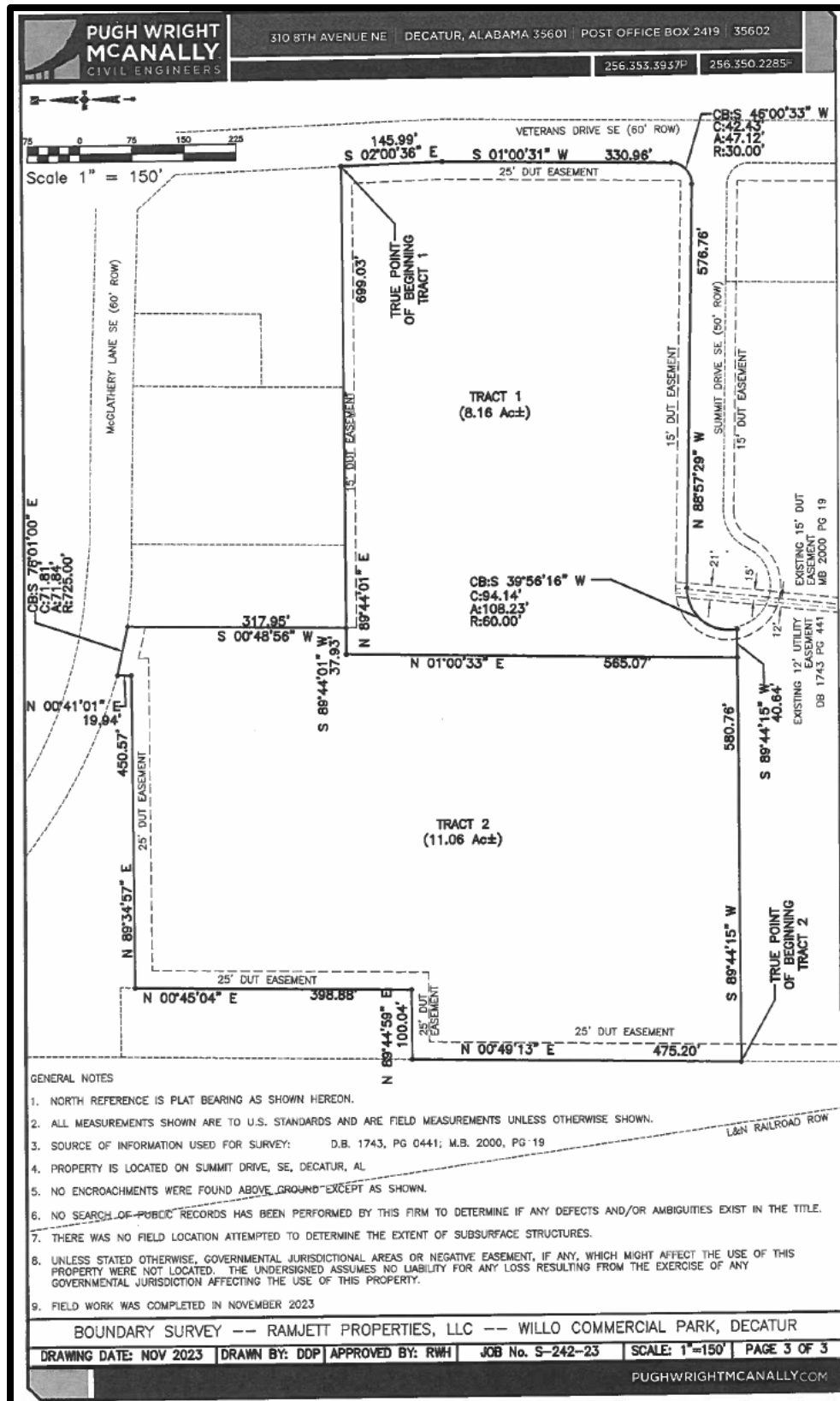
Conditions to be met:

1. Please provide letter of authorization to subdivide

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







Certificate 3613-23

FILE NAME OR NUMBER: Certificate 3613-23

ACRES: 53 +/-

CURRENT ZONE: R-2 (Single-Family)

APPLICANT: Pugh Wright McAnally for Eyster

LOCATION AND OR PROPERTY ADDRESS: 8th St. SW & n Moulton Heights RD

REQUEST: Subdivide one parcel into two

PROPOSED LAND USE: Residential

ONE DECATUR FUTURE LAND USE: Mixed Neighborhood

ONE DECATUR STREET TYPOLOGY: 8th Street is a Minor Arterial

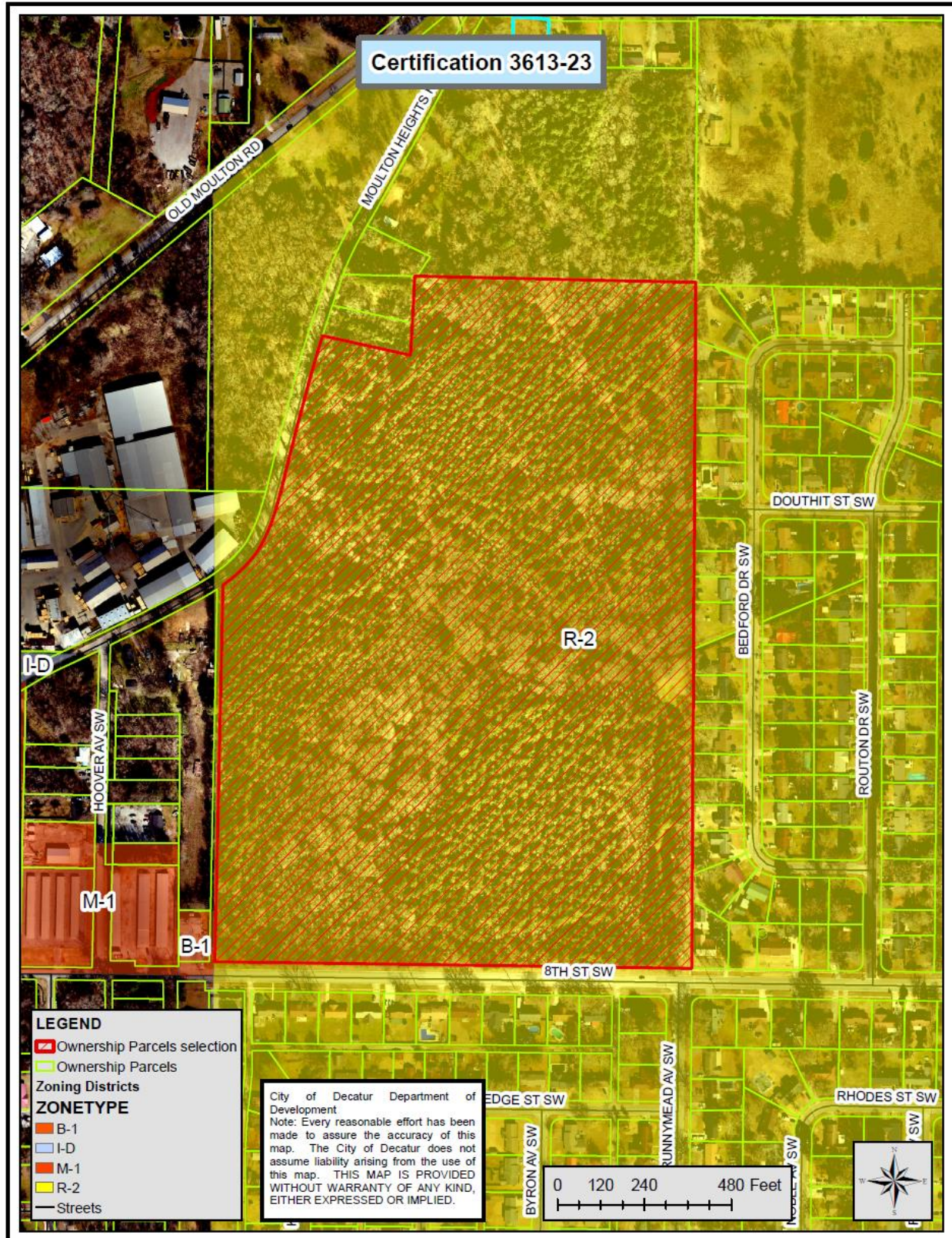
COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

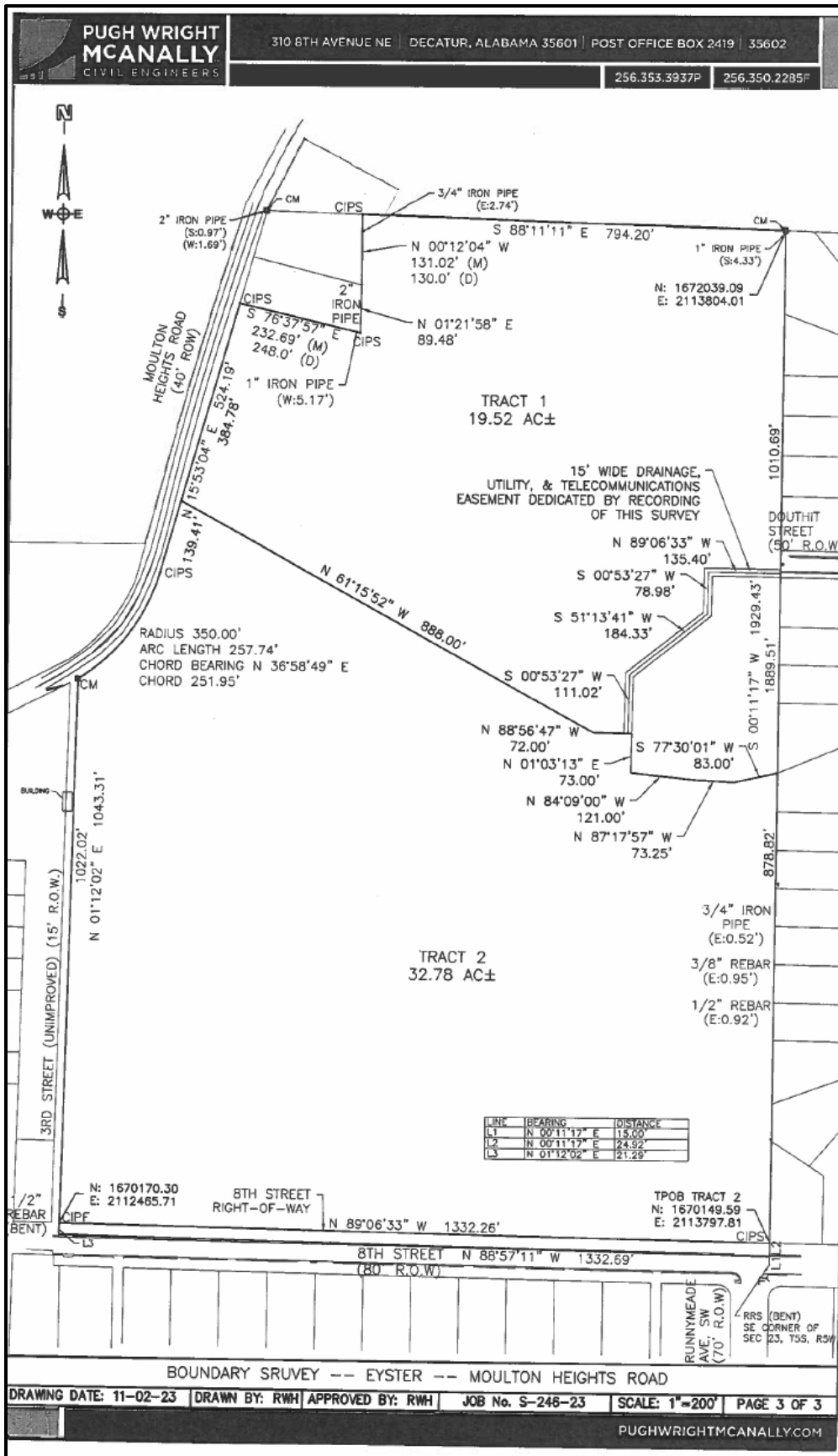
Conditions to be met:

1. Please provide letter of Authorization form.
2. Please widen 15' easement to 25'

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







Certificate 3614-23

FILE NAME OR NUMBER: Certificate 3614-23

ACRES: 0.37

CURRENT ZONE: R-3 (Single-Family)

APPLICANT: Lee Y. Greene & Associates for Gregory & Deborah Lynch

LOCATION AND OR PROPERTY ADDRESS: Sykes Street NW

REQUEST: Consolidate lots 5,6,7,8 and the north 10 feet of lot 9 into one parcel

PROPOSED LAND USE: Residential

ONE DECATUR FUTURE LAND USE: Core Neighborhood

ONE DECATUR STREET TYPOLOGY: Sykes 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



