

MEMORANDUM

DATE: December 19th, 2023

TO: Planning Commission

PLANNING COMMISSION MEETING

December 19, 2023

Pre-Meeting – 2:45 p.m.

Meeting – 3:30 p.m.

City Council Chambers

Agenda Planning Commission

City of Decatur, AL

December 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

PUBLIC HEARING

Preliminary Plat

A. Preliminary Plat PWM for DR Horton

PAGE NO.

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Final Plat

A. Final Plat Foxwood Subdivision Addition 4A

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Minor Plat

A. Minor Plat PWM for Brian Cagle

12-15

Zoning

A. Zoning Amendment PWM for Brian Cagle

16-19

CONSENT AGENDA

Layout Plan

A. Layout Plan PWM for Liberty Communities

PAGE NO.

20-23

PUBLIC HEARING

Preliminary Plat

Preliminary Plat

FILE NAME OR NUMBER: River Oaks Phase II

ACRES: 29.88+/-

CURRENT ZONE: R-3 (Single-Family)

APPLICANT: PWM for DR Horton

LOCATION AND/OR PROPERTY ADDRESS: Douthit Street SW and 14th Ave SW

REQUEST: Subdivide 29.88 acres into 105 residential parcels

PROPOSED LAND USE: Residential

ONE DECATUR FUTURE LAND USE: Urban Edge Mixed Use

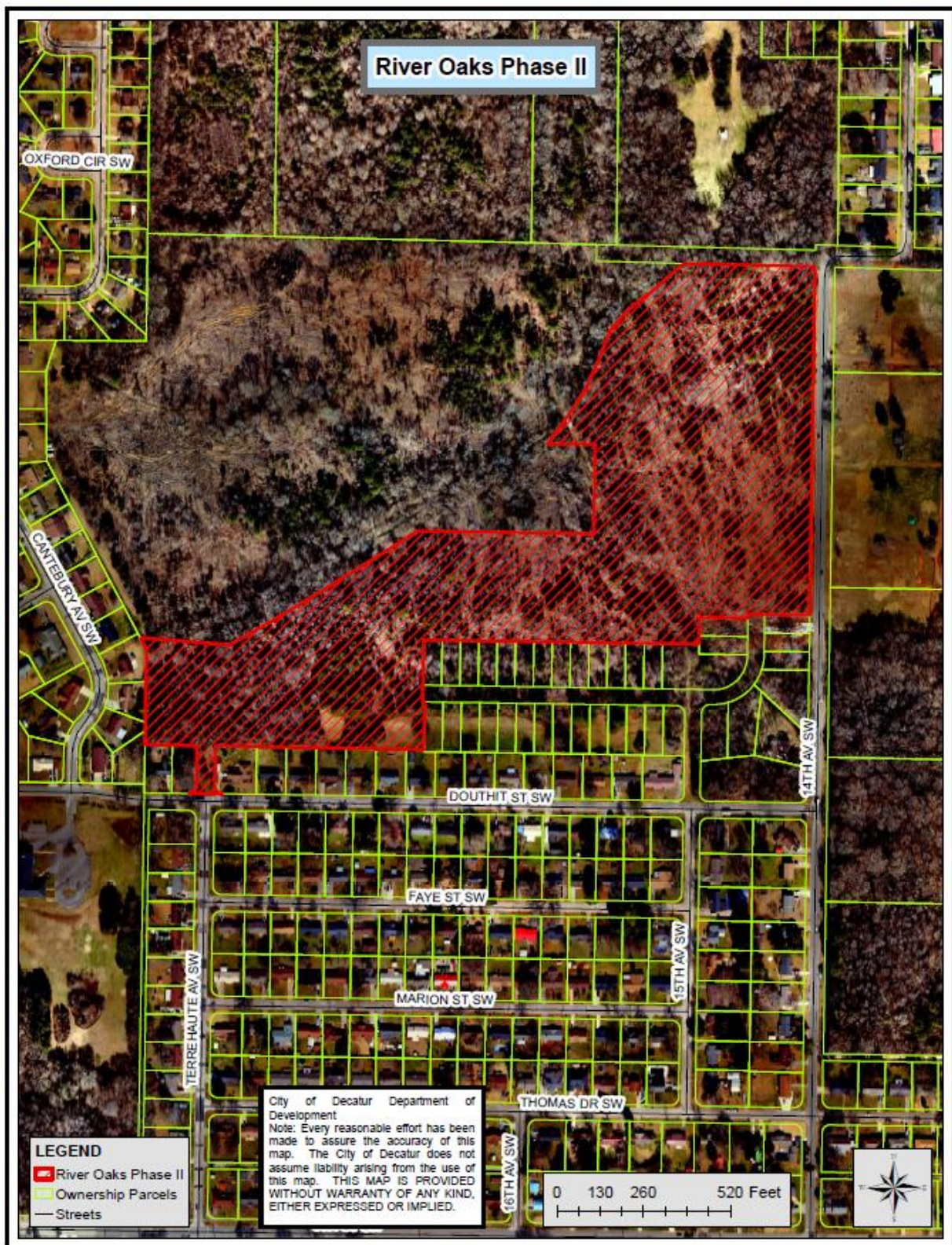
ONE DECATUR STREET TYPOLOGY: Douthit is a local Street

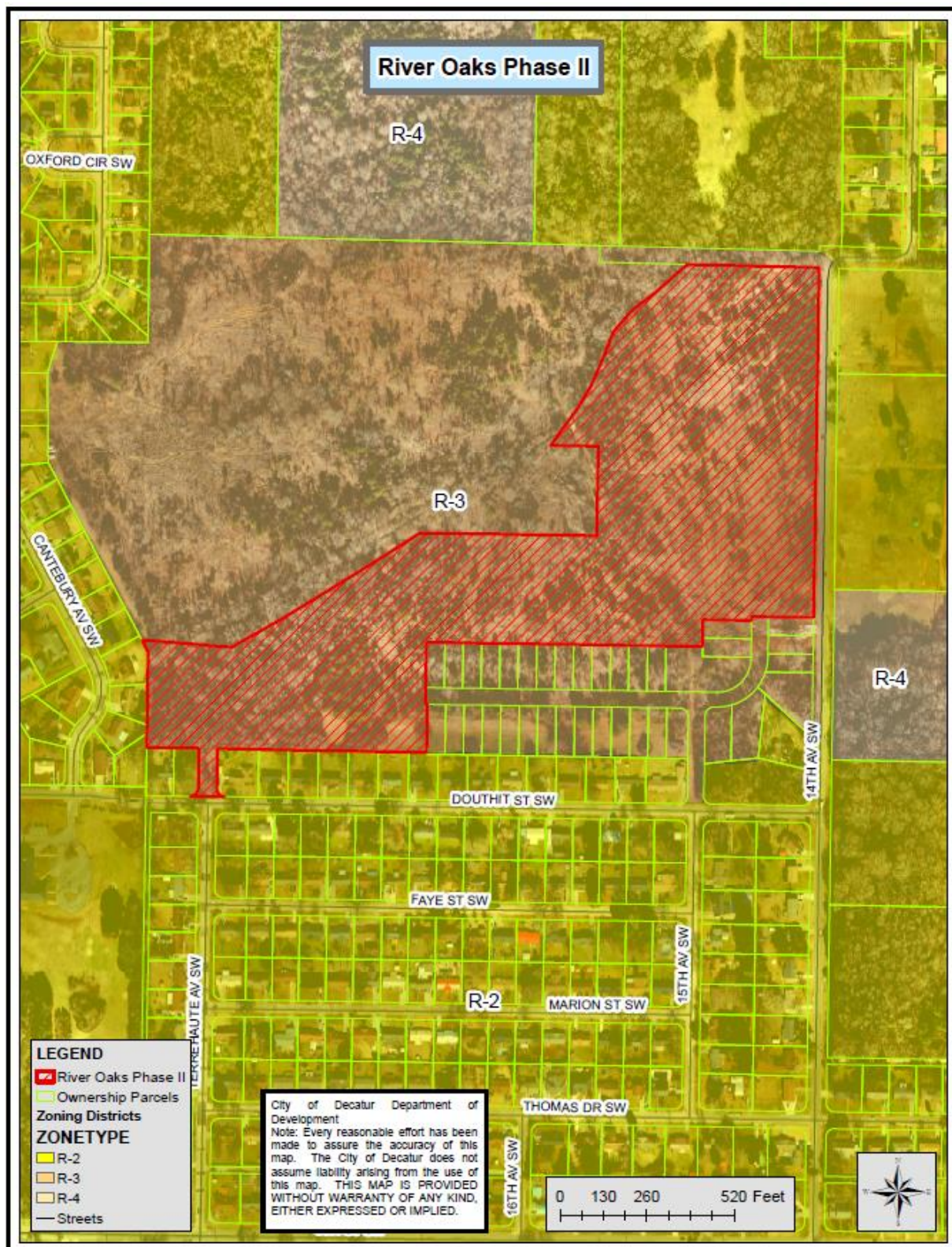
COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

Conditions to be met:

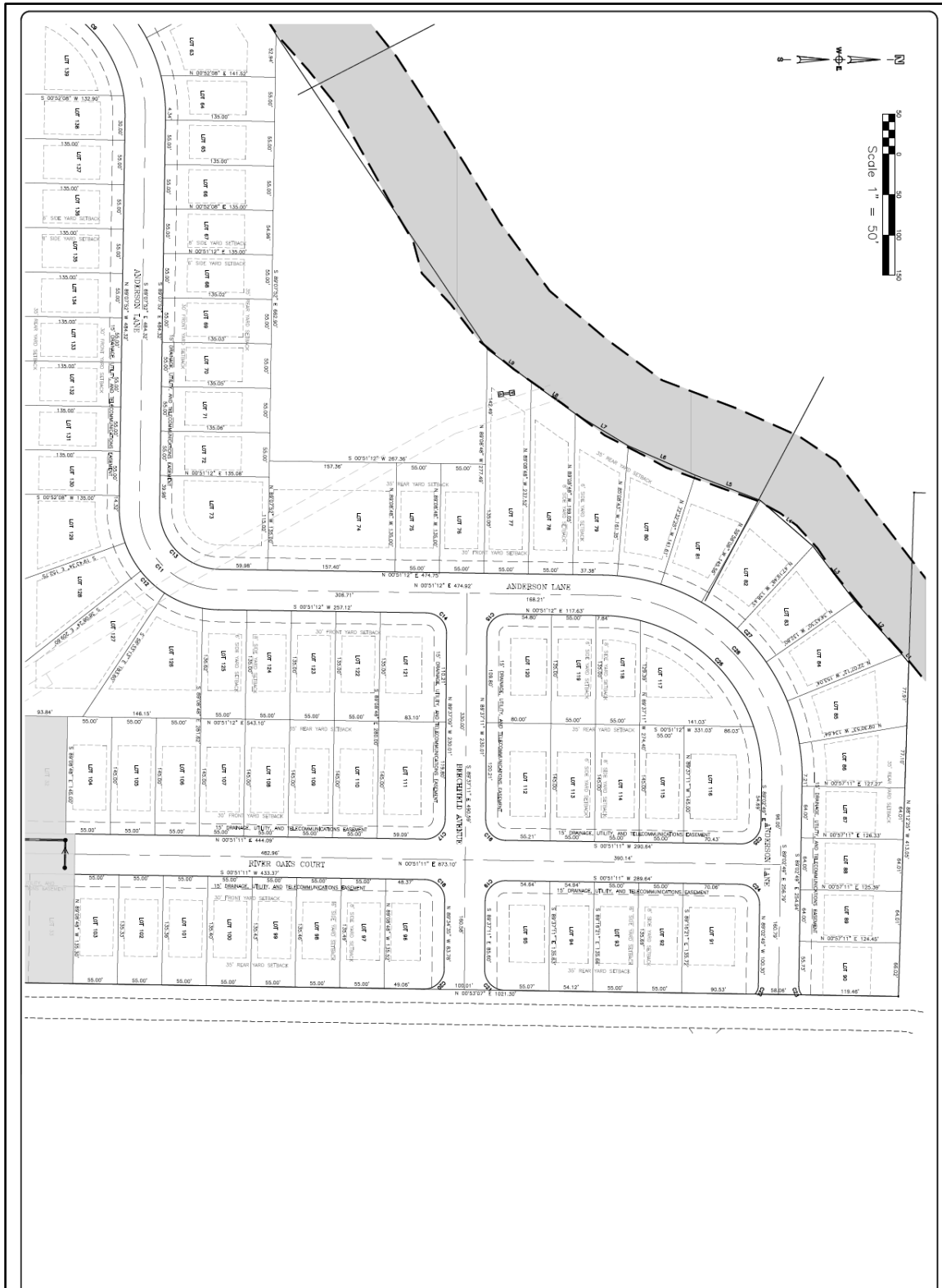
1. Please add adjacent land owners
2. Please add site data: Number of acres being subdivided, number of parcels, largest parcel, smallest parcel, zoning, and setbacks
3. Please add the FEMA Firm Panel
4. Please label all easement and waterways or provide a legend
5. Per Engineering Approval
6. Per DU Approval

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









Final Plat: Foxwood Subdivision Addition 4A

FILE NAME OR NUMBER: Foxwood Subdivision Addition 4A

ACRES: 6.83 +/-

CURRENT ZONE: R-3 (Single-Family)

APPLICANT: PWM for Arthur Steber

LOCATION AND/OR PROPERTY ADDRESS: North of Foxwood Subdivision 3

REQUEST: Approve Final Plat

PROPOSED LAND USE: Residential

ONE DECATUR FUTURE LAND USE: Low Residential

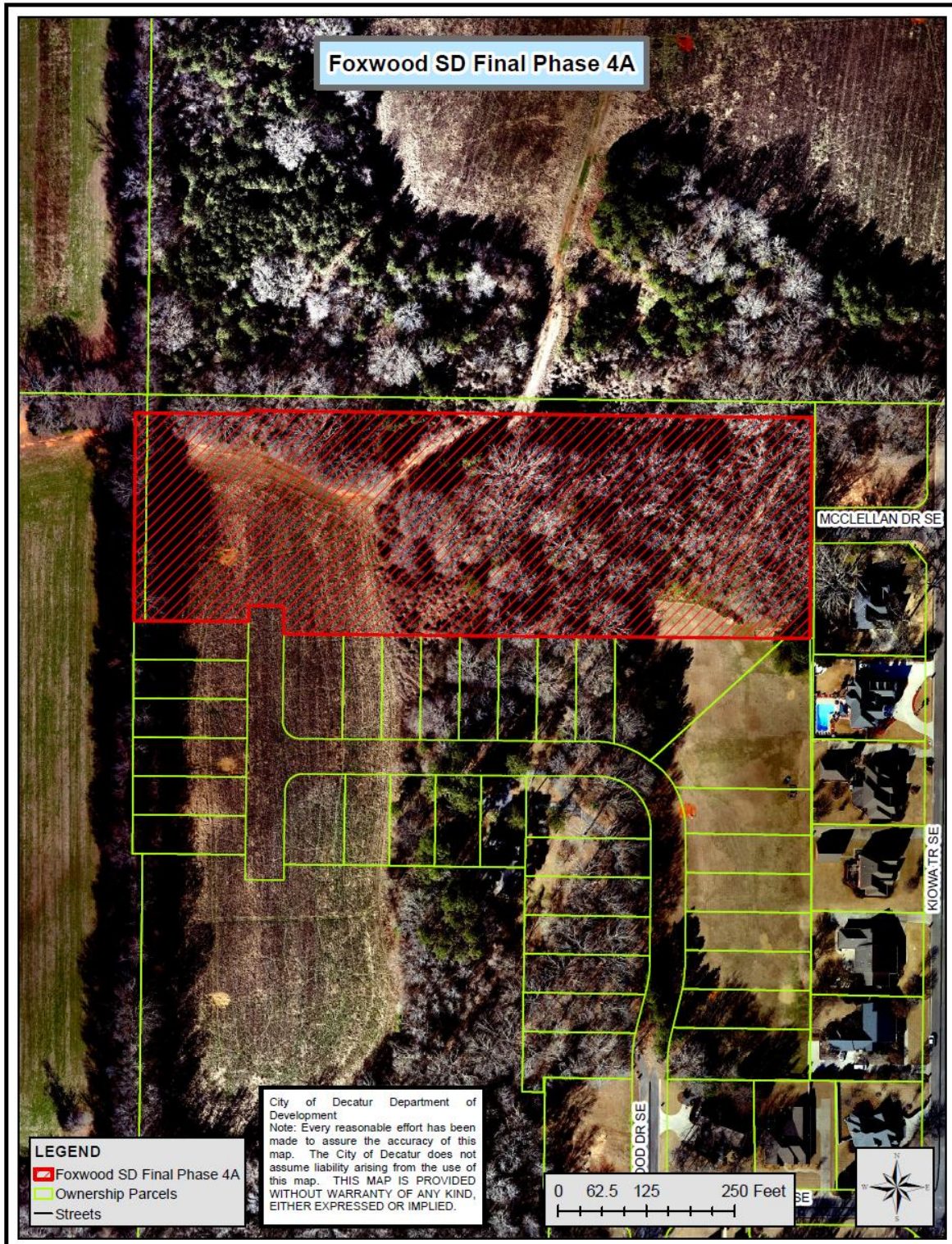
ONE DECATUR STREET TYPOLOGY: Emma Street is a local street

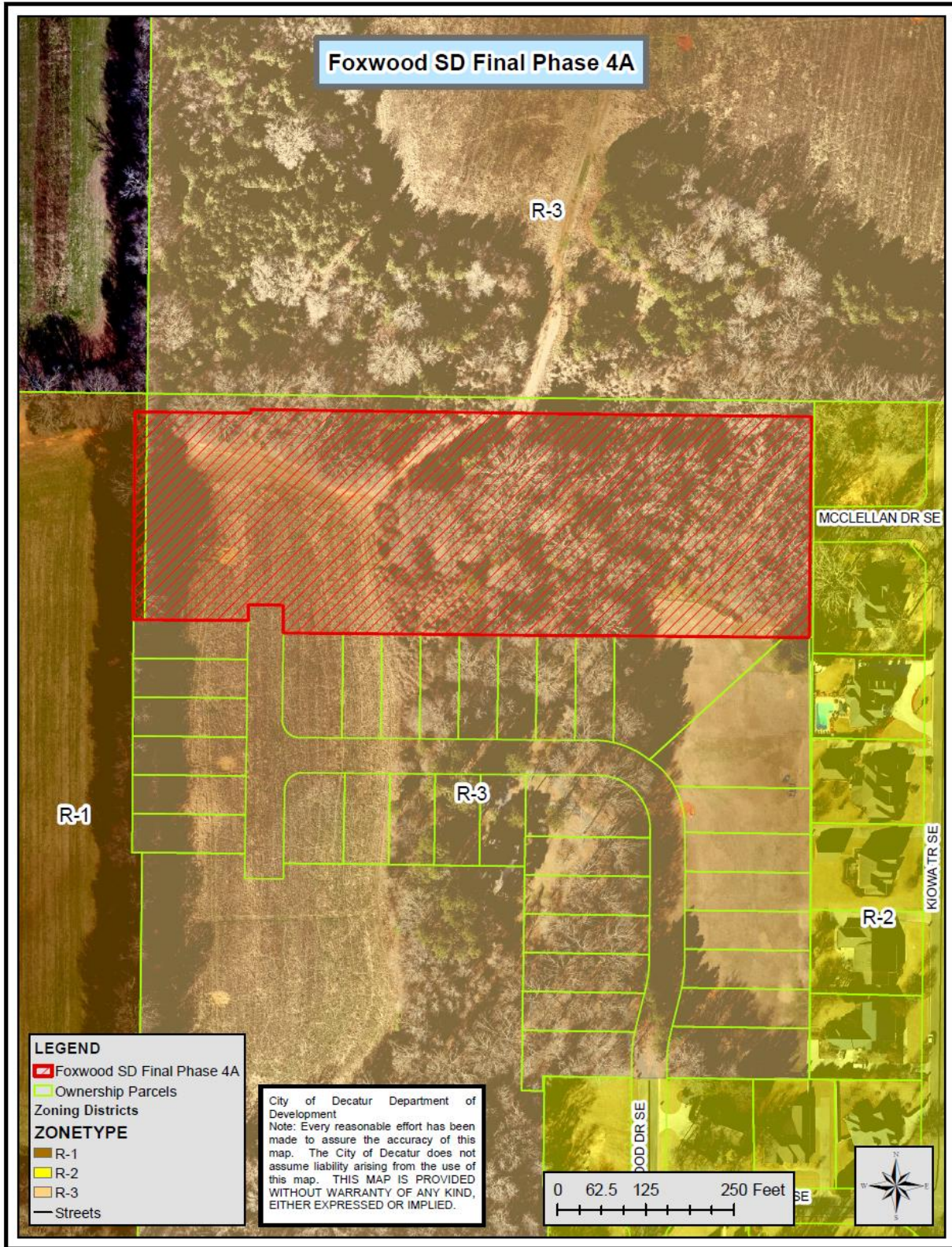
COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

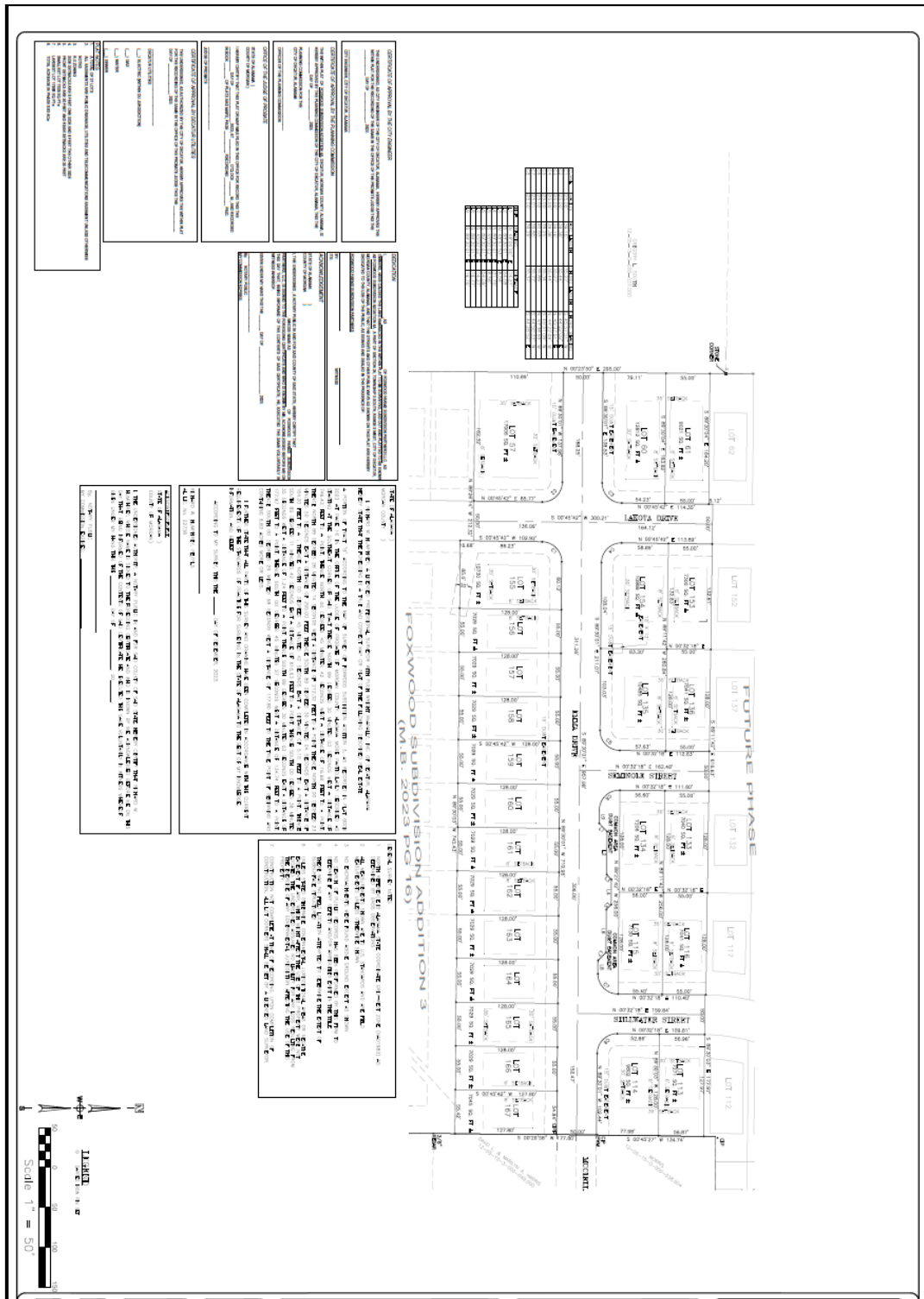
Conditions to be met:

1. Please add the FEMA FIRM panel in the site data.

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







Minor Plat: Sandhill Landing Subdivision

FILE NAME OR NUMBER: Sandhill Landing Subdivision

ACRES: 6.65 +/-

CURRENT ZONE: Not Zoned

APPLICANT: Pugh Wright McAnally for Brian Cagle

LOCATION AND/OR PROPERTY ADDRESS: South of Acrilane SE

REQUEST: Subdivide 6.65 acres into 5 residential parcels

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:

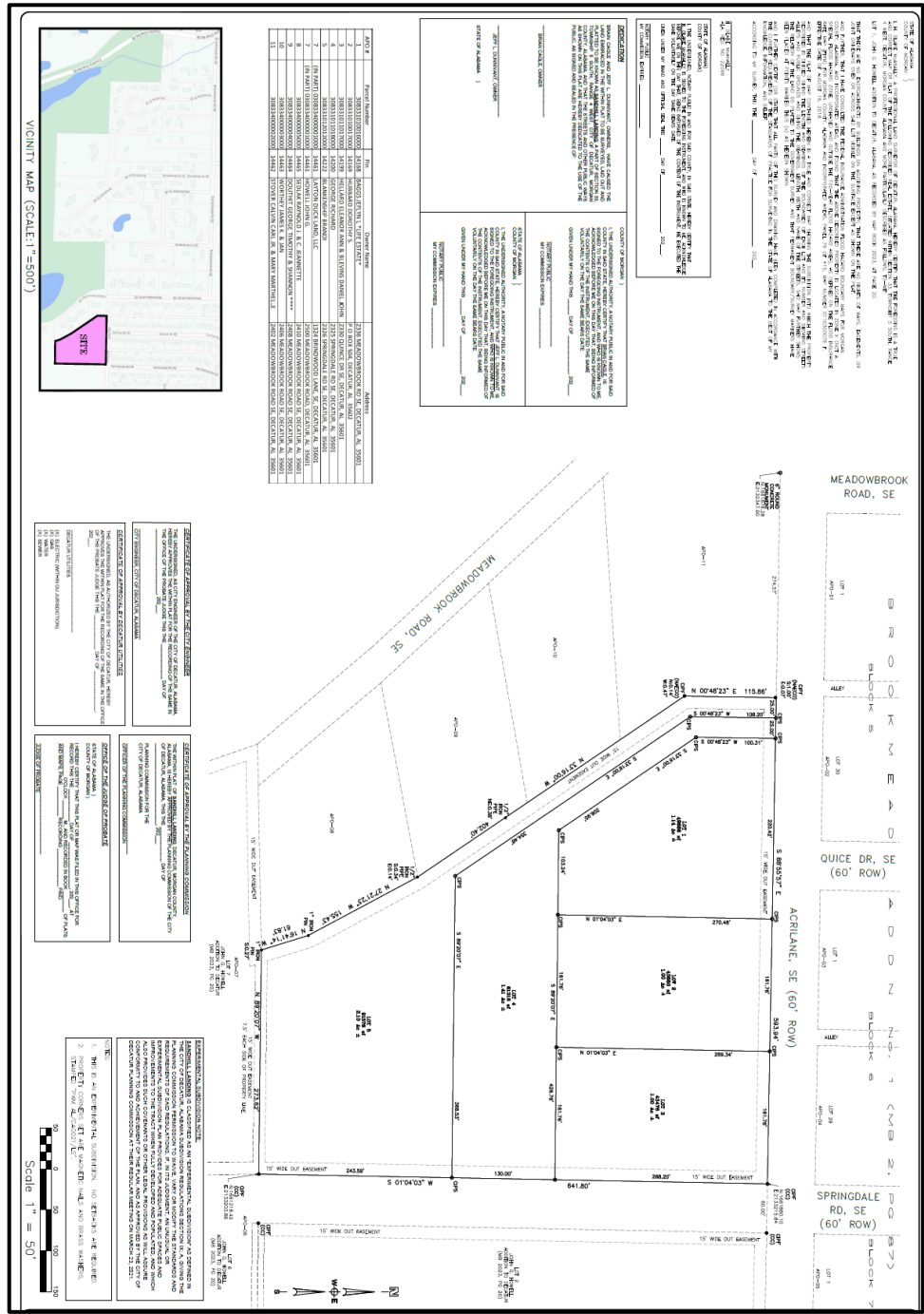
Conditions to be met:

1. Please add site data
2. Please put the adjacent landowners on their relevant parcel
3. Please remove APO list
4. Please add FEMA FIRM panel.
5. Please provide certified letter fee
6. Please be aware of the short water main extensions on lots 2, 4 ,and 5
7. Please be aware that the Minor Plat is contingent on the zoning being approved

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







Zoning Amendment

FILE NAME OR NUMBER: Sandhill Landing Subdivision

ACRES: 6.65 +/-

CURRENT ZONE: Not Zoned

APPLICANT: Pugh Wright McAnally for Brian Cagle

LOCATION AND/OR PROPERTY ADDRESS: South of Acrilane SE

REQUEST: Zone 6.65 acres to AG-1 (Agriculture)

ONE DECATUR FUTURE LAND USE: Rural Edge/Agricultural

ONE DECATUR STREET TYPOLOGY: Acrilane SE is a local street

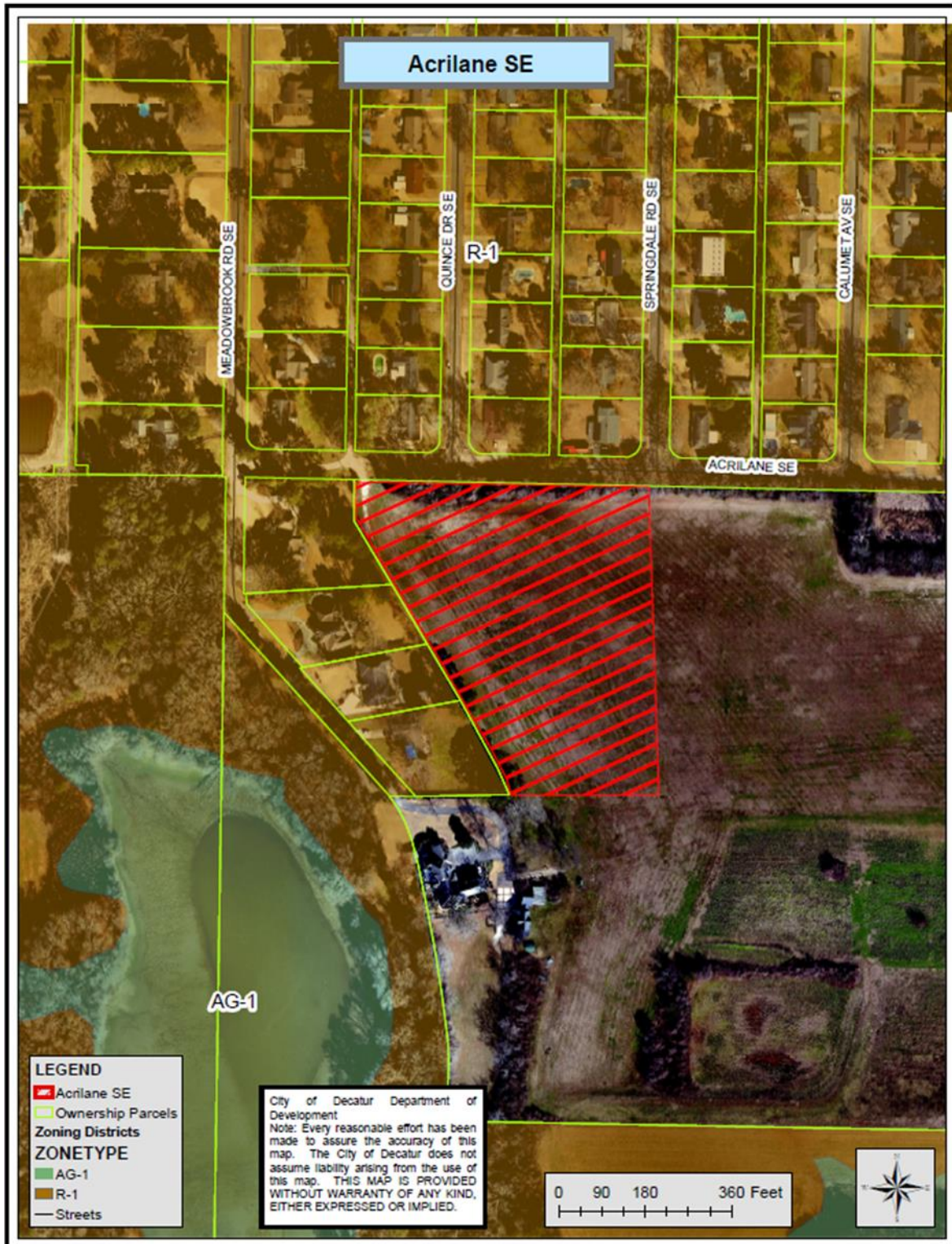
COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

Conditions to be met:

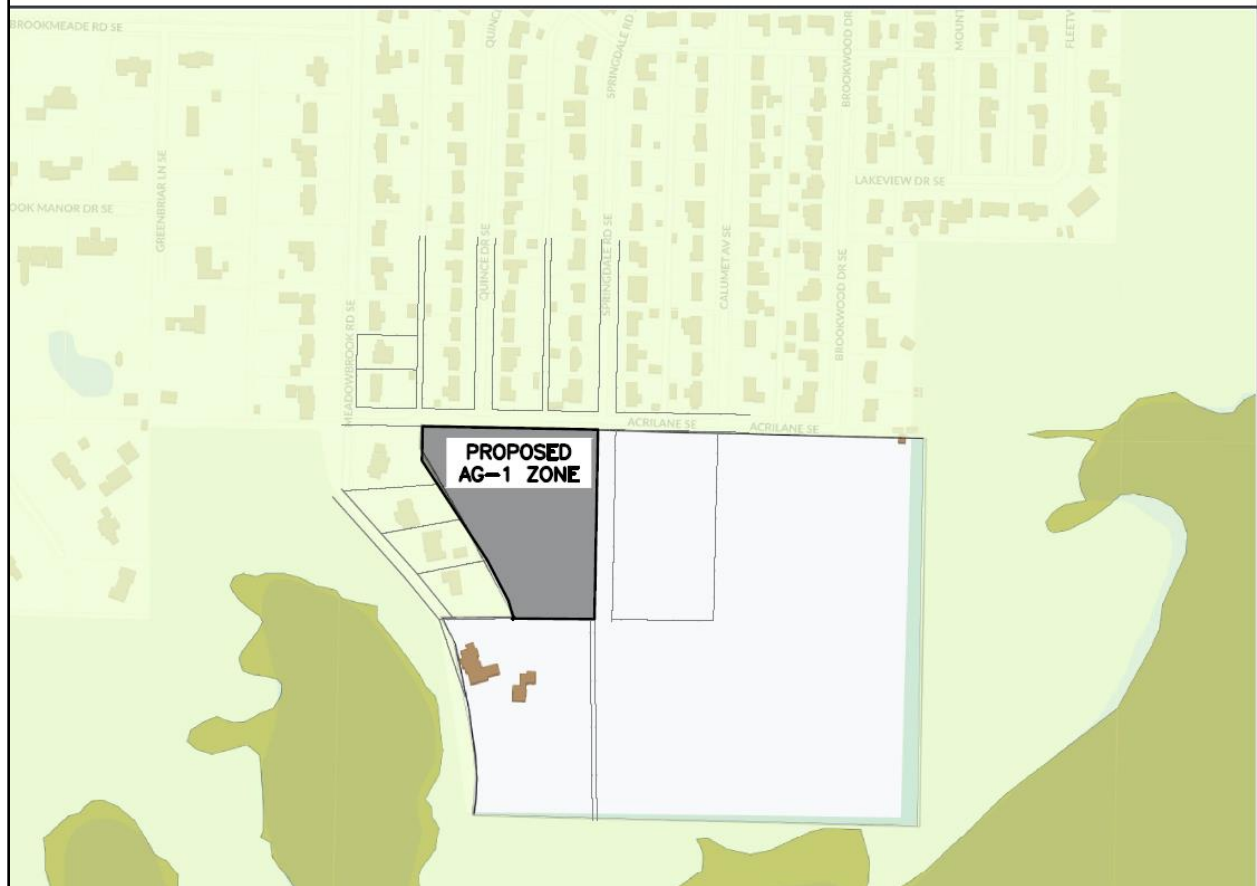
1. Please provide certified letter fee

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





Proposed Zoning



END PUBLIC HEARING

CONSENT AGENDA

Layout Plan

Layout Plan

FILE NAME OR NUMBER: Princeton Estates

ACRES: 51.50 acres +/-

CURRENT ZONE: R-3 (Single-Family) & R-5 (Patio Homes)

APPLICANT: Pugh Wright McAnally for Liberty Communities

LOCATION AND/OR PROPERTY ADDRESS: Hawthorne Dr. SW & Queenston Loop

REQUEST: Subdivide 42.14 acres into 176 residential parcels.

PROPOSED LAND USE: Residential

ONE DECATUR FUTURE LAND USE: Low Density Residential

ONE DECATUR STREET TYPOLOGY: Hawthorne Dr. and Queenston LP are Local streets

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

Conditions to be met:

1. Please extend Road A to connect to Deerfoot way
2. Please add another water feed

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



