

## **MEMORANDUM**

**DATE:** January 31, 2024

**TO:** Planning Commission

### **PLANNING COMMISSION MEETING**

January 31, 2024

Pre-Meeting – 2:45 p.m.

Meeting – 3:30 p.m.

**City Council Chambers**

# Agenda Planning Commission

City of Decatur, AL

January 31, 2024

Time: 3:30 PM

City Council Chambers

Commissioners: **Kent Lawrence**, *Chairman*; **Gary Borden**, *Vice Chairman*; **Larry Waye**, *Secretary*;  
**Hunter Pepper**; **Frances Tate**; **Joseph Wynn**; **Eddie Pike**; **Myrna Burroughs**; **Forrest Temple**

## CALL MEETING TO ORDER

## PUBLIC HEARING

### Vacation

A. Vacation 550-24 Pugh Wright McNally (PWM) for Brandon Price

### PAGE NO.

3-6

## CONSENT AGENDA

### Site Plan

A. Site Plan 668-24

Johnson & Associates

### PAGE NO.

7-10

B. Site Plan 669-24

Corporate Warehouse Services

11-14

### Certificate to Subdivide

A. Certificate 3615-24

PWM for James & Deborah Letson

15-18

B. Certificate 3616-24

PWM for Dharti, LLC

19-22

### Final Plat

A. Final Plat

Valley Park North Phase 1

23-26

## OTHER BUSINESS

### Ordinance

A. Build to Rent

27-28

Vacation

Vacation 550-24

**FILE NAME OR NUMBER:** Vacation 550-24

**ACRES:** 0.02 acres +/-

**CURRENT ZONE:** B-5 (CBD)

**APPLICANT:** PWM for Brandon Price

**LOCATION AND/OR PROPERTY ADDRESS:** Corner of Lee St & Canal St. NE

**REQUEST:** Vacate 0.02 acres +/-

**PROPOSED LAND USE:** Commercial

**ONE DECATUR FUTURE LAND USE:** Urban Core Downtown

**ONE DECATUR STREET TYPOLOGY:** Canal Street is a local Street

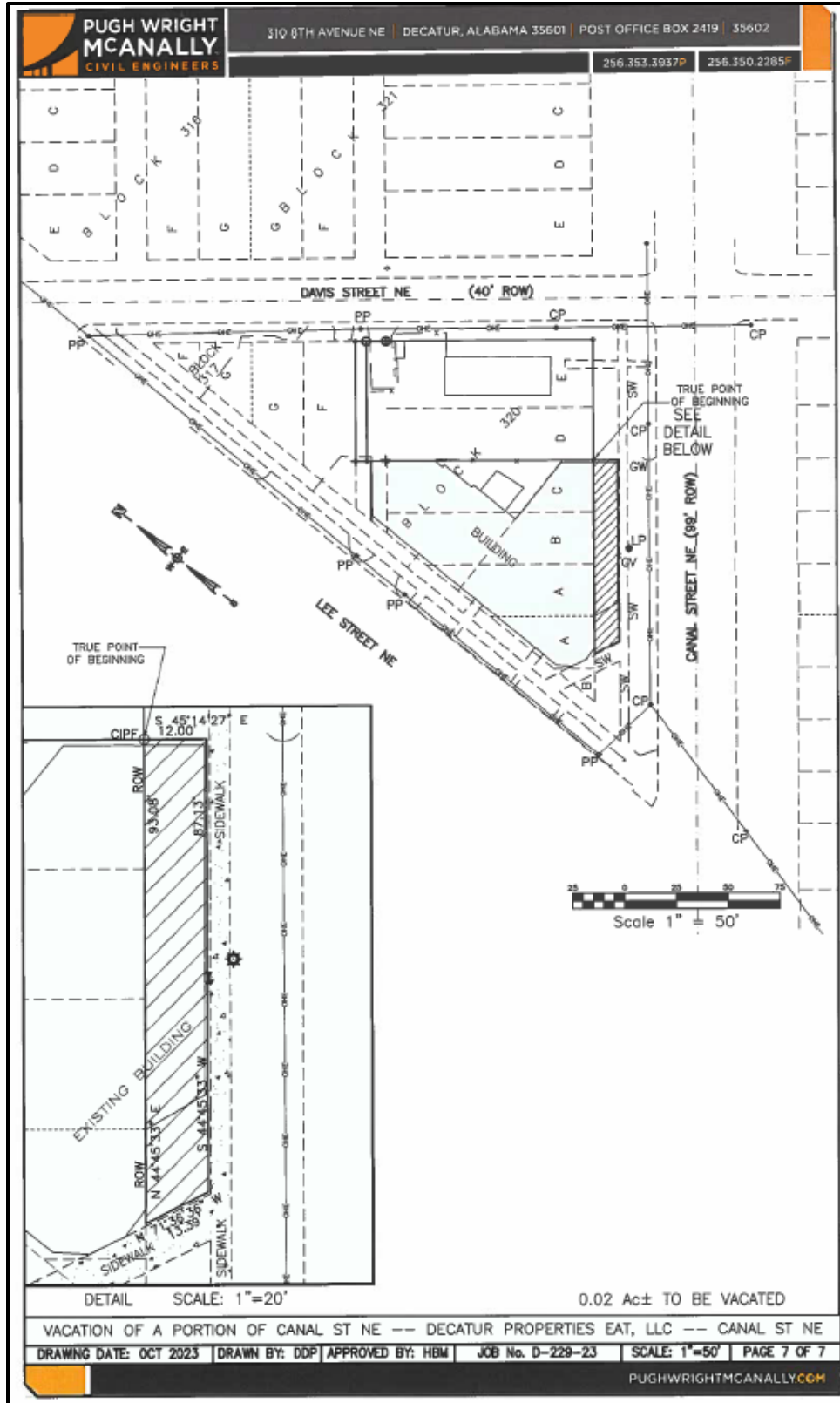
COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

**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







**END PUBLIC HEARING**

CONSENT AGENDA

Site Plan

Site Plan 668-24

**FILE NAME OR NUMBER:** Site Plan 668-24

**ACRES:** 0.33 acres +/-

**CURRENT ZONE:** M-1A (Expressway Commercial)

**APPLICANT:** Johnson & Associates

**LOCATION AND/OR PROPERTY ADDRESS:** 1646 Beltline Road

**REQUEST:** Approve Site Plan

**PROPOSED LAND USE:** Commercial

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

**ONE DECATUR STREET TYPOLOGY:** Beltline Road SW is a principal arterial

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

**Conditions to be met:**

1. Please label loading/unloading area.
2. Please ensure that no buildings or signs will be in the 35' gas easement
3. Please add a 15' DUT easement for the sewer extension
4. Please ensure that ductile iron pipe will have protector-401 liner

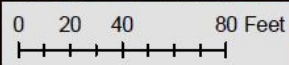
**Point of Information:** Any relocation of utilities will be at the owner's expense, and any relocation needs to occur before construction

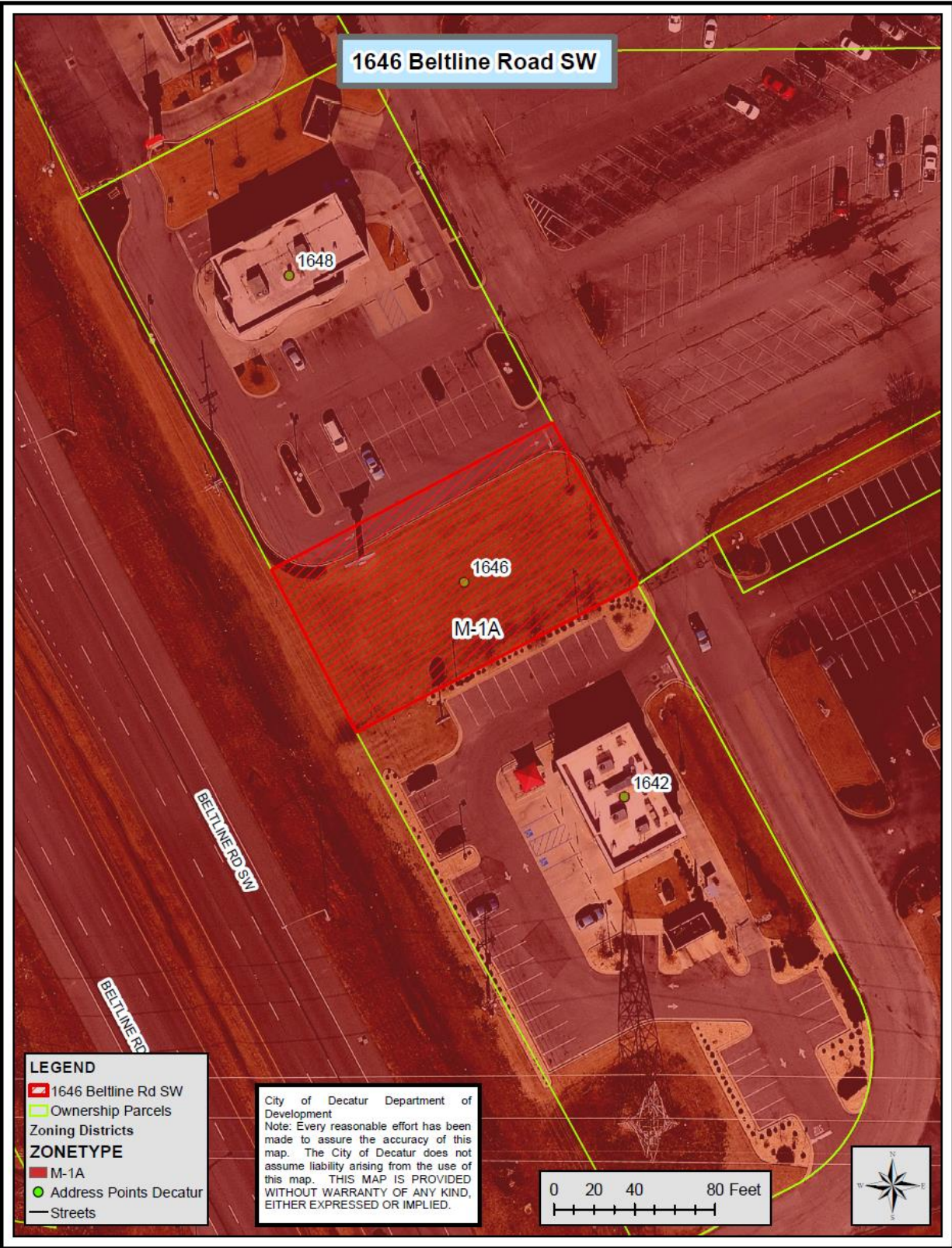


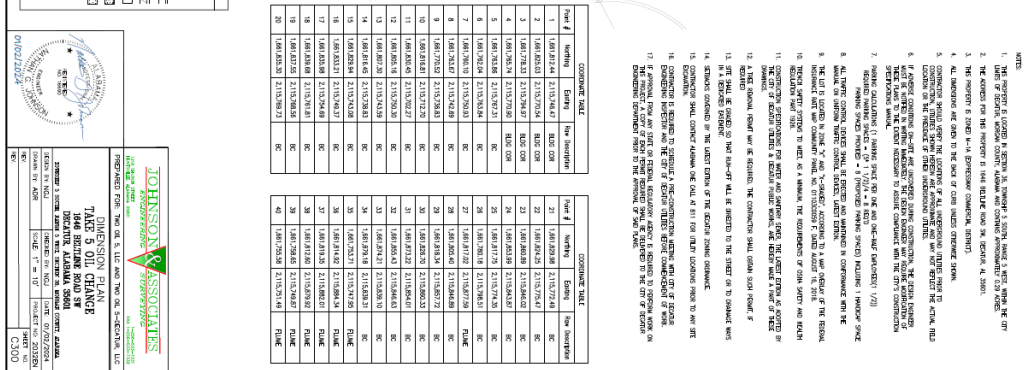
**LEGEND**

- 1646 Beltline Rd SW
- Ownership Parcels
- Address Points Decatur
- Streets

City of Decatur Department of Development  
Note: Every reasonable effort has been made to assure the accuracy of this map. The City of Decatur does not assume liability arising from the use of this map. THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESSED OR IMPLIED.







## Site Plan 669-24

**FILE NAME OR NUMBER:** Site Plan 669-24

**ACRES:** 4.57 acres +/-

**CURRENT ZONE:** M-2 (General-Industry)

**APPLICANT:** Corporate Warehouse Services Inc.

**LOCATION AND/OR PROPERTY ADDRESS:** 708 State Docks Road

**REQUEST:** Approve Site Plan

**PROPOSED LAND USE:** Industrial

**ONE DECATUR FUTURE LAND USE:** General Industrial

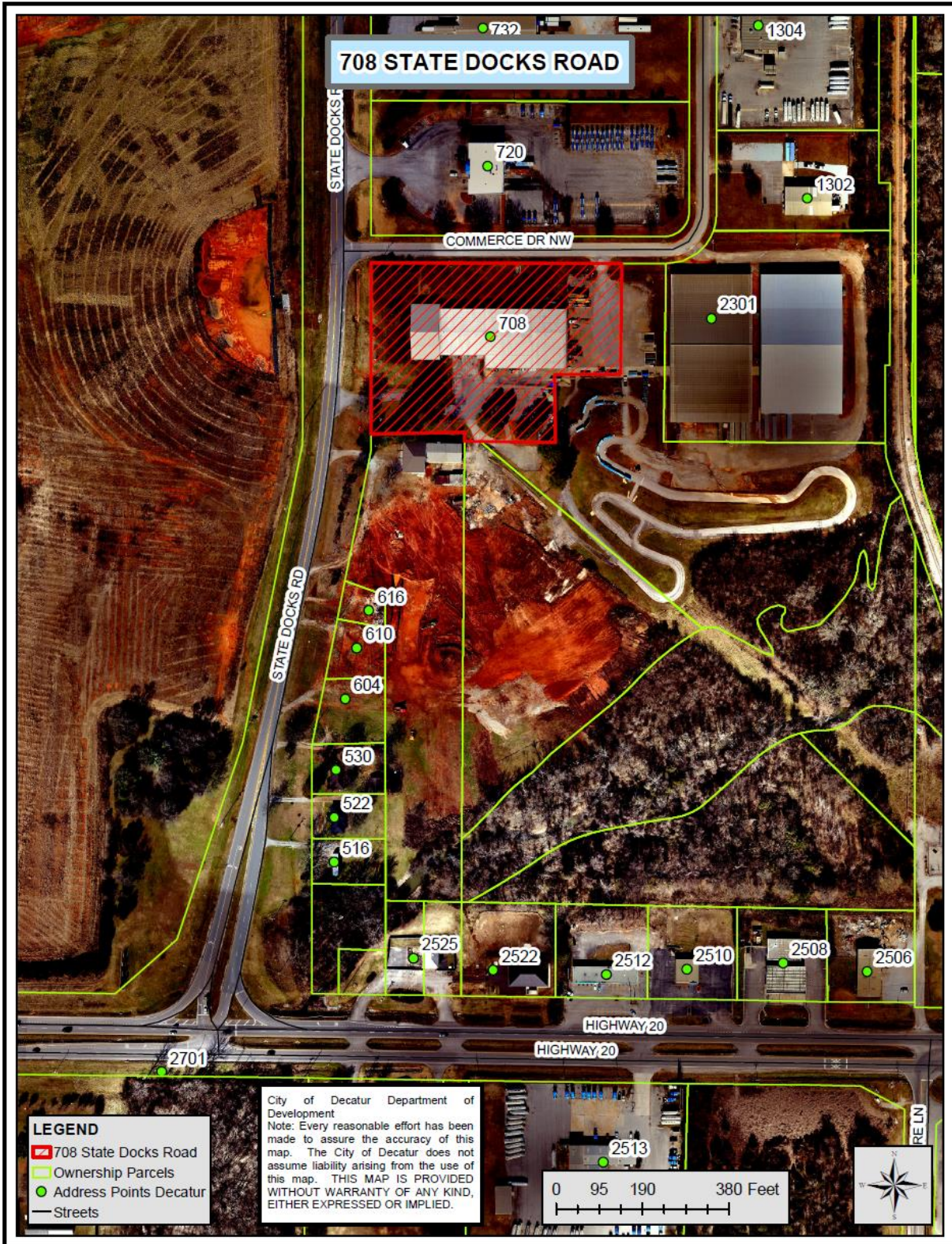
**ONE DECATUR STREET TYPOLOGY:** State Docks Road is a collector urban

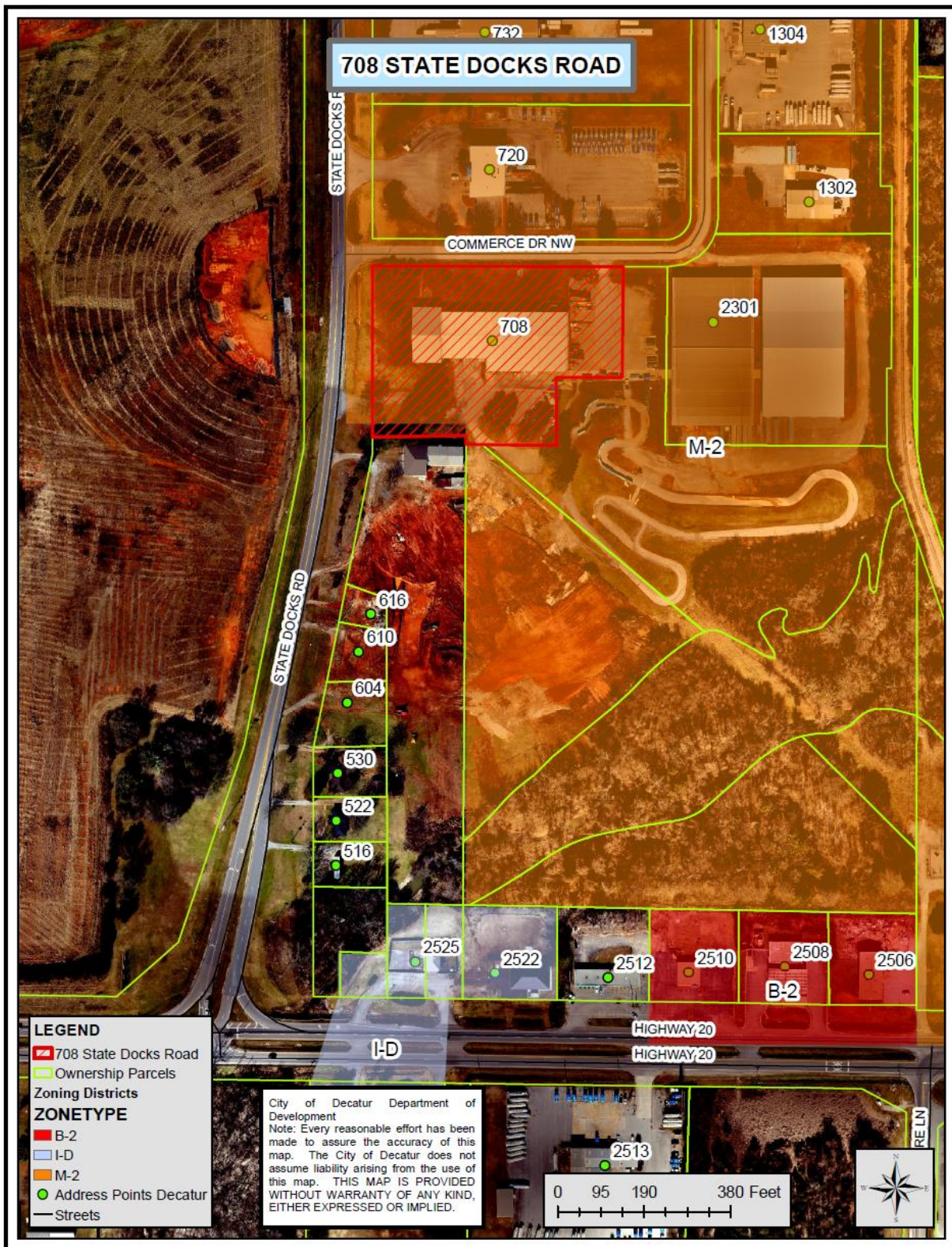
### COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

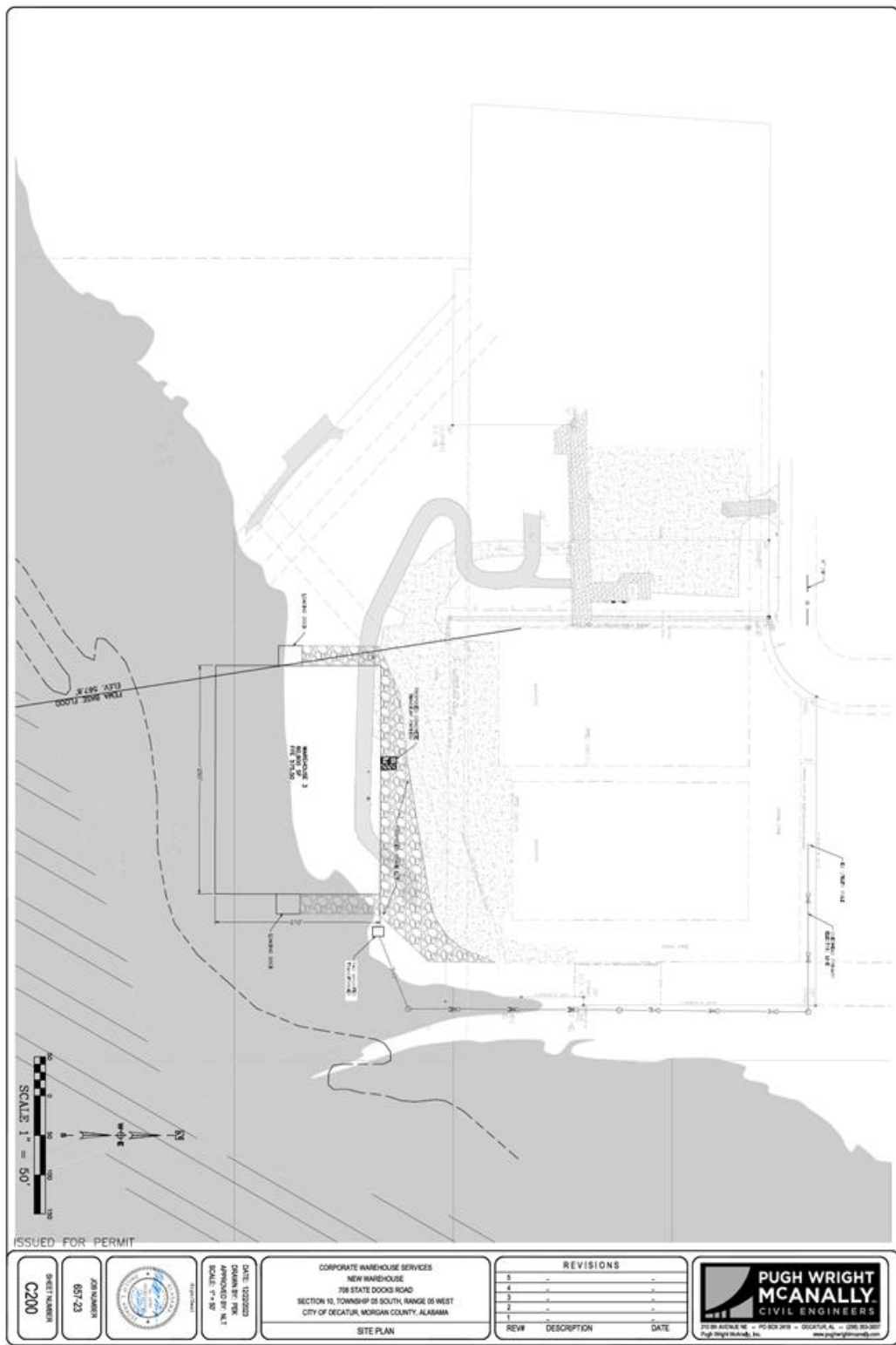
**Conditions to be met:**

1. Please label ROW
2. Please add acreage.
3. Please move sewer tap to manhole (if possible)

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







## Certificate to Subdivide 3615-24

**FILE NAME OR NUMBER:** Certificate 3615-24

**ACRES:** 5.22 acres +/-

**CURRENT ZONE:** M-2 (General-Industry)

**APPLICANT:** PWM for James & Deborah Letson

**LOCATION AND/OR PROPERTY ADDRESS:** 1316 Commerce Drive NW

**REQUEST:** Approve certificate 3615-24

**PROPOSED LAND USE:** Industrial

**ONE DECATUR FUTURE LAND USE:** General Industrial

**ONE DECATUR STREET TYPOLOGY:** Commerce Drive NW is a local street

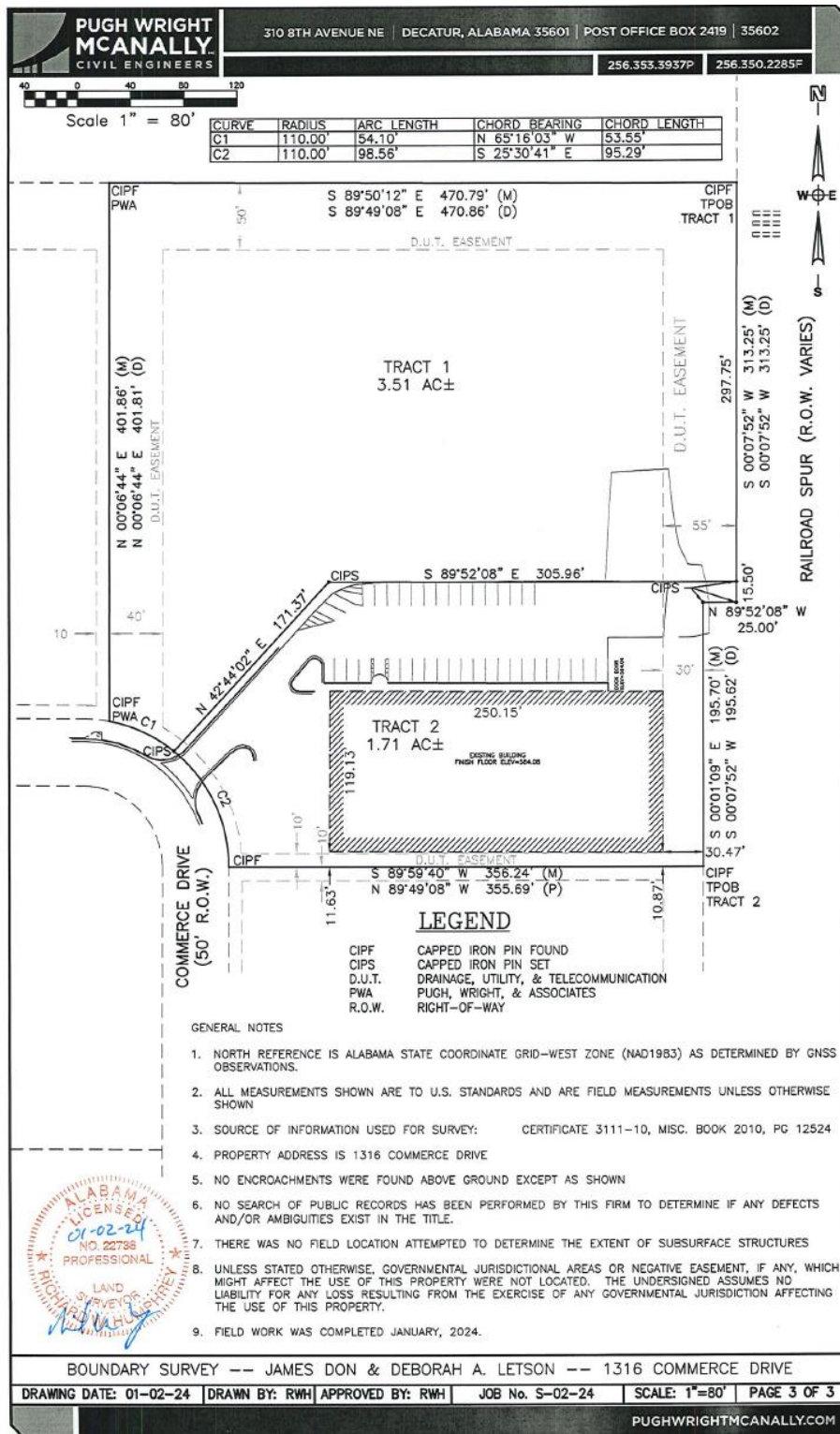
### COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

**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 to Subdivide 3616-24

**FILE NAME OR NUMBER:** Certificate 3616-24

**ACRES:** 3.14 acres +/-

**CURRENT ZONE:** B-2 (General-Business)

**APPLICANT:** PWM for Dharti, LLC

**LOCATION AND/OR PROPERTY ADDRESS:** 1317 Point Mallard Pkwy

**REQUEST:** Approve certificate 3616-24

**PROPOSED LAND USE:** Commercial

**ONE DECATUR FUTURE LAND USE:** Regional Mixed-Use

**ONE DECATUR STREET TYPOLOGY:** Point Mallard Pkwy is a principal arterial

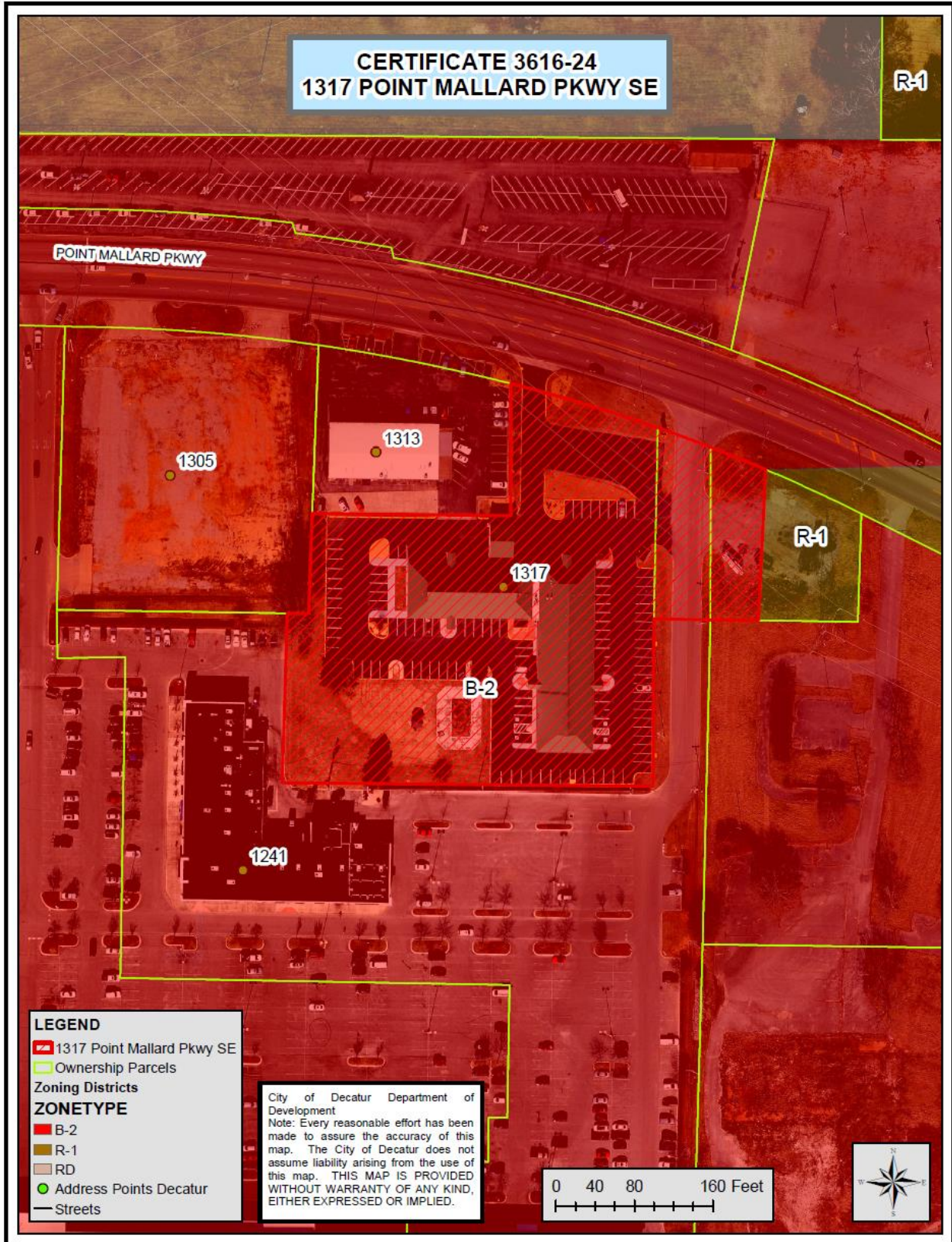
### COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

#### Conditions to be met:

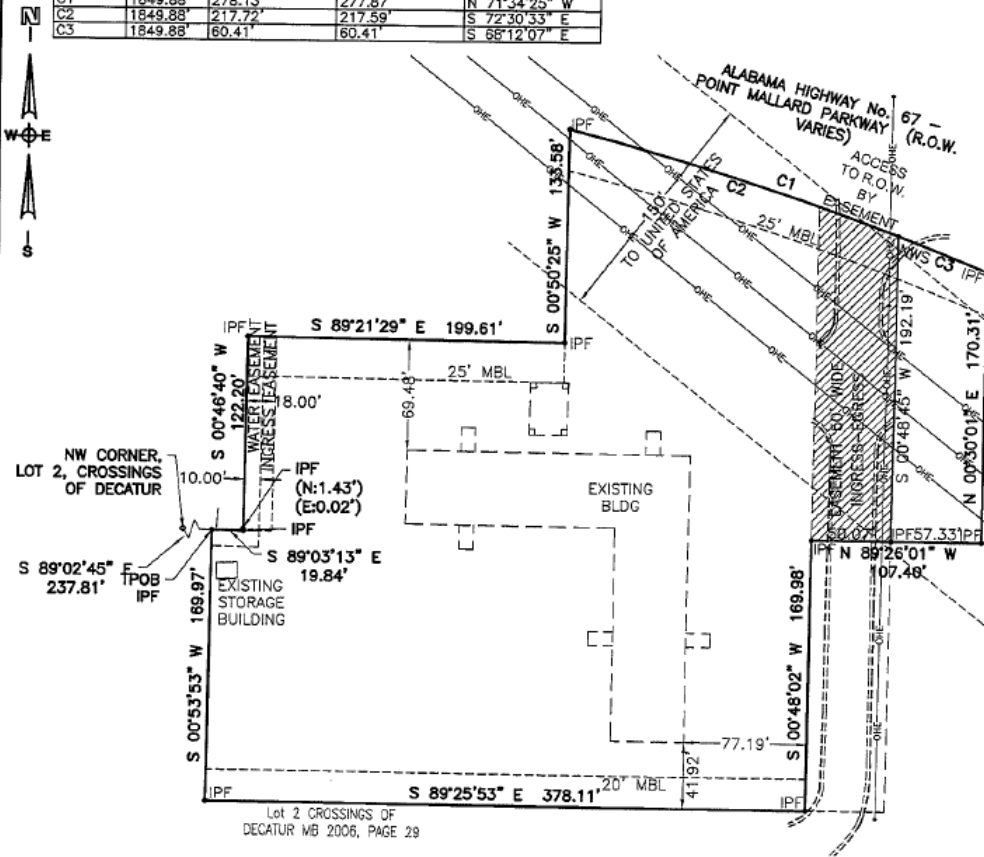
1. Please ensure that the smaller lot still has sewer access.

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





CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	1849.88'	278.13'	277.87'	N 71°34'25" W
C2	1849.88'	217.72'	217.59'	S 72°30'33" E
C3	1849.88'	160.41'	160.41'	S 68°12'07" E

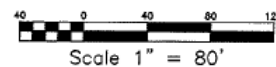


### LEGEND

IPF IRON PIN FOUND  
IPS IRON PIN SET  
⊙ POWER POLE

### GENERAL NOTES

1. NORTH REFERENCE IS BASE BEARING FROM DEED AS SHOWN HEREON.
2. ALL MEASUREMENTS SHOWN ARE TO U.S. STANDARDS AND ARE FIELD MEASUREMENTS UNLESS OTHERWISE SHOWN
3. SOURCE OF INFORMATION USED FOR SURVEY: D.B. 2000, PG 6009
4. PROPERTY ADDRESS IS 1317 HWY 67 EAST
5. NO ENCROACHMENTS WERE FOUND ABOVE GROUND EXCEPT AS SHOWN
6. NO SEARCH OF PUBLIC RECORDS HAS BEEN PERFORMED BY THIS FIRM TO DETERMINE IF ANY DEFECTS AND/OR AMBIGUITIES EXIST IN THE TITLE.
7. THERE WAS NO FIELD LOCATION ATTEMPTED TO DETERMINE THE EXTENT OF SUBSURFACE STRUCTURES
8. UNLESS STATED OTHERWISE, GOVERNMENTAL JURISDICTIONAL AREAS OR NEGATIVE EASEMENT, IF ANY, WHICH MIGHT AFFECT THE USE OF THIS PROPERTY WERE NOT LOCATED. THE UNDERSIGNED ASSUMES NO LIABILITY FOR ANY LOSS RESULTING FROM THE EXERCISE OF ANY GOVERNMENTAL JURISDICTION AFFECTING THE USE OF THIS PROPERTY.
9. FIELD WORK WAS COMPLETED ON MAY 21, 2009.



BOUNDARY SURVEY -- DHARTI LLC -- 1317 HWY 67 EAST

DRAWING DATE: 12-29-23 DRAWN BY: JCR APPROVED BY: RWH JOB No. S-04-24 SCALE: 1"=80' PAGE 3 OF 3

PUGHWRIGHTMCANALLY.COM

Final Plat: Valley Park North Phase 1

**FILE NAME OR NUMBER:** Final Plat: Valley Park North Phase 1

**ACRES:** 4.63 acres +/-

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

**APPLICANT:** PWM for Wilshire Development Alabama LLC

**LOCATION AND/OR PROPERTY ADDRESS:** Valley Park Drive (East of Central Ave SW

**REQUEST:** Approve Final Plat

**PROPOSED LAND USE:** Residential

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

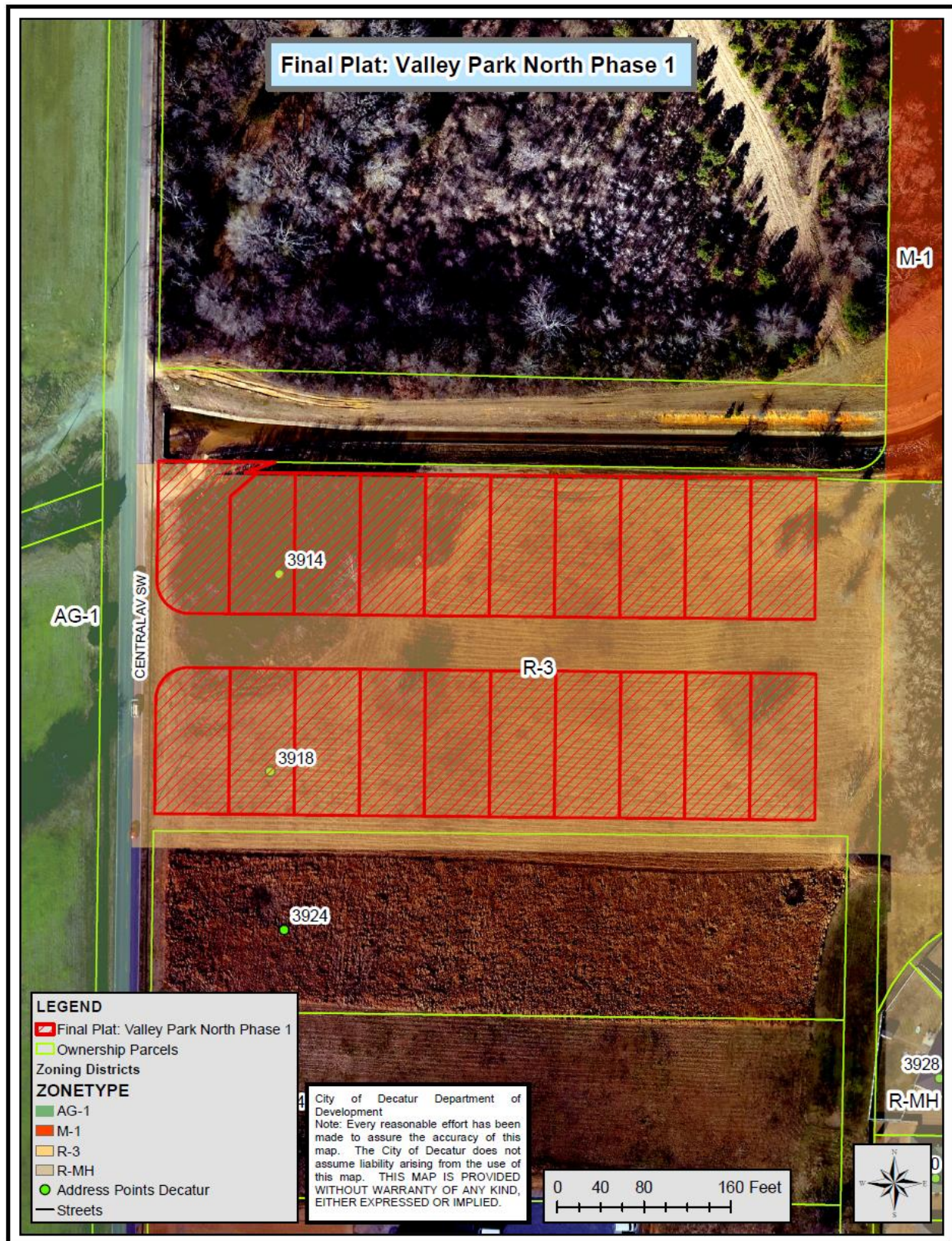
**ONE DECATUR STREET TYPOLOGY:** Central Ave is a Minor Arterial

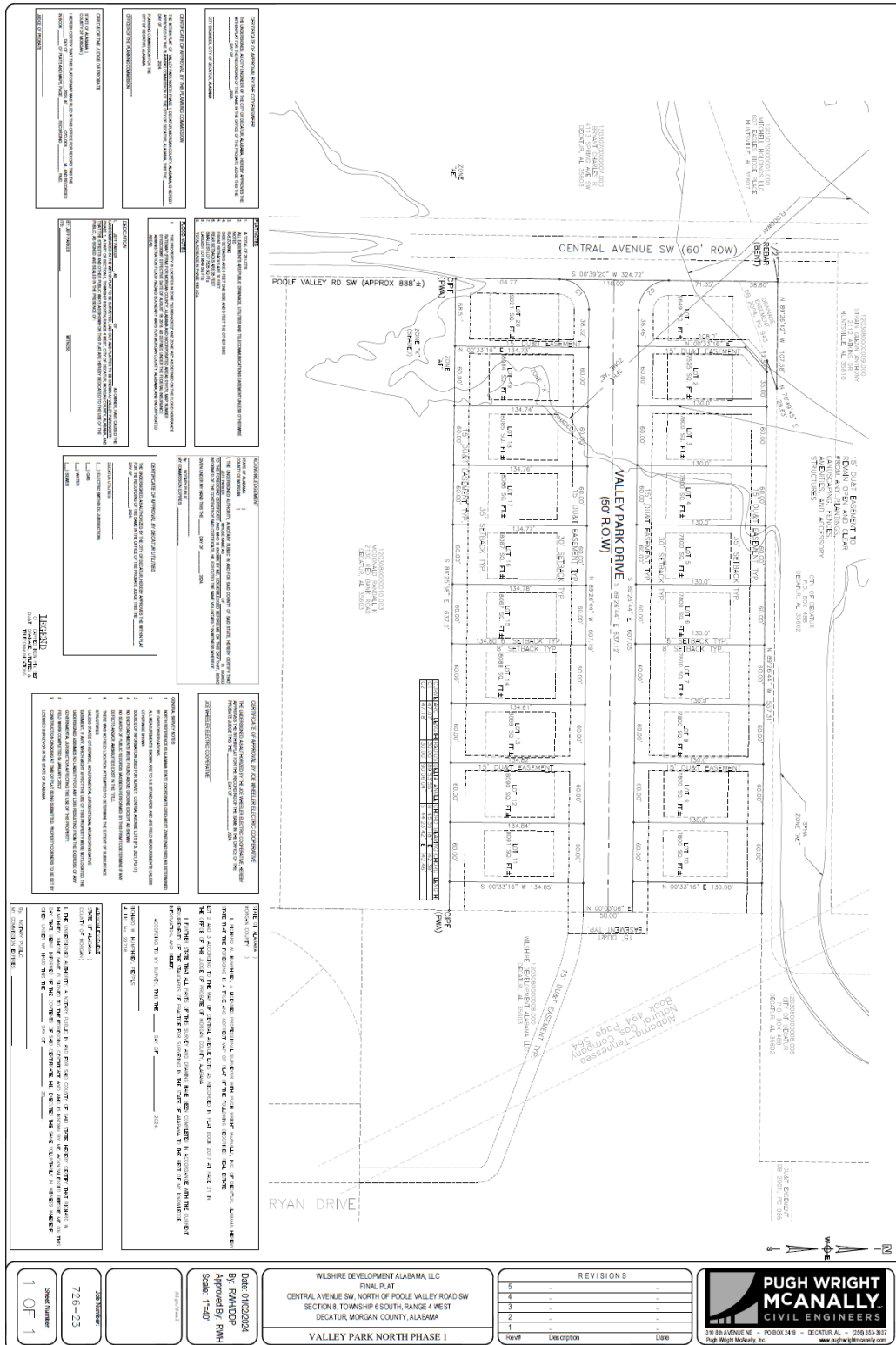
COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

**Conditions to be met:**

**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

### **BUILD-TO-RENT REGULATIONS**

The following definition will be added:

*Build To Rent Residential Development (BTR): A proposed single family detached residential development where, at the time of submittal for major subdivision layout, preliminary, or final plat approval by Planning Commission, more than 20% of the lots within the development, or any phase of the development, are intended to be developed and/or sold for construction of single family detached renter occupied units.*

Build To Rent Residential Development (BTR) guidelines and processes are hereby established and are as follows:

- I. Applicability Standards:
  - a. Build To Rent (BTR) regulations and designations will apply only to major residential subdivisions located within “R” classified zoning districts as noted on the Official Zoning Map of the City of Decatur.
  - b. Build To Rent (BTR) regulations and designations will apply only to major residential subdivisions which contain lots designed for single family detached dwellings.
- II. Designation as a BTR:
  - a. A development will be designated as a BTR by Planning Staff based upon the information submitted by the property owner and/or their designated representative at the time of Application to Subdivide, layout, preliminary and/or final plat is submitted for approval by Planning Commission.
  - b. Declaration of Intent will be required and must be submitted by the property owner and/or their designated representative attesting to intended occupancy type for dwellings constructed in said development.
  - c. An updated Declaration of Intent must be submitted at each phase of the major subdivision process.
- III. Conditional Use / Board of Zoning Adjustment

- a. BTR developments will only be allowed as Conditional Use in “R” classified zoning districts as approved by the City of Decatur Board of Zoning Adjustment (BOZA).
- b. Upon designation as a BTR, Application for Conditional Use shall be made by the property owner and/or their representative to BOZA.
- c. Application for Conditional Use may include any completed plats and a Conceptual Development Plan illustrating types, sizes, and styles of homes proposed and construction materials to be used on said homes.
- d. Approval by the Board of Zoning Adjustment may be contingent upon applicant adhering to the design illustrated by the Conceptual Development Plan.

#### IV. Additional Standards:

- a. Each dwelling within a designated BTR must have individual connections to utilities with individual service accounts, including but not limited to: electricity, water/sewer, telephone, natural gas, and services for solid waste and recycling.
- b. BTR development with 10 or more lots intended for renter occupied dwellings must provide a proposed management company with a staffed office, standard business hours of at least 9:00 a.m. to 5:00 p.m Monday through Friday, and located within a 30 miles radius of the development.
- c. An Affidavit of Intended Occupancy type will be required by City of Decatur Building Department prior to the issuance of any new construction related permits for any lots within a designated BTR.