

MEMORANDUM

DATE: February 20, 2024

TO: Planning Commission

TRC MEETING

Building Conference Room 4th Floor

February 20, 2024

Meeting-1:15 p.m.

PLANNING COMMISSION MEETING

February 20, 2024

Pre-Meeting – 2:45 p.m.

Meeting – 3:30 p.m.

City Council Chambers

Agenda Planning Commission

City of Decatur, AL

February 20, 2024

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 Meeting

Rezoning

A. Rezoning 1421-24

Habitat for Humanity

PAGE NO.

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Consent Agenda

Site Plan

A. Site Plan 670-24

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7-10

Other Business

A. River Road Manor LLC

Old River Manor Phase 1

PAGE NO.

Bond Release

11-12

B. River Road Manor LLC

Old River Manor Phase 1

13-14

Maintenance Bond

C. Zoning Text Amendment

Build-To-Rent

15-16

Public Meeting

Rezoning

Rezoning 1421-24

FILE NAME OR NUMBER: Rezoning 1421-24

ACRES: 19.52 acres +/-

CURRENT ZONE: R-2 (Single-Family)

APPLICANT: Pugh Wright McAnally for Habitat for Humanity

LOCATION AND/OR PROPERTY ADDRESS: Moulton Heights Road SW

REQUEST: Rezone 19.52 acres from R-2 (Single-Family to R-5 (Patio-Homes)

PROPOSED LAND USE: Residential

ONE DECATUR FUTURE LAND USE: Mixed Neighborhood

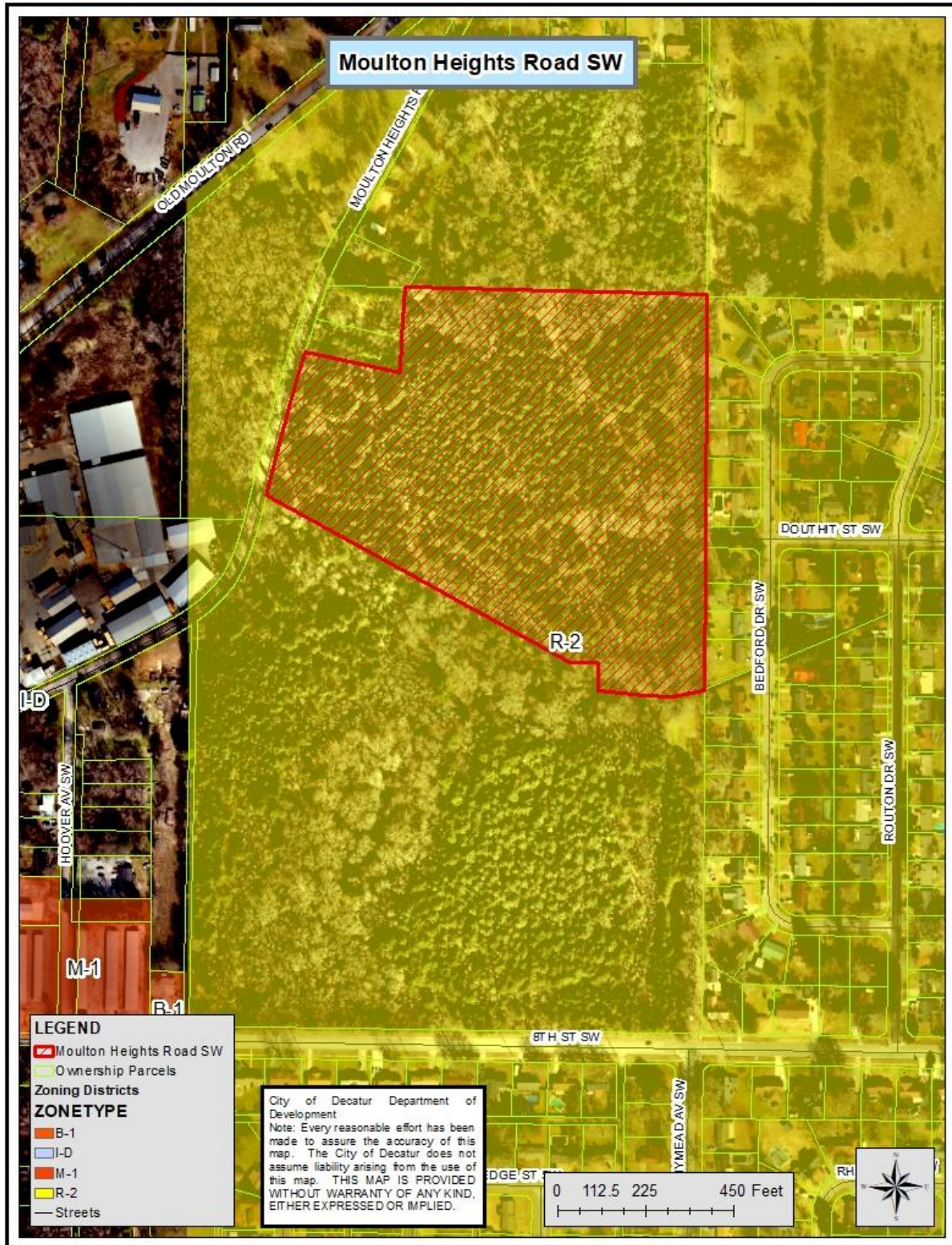
ONE DECATUR STREET TYPOLOGY: Moulton Heights Road SW is a local street

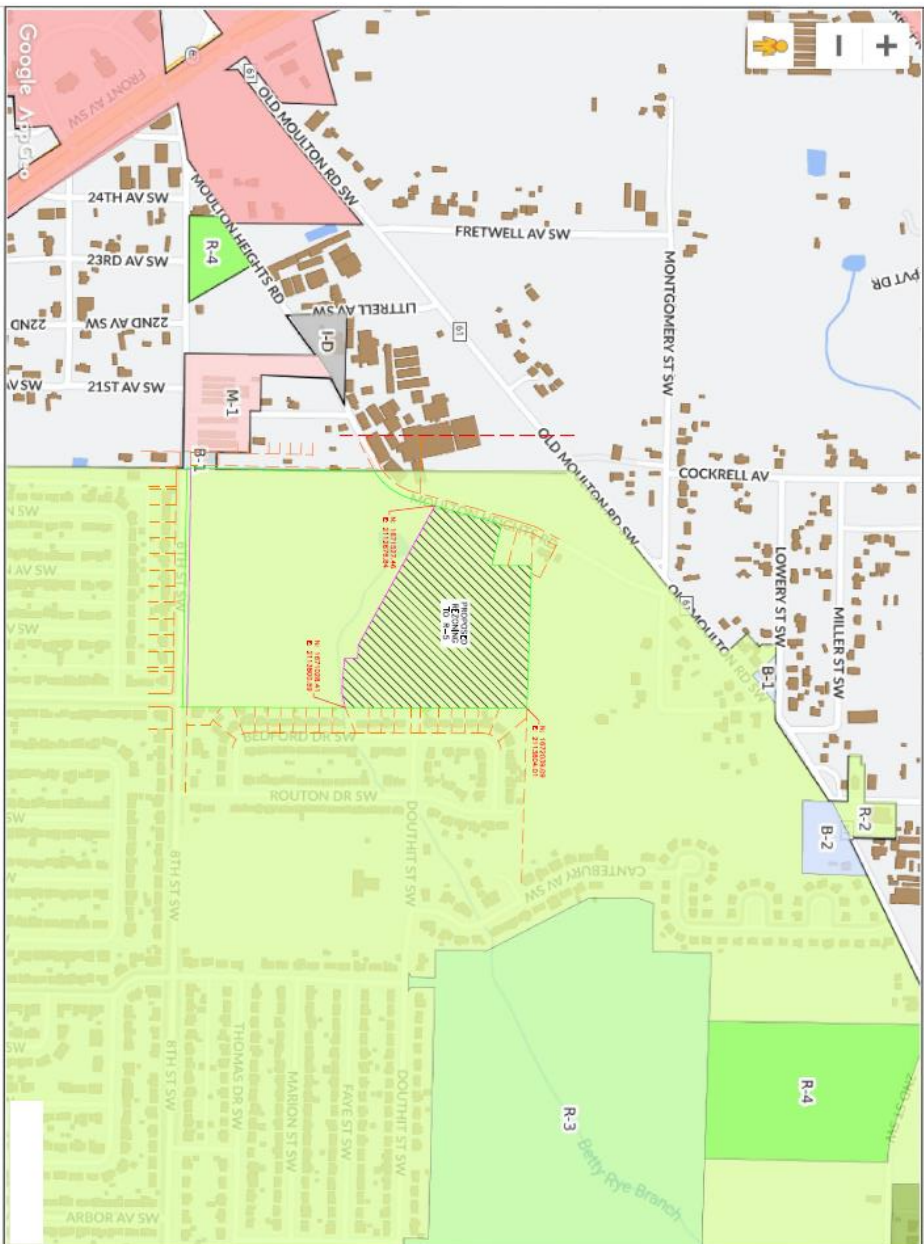
COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

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







MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

City of Decatur, AL makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 12/14/2021
Data updated 12/14/2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

Consent Agenda

Site Plan 670-24

FILE NAME OR NUMBER: Site Plan 670-24

ACRES: 29.80 acres +/-

CURRENT ZONE: M-1A (Expressway Commercial)

APPLICANT: PWM for Land Services LLC

LOCATION AND/OR PROPERTY ADDRESS: Fairground RD SW

REQUEST: Approve Site Plan

PROPOSED LAND USE: Industrial

ONE DECATUR FUTURE LAND USE: Major Institution

ONE DECATUR STREET TYPOLOGY: Fairgrounds RD SW is a collector urban

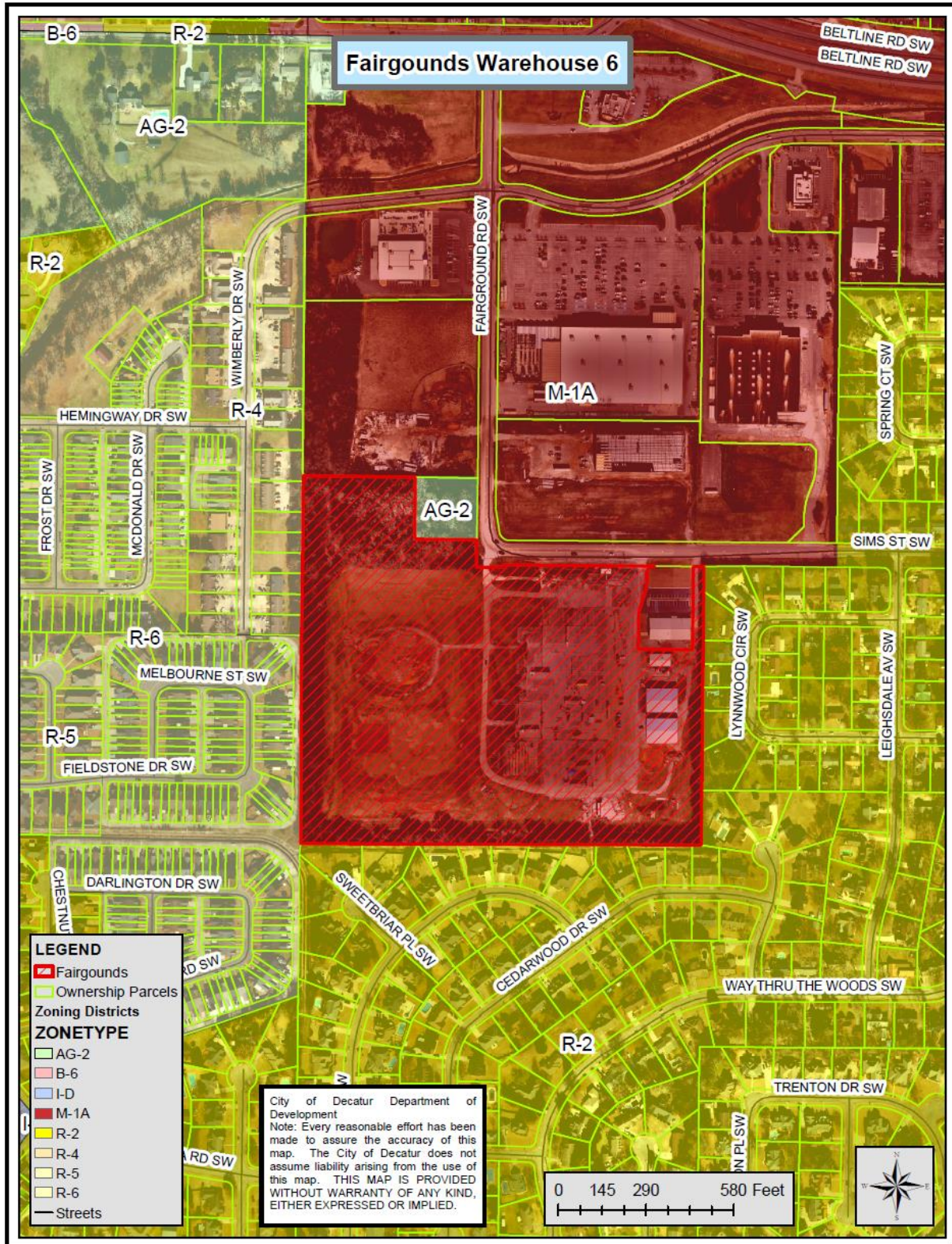
COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

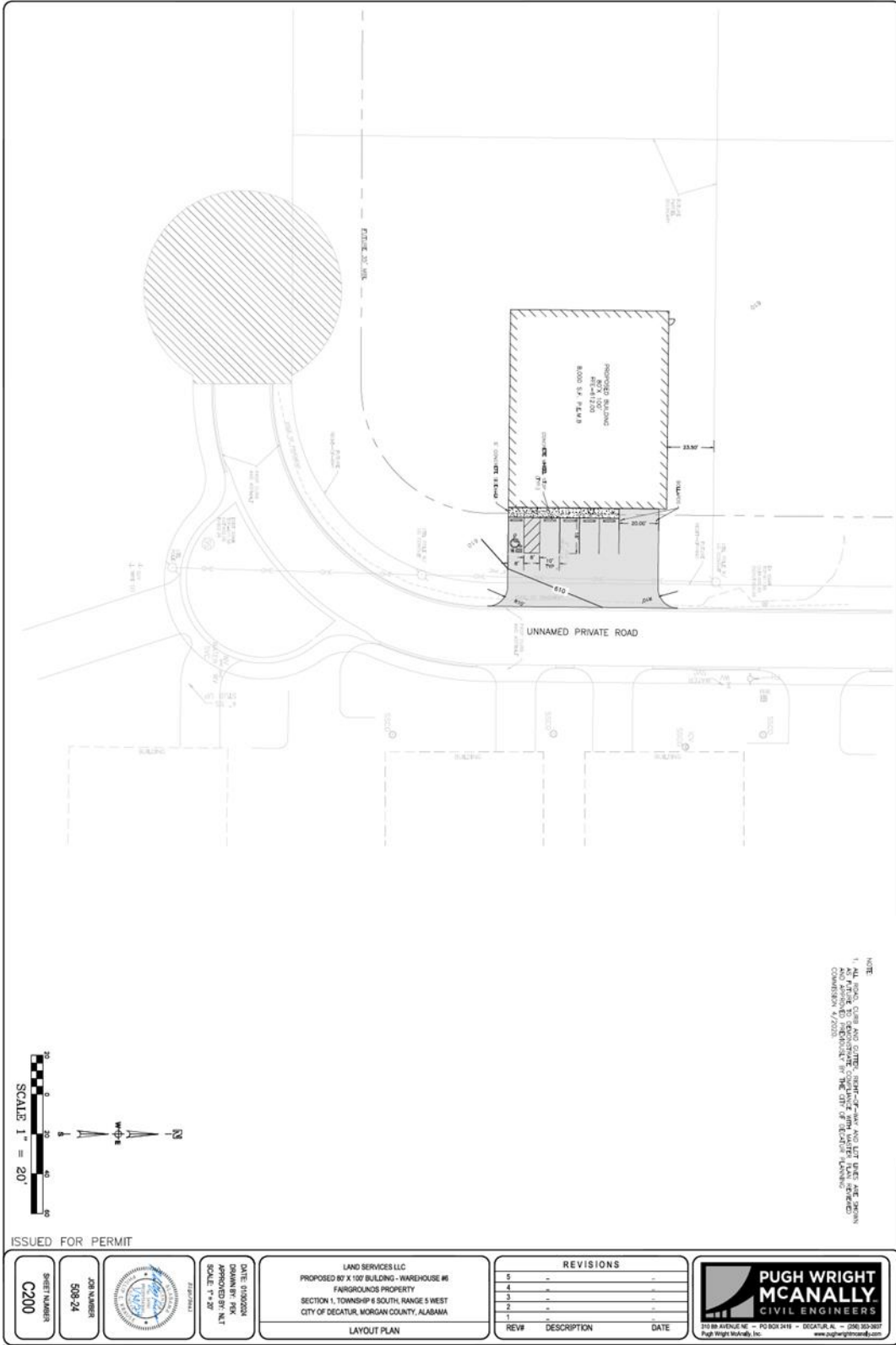
Conditions to be met:

1. Please complete perimeter/buffer landscaping

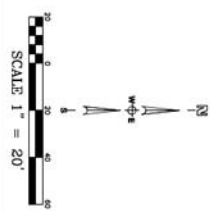
Point of Information: Any relocation of utilities will be at the owner's expense, and any relocation needs to occur before construction







NOTE:
ALL EXISTING CURBS AND GUTTERS, SIDEWALKS AND LOT LINES ARE SHOWN
FOR INFORMATION ONLY. ANY CHANGES TO THE CITY OF DECATUR PLANNING
COMMISSION OF 2020.



ISSUED FOR PERMIT

SHEET NUMBER C200	JOB NUMBER 508-24		DATE: 01/02/2024 DRAWN BY: PKK APPROVED BY: NLT SCALE: 1" = 20'	LAND SERVICES LLC PROPOSED 87 X 100 BUILDING - WAREHOUSE #6 FAIRGROUNDS PROPERTY SECTION 1, TOWNSHIP 6 SOUTH, RANGE 5 WEST CITY OF DECATUR, MORGAN COUNTY, ALABAMA	REVISIONS			 PUGH WRIGHT MCANALLY CIVIL ENGINEERS 20100 ARTHUR AVE. - PO BOX 2419 - DECATUR, AL - 35620-2419 Pugh Wright McAnally, Inc. www.pughwrightmcanally.com
					REVISIONS	REV#	DESCRIPTION	
					1			
					2			
					3			
					4			
					5			

Other Business

Subdivision Bond Reviews

FILE NAME OR NUMBER: Old River Manor Phase 1- Bond Release

ACRES: 19.75 acres +/-

CURRENT ZONE: R-3 (Single-Family)

APPLICANT: River Road Manor LLC

LOCATION AND/OR PROPERTY ADDRESS: 3001 Lisa LN SE

REQUEST: Release the current subdivision bond (No BND77300035) in the amount of \$43,215.

PROPOSED LAND USE: Residential

ONE DECATUR FUTURE LAND USE: Mixed Neighborhood

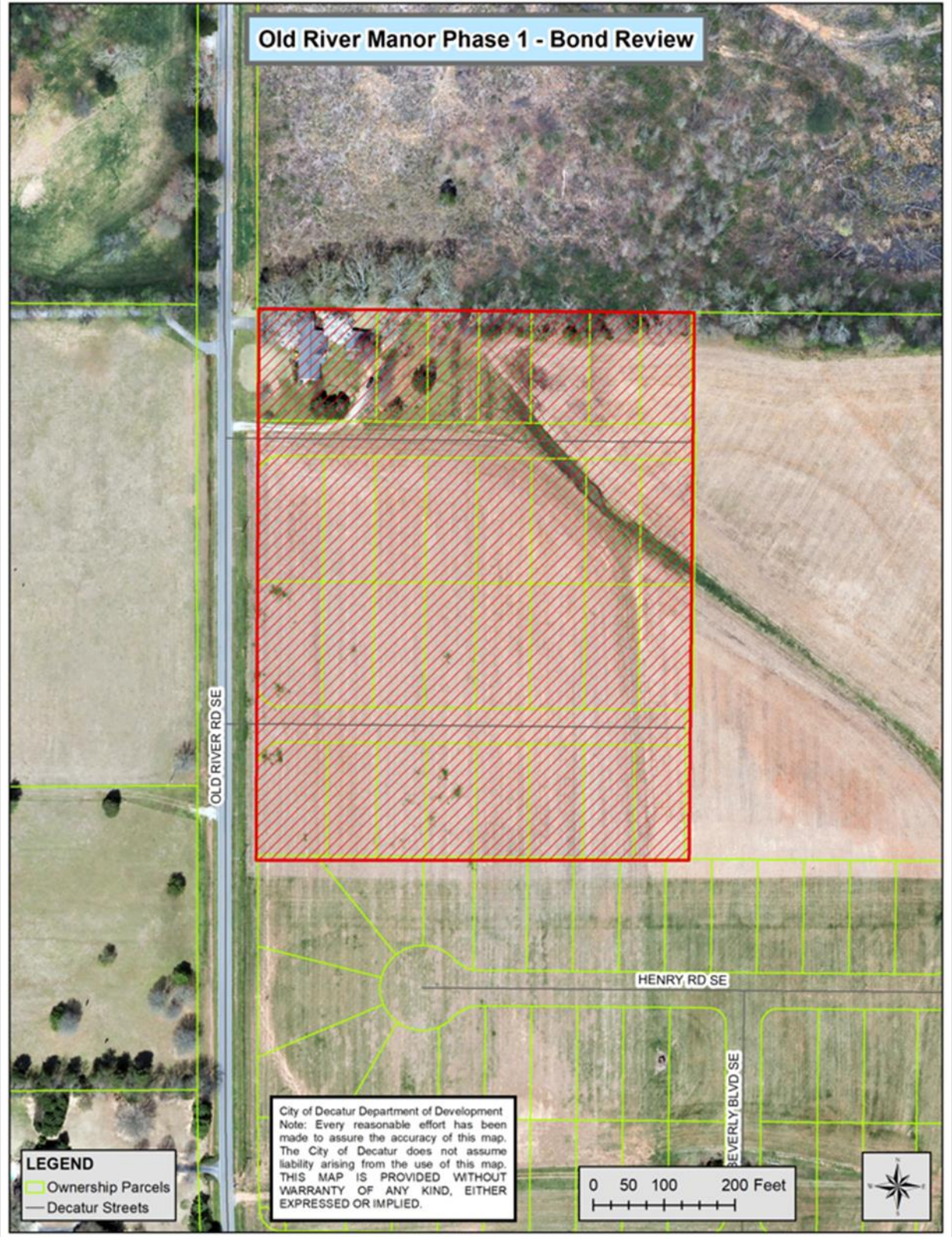
ONE DECATUR STREET TYPOLOGY: Lisa LN SE is a local street

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

Old River Manor Phase 1 - Bond Review



Subdivision Bond Reviews

FILE NAME OR NUMBER: Old River Manor Phase 1- Bond Release

ACRES: 19.75 acres +/-

CURRENT ZONE: R-3 (Single-Family)

APPLICANT: River Road Manor LLC

LOCATION AND/OR PROPERTY ADDRESS: 3001 Lisa LN SE

REQUEST: Planning Commission Approval of Irrevocable Letter of Credit # RB-0514, in the amount of \$23,000 for a maintenance bond for Old River Manor Phase 1, for a period of 1 year.

PROPOSED LAND USE: Residential

ONE DECATUR FUTURE LAND USE: Mixed Neighborhood

ONE DECATUR STREET TYPOLOGY: Lisa LN 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

Old River Manor Phase 1 - Bond Review



Zoning Text Amendment

Zoning Text Amendment No. 24-001

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DECATUR, ALABAMA, as follows:

Section 1. That the Code of Decatur, Alabama is hereby amended by adding an article to be numbered Article XI of Chapter 25 which reads as follows:

“ARTICLE XI – Build-To-Rent Regulations

Sec. 25-199. – Definition

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.

Sec. 25-200. - Guidelines and Processes.

1. 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.

2. 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.

3. Conditional Use / Board of Zoning Adjustment

- a. BTR developments will only be allowed as a 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.

4. 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 developments 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.”

Section 2. This Ordinance shall become effective immediately on its approval and publication as provided by law.

ADOPTED this the _____ day of _____, 2024.

APPROVED this the _____ day of _____, 2024.

BY: _____
Mayor

ATTESTED this the _____ day of _____, 2024.

BY: _____
City Clerk