

MEMORANDUM

DATE: March 19th, 2024

TO: Planning Commission

TRC MEETING

Building Conference Room 4th Floor

March 12th, 2024

Meeting-1:15 p.m.

PLANNING COMMISSION MEETING

March 19th, 2024

Pre-Meeting – 2:45 p.m.

Meeting – 3:30 p.m.

City Council Chambers

Agenda Planning Commission

City of Decatur, AL

March 19th, 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. Zoning 1422-24 | PWM for Guyse Properties, LLC |
| B. Annexation 377-24 | PWM for VTL Properties, LLC |

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Consent Agenda

Site Plan

- | | |
|------------------------|-----------------------------|
| A. Site Plan 671-24 | PWM for Land Services, LLC. |
| B. Certificate 3617-24 | Mid-South Testing |
| C. Certificate 3618-24 | PWM for DR Horton |

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Other Business

PAGE NO.

- | | |
|---------------------------------|--------------------|
| A. Resolution 004-24 | Street Name Change |
| B. Zoning Text Amendment 249-24 | B-5 (CBD) |

24

25-26

Public Meeting

Rezoning

Zoning 1422-24

FILE NAME OR NUMBER: Zoning 1422-24

ACRES: 4.79 acres +/-

CURRENT ZONE: Unincorporated

APPLICANT: Pugh Wright McAnally for Guyse Properties, LLC.

LOCATION AND/OR PROPERTY ADDRESS: 223 & 222 Beltline RD NW

REQUEST: Zone 4.79 acres +/- to M-1 (Light-Industry)

PROPOSED LAND USE: Industrial/Commercial

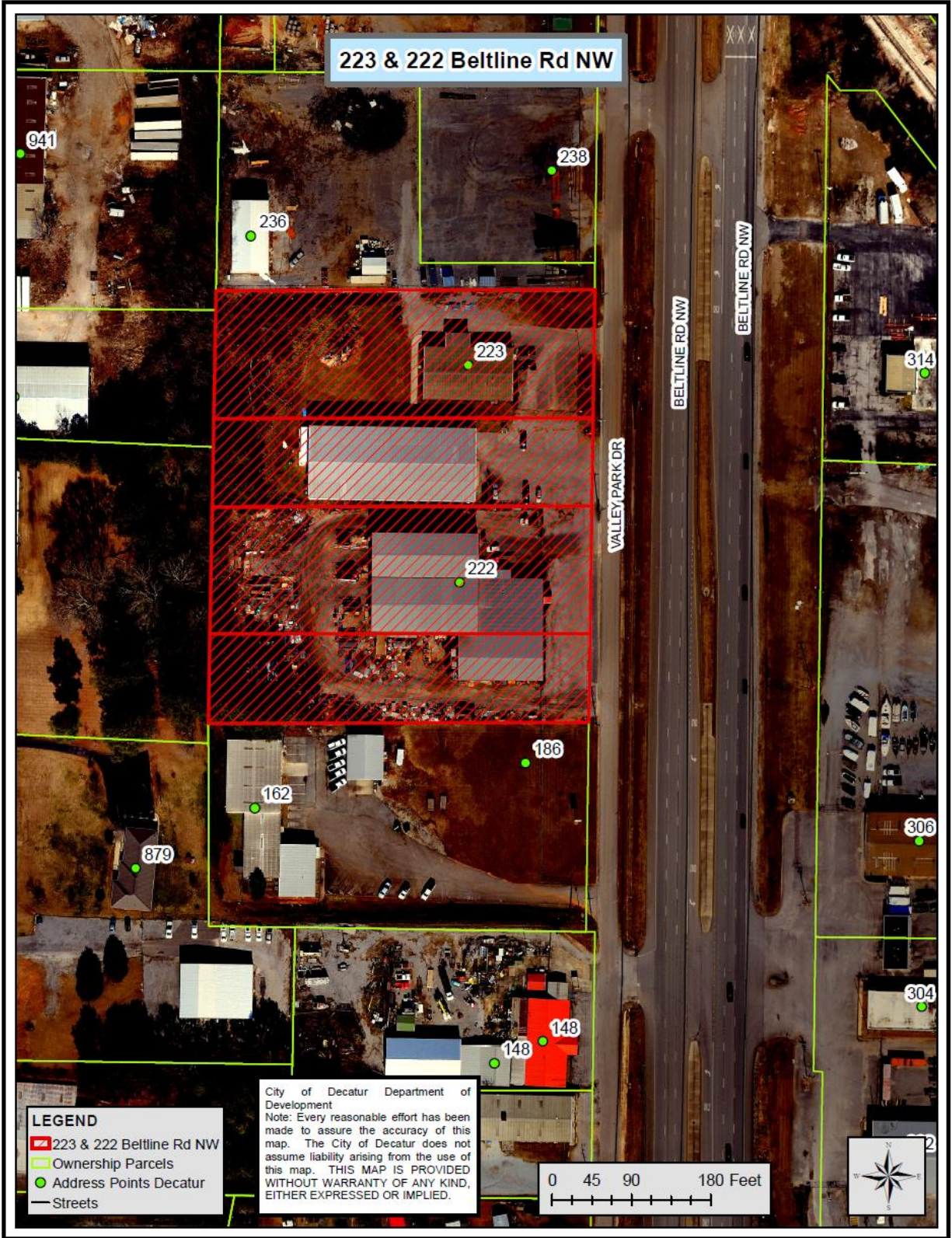
ONE DECATUR FUTURE LAND USE: Flex Employment Center

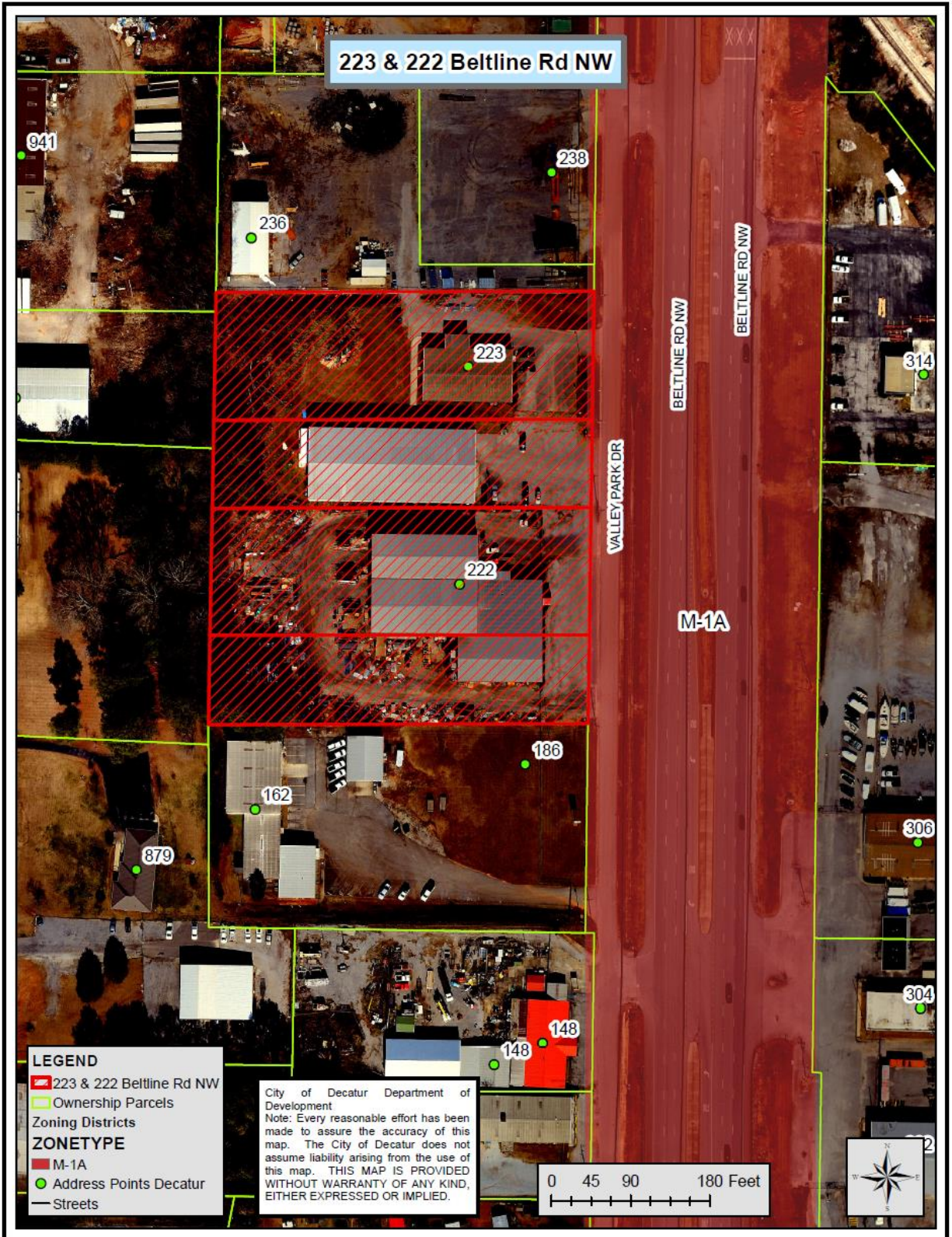
ONE DECATUR STREET TYPOLOGY: Beltline RD NW is a principal arterial

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

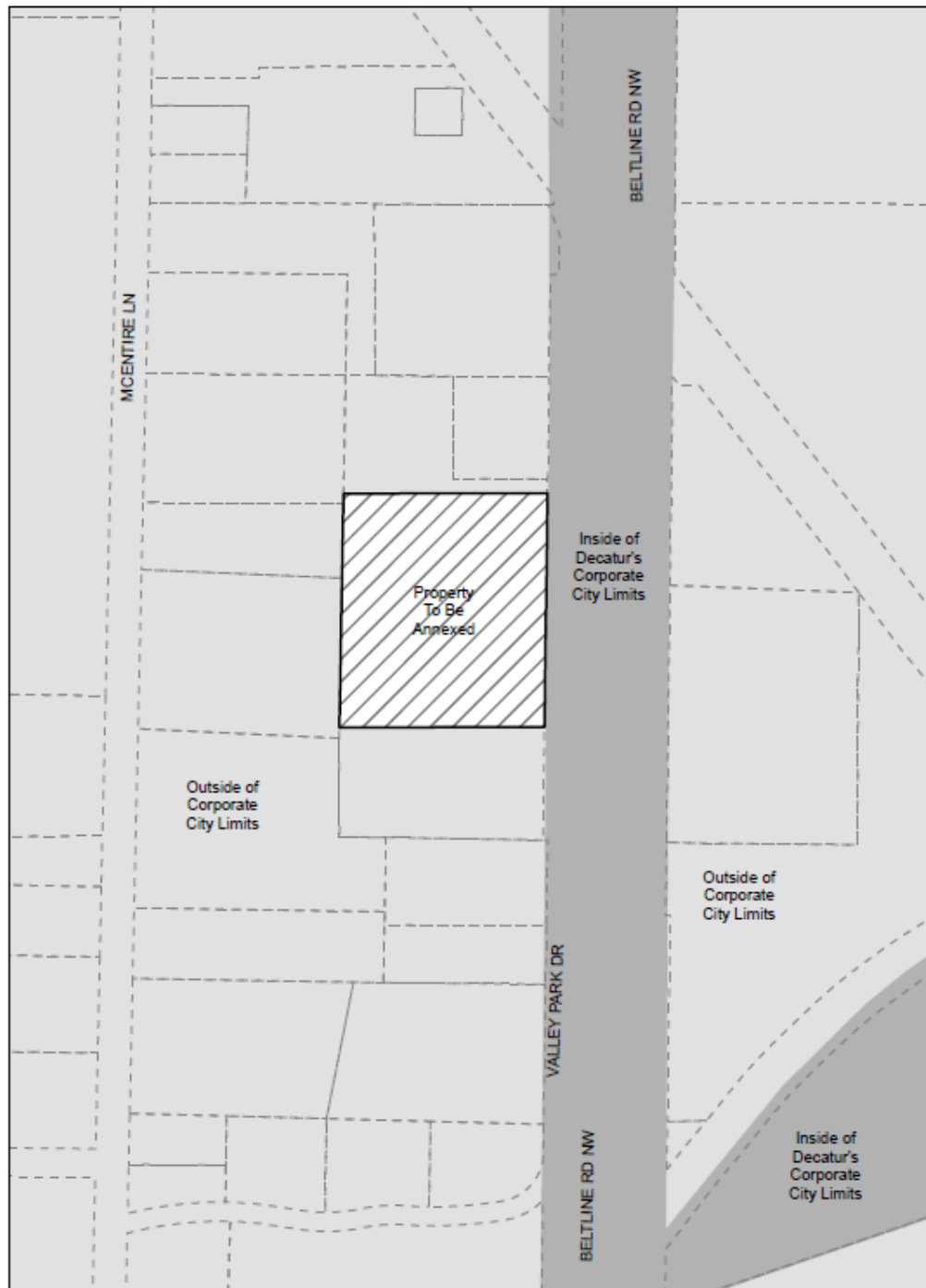
Conditions to be met:

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





GUYSE ZONING - EXHIBIT "A"



222 & 223 BELTLINE ROAD SW

1" = 300'

Annexation 377-24

FILE NAME OR NUMBER: Annexation 377-24

ACRES: 2.04 acres +/-

CURRENT ZONE: Unincorporated

APPLICANT: Pugh Wright McAnally for VTL Properties, LLC

LOCATION AND/OR PROPERTY ADDRESS: Directly north of 941 McEntire LN
NW

REQUEST: Annex 2.04 acres +/- of land once parcel is contiguous

PROPOSED LAND USE: Industrial/Commercial

ONE DECATUR FUTURE LAND USE: Flex Employment Center

ONE DECATUR STREET TYPOLOGY: McEntire LN is a collector urban

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

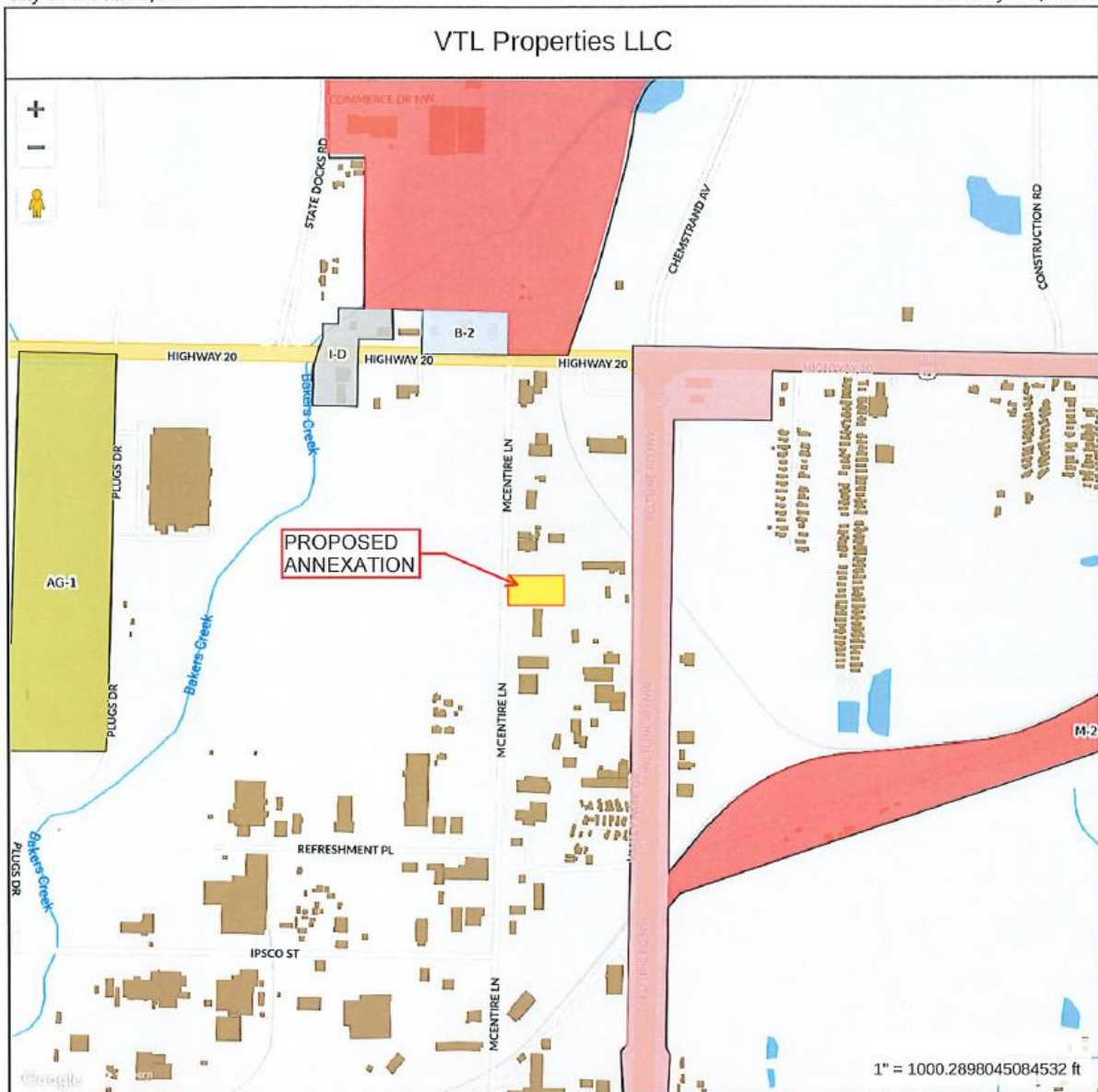
Conditions to be met:

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

The petitioner is currently in the process of seeking annexation into the city limits. However, the parcel in question is not yet contiguous, which is a requirement for the annexation process. Once the parcel becomes contiguous, the annexation process for 377-24 will be completed immediately.







**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.

END PUBLIC HEARING

Consent Agenda

Site Plan 671-24

FILE NAME OR NUMBER: Site Plan 671-24

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

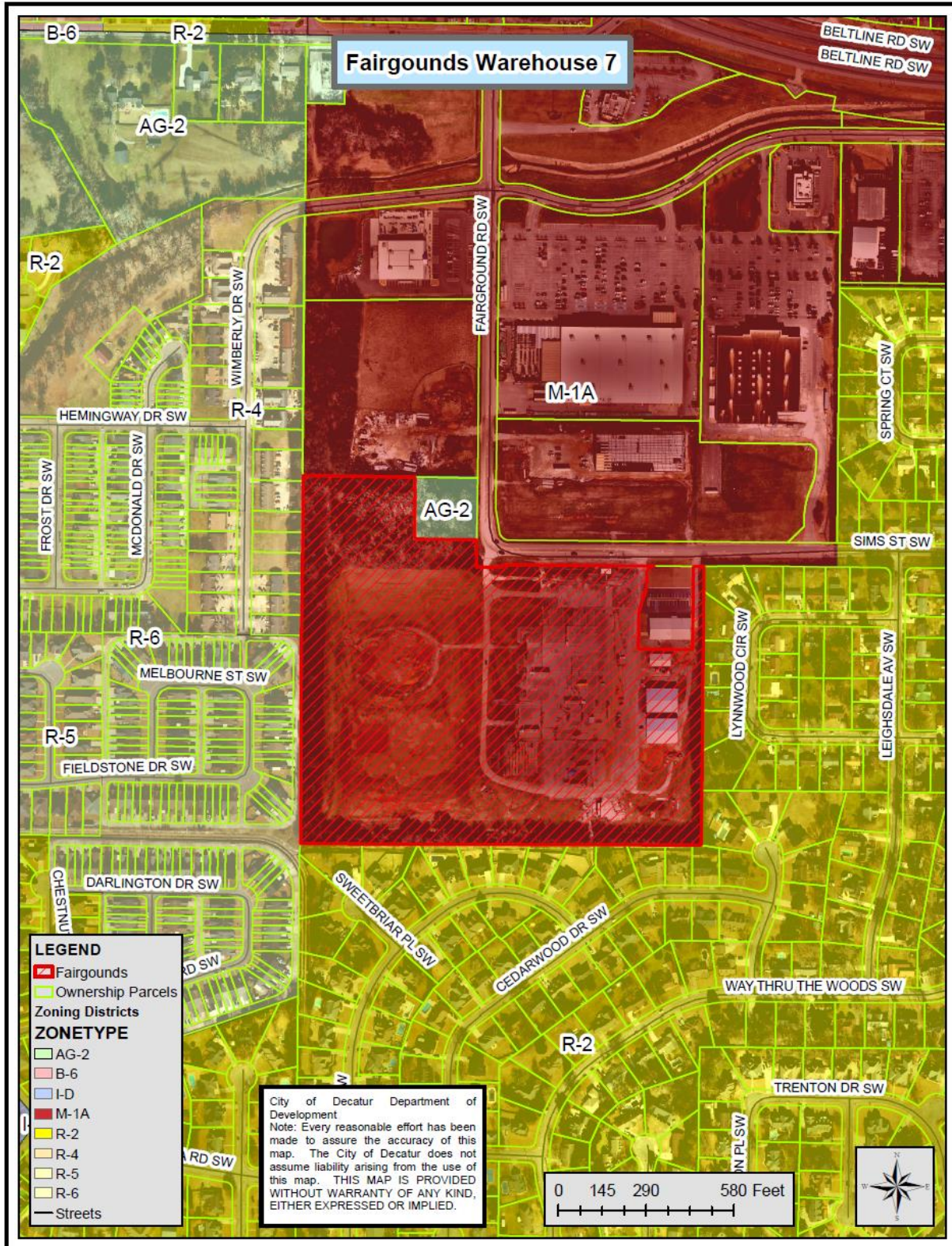
COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

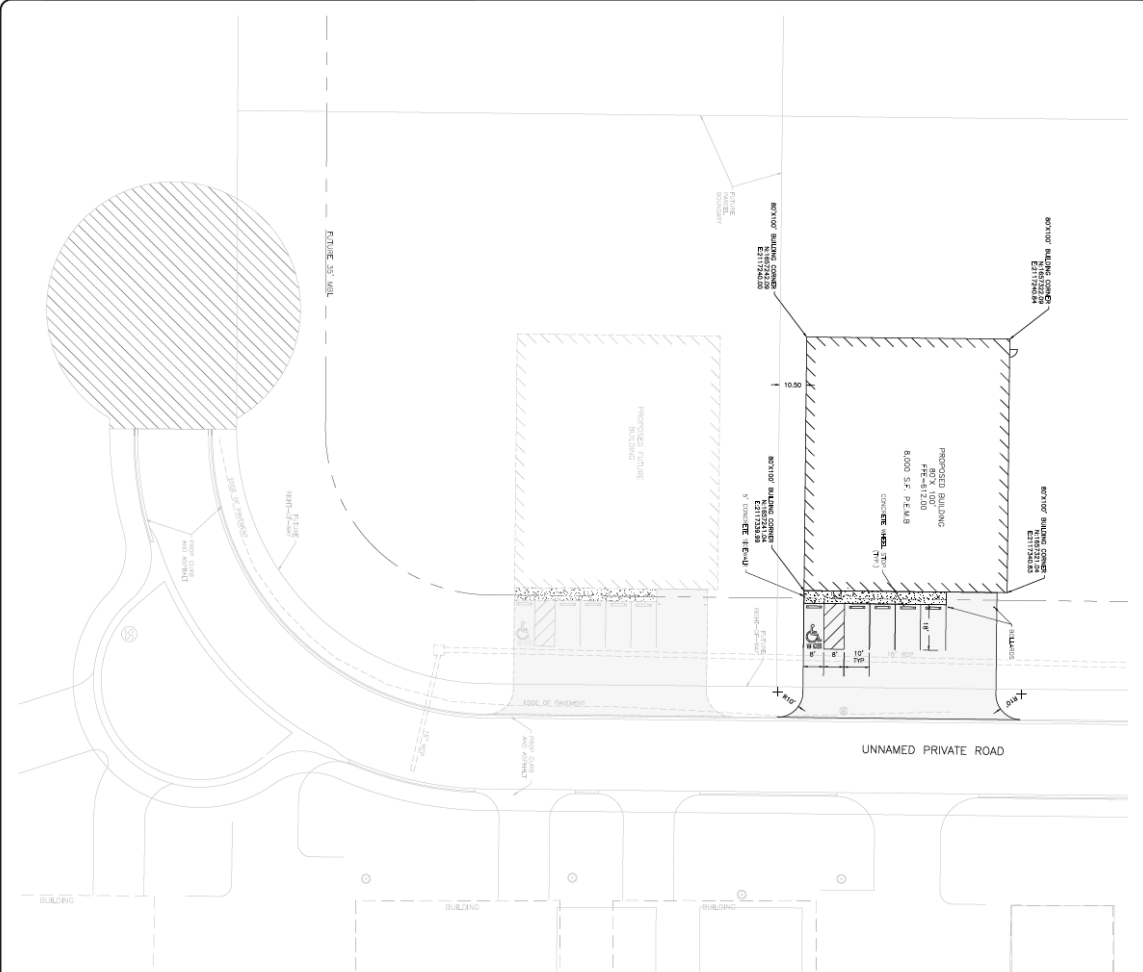
Conditions to be met:

1. Please label loading and unloading
2. Please finish perimeter/buffer landscaping

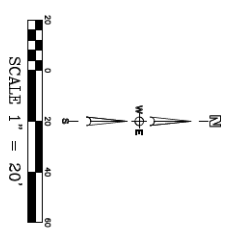
Point of Information: Any relocation of utilities will be at the owner's expense, and any relocation needs to occur before construction









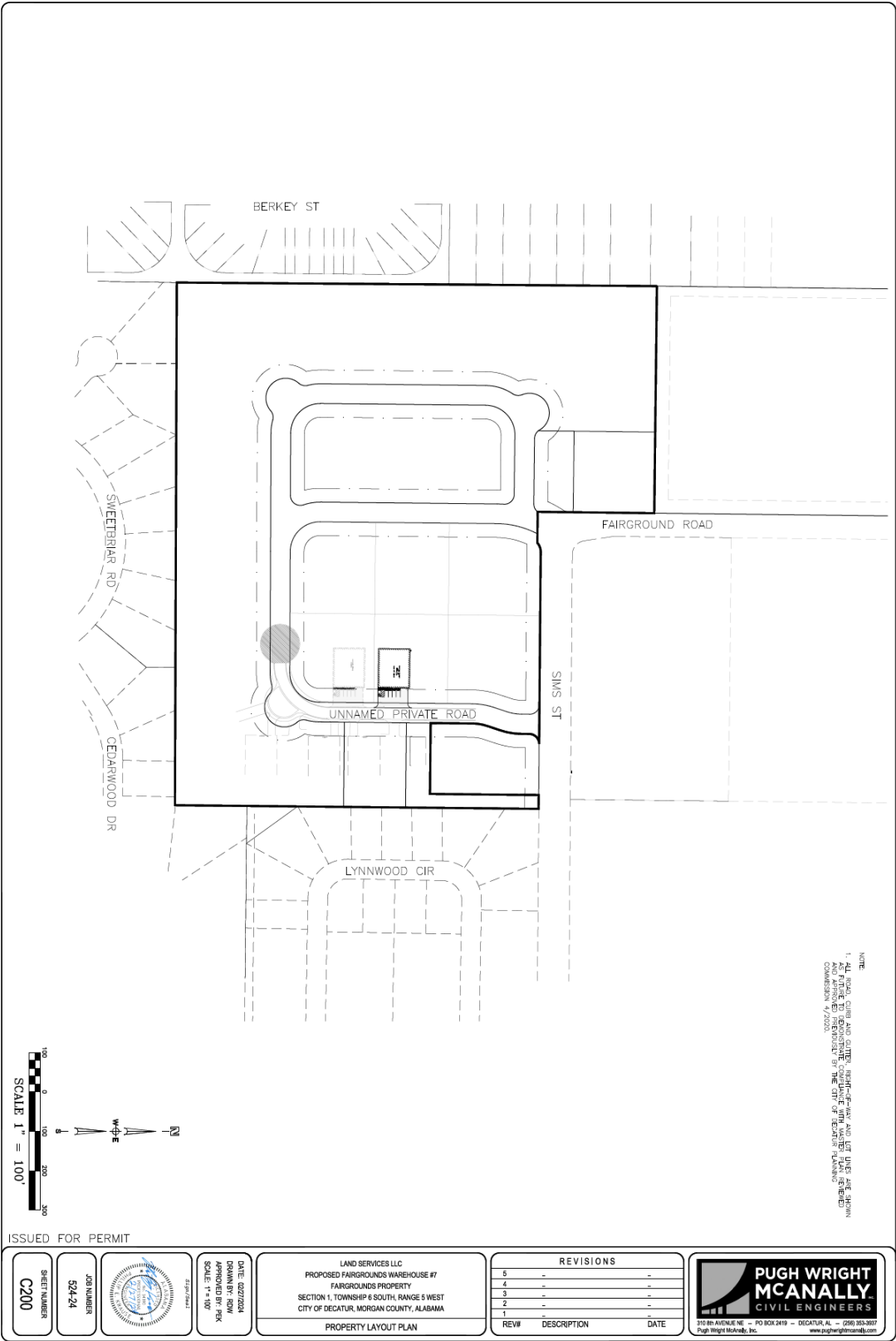
NOTE:
1. ALL ROAD CORNERS AND CENTER RIGHT-OF-WAY AND LOT LINES ARE SHOWN
AND APPROVED PREVIOUSLY BY THE CITY OF DECATUR PLANNING
COMMISSION 4/2020.



ISSUED FOR PERMIT



SHEET NUMBER C201	JOB NUMBER 524-24		DATE: 02/27/2024 DRAWN BY: RHW APPROVED BY: PER SCALE: 1" = 20'	LAND SERVICES LLC PROPOSED FAIRGROUNDS WAREHOUSE #7 FAIRGROUNDS PROPERTY SECTION 1, TOWNSHIP 6 SOUTH, RANGE 5 WEST CITY OF DECATUR, MORGAN COUNTY, ALABAMA	REVISIONS			 310 8th AVENUE NE - PO BOX 2419 - DECATUR, AL - (505) 353-3857 Pugh Wright McAnally, Inc. www.pughwrightmcannally.com
					REV#	DESCRIPTION	DATE	
					5			
					4			
					3			
					2			
					1			

SITE LAYOUT PLAN



NOTE:
1. ALL ROAD, CURB AND GUTTER, RIGHT-OF-WAY AND LOT LINES ARE SHOWN
AND SHALL BE CONSIDERED AS THE PROPERTY LINES AND SHALL BE
COMMISSION 4/2020.

ISSUED FOR PERMIT

	DATE: 02/27/2024																			
	DRAWN BY: RSW CHECKED BY: RSW SCALE: 1" = 100'																			
LAND SERVICES LLC PROPOSED FAIRGROUNDS WAREHOUSE #7 FAIRGROUNDS PROPERTY SECTION 1, TOWNSHIP 6 SOUTH, RANGE 5 WEST CITY OF DECATUR, MORGAN COUNTY, ALABAMA																				
PROPERTY LAYOUT PLAN																				
<table border="1"><thead><tr><th>REV#</th><th>DESCRIPTION</th><th>DATE</th></tr></thead><tbody><tr><td>5</td><td></td><td></td></tr><tr><td>4</td><td></td><td></td></tr><tr><td>3</td><td></td><td></td></tr><tr><td>2</td><td></td><td></td></tr><tr><td>1</td><td></td><td></td></tr></tbody></table>			REV#	DESCRIPTION	DATE	5			4			3			2			1		
REV#	DESCRIPTION	DATE																		
5																				
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1																				
SHEET NUMBER C200	JOB NUMBER 524-24																			

CERTIFICATES

CERTIFICATE 3617-24

FILE NAME OR NUMBER: Certificate 3617-24

ACRES: 5.47 acres +/-

CURRENT ZONE: I-D (Institutional) & B-2 (General-Business)

APPLICANT: Mid-South Testing Inc.

LOCATION AND/OR PROPERTY ADDRESS: 1218 Connor St SE & 4307 Hwy 31

REQUEST: Approve Certificate

PROPOSED LAND USE: Institutional

ONE DECATUR FUTURE LAND USE: Major Institution

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

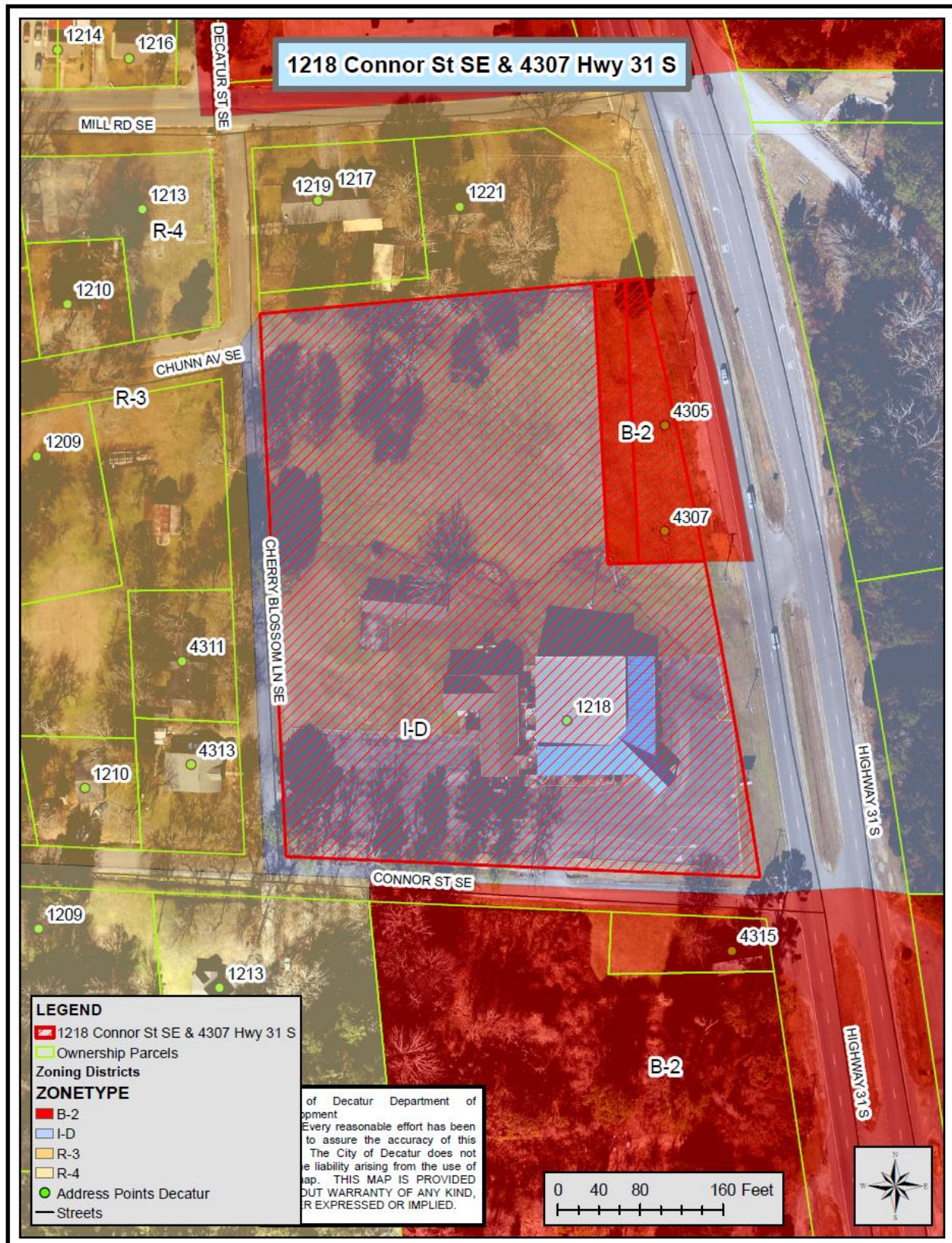
COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

Conditions to be met:

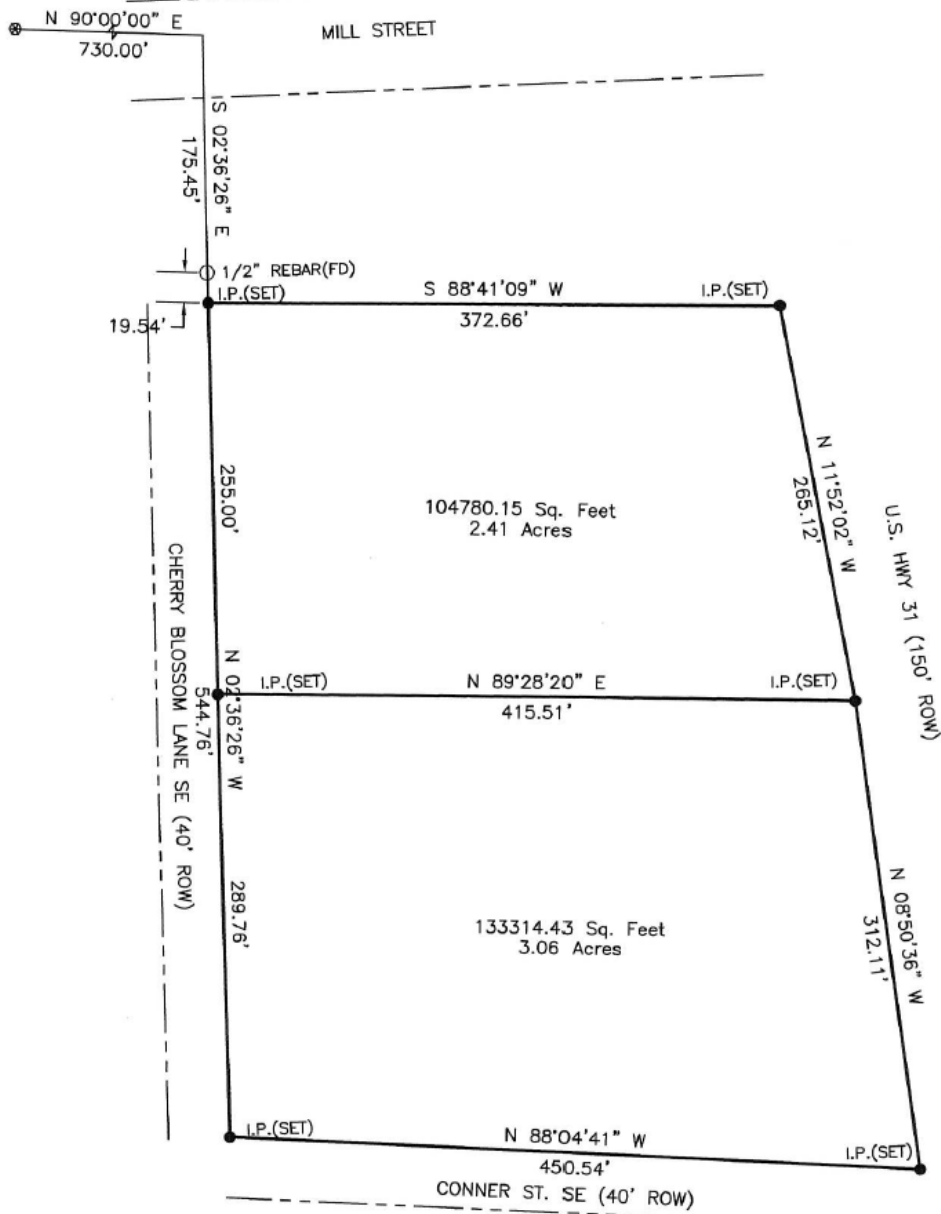
1. Please provide an extension of the wastewater main to the south parcel.

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





Purported NW Corner of the SE 1/4 of
Section 17, T6S., R4W Morgan County, Al



CERTIFICATE 3618-24

FILE NAME OR NUMBER: Certificate 3618-24

ACRES: 72.34 acres +/-

CURRENT ZONE: R-3 (Single-Family)

APPLICANT: Pugh Wright McAnally for DR Horton

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

REQUEST: Approve Certificate

PROPOSED LAND USE: Residential

ONE DECATUR FUTURE LAND USE: Mixed Neighborhood

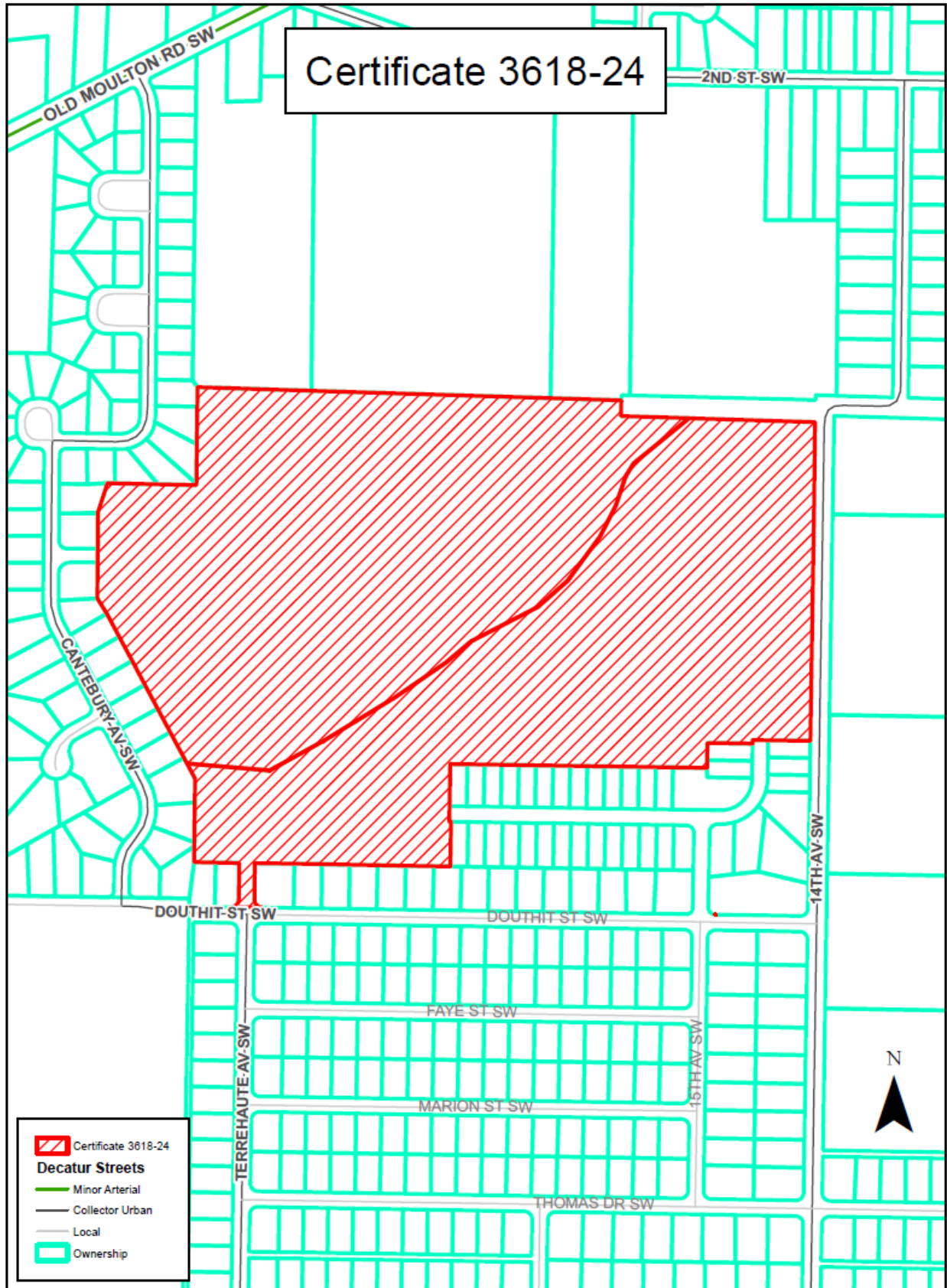
ONE DECATUR STREET TYPOLOGY: 14th Ave is a collector urban

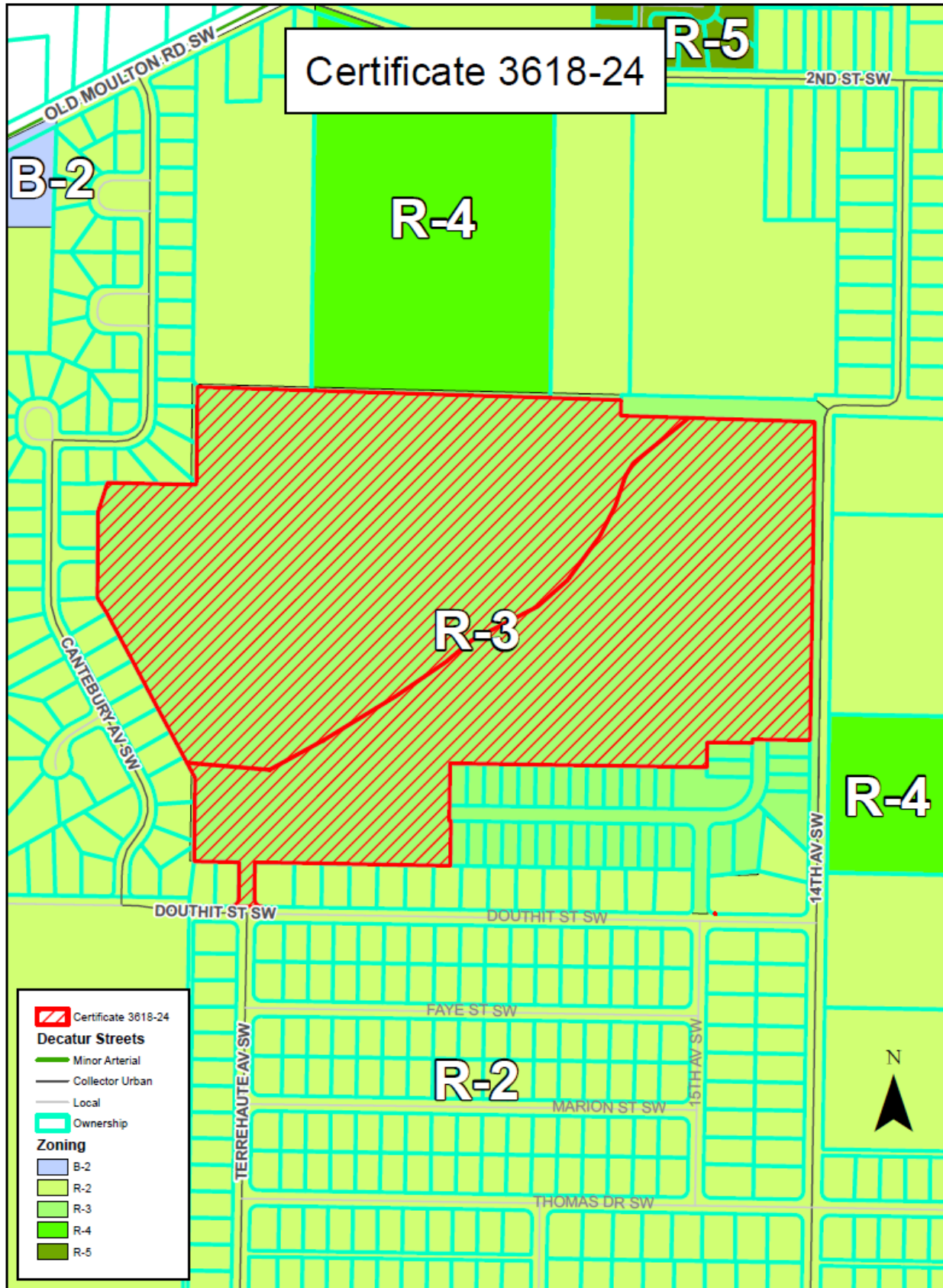
COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

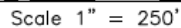
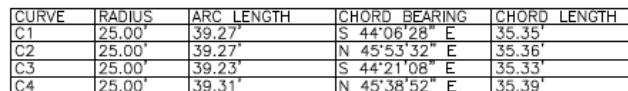
Conditions to be met:

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

Certificate 3618-24







PUGHWRIGHTMCANALLY.COM

END CONSENT AGENDA

Other Business

FILE NAME OR NUMBER: Resolution 004-24 Name Change Approval

LOCATION AND OR PROPERTY ADDRESS: West of Central Ave SW

REQUEST: Recommend approval of name change of Valley Park Drive SW to Clear Creek Drive SW to the City Council.

Zoning Text Amendment

ORDINANCE NO. _____

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DECATUR, ALABAMA

Section 1. That the Code of Decatur, Alabama is hereby amended by adding to article I Section 25-11 Chapter 25 which reads as follows:

Zoning Text Amendment 249-24

The effect of the proposed amendment will be to amend Section 25-11.

Section 1: That the paragraph entitled uses permitted and uses permitted on appeal of the subsection entitled B-5 (Central business district) of section 25-11 business district requirements is hereby amended to read as follows:
:

Sec. 25-11 – Business district requirements; B-5 (Central Business District)

Uses permitted: Off premises sale of alcoholic beverages; On premises sale of table wine; **restaurants**; On premises sale of alcoholic beverages by the Princess Theatre Center for the Performing Arts and any other valid responsible organization of good reputation, if duly licensed as a special retail licensee; on premises sale of alcoholic beverages by duly licensed restaurants; and on premises sale of alcoholic beverages by lounges located in and constituting an integral part of a restaurant licensed by the Alabama Alcoholic Beverage Control Board to sell alcoholic beverages as a restaurant; and on premises sale by a lounge located in, and constituting an integral part of a hotel or motel having fifty (50) or more rooms for rent to the public; residential dwellings (multiple family or single family); provided that such dwellings conform to all requirements set forth in the residential zoning requirements (section 25-10) other than the maximum height provision, setback requirements, lot size, and parking set forth therein, which shall not be applicable. Retail stores and markets, including the following types: food, general merchandise; apparel; furniture; household and hardware; radio and T.V.; drugs and sundries; jewelry and gifts; florists; sporting goods; and similar types. Services including the following types: dry cleaning and laundry pickup stations; event venues, filling stations, provided however that gasoline storage above ground is prohibited; barber shops and beauty shops; shoe repair; offices; hotels; motels; post offices; banks; theaters and similar services. Public buildings, including public schools and libraries; public utilities; semi-public buildings; municipal, county, state and federal buildings; gardens; playgrounds and parks.

Uses permitted on appeal: ***Class 1 restaurants; On premises sale of alcoholic beverages with the intent that possible impacts on nearby citizens who live or have businesses should be addressed during the board of zoning adjustment hearing process***; clubs; on premises and off premises sale of alcoholic

beverages by clubs when duly licensed as a class I club by the City of Decatur and the Alabama Alcoholic Beverage Control Board under and pursuant to the Alcoholic Beverage Licensing Code; and on premises and off premises sale of beer and table wine by food establishments other than any classification of restaurant which have monthly gross receipts from the serving of meals and food that constitute at least sixty (60) percent of the monthly gross receipts of the business; architecturally compatible accessory structures may be permitted as a use permitted on appeal for a residential use; brewpubs as defined by Chapter 4A of Title 28 the Code of Alabama (Alabama Brewpub Act) and subject to all requirements of that chapter, as last amended; dry cleaners and laundries; manufacturing incidental to a retail business where articles are sold at retail on the premises, for only those uses specifically permitted.

Uses prohibited: Major auto repair, except as may be a part of a new car sales, and Businesses licensed under the Deferred Presentment Services Act and/or, Pawnshop Act and/or, Dealers in Gold or Precious Items Act. Any use not permitted or permitted on appeal.

Section 2:

This Ordinance shall take effect immediately upon 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