

MEMORANDUM

DATE: May 21st, 2024

TO: Planning Commission

TRC MEETING

Building Conference Room 4th Floor

May 14th, 2024

Meeting-1:15 p.m.

PLANNING COMMISSION MEETING

May 21st, 2024

Pre-Meeting – 2:45 p.m.

Meeting – 3:30 p.m.

City Council Chambers

Agenda Planning Commission

City of Decatur, AL

May 21st, 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

Minor Plat

A. Minor Plat- Hopkins Farm

PWM For Zane Mattox

PAGE NO.

3-6

Consent Agenda

Certificates

A. Certificate 3620-24

XRAM for Maria Hernandez

PAGE NO.

7-10

B. Certificate 3621-24

XRAM for Arsenio Elliot

11-14

C. Certificate 3622-24

Mid-South Testing for Bill Nauck

15-18

Site Plan

A. Site Plan 672-24

PWM for Bramlett Kia Extention

PAGE NO.

19-22

B. Site Plan 673-24

PWM for MHC of North Central AL.

23-26

Layout Plat

A. Layout Plat 8525

PWM for Habitat for Humanity

PAGE NO.

27-30

Other Business

PAGE NO.

A. Zoning Resolution 007-24

31

B. Zoning Resolution 008-24

32

Minor Plat

Minor Plat: Hopkins Farms

FILE NAME OR NUMBER: Minor Plat Hopkins Farms

ACRES: 12.54 acres +/-

CURRENT ZONE: AG-1 (Agricultural)

APPLICANT: PWM for Zane Mattox

LOCATION AND/OR PROPERTY ADDRESS: 2923, 2925, 3003 Danville Rd &
2025 Lancelot Dr SW

REQUEST: Replatting four lots

PROPOSED LAND USE: Agricultural

ONE DECATUR FUTURE LAND USE: Low Residential

ONE DECATUR STREET TYPOLOGY: Danville is Minor Arterial & Lancelot is
Local

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

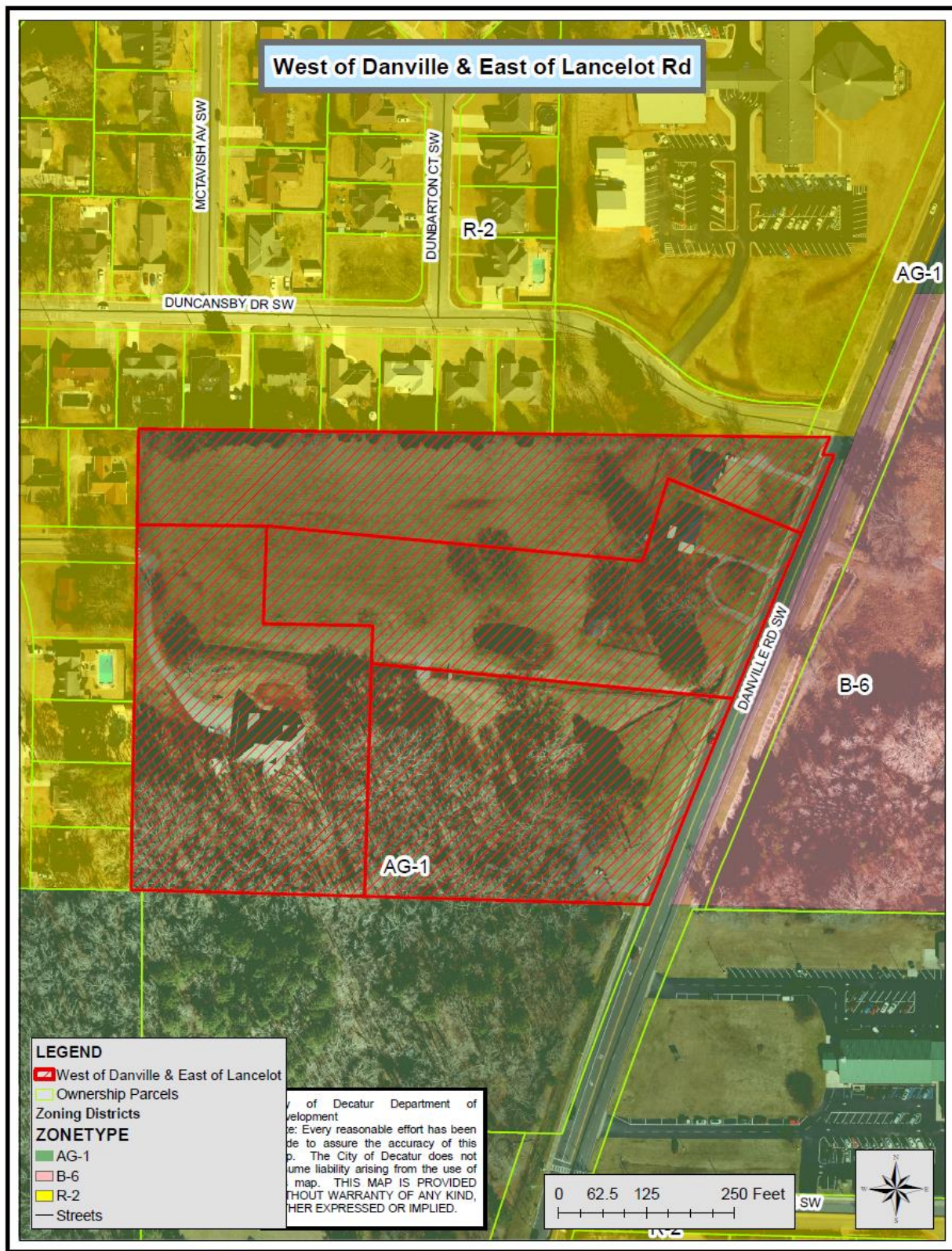
Conditions to be met:

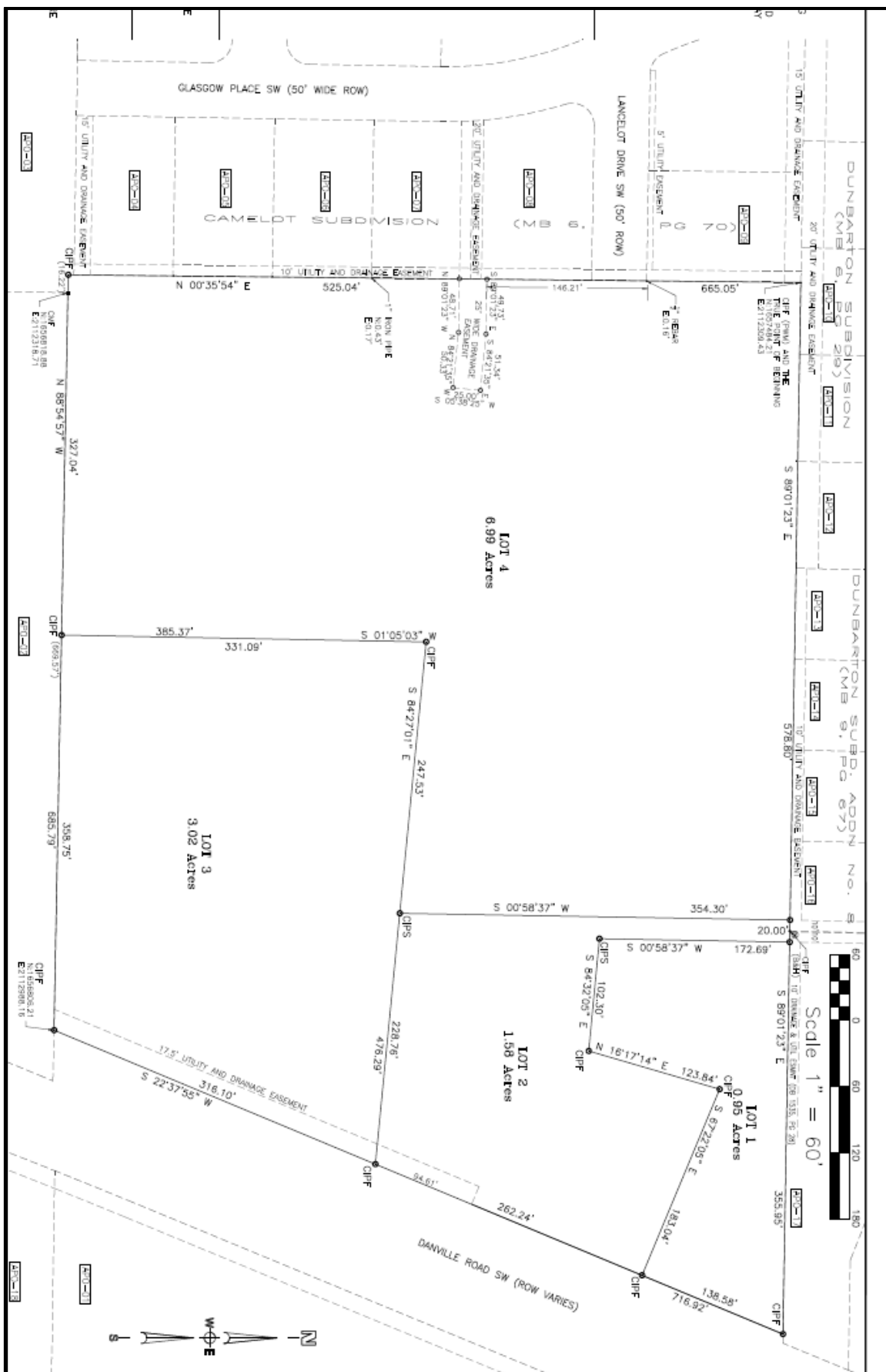
1. Remove APO list and place them in their respective parcels.

Point of Information:

1. Any relocation of utilities will be at the owner's expense, and any relocation needs to occur before construction.
2. Lot three (3) will not have access to waste sewer. Main extension not required because road frontage to lot is more than 400 ft away.







Consent Agenda

CERTIFICATE

Certificate 3620-24

FILE NAME OR NUMBER: Certificate 3620-24

ACRES: 1.49 acres +/-

CURRENT ZONE: R-2 (Single-Family)

APPLICANT: XRAM for Maria Hernandez

LOCATION AND/OR PROPERTY ADDRESS: 2318 & 2314 Spring Ave SW

REQUEST: Consolidate and Subdivide two parcels

PROPOSED LAND USE: Residential

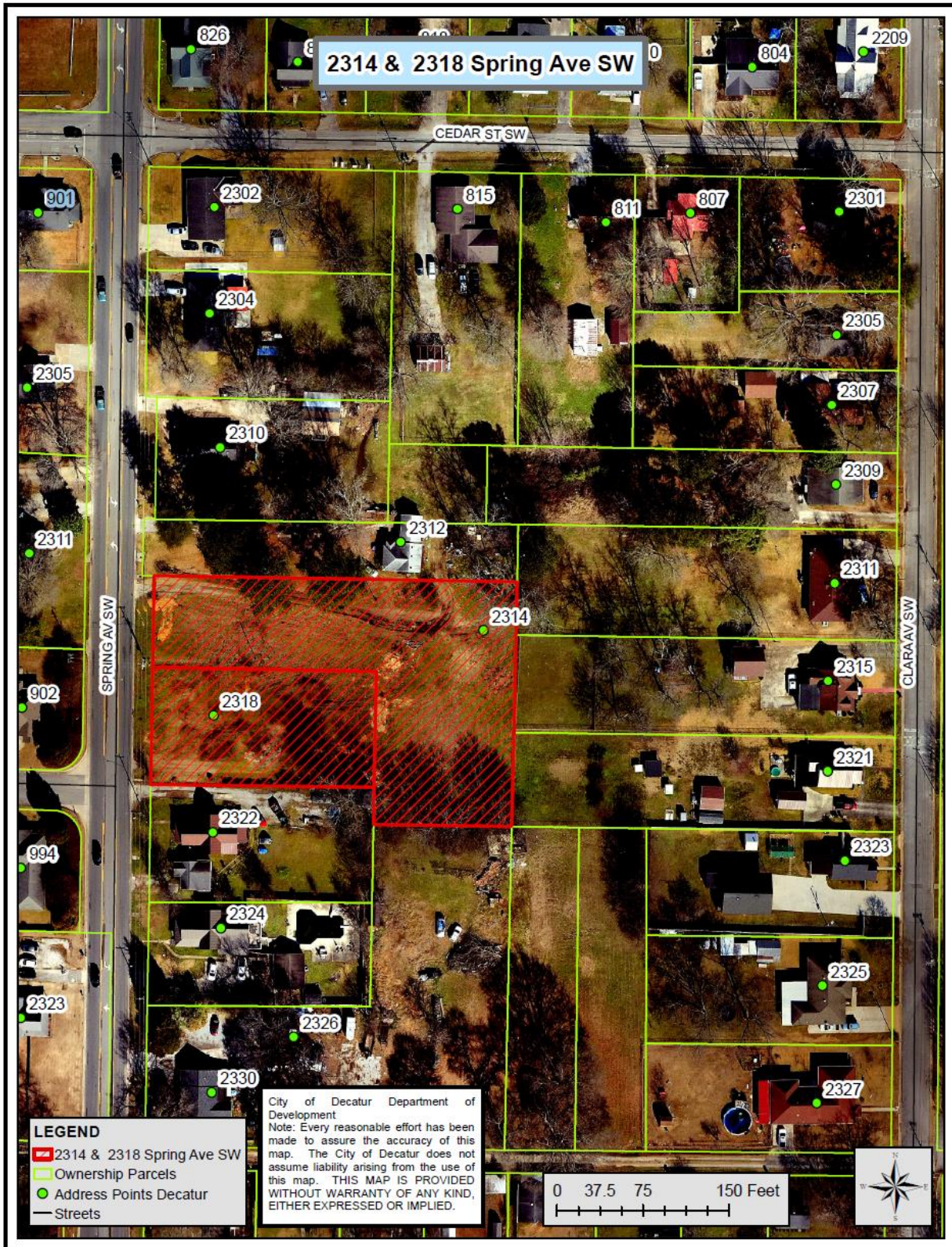
ONE DECATUR FUTURE LAND USE: Core Neighborhood

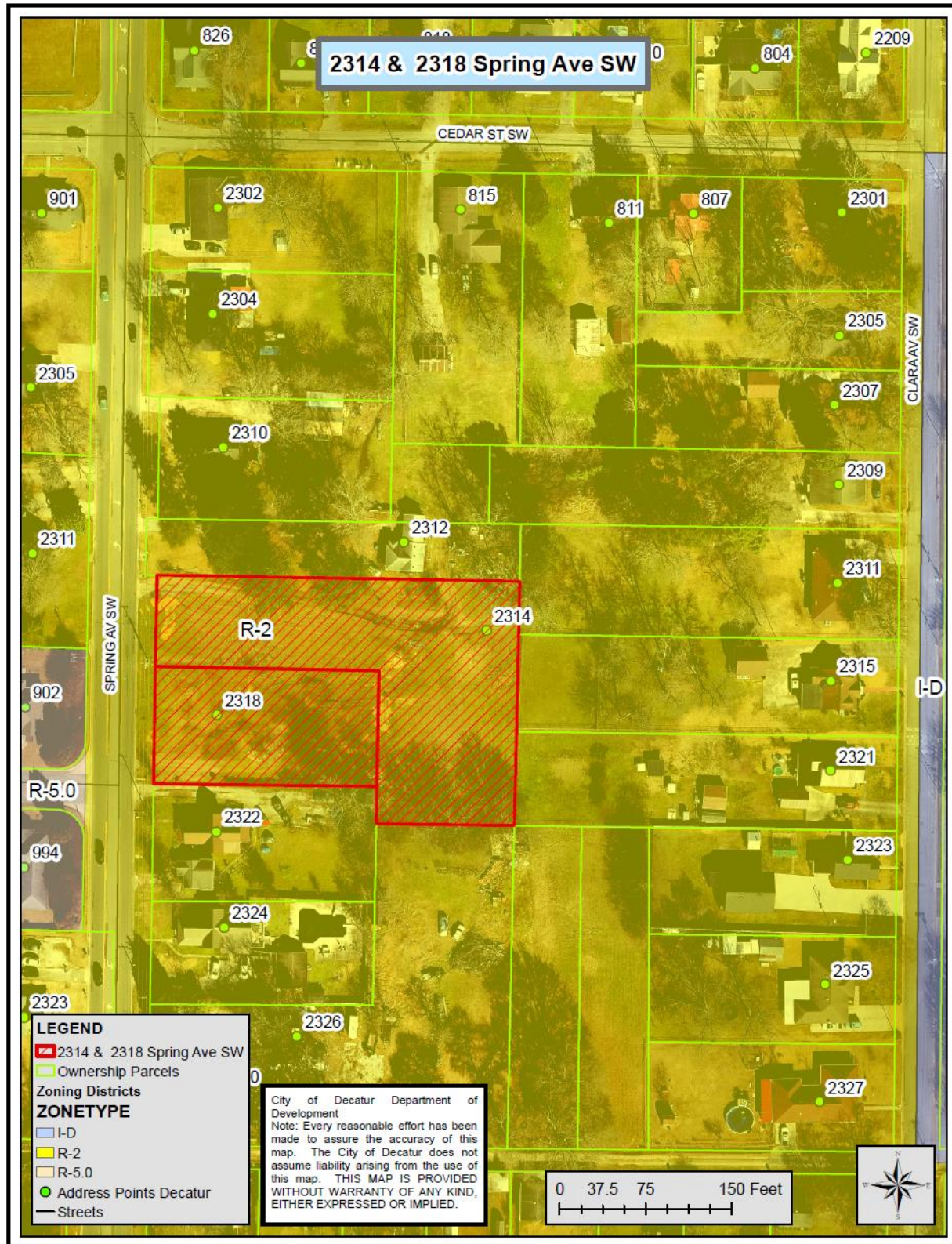
ONE DECATUR STREET TYPOLOGY: Spring Ave is a Minor Arterial

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





Certificate 3621-24

FILE NAME OR NUMBER: Certificate 3621-24

ACRES: 1.55 acres +/-

CURRENT ZONE: AG-1 (Agriculture)

APPLICANT: XRAM for Arsenio Elliott

LOCATION AND/OR PROPERTY ADDRESS: 3505 Central Pkwy SW

REQUEST: Subdivide one parcel into two

PROPOSED LAND USE: Residential

ONE DECATUR FUTURE LAND USE: Mixed Neighborhood

ONE DECATUR STREET TYPOLOGY: Central Ave is a Minor Arterial

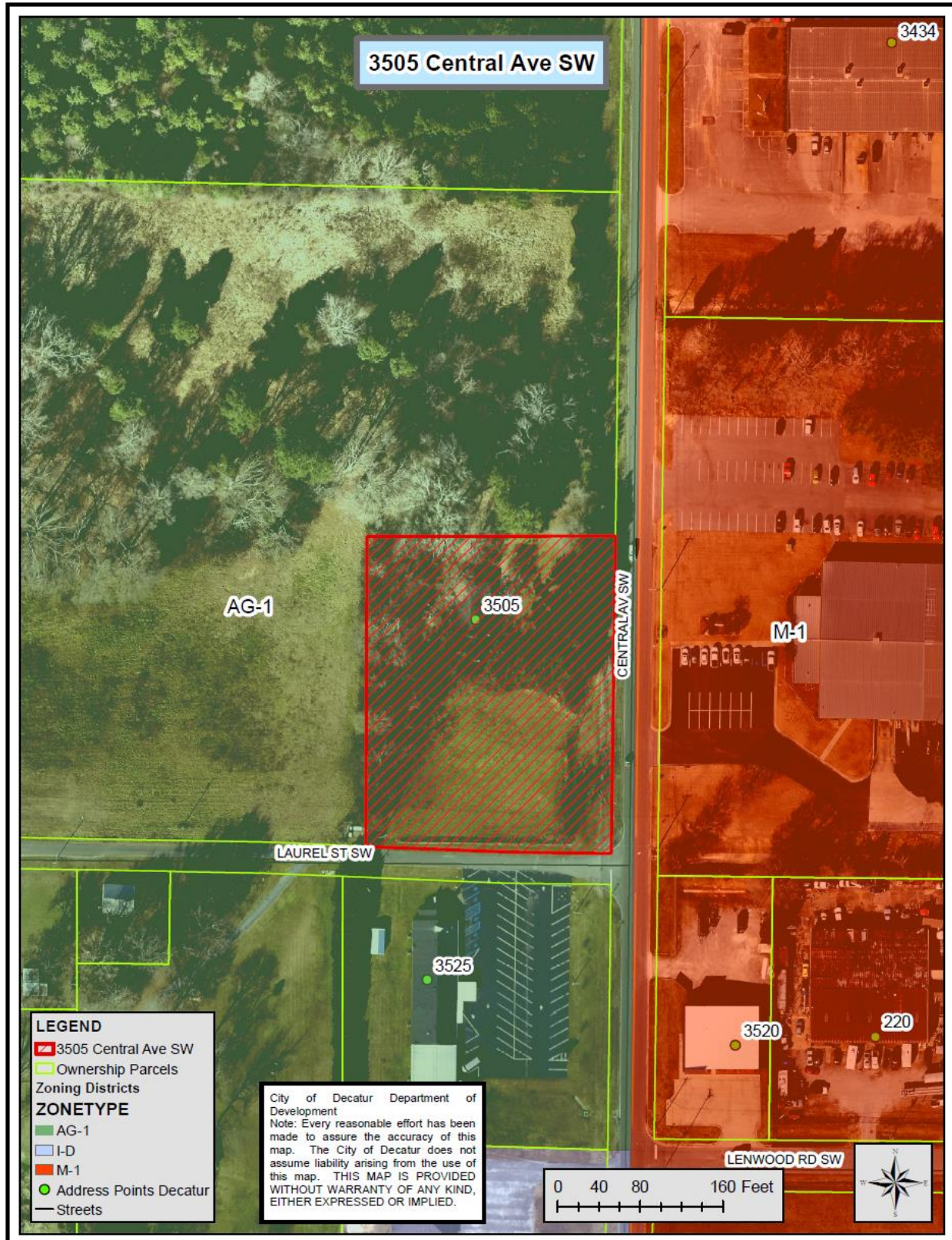
COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

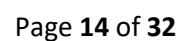
Conditions to be met:

1. Please provide Sewer main extension to DU for approval.
2. Need a 5' (Foot) easement for overhead electric.

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







Certificate 3622-24

FILE NAME OR NUMBER: Certificate 3622-24

ACRES: 0.659 acres +/-

CURRENT ZONE: R-4 (Multi-Family)

APPLICANT: Mid-South Testing for Bill Nauck

LOCATION AND/OR PROPERTY ADDRESS: 216 5th Ave SE

REQUEST: Consolidate & Subdivide two parcels

PROPOSED LAND USE: Residential

ONE DECATUR FUTURE LAND USE: Urban Edge Mixed Use

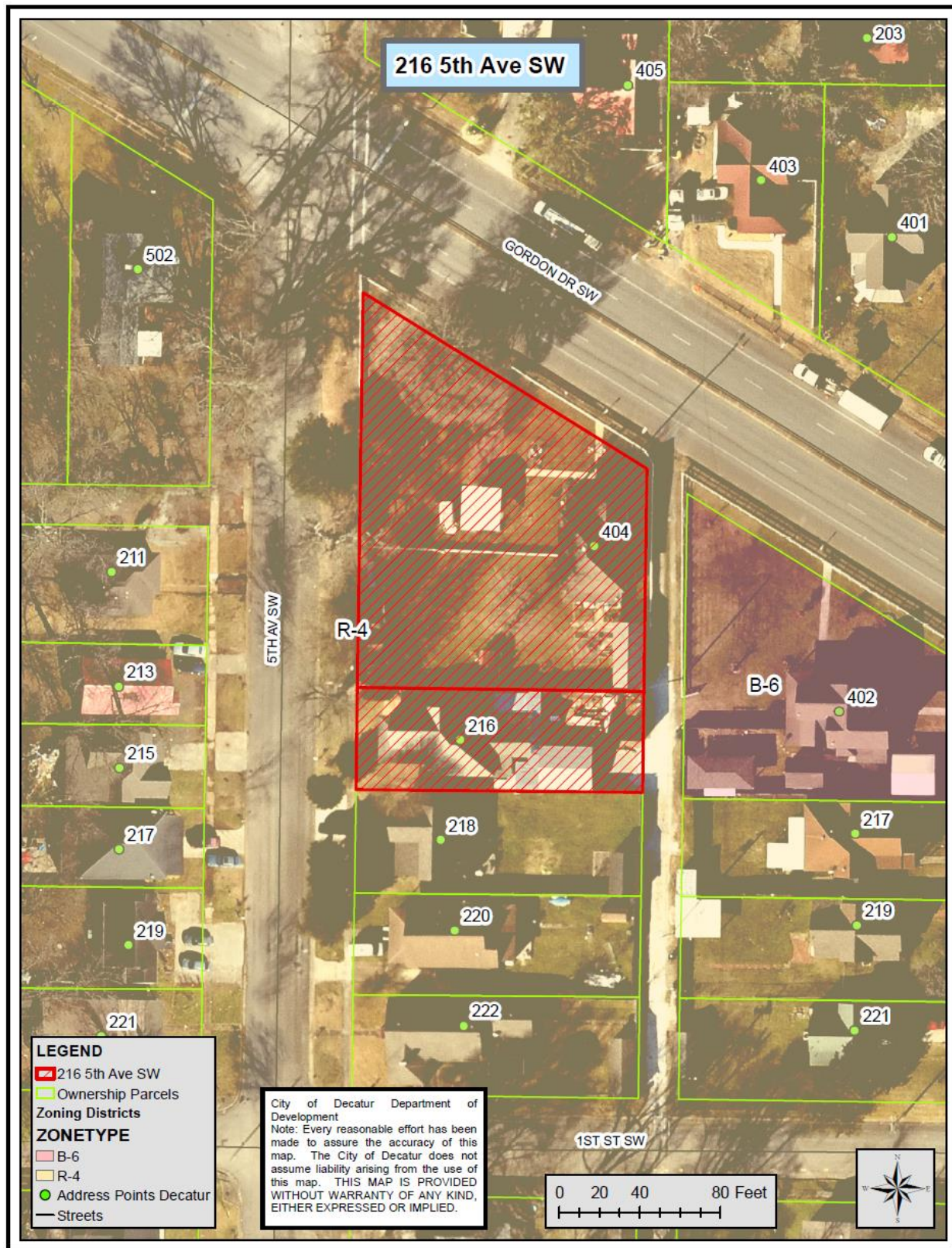
ONE DECATUR STREET TYPOLOGY: 5th Ave SW is a local street

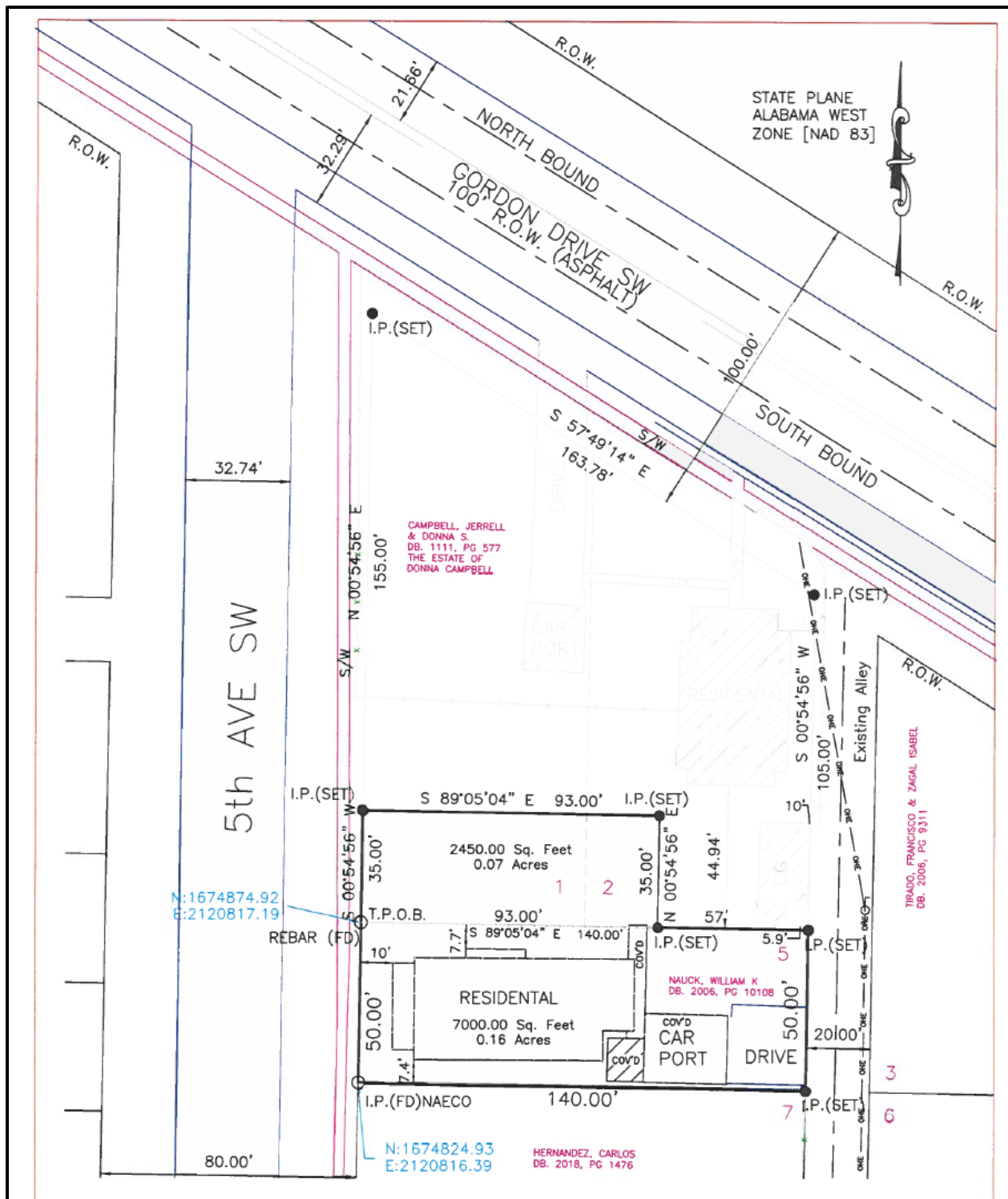
COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

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







Site Plan

Site Plan

Site Plan 672-24

FILE NAME OR NUMBER: Site Plan 672-24

ACRES: 2.9 acres +/-

CURRENT ZONE: M-1 (Light-Industrial)

APPLICANT: PWM for Bramlett Kia Extension

LOCATION AND/OR PROPERTY ADDRESS: 3326 Highway 31 S

REQUEST: Approved Site Plan

PROPOSED LAND USE: Comercial

ONE DECATUR FUTURE LAND USE: Flex Employment Center

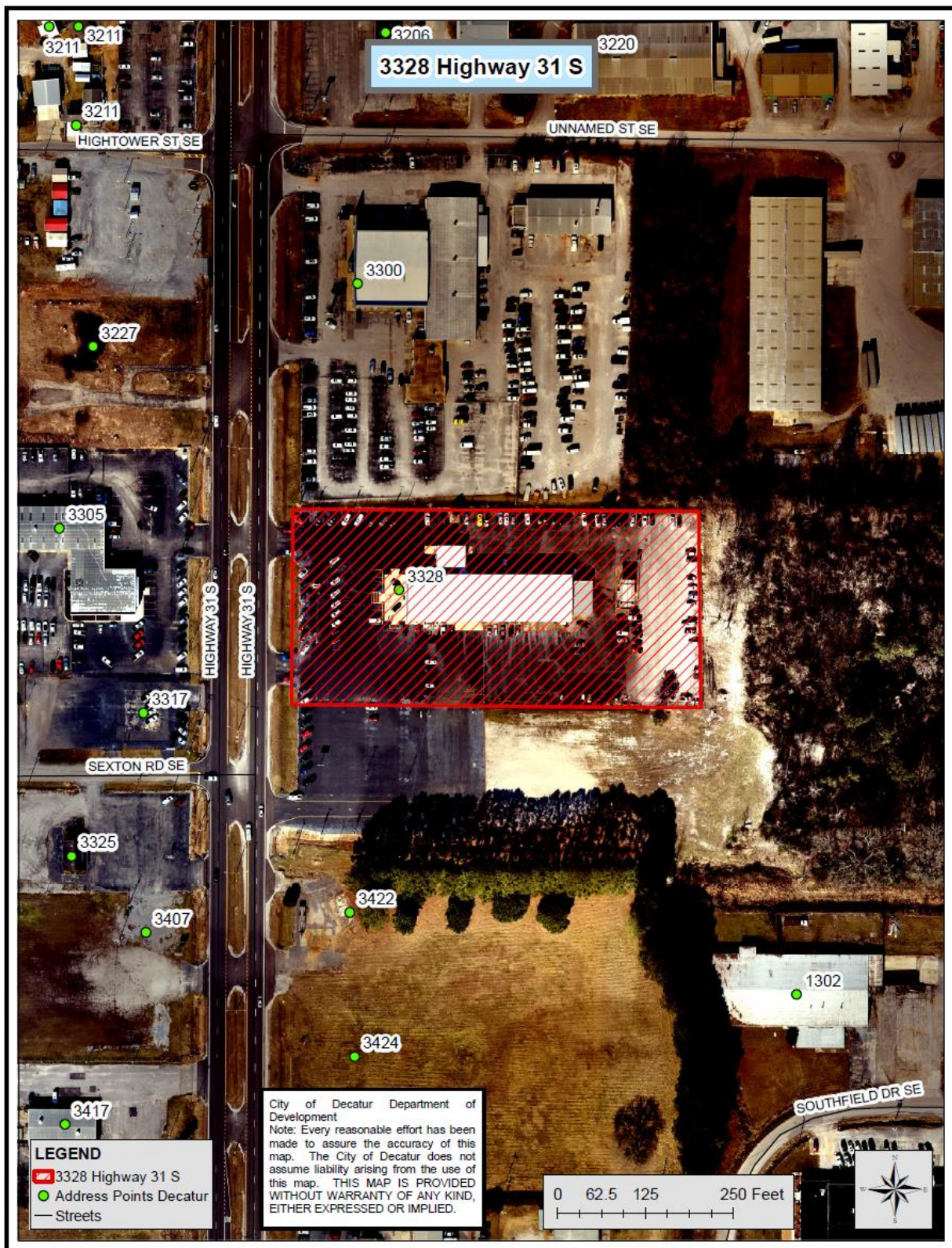
ONE DECATUR STREET TYPOLOGY: Highway 31-S is Principal Arterial

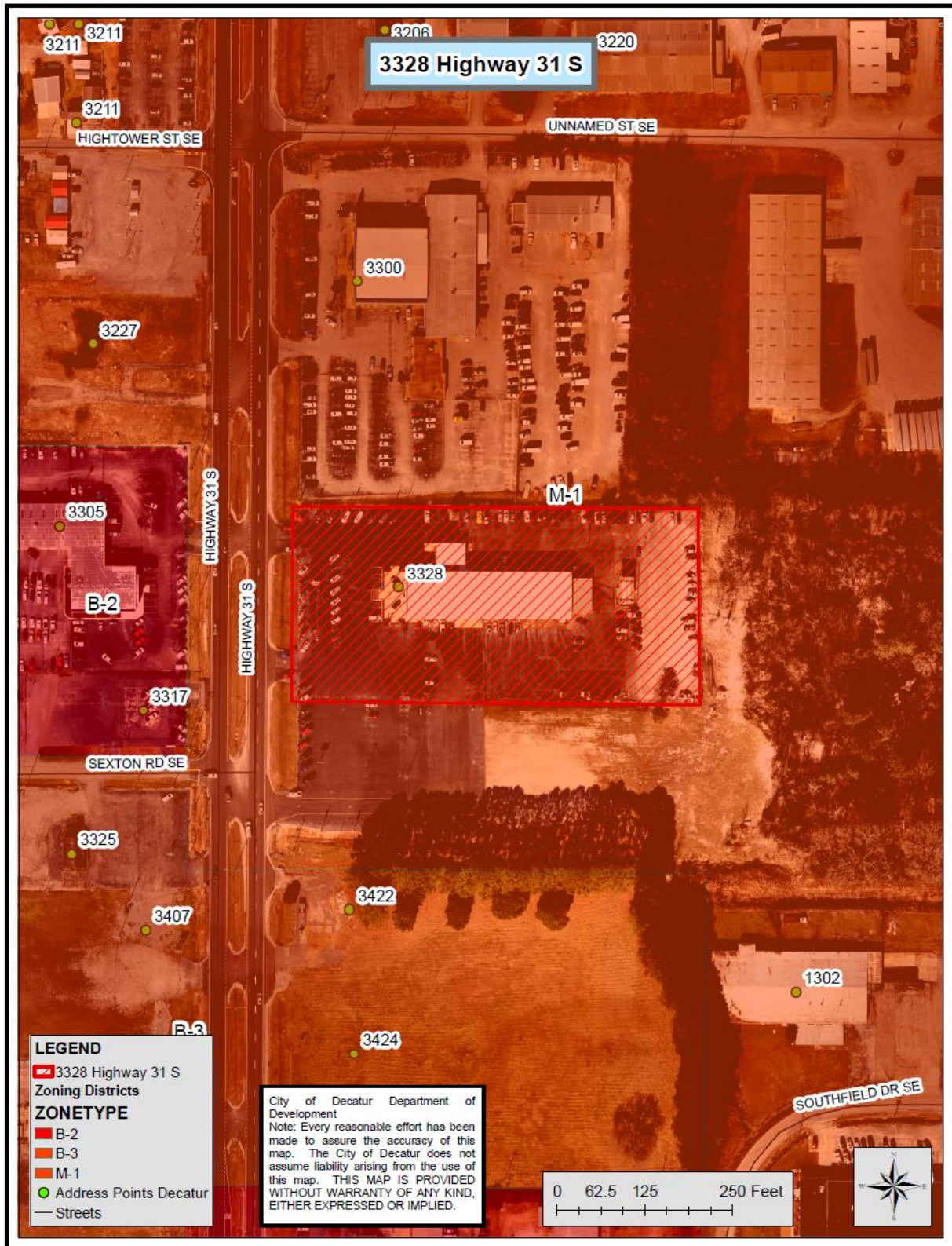
COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

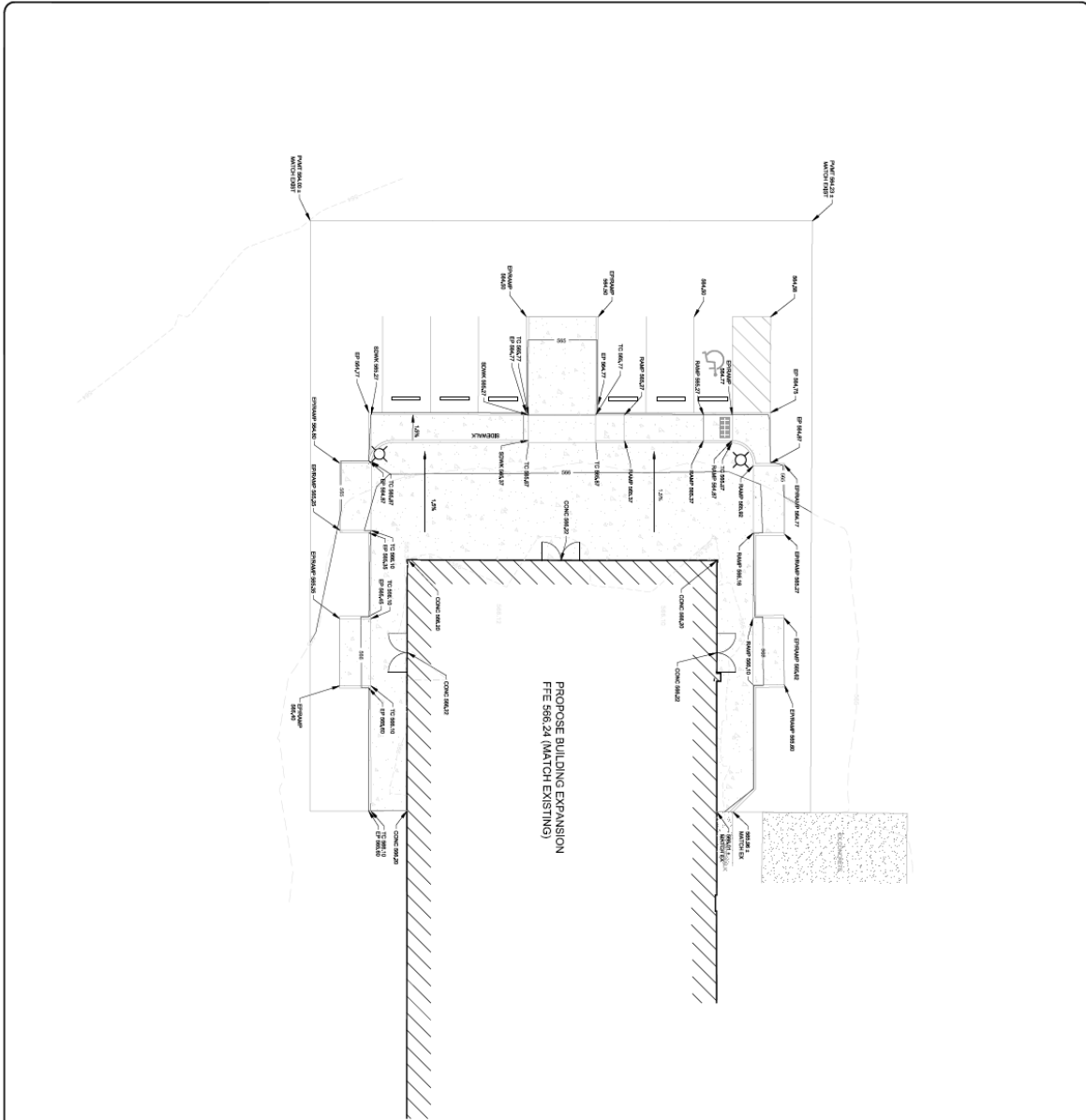
Conditions to be met:

1. Show entire Parcel
2. Label & Show Row
3. Label Loading & Unloading Area
4. Label all Utilities & Easements
5. Add Flood Plain
6. Add FEMA Firm Panel

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







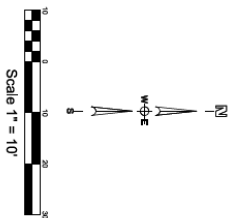
**PROPOSE BUILDING EXPANSION
FFE 566.24 (MATCH EXISTING)**

ABBREVIATIONS

EP - EDGE OF PAVED/IT
TC - TOP OF CONC/TE
SCM - SEWER
RAUP - CONCRETE RAUP
CONC - CONC/TE
PAVT - PAVED/IT
DMS - DETECTABLE WARNING SURFACE

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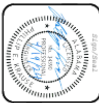


REVISIONS		
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4	-	..
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2	-	..
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Rev#	Description	Date

BRAMLETT KIA AL019
BUILDING ADDITION
3326 HWY 31 S, DECATUR, AL 35806
SEC 05, TOWNSHIP 6S, RANGE 4W
CITY OF DECATUR, MORGAN COUNTY, ALABAMA

GRADING & DRAINAGE PLAN

Date: 04/19/2024
Drawn By: ETA
Approved By: PEK
Scale: 1"=10'

Sheet Number
C300

Site Plan 673-24

FILE NAME OR NUMBER: Site Plan 673-24

ACRES: 6.58 acres +/-

CURRENT ZONE: I-D (Institutional)

APPLICANT: PWM for Mental Health Center

LOCATION AND/OR PROPERTY ADDRESS: 4204 Highway 31 S

REQUEST: Approved Site Plan

PROPOSED LAND USE: Institutional

ONE DECATUR FUTURE LAND USE: Major Institution/Civic

ONE DECATUR STREET TYPOLOGY: Highway 31-S is Principal Arterial

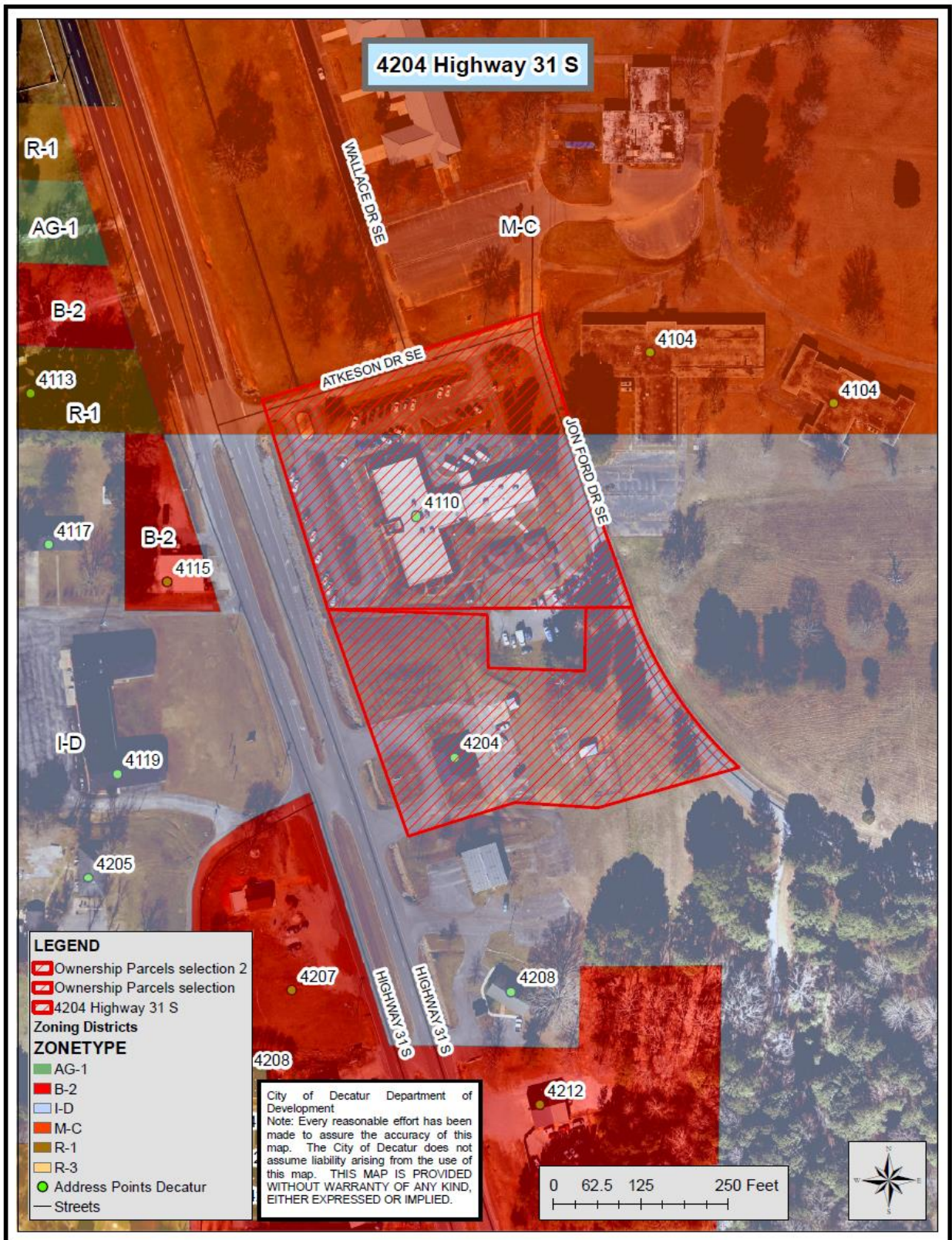
COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

Conditions to be met:

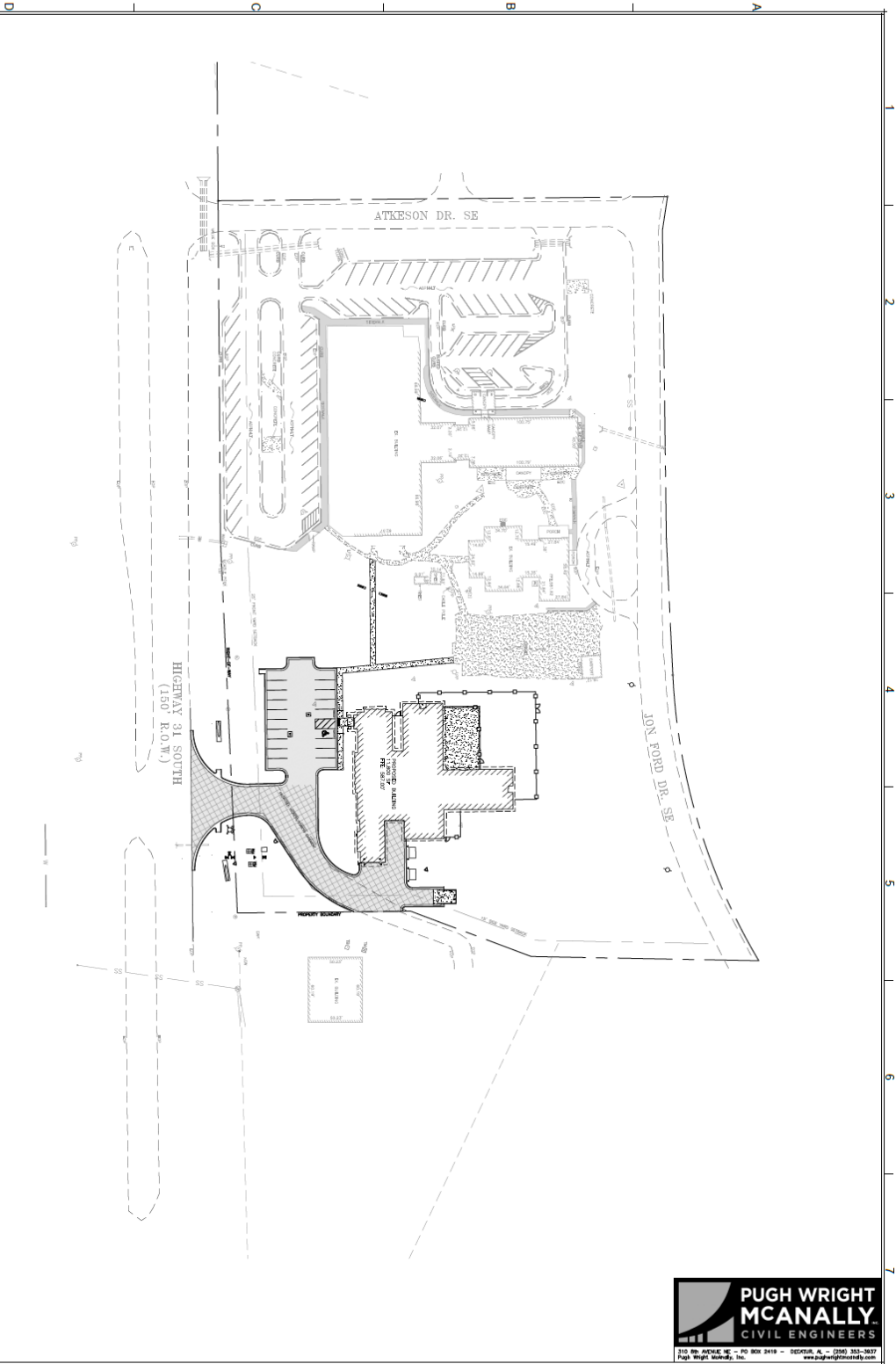
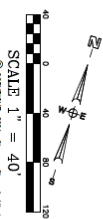
1. Adjusted plans to show the contractor is responsible for boring 8" water under Hwy 31.
2. Please provide the City of Decatur with a signed ALDOT Affidavit

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





D1 SITE LAYOUT PLAN



**PUGH WRIGHT
MCANALLY**
CIVIL ENGINEERS

210 8th AVENUE NE - PO BOX 2418 - DECATUR, AL - (205) 353-3632
Pugh Wright McAnally, Inc. www.pughwrightmcanally.com

**16-Bed Crisis
Residential Unit**
FOR
**Mental Health Center of
North Central Alabama**

**Chapman
Sisson**
ARCHITECTS

REVISIONS

NO.	DATE	DESCRIPTION
1	4/30/2024	ISSUED FOR PERMIT

Sheet No. **1**

CSA Project No.
21040

Sheet Description
Site Layout Plan

Layout Plat

Layout Plat 8525

FILE NAME OR NUMBER: Layout Plat 8525

ACRES: 19.02 acres +/-

CURRENT ZONE: R-5 (Institutional)

APPLICANT: PWM for Habitat for Humanity

LOCATION AND/OR PROPERTY ADDRESS: Moulton Heights Rd

REQUEST: Subdivide 19.02 acres into 74 residential lots

PROPOSED LAND USE: Residential

ONE DECATUR FUTURE LAND USE: Mixed Neighborhood

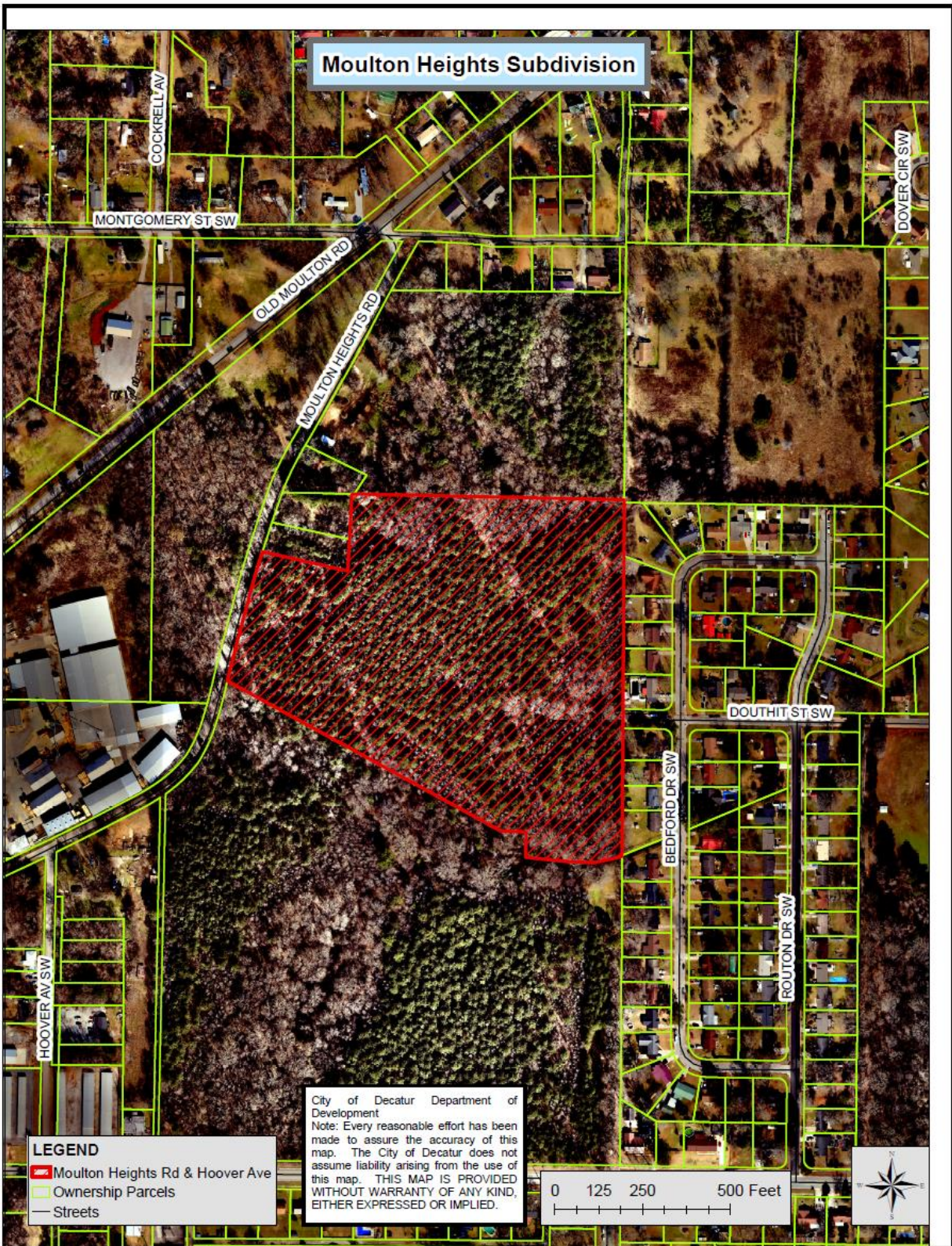
ONE DECATUR STREET TYPOLOGY: Moulton Heights Rd SW is a local street

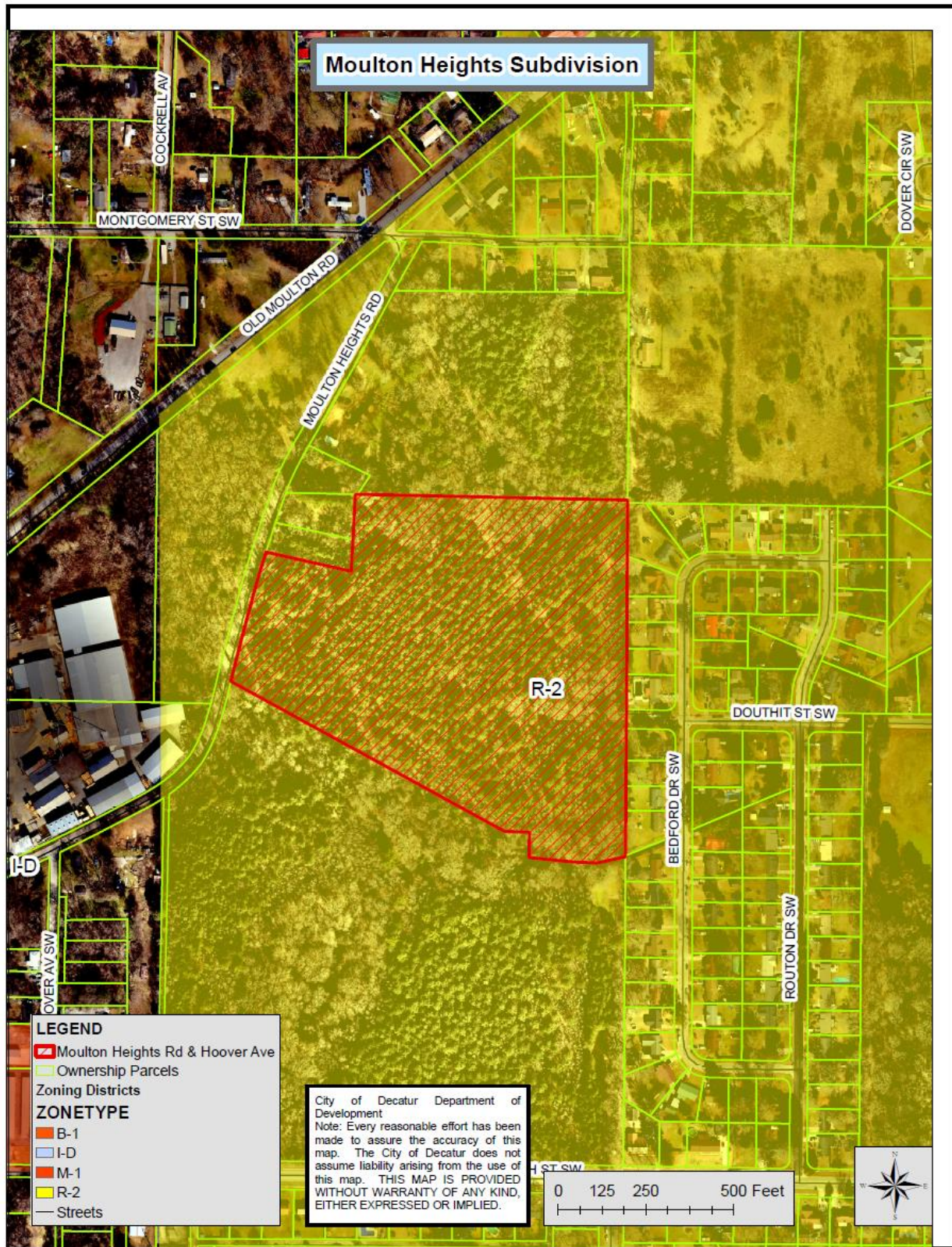
COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

Conditions to be met:

1. Will need utility easement between lots 19 & 20 if not connecting road to Douthit St SW.

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









A Grand City on a CHARMING SCALE

RESOLUTION 007-24
2024 ZONING ORDINANCE UPDATE

WHEREAS, the City of Decatur, Alabama recognizes the importance of proper land use and development to ensure public health, safety, and welfare; and

WHEREAS, the current Zoning Ordinance has become outdated and no longer aligns with the current needs and vision of the City of Decatur; and

WHEREAS, the City has conducted extensive research, analysis, and community engagement to develop a new zoning ordinance that reflects the City's goals, vision, and values;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF DECATUR, ALABAMA AS FOLLOWS:

BE IT FURTHER RESOLVED that the Planning Commission approves the New Zoning Ordinance to be ADOPTED _____2024.

APPROVED this _____ day of _____,2025.

City of Decatur, Alabama Planning Commission

By: _____
J. Kent Lawrence, Chairman



A Grand City on a CHARMING SCALE

RESOLUTION 008-24
2024 MAP ORDINANCE UPDATE

WHEREAS, the City of Decatur, Alabama recognizes the importance of proper land use and development to ensure public health, safety, and welfare; and

WHEREAS, the current Zoning Map has become outdated and no longer aligns with the current needs and vision of the City of Decatur; and

WHEREAS, the City has conducted extensive research, analysis, and community engagement to develop a new zoning ordinance that reflects the City's goals, vision, and values;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF DECATUR, ALABAMA AS FOLLOWS:

BE IT FURTHER RESOLVED that the Planning Commission approves the New Zoning Map to be ADOPTED _____ 2024.

APPROVED this _____ day of _____, 2025.

City of Decatur, Alabama Planning Commission

By: _____
J. Kent Lawrence, Chairman