

MEMORANDUM

DATE: June 18, 2024

TO: Planning Commission

TRC MEETING

Building Conference Room 4th Floor

June 11th, 2024

Meeting-1:15 p.m.

PLANNING COMMISSION MEETING

June 18th, 2024

Pre-Meeting – 2:45 p.m.

Meeting – 3:30 p.m.

City Council Chambers

Agenda Planning Commission

City of Decatur, AL

June 18th, 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

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A. Minor Plat- Starbucks	PWM For Ming Commercial Real Estate	3-6
B. Minor Plat- Valley Park	PWM For Huntsville LLC	7-10

Consent Agenda

Certificates

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A. Certificate 3623-24	GMC/Corey Shoop	11-14
B. Certificate 3624-24	PWM For Phil Hendrix & Annie Matthews	15-18
C. Certificate 3625-24	PWM for Marie L. Thomas	19-22
D. Certificate 3626-24	PWM for Rodan Development Co.	23-26

Site Plan

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B. Site Plan 675-24	GMC For Calhoun CC	31-34
C. Site Plan 676-24	PWM For Decatur Heritage	35-38
D. Site Plan 677-24	PWM For Ming Commercial Real Estate	39-42

Vacation

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A. Vacation	PWM For Flint Church of Christ	43-45

Other Business

PAGE NO.

Minor Plats

Minor Plat: Replat of Southland Shopping Center

FILE NAME OR NUMBER: Minor Plat: Replat of Southland Shopping Center

ACRES: 2.41 acres +/-

CURRENT ZONE: M-1 (Light-Industry) & B-2 (General-Business)

APPLICANT: PWM for Ming Commercial Real Estate

LOCATION AND/OR PROPERTY ADDRESS: 2009 6th Ave SE

REQUEST: Replatting two lots

PROPOSED LAND USE: Commercial

ONE DECATUR FUTURE LAND USE: Community Commercial

ONE DECATUR STREET TYPOLOGY: 6th Ave is a Principal Arterial

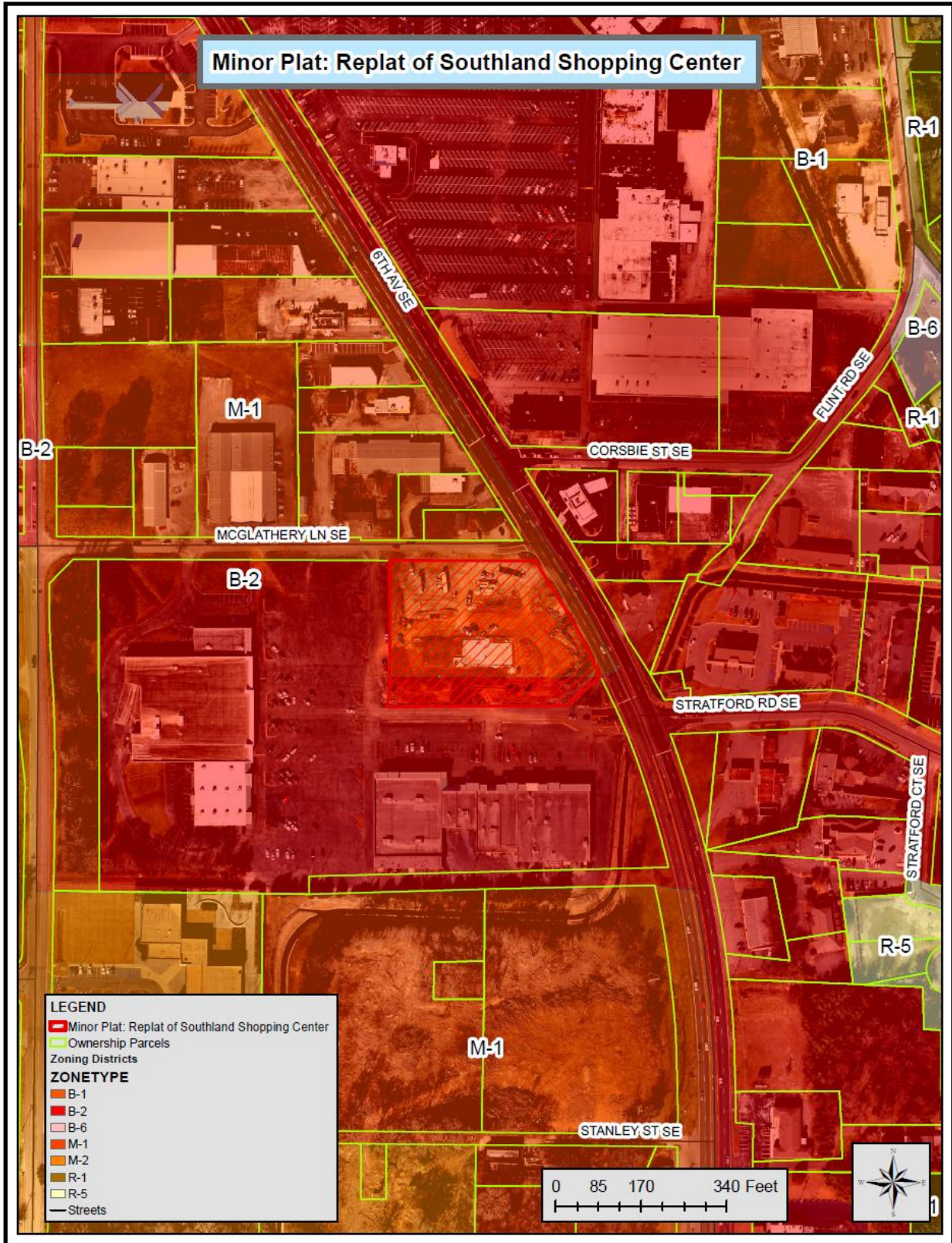
COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

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.





Minor Plat: Valley Park North Phase 1

FILE NAME OR NUMBER: Minor Plat: Valley Park North Phase 1

ACRES: 0.11 acres +/-

CURRENT ZONE: R-3 (Single-Family)

APPLICANT: PWM for Huntsville LLC.

LOCATION AND/OR PROPERTY ADDRESS: 220 Clear Creek Drive

REQUEST: Replat of one parcel

PROPOSED LAND USE: Residential

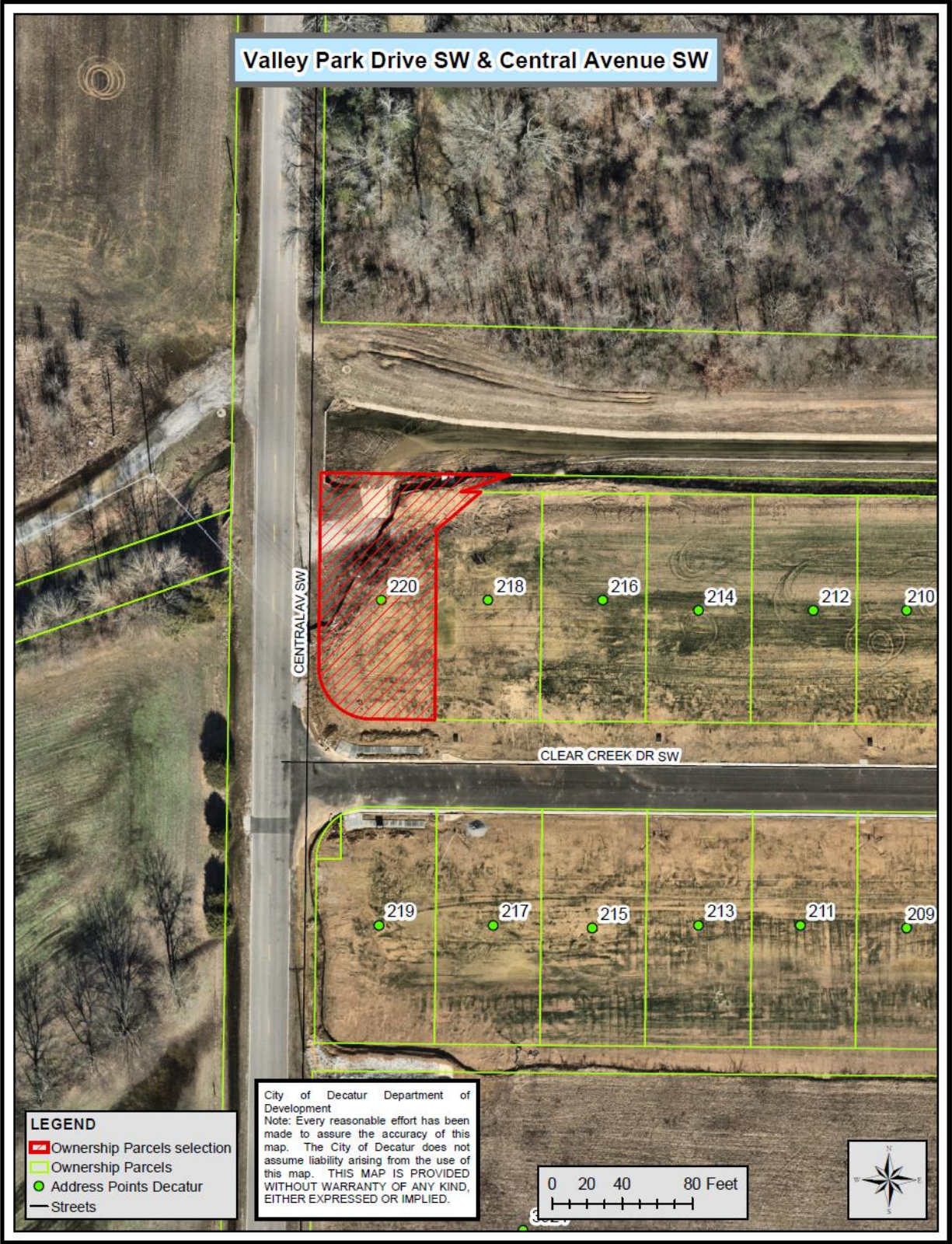
ONE DECATUR FUTURE LAND USE: Mixed Neighborhood

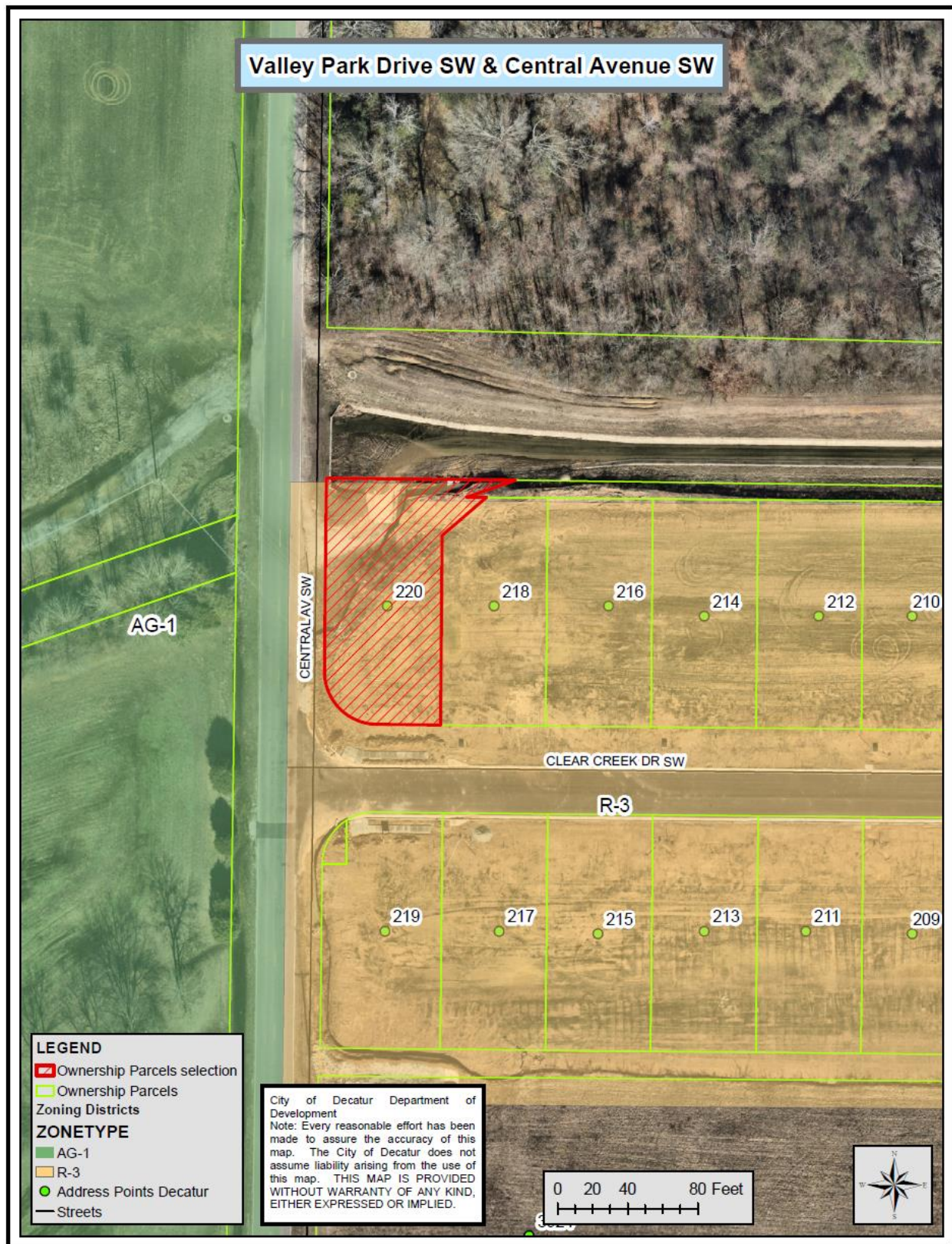
ONE DECATUR STREET TYPOLOGY: Clear Creek Road is a local street

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.





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Consent Agenda

CERTIFICATE

Certificate 3623-24

FILE NAME OR NUMBER: Certificate 3623-24

ACRES: 57 acres +/-

CURRENT ZONE: I-D (Institutional)

APPLICANT: GMC/Corey Shoop

LOCATION AND/OR PROPERTY ADDRESS: Highway 31 N

REQUEST: Consolidate two parcels into one

PROPOSED LAND USE: Institutional

ONE DECATUR FUTURE LAND USE: Major Institution/Civic

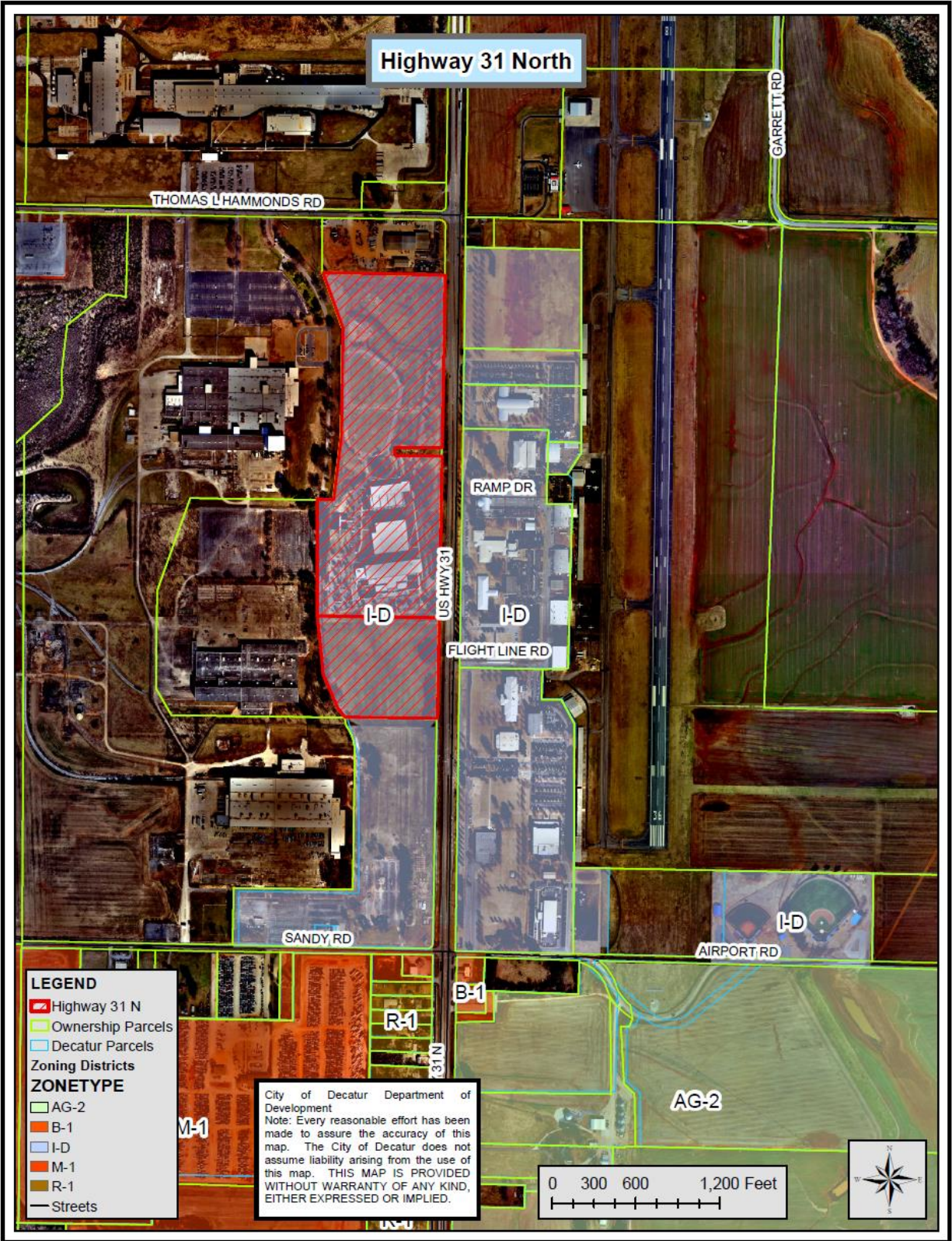
ONE DECATUR STREET TYPOLOGY: Highway 31 N is a Principal Arterial

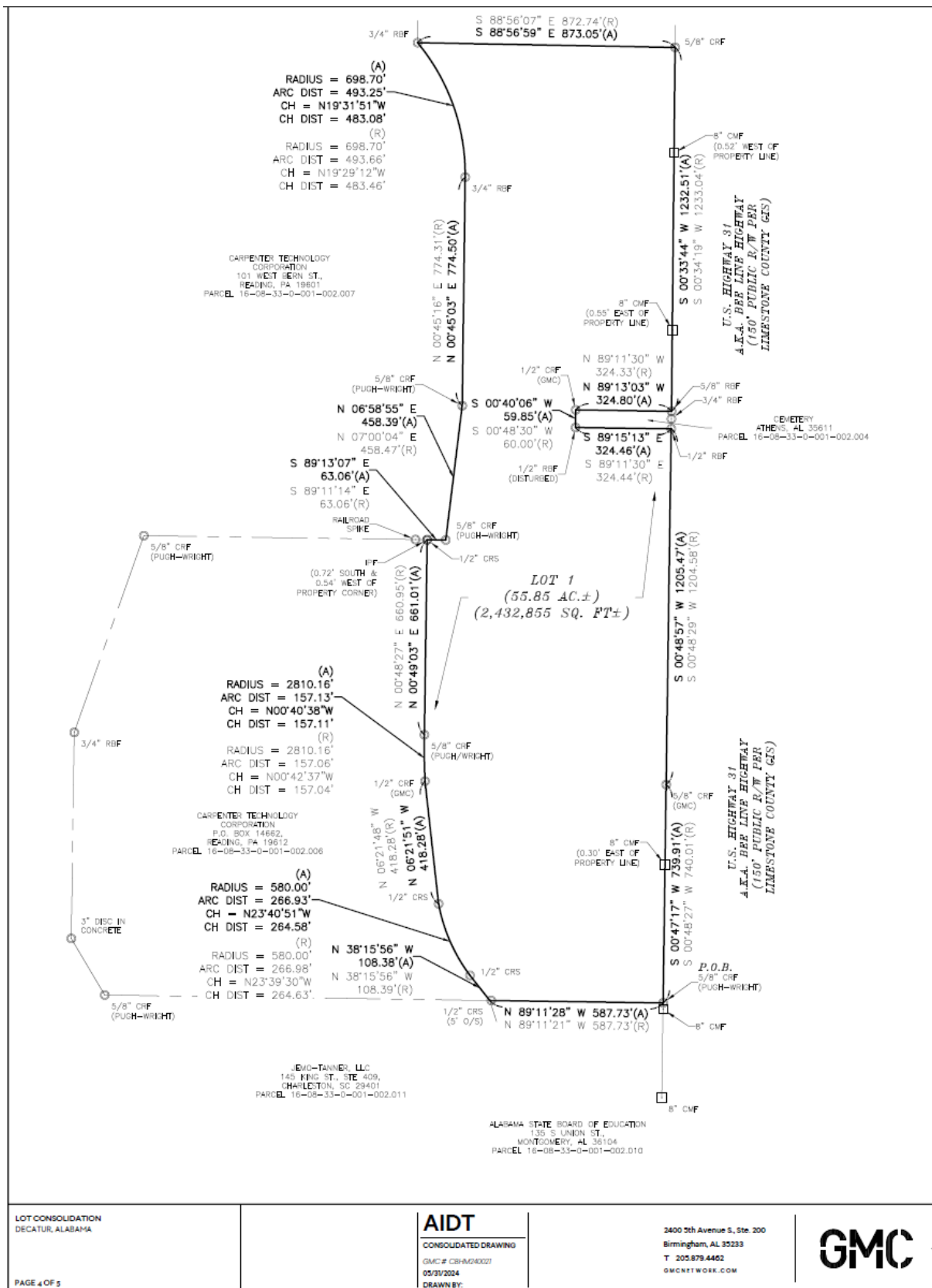
COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

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







Certificate 3624-24

FILE NAME OR NUMBER: Certificate 3624-24

ACRES: 45.40 acres +/-

CURRENT ZONE: AG-1 (Agriculture)

APPLICANT: Pugh Wright McNally

LOCATION AND/OR PROPERTY ADDRESS: Danville Road SW

REQUEST: Consolidate and subdivide three parcels

PROPOSED LAND USE: Agriculture

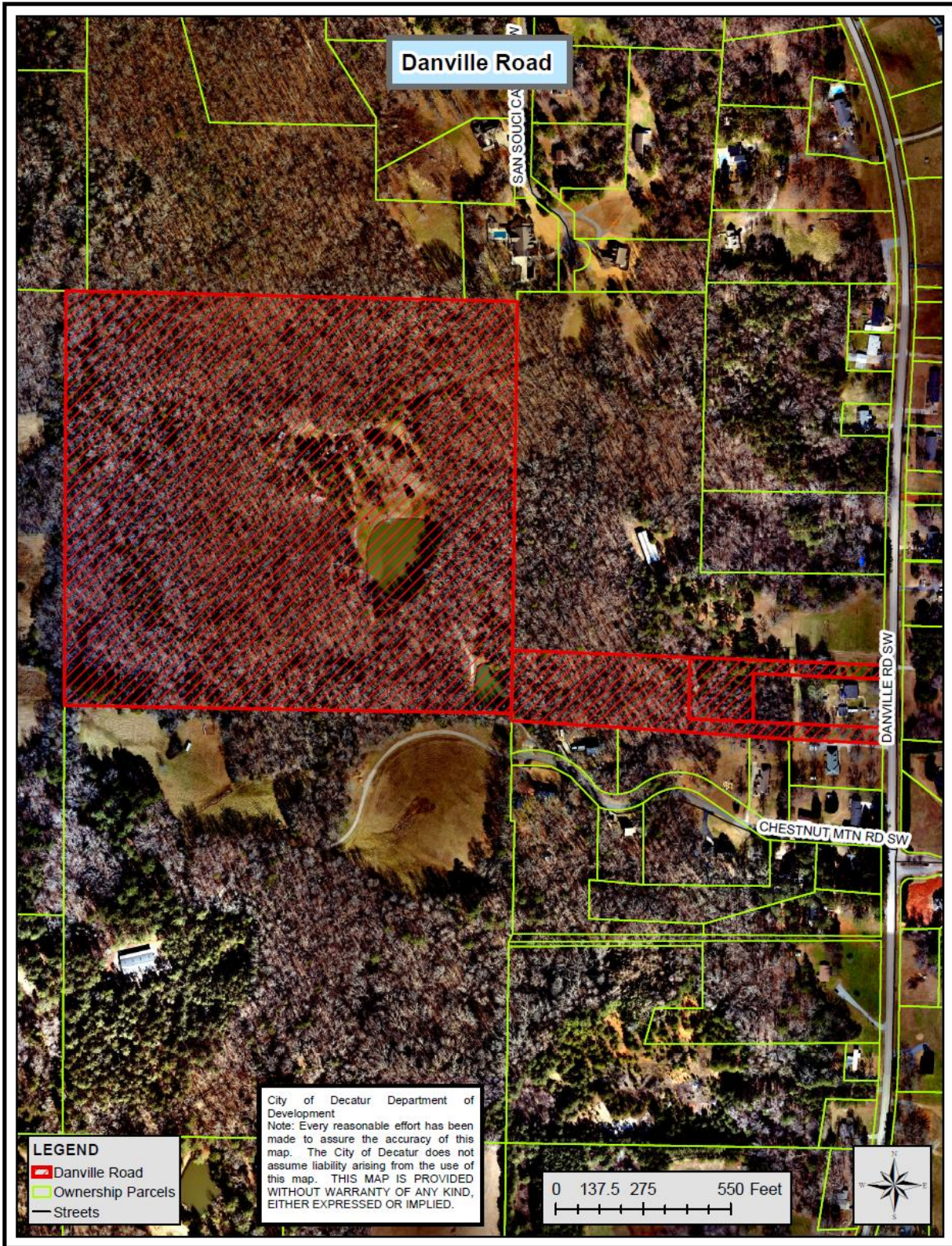
ONE DECATUR FUTURE LAND USE: Low Residential

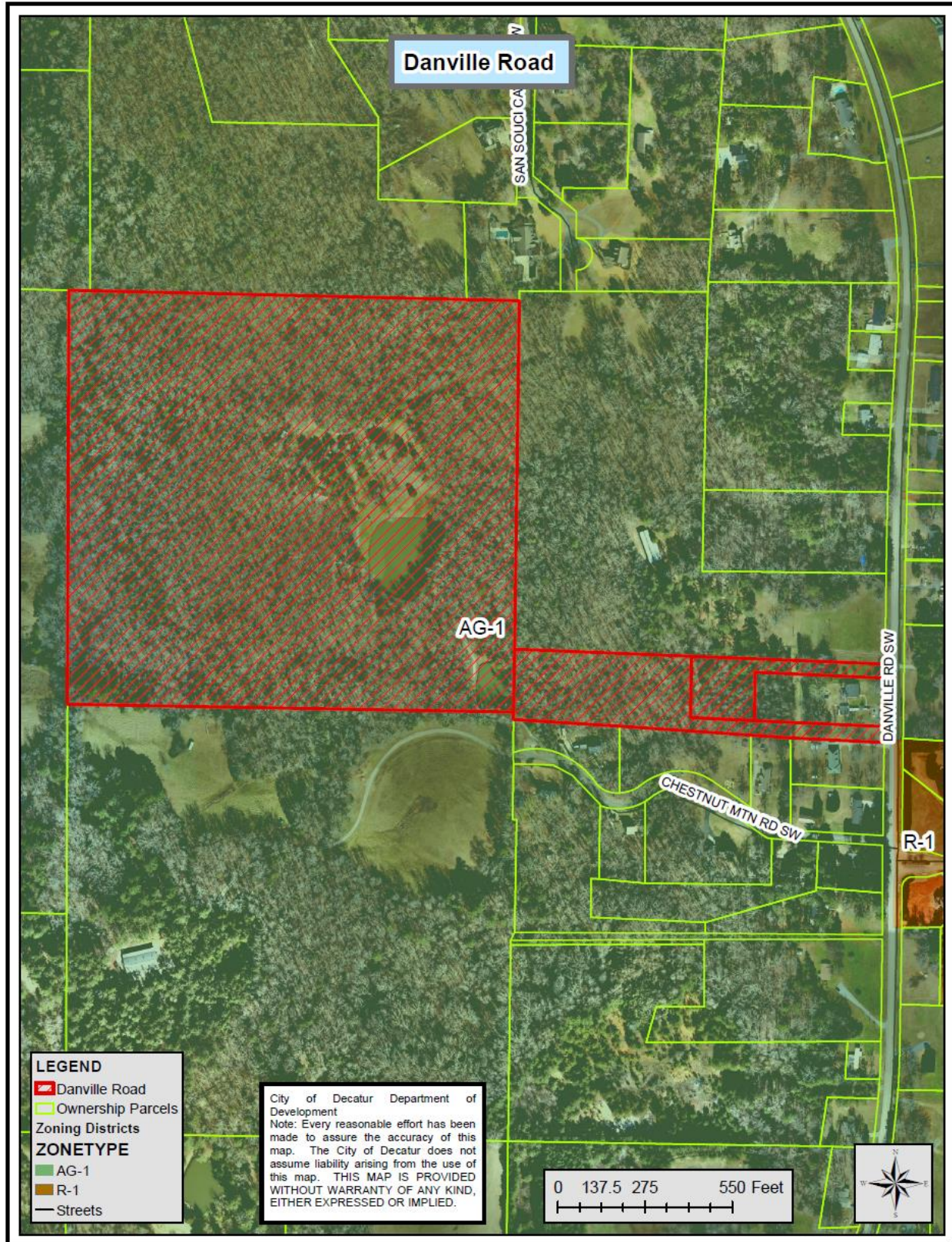
ONE DECATUR STREET TYPOLOGY: Danville Road is a Minor Arterial

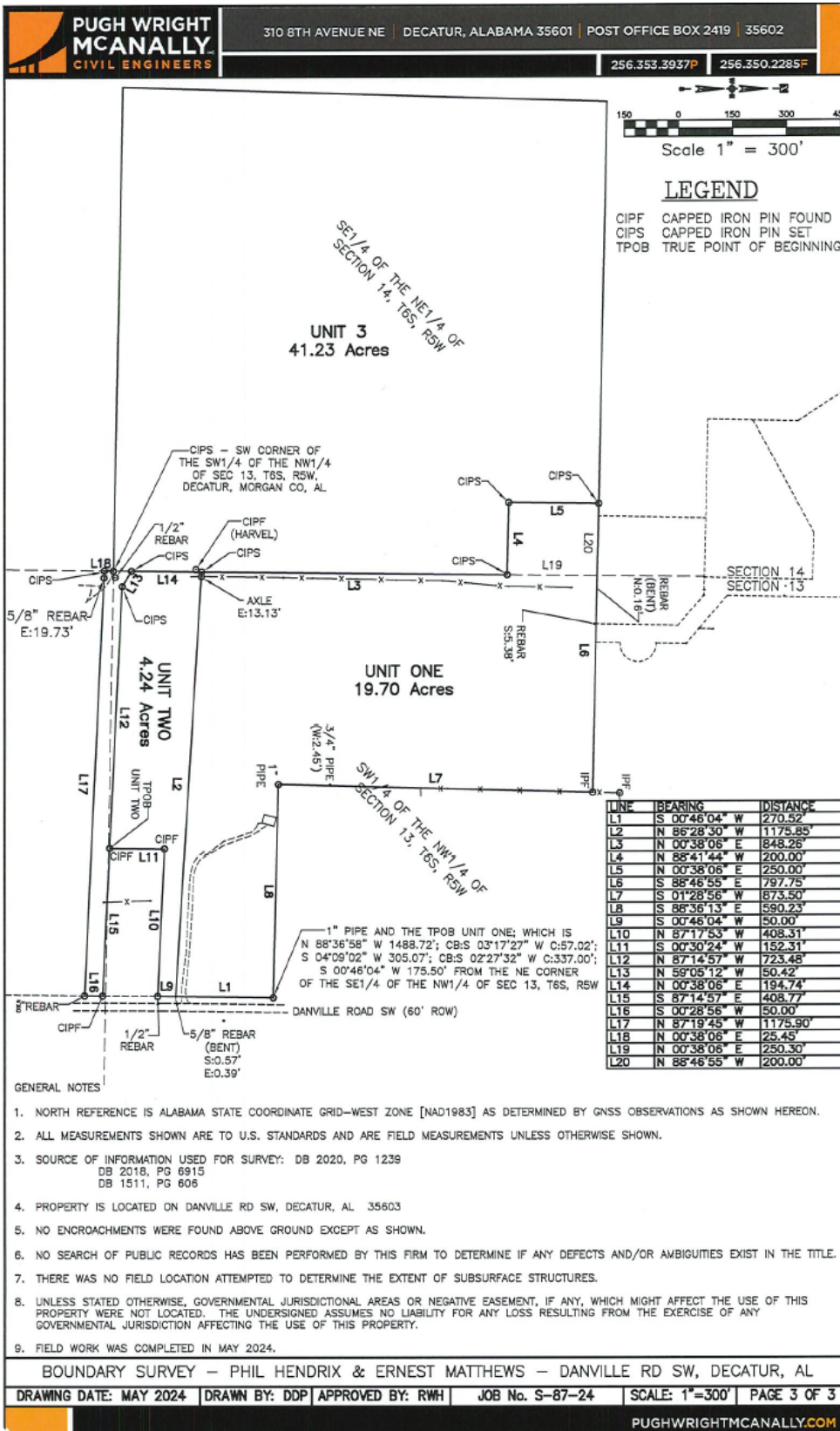
COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

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 3625-24

FILE NAME OR NUMBER: Certificate 3625-24

ACRES: 40.31 acres +/-

CURRENT ZONE: A-G (Agriculture)

APPLICANT: PWM for Marie L. Thomas

LOCATION AND/OR PROPERTY ADDRESS: North of Old River Road SE

REQUEST: Consolidate & subdivide two parcels

PROPOSED LAND USE: Agricultural

ONE DECATUR FUTURE LAND USE: Low Residential

ONE DECATUR STREET TYPOLOGY: Old River Road SE is a local street

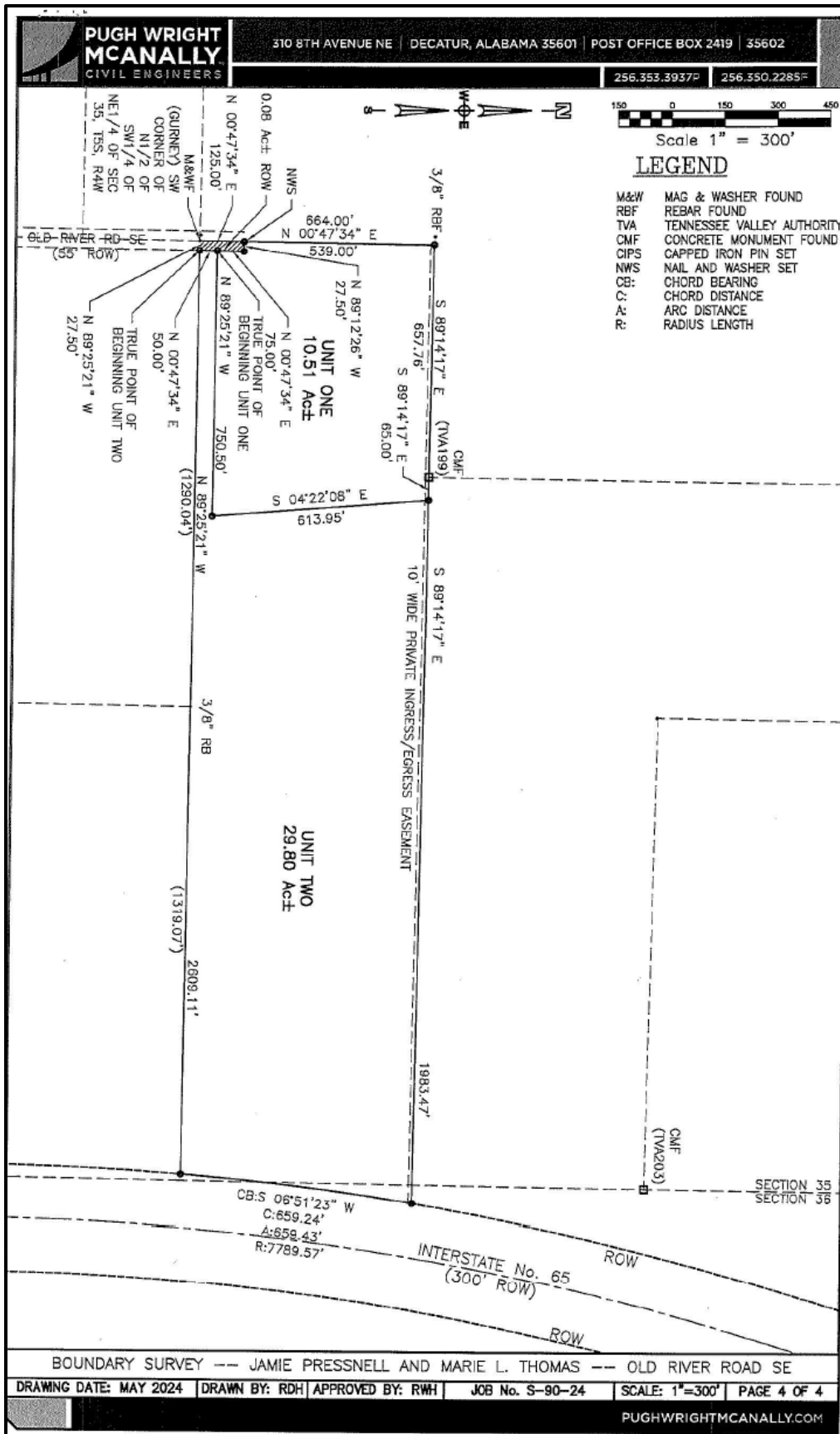
COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

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







Certificate 3626-24

FILE NAME OR NUMBER: Certificate 3626-24

ACRES: 19.22 acres +/-

CURRENT ZONE: M-2 (General Industry)

APPLICANT: PWM for Rodan Development Company, LLC

LOCATION AND/OR PROPERTY ADDRESS: 716 Summit Drive SE

REQUEST: Consolidate & subdivide three parcels

PROPOSED LAND USE: Industrial

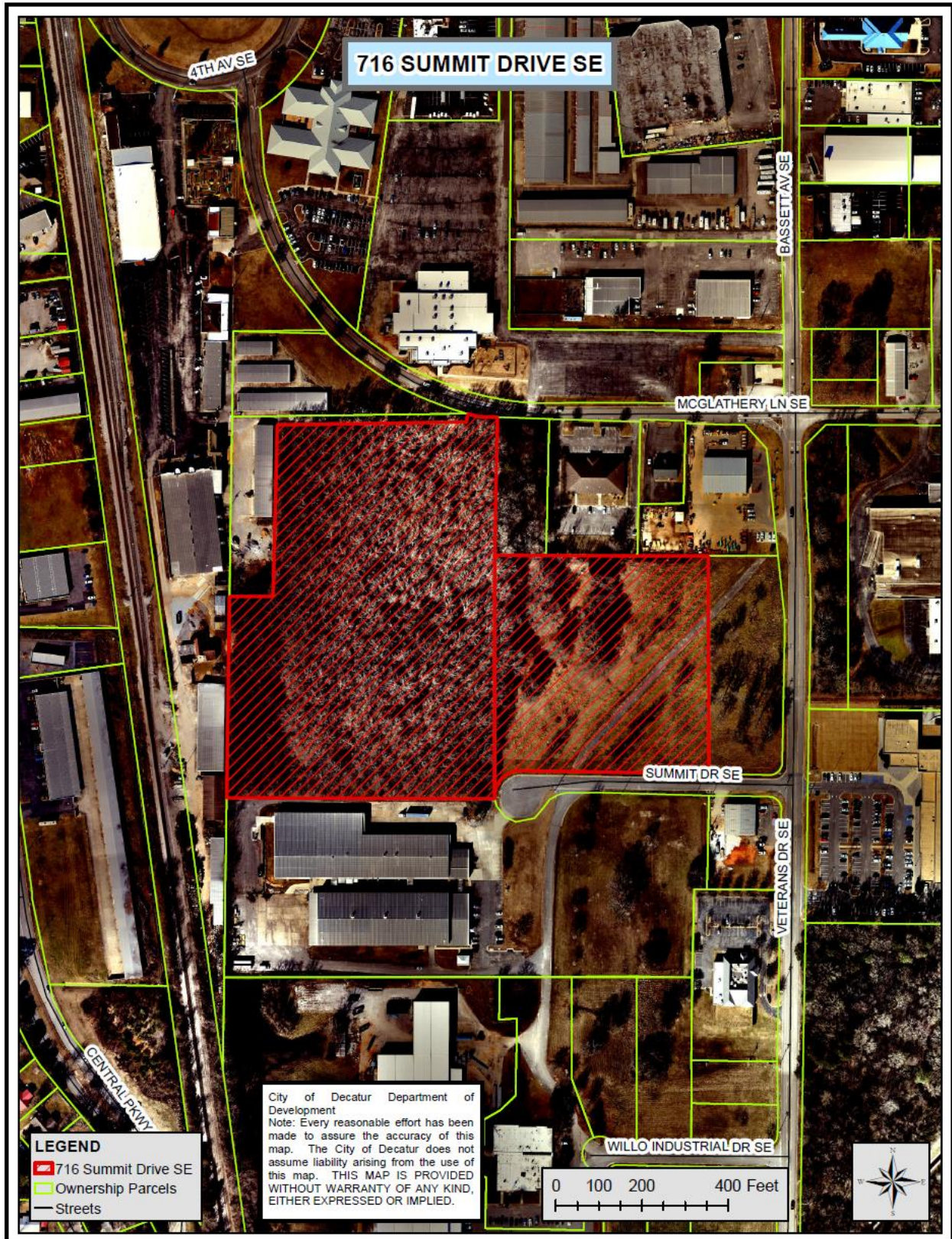
ONE DECATUR FUTURE LAND USE: Flex Employment Center

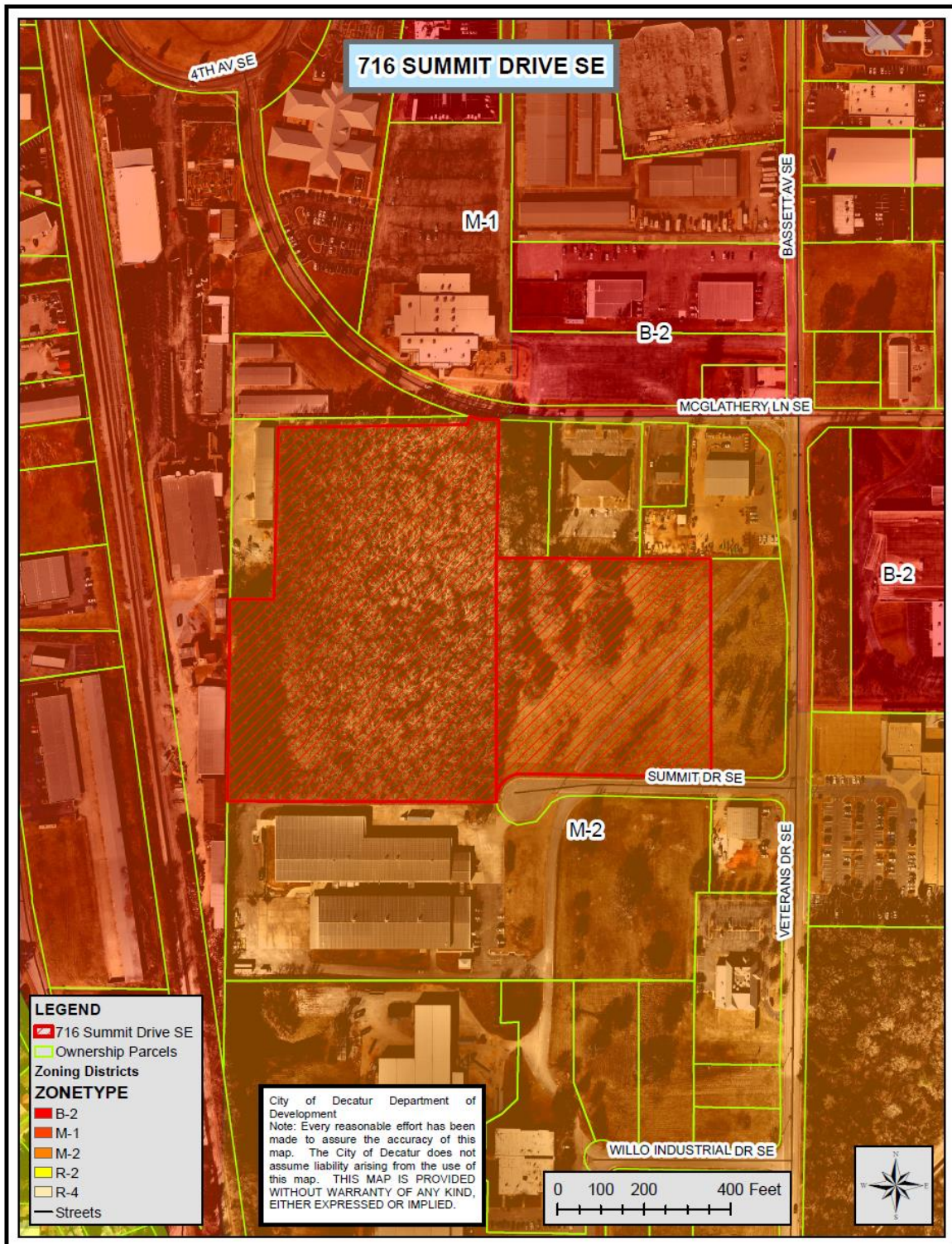
ONE DECATUR STREET TYPOLOGY: Summit Drive SE is a local street

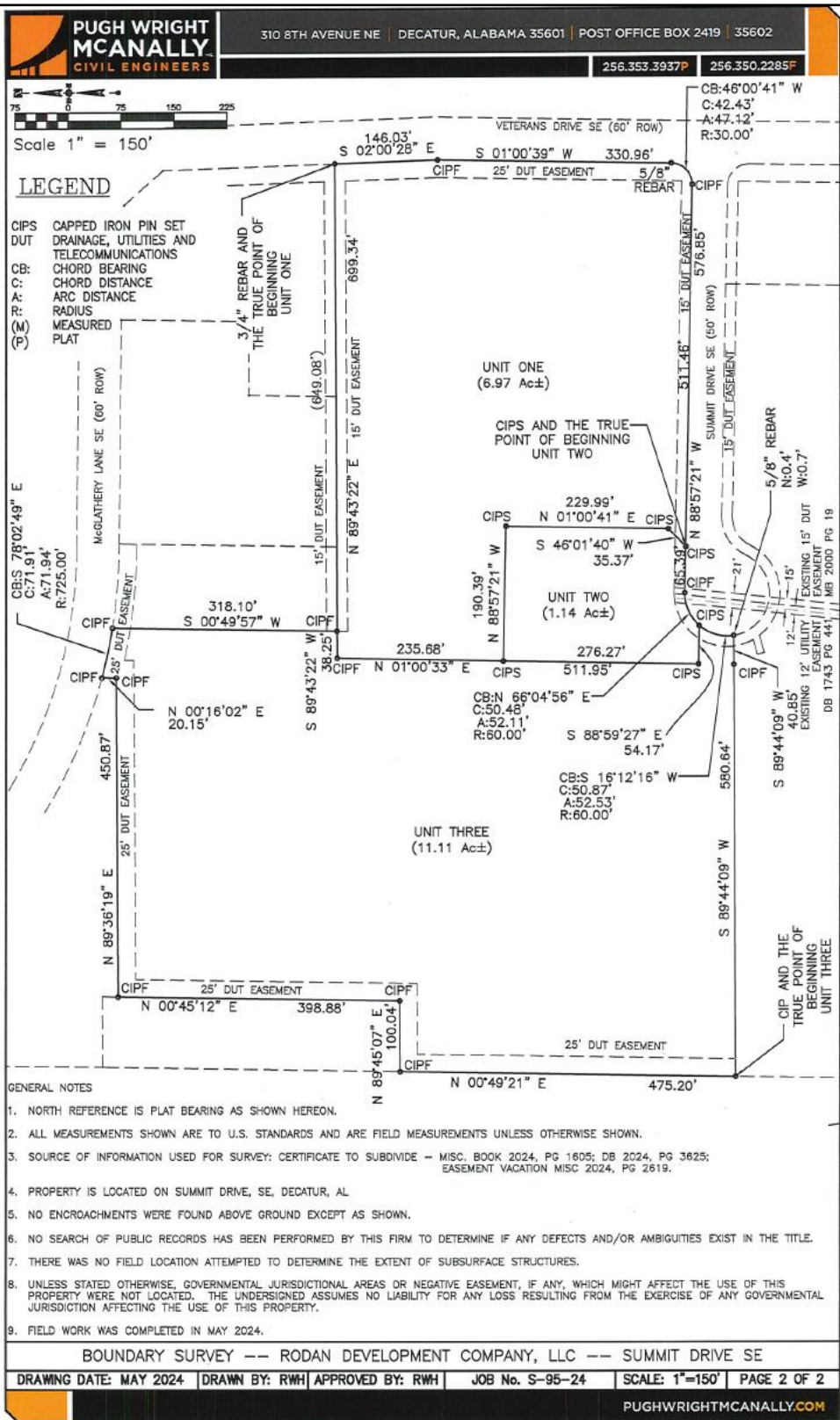
COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

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







Site Plans

Site Plan 674-24

FILE NAME OR NUMBER: Site Plan 674-24

ACRES: 2.5 acres +/-

CURRENT ZONE: M-2 (General-Industry)

APPLICANT: The Broadway Group, LLC

LOCATION AND/OR PROPERTY ADDRESS: Point Mallard Drive SE

REQUEST: Approved Site Plan

PROPOSED LAND USE: Commercial

ONE DECATUR FUTURE LAND USE: Urban Edge Mixed Use

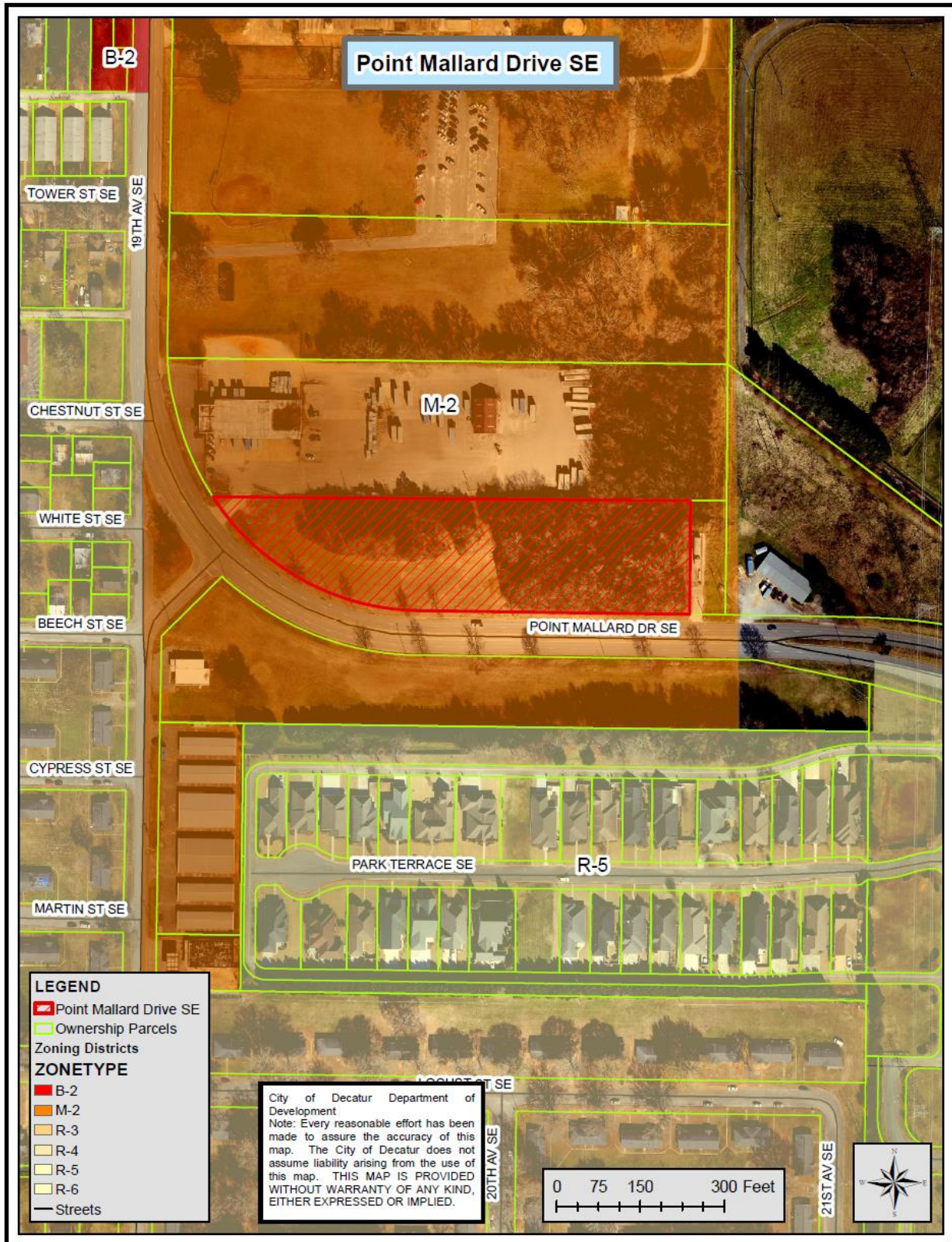
ONE DECATUR STREET TYPOLOGY: Point Mallard Drive is a Minor Arterial

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







Site Plan 675-24

FILE NAME OR NUMBER: Site Plan 675-24

ACRES: 0.67 acres +/-

CURRENT ZONE: B-5 (CBD)

APPLICANT: Corey Shoop of GMC

LOCATION AND/OR PROPERTY ADDRESS: NE corner of 1st Ave & Moulton ST

REQUEST: Approved Site Plan

PROPOSED LAND USE: Commercial

ONE DECATUR FUTURE LAND USE: Urban Core Downtown

ONE DECATUR STREET TYPOLOGY: Moulton is a Principal Arterial

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

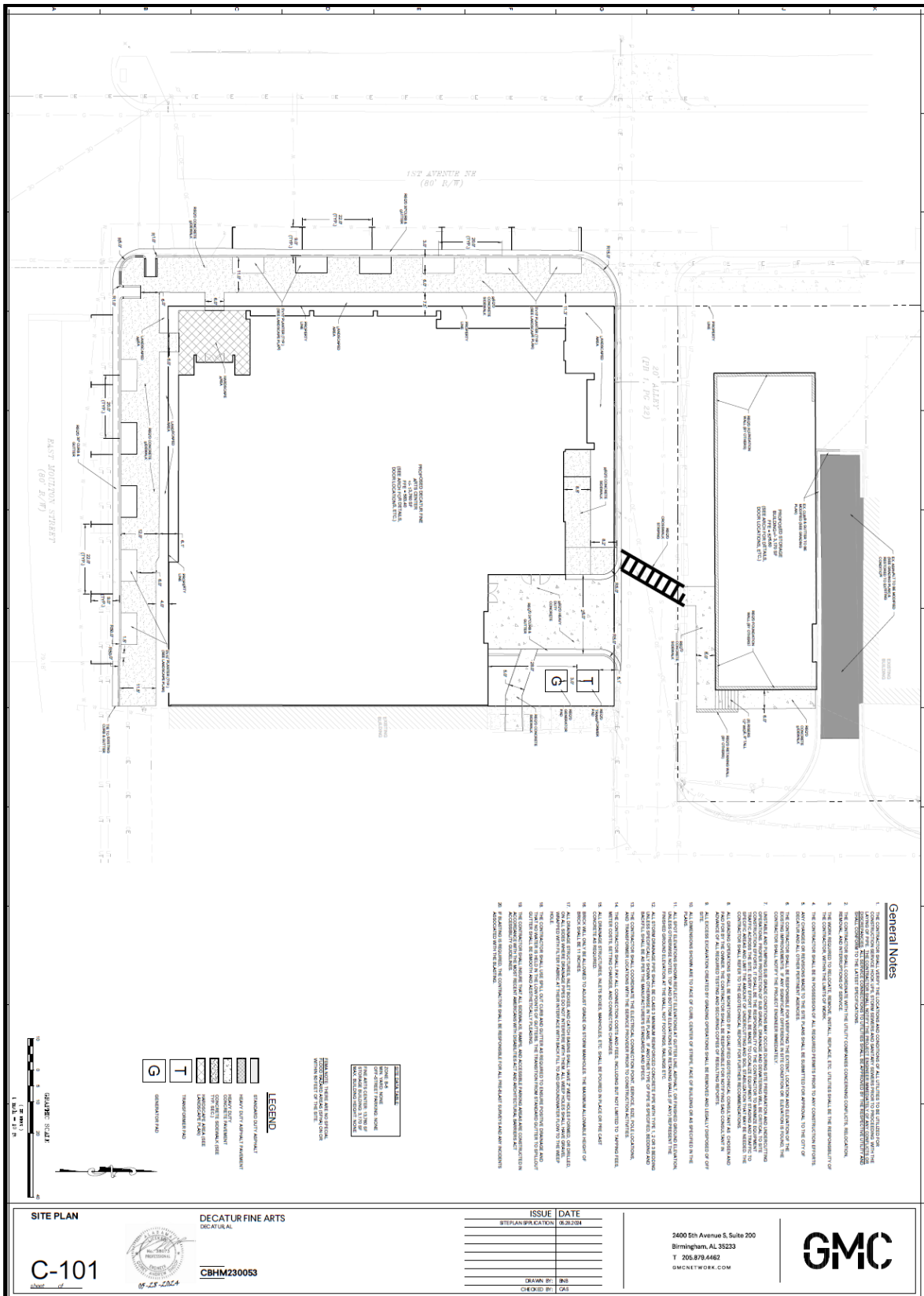
Conditions to be met:

1. Please add loading and unloading area
2. Please submit landscaping plan
3. Please show dumpster location
4. Call out removal of storm drain on demo plan
5. FFE lower than adjacent building needs some clarification
6. Filter sack needed on box at South West Corner on erosion control phase 1
7. Please provide dumpster enclosure detail

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







Site Plan 676-24

FILE NAME OR NUMBER: Site Plan 676-24

ACRES: 12 acres +/-

CURRENT ZONE: I-D (Institutional)

APPLICANT: Pugh Wright McNally Inc. Decatur Heritage

LOCATION AND/OR PROPERTY ADDRESS: 3802 Spring Ave SW

REQUEST: Approve site plan

PROPOSED LAND USE: Institutional

ONE DECATUR FUTURE LAND USE: Major Institution/Civic

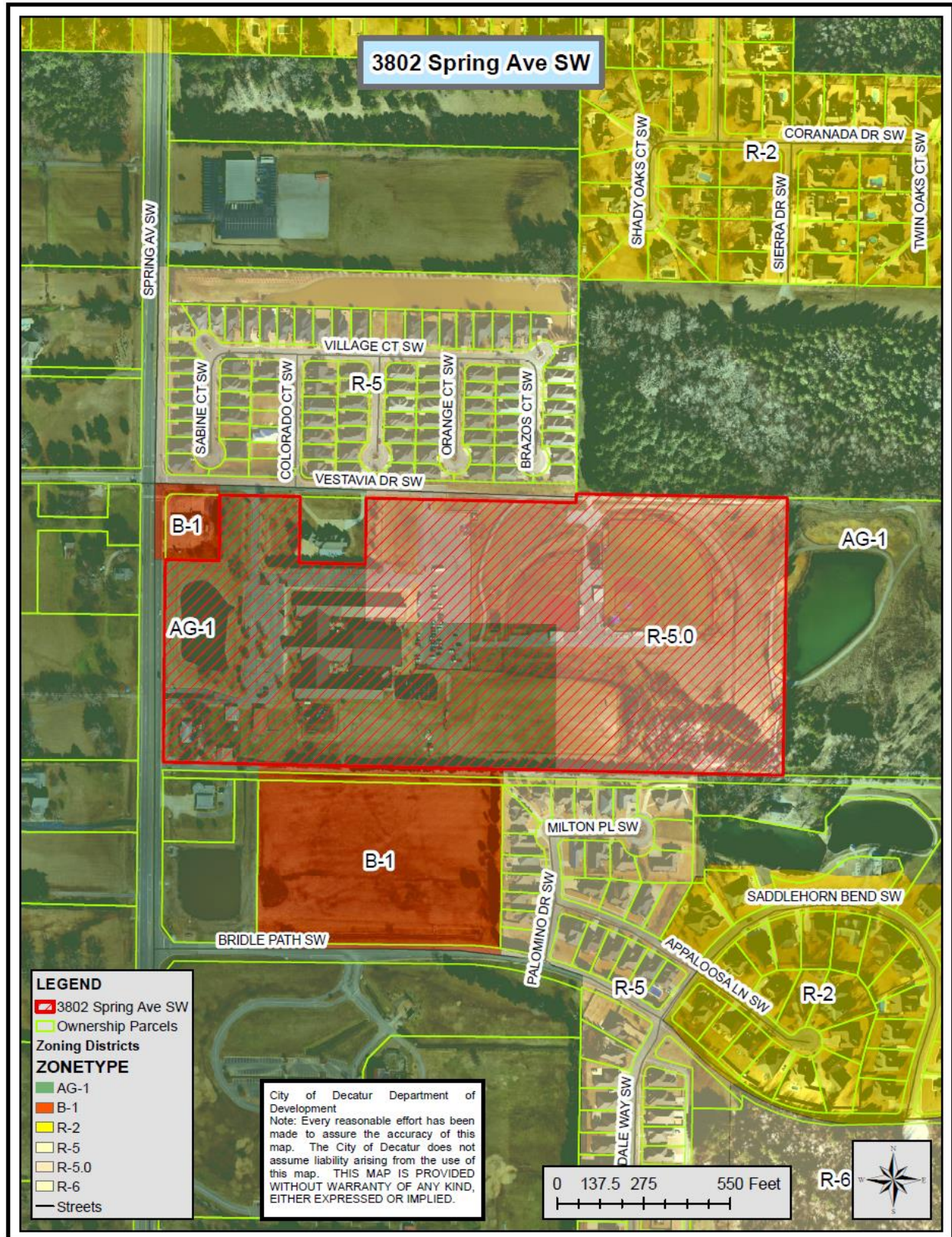
ONE DECATUR STREET TYPOLOGY: Spring Ave SW is a Minor Arterial

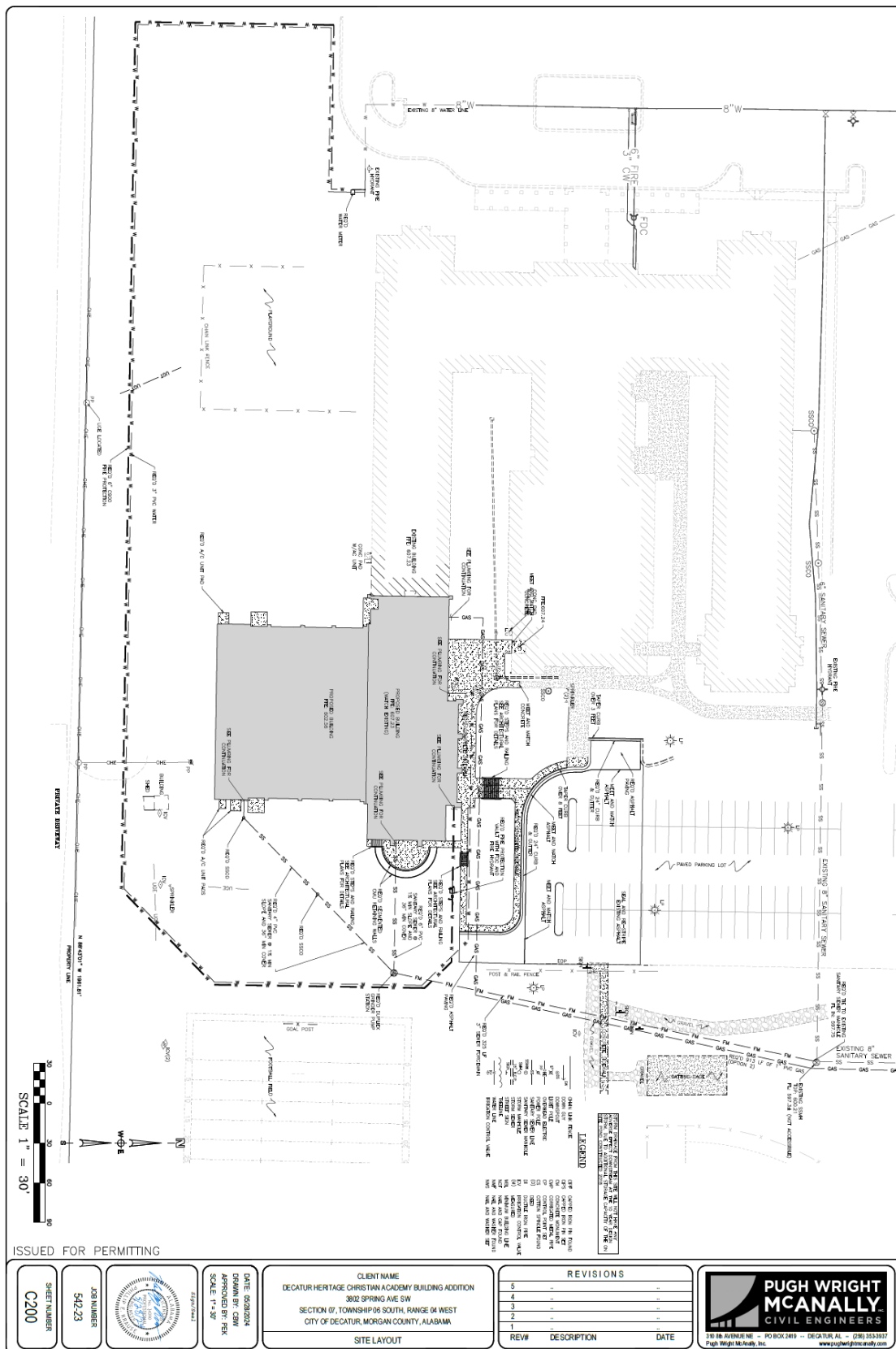
COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

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







Site Plan 677-24

FILE NAME OR NUMBER: Site Plan 677-24

ACRES: 0.76 acres +/-

CURRENT ZONE: M-1 (Light-Industry)

APPLICANT: Pugh Wright McNally for Ming Commercial Real Estate

LOCATION AND/OR PROPERTY ADDRESS: SE corner of 6th Ave & McGlathery LN

REQUEST: Approve site plan

PROPOSED LAND USE: Commercial

ONE DECATUR FUTURE LAND USE: Community Commercial

ONE DECATUR STREET TYPOLOGY: 6th Ave is a Principal Arterial

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

Conditions to be met:

Point of Information:

1. Any relocation of utilities will be at the owner's expense, and any relocation needs to occur before construction.
2. A variance was granted for a reduction of parking spaces



