

MEMORANDUM

DATE: July 23rd, 2024

TO: Planning Commission

TRC MEETING

Building Conference Room 4th Floor

July 16th, 2024

Meeting-1:15 p.m.

PLANNING COMMISSION MEETING

July 23rd, 2024

Pre-Meeting – 2:45 p.m.

Meeting – 3:30 p.m.

City Council Chambers

Agenda Planning Commission

City of Decatur, AL

July 23rd, 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 1426-24	PWM For Calvin Washington	PAGE NO. 3-6
B. Rezoning 1424-24	The City of Decatur	7-9

Preliminary Plats

A. Preliminary-River Oaks	PWM For DR Horton	PAGE NO. 10-13
B. Preliminary-Heritage Creek	PWM For Habitat for Humanity	14-17
C. Preliminary-Princeton Estates	PWM For Liberty Communities	18-21

Consent Agenda

Site Plan

A. Site Plan 679-24	PWM for Land Services, LLC	PAGE NO. 22-25
B. Site Plan 680-24	GMC	26-29

Certificates

A. Certificate 3627-24	Schoel Engineering	PAGE NO. 30-33
B. Certificate 3628-24	Mid-South Testing	34-37
C. Certificate 3629-24	PWM for Flint Church	38-41

Layout Plat

A. Valley Park Phase II	PWM for Wilshire Development LLC	PAGE NO. 42-45
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Final Plat

A. Kenzie Meadows Phase I	PWM for Huntsville LLC	PAGE NO. 46-49
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Rezoning

Rezoning 1426-24

FILE NAME OR NUMBER: Rezoning 1426-24

ACRES: 0.35 acres +/-

CURRENT ZONE: B-1 (Local Shopping District)

APPLICANT: Pugh Wright McAnally for Calvin Washington

LOCATION AND/OR PROPERTY ADDRESS: 211 W Moulton Street

REQUEST: Rezone 0.35 acres to B-2 (General-Business)

PROPOSED LAND USE: Commercial

ONE DECATUR FUTURE LAND USE: Urban Edge Mixed Use

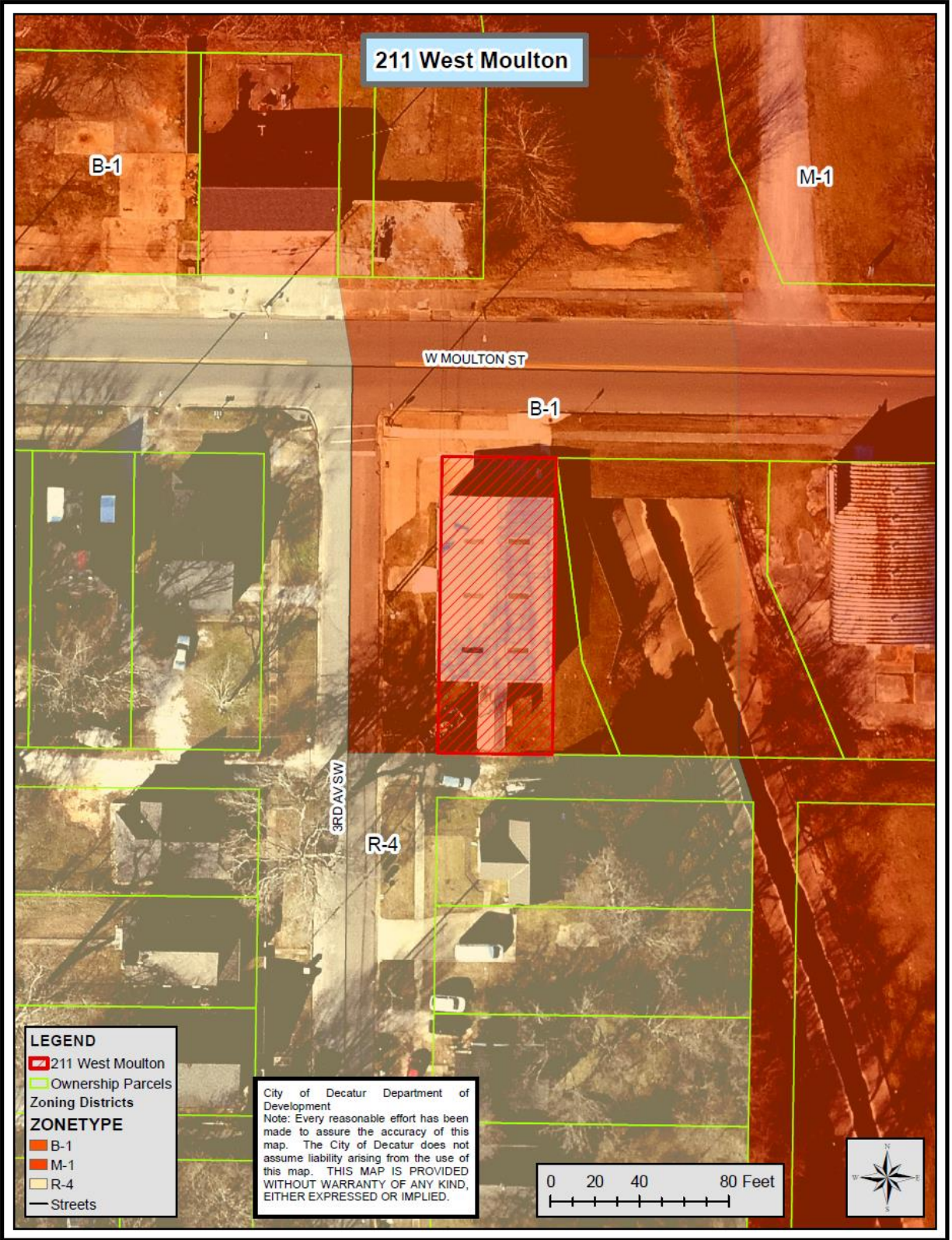
ONE DECATUR STREET TYPOLOGY: West Moulton Street is a Principal Arterial

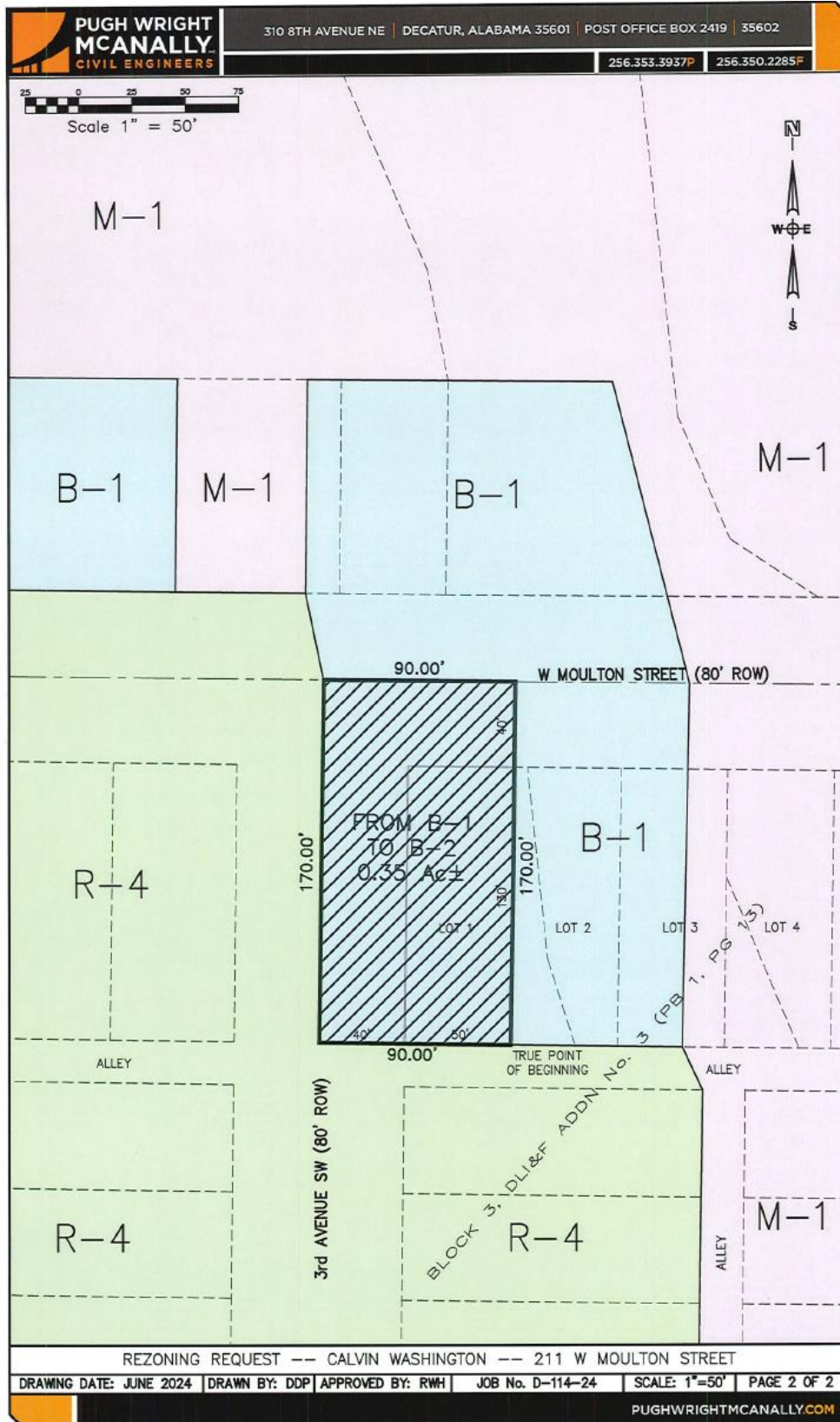
COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

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







Rezoning 1424-24

FILE NAME OR NUMBER: Rezoning 1424-24

ACRES: 202 +/- acres

CURRENT ZONE: AG-1 (Agriculture)

APPLICANT: The City of Decatur

LOCATION AND/OR PROPERTY ADDRESS: SW of 23366 Bibb Garrett Rd

REQUEST: Rezone 202 +/- acres from AG-2 (Agriculture) to RD (Redevelopment)

PROPOSED LAND USE: Redevelopment

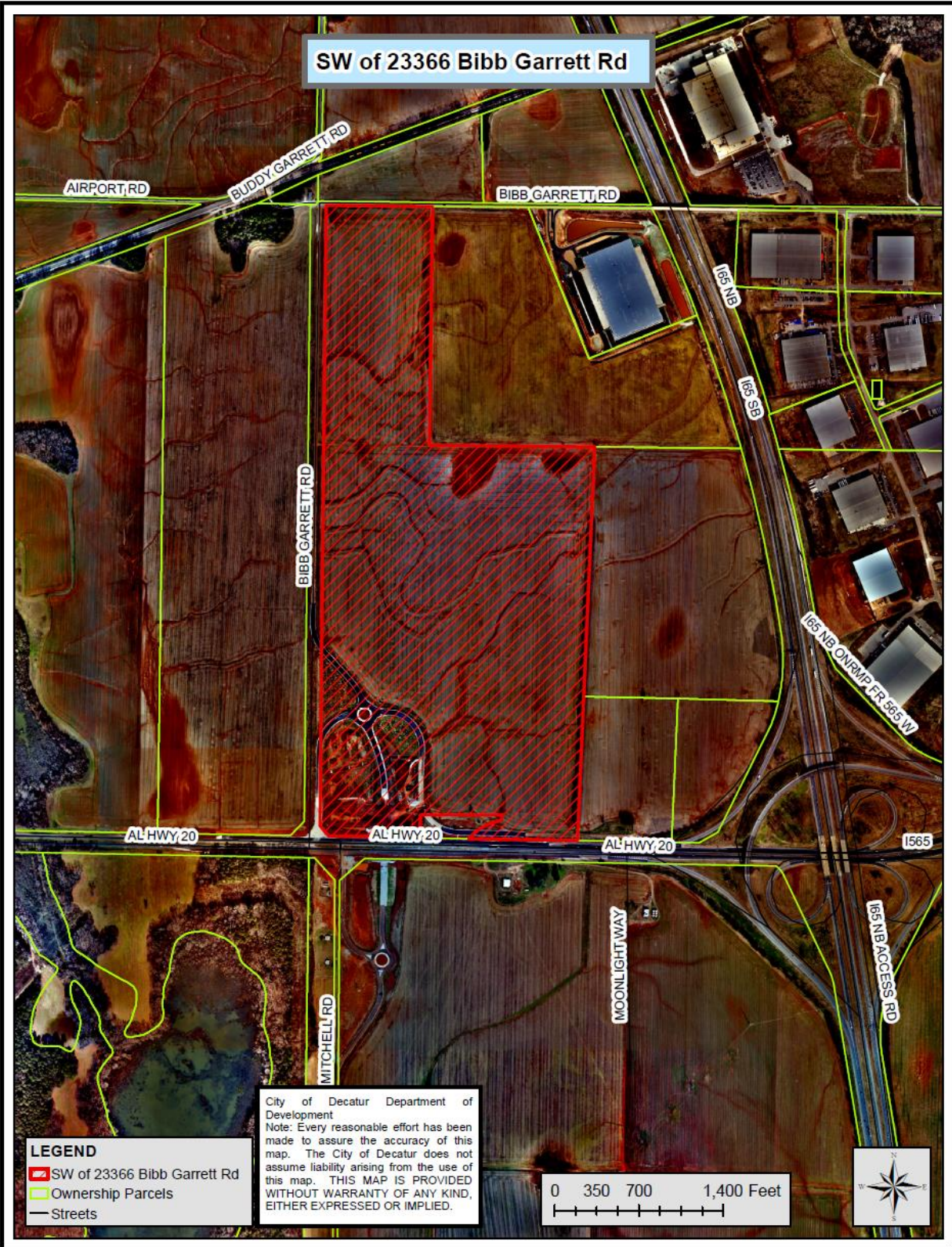
ONE DECATUR FUTURE LAND USE: Regional Mixed Neighborhood & Flex
Employment Center

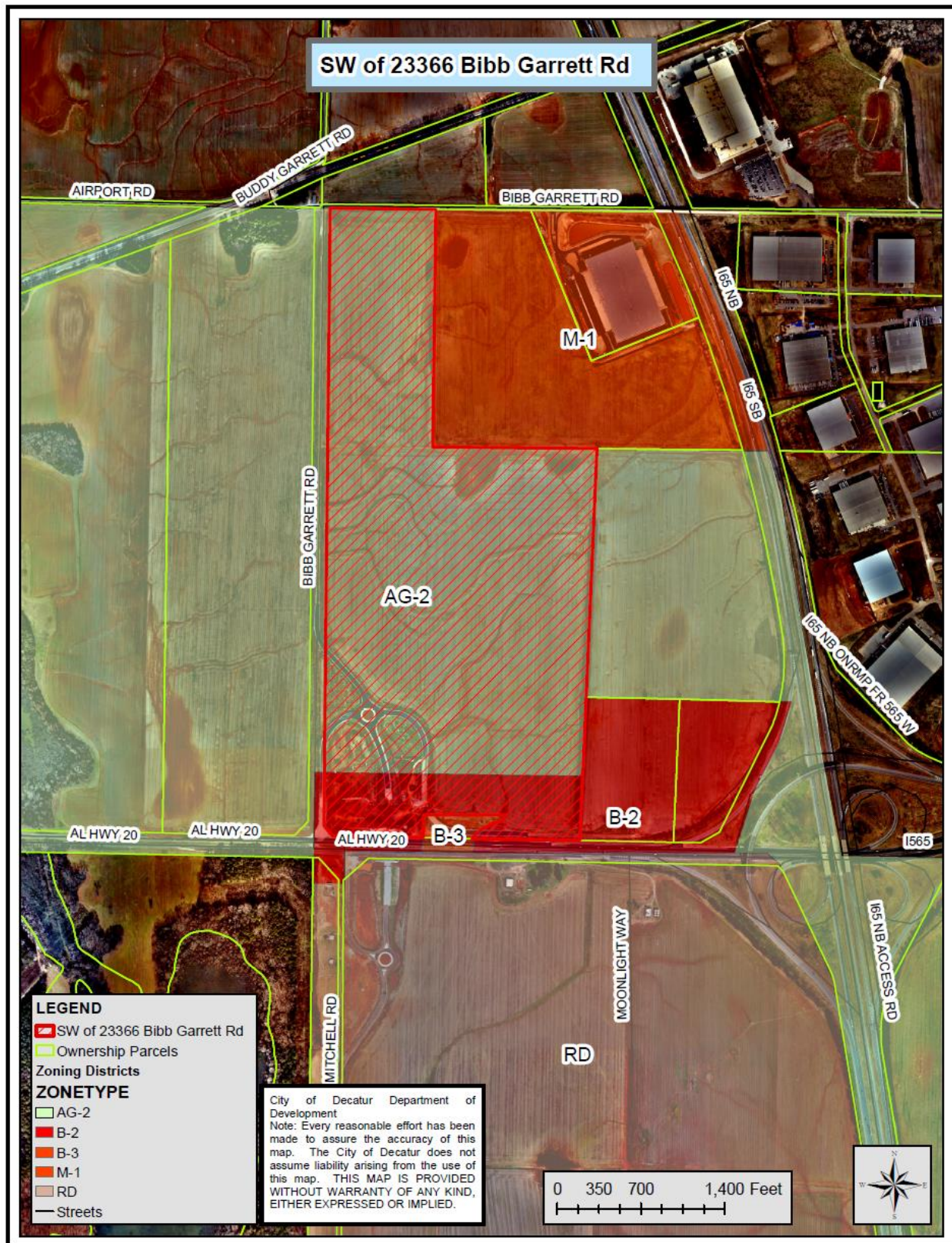
ONE DECATUR STREET TYPOLOGY: Bibb Garrett is a local street

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





Preliminary Plats

River Oaks Phase II

FILE NAME OR NUMBER: River Oaks Phase II

ACRES: 36.96 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: Construct 107 lots on 36.96 acres

PROPOSED LAND USE: Residential

ONE DECATUR FUTURE LAND USE: Mixed Neighborhood

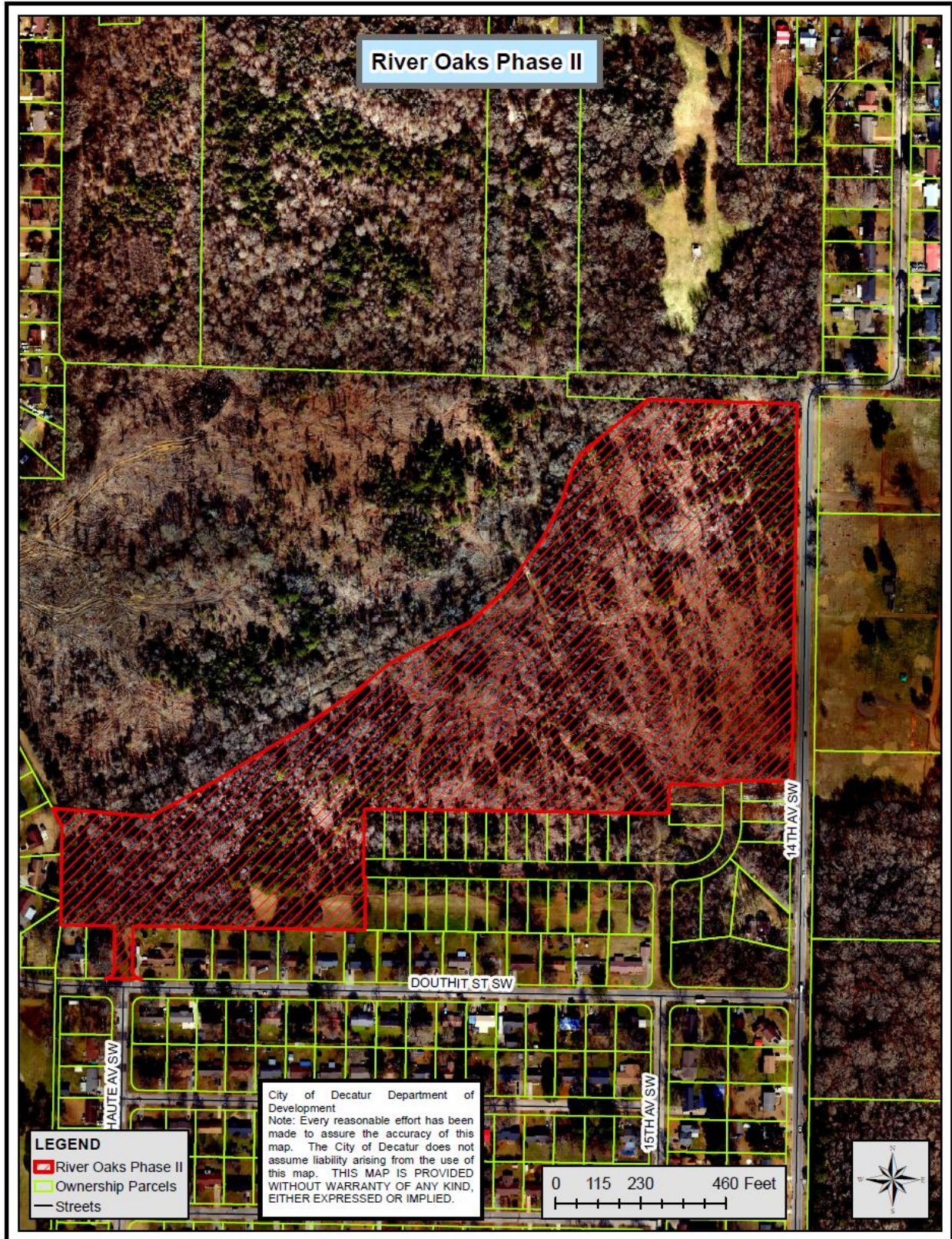
ONE DECATUR STREET TYPOLOGY: 14th Ave is a Collector Urban

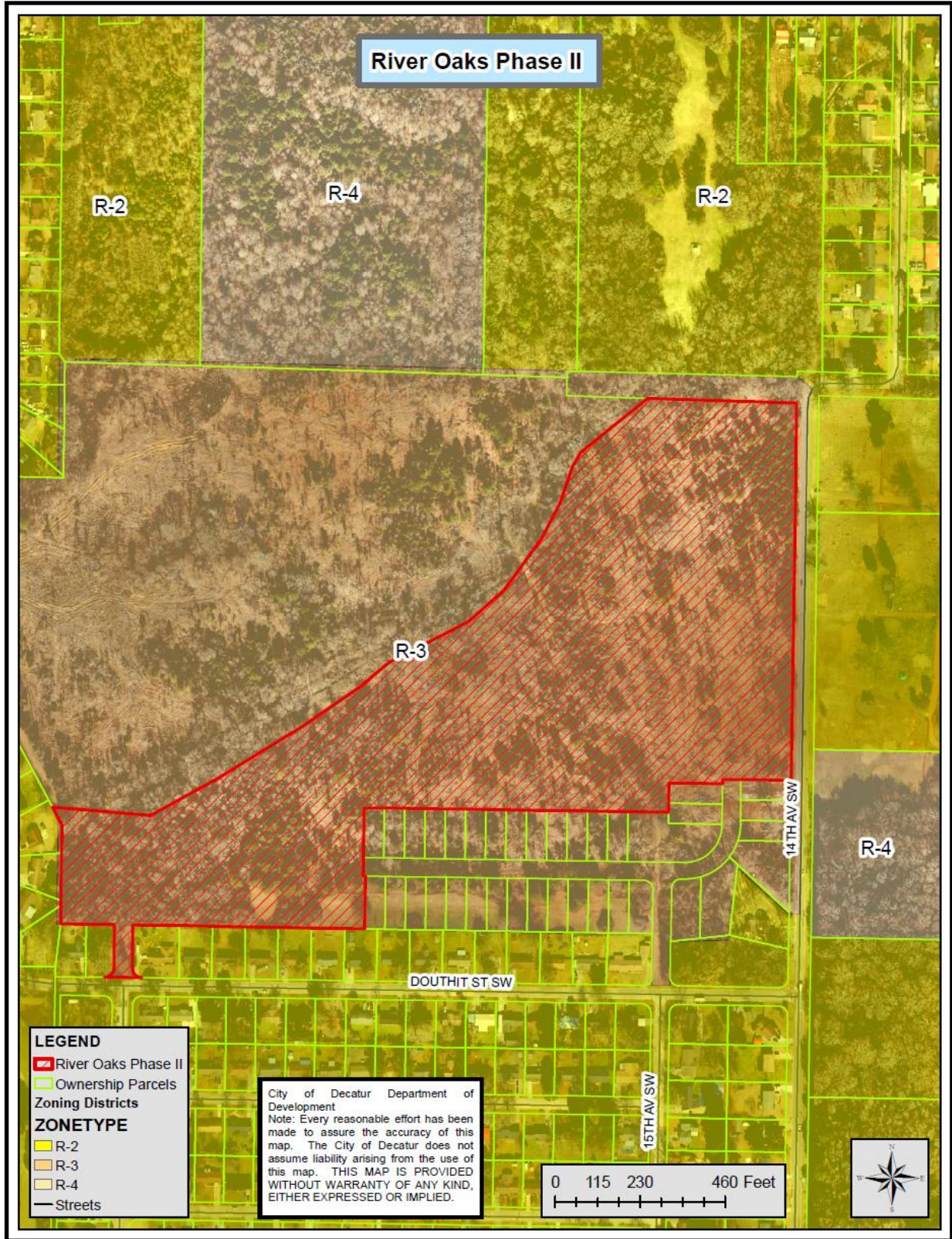
COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

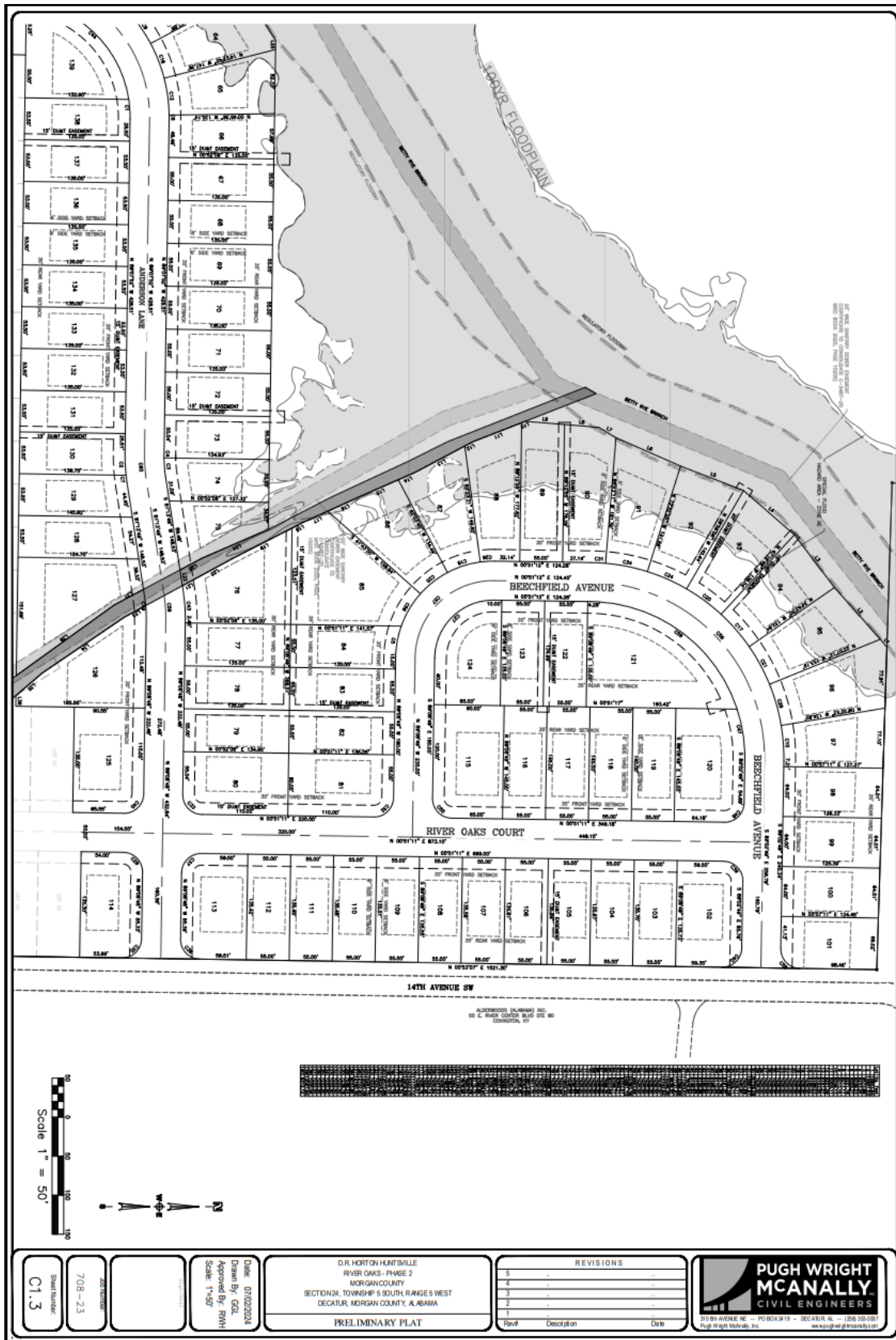
Conditions to be met:

1. Lot 101 missing MBL on East side
2. Add Plat Note: Sidewalks for individual lots shall be constructed and completed before any Certificate of Occupancy (CO) will be issued and are the responsibility of the homebuilder.

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







Heritage Creek

FILE NAME OR NUMBER: Heritage Creek Subdivision

ACRES: 19.52 +/- acres

CURRENT ZONE: R-5 (Patio-Homes)

APPLICANT: Pugh Wright McAnally for Habitat for Humanity

LOCATION AND/OR PROPERTY ADDRESS: Moulton Heights Road

REQUEST: Construct 76 parcels on 19.52 +/- acres

PROPOSED LAND USE: Residential

ONE DECATUR FUTURE LAND USE: Mixed Neighborhood

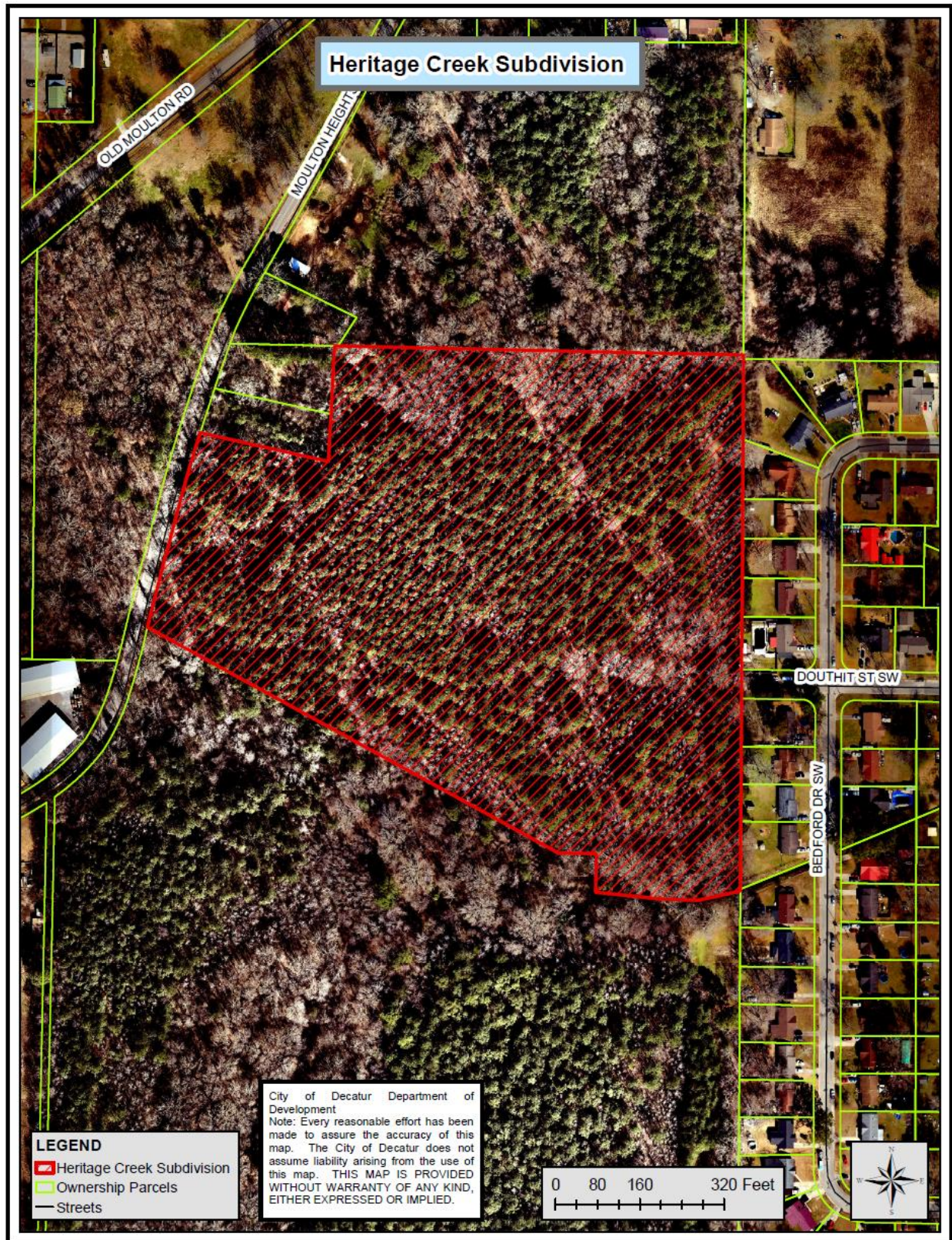
ONE DECATUR STREET TYPOLOGY: Moulton Heights Road is a local street

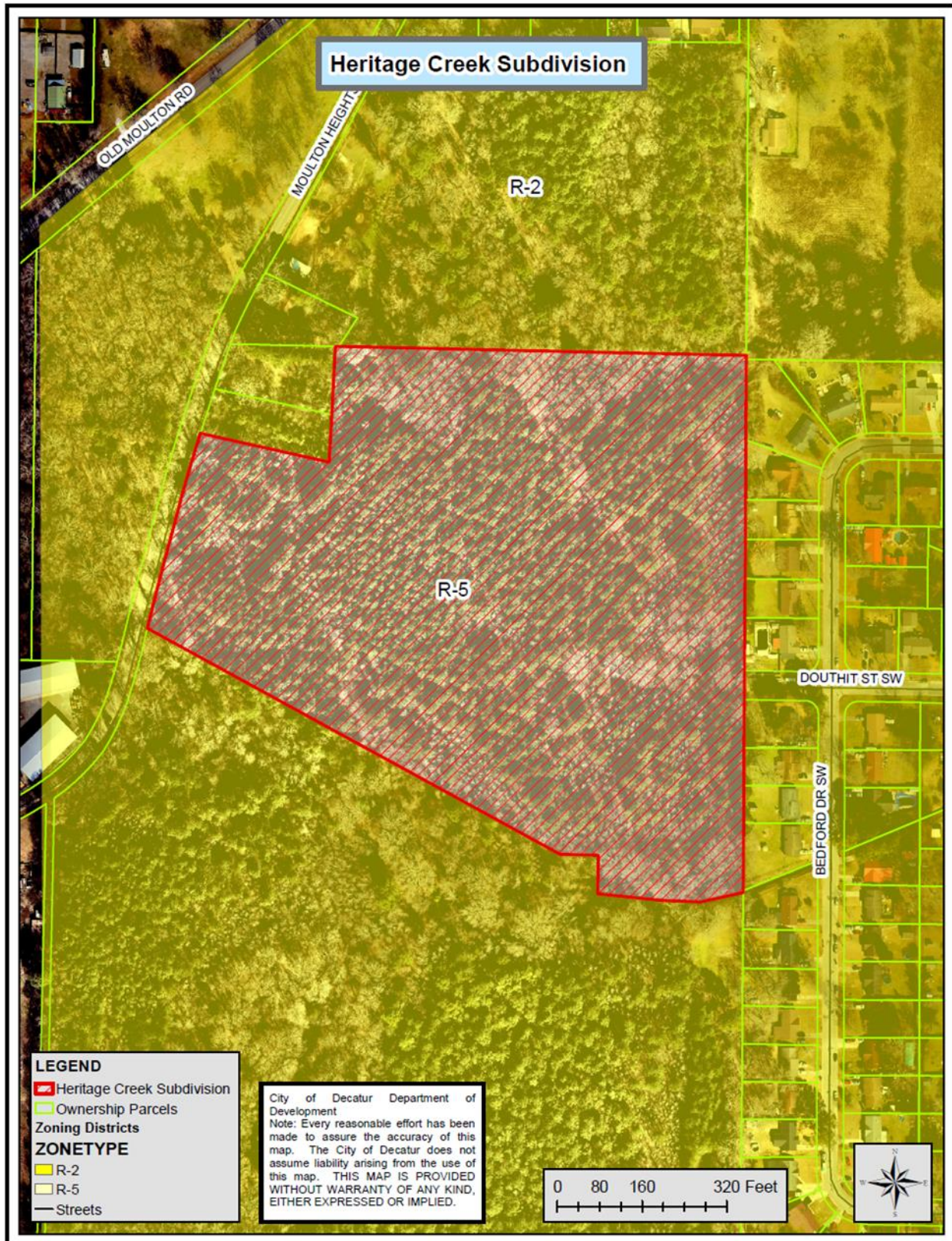
COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

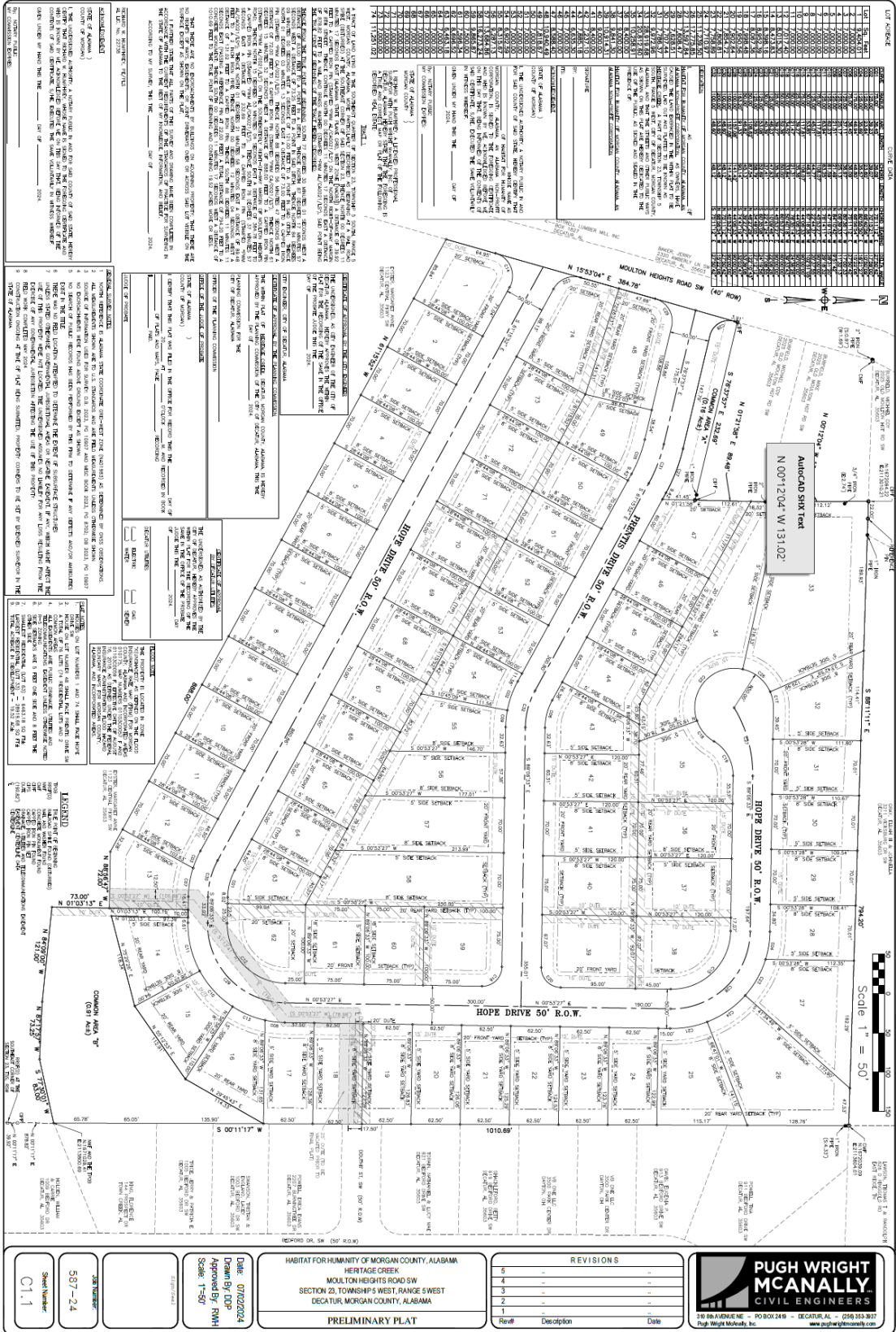
Conditions to be met:

1. Please add the square footage to the corresponding parcel.
2. Please add to plate notes: Sidewalks for individual lots shall be constructed and completed before any Certificate of Occupancy (CO) will be issued and are the responsibility of the home builder
3. Please provide a short gas main from Bedford Drive (Please provide a gas commitment letter)

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







Princeton Estates

FILE NAME OR NUMBER: Princeton Estates Subdivision

ACRES: 51.51 +/- acres

CURRENT ZONE: R-3 (Single-Family) & R-5 (Patio-Homes)

APPLICANT: Pugh Wright McAnally for Liberty Communities

LOCATION AND/OR PROPERTY ADDRESS: East of Hawthorne Drive SW

REQUEST: Construct 177 parcels on 51.51 +/- acres

PROPOSED LAND USE: Residential

ONE DECATUR FUTURE LAND USE: Low Residential

ONE DECATUR STREET TYPOLOGY: Hawthorne Drive SW is a local street

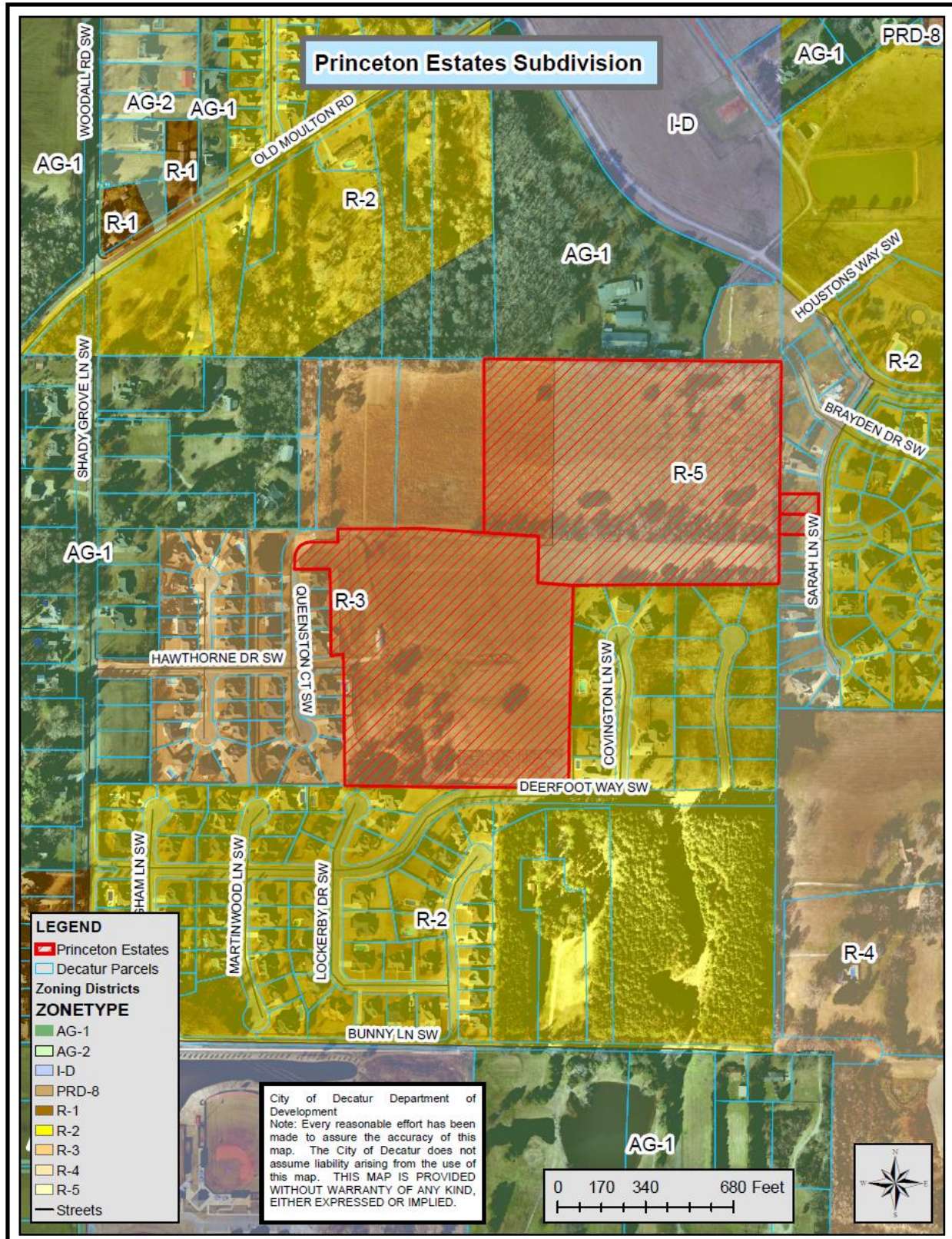
COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

Conditions to be met:

1. Please add the square footage to the corresponding parcel.
2. Correct the page number for the Preliminary Plat
3. Remove "See Zoning for Set-Back" note on lots 1&2 (**Building**)
4. Add Plat Note: Sidewalks for individual lots shall be constructed and completed before any Certificate of Occupancy (CO) will be issued and are the responsibility of the homebuilder. (**Building**)

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 679-24

FILE NAME OR NUMBER: Site Plan 679-24

ACRES: 29.68 +/- acres

CURRENT ZONE: M-1A (Expressway Commercial)

APPLICANT: Pugh Wright McAnally for Land Services, LLC

LOCATION AND/OR PROPERTY ADDRESS: Fairgrounds

REQUEST: Approved site plan

PROPOSED LAND USE: Institutional

ONE DECATUR FUTURE LAND USE: Major Institutional/Civic

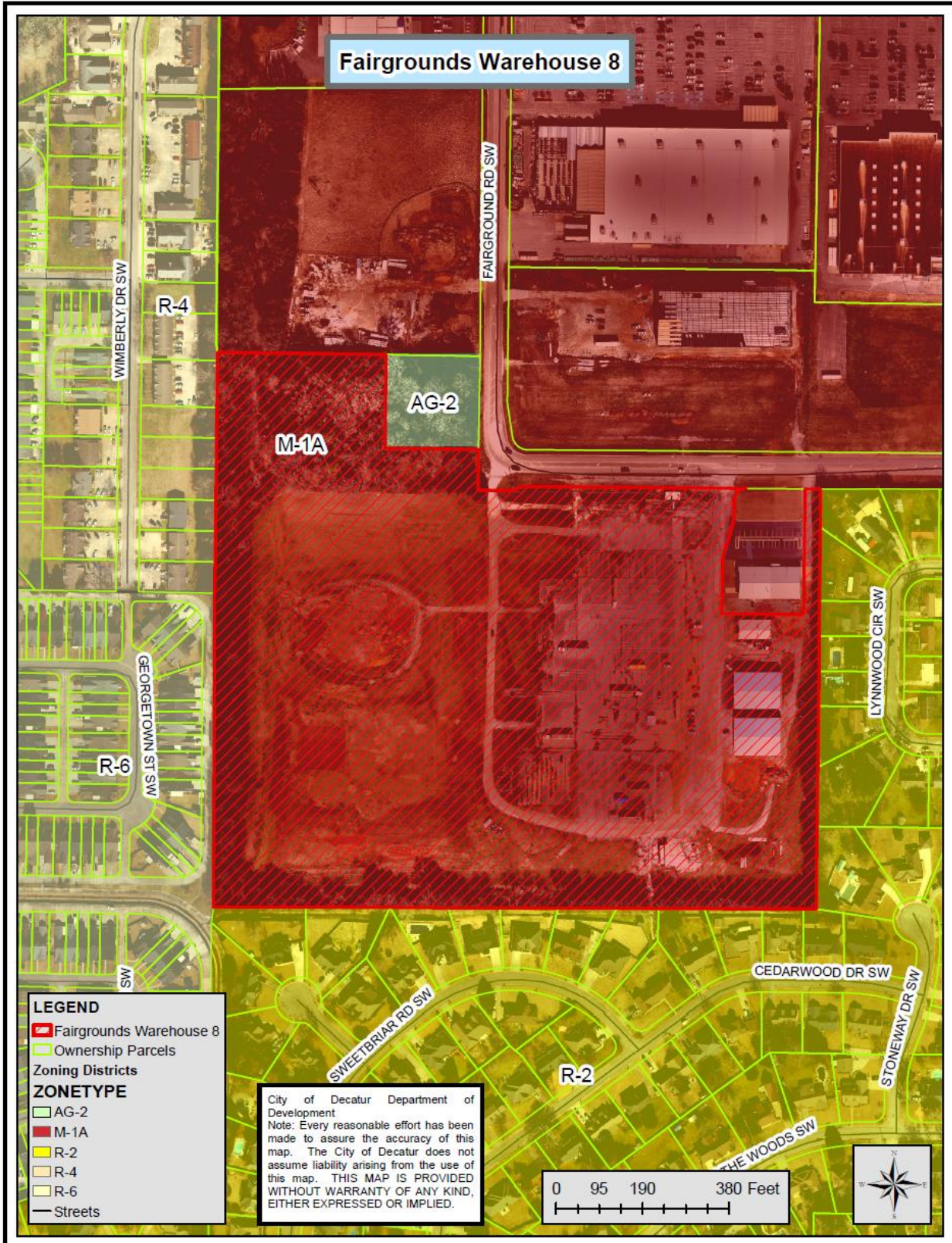
ONE DECATUR STREET TYPOLOGY: Fairgrounds Road is a collector urban

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





Site Plan 680-24

FILE NAME OR NUMBER: Site Plan 680-24

ACRES: 55.85 +/- acres

CURRENT ZONE: I-D (Institutional)

APPLICANT: GMC

LOCATION AND/OR PROPERTY ADDRESS: 6505 Highway 31 N

REQUEST: Approved site plan

PROPOSED LAND USE: Institutional

ONE DECATUR FUTURE LAND USE: Major Institutional/Civic

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

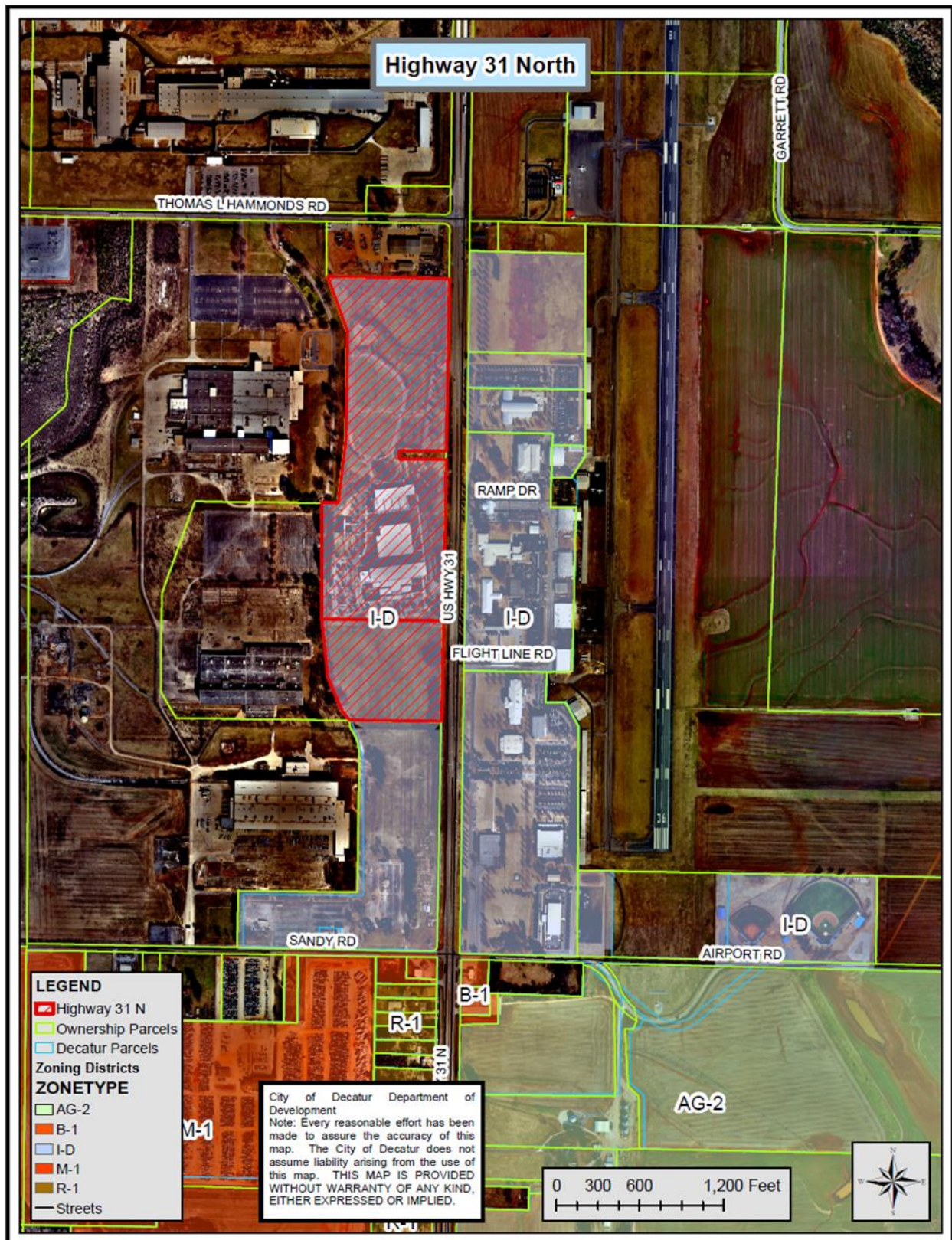
COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

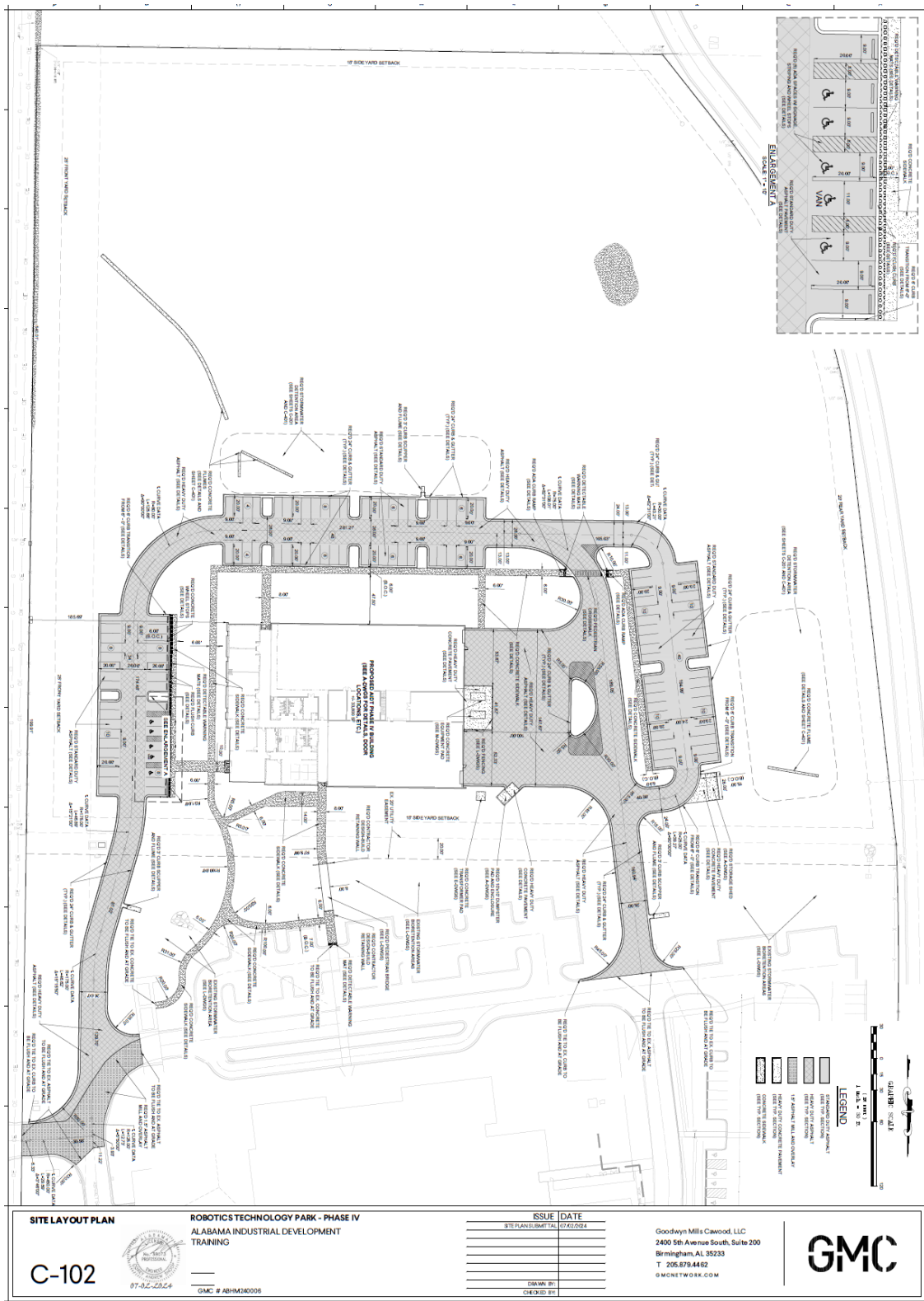
Conditions to be met:

1. Please label ROW (Highway 31 N)
2. Please provide parking calculation
3. Please add internal circulation arrows
4. Please provide a landscaping calculation that explains what is required compared to what is provided.

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







Certificates

Certificates 3627-24

FILE NAME OR NUMBER: Certificates 3627-24

ACRES: 6.7 acres +/-

CURRENT ZONE: RD-2 (Redevelopment) & M-1 (Light-Industry)

APPLICANT: Schoel Engineering for Landquest Properties & Historical Antiques

LOCATION AND/OR PROPERTY ADDRESS: 1556, 1558, & 1626 6th Ave SE

REQUEST: Approved certificate

PROPOSED LAND USE: Community Commercial

ONE DECATUR FUTURE LAND USE: Community Commercial

ONE DECATUR STREET TYPOLOGY: 6th Ave is Principal Arterial

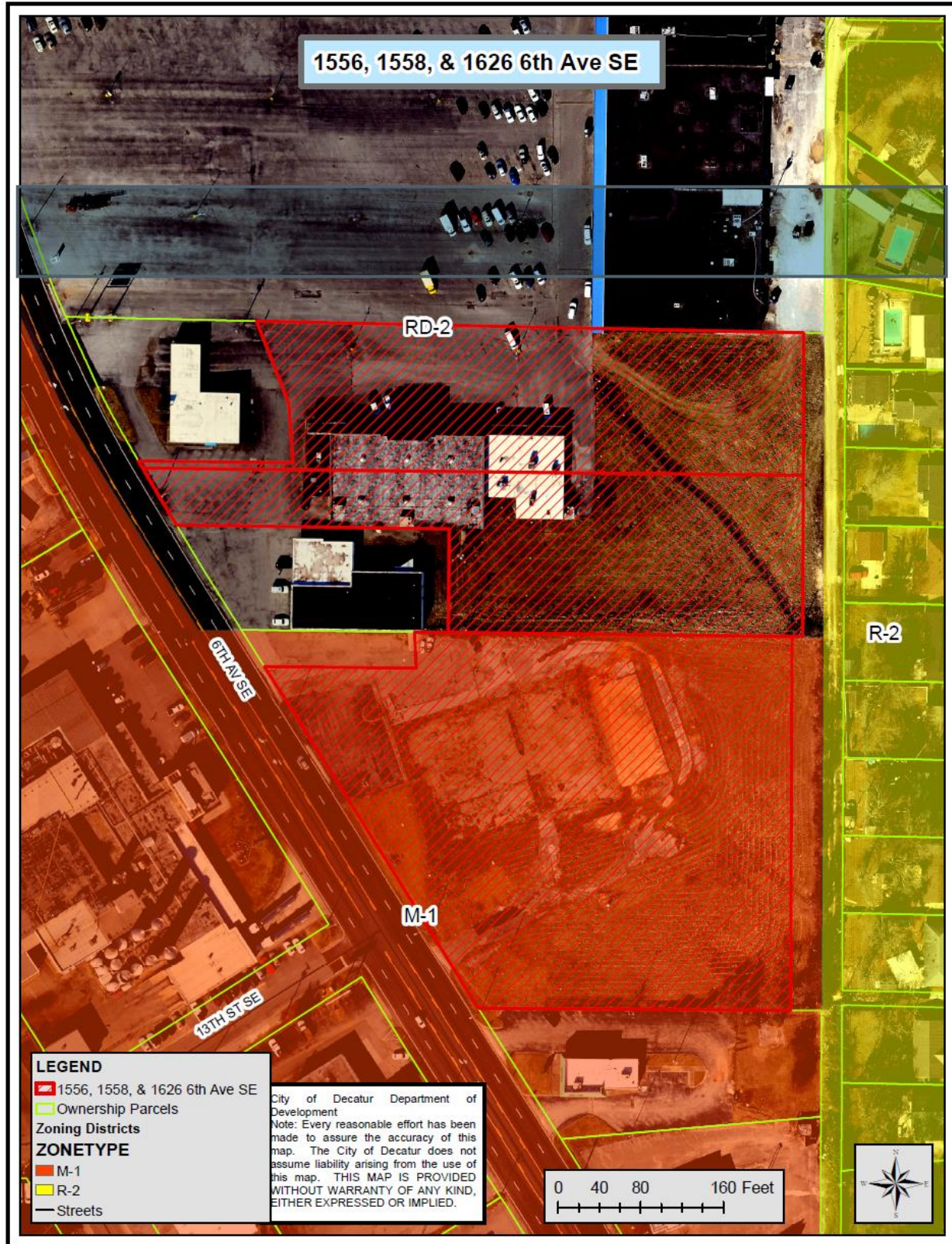
COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

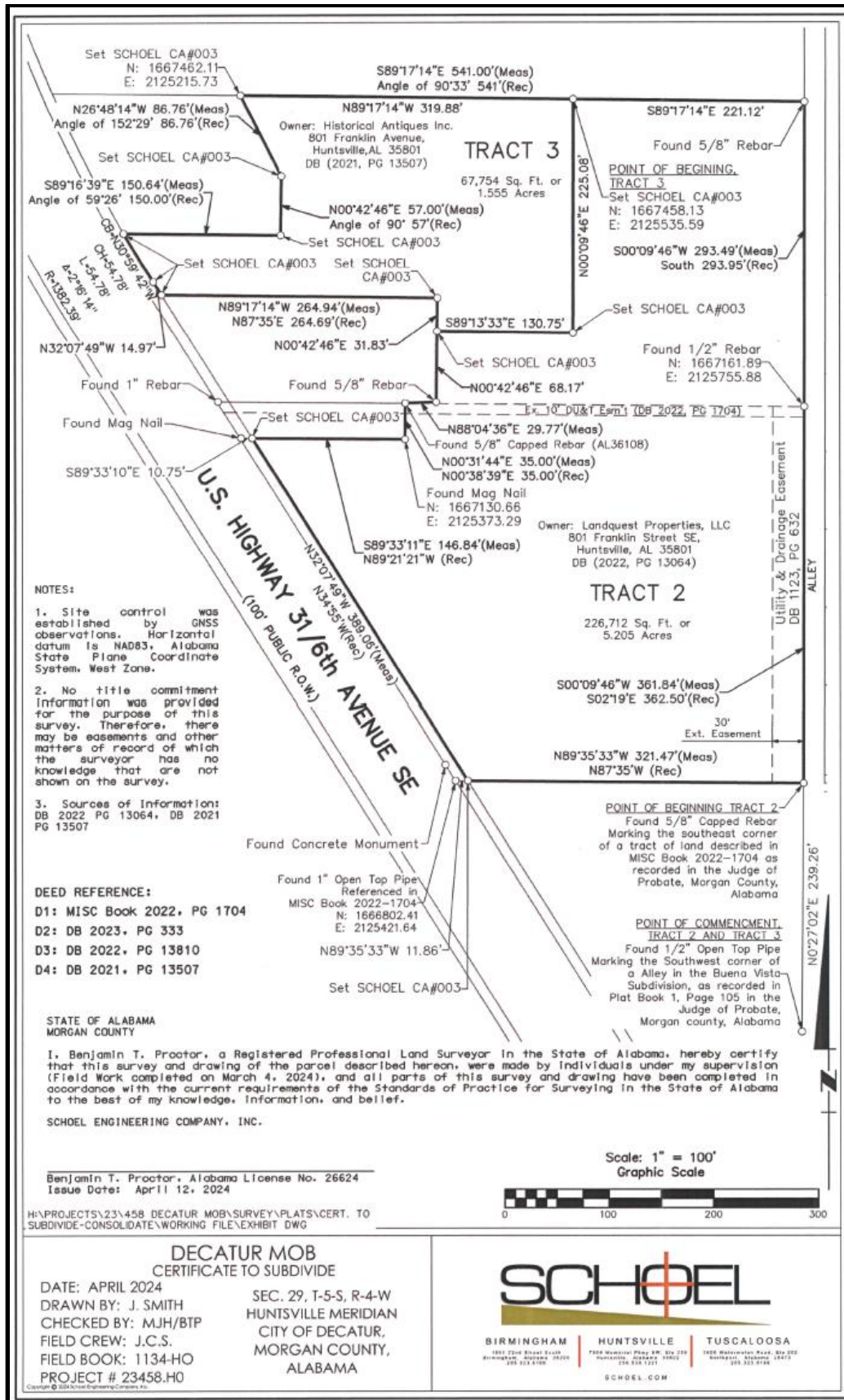
Conditions to be met:

1. Please extend sewer to tract 3
2. Please provide an additional easement for the existing gas and water mains

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







Certificates 3628-24

FILE NAME OR NUMBER: Certificates 3628-24

ACRES: 0.47 +/- acres

CURRENT ZONE: R-4 (Multi-Family)

APPLICANT: Mid-South Testing

LOCATION AND/OR PROPERTY ADDRESS: 404 Gordon Drive SW

REQUEST: Consolidate two parcels into one

PROPOSED LAND USE: Residential

ONE DECATUR FUTURE LAND USE: Urban Edge Mixed Use

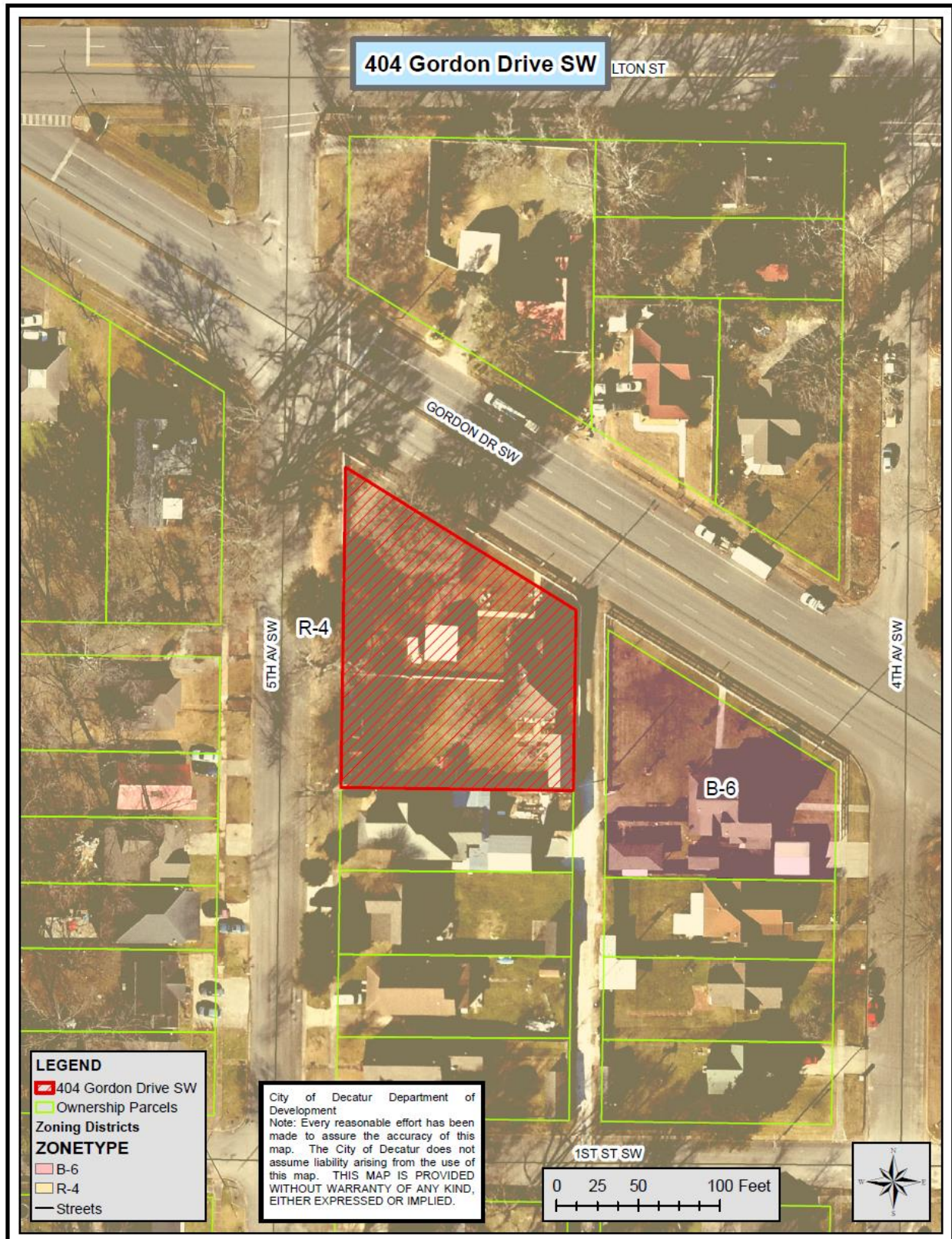
ONE DECATUR STREET TYPOLOGY: Gordon Dr. is a principal arterial

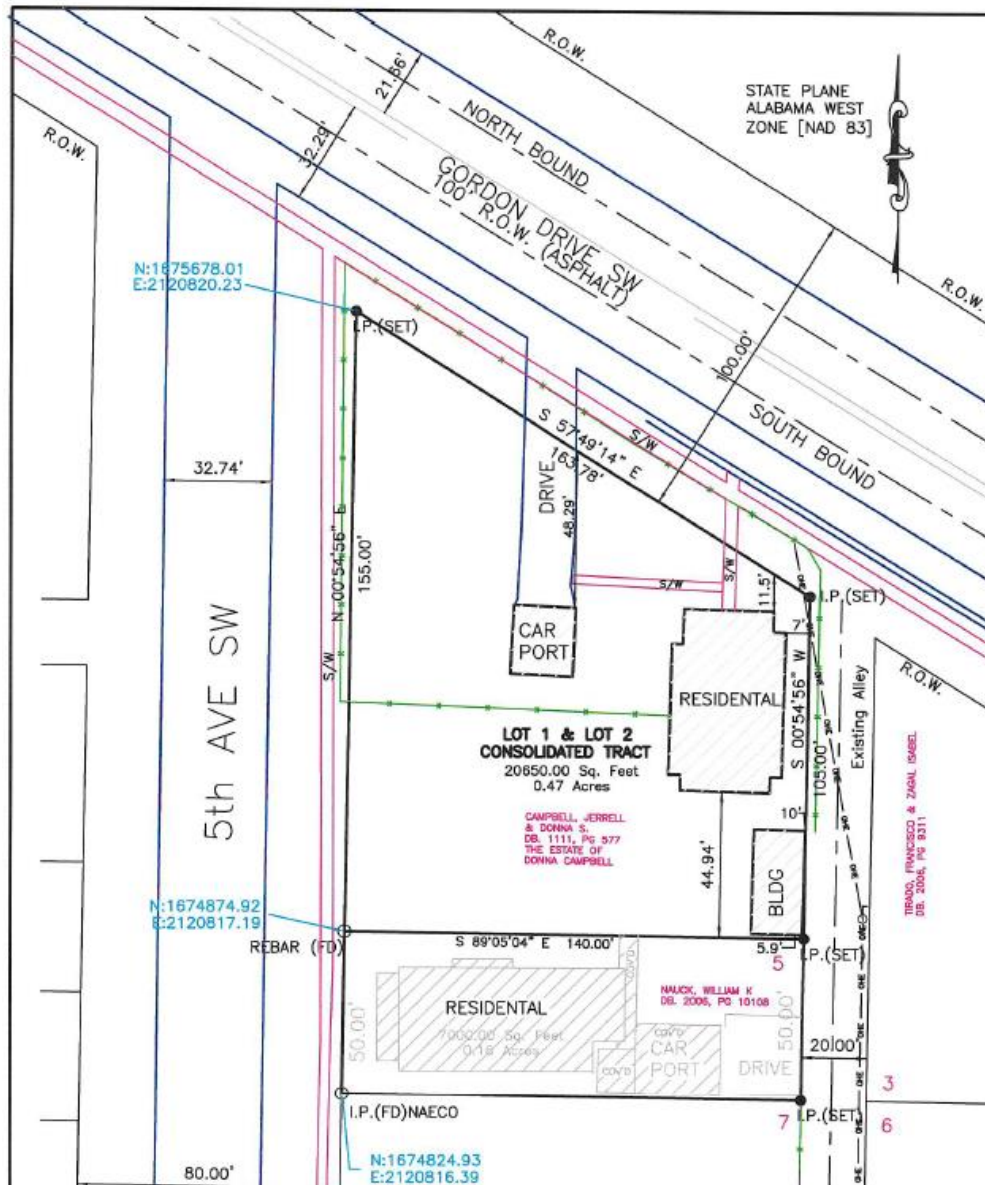
COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

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







STATE OF ALABAMA
COUNTY OF MORGAN

I, Ronald S. Stroup a Registered Engineer and Licensed professional Land Surveyor, State of Alabama, I hereby report that to the best of my knowledge, information and beliefs, the following is a true and correct map or plat of the following described tract of land.

LOTS 1 AND 2, CONSOLIDATED, BLOCK 6, DECATUR LAND IMPROVEMENT AND FURNACE COMPANY'S ADDITION NO. 2, DECATUR, ALABAMA, AS SHOWN BY MAP OR PLAT OF SAID ADDITION ON FILE AND OF RECORD IN MAP BOOK 1 AT PAGE 13 IN THE OFFICE OF THE JUDGE OF PROBATE OF MORGAN COUNTY, ALABAMA; SITUATED, LYING AND BEING IN THE CITY OF DECATUR, MORGAN COUNTY, ALABAMA.

I hereby report that all parts of this survey and drawing have been completed in accordance with the requirements of the Minimum Technical Standards or the Practice of Land Surveying in the State of Alabama, this being to the best of my knowledge, information, and beliefs on this dated the 30th day of April 2024.

I hereby certify that I have consulted the FIRM (Flood Insurance Rate Map) prepared by the Federal Department of Housing and Urban Development in cooperation with the Federal Administration, Community Development Administration, dated August 16, 2018 and found portions of the above described property is located in a Floodway Zone. This determination has not been verified with field data, but from map overlays.

RONALD S. STROUP, REG. NO. 12707



MID-SOUTH TESTING INC.

2220 BELTLINE ROAD SW, DECATUR ALABAMA, 35601

Sheet 1
of 6

Title LOT 1 & LOT 2 BLOCK 6 DL&F ADD #2

Project DONNA CAMPBELL ESTATE

Scale: 1" = 40'

Project No: 24-01-0762

Date: 26 JUNE 24

Cad name: BILL NAUCK

Drawn By: SMR

File: W/WORKING DWGS

Certificates 3629-24

FILE NAME OR NUMBER: Certificates 3629-24

ACRES: 0.57 +/- acres

CURRENT ZONE: R-3 (Single-Family)

APPLICANT: Pugh Wright McAnally for Flint Church

LOCATION AND/OR PROPERTY ADDRESS: Corner of Baldwin Ave and Chunn Ave SE

REQUEST: Consolidate two parcels into one

PROPOSED LAND USE: Residential

ONE DECATUR FUTURE LAND USE: Flex Employment Center

ONE DECATUR STREET TYPOLOGY: Baldwin & Chunn are local streets

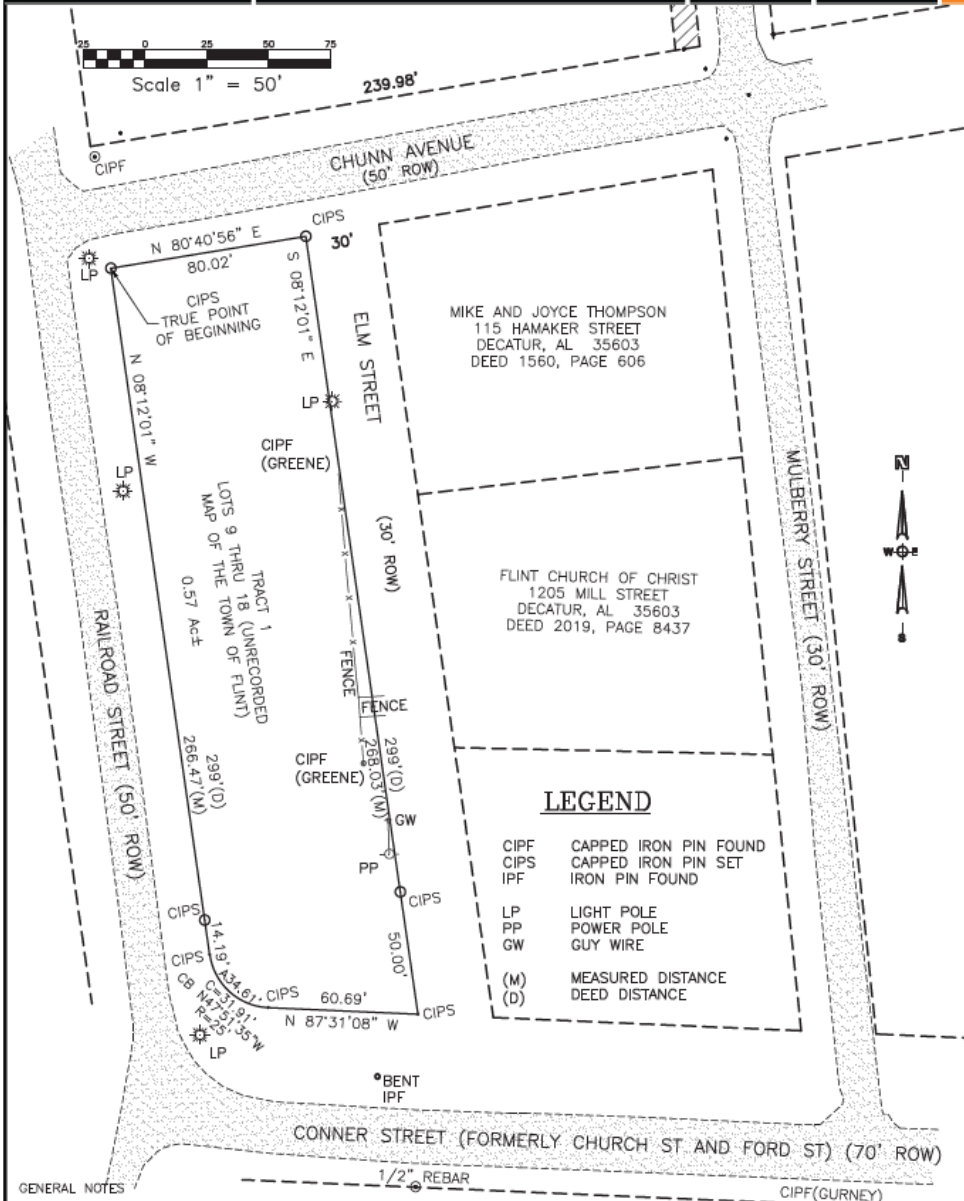
COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:
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Conditions to be met:

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







GENERAL NOTES

1. NORTH REFERENCE IS ALABAMA STATE COORDINATE SYSTEM GRID BEARING — WEST ZONE [NAD83] 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. 1417, PG 555, D.B. 2024, PG 25
4. NO ENCROACHMENTS WERE FOUND ABOVE GROUND EXCEPT AS SHOWN.
5. NO SEARCH OF PUBLIC RECORDS HAS BEEN PERFORMED BY THIS FIRM TO DETERMINE IF ANY DEFECTS AND/OR AMBIGUITIES EXIST IN THE TITLE.
6. THERE WAS NO FIELD LOCATION ATTEMPTED TO DETERMINE THE EXTENT OF SUBSURFACE STRUCTURES
7. 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.
8. FIELD WORK WAS COMPLETED IN FEBRUARY, 2016.

BOUNDARY SURVEY — FLINT CHURCH OF CHRIST — PROPERTY SOUTH OF CHUNN AVE

DRAWING DATE: JULY, 2024 | DRAWN BY: GAF | APPROVED BY: HBM | JOB No. S-128-24 | SCALE: 1"=50' | PAGE 2 OF 2

PUGHWRIGHTMCANALLY.COM

Layout Plat

Valley Park Phase II

FILE NAME OR NUMBER: Layout Plat 8550

ACRES: 33.60 acres +/-

CURRENT ZONE: R-3 (Single-Family)

APPLICANT: PWM for Wilshire Development

LOCATION AND/OR PROPERTY ADDRESS: East of Clear Creek Drive

REQUEST: Subdivide 33.06 +/- acres into 118 residential lots

PROPOSED LAND USE: Residential

ONE DECATUR FUTURE LAND USE: Low Residential & Flex Employment

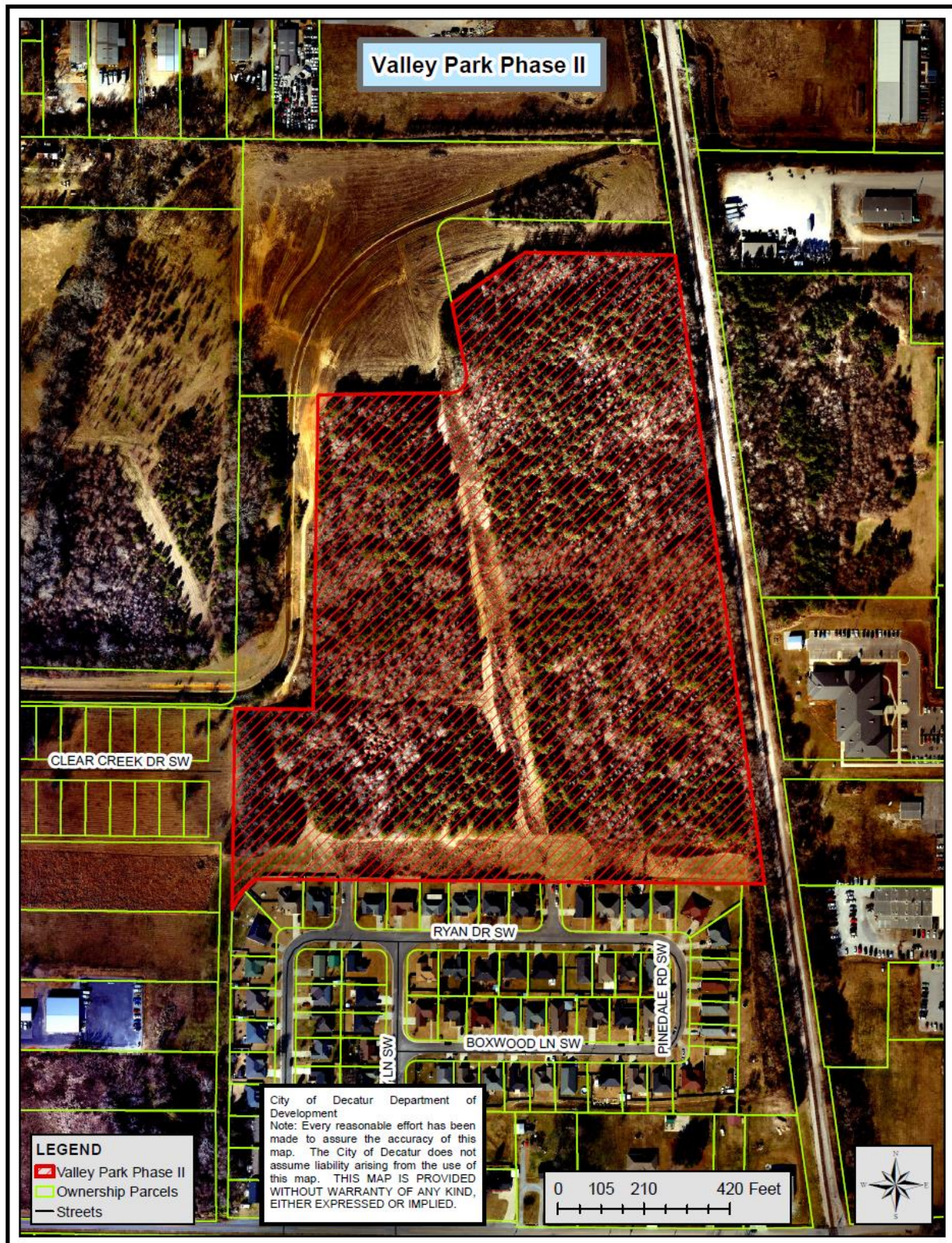
ONE DECATUR STREET TYPOLOGY: Clear Creek Drive is a local street

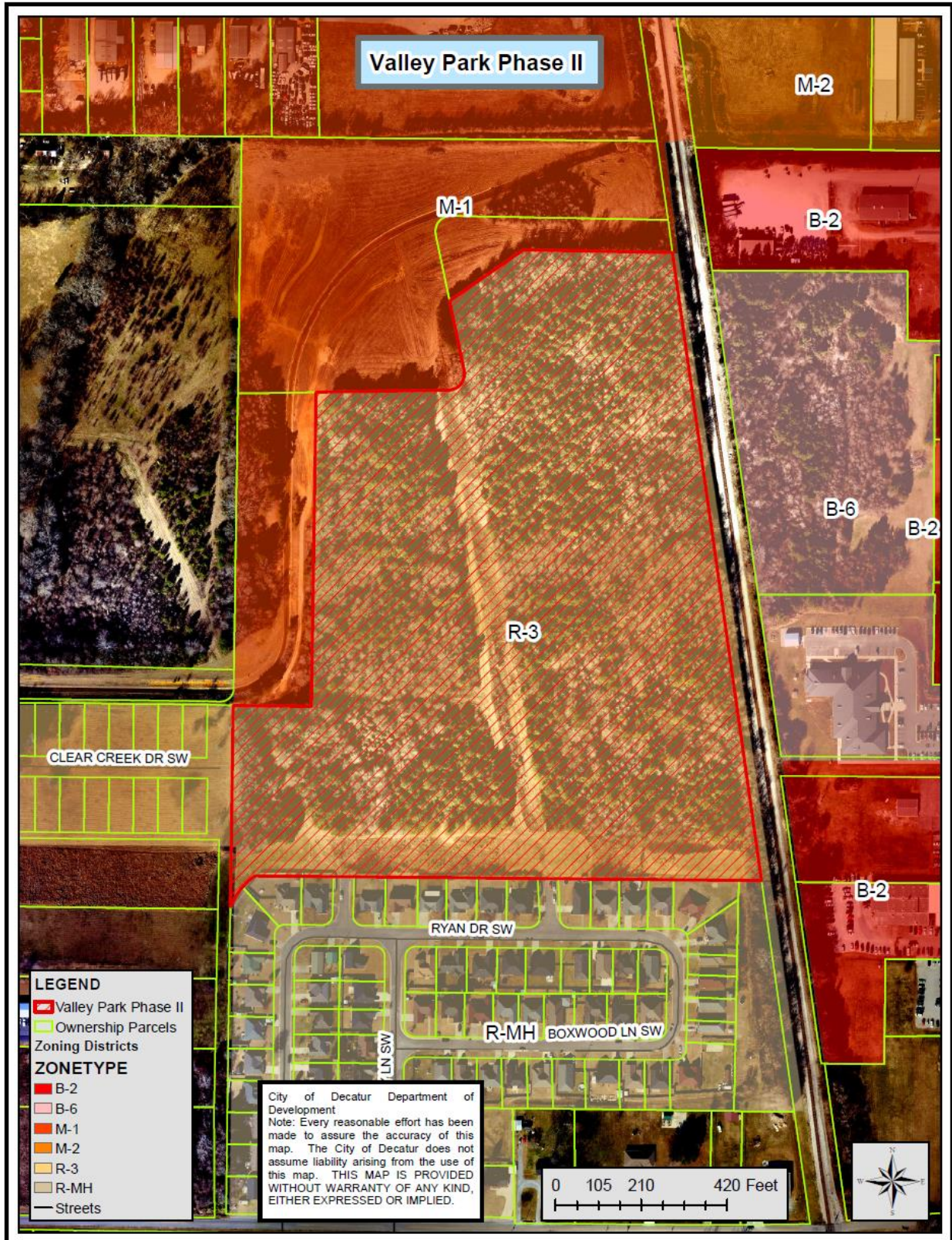
COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

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. Please add street names to preliminary plat
3. The radius of lot 22 will not work for the road
4. Sewer and water mains will have to be bonded





Final Plat

Final Plat Kenzie Meadows

FILE NAME OR NUMBER: Final Plat Kenzie Meadows

ACRES: 7.60 acres +/-

CURRENT ZONE: PRD-7 (Planned Residential Development)

APPLICANT: Pugh Wright McAnally for Huntsville LD, LLC

LOCATION AND/OR PROPERTY ADDRESS: West of Central Ave SW

REQUEST: Approve Final Plat

PROPOSED LAND USE: Residential

ONE DECATUR FUTURE LAND USE: Low Residential

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

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

Conditions to be met:

1. Please provide a bond for sewer and water main

Point of Information:

- 1.Any relocation of utilities will be at the owner's expense, and any relocation needs to occur before construction
- 2.All street signs must be paid before the final plat is recorded (Engineering)
- 3.All punch list items from the final inspection must be completed before the final plat is recorded (Engineering)



Sheet Number:

24° N 230.6° W 02

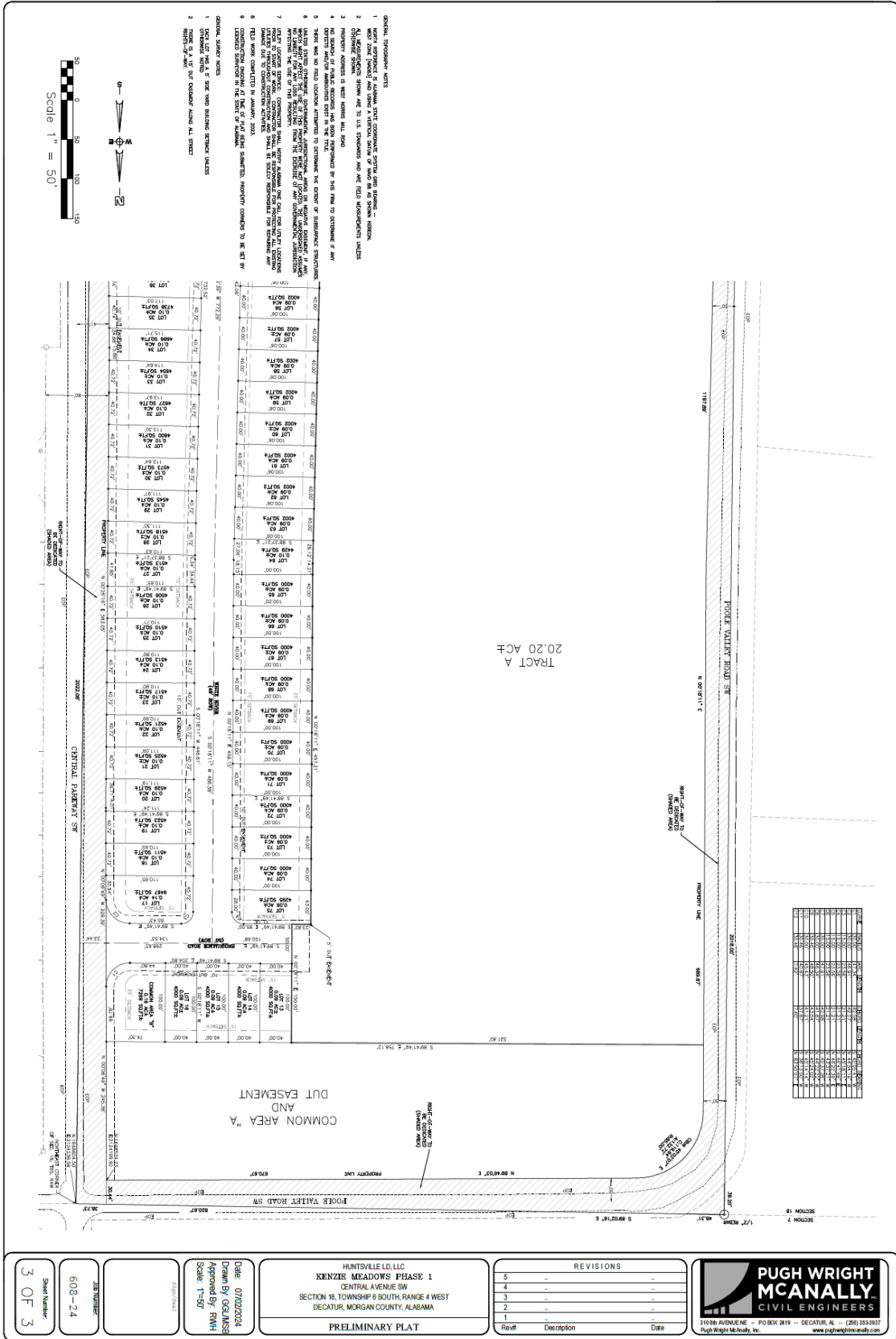


Approved By: RMT

HUNTSVILLE LD, LLC
KENZIE MEADOWS PHASE 1
CENTRAL AVENUE SW
SECTION 19, TOWNSHIP 6 SOUTH, RANGE 4 WEST
DECATUR, MORGAN COUNTY, ALABAMA

REVISIONS		
5	—	—
4	—	—
3	—	—
2	—	—
1	—	—
Drawn by	Checked by	Checked by





FILE NAME OR NUMBER: Glenmont Acres Phase I

ACRES: 58.3

CURRENT ZONE: R-5 (Patio-Homes)

APPLICANT: Pugh Wright McAnally

LOCATION AND OR PROPERTY ADDRESS: South of Poole Valley Road

REQUEST: Approve Bond Reduction from \$193,365 to \$72,855

PROPOSED LAND USE: Single Family Residential

ONE DECATUR FUTURE LAND USE: Mixed Neighborhood

ONE DECATUR STREET TYPOLOGY: Poole Valley Road SW is a Local Street

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:
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Conditions to be met:

Pt. of Info:

Any relocation of utilities will be at the owner's expense

