

MEMORANDUM

DATE: August 14, 2019

TO: Planning Commissioners

CC: Mayor Tab Bowling; Wally Terry; Herman Marks;
Tony Powell; Tom Polk; Carl Prewitt; Planning Staff

PLANNING COMMISSION MEETING

August 20, 2019

Pre-meeting – 2:15 p.m. (Annex)

Meeting – 3:30 p.m. (Council Chambers)

Agenda Planning Commission

City of Decatur, AL

August 20, 2019

Time: 3:30 PM

City Council Chambers

Commissioners: **Kent Lawrence, Chairman; Gary Borden, Vice Chairman; Daniel Culpepper, Secretary; Chuck Ard; Frances Tate; Joseph Wynn; Eddie Pike; Myna Burroughs; Forrest Temple**

1. CALL MEETING TO ORDER

2. APPROVAL OF MINUTES- July 23, 2019

3. CONSENT AGENDA

PAGE/MAP

CERTIFICATES

- | | | |
|------------|---|------|
| A. 3457-19 | Certificate - WITHDRAWN | |
| B. 3458-19 | Certificate
(2900 Spring Ave SW – East side of Spring Ave SW south of the Beltline.) | 1-5 |
| C. 3459-19 | Certificate
(3820 & 3832 South Woodtrail Rd SW– At the end of South Woodtrail Rd SW) | 6-11 |
| D. 3460-19 | Certificate - WITHDRAWN | |

SITE PLAN REVIEW

- | | | |
|-----------|---|-------------------|
| A. 587-19 | (West of Fairgrounds Rd SW south of Wimberly Dr SW) | 12-16
see plat |
| B. 588-19 | (West of I-65 and South of Bibb Garrett) | 17-20
see plat |

PLAT REVIEW

- | | |
|--|-------------------|
| A. Greystone Add. V – Final Approval
(At the end of Tintagel Dr. SW and Aldingham Dr SW.) | 21-24
see plat |
|--|-------------------|

4. OTHER BUSINESS

VACATION REQUEST

- | | | |
|-----------|--|-------|
| A. 515-19 | (Northeast corner of intersection of Davis St NE and Canal St NE.) | 25-28 |
|-----------|--|-------|

**STAFF REPORT FOR
TECHNICAL REVIEW COMMITTEE
August 13, 2019**

CONSENT AGENDA

FILE NUMBER: 3457-19 Withdrawn

FILE NUMBER: 3458-19

CONTROL NO. 7991

ACRES: 4.43

CURRENT ZONE: M-1A

NEW ZONE: M-1A

APPLICANT: Pugh Wright McAnally for Horne Properties

PROPERTY OWNER/PROPERTY ADDRESS: 2900 Spring Ave SW – East side of Spring Ave SW south of the Beltline.

REQUEST: Subdivide one lot of 4.43 acres into two lots of 2.61 and 1.82 acres

CURRENT LANDUSE: Vacant

PROPOSED LANDUSE: Commercial

ONE DECATUR Future Landuse: Community Commercial

ONE DECATUR STREET TYPOLOGY: Spring Ave SW is a city connector

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:
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Recommend approval with the following conditions:

1. Recording fees and sealed survey required prior to recording.
2. Provide three state plane coordinates.
3. Need copy of deed.
4. Carry 35' setback from Old English Village plat onto survey.

Pt. of Info:

1. Any relocation of utilities will be at the owner's expense.
2. Want curb cuts to align with Spring Court – circulation will be reviewed and interior circulation is preferred.

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:

STAFF REPORT FOR
TECHNICAL REVIEW COMMITTEE
August 13, 2019

CERTIFICATE 3458-19 AERIAL



SCAN QR CODE FOR ZONING INFORMATION:



City of Decatur Department of Development
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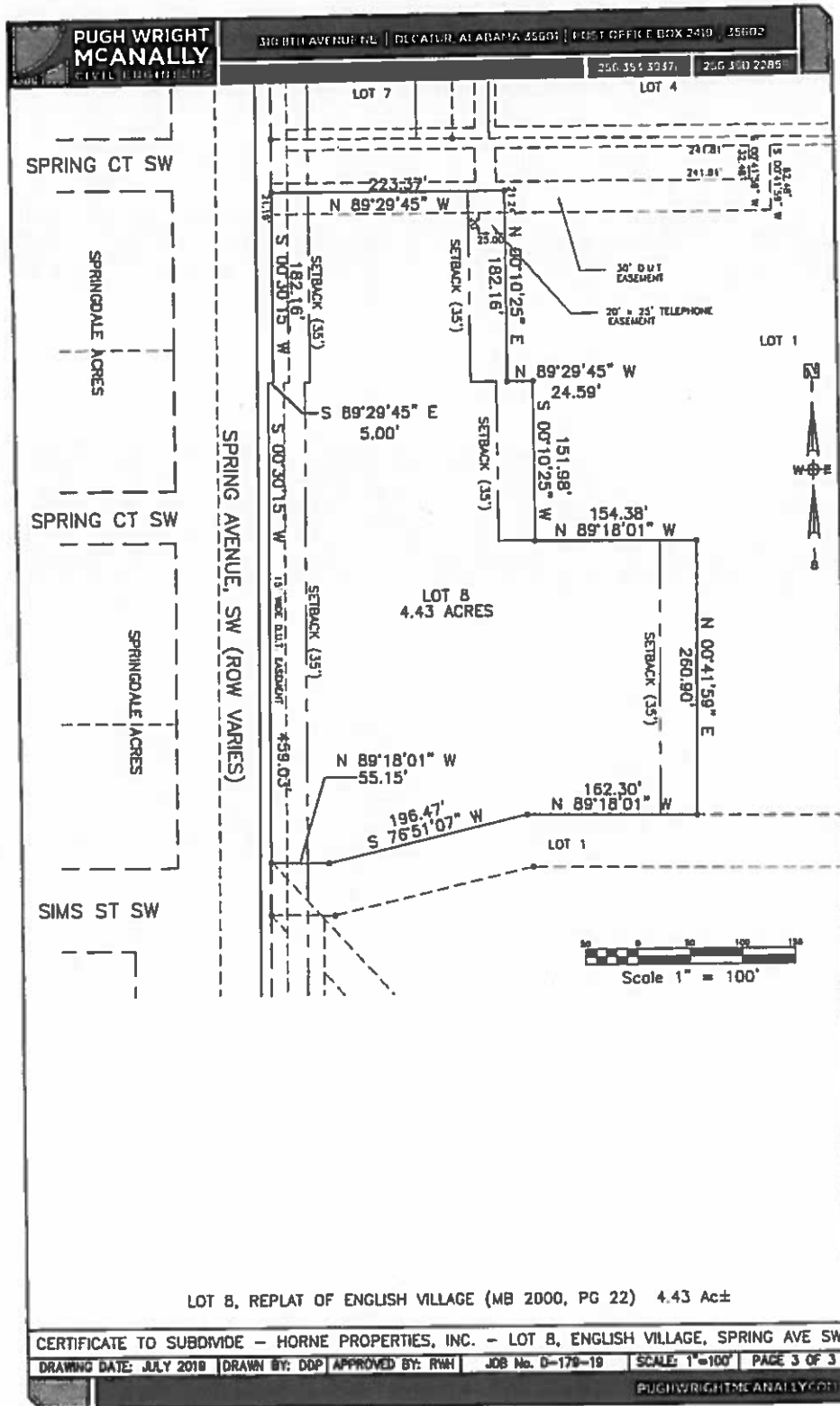


SUBJECT PROPERTY

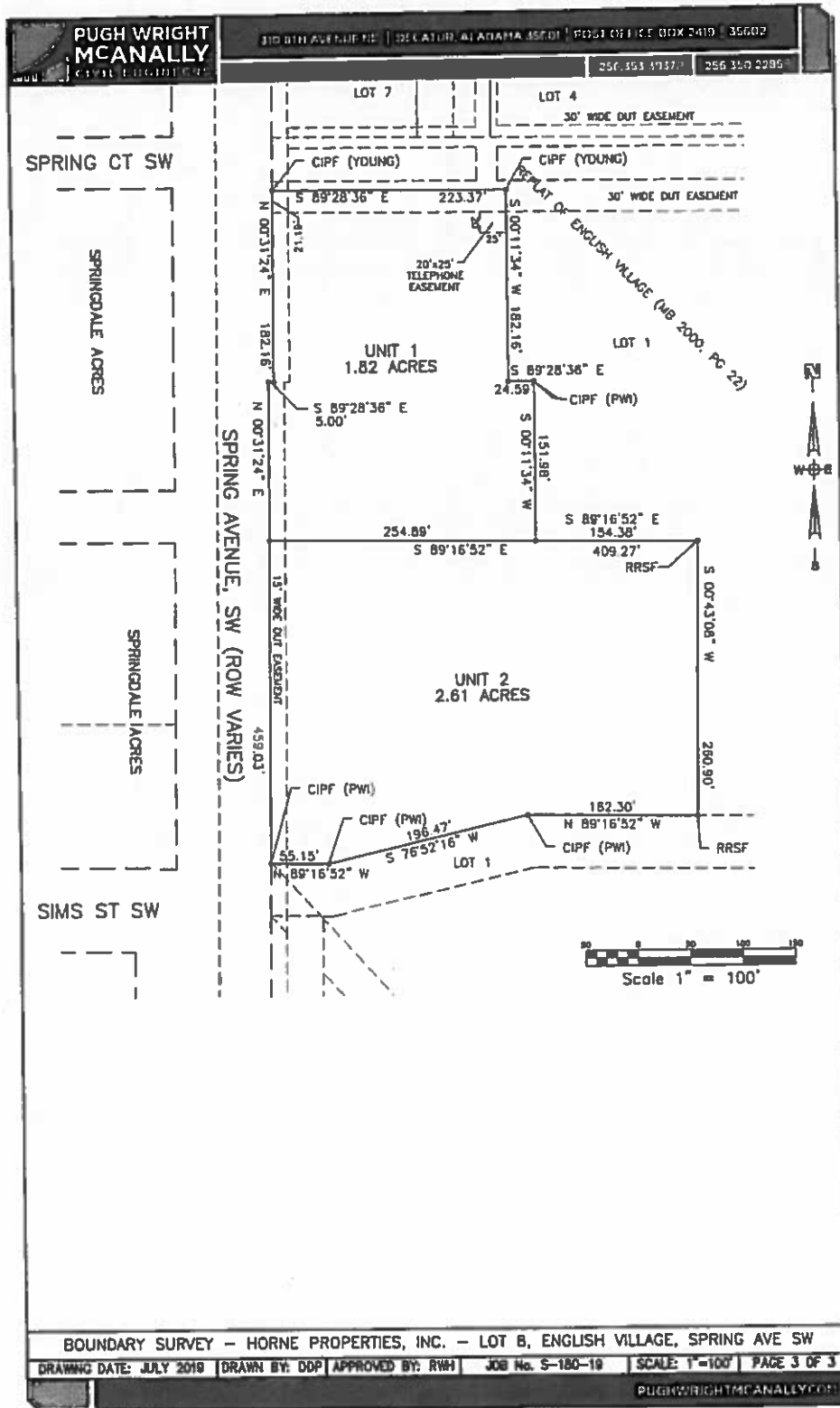
CERTIFICATE 3458-19 ZONING



STAFF REPORT FOR TECHNICAL REVIEW COMMITTEE August 13, 2019



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**STAFF REPORT FOR
TECHNICAL REVIEW COMMITTEE
August 13, 2019**

FILE NUMBER: 3459-19

CONTROL NO. 7993

ACRES: 28.28

CURRENT ZONE: AG-1

NEW ZONE: AG-1

APPLICANT: Pugh Wright McAnally for Jeff Parker

PROPERTY OWNER/PROPERTY ADDRESS: 3820 & 3832 South Woodtrail Rd SW– At the end of South Woodtrail Rd SW

REQUEST: Adjust the lot lines between Woodtrail Estates lots 5 and 14 to create two lots of 23.25 and 5.03 acres

CURRENT LANDUSE: Undeveloped with a cell tower accessed from Sansouci Cave Rd SW

PROPOSED LANDUSE: Unknown

ONE DECATUR Future Landuse: Residential Low Density

ONE DECATUR STREET TYPOLOGY: South Woodtrail Rd SW is a local street

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:
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Recommend approval with the following conditions:

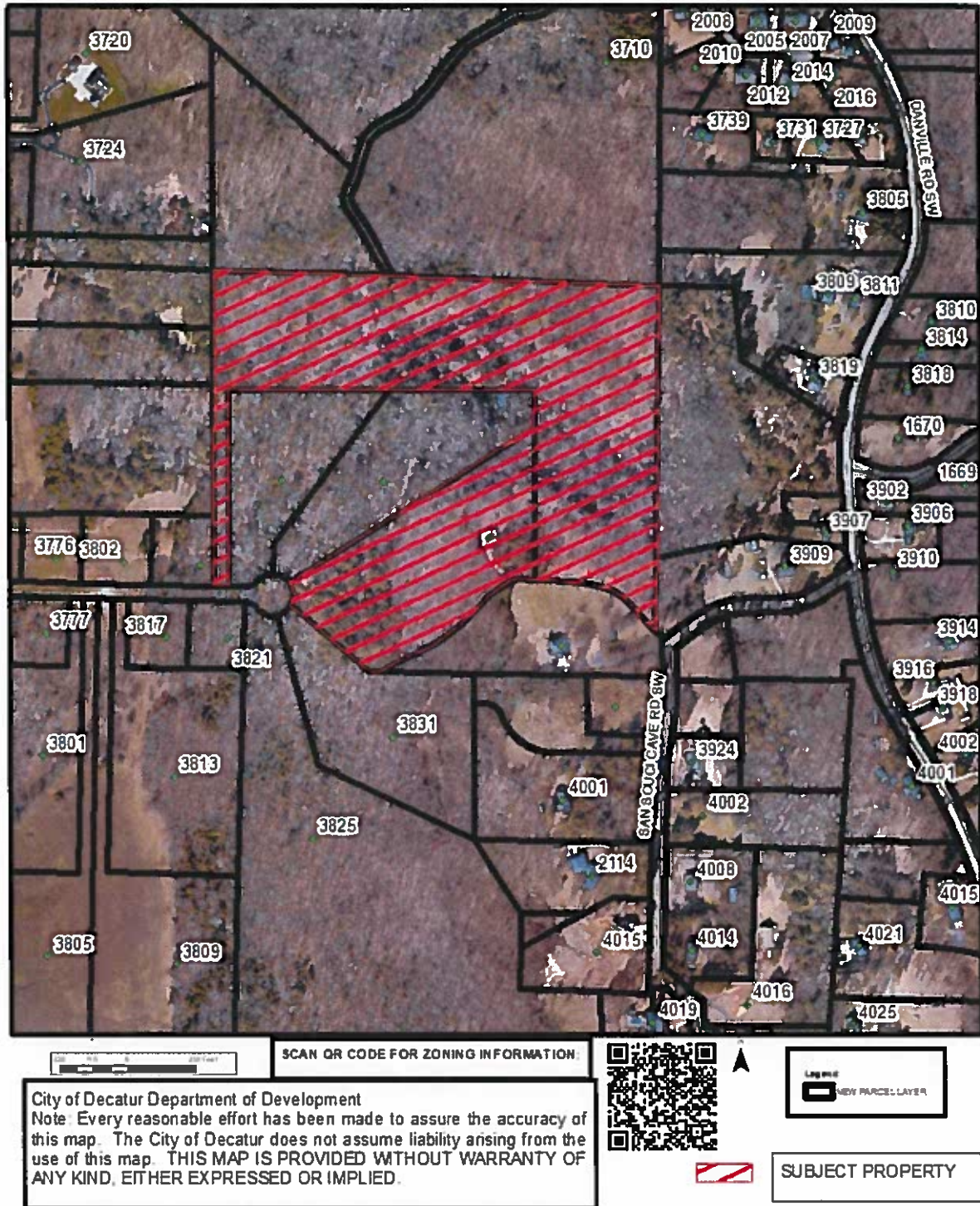
1. Recording fees and sealed survey required prior to recording.
2. Provide three state plane coordinates.

Pt. of Info: Any relocation of utilities will be at the owner's expense.

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:

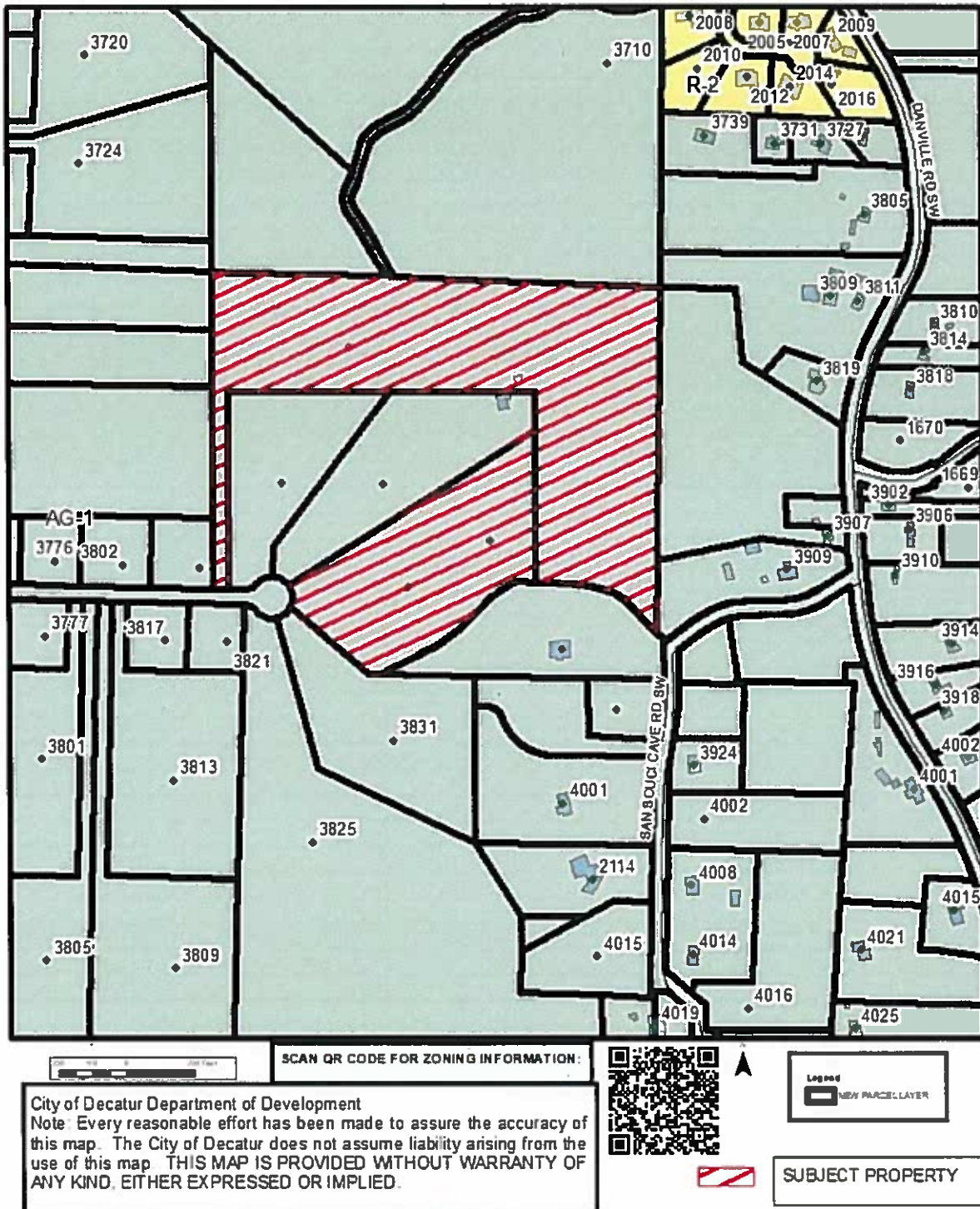
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August 13, 2019

CERTIFICATE 3459-19 AERIAL



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August 13, 2019

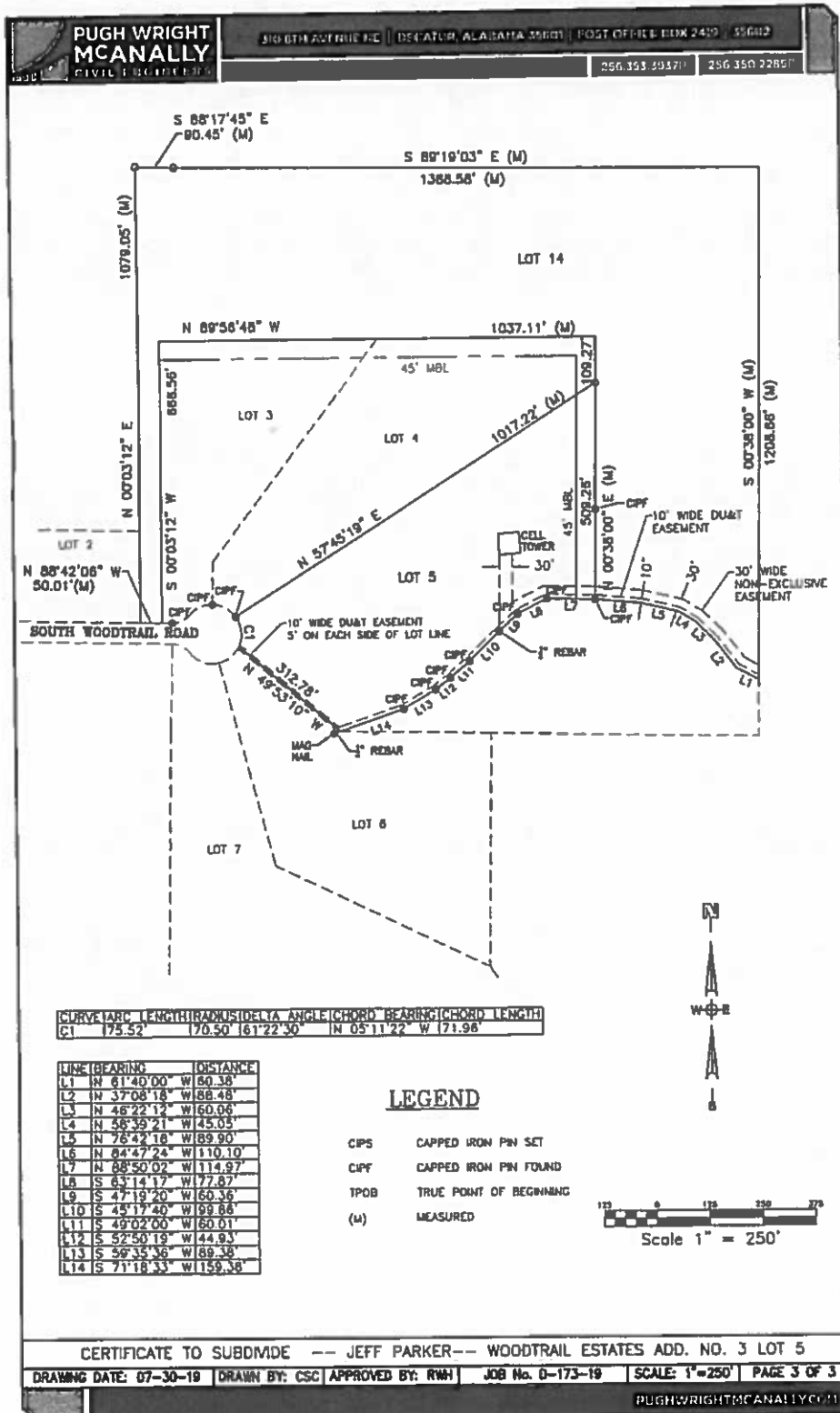
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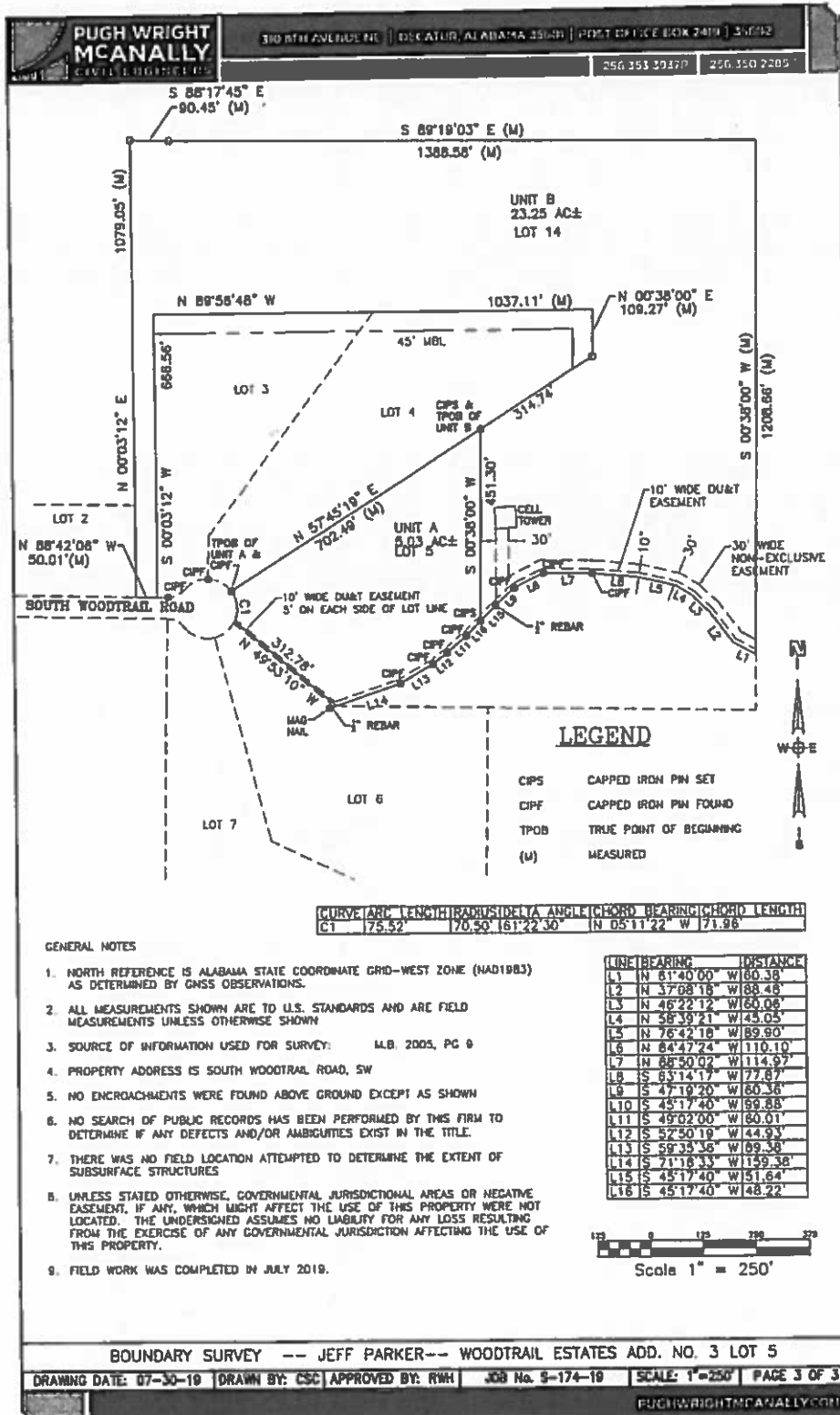
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**STAFF REPORT FOR
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August 13, 2019**

FILE NUMBER: 3460-19 Withdrawn

FILE NUMBER: Site Plan 587-19

CONTROL NO. 7992

ACRES: 4.08

CURRENT ZONE: M-1A

NEW ZONE: M-1A

APPLICANT: Pugh Wright McAnally for STNL Decatur

PROPERTY OWNER/PROPERTY ADDRESS: STNL Decatur / Fairgrounds Rd SW – West of Fairgrounds Rd SW south of Wimberly Dr SW

REQUEST: Site Plan Review for Proposed Tractor Supply Co.

CURRENT LANDUSE: Vacant

PROPOSED LANDUSE: Commercial

ONE DECATUR Future Landuse: Major Institutional/Civic Campus

ONE DECATUR STREET TYPOLOGY: Fairgrounds Rd SW is a local street

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:
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Recommend approval with the following conditions:

1. Subject to completion of rezoning 1333-19.
2. Subject to completion of certificate 3451-19.
3. On final site plan, show dimensions from right of way to sign.
4. No access to Wimberly Dr will be allowed.
5. Address lighting issues near the dumpster in the SW corner of lot.
6. Provide information on trees to be saved.

Pt. of Info:

1. Any relocation of utilities will be at the owner's expense.
2. Future land use will be impacted by the above mentioned rezoning.
3. Provide elevations or pictures of buildings.
4. Show hydrant location on the plans.
5. Board of Zoning Adjustment will need to approve any change in parking requirements.

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:

STAFF REPORT FOR
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August 13, 2019

SITE PLAN 587-19 AERIAL



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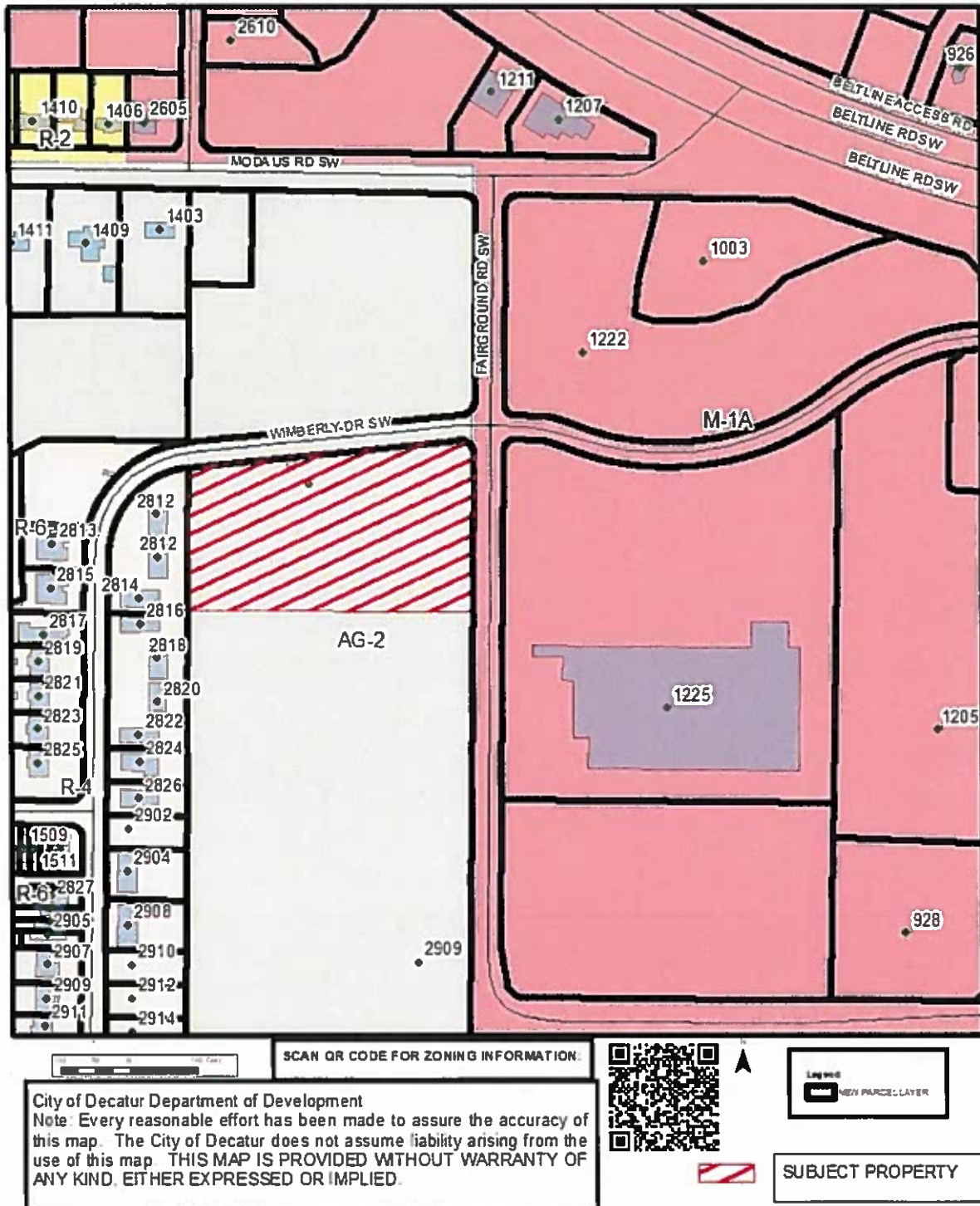
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SUBJECT PROPERTY

STAFF REPORT FOR
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SITE PLAN 587-19 ZONING



WIMBERLY DRIVE SW

30' PYLON SIGN ASSUMED SIGNAGE DIMENSION 21' x 7.5' OR 157.5 SF

30.5'

30.5'

FAIRGROUNDS ROAD SW

LEGEND

EXISTING

PROPOSED

REMOVED

REMOVED CURB

1

0.1.104.01.3

DATE: 10/20/2018

DESIGN BY: DOW

APPROVED BY: M&A

SCALE: 1"=10'

TRACTOR SUPPLY COMPANY

FAIRGROUNDS ROAD SW

SECTION 1, TOWNSHIP 10N, RANGE 10E

DECATUR COUNTY, GEORGIA

PLAN EXHIBIT

PUGH WRIGHT MCANALLY

CIVIL ENGINEERS

1000 W. 10TH ST. SUITE 100

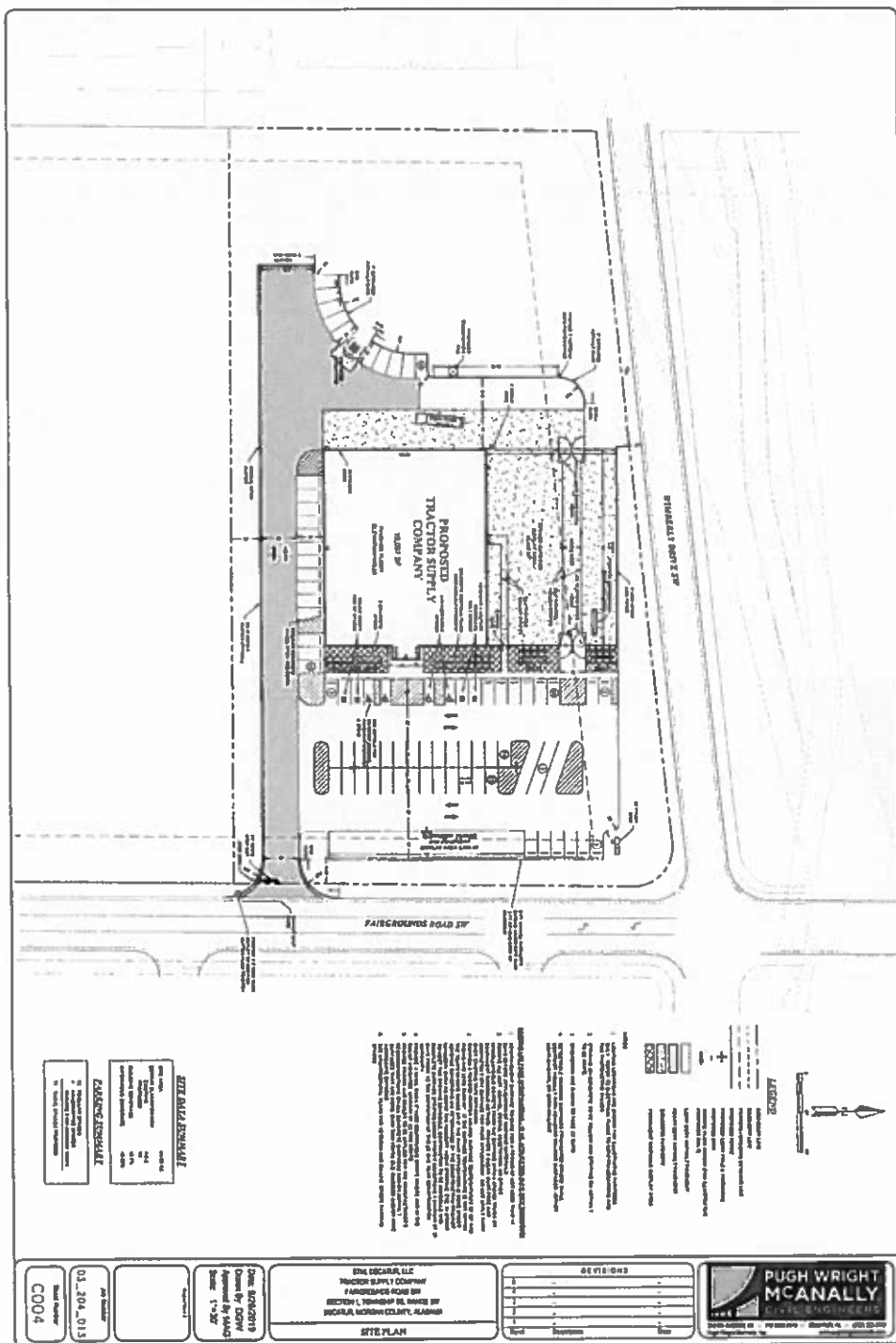
DECATUR, GA 30030

PHONE: 404.525.1000

FAX: 404.525.1001

WWW.PUGHWRIGHTMCANALLY.COM

16
August 13, 2019



**STAFF REPORT FOR
TECHNICAL REVIEW COMMITTEE
August 13, 2019**

FILE NUMBER: Site Plan 588-19

CONTROL NO. 7996

ACRES: 25.00

CURRENT ZONE: M-1

NEW ZONE: M-1

APPLICANT: Graham and Company

PROPERTY OWNER/PROPERTY ADDRESS: 23366 Bibb Garrett Rd – West of I-65 and South of Bibb Garrett

REQUEST: Site plan review for a new distribution facility

CURRENT LANDUSE: Vacant/Agricultural

PROPOSED LANDUSE: Industrial

ONE DECATUR Future Landuse: Flex Employment Center

ONE DECATUR STREET TYPOLOGY: Bibb Garrett Rd is a local connector

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:
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Recommend approval with the following conditions:

1. Show the dimension between the driveway and I 65 to the east. Darrell Skipper has amended the traffic study to reflect the needs of the new smaller development and recommends that the access point be approximately 850 feet from I 65.
2. Provide elevations that show the architectural and building finishes agreed upon during rezoning process.

Pt. of Info:

1. Any relocation of utilities will be at the owner's expense.
2. Lot created with Certificate 3429-19

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:

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SITE PLAN 588-19 AERIAL



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August 13, 2019

SITE PLAN 588-19 ZONING



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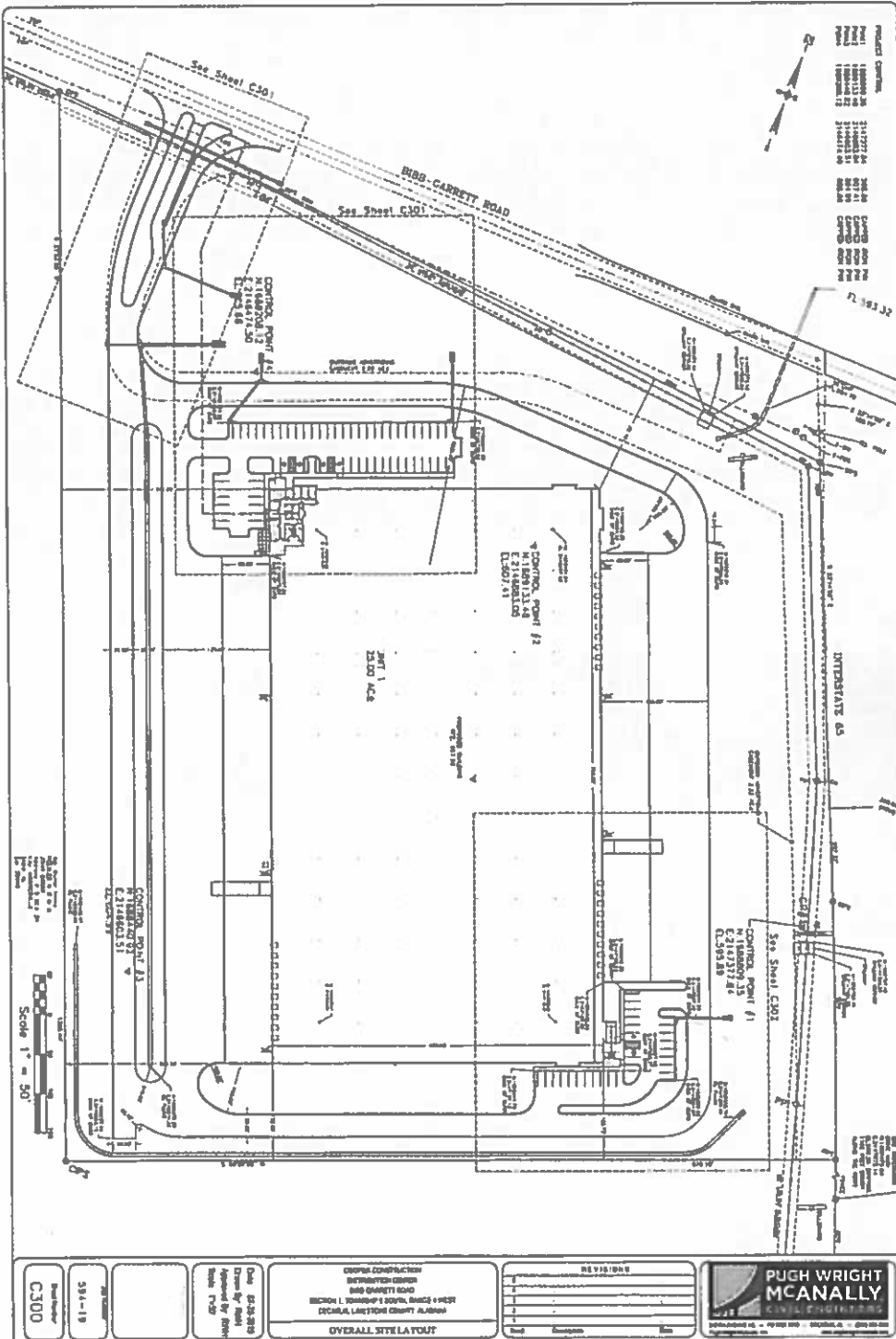


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SUBJECT PROPERTY

STAFF REPORT FOR TECHNICAL REVIEW COMMITTEE August 13, 2019



**STAFF REPORT FOR
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August 13, 2019**

FILE NUMBER: Greystone Addition V Final Approval

CONTROL NO. 7997

ACRES: 12.42

CURRENT ZONE: R5

NEW ZONE: R5

APPLICANT: Lynn White and Collins for John Strickling

PROPERTY OWNER/PROPERTY ADDRESS: Greystone Properties of Decatur, L.L.C. at the end of Tintagel Dr SW and Aldingham Dr SW

REQUEST: Final Approval to subdivide 12.42 acres into eight lots. Seven patio homes and one large patio home lot.

CURRENT LANDUSE: Undeveloped

PROPOSED LANDUSE: Single family patio homes

ONE DECATUR Future Landuse: Residential low density

ONE DECATUR STREET TYPOLOGY: Tintagel Dr SW and Aldingham Dr SW are local streets.

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:
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Recommend approval with the following conditions:

1. Subject to meeting conditions of Layout and Preliminary phases.
2. Construct or post an improvement bond backed by a letter-of-credit for all necessary public improvements.

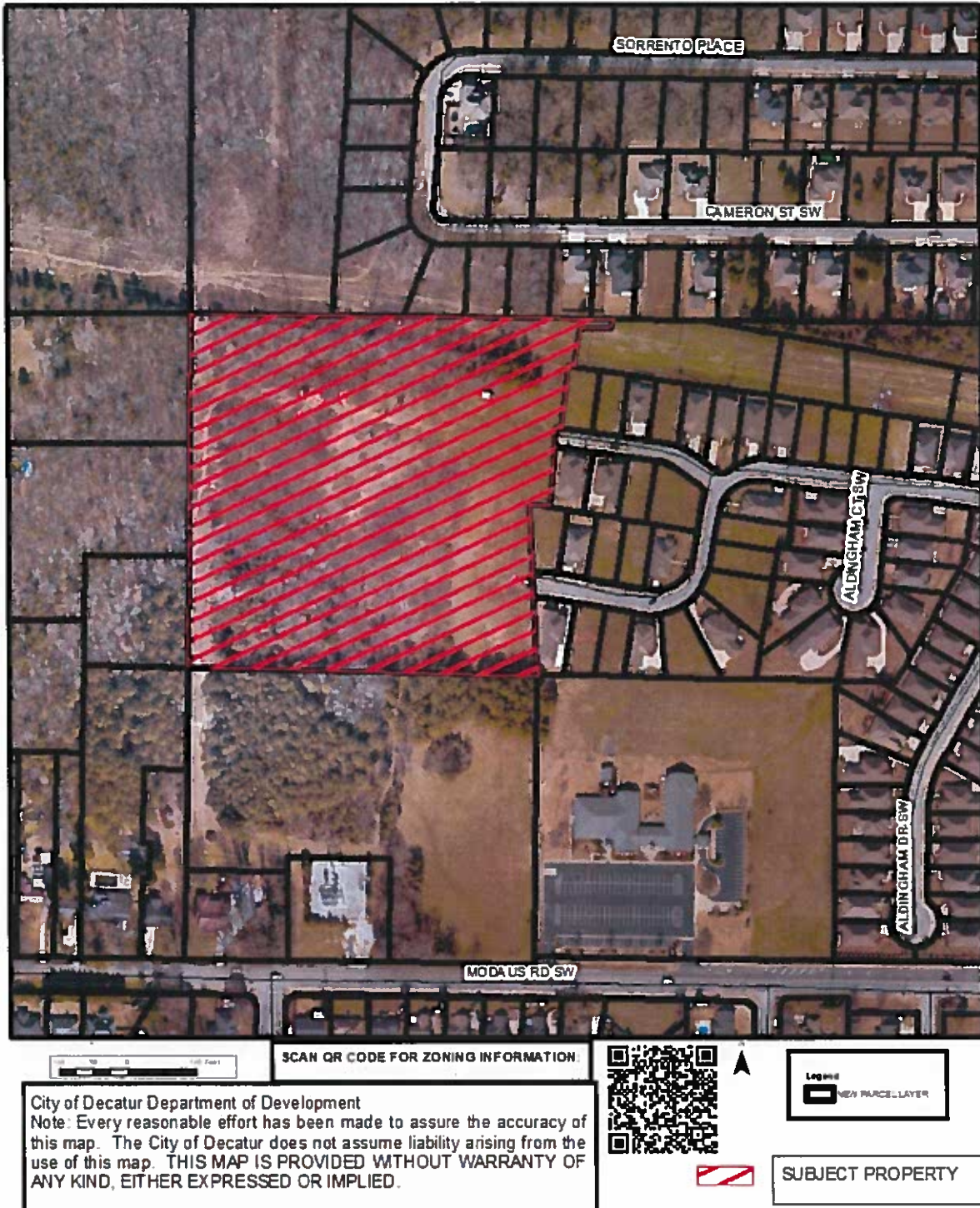
Pt. of Info:

1. Any relocation of utilities will be at the owner's expense.
2. Last month final approval was not completed – just preliminary.

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:

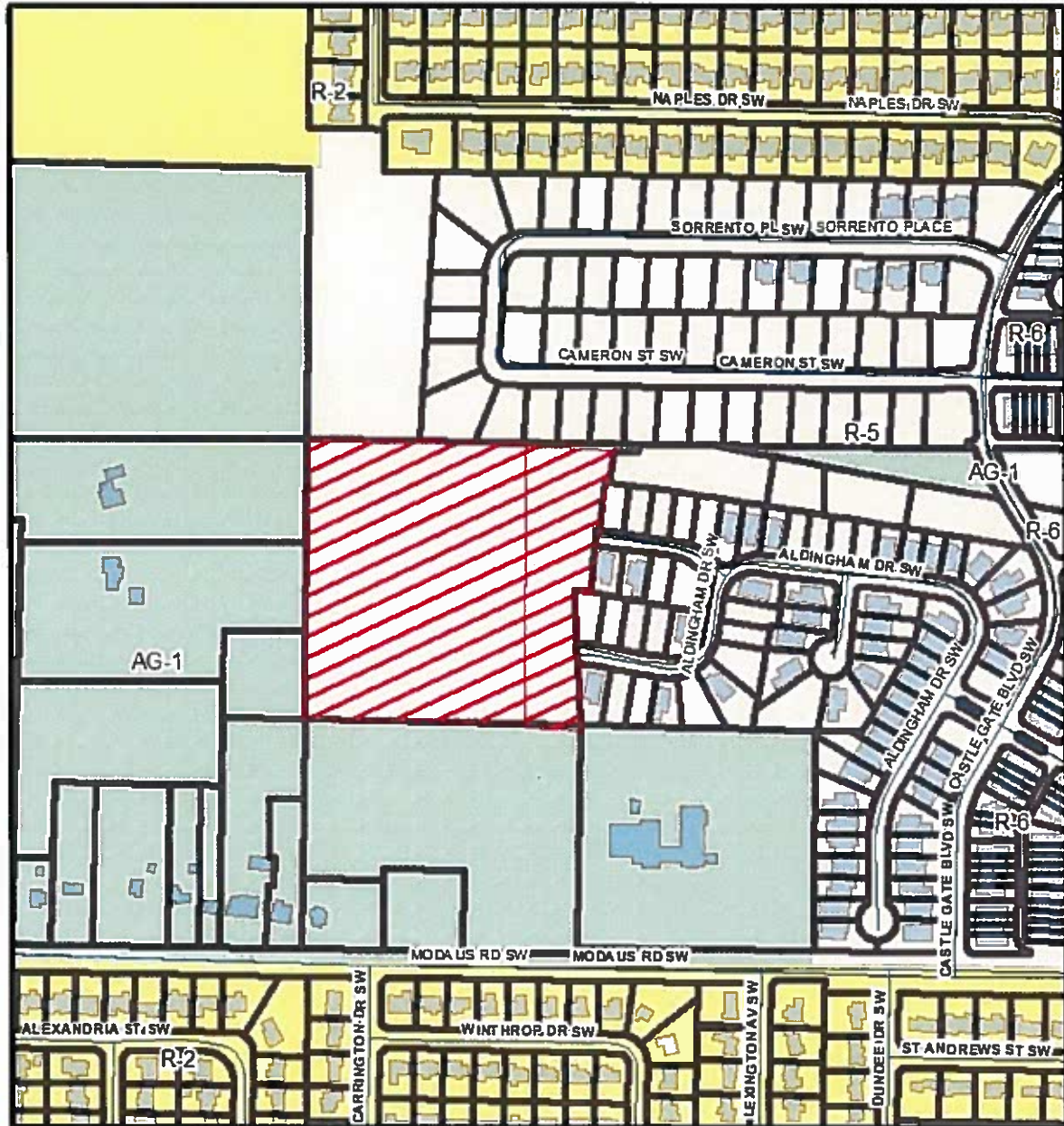
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GREYSTONE SUBDIVISION ADDITION V

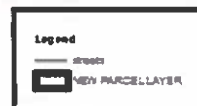


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GREYSTONE SUBDIVISION ADDITION V

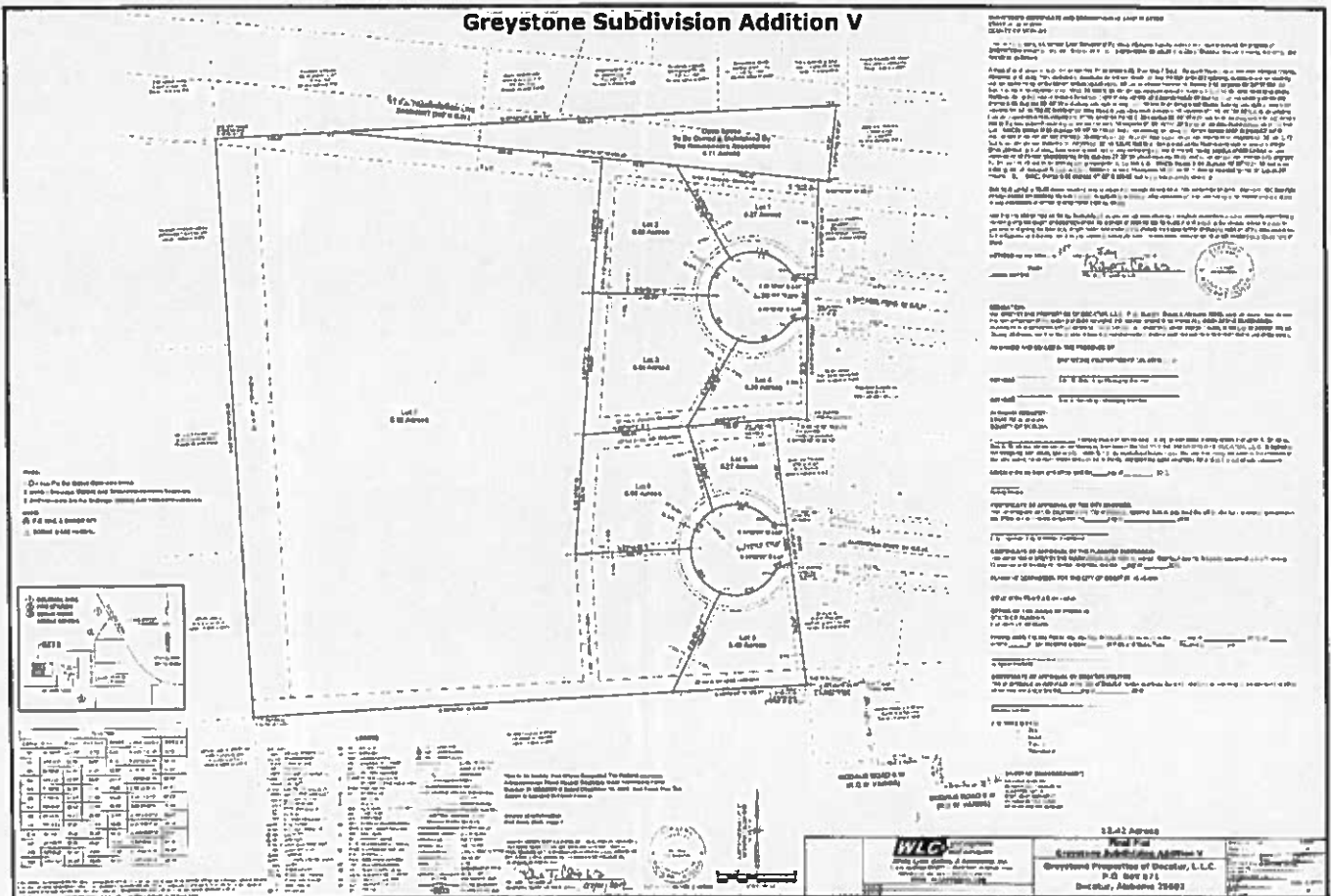


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SUBJECT PROPERTY

Greystone Subdivision Addition V



END CONSENT AGENDA

**STAFF REPORT FOR
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August 13, 2019**

OTHER BUSINESS

FILE NUMBER: Vacation Request 515-19

CONTROL NO. 7995

ACRES: .0019

CURRENT ZONE: R-3H

NEW ZONE: R-3H

APPLICANT: Lee Greene and Associates for Kim Gronski

PROPERTY OWNER/PROPERTY ADDRESS: 307 Canal Street NE – Northeast corner of intersection of Davis St NE and Canal St NE

REQUEST: Vacate R.O.W. the rest of the difference between VAC 514-19 and sidewalk

CURRENT LANDUSE: Single Family Residential

ONE DECATUR Future Landuse: Single Family Residential

ONE DECATUR STREET TYPOLOGY: Canal St NE is a local street

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:
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Recommend approval with the following conditions:

1. Provide corrected paperwork that reflects the vacation request for R.O.W. on Davis St NE

Pt. of Info:

1. Any relocation of utilities will be at the owner's expense.
2. This vacation request closes the distance remaining between the property line and Canal Street – a few inches remained after Vacation 514-19 was completed.
3. Error of less than 1' in the vacation requests submitted previously.

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:

STAFF REPORT FOR
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VACATION REQUEST 515-19 AERIAL



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STAFF REPORT FOR
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VACATION REQUEST 515-19 ZONING



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