

**Minutes
Planning Commission
March 24, 2020**

Present: Kent Lawrence, *Chairman*; Gary Borden, *Vice Chairman*; Dan Culpepper, *Secretary*; Joseph Wynn; Eddie Pike

Absent: Chuck Ard; Frances Tate, Myrna Burroughs; Forrest Temple;

- Chairman Lawrence called the meeting to order at 3:30 p.m. A roll call established that there was a quorum present.
- Karen Smith, representing the Planning Department, presented the agenda requests.
- Minutes were recorded by Kim Mooney.

After calling the meeting to order, Chairman Lawrence made the following statement:

WE HAVE SOME UNUSUAL THINGS GOING ON AND WE DEVELOPED THIS TO TRY TO GIVE YOU AN IDEA OF WHAT TO EXPECT. PLEASE FEEL FREE TO CALL IF YOU HAVE QUESTIONS OR CONCERNS.

The Planning Commission Meeting is being held on March 24, 2020 at 3:30 p.m. in the City Council Chambers. The conduct of the meeting will be subject to restrictions implemented to comply with social separation requirements during the current crisis.

The seats have been marked to prevent seating any closer than 6 feet in both the board area and for the audience. This requirement will be strictly enforced.

There will be provisions made for the public to view the meeting and to ask questions.

The meeting will be available for viewing on YouTube at <https://www.youtube.com/channel/UCHqIGrzD0gy62bKaauU-k4A>.

We are asking that citizens email questions prior to the meeting at:

planning@decatour-al.gov

We will also have a phone available at the meeting should someone wish to call in the number will be made available on YouTube or Kent can give it when he requests public comments.

In either case we will require their name, home address and question. If you email in a question it will be read out loud during the meeting and answered.

These are the items that are available from the calendar.

These items may be found on the web site at this location.

<https://www.egovlink.com/decatour/events/calendarevents.asp?date=3-24-2020>

- Last month's minutes
- Agenda package
- All attachments including plats
- Slides for the meeting
- This explanation

The format for the meeting is as follows a representative from the Planning Commission will read each case being presented to the commission.

- If you wish to comment on an item we ask that you come to the microphone – you may adjust it should you need to- and state your name and home address including city if you are from out of town and make your comment
- The first part of the meeting is public hearings and each item will be read separately and voted on after comments and discussion –
 - Minor plats are plats that have more than three lots and a topo provided for review
 - Rezoning impact the uses and lot requirements. A rezoning can either be recommended to the City Council or the commission can vote to not recommend to the City Council. If an applicant wishes to go on to the City Council without a recommendation from the Planning Commission they should notify the Planning Department via email or in writing tomorrow.
 - Zoning – are where we apply a city zoning district to property that has been recently annexed and does not have a zoning district applied to it.
 - Pre-zoning – Section 11-52-85 makes provisions for municipalities to apply a zoning district to property contiguous to the City Limits with an agreement that the property will be annexed within six months of the pre zoning being completed
- The consent agenda – is a part of the agenda that the Planning Commission has the final decision on. These items are read together and voted on as a group. If you wish to comment on a consent agenda item you may do so after all the items have been read.
 - Layout plats – give a general idea of the lot layout for a subdivision
 - Certificates to Subdivide
 - Site Plans
- Other business – is those items that go to the City Council for final approval that do not require a public hearing. We do this to allow our City Council member to vote during the council meeting and abstain during the Planning Commission meeting.

PUBLIC HEARING

FILE NUMBER: Pre- zone 1348-20

CONTROL NO. 8050

ACRES: 10.97

CURRENT ZONE: N/A

NEW ZONE: R3 single family residential

APPLICANT: Rich and Amanda Littrell representing Littrell development

PROPERTY OWNER/PROPERTY ADDRESS: 204 McEntire Lane

REQUEST: To pre-zone a 10.97 acre tract to R3 Single Family Residential Zone

CURRENT LANDUSE: Vacant

PROPOSED LANDUSE: Single family residential

ONE DECATUR Future Landuse: Mixed neighborhood

ONE DECATUR STREET TYPOLOGY: McEntire Lane is a neighborhood connector

COMMENTS AND RECOMMENDATIONS FROM ZONING COMMITTEE:

The Zoning Committee and Planning Staff recommend approval of this Pre-Zoning request. It will allow for future residential development as recommended in the One Decatur Comprehensive Plan.

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

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:

Chairman Lawrence stated that there would be a three minute wait before voting to allow for citizens to call in. He asked if anyone would like to come forward to speak on the item or if the Planning Department had received any email about it.

Karen Smith of the Planning Department read an email from Henry Latham of 2601 Berkshire Lane:

Thank you, don't mean to sound rude on phone, but I talk with artificial voice (Laryn cancer) & battling Lung cancer now. But Rich Littrell is a good person & I approve his rezoning. My House backs up to this property. I would like to participate via email just to keep up with whats going on. Thank you Henry Latham 2601 Berkshire Way S.W. Decatur, al 35603 256 476 0106. I live in Winsor Place now.

Karen Smith stated that when handbills where delivered in the neighborhood and the people they spoke to were in favor of the rezoning.

Commissioner Pike made a motion to recommend the rezoning to the City Council. Commissioner Borden seconded the motion. Upon roll call, the motion was unanimously approved.

FILE NUMBER: Rezoning 1349-20

CONTROL NO. 8051

ACRES: 29.64
Residential

CURRENT ZONE: R3 Single Family

NEW ZONE: R5 Single Family Residential Patio Homes

APPLICANT: Pugh Wright McAnally representing Greystone Properties

PROPERTY OWNER/PROPERTY ADDRESS: North side of Point Mallard Parkway
West of the Golf Course

REQUEST: To rezone a 29.64 acre tract from R3 Single Family Residential to R5
Single Family Residential Patio homes

CURRENT LANDUSE: Vacant

PROPOSED LANDUSE: Residential

ONE DECATUR Future Landuse: Riverfront Mixed Use

ONE DECATUR STREET TYPOLOGY: Point Mallard Drive is a City Connector

COMMENTS AND RECOMMENDATIONS FROM ZONING COMMITTEE:

The Zoning Committee recommends and Planning Staff recommend approval of this rezoning request. It will allow for future residential development and support the Riverfront Mixed Use recommended by the One Decatur Comprehensive Plan. It will also extend the R5 Single Family Patio Home Zoning already approved to the south and better allow the siting of residential structures on the irregularly shaped lots proposed on the plat.

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

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:

Chairman Lawrence stated that there would be a three minute wait before voting to allow for citizens to call in. He asked if anyone would like to come forward to speak on the item or if the Planning Department had received any email about it.

Karen Smith of the Planning Department read two emails from Gerald Maxwell of 1201 Regency Blvd SE:

Email #1

Gerald Maxwell
1201 Regency Blvd SE
Decatur AI 35601

I say the rezoning SHOULD NOT happen. Parker Real Estate Originally proposed this as a high end R3 Single Family Homes. Now they want to lower the standards and re-zone as R5 single family patio homes which will only reduce our property values. Since I live directly across from this fiasco, this can only further reduce my property value.

In addition, as I pointed out during the last Planning Department hearing, there IS a Super Fund site between this area and the former GE Plant - that is why they never expanded into this area. Since the Planning Commission is likely to approve this for the tax income - they must also have Parker Real Estate have in bold and larger font of any sales that there is a Super Fund site nearby and it has the possibility of seeping into the ground area. Otherwise they have extensive liability.

Also, Since the Planning Commission has been made aware of this as a potential issue - they too are also now liable.

Email #2

Yet the R5 also provides for cheaper housing lowering our property values and does not meet their original intent of high end houses.

If odd shaped lots then they

1. Should have accounted for that originally and said we intend to build cheap patio homes not high end family homes and,
2. They can always provide larger lots for the high end family homes and charge a little more.
3. They and the city must still inform buyers of the super fund site nearby and the city must continuously monitor the river for any effluents while both Parker realty and the city should set aside an additional fund once any leakage from the site is discovered. Otherwise you will have something far beyond the 3M issue on your hands.

Blake McAnally of Pugh Wright McAnally, 310 8th AV NE, came forward to state that there isn't a Superfund site in Morgan County. He stated that the property has been tested and was found to be clean. He said that a rezoning had been done before the design for the proposed subdivision. After the design was done it was discovered that the lots would be very deep. The proposed rezoning allows for longer and more narrow homes. He said it is not the intent of the developer to change the lot sizes.

Chairman Lawrence stated that he went on the EPA website and the property in question was not listed as a Superfund site.

Chip Alexander of the Legal Department came forward to say that he and City Attorney Herman Marks have reviewed the property and didn't see legal liability for City of Decatur.

Commissioner Pike made a motion to recommend the rezoning to the City Council. Commissioner Wynn seconded the motion. Upon roll call, the motion was unanimously approved.

FILE NUMBER: 1350-20

CONTROL NO. 8052

ACRES: 4.63
limits

CURRENT ZONE: Outside the corporate

NEW ZONE: R3 Single family residential

APPLICANT: Pugh Wright McAnally for Wilshire Development

PROPERTY OWNER/PROPERTY ADDRESS: Located on the east side of Central AV SW and north of Poole Valley RD outside the corporate limits of Decatur 3914 and 3918 Central AV SW

REQUEST: To pre-zone a 4.63 acre tract to R3 Single Family Residential Zone

CURRENT LANDUSE: Vacant

PROPOSED LANDUSE: Single family residential work force housing

ONE DECATUR Future Landuse: Mixed Neighborhood

ONE DECATUR STREET TYPOLOGY: Central AV is a city connector

COMMENTS AND RECOMMENDATIONS FROM ZONING COMMITTEE:

The Zoning Committee and Planning Staff recommend approval of this Pre-zoning it will allow for future residential development as recommended in the One Decatur Comprehensive Plan for this area. This will also be part of a larger residential development (Wilshire) and provides the ideal entrance to the subdivision.

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

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:

Chairman Lawrence stated that there would be a three minute wait before voting to allow for citizens to call in. He asked if anyone would like to come forward to speak on the item or if the Planning Department had received any email about it.

No comments were received

Commissioner Borden made a motion to recommend the rezoning to the City Council. Commissioner Culpepper seconded the motion. Upon roll call, the motion was unanimously approved.

FILE FILE NUMBER: 1351-20

CONTROL NO. 8057

ACRES: 20.9
Manufacturing

CURRENT ZONE: M1 Light

NEW ZONE: R3 Single Family Residential

APPLICANT: Pugh Wright McAnally for Wilshire Development

PROPERTY OWNER/PROPERTY ADDRESS: North of Ryan Dr and East of Central AV

REQUEST: To rezone a 20.9 acre tract from M1 Light Manufacturing to R3 Single Family Residential

CURRENT LANDUSE: Vacant

PROPOSED LANDUSE: Single Family Residential work force housing

ONE DECATUR Future Landuse: Flex employment

ONE DECATUR STREET TYPOLOGY: Central Av is a city connector and Ryan Dr is a local street

COMMENTS AND RECOMMENDATIONS FROM ZONING COMMITTEE:
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The Zoning Committee and Planning Staff recommend approval of this rezoning request it will allow for future residential development and support the One Decatur Comprehensive future land use of Flex Employment by providing new workforce housing options. This is part of a larger new residential development Wilshire and should be zoned to support it.

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

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:

Chairman Lawrence stated that there would be a three minute wait before voting to allow for citizens to call in. He asked if anyone would like to come forward to speak on the item or if the Planning Department had received any email about it.

No comments were received.

Commissioner Borden made a motion to recommend the rezoning to the City Council. Commissioner Culpepper seconded the motion. Upon roll call, the motion was unanimously approved.

NUMBER: 1352-20

CONTROL NO. 8058

ACRES: 12.5 Acres
Manufactured Housing

CURRENT ZONE: RMH Single Family

NEW ZONE: R3 Single Family Residential

APPLICANT: Pugh Wright McAnally for Wilshire Development

PROPERTY OWNER/PROPERTY ADDRESS: Property is East of Central Parkway at the end of a street stub that goes north from Ryan DR SW

REQUEST: To rezone 12.5 acres from RMH Single Family Manufactured Housing to R3 Single Family Residential

CURRENT LANDUSE: Vacant

PROPOSED LANDUSE: Residential work force housing

ONE DECATUR Future Landuse: Mixed neighborhood

ONE DECATUR STREET TYPOLOGY: Ryan Dr is a local street

COMMENTS AND RECOMMENDATIONS FROM ZONING COMMITTEE:

The Zoning Committee and Planning Staff recommend approval of this rezoning request this will allow for future residential development as recommended in the One Decatur Comprehensive Plan. This is part of a larger new residential development Wilshire and should be zoned to support it.

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:

Chairman Lawrence stated that there would be a three minute wait before voting to allow for citizens to call in. He asked if anyone would like to come forward to speak on the item or if the Planning Department had received any email about it.

No comments were received.

Commissioner Pike made a motion to recommend the rezoning to the City Council. Commissioner Wynn seconded the motion. Upon roll call, the motion was unanimously approved.

NUMBER: 1353-20

CONTROL NO. 8059

ACRES: 12.5 Acres

CURRENT ZONE: Recently annexed

NEW ZONE: B1 neighborhood commercial

APPLICANT: Yogi and Kenny Patel

PROPERTY OWNER/PROPERTY ADDRESS: 2614 Old Moulton RD SW

REQUEST: To apply a zoning to a recently annexed tract of land located on the North side of Old Moulton where Brookline intersects it.

CURRENT LANDUSE: Convenience Store

PROPOSED LANDUSE: Convenience store

ONE DECATUR Future Land use: Mixed neighborhood

ONE DECATUR STREET TYPOLOGY: Old Moulton is a city connector

COMMENTS AND RECOMMENDATIONS FROM ZONING COMMITTEE:

The Zoning Committee and Planning Staff recommend approval of this zoning request. It will allow for future small scale neighborhood business as recommended in the Mixed Neighborhood future land use shown in the One Decatur Comprehensive Plan.

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

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:

Chairman Lawrence stated that there would be a three minute wait before voting to allow for citizens to call in. He asked if anyone would like to come forward to speak on the item or if the Planning Department had received any email about it.

No comments were received.

Commissioner Pike made a motion to recommend the rezoning to the City Council. Commissioner Borden seconded the motion. Upon roll call, the motion was unanimously approved.

FILE NAME: Manor Park Phase 2 **CONTROL NO.** 8055

ACRES: 4.97 **CURRENT ZONE:**R3

APPLICANT: Clete Blankenship P&C Real Estate Development

LOCATION AND OR PROPERTY ADDRESS: The end of Aspsley Way , east of South Chapel Hill RD and south of Old Vineyard Rd. SW

REQUEST: For preliminary subdivision approval to subdivide 4.97 acres into twelve single family lots and a detention area

NEW ZONE: N/A **PROPOSED LAND USE:** Single Family Residential

ONE DECATUR FUTURE LAND USE: Rural Edge Agricultural

ONE DECATUR STREET TYPOLOGY: Apsley Way is a local street, South Chapel Hill Rd is a neighborhood connector

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:
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1. Need Copy of deed
2. Plat application fee needed 13 lots x \$5 = \$65 + \$100 = \$165
3. Show temporary turn around for Apsley Way
4. A ten foot drainage, utility and telecommunications easement ten feet either side of the north property line of lot 36 subject to the approval of D.U.

Pt. of Info:

1. Any relocation of utilities will be at the owner's expense
2. An abstract will be required when the final plat is submitted
3. Recording fees will be required when the plat is ready to record

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:

Chairman Lawrence stated that there would be a three minute wait before voting to allow for citizens to call in. He asked if anyone would like to come forward to speak on the item or if the Planning Department had received any email about it.

No comments were received.

Commissioner Borden stated that he had questions about existing drainage for the development and talked to Carl Prewitt of the Engineering Department. Carl Prewitt stated that he was assured by the developer that drainage will be taken care of.

Commissioner Pike made a motion to recommend the rezoning to the City Council. Commissioner Wynn seconded the motion. Upon roll call, the motion was unanimously approved.

FILE NAME OR NUMBER: River Road Estates

ACRES: 96.76 acres

CURRENT ZONE: Outside of city but pre-zoning in process to R3 single family residential zone and R6 single family semi attached residential.

APPLICANT: Pugh Wright McAnally representing Morris Holdings

LOCATION AND OR PROPERTY ADDRESS: Lot 2 of Morris Brothers Minor Plat North of Upper River Rd between Deere RD and Old River RD

REQUEST: For preliminary approval to create 39 R6 semi attached single family lots and 67 R3 single family residential lots.

NEW ZONE: Pre-zoning to R6 and R3 in process

PROPOSED LAND USE: Single family residential mixed density

ONE DECATUR FUTURE LAND USE: Mixed neighborhood

ONE DECATUR STREET TYPOLOGY: Upper River Rd and Old River Rd are both neighborhood connectors

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

1. Need Plat application fees – 91 lots x \$5 = \$455 + 100 = \$555
2. Show all of lot 2 of Morris Brother minor plat
3. Label the out parcels
4. Provide a lot number for the drainage area

5. Show Deere RD or indicates its location and the distance to it.
6. Provide street names
7. Approval and completion of rezoning's and annexation
8. Subject to approval of city engineer
9. Subject to approval of Joe Wheeler Electric Coop.

Pt. of Info:

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

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:

Chairman Lawrence stated that there would be a three minute wait before voting to allow for citizens to call in. He asked if anyone would like to come forward to speak on the item or if the Planning Department had received any email about it.

Karen Smith of the Planning Department read an email from Lile Blythe of 3206 Old River RD SE Old River RD:

Hi Karen, we still can't read the map that was sent to us or the one online. What do you suggest besides coming to the office? We believe that this meeting during this time could be illegal because everyone can come and everyone affected wasn't notified. We are worried about the drainage on the subdivision side once there isn't much permeable ground. We are also concerned about the farm road that is already there being used as an entrance. Really, we are concerned about anywhere on that hill and curve being used. It is very dangerous and there is no lighting and the road is a paved county road barely 18 ft wide. Would you send me the link to the live stream of the meeting. Stay safe, Lile

Ms. Smith stated that she emailed a PDF copy of the map to Ms. Blythe and she was able to read it.

Carl Prewitt of the Engineering Department stated that the drainage for subdivision drains south to a large detention pond and that he has no concern with it. He stated that the existing three entrances onto Old River RD should be adequate. He said if any improvements are needed over time the City of Decatur will look into it.

Chairman Lawrence asked Chip Alexander of the Legal Department to address the legality of the Planning Commission meeting.

Mr. Alexander stated that the Planning Department is good about giving notices. He stated that the meeting that day was in compliance with the governor's restrictions.

Blake McAnally of Pugh Wright McAnally, 310 8th AV NE, came forward to say that there was a public meeting with about 70-80 people from the neighborhood before the

plat was filed. He said the map at that time showed about 60-70 townhome lots. He said the plat is now down to about 36 townhome lots.

Commissioner Borden made a motion to recommend the rezoning to the City Council. Commissioner Culpepper seconded the motion. Upon roll call, the motion was unanimously approved.

END PUBLIC HEARING

CONSENT AGENDA

FILE NAME OR NUMBER: 3428-18

ACRES: 43.44

CURRENT ZONE: AG 2, Agricultural

APPLICANT: Pugh Wright McAnally for Jeff Parker the owner of unit 3

LOCATION AND OR PROPERTY ADDRESS: 2919 Fair Grounds Rd

REQUEST: This is a request to add an addendum to lot 3 of Certificate 3428-18 at the request of the City Council. This will be binding during the development process and easily found in in the Court House records. The addendum is provided below,

The landscaping buffer and berms that currently exist on the west and south side of property described as Unit 3 of Certificate 3428-19 recorded in map book 2019 starting at page 1067 in the office of the Judge of Probate of Morgan County shall remain in place and the owner(s) commit to taking all reasonable precautions to assure the landscaping buffer/berm will continue to exist. This commitment will be binding on the current owners and its successors and assigns. Where the landscaping buffer/berm does not exist along the east side of the property the owner(s) agree to abide by the ordinance in place at time of site plan review regardless of the number of parking spaces that may currently be in place.

In the event this buffer or portion thereof is destroyed or removed for any reason; the following minimum standards will be used to replace the portion of the current buffer that is no longer in existence.

1. A landscape plan showing an opaque buffer shall be submitted to the planning department. The landscape buffer will be required on the property shown as Unit 3 of Certificate 3428-19 recorded in map book 2019 starting at page 1067 in the office of the Judge of Probate of Morgan County on the west, south and east property lines. The plan shall meet the requirements of one of the sections below (a., b, or c) and shall be approved and inspected by the City prior to requesting a building permit:

- a. A twenty (20) foot planted buffer that is at least six feet from the ground that functions as an opaque screen to consist of 3 large trees (large trees grow to an average of 70 feet at maturity), 7 small trees (grow to an average of 30 feet at maturity) and 20 shrubs (two gallon size at planting) per 100 linear feet,
 - b. A twelve (12) foot berm landscaped area with a minimum height of four (4) feet consisting of 2 large trees (large trees grow to an average of 70 feet at maturity), 8 small trees (grow to an average of 30 feet at maturity) and 30 shrubs (two gallon size at planting) per 100 linear feet, or
 - c. A five (5) foot fenced or walled area with a minimum height of six (6) feet which is 100% opaque and includes landscaping of 20 evergreen shrubs (two gallon size at planting) per 100 linear feet.
 - d. No plant that appears on the nuisance trees list in the City of Decatur Zoning Ordinance can be used.
 - e. Maintenance of the landscape buffer shall be the responsibility of the owner of the property shown as Unit 3 of Certificate 3428-19 recorded in map book 2019 starting at page 1067 in the office of the Judge of Probate of Morgan County or as may be subsequently subdivided.
2. A site plan, drawn by a design professional, shall be provided to Planning Commission to obtain their approval when existing buildings are renovated, or any use that would impact the site with or without a structure (including expansion of existing businesses) and or new structures are built. The site plan shall include information about the approved existing buffer and potential new buffer along the East side. The buffer for the East side where none currently exists shall be on the property line and comply with the current ordinance at time of site plan review without regard to number of parking spaces and extend ten feet to either side of the proposed improvement or existing renovated building or existing modified use. There may be adjustments to the depth of the east side landscaping buffer by the technical review committee based on the amount of available space behind the existing buildings.
 3. Vehicles that are required to use the truck route as designated by the truck route ordinance shall use Fairgrounds RD to Modaus RD and then to the Beltline RD as a preclearance route and be the responsibility of the truck driver to observe. In addition, other routes may be approved under the current truck route ordinance by written approval from the police traffic division in compliance with the mentioned ordinance.

NEW ZONE: N/A
small business uses

PROPOSED LAND USE: warehouses and

ONE DECATUR FUTURE LAND USE: Institutional

ONE DECATUR STREET TYPOLOGY: Fairgrounds Rd is a local street

<p>COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:</p>

1.

Pt. of Info:

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

FILE NAME OR NUMBER: 3475-20

ACRES: 3.85

CURRENT ZONE: AG1

APPLICANT: Rafer and Wanda Jones

LOCATION AND OR PROPERTY ADDRESS: 3114 Willow Bend RD SE west side of Willow Bend south of Heather Lane

REQUEST: To subdivide this into two lots of 2.85 acres and 1 acre. This will amend the approval granted to this property at the February Planning Commission meeting.

NEW ZONE: N/A

PROPOSED LAND USE: Residential

ONE DECATUR FUTURE LAND USE: Mixed Neighborhood

ONE DECATUR STREET TYPOLOGY: Willow Bend is a neighborhood connector

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

1. Signed survey for recording
2. Signed letter from the property owner requesting the subdivision
3. Check made out to the Judge of Probate for recording

Pt. of Info:

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

FILE NAME OR NUMBER: 3477-20

ACRES: 1.56

CURRENT ZONE: AG1 agricultural

APPLICANT: Ramey Ellenberg representing Lindsay, Kristopher and Jeffrey Kepley

LOCATION AND OR PROPERTY ADDRESS: East side of Hickory Hills Rd south of Lower River Rd

REQUEST: To consolidate two .78 acre tracts into one 1.56 acre tract

NEW ZONE: N/A

PROPOSED LAND USE: Residential

ONE DECATUR FUTURE LAND USE: Residential low density

ONE DECATUR STREET TYPOLOGY: Hickory Hills Rd is a local street

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

1. Check made out to the judge of probate for recording fees
2. Provide a letter from the owner requesting the subdivision
3. Provide 3 state plane coordinates
4. Provide a copy of the deed

Pt. of Info:

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

FILE NAME OR NUMBER: Certificate 3478-20

ACRES: 13.28
in the PJ

CURRENT ZONE: Outside the corporate limits

APPLICANT: Pugh Wright McAnally for Gregory and Leica Wooten

LOCATION AND OR PROPERTY ADDRESS: South of Aday RD on the west side of Pleasant Hill RD

REQUEST: To adjust the lots lines on a 13.28 acre tract to create two tracts of 9.29 acres and 3.99 acres

NEW ZONE: N/A
residential

PROPOSED LAND USE: Low Density

ONE DECATUR FUTURE LAND USE: Low Density Residential

ONE DECATUR STREET TYPOLOGY: Aday and Pleasant Hill are both local streets

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

1. Provide a signed and sealed survey for recording
2. Payment of recording fees with a check made out to the Judge of Probate
3. Provide a letter from the property owners requesting the subdivision
4. Provide state plane coordinates

5. Subject to approval of the legal description by the county engineer.
6. Dedicate a 30 foot drainage, utility and telecommunications easement-15 feet either side of the electric line -along Aday rd.

Pt. of Info:

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

FILE NAME OR NUMBER: Certificate 3479-20

ACRES: 3.19 Acres

CURRENT ZONE: AG1 Agricultural

APPLICANT: Pugh, Wright, McAnally for Parker Real Estate

LOCATION AND OR PROPERTY ADDRESS: 3729, 3733 and 3737 South Woodtrail RD SW west side of the road

REQUEST: To consolidate three tracts into one 3.19 acre tract

NEW ZONE: N/A
Residential

PROPOSED LAND USE: Low Density

ONE DECATUR FUTURE LAND USE: Low density residential

ONE DECATUR STREET TYPOLOGY: South Woodtrail RD is a local street

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:
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1. Provide a signed and sealed survey for recording
2. Payment of recording fees with a check made out to the Judge of Probate
3. Provide a letter from the owner requesting the subdivision
4. Provide three state plane coordinates

Pt. of Info:

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

FILE NAME OR NUMBER: Certificate 3480-20

ACRES: 167.07 acres

CURRENT ZONE: AG 1

APPLICANT: Pugh Wright McAnally for Roger and Jearldene Minor

LOCATION AND OR PROPERTY ADDRESS: 5301 Indian Hills RD SE west side of Indian Hills Rd north of Burleson Mountain Rd

REQUEST: To consolidate 4 tracts into one tract of 167.07 acres

NEW ZONE: N/A
Residential

PROPOSED LAND USE: Low Density

ONE DECATUR FUTURE LAND USE: Rural Edge Agricultural

ONE DECATUR STREET TYPOLOGY: Indian Hills Rd is a neighborhood connector

AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

1. Provide a signed and sealed survey for recording
2. Payment of recording fees with a check made out to the Judge of Probate
3. Provide a letter from the owner requesting the subdivision
4. Provide three state plane coordinates

Pt. of Info:

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

FILE NAME OR NUMBER: Certificate 3481-20

ACRES: 12.54

CURRENT ZONE: AG2 Agricultural

APPLICANT: Pugh Wright McAnally for Charles and Deanna Knox

LOCATION AND OR PROPERTY ADDRESS: 3418 South Chapel Hill RD SW east side of South Chapel Hill RD and south of Chapel Hill RD.

REQUEST: To adjust the lot lines between two tracts and end up with a 1.38 unit and an 11.16 unit.

NEW ZONE: N/A
Residential

PROPOSED LAND USE: Low Density

ONE DECATUR FUTURE LAND USE: Residential low density

ONE DECATUR STREET TYPOLOGY: Chapel Hill and South Chapel Hill are both neighborhood connectors

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

1. Provide a signed and sealed survey for recording
2. Payment of recording fees with a check made out to the Judge of Probate
3. Provide a letter from the owner requesting the subdivision
4. Provide three state plane coordinates

Pt. of Info:

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

FILE NAME OR NUMBER: Wilshire Development

ACRES: 38.03 acres

CURRENT ZONE: RMH – residential single family manufacture housing, M1 light manufacturing, and outside the corporate limits

APPLICANT: Pugh Wright McAnally for Wilshire Development

LOCATION AND OR PROPERTY ADDRESS: East side of Central AV north of Ryan DR SW

REQUEST: For layout approval to subdivide approximately 38.03 acres into 129 R3 single family lots

NEW ZONE: This property is proposed to be zoned R3 (on today’s agenda)

PROPOSED LAND USE: Residential single family medium density

ONE DECATUR FUTURE LAND USE: Flex employment, mixed neighborhood and residential low density

ONE DECATUR STREET TYPOLOGY: Central AV is a City Connector

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

1. Please provide a general idea of the phases for this subdivision and the order of development
2. Approval and completion of pre-zonings, rezoning’s and annexation
3. Remove the heavy black line along the eastern property line or label it and identify it’s purpose.
4. Label and locate both gas lines that are in the same easement-DU and American Midstream-DU to approve
5. Continue easement along gravel road that leads to retention pond

Pt. of Info:

1. Any relocation of utilities will be at the owner’s expense
2. Provide a buffer that is opaque between the railroad tracks and the subdivision
3. TVA retains right-of-way of electric line-37.5 on each side line-75 feet total
4. Concerns about overhead power line easements-Plat notes will be requested on the final plat that indicate that construction is not permitted in the easement to include pools, shed, gazebos et. (Deed book 223 at p 403)

FILE NAME OR NUMBER: SITE PLAN 596-20

ACRES: 1.36 ACRES

CURRENT ZONE: B2 General Commercial

APPLICANT: Jerry L. Smith for Jackson Plumbing

LOCATION AND OR PROPERTY ADDRESS: 4504 Highway 31 South

REQUEST: For site plan approval to build a 5,000 square foot storage building

NEW ZONE: N/A

PROPOSED LAND USE: Plumbing company

ONE DECATUR FUTURE LAND USE: Rural Edge Agricultural with Flex Employment across the street

ONE DECATUR STREET TYPOLOGY: Highway 31 is a workhorse

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

Not conditions

Pt. of Info:

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

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:

Chairman Lawrence stated that there would be a three minute wait before voting to allow for citizens to call in. He asked if anyone would like to come forward to speak on the item or if the Planning Department had received any email about it.

There were no comments received on any of the consent agenda items.

Commissioner Borden made a motion to approve the consent agenda.

Commissioner Culpepper seconded the motion. Upon roll call, the motion was unanimously approved.

END CONSENT AGENDA

Chairman Lawrence asked for a motion to adjourn the meeting. Commissioner Culpepper made the motion. All were in favor.