

Agenda Planning Commission

City of Decatur, AL

April 21, 2020

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- March 24, 2019

3. PUBLIC HEARING

PLAT REVIEW

A. Minor Plat a Replat of lot 9, replat of lots 7 thru 86 of Townhouse Gardens Subdivision and other lands (West side of McDonald CT and North of Hemingway DR)	2 see plat
--	---------------

4. CONSENT AGENDA

CERTIFICATES

A. 3482-20	Certificate (North side of Chapel Hill west of Danville RD)	3-7
B. 3483-20	Certificate (North side of Beltline between Bellemeade ST SW and Briar AV SW)	8-12
C. 3484-20	Certificate (East side of Pineview DR SW south of Kenilworth RD SW)	13-15

SITE PLAN

A. 597-20	(South of Sims ST at the end of Fairgrounds RD)	16-21
-----------	---	-------

4. OTHER BUSINESS

ANNEXATION

A. 359-20	(North of Upper River Rd between Old River RD and Deere RD)	22-25
-----------	---	-------

4/8/2020

PUBLIC HEARING

FILE NAME OR NUMBER: Replat of lot 9, replat of lots 7 thru 86 of Townhouse Gardens Subdivision and other lands

ACRES: 5.8 acres
and a sliver of R2 Single family detached

APPLICANT: Lee Greene representing Zeke Haseldon

LOCATION AND OR PROPERTY ADDRESS: 2803 McDonald Court SW west side of McDonald CT
and North of Hemingway DR

REQUEST: To minor plat approval to subdivide approximately 5.8 acre tract into two lots of .53 acres and 5.3 acres

NEW ZONE: N/A
an out building

PROPOSED LAND USE: Maintain the current use and build

ONE DECATUR FUTURE LAND USE: Residential medium to high density

ONE DECATUR STREET TYPOLOGY: Hemingway and McDonald are both local streets

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

1. TRC deems this an essential function
2. Add a plat note No more than one residential structure or living quarters will be allowed on lot 9A

Pt. of Info:

1. Any relocation of utilities will be at the owner's expense
2. Be aware of flood development permit will be required for development of this property
3. Be aware of limitations-one single family-garage needs to be accessory structure with no residents

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:

**STAFF REPORT FOR
TECHNICAL REVIEW COMMITTEE
4/8/2020**

END PUBLIC HEARING

CONSENT AGENDA

FILE NAME OR NUMBER: CERTIFICATE 3482-20

ACRES: 1.71

CURRENT ZONE:AG2 Agricultural

APPLICANT: Pugh Wright McAnally for Bob Latter

LOCATION AND OR PROPERTY ADDRESS: 2040 Chapel Hill RD SW north side of Chapel Hill west of Danville RD

REQUEST: To subdivide a 1.71 acre tract into two tracts of .66 acres and 1.06 acres

NEW ZONE: N/A

PROPOSED LAND USE: Low density residential

ONE DECATUR FUTURE LAND USE: Rural edge agricultural

ONE DECATUR STREET TYPOLOGY: Chapel Hill Rd is a neighborhood connector

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

1. TRC deems this an essential function
2. Provide a sealed survey for recording
3. Recording fees
4. Provide a letter signed by the owner requesting the certificate
5. The acreages do not add up and are different from those in Certificate 3470-19.

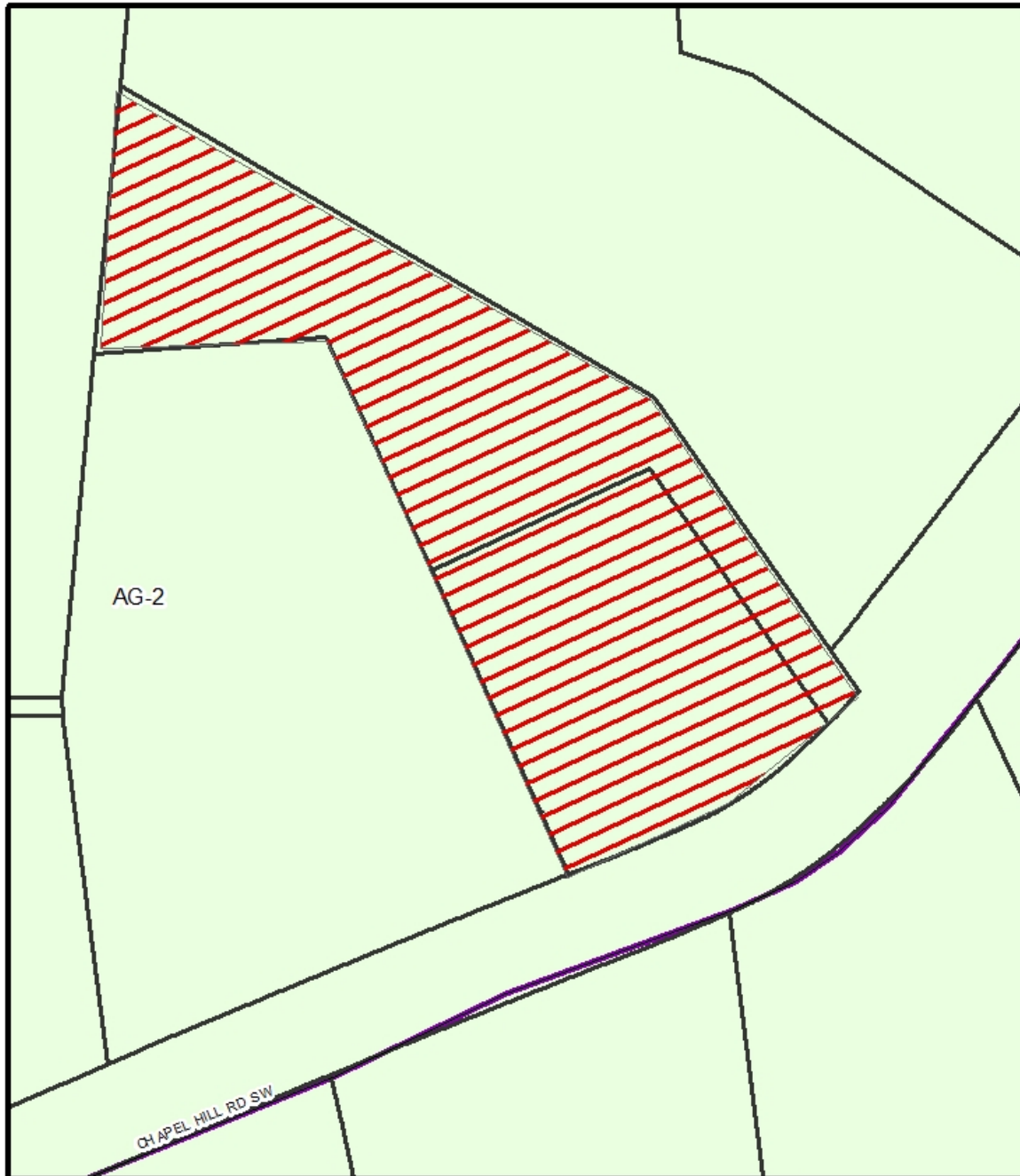
Pt. of Info:

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

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:

**STAFF REPORT FOR
TECHNICAL REVIEW COMMITTEE
4/8/2020**

**CERTIFICATE 3482-20 TO CONSOLIDATE A 1.05 ACRE TRACT AND A .56 ACRE TRACT
INTO A 1.71 ACRE TRACT PROPERTY IS ON THE NORTH AND WEST SIDE OF CHAPEL HILL RD SW**



0 20 40 Feet

SCAN QR CODE FOR ZONING INFORMATION:



N

Legend

NEW PARCEL LAYER



SUBJECT PROPERTY

City of Decatur Department of Development
Note: Every reasonable effort has been made to assure the accuracy of this map. The City of Decatur does not assume liability arising from the use of this map. THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESSED OR IMPLIED.

**STAFF REPORT FOR
TECHNICAL REVIEW COMMITTEE
4/8/2020**

**CERTIFICATE 3482-20 TO CONSOLIDATE A 1.05 ACRE TRACT AND A .56 ACRE TRACT
INTO A 1.71 ACRE TRACT PROPERTY IS ON THE NORTH AND WEST SIDE OF CHAPEL HILL RD SW**



SCAN QR CODE FOR ZONING INFORMATION:



Legend

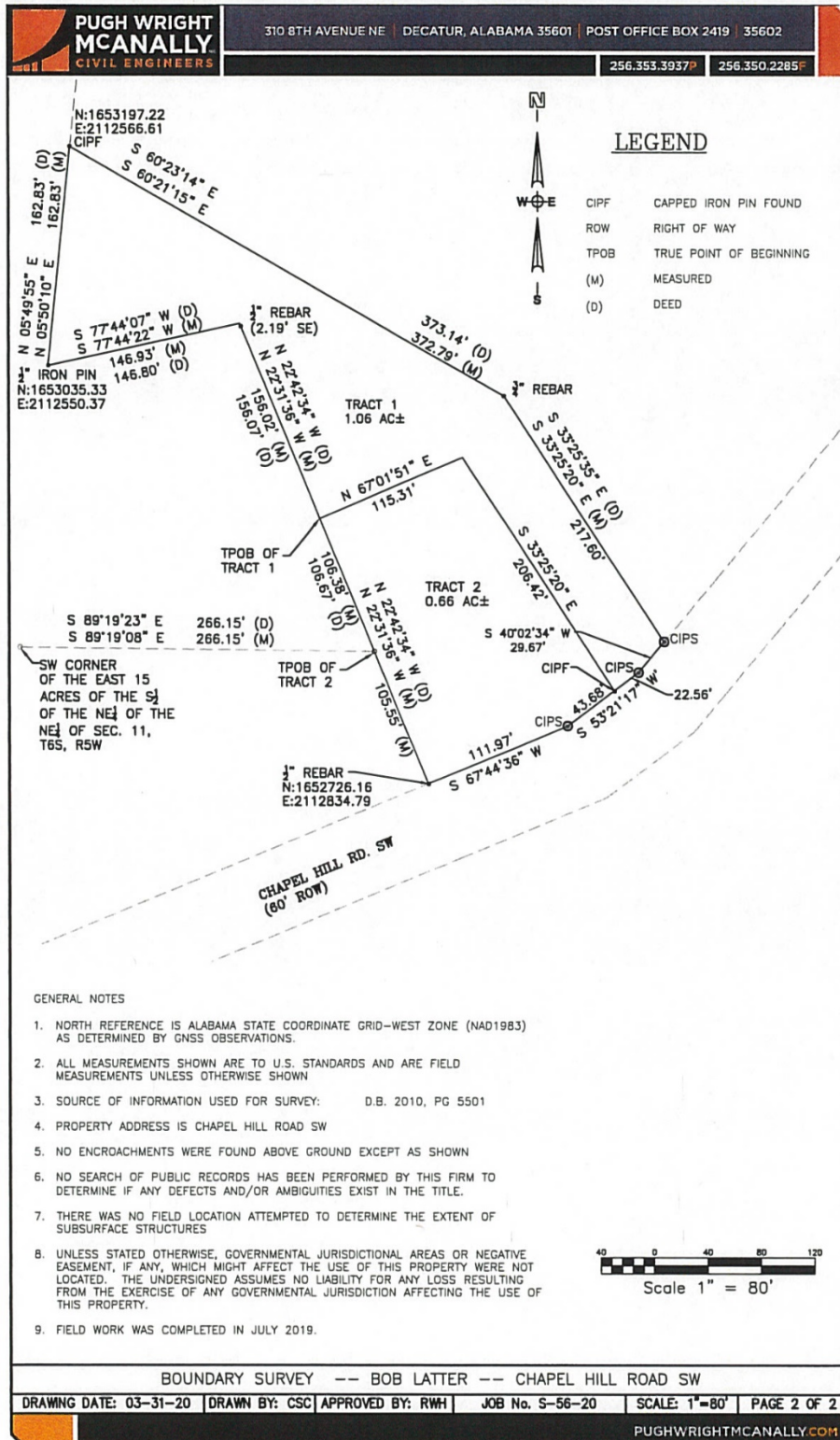
NEW PARCEL LAYER



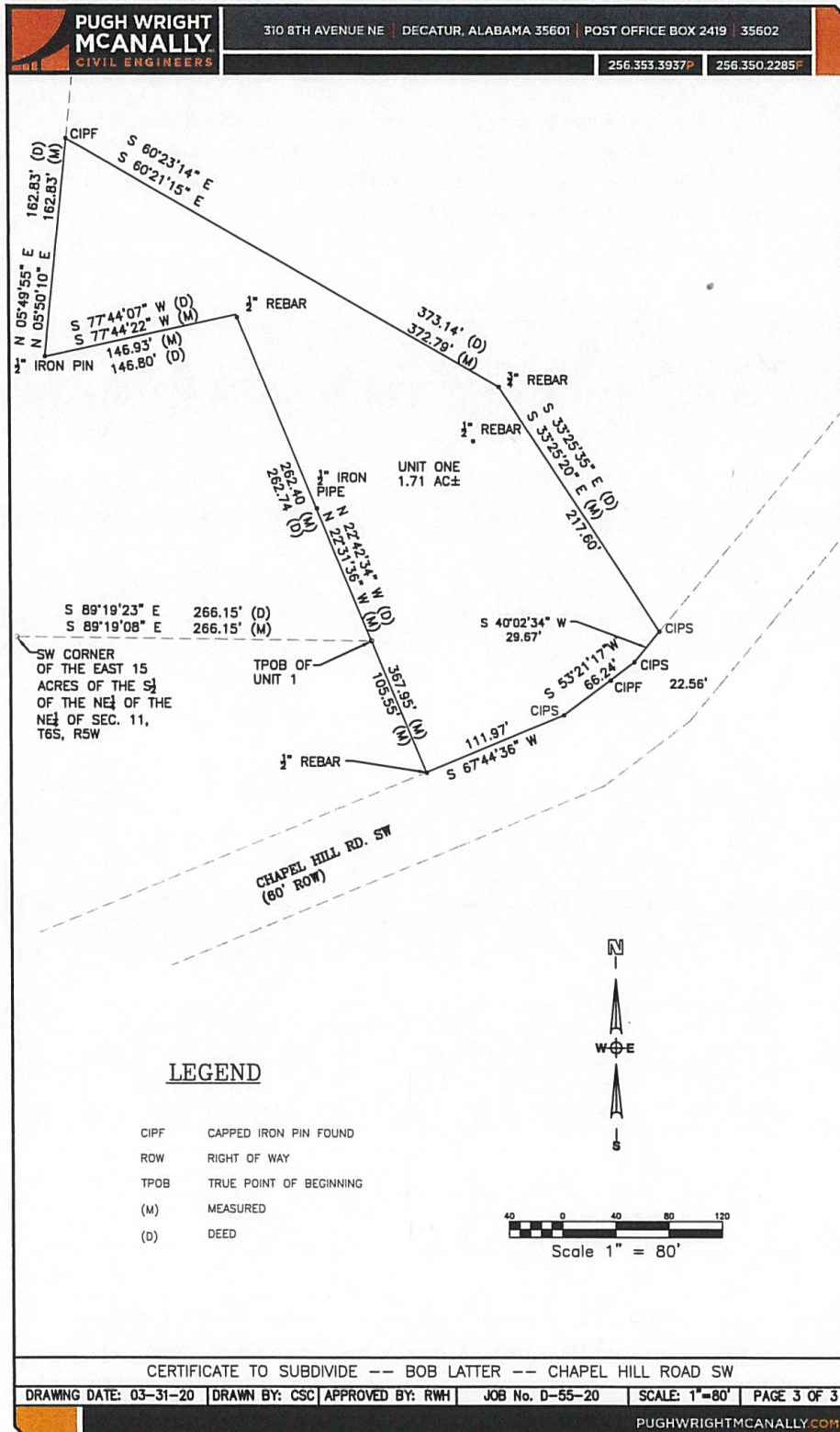
SUBJECT PROPERTY

City of Decatur Department of Development
Note: Every reasonable effort has been made to assure the accuracy of this map. The City of Decatur does not assume liability arising from the use of this map. THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESSED OR IMPLIED.

STAFF REPORT FOR TECHNICAL REVIEW COMMITTEE 4/8/2020



STAFF REPORT FOR TECHNICAL REVIEW COMMITTEE 4/8/2020



**STAFF REPORT FOR
TECHNICAL REVIEW COMMITTEE
4/8/2020**

FILE NAME OR NUMBER: Certificate 3483-20

ACRES: 1.85 acres

CURRENT ZONE: R2 and B6

APPLICANT: Pugh Wright McAnally for Gulf State Conference Association of Seventh-day Adventist

LOCATION AND OR PROPERTY ADDRESS: 540 and 538 Beltline RD SW north side of Beltline between Bellemeade ST SW and Briar AV SW

REQUEST: To consolidate six tracts into one tract of 1.85 acres

NEW ZONE: N/A

PROPOSED LAND USE: Church

ONE DECATUR FUTURE LAND USE: Community commercial and residential low density

ONE DECATUR STREET TYPOLOGY: The Beltline is a Beltline and Bellemeade and Briar are both local streets

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:
--

1. TRC deems this an essential function
2. Provide a copy of the deed
3. Provide a sealed survey for recording
4. Recording fees
5. Provide a letter signed by the owner requesting the certificate
6. Dedicate a 10' easement for overhead power lines and gas lines

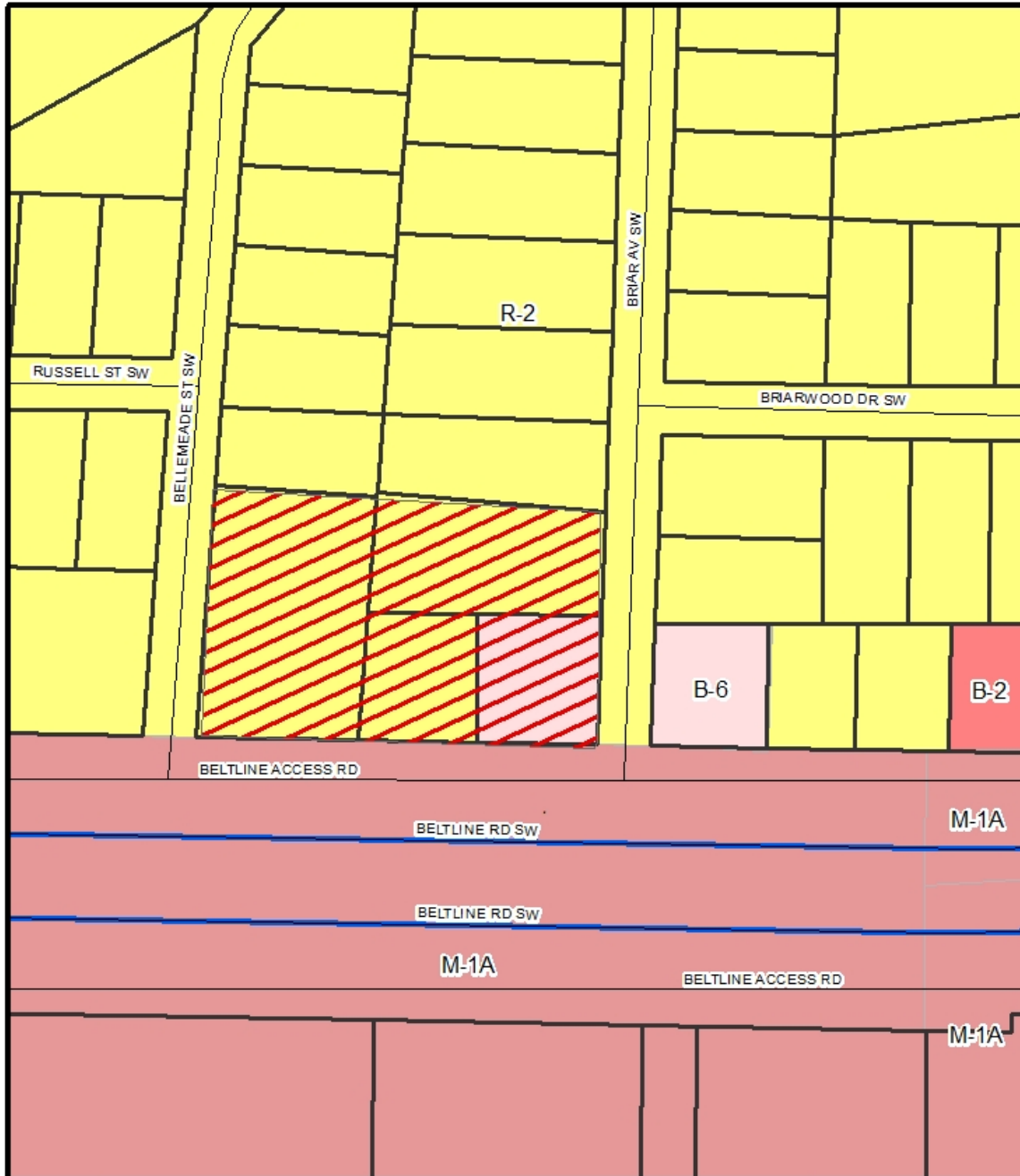
Pt. of Info:

1. Any relocation of utilities will be at the owner's expense
2. Consider rezoning entire consolidated tract to ID institutional zone-If there is any change in the usage or building footprint the owner would have to rezone or go to BOZA for a use permitted on appeal.

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:

**STAFF REPORT FOR
TECHNICAL REVIEW COMMITTEE
4/8/2020**

**CERTIFICATE 3483-20 TO CONSOLIDATE SIX TRACTS INTO ONE TRACT OF 1.85 ACRES
LOCATED ON THE NORTH SIDE OF THE BELTLINE BETWEEN BRIAR AV AND BELLEMEADE ST**




SCAN QR CODE FOR ZONING INFORMATION:



N

Legend

 NEW PARCEL LAYER



SUBJECT PROPERTY

City of Decatur Department of Development
Note: Every reasonable effort has been made to assure the accuracy of this map. The City of Decatur does not assume liability arising from the use of this map. THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESSED OR IMPLIED.

**STAFF REPORT FOR
TECHNICAL REVIEW COMMITTEE
4/8/2020**


**CERTIFICATE 3483-20 TO CONSOLIDATE SIX TRACTS INTO ONE TRACT OF 1.85 ACRES
LOCATED ON THE NORTH SIDE OF THE BELTLINE BETWEEN BRIAR AV AND BELLEMEADE ST**



SCAN QR CODE FOR ZONING INFORMATION:



Legend

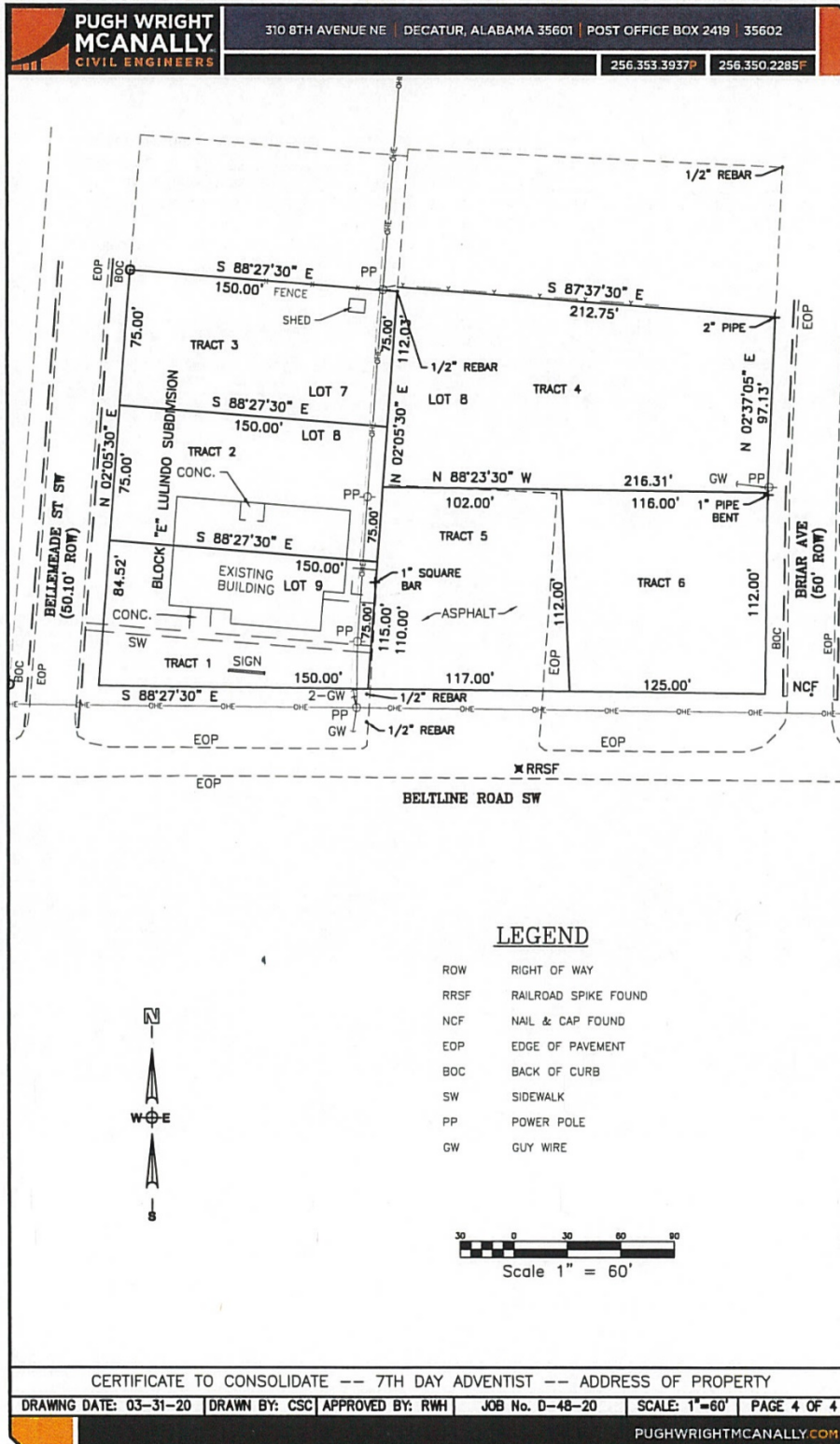
 NEW PARCEL LAYER



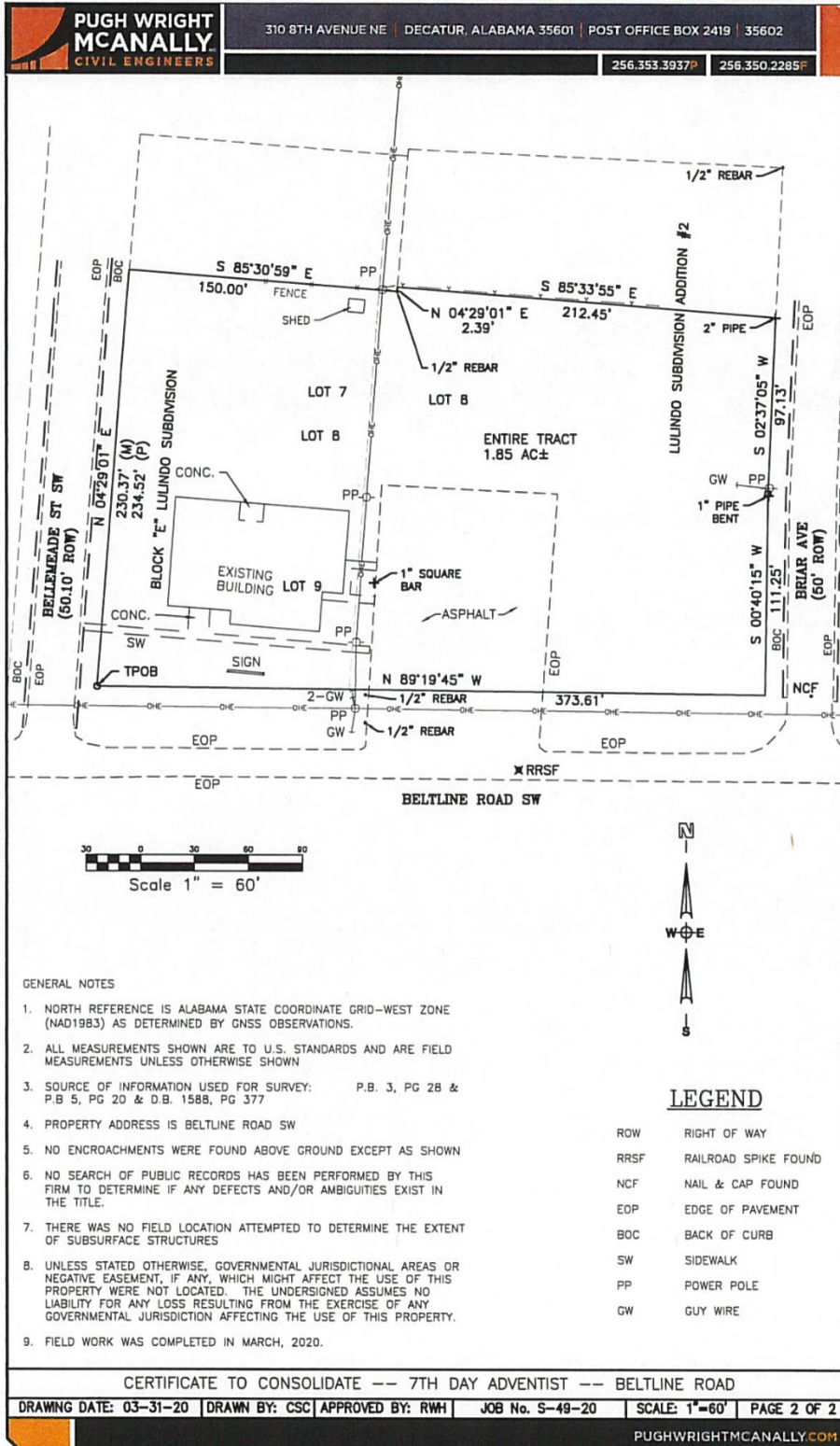
SUBJECT PROPERTY

City of Decatur Department of Development
Note: Every reasonable effort has been made to assure the accuracy of this map. The City of Decatur does not assume liability arising from the use of this map. THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESSED OR IMPLIED.

STAFF REPORT FOR TECHNICAL REVIEW COMMITTEE 4/8/2020



STAFF REPORT FOR TECHNICAL REVIEW COMMITTEE 4/8/2020



**STAFF REPORT FOR
TECHNICAL REVIEW COMMITTEE
4/8/2020**

FILE NAME OR NUMBER: Certificate 3484-20

ACRES: .48 acres

CURRENT ZONE: R2 Single Family Residential

APPLICANT: Pugh Wright McAnally for Walden

LOCATION AND OR PROPERTY ADDRESS: 3104 and 3106 Pineview DR SW East side of Pineview DR SW south of Kenilworth RD SW

REQUEST: This is a request to consolidate and create a .48 acre tract.

NEW ZONE: N/A

PROPOSED LAND USE: Single family residential

ONE DECATUR FUTURE LAND USE: Residential low density

ONE DECATUR STREET TYPOLOGY: Pineview is a local street

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:
--

1. TRC deems this an essential function
2. Provide a sealed survey for recording
3. Recording fees
4. Provide a letter signed by the owner requesting the certificate

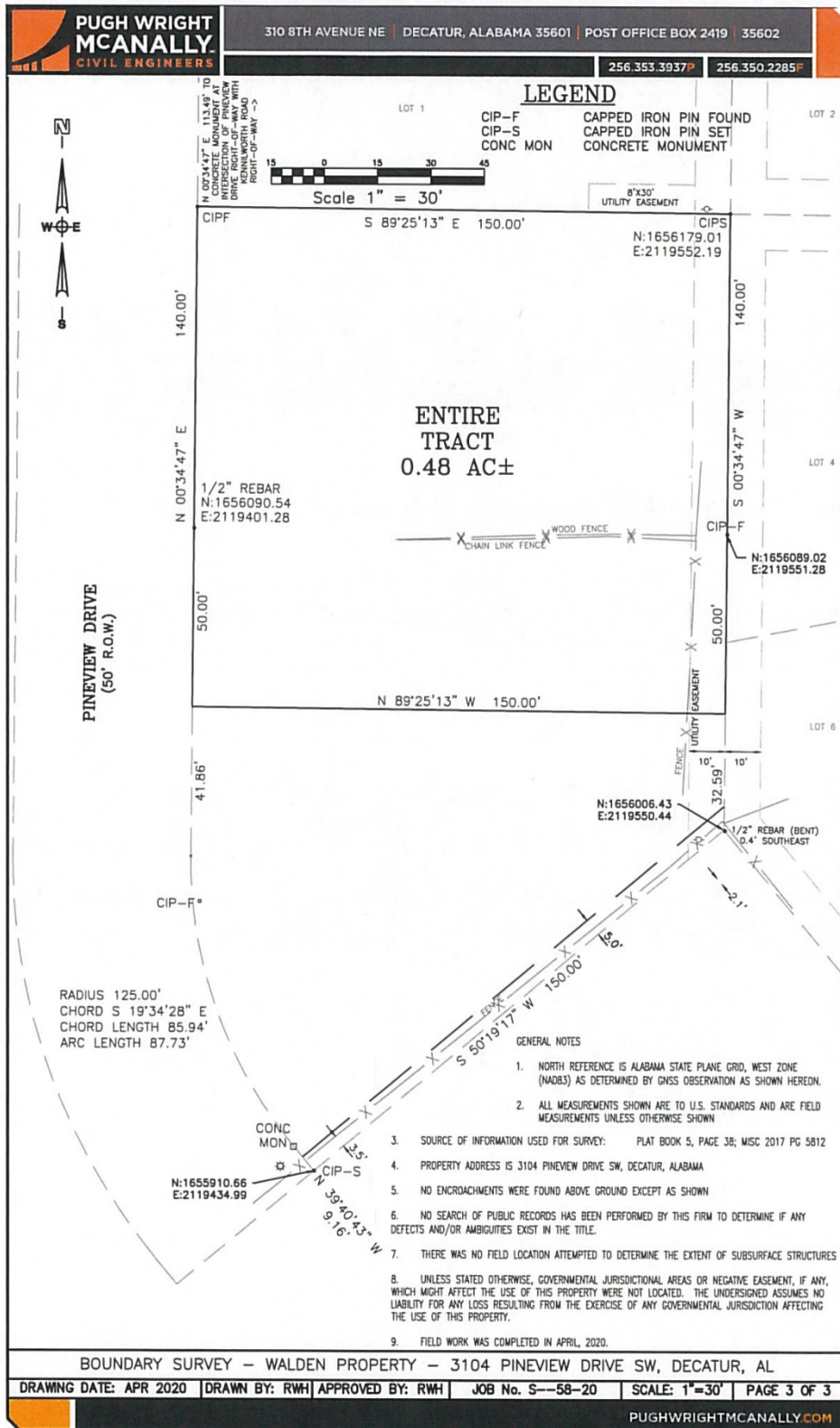
Pt. of Info:

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

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:

[illegible]

STAFF REPORT FOR TECHNICAL REVIEW COMMITTEE 4/8/2020



**STAFF REPORT FOR
TECHNICAL REVIEW COMMITTEE
4/8/2020**

FILE NAME OR NUMBER: Site Plan 597-20

ACRES: 31 acres approximately **CURRENT ZONE:** M1A Expressway commercial

APPLICANT: Pugh Wright McAnally for Jeff Parker

LOCATION AND OR PROPERTY ADDRESS: 2919 Fairgrounds RD SW south of Sims ST at the end of Fairgrounds RD

REQUEST: For site plan approval to build a small warehouse and office

NEW ZONE: N/A **PROPOSED LAND USE:** Warehouse office complex

ONE DECATUR FUTURE LAND USE: Institutional but the ownership and planned use has changed and this should be amended it is no longer owned by a public entity

ONE DECATUR STREET TYPOLOGY: Fairgrounds and Sims are both local streets

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:
--

1. TRC deems this essential

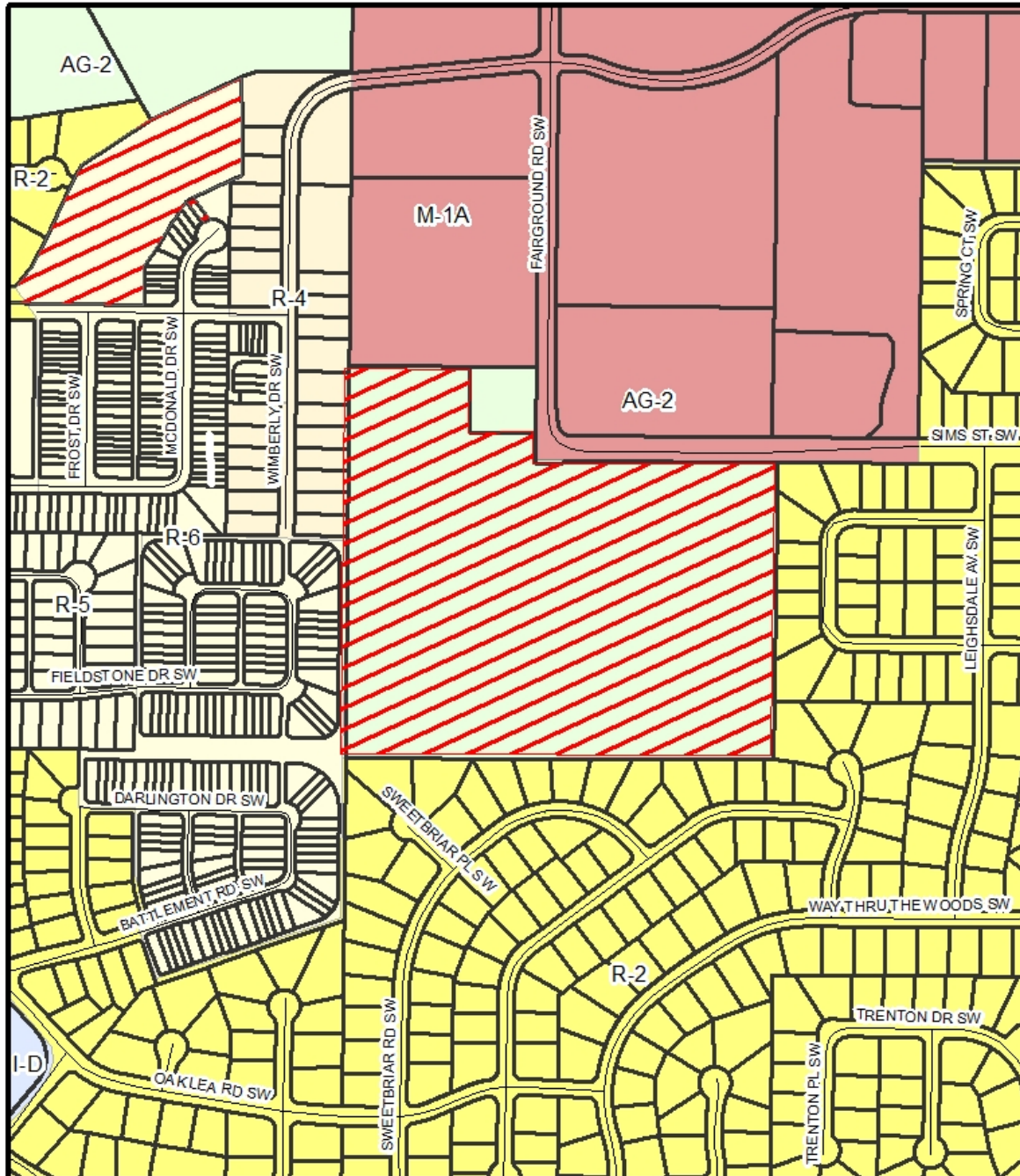
Pt. of Info:

1. Any relocation of utilities will be at the owner's expense
2. Provide a copy of the overall sketch plan for the project.
3. Decatur Utility will be getting easements for the utilities and will provide planning with copies of the recorded document. These copies should be in the files prior to any further site plans being approved.
4. There is an addendum that was recorded during the rezoning process.

COMMENTS AND RECOMMENDATIONS FROM PLANNING COMMISSION:

**STAFF REPORT FOR
TECHNICAL REVIEW COMMITTEE
4/8/2020**

**SITE PLAN 597-20 AN 8000 SQUARE FOOT WEARHOUSE
TO BE LOCATED ON THE SOUTH SIDE OF SIMS ST SW AT THE END OF FAIRGROUNDS RD**



SCAN QR CODE FOR ZONING INFORMATION:



N

Legend

NEW PARCEL LAYER

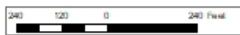
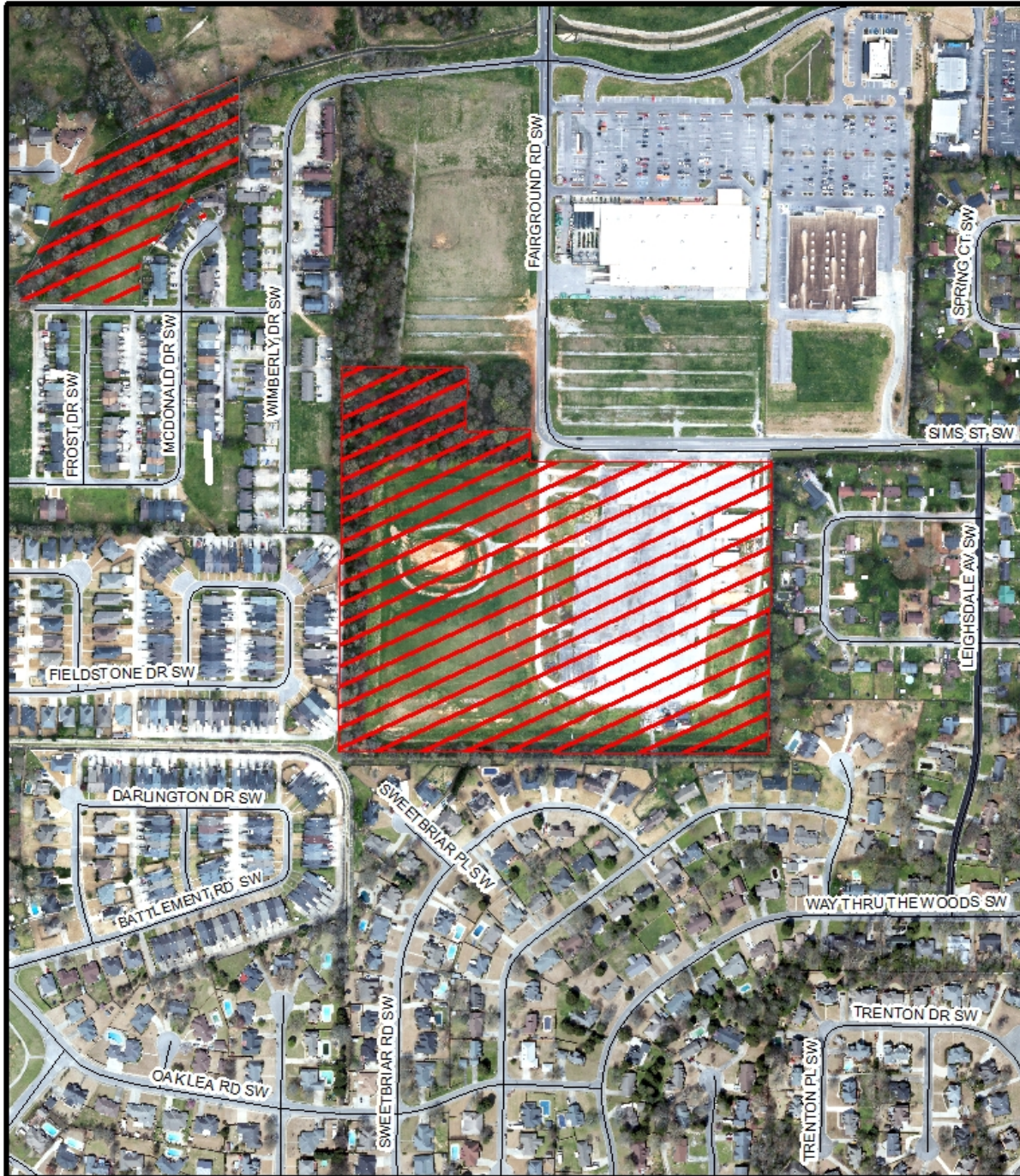


SUBJECT PROPERTY

City of Decatur Department of Development
Note: Every reasonable effort has been made to assure the accuracy of this map. The City of Decatur does not assume liability arising from the use of this map. THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESSED OR IMPLIED.

**STAFF REPORT FOR
TECHNICAL REVIEW COMMITTEE
4/8/2020**

**SITE PLAN 597-20 AN 8000 SQUARE FOOT WEARHOUSE
TO BE LOCATED ON THE SOUTH SIDE OF SIMS ST SW AT THE END OF FAIRGROUNDS RD**



SCAN QR CODE FOR ZONING INFORMATION:

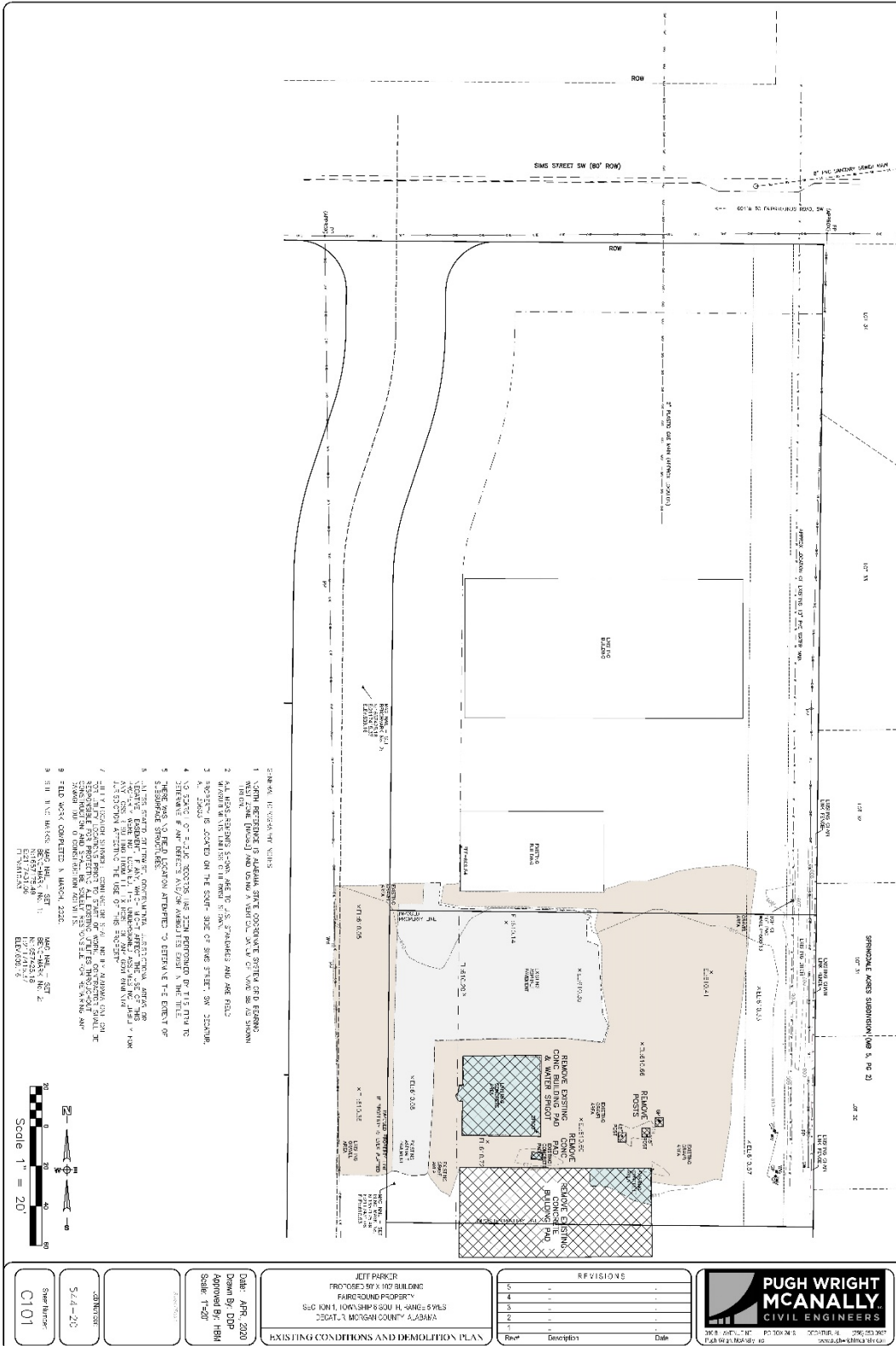


Legend

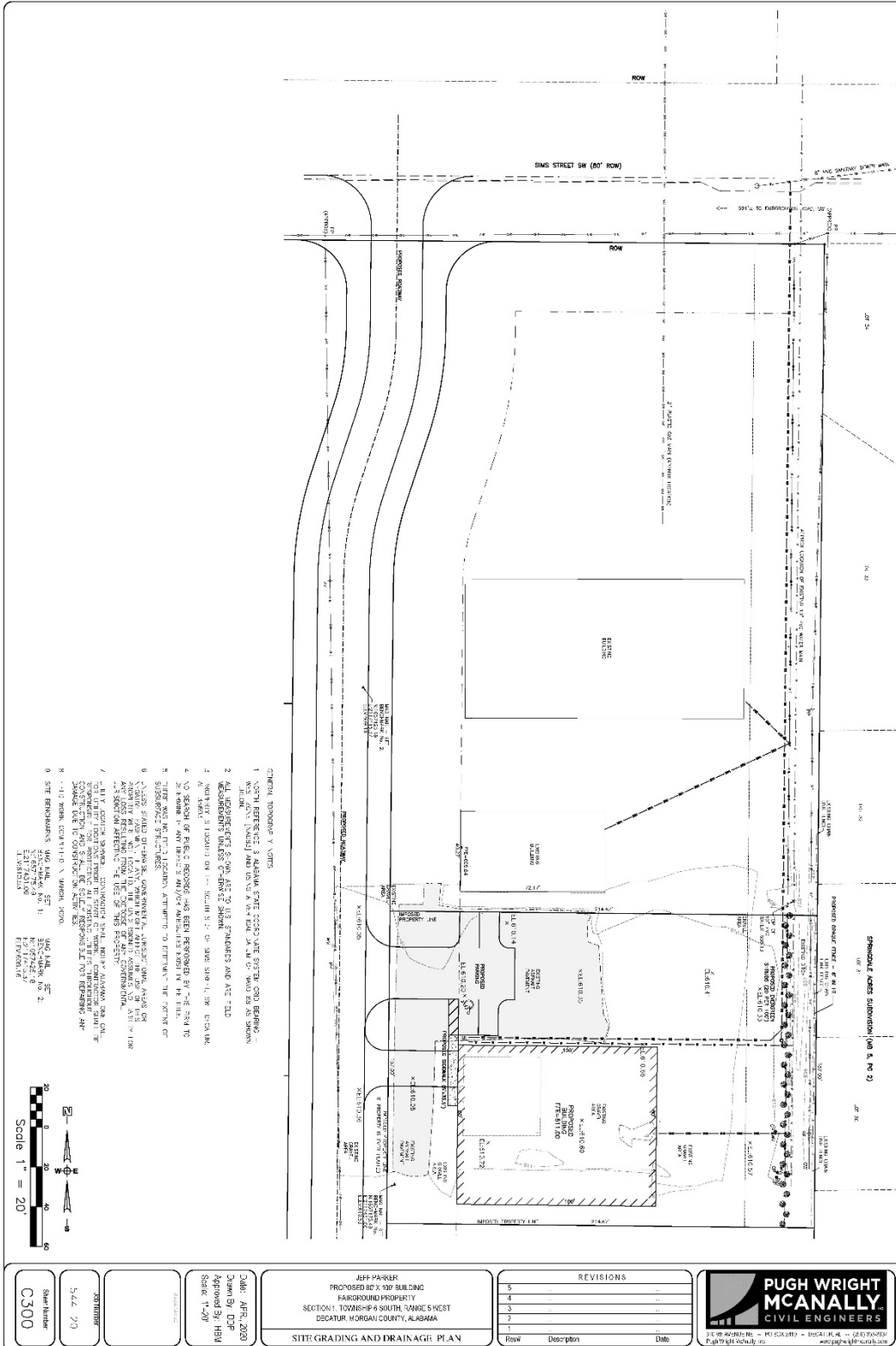


SUBJECT PROPERTY

City of Decatur Department of Development
Note: Every reasonable effort has been made to assure the accuracy of this map. The City of Decatur does not assume liability arising from the use of this map. THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESSED OR IMPLIED.



STAFF REPORT FOR TECHNICAL REVIEW COMMITTEE 4/8/2020



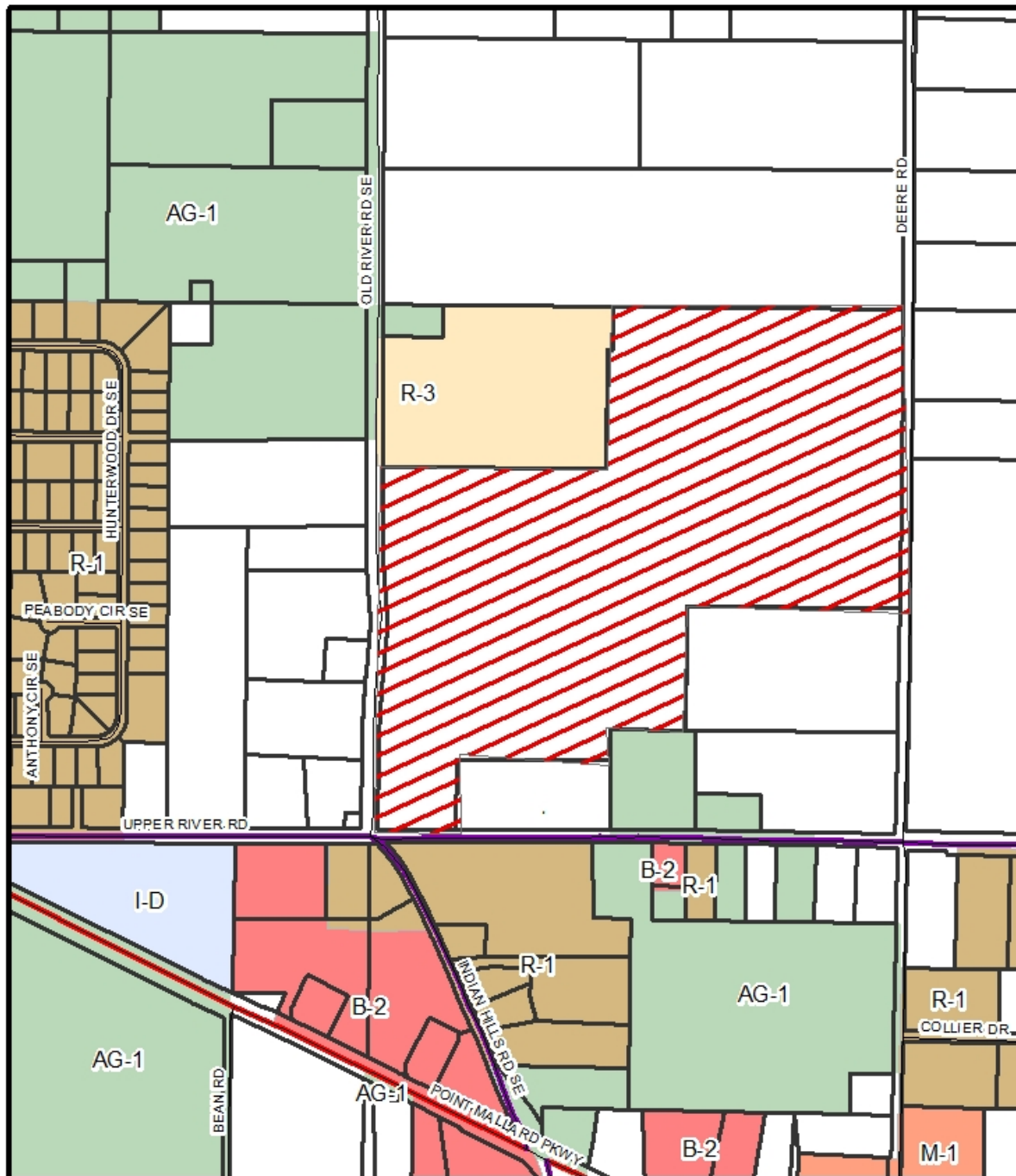
[illegible]

END CONSENT AGENDA

OTHER BUSINESS

**STAFF REPORT FOR
TECHNICAL REVIEW COMMITTEE
4/8/2020**

**ANNEXATION 359-20 TO ANNEX 97.19 ACRES ON THE NORTH SIDE OF UPPER RIVER RD
BETWEEN DEERE RD AND OLD RIVER RD**



0 150 300 Feet

SCAN QR CODE FOR ZONING INFORMATION:

City of Decatur Department of Development
Note: Every reasonable effort has been made to assure the accuracy of this map. The City of Decatur does not assume liability arising from the use of this map. THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESSED OR IMPLIED.



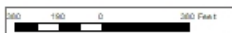
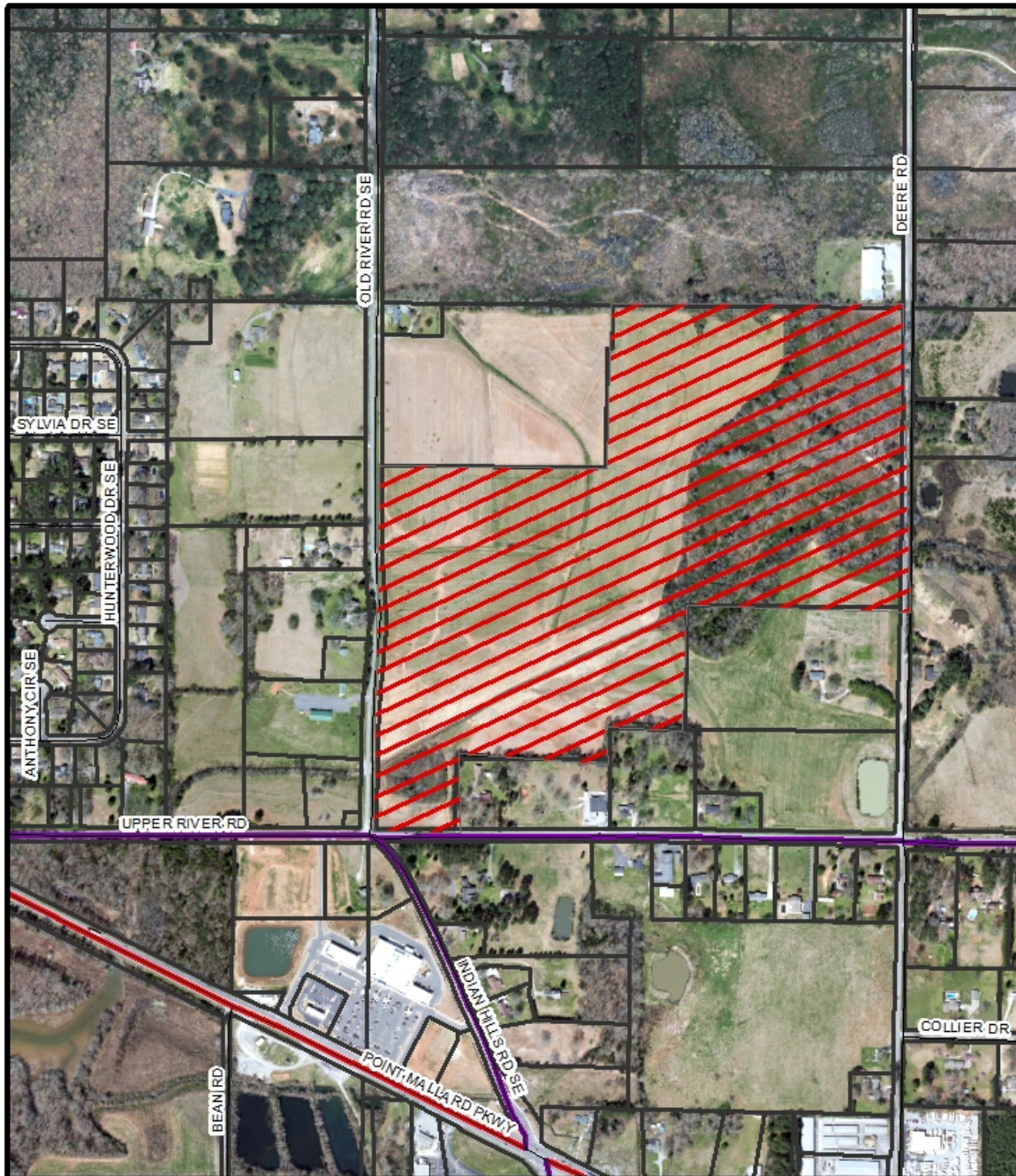
Legend
NEW PARCEL LAYER



SUBJECT PROPERTY

**STAFF REPORT FOR
TECHNICAL REVIEW COMMITTEE
4/8/2020**


**ANNEXATION 359-20 TO ANNEX 97.19 ACRES ON THE NORTH SIDE OF UPPER RIVER RD
BETWEEN DEERE RD AND OLD RIVER RD**



SCAN QR CODE FOR ZONING INFORMATION:



Legend

 NEW PARCEL LAYER

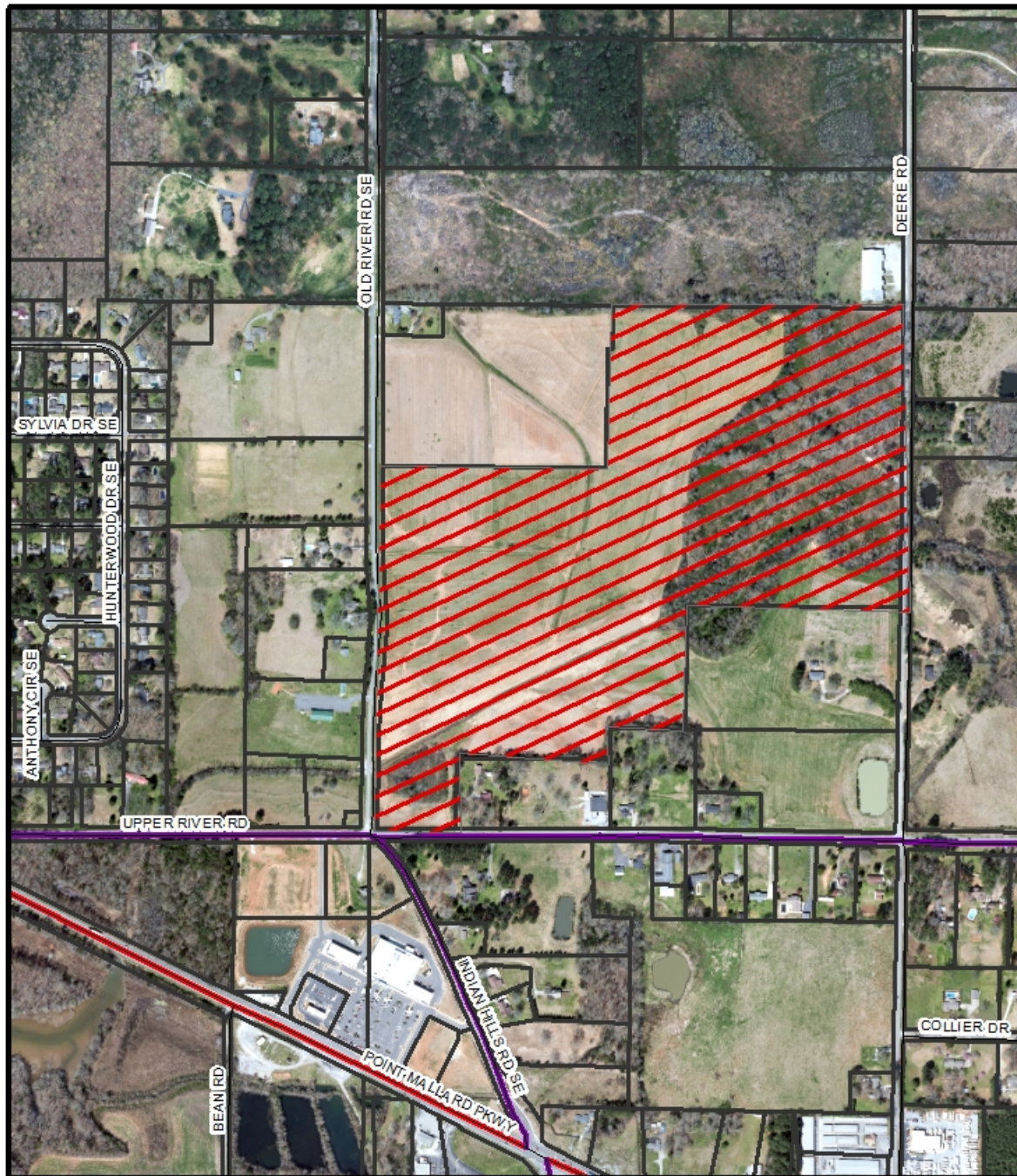


SUBJECT PROPERTY

City of Decatur Department of Development
Note: Every reasonable effort has been made to assure the accuracy of this map. The City of Decatur does not assume liability arising from the use of this map. THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESSED OR IMPLIED.

**STAFF REPORT FOR
TECHNICAL REVIEW COMMITTEE
4/8/2020**

**ANNEXATION 359-20 TO ANNEX 97.19 ACRES ON THE NORTH SIDE OF UPPER RIVER RD
BETWEEN DEERE RD AND OLD RIVER RD**



City of Decatur Department of Development
Note: Every reasonable effort has been made to assure the accuracy of this map. The City of Decatur does not assume liability arising from the use of this map. THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESSED OR IMPLIED.

SCAN QR CODE FOR ZONING INFORMATION:



Legend
NEW PARCEL LAYER



SUBJECT PROPERTY