

MEMORANDUM

DATE: November 19th, 2024

TO: Planning Commission

TRC MEETING

Building Conference Room 4th Floor

November 12th, 2024

Meeting - 1:15 p.m.

PLANNING COMMISSION MEETING

November 19th, 2024

Pre-Meeting – 3:00 p.m.

Meeting – 3:30 p.m.

City Council Chambers

Agenda

Planning Commission

City of Decatur, AL

November 19th, 2024

Time: 3:30 PM

City Council Chambers

Commissioners: **Kent Lawrence**, *Chairman*; **Gary Borden**, *Vice Chairman*; **Larry Wayne**, *Secretary*; **Hunter Pepper**; **Frances Tate**; **Ross Terry**; **Eddie Pike**; **Myrna Burroughs**; **Forrest Temple**

CALL MEETING TO ORDER

Public Meeting

Preliminary Plat		PAGE NO.
A. Foxwood Addition 5A & 5B	Pugh Wright McAnally	3-5

Consent Agenda

Site Plan		PAGE NO.
A. Site Plan 694-24	Pugh Wright McAnally	6-9

Other Business

Other Business		PAGE NO.
A. Vacation 554-24	Pugh Wright McAnally	10-13
B. Vacation 555-24	Pugh Wright McAnally	14-17
C. Bond-Windsor Place	Littrell Development	18-19
D. Sidewalk Café-Kimmie's	Danny Saafiyah	20-23

PRELIMINARY PLATS

FOXWOOD ADDITION 5

FILE NAME OR NUMBER: Foxwood Addition 5

ACRES:

CURRENT ZONE: R-3 (Single-Family)

APPLICANT: Pugh Wright McAnally for Arthur Steber

LOCATION AND/OR PROPERTY ADDRESS: West of Arapaho Tr. & North of Kiowa Tr.

REQUEST: Construct 62 Residential Parcels on (need the acreage of land)

PROPOSED LAND USE: Residential

ONE DECATUR FUTURE LAND USE: Low Residential

ONE DECATUR STREET TYPOLOGY: Arapaho Tr. & Kiowa Tr. are Local Streets

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

Conditions to be met:

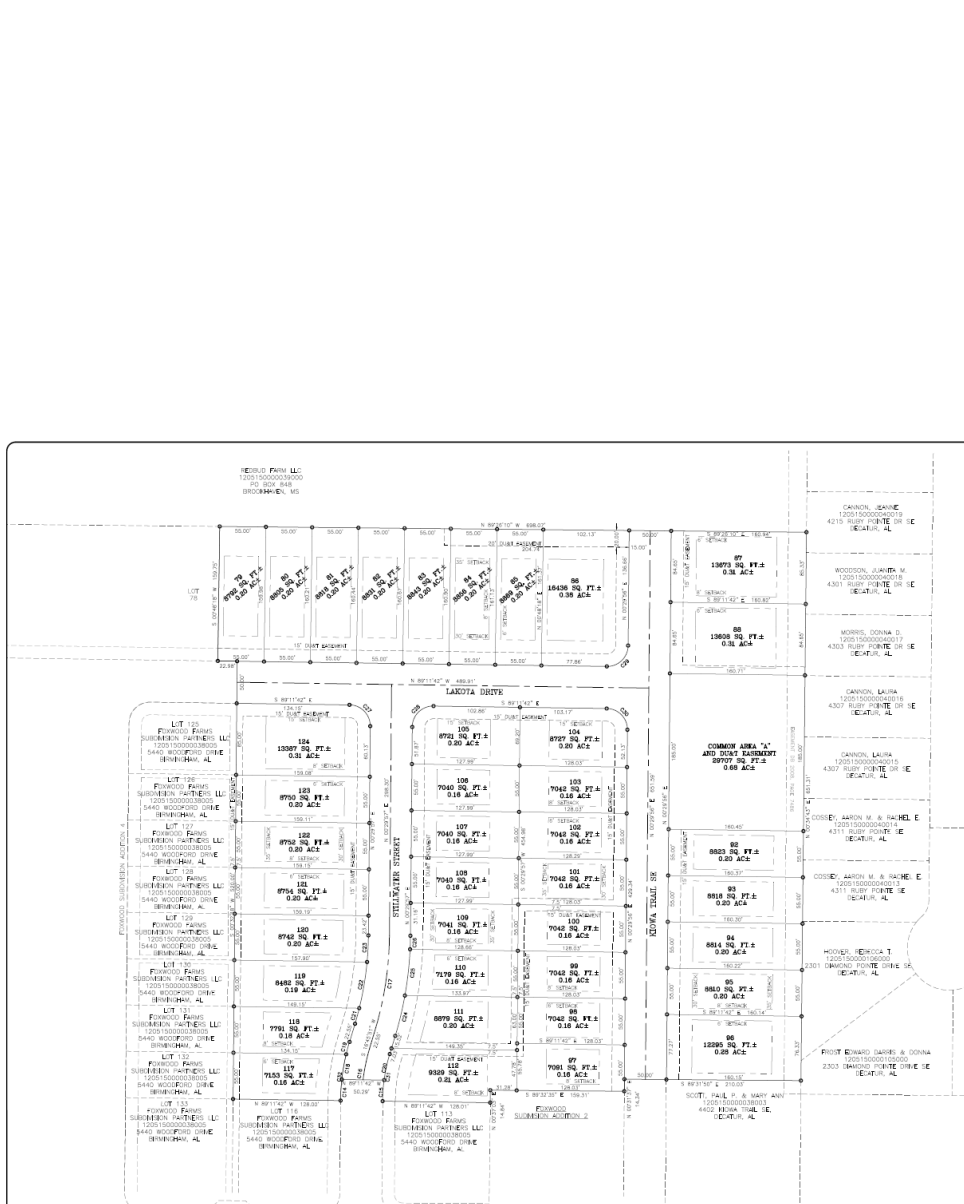
1. Please Add Site Data. (Planning)
2. Please Add Temporary Turn Around. (Planning)
3. Legal Description Required (Engineering)

Point of Information:

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

PUGH WRIGHT
MCANALLY
CIVIL ENGINEERS

HELDON PARK LLC
120311000000001000
30125 BIRCH
BROOKHAVEN, MS



CURVE TABLE

STATION	PC	PVI	PT	CHORD BEARING	CHORD LENGTH
1+25.00	131.18	132.00	132.82	N. 36.22.53 E	24.8779
1+25.00	131.20	132.00	132.80	S. 39.10.54 W	24.8779
1+25.00	131.22	132.00	132.78	S. 39.10.54 W	24.8779
1+25.00	131.24	132.00	132.76	S. 39.10.54 W	24.8779
1+25.00	131.26	132.00	132.74	S. 39.10.54 W	24.8779
1+25.00	131.28	132.00	132.72	S. 39.10.54 W	24.8779
1+25.00	131.30	132.00	132.70	S. 39.10.54 W	24.8779
1+25.00	131.32	132.00	132.68	S. 39.10.54 W	24.8779
1+25.00	131.34	132.00	132.66	S. 39.10.54 W	24.8779
1+25.00	131.36	132.00	132.64	S. 39.10.54 W	24.8779
1+25.00	131.38	132.00	132.62	S. 39.10.54 W	24.8779
1+25.00	131.40	132.00	132.60	S. 39.10.54 W	24.8779
1+25.00	131.42	132.00	132.58	S. 39.10.54 W	24.8779
1+25.00	131.44	132.00	132.56	S. 39.10.54 W	24.8779
1+25.00	131.46	132.00	132.54	S. 39.10.54 W	24.8779
1+25.00	131.48	132.00	132.52	S. 39.10.54 W	24.8779
1+25.00	131.50	132.00	132.50	S. 39.10.54 W	24.8779
1+25.00	131.52	132.00	132.48	S. 39.10.54 W	24.8779
1+25.00	131.54	132.00	132.46	S. 39.10.54 W	24.8779
1+25.00	131.56	132.00	132.44	S. 39.10.54 W	24.8779
1+25.00	131.58	132.00	132.42	S. 39.10.54 W	24.8779
1+25.00	131.60	132.00	132.40	S. 39.10.54 W	24.8779
1+25.00	131.62	132.00	132.38	S. 39.10.54 W	24.8779
1+25.00	131.64	132.00	132.36	S. 39.10.54 W	24.8779
1+25.00	131.66	132.00	132.34	S. 39.10.54 W	24.8779
1+25.00	131.68	132.00	132.32	S. 39.10.54 W	24.8779
1+25.00	131.70	132.00	132.30	S. 39.10.54 W	24.8779
1+25.00	131.72	132.00	132.28	S. 39.10.54 W	24.8779
1+25.00	131.74	132.00	132.26	S. 39.10.54 W	24.8779
1+25.00	131.76	132.00	132.24	S. 39.10.54 W	24.8779
1+25.00	131.78	132.00	132.22	S. 39.10.54 W	24.8779
1+25.00	131.80	132.00	132.20	S. 39.10.54 W	24.8779
1+25.00	131.82	132.00	132.18	S. 39.10.54 W	24.8779
1+25.00	131.84	132.00	132.16	S. 39.10.54 W	24.8779
1+25.00	131.86	132.00	132.14	S. 39.10.54 W	24.8779
1+25.00	131.88	132.00	132.12	S. 39.10.54 W	24.8779
1+25.00	131.90	132.00	132.10	S. 39.10.54 W	24.8779
1+25.00	131.92	132.00	132.08	S. 39.10.54 W	24.8779
1+25.00	131.94	132.00	132.06	S. 39.10.54 W	24.8779
1+25.00	131.96	132.00	132.04	S. 39.10.54 W	24.8779
1+25.00	131.98	132.00	132.02	S. 39.10.54 W	24.8779
1+25.00	132.00	132.00	132.00	S. 39.10.54 W	24.8779

PROVIDING PUBLIC ACCESS TO LAND
THIS SURVEY IS MADE FOR THE PURPOSE OF PARTIAL SURVEY AND IS NOT TO BE CONSIDERED AS A BASIS FOR ANY OTHER SURVEY OR AS A BASIS FOR ANY OTHER PUBLIC ACCESS TO LAND. THE SURVEYOR HAS NO CONTROL OVER ANY PUBLIC ACCESS TO LAND THAT MAY BE PROVIDED BY ANY OTHER PARTY. THE SURVEYOR HAS NO CONTROL OVER ANY PUBLIC ACCESS TO LAND THAT MAY BE PROVIDED BY ANY OTHER PARTY. THE SURVEYOR HAS NO CONTROL OVER ANY PUBLIC ACCESS TO LAND THAT MAY BE PROVIDED BY ANY OTHER PARTY.

REVISIONS
1 10/24/2024
2 11/15/2024

DATE OF SURVEY
10/24/2024

DRAWN BY
JCF

APPROVED BY
RWH

GENERAL SURVEY NOTES
1. WITH REFERENCE TO ALABAMA STATE COORDINATE GRID-NET ZONE (WNZ) AS DETERMINED BY STATE DEPARTMENT OF CONSTRUCTION.
2. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE SHOWN.
3. NO ENCROACHMENTS WERE FOUND ABOVE GROUND EXCEPT AS SHOWN.
4. NO RECORDS OF PUBLIC RECORDS HAVE BEEN REFERENCED IN THIS SURVEY TO DETERMINE IF ANY EASEMENTS OR RIGHTS EXIST IN THE TITLE.
5. THERE ARE NO PUBLIC RECORDS REFERENCED TO DETERMINE THE EXISTENCE OF EASEMENTS OR RIGHTS.
6. EXCEPT WHERE OTHERWISE NOTED, THE SURVEY IS MADE FOR THE PURPOSE OF PARTIAL SURVEY AND IS NOT TO BE CONSIDERED AS A BASIS FOR ANY OTHER SURVEY OR AS A BASIS FOR ANY OTHER PUBLIC ACCESS TO LAND. THE SURVEYOR HAS NO CONTROL OVER ANY PUBLIC ACCESS TO LAND THAT MAY BE PROVIDED BY ANY OTHER PARTY. THE SURVEYOR HAS NO CONTROL OVER ANY PUBLIC ACCESS TO LAND THAT MAY BE PROVIDED BY ANY OTHER PARTY. THE SURVEYOR HAS NO CONTROL OVER ANY PUBLIC ACCESS TO LAND THAT MAY BE PROVIDED BY ANY OTHER PARTY.

Scale 1" = 50'

PUGH WRIGHT
MCANALLY
CIVIL ENGINEERS

SECTION 15, TOWNSHIP 8 SOUTH, RANGE 4 WEST
DECATUR, WORGAN COUNTY, ALABAMA

FOXWOOD SUBDIVISION ADDITION, 5B

Date: 10/24/2024
Drawn By: JCF
Approved By: RWH
Scale: 1"=50'

Job Number: 699-24
Sheet Number: C1.2

SITE PLANS

SITE PLAN 694-24

FILE NAME OR NUMBER: Site Plan 694-24

ACRES: 2.29 acres +/-

CURRENT ZONE: R-2 (Single-Family)

APPLICANT: Pugh Wright McAnally

LOCATION AND/OR PROPERTY ADDRESS: 604 Beltline Road

REQUEST: Approve Site Plan

PROPOSED LAND USE: Institutional

ONE DECATUR FUTURE LAND USE: Community Commercial

ONE DECATUR STREET TYPOLOGY: Beltline Road is a Principal Arterial

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

Conditions to be met:

Point of Information:

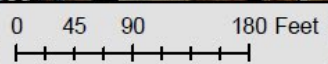
1. Any relocation of utilities will be at the owner's expense, and any relocation needs to occur before construction.
2. Coordinate with Gas Engineering Department when installing parking lot entrance from Russell Street SW. (DU)
3. May require a relocation/retirement of the 607 Russell Street NW water meter. (DU)
4. Coordinate with DU when time to install the sewer service. (DU)
5. Contact Decatur Utilities if electric needs Modifications. (DU)

**604 BELTLINE ROAD SW
SITE PLAN 694-24**

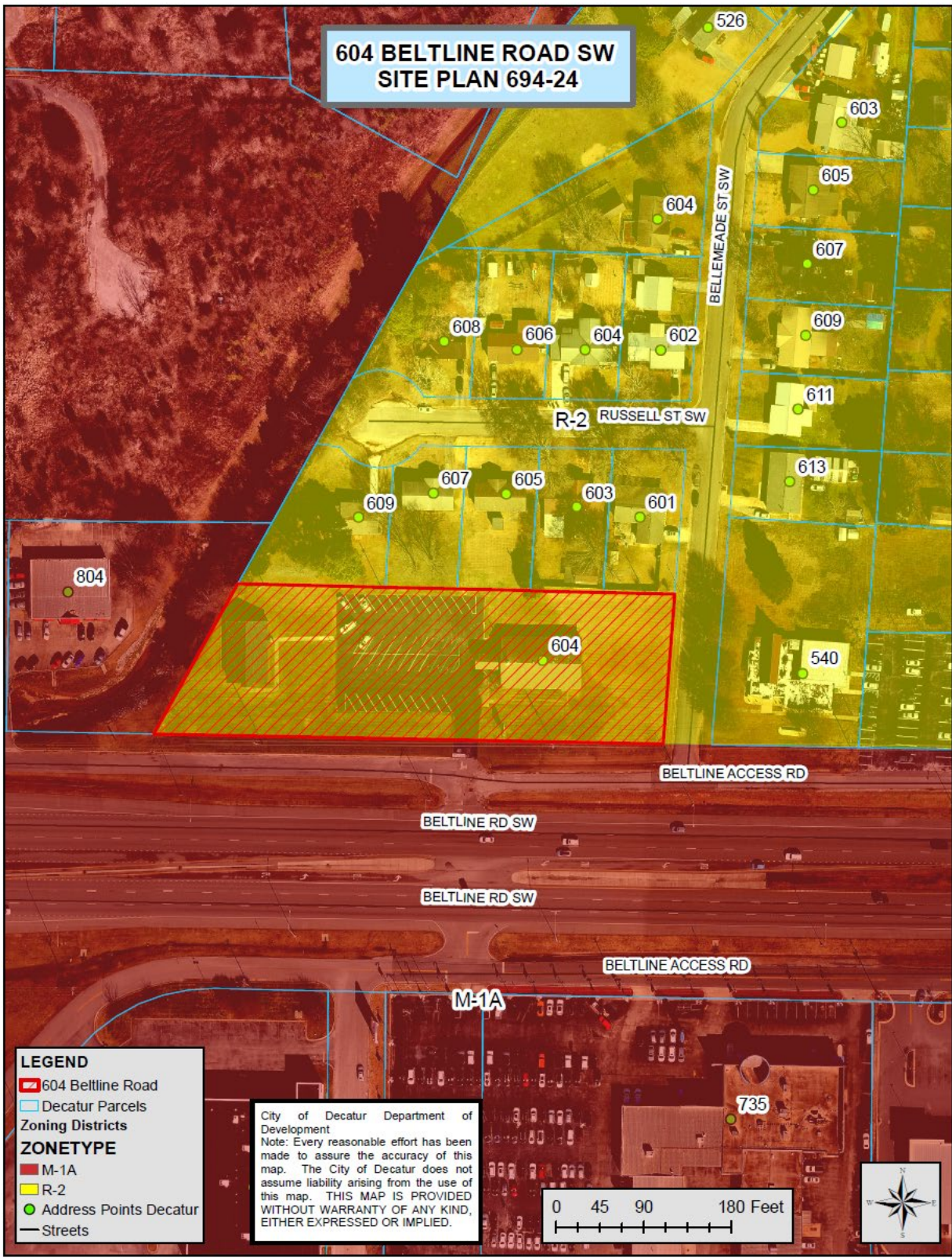


- LEGEND**
- ▬ 604 Beltline Road
 - Decatur Parcels
 - Address Points Decatur
 - Streets

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.



**604 BELTLINE ROAD SW
SITE PLAN 694-24**



LEGEND

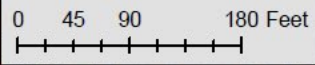
- 604 Beltline Road
- Decatur Parcels

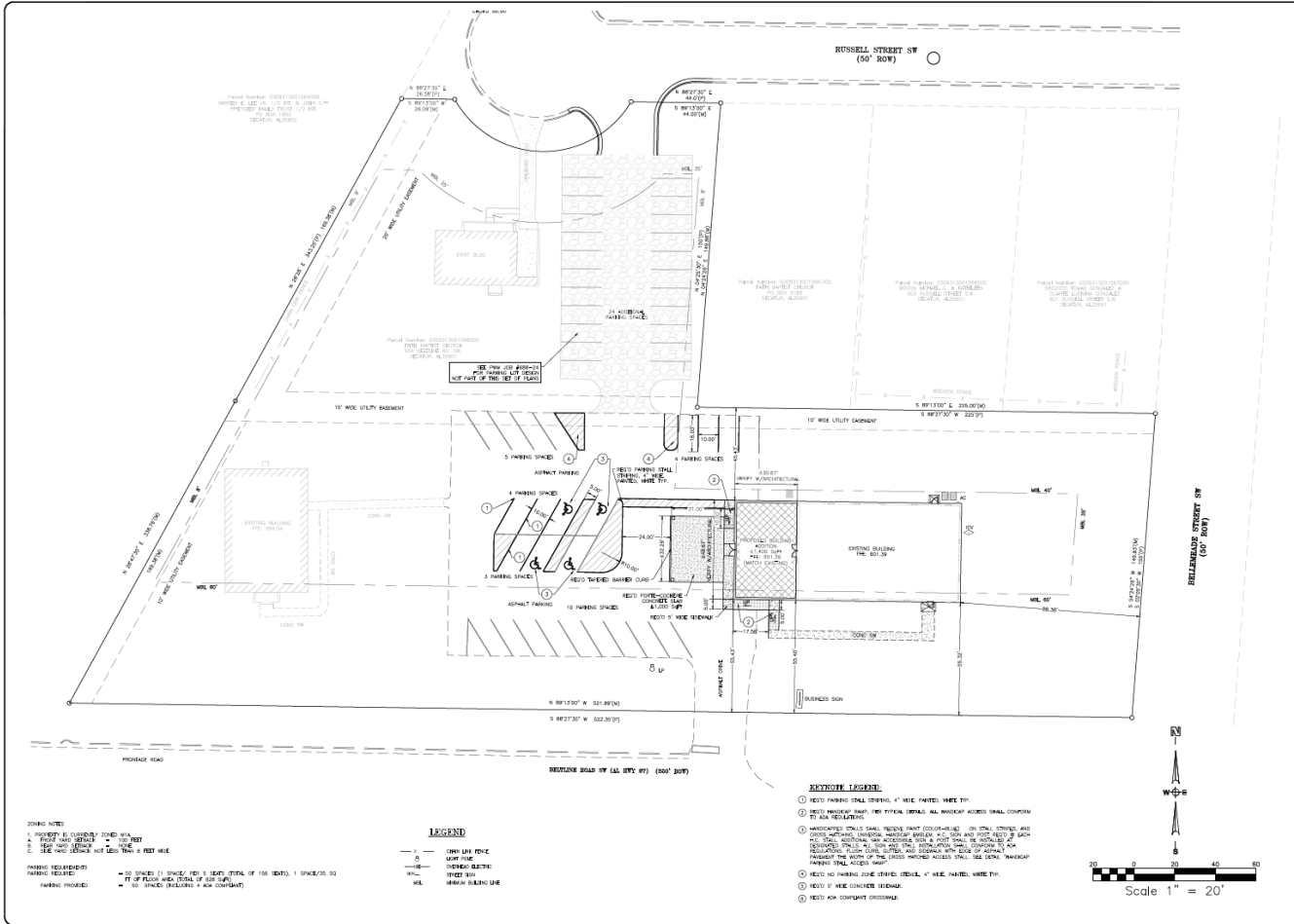
Zoning Districts

ZONETYPE

- M-1A
- R-2
- Address Points Decatur
- Streets

City of Decatur Department of Development
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PUGH WRIGHT MCANALLY CIVIL ENGINEERS

1000 W. BELLAMY STREET, SUITE 100, ALBUQUERQUE, NM 87102

PH: 505.263.1111 FAX: 505.263.1112

WWW.PUGHWRIGHTMCANALLY.COM

NO.	DATE	DESCRIPTION	BY	CHKD.
1	10/29/2024	ISSUED FOR PERMIT	GAF	NLT
2				
3				
4				
5				
6				
7				
8				
9				
10				

Date: 10/29/2024
 Drawn By: GAF
 Approved By: NLT
 Scale: 1" = 20'

FOR COD PLANNING COMMISSION REVIEW

JOB NUMBER: 688-24

Sheet Number: C200

VACATION

VACATION 554-24

FILE NAME OR NUMBER: Vacation 554-24

ACRES: 0.60 +/- acres

CURRENT ZONE: M-2 (General-Industry)

APPLICANT: Pugh Wright McAnally

LOCATION AND/OR PROPERTY ADDRESS: Grove Street

REQUEST: Vacate Grove Street

PROPOSED LAND USE: Industrial

ONE DECATUR FUTURE LAND USE: Riverfront Mixed Use

ONE DECATUR STREET TYPOLOGY: Grove is a Local Street

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

Conditions to be met:

1. There is an existing 4" Steel gas main in this section. Retain as a 20' (Foot) Easement (10' from centerline of pipe). (DU)
2. Needs 10' (Foot) Easement around existing electric facilities in ROW. (DU)
3. The utilities will need to be located and be within an easement. (DU)
4. Will need Easements where Storm Pipe Exists. (Engineering)
5. Please reserve all Decatur Utility easements (Legal)

Point of Information:

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



VACATION 554-24

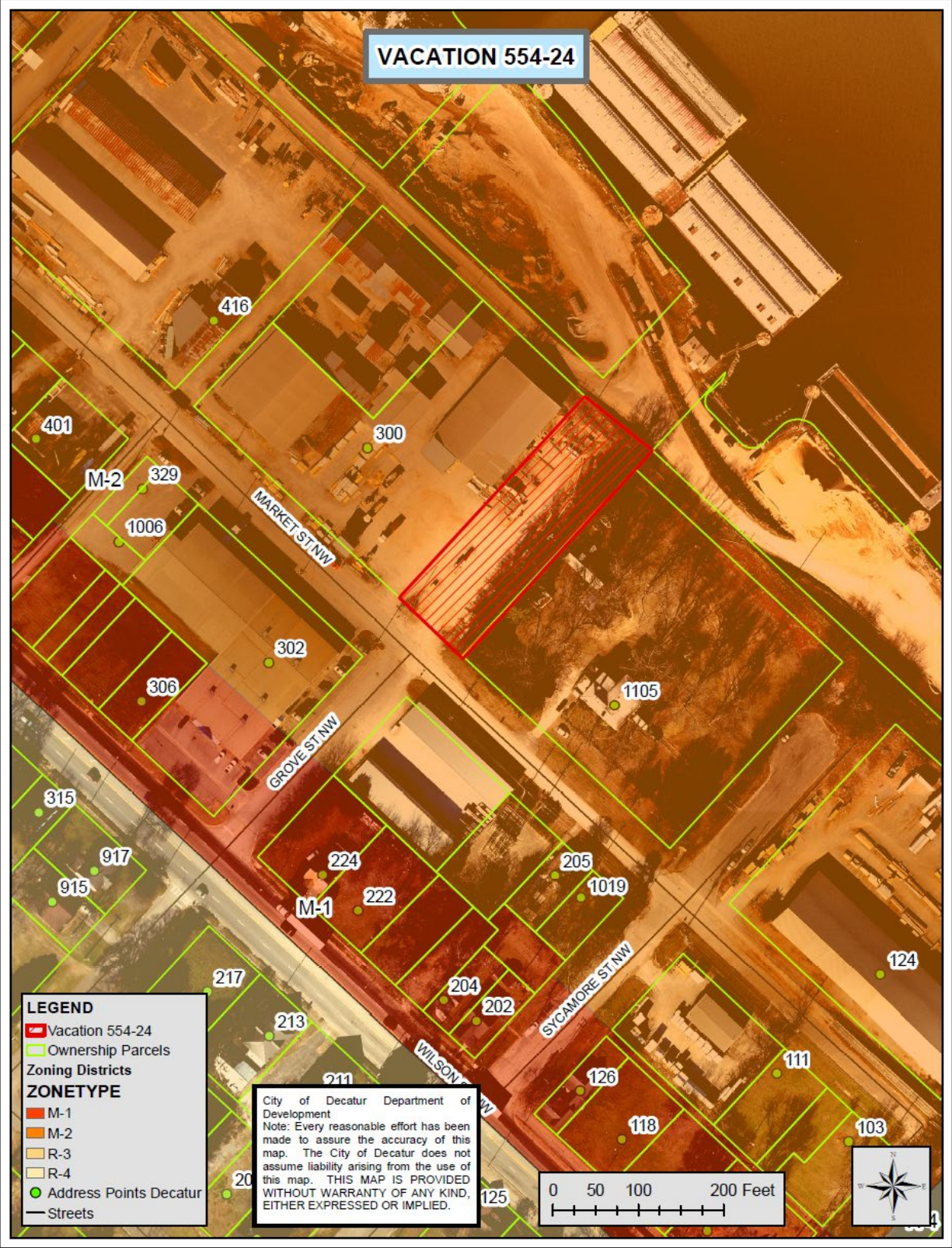
LEGEND
 ■ Vacation 554-24
 □ Ownership Parcels
 ● Address Points Decatur
 — Streets

City of Decatur Department of Development
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0 50 100 200 Feet



VACATION 554-24



LEGEND

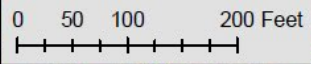
- Vacation 554-24
- Ownership Parcels

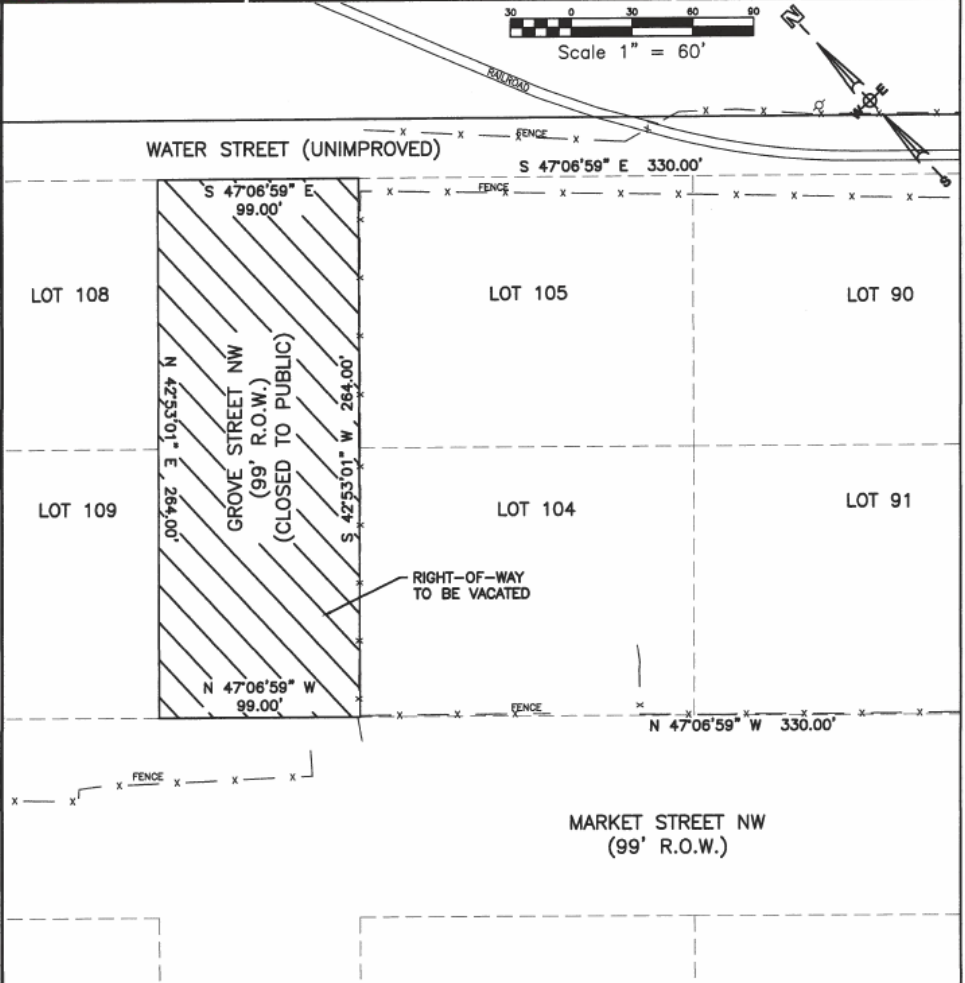
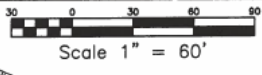
Zoning Districts

ZONETYPE

- M-1
- M-2
- R-3
- R-4
- Address Points Decatur
- Streets

City of Decatur Department of Development
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GENERAL NOTES

1. NORTH REFERENCE IS ALABAMA STATE COORDINATE GRID—WEST ZONE (NAD1983) AS DETERMINED BY GNSS OBSERVATIONS.
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. 2020, PG 9416

RIGHT-OF-WAY VACATION -- McENTIRE, LLC & GOBBLE-FITE LUMBER CO., INC. -- GROVE ST NW
 DRAWING DATE: 10-29-2024 DRAWN BY: RWH APPROVED BY: NLT JOB No. D-211-24 SCALE: 1"=60' PAGE 8 OF 8

VACATION 555-24

FILE NAME OR NUMBER: Vacation 555-24

ACRES: 0.60 +/- acres

CURRENT ZONE: M-2 (General-Industry)

APPLICANT: Pugh Wright McAnally

LOCATION AND/OR PROPERTY ADDRESS: Sycamore Street

REQUEST: Approve Vacation

PROPOSED LAND USE: Commercial

ONE DECATUR FUTURE LAND USE: Riverfront Mixed-Use

ONE DECATUR STREET TYPOLOGY: Sycamore is a Local Street

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

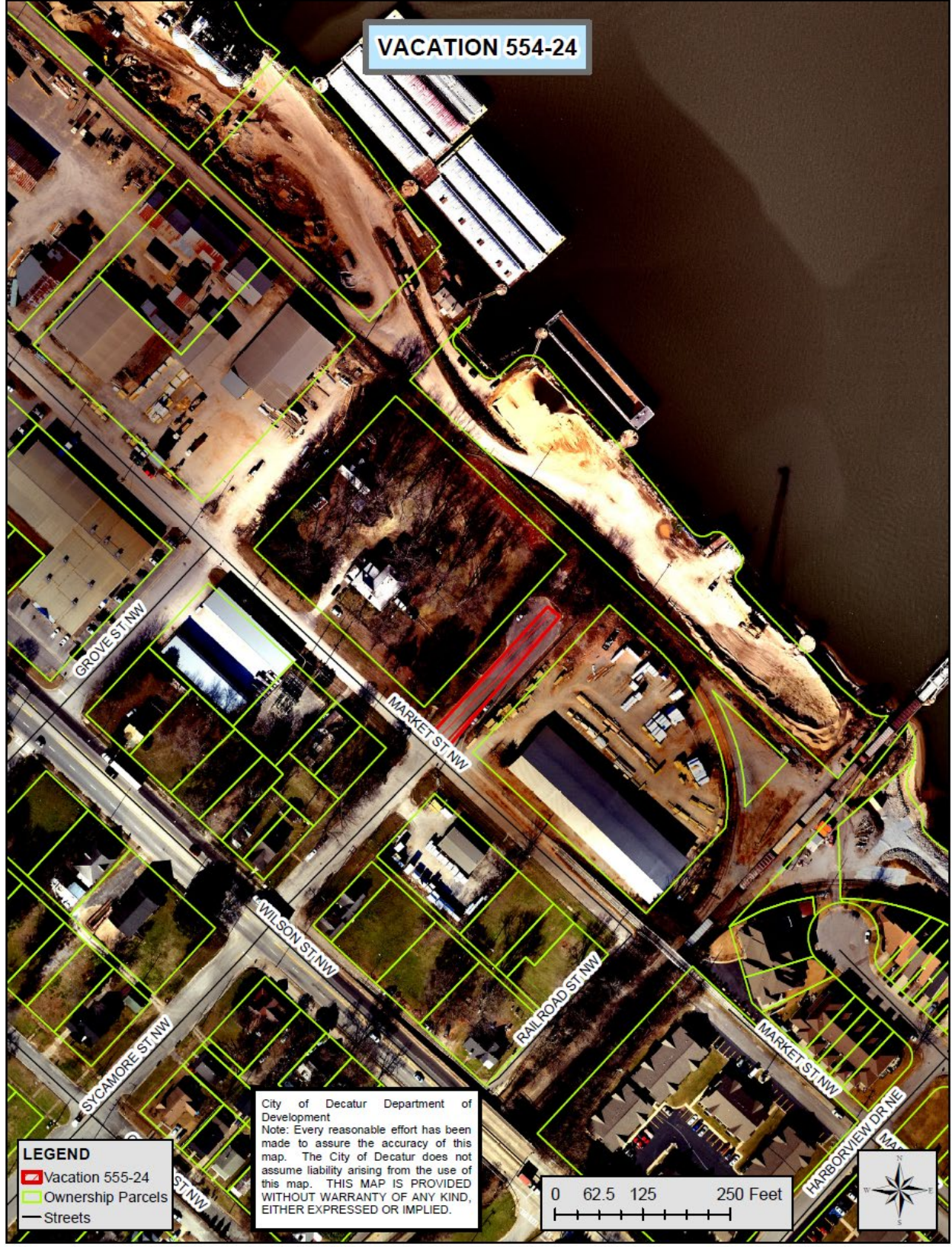
Conditions to be met:

1. Needs 10' (Foot) Easement for Existing Electric Facilities in ROW. (DU)
2. The Utilities will need to be located and be within an Easement. (DU)
3. Will need Easements where Storm Pipe Exists. (Engineering)
4. Please reserve all Decatur Utility easements (Legal)
5. Please maintain the Reconnecting Communities Bike Trail

Point of Information:

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

VACATION 554-24

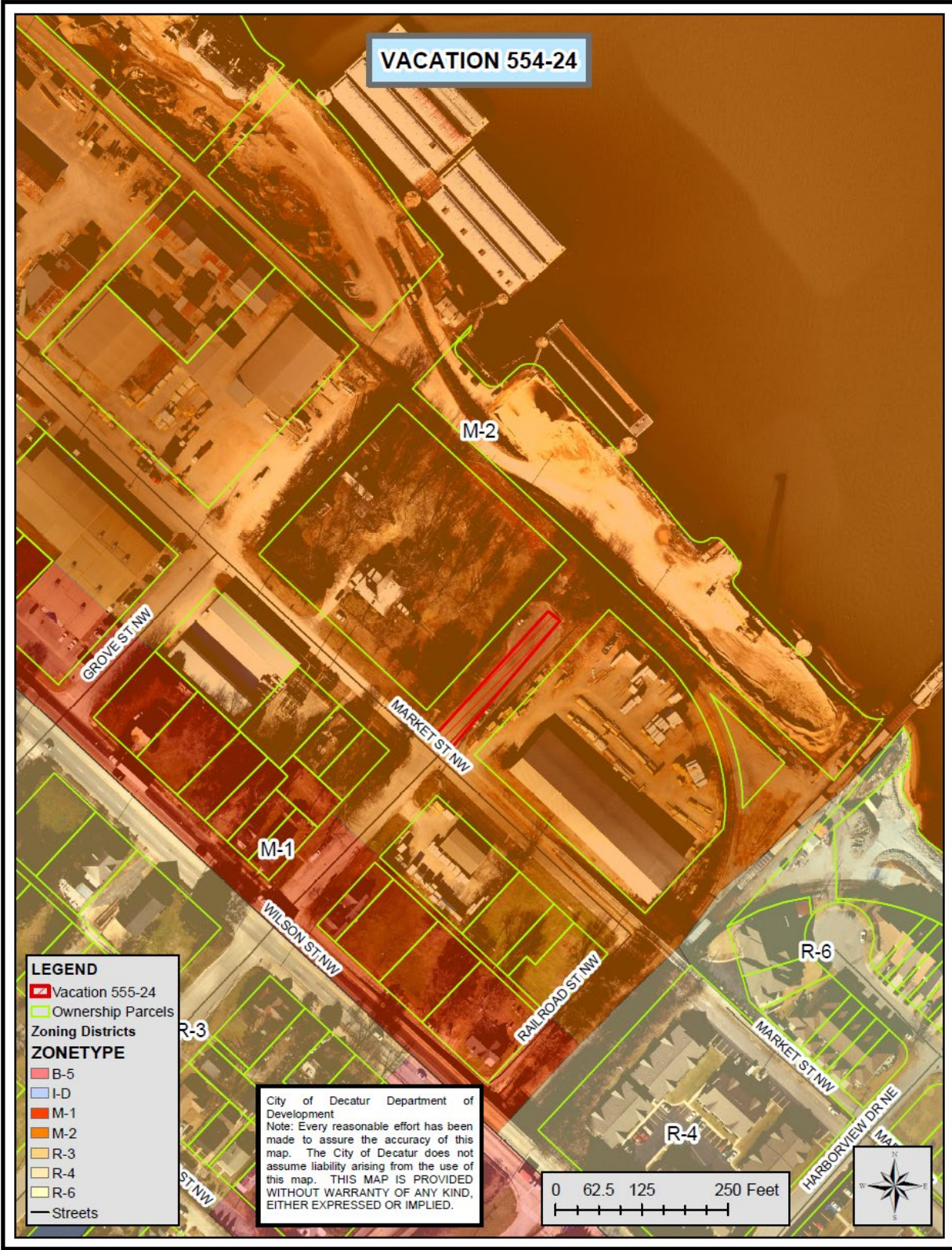


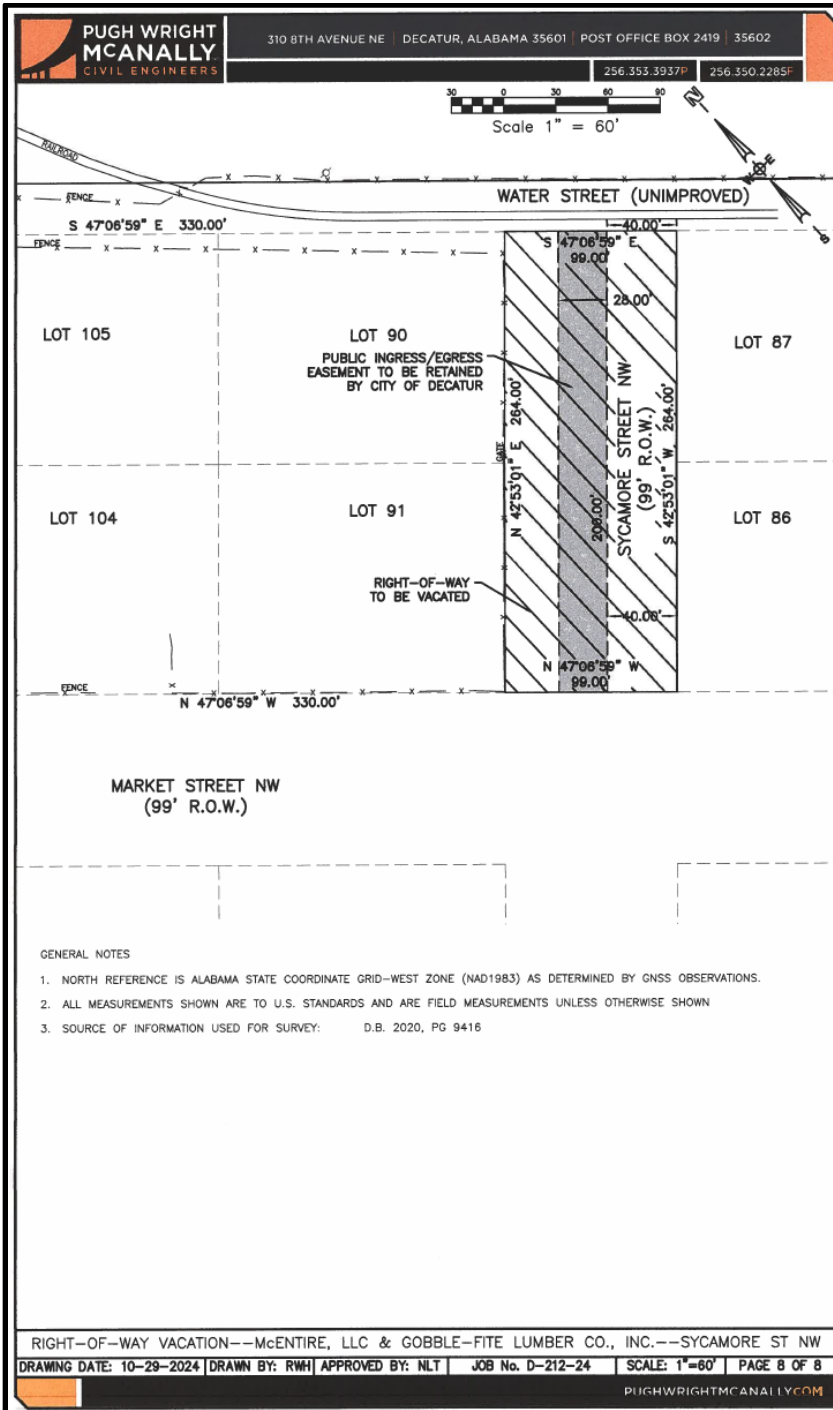
LEGEND
Vacation 555-24
Ownership Parcels
Streets

City of Decatur Department of Development
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0 62.5 125 250 Feet







BOND REVIEW

FILE NAME OR NUMBER: Windsor Place Subdivision Phase LOC

CURRENT ZONE: R-2 (Single-Family) & R-5 (Patio-Homes)

APPLICANT: Littrell Development

LOCATION AND/OR PROPERTY ADDRESS: West of McEntire Lane SW

REQUEST: Release LOC #L00071758 (\$69,550.00) & LOC # L00071755 (\$45,009.65) for Streets and Sidewalks.

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.

Windsor Place Subdivision Phase 1



SIDEWALK CAFÉ'

FILE NAME OR NUMBER: Sidewalk Café

CURRENT ZONE: B-5 (Central Business District)

APPLICANT: Danny Saafiyah

LOCATION AND/OR PROPERTY ADDRESS: 107 2nd Ave NE Suite A

REQUEST: Approve Sidewalk Café

PROPOSED LAND USE: Commercial

ONE DECATUR FUTURE LAND USE: Urban Core Downtown

ONE DECATUR STREET TYPOLOGY: 2nd Ave NE is a Collector Urban

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

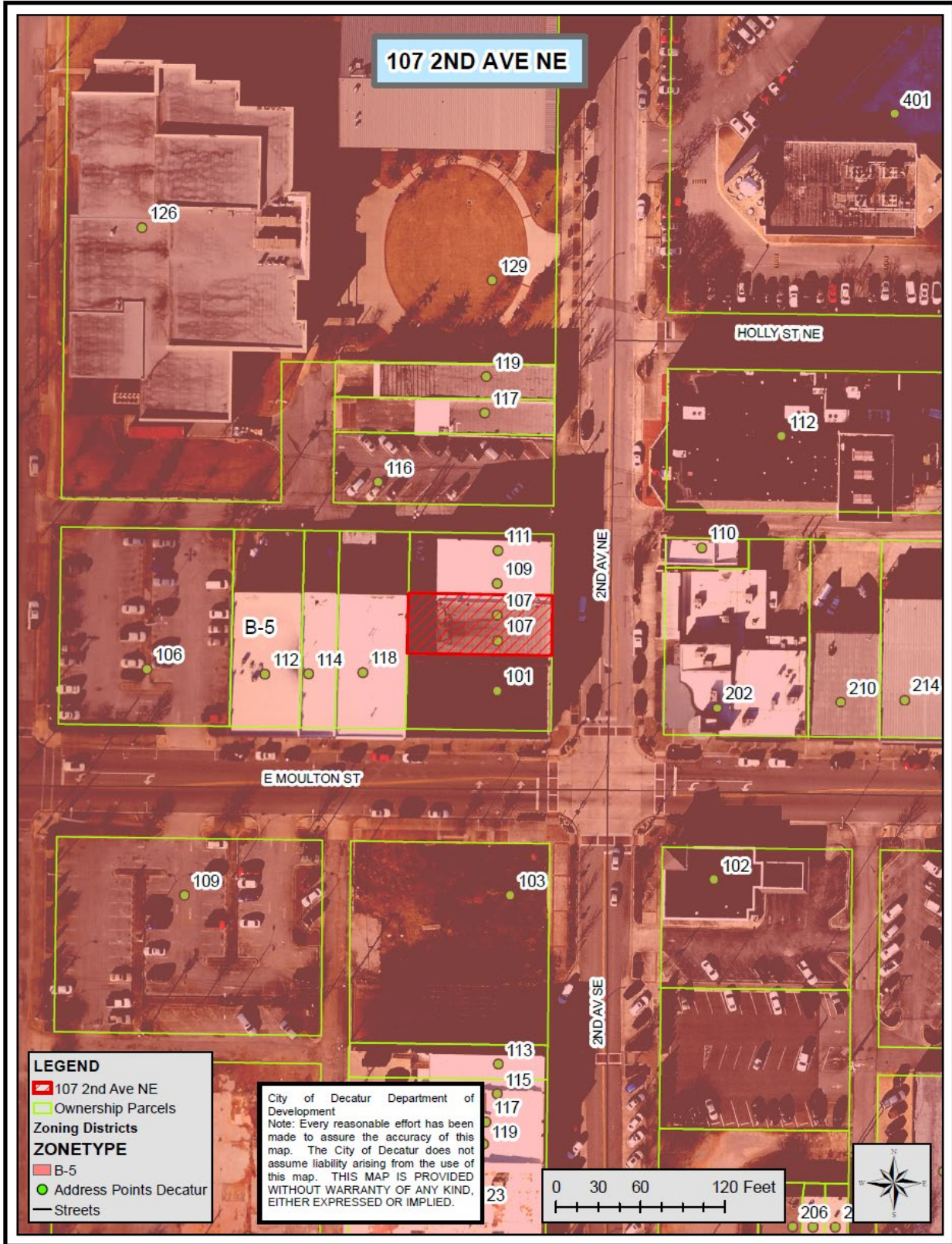
Conditions to be met:

1. Need Dimensions of Tables, Chairs, Etc. (Engineering)
2. Need Total Dimensions of Space Tables. (Engineering)
3. 5' (Foot) Clearance to Curb will need to be in the Back of it, not the Front. (Engineering)

Point of Information:

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





Kimmie's Kitchen and Social House

