

MEMORANDUM

DATE: December 17th, 2024

TO: Planning Commission

TRC MEETING

Building Conference Room 4th Floor

December 10th, 2024

Meeting - 1:15 p.m.

PLANNING COMMISSION MEETING

December 17th, 2024

Pre-Meeting – 3:00 p.m.

Meeting – 3:30 p.m.

City Council Chambers

Agenda

Planning Commission

City of Decatur, AL

December 17th, 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. Bird Spring Ridge	Mid-South Testing	3-6

Minor Plat

		PAGE NO.
A. Replat of Lot 32 A	J.M & Mary Moore	7-10
B. Legacy Cove Phase 1A	Pugh Wright McAnally	11-14

Consent Agenda

Final Plat

		PAGE NO.
A. Bird Spring Ridge	Mid-South Testing	15-18

Site Plan

		PAGE NO.
A. Site Plan 695-24	Pugh Wright McAnally	19-22
B. Site Plan 696-24	Pugh Wright McAnally	23-26

Certificate

A. Certificate 3634-24	Mid-South Testing	27-30
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Other Business

Other Business

		PAGE NO.
A. Planning By-Laws - 2025		31
B. Planning Commission Elections - 2025		32

PRELIMINARY PLATS

BIRD SPRING RIDGE SUBDIVISION

FILE NAME OR NUMBER: Bird Spring Ridge Subdivision

ACRES: 37.05

CURRENT ZONE: AG-1 (Agriculture)

APPLICANT: Mid-South Testing Inc.

LOCATION AND/OR PROPERTY ADDRESS: North West corner of Bird Spring & Norris Mill

REQUEST: Construct 5 Residential Parcels on 37.05 acres of land

PROPOSED LAND USE: Residential

ONE DECATUR FUTURE LAND USE: Low Residential

ONE DECATUR STREET TYPOLOGY: Norris Mill Rd is a Minor Arterial Bird Spring Rd is a Collector Urban

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

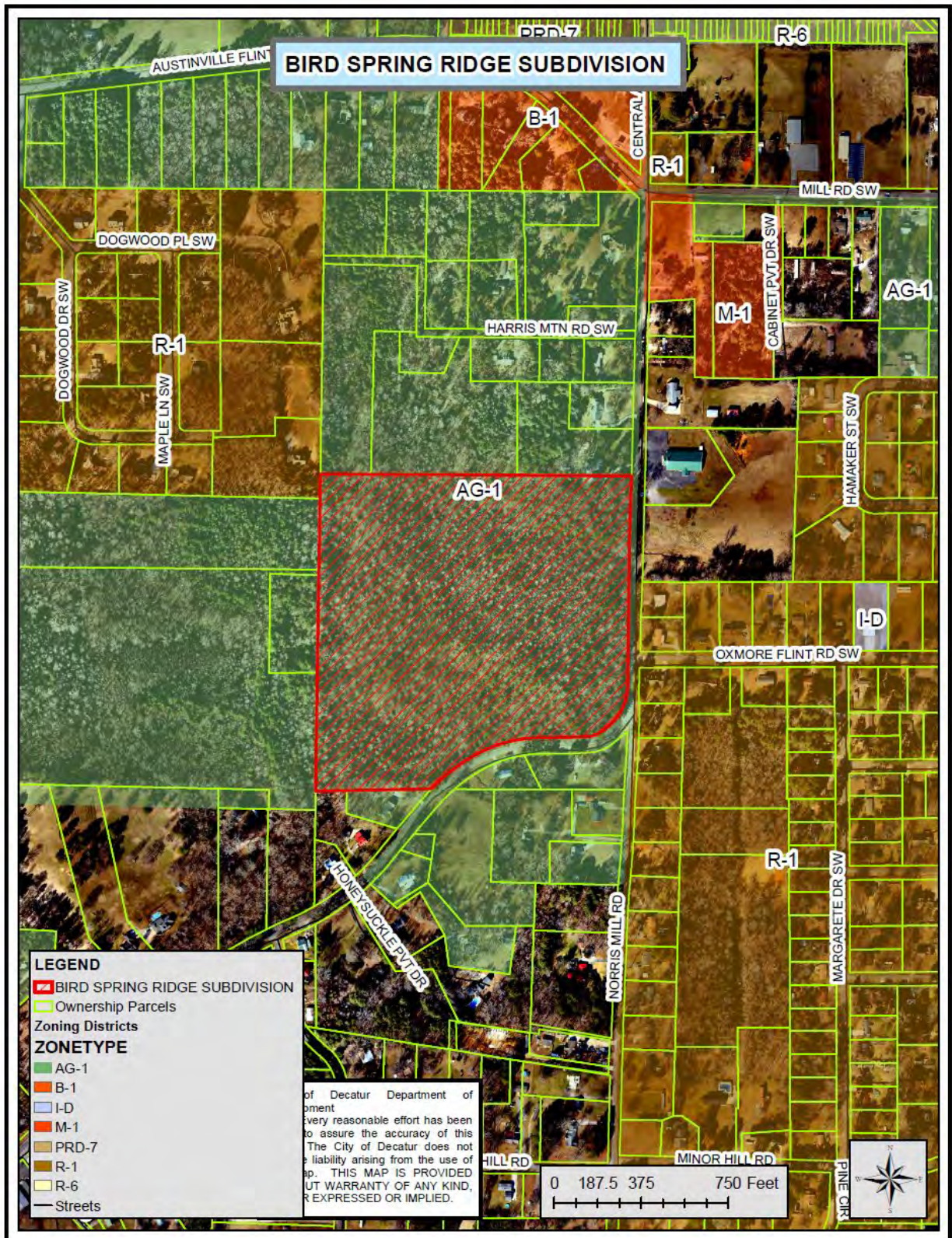
Conditions to be met:

1. Please include (Site Data)-largest lot, smallest lot, and total acreage being subdivided, total number of lots. (Planning)
2. Please add change the zoning from R-1 to AG-1 (Planning)
3. Please add a scale, ensure that scale is not less than 1 inch equals 100 feet (Planning)
4. Per Engineering approval

Point of Information:

1. Any relocation of utilities will be at the owner's expense, and any relocation needs to occur before construction.
2. Applicant has a 40' front setback, The zone is AG-1 (Agriculture) you may have a 20' setback
3. Access to wastewater is unavailable without a main extension (DU)





MINOR PLAT

REPLAT OF LOT 32A OF REPLAT OF LOTS 32, 33, & 34

FILE NAME OR NUMBER: City View Estates: Replat of lot 32A of Replat of lots 32, 33, & 34

ACRES: 0.75 +/- acres

CURRENT ZONE: R-2 (Single-Family)

APPLICANT: J.M & Mary Moore

LOCATION AND/OR PROPERTY ADDRESS: 2706 Harley Circle

REQUEST: Subdivide one parcel into two

PROPOSED LAND USE: Residential

ONE DECATUR FUTURE LAND USE: Low-Residential

ONE DECATUR STREET TYPOLOGY: Harley Circle is a Local Street

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:




Conditions to be met:

Point of Information:

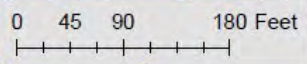
1. Any relocation of utilities will be at the owner's expense, and any relocation needs to occur before construction.
2. Please check gas service card (DU)



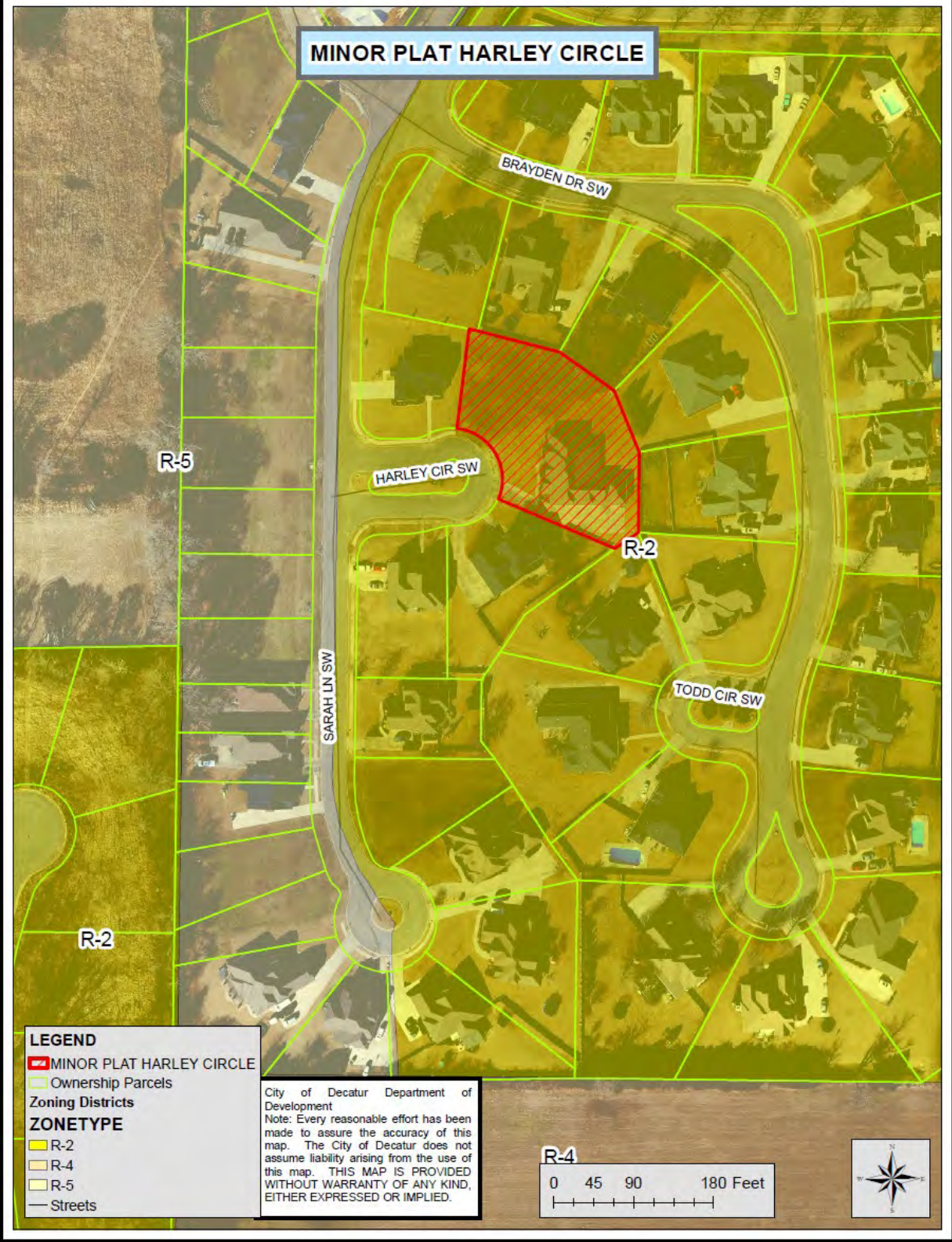
LEGEND

-  MINOR PLAT HARLEY CIRCLE
-  Ownership Parcels
-  Streets


City of Decatur Department of Development
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MINOR PLAT HARLEY CIRCLE




LEGEND

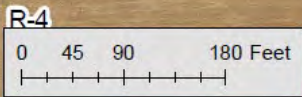
-  MINOR PLAT HARLEY CIRCLE
-  Ownership Parcels

Zoning Districts

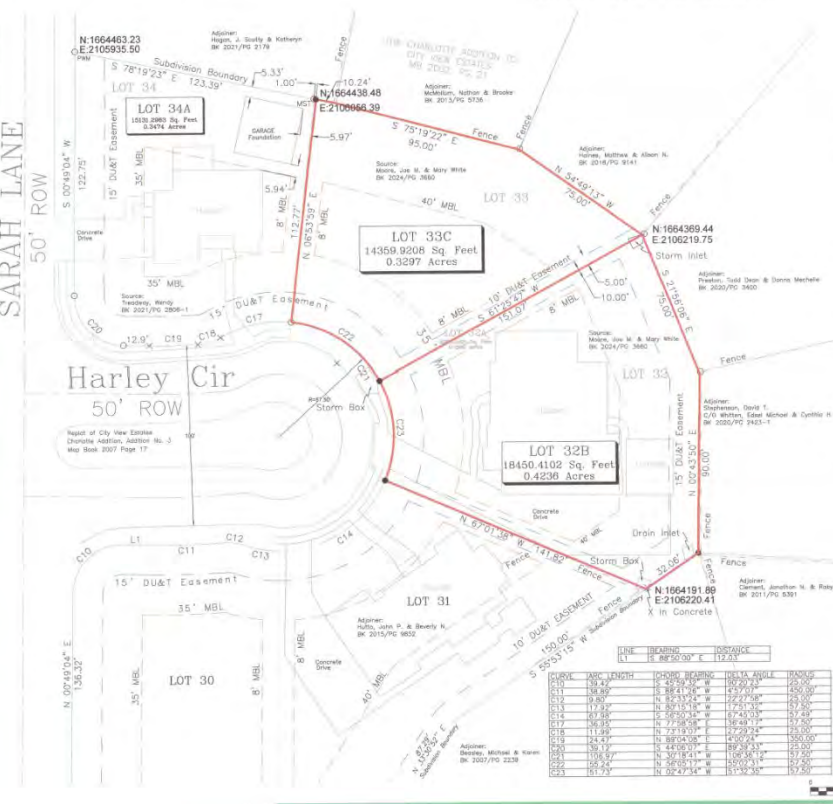
ZONETYPE

-  R-2
-  R-4
-  R-5
-  Streets

City of Decatur Department of Development
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REPLAT OF LOT 32A OF REPLAT OF LOTS 32, 33 & 34 OF REPLAT OF CITY VIEW ESTATES CHARLOTTE ADDITION, ADDITION No. 3 DECATUR, ALABAMA



CERTIFICATION OF OWNERSHIP AND RECORDS
I, the undersigned, being a duly Licensed Professional Engineer and Land Surveyor of the State of Alabama, hereby certify that I have reviewed the plat of the replat of lots 32, 33 & 34 of the replat of lots 32, 33 & 34 of the replat of City View Estates Charlotte Addition, Addition No. 3, Decatur County, Alabama, and that the same is in accordance with the requirements of the Alabama Surveying Code, Title 20, Chapter 2, Section 2-2-1, and that the same is in accordance with the requirements of the Alabama Surveying Code, Title 20, Chapter 2, Section 2-2-1, and that the same is in accordance with the requirements of the Alabama Surveying Code, Title 20, Chapter 2, Section 2-2-1.

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CERTIFICATION OF APPROVAL BY CITY ENGINEER
I, the undersigned, being a duly Licensed Professional Engineer and Land Surveyor of the State of Alabama, hereby certify that I have reviewed the plat of the replat of lots 32, 33 & 34 of the replat of lots 32, 33 & 34 of the replat of City View Estates Charlotte Addition, Addition No. 3, Decatur County, Alabama, and that the same is in accordance with the requirements of the Alabama Surveying Code, Title 20, Chapter 2, Section 2-2-1, and that the same is in accordance with the requirements of the Alabama Surveying Code, Title 20, Chapter 2, Section 2-2-1, and that the same is in accordance with the requirements of the Alabama Surveying Code, Title 20, Chapter 2, Section 2-2-1.

CERTIFICATION OF APPROVAL BY PLANNING COMMISSION
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Lee Y. Greene & Associates, Inc.
Land Surveying & Civil Engineering
P.O. Box 1174, 121 Spackman Street, SW
Huntsville, Alabama 35894-0117
(256) 773-3304
Alabama CA Number: 1332-E
Alabama LS Number: 3891-LS
www.leeandgreene.com

LINE	BEARING	DISTANCE	POINT
1	N 07°49'04" E	136.327'	
2	S 07°49'04" W	132.757'	
3	S 76°19'23" E	123.397'	
4	N 10°24'10" E	10.241'	
5	S 75°19'22" E	95.000'	
6	N 34°49'13" W	75.000'	
7	N 06°23'32" E	112.727'	
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99	N 06°23'32" E	112.727'	
100	N 06°23'32" E	112.727'	

REPLAT OF LOT 32A OF REPLAT OF LOTS 32, 33 & 34 OF REPLAT OF CITY VIEW ESTATES CHARLOTTE ADDITION, ADDITION No. 3, DECATUR, ALABAMA

Date: 6/21/24
Drawn By: TAS
Calculator File No: 2023125.dwg

Work Order No: 10001
Sheet: 1 of 1

LEGACY COVE PHASE 1A –MINOR PLAT

FILE NAME OR NUMBER: Minor Plat: Legacy Cove Phase 1A

ACRES: 24.98 +/- acres

CURRENT ZONE: R-5 (Patio-Homes)

APPLICANT: Pugh Wright McAnally

LOCATION AND/OR PROPERTY ADDRESS: Legacy Cove SE

REQUEST: Modify five parcels

PROPOSED LAND USE: Residential

ONE DECATUR FUTURE LAND USE: Riverfront Mixed-Use

ONE DECATUR STREET TYPOLOGY: Legacy Cove is a Local Street

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

Conditions to be met:

1. Please change “Final Plat” to “Minor Plat” (Planning)
2. Per Engineering approval

Point of Information:

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

LEGACY COVE FINAL PLAT

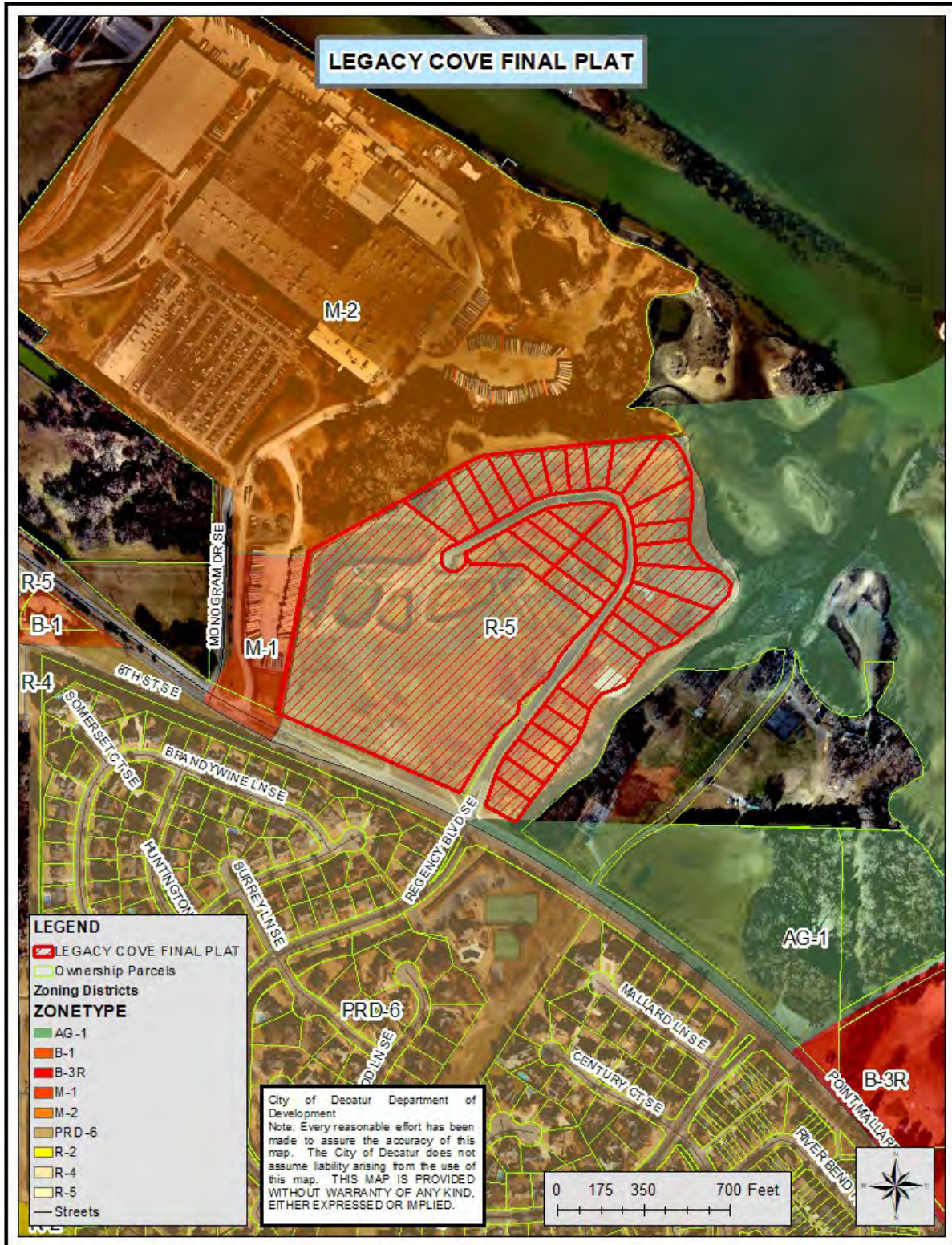


LEGEND
[Red outline] LEGACY COVE FINAL PLAT
[Green outline] Ownership Parcels
[Black line] Streets

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.

0 175 350 700 Feet





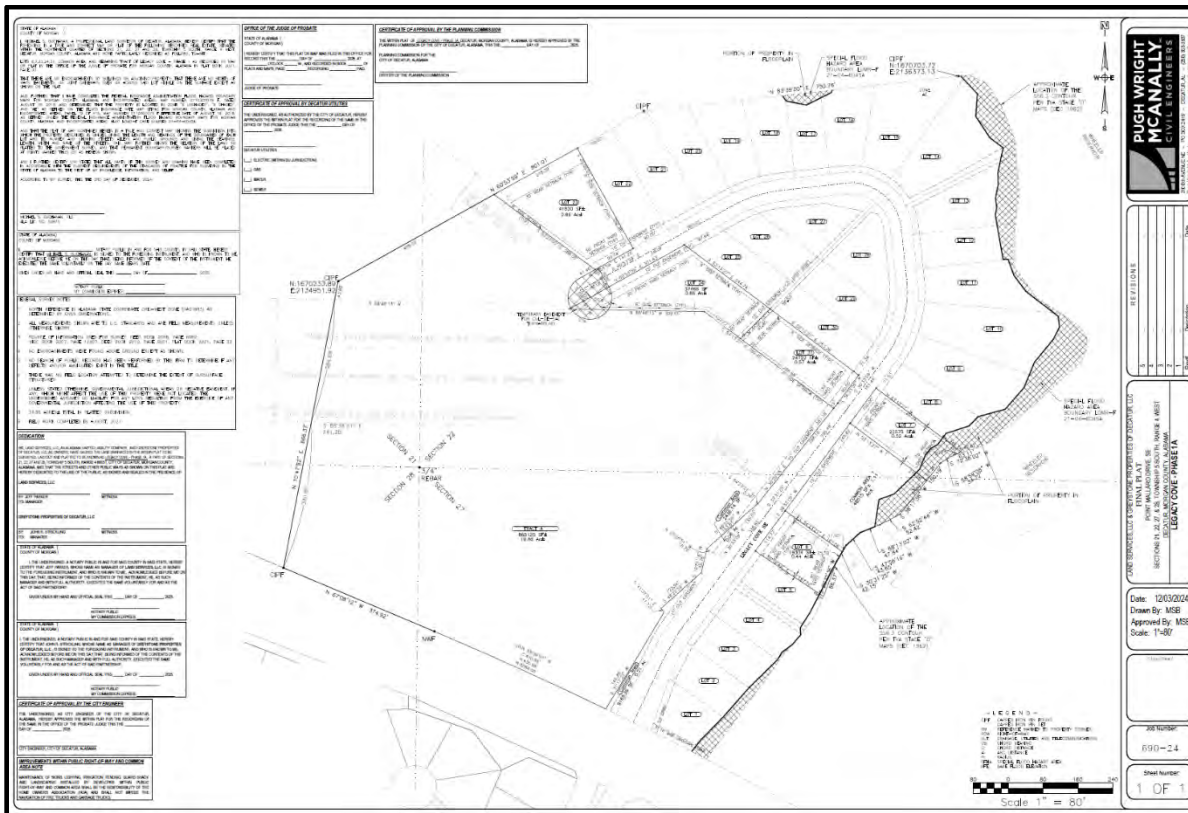


TABLE A
GENERAL NOTES
 1. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL GOVERNMENT AND STATE AGENCIES.
 2. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY EASEMENTS FROM THE ADJACENT PROPERTY OWNERS.
 3. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CONVEYANCES FROM THE ADJACENT PROPERTY OWNERS.
 4. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDATIONS FROM THE LOCAL GOVERNMENT AND STATE AGENCIES.
 5. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDATIONS FROM THE ADJACENT PROPERTY OWNERS.
 6. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDATIONS FROM THE ADJACENT PROPERTY OWNERS.
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 10. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDATIONS FROM THE ADJACENT PROPERTY OWNERS.

STATE OF THE ARIZONA
 COUNTY OF MARICOPA
 CITY OF PHOENIX

OFFICIALS OF THE ARIZONA BOARD OF ENGINEERS
 REGISTERED PROFESSIONAL ENGINEER
 LICENSE NO. 12345
 EXPIRES 12/31/2024

OFFICIALS OF THE ARIZONA BOARD OF SURVEYORS
 REGISTERED PROFESSIONAL SURVEYOR
 LICENSE NO. 67890
 EXPIRES 12/31/2024

PUGH WRIGHT MCANALLY CIVIL ENGINEERS
 1000 N. CENTRAL AVENUE, SUITE 1000
 PHOENIX, ARIZONA 85004
 TEL: 602.462.1234
 FAX: 602.462.5678
 WWW.PUGHWRIGHTMCANALLY.COM

DATE: 12/31/2024
DRAWN BY: MSB
APPROVED BY: MSB
SCALE: 1"=80'

JOB NUMBER: 000-24
SHEET NUMBER: 1 OF 1

FINAL PLATS

BIRD SPRING RIDGE SUBDIVISION

FILE NAME OR NUMBER: Bird Spring Ridge Subdivision

ACRES: 37.05

CURRENT ZONE: AG-1 (Agriculture)

APPLICANT: Mid-South Testing Inc.

LOCATION AND/OR PROPERTY ADDRESS: North West corner of Bird Spring & Norris Mill

REQUEST: Construct 5 Residential Parcels on 37.05 acres of land

PROPOSED LAND USE: Residential

ONE DECATUR FUTURE LAND USE: Low Residential

ONE DECATUR STREET TYPOLOGY: Norris Mill Rd is a Minor Arterial Bird Spring Rd is a Collector Urban

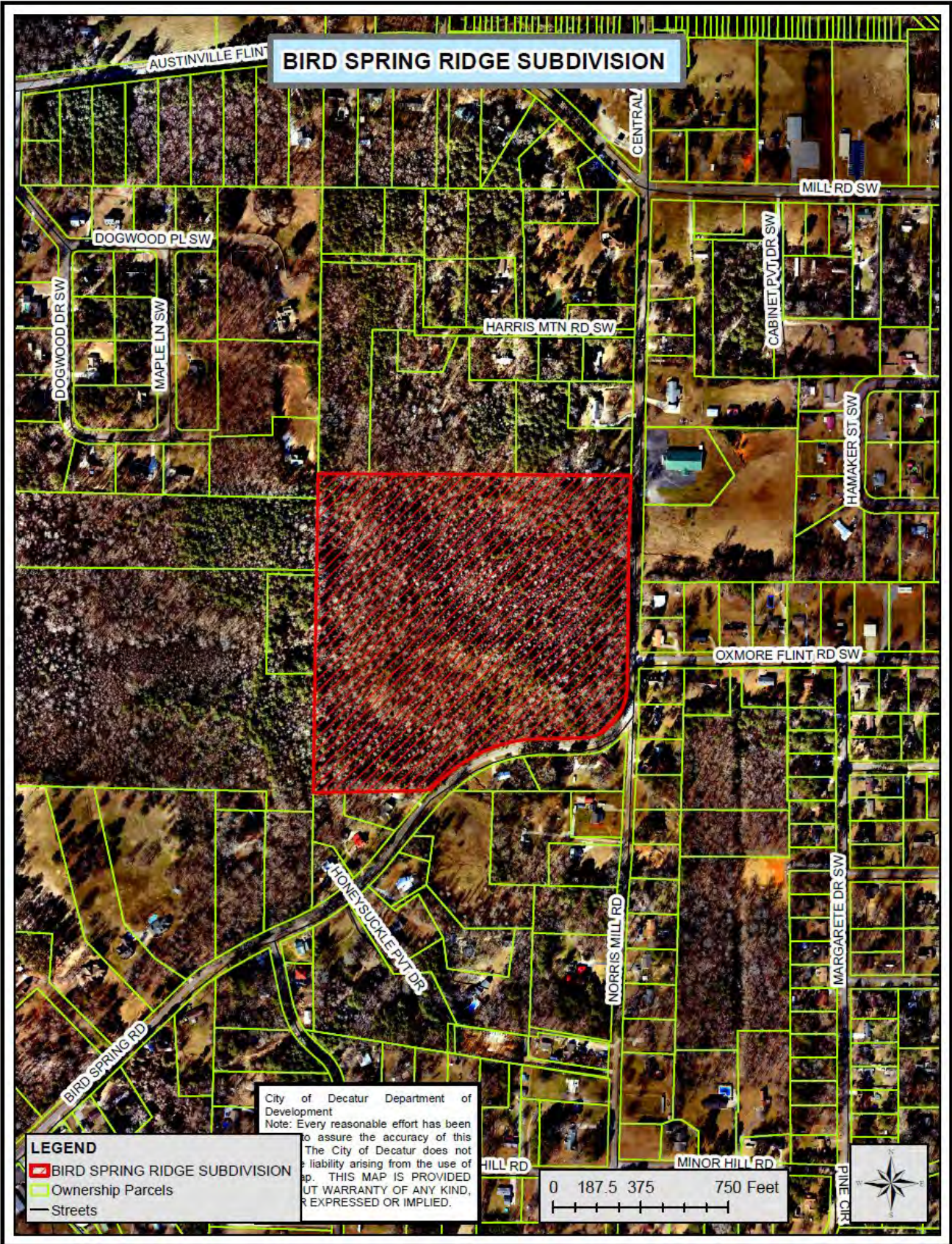
COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

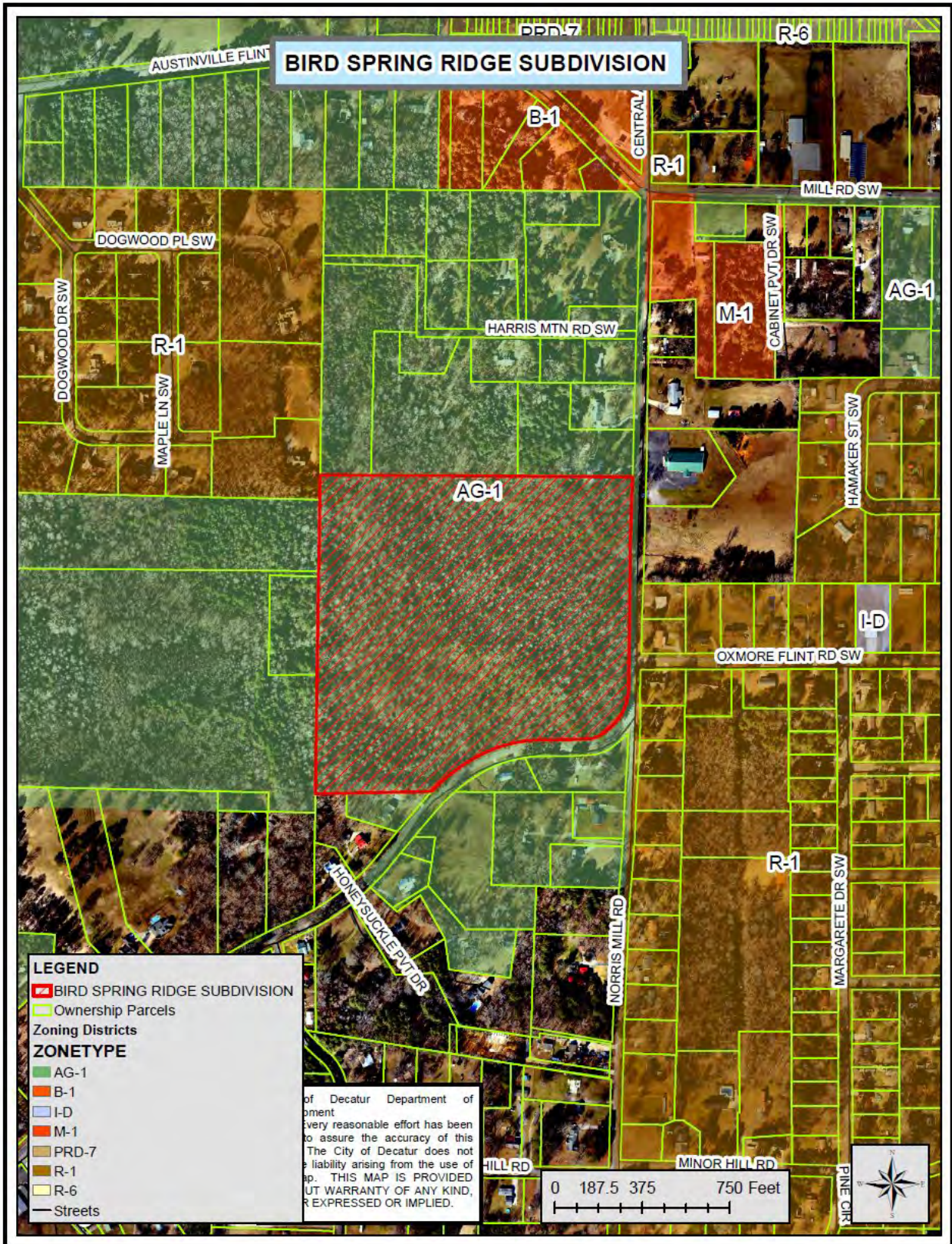
Conditions to be met:

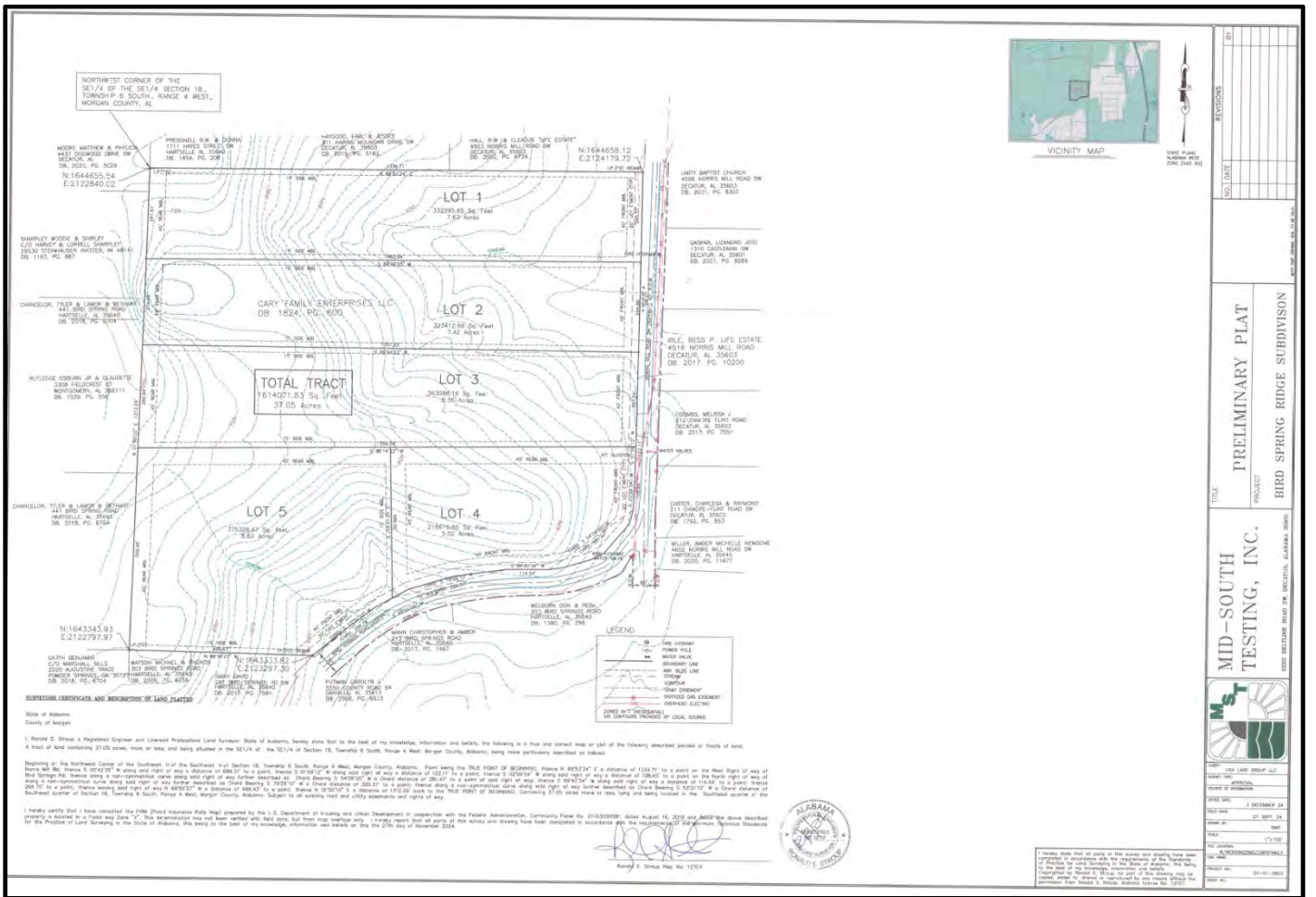
1. Please add plat note concerning approval from health department (Planning)
2. Per Engineering approval

Point of Information:

1. Any relocation of utilities will be at the owner's expense, and any relocation needs to occur before construction.
2. Access to wastewater is unavailable without a main extension (DU)







CONSENT AGENDA

SITE PLANS

SITE PLAN 695-24

FILE NAME OR NUMBER: Site Plan 695-24

ACRES: 29.68 +/- acres

CURRENT ZONE: M-1A (Expressway Commercial)

APPLICANT: Pugh Wright McAnally for Land Services LLC

LOCATION AND/OR PROPERTY ADDRESS: Fairground Road

REQUEST: Construct a 1,400' private roadway extension.

PROPOSED LAND USE: Commercial

ONE DECATUR FUTURE LAND USE: Institution/Civic

ONE DECATUR STREET TYPOLOGY: Fairground Road is a collector urban

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

Conditions to be met:

1. Please ensure all utilities are within an easement. (DU)

Point of Information:

1. Any relocation of utilities will be at the owner's expense, and any relocation needs to occur before construction.
2. Continue to work with Engineering for construction.

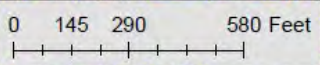
LAND SERVICES ROAD EXTENSION

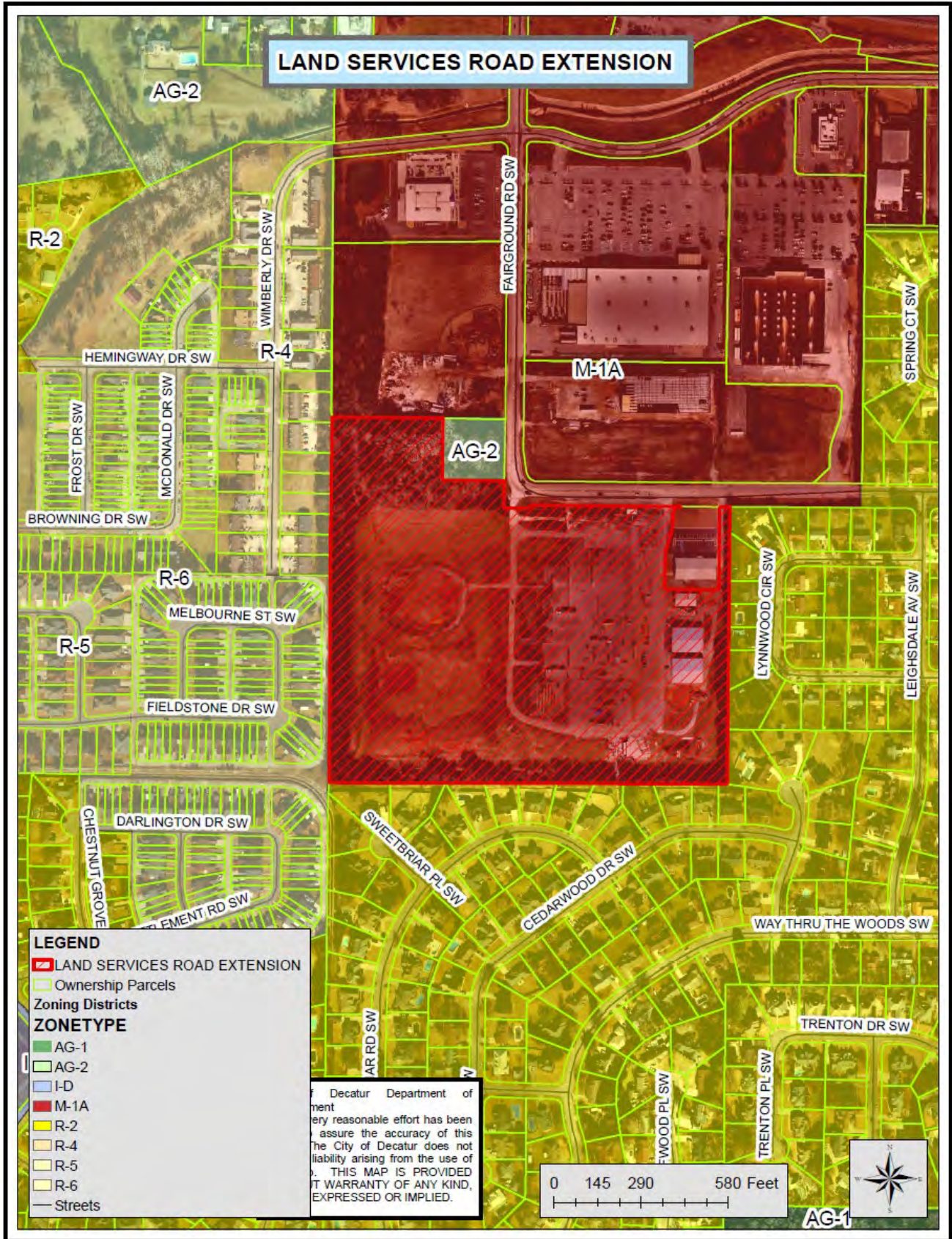


LEGEND

-  LAND SERVICES ROAD EXTENSION
-  Ownership Parcels
-  Streets

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LAND SERVICES ROAD EXTENSION

LEGEND

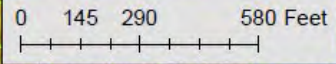
- LAND SERVICES ROAD EXTENSION
- Ownership Parcels

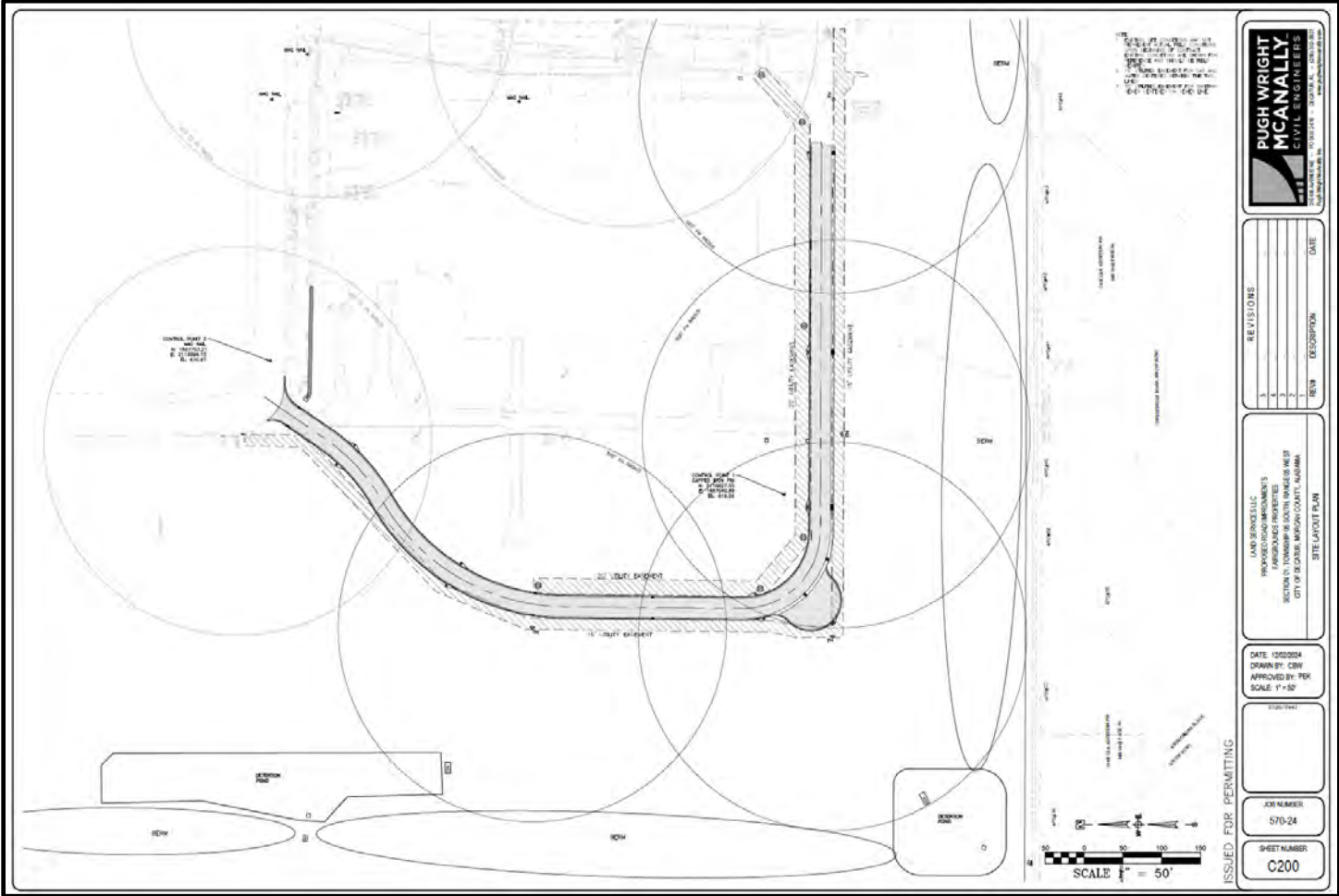
Zoning Districts

ZONETYPE

- AG-1
- AG-2
- I-D
- M-1A
- R-2
- R-4
- R-5
- R-6
- Streets

Decatur Department of
 ment
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SITE PLAN 696-24

FILE NAME OR NUMBER: Site Plan 696-24

CURRENT ZONE: B-1 (Local-Shopping)

APPLICANT: Pugh Wright McAnally

LOCATION AND/OR PROPERTY ADDRESS: 1701 Carridale SW

REQUEST: Approve Site Plan

PROPOSED LAND USE: Institutional

ONE DECATUR FUTURE LAND USE: Neighborhood Commercial

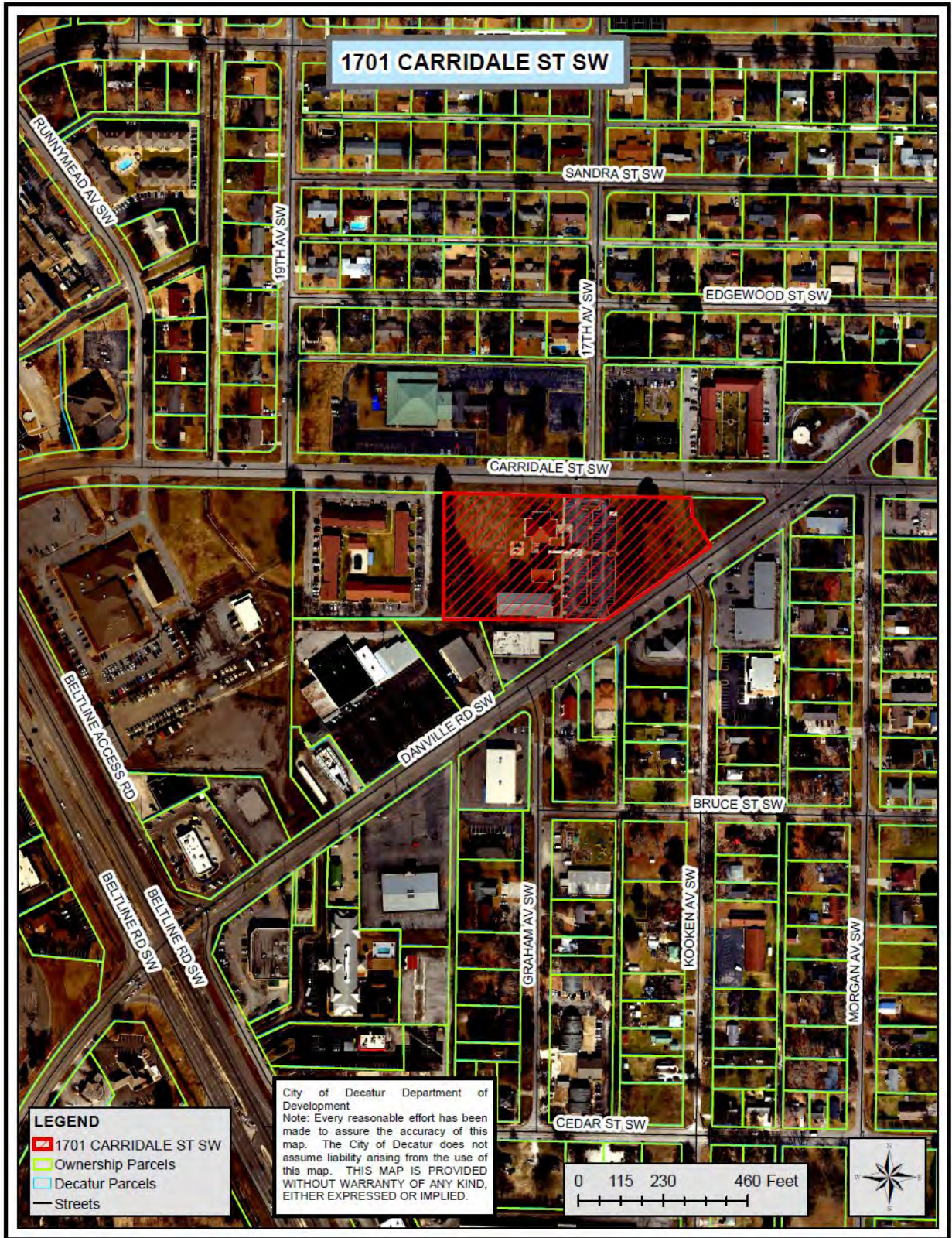
ONE DECATUR STREET TYPOLOGY: Carridale St is a Minor Arterial

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.



1701 CARRIDALE ST SW

SANDRA ST SW

EDGEWOOD ST SW

CARRIDALE ST SW

DANVILLE RD SW

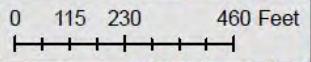
BRUCE ST SW

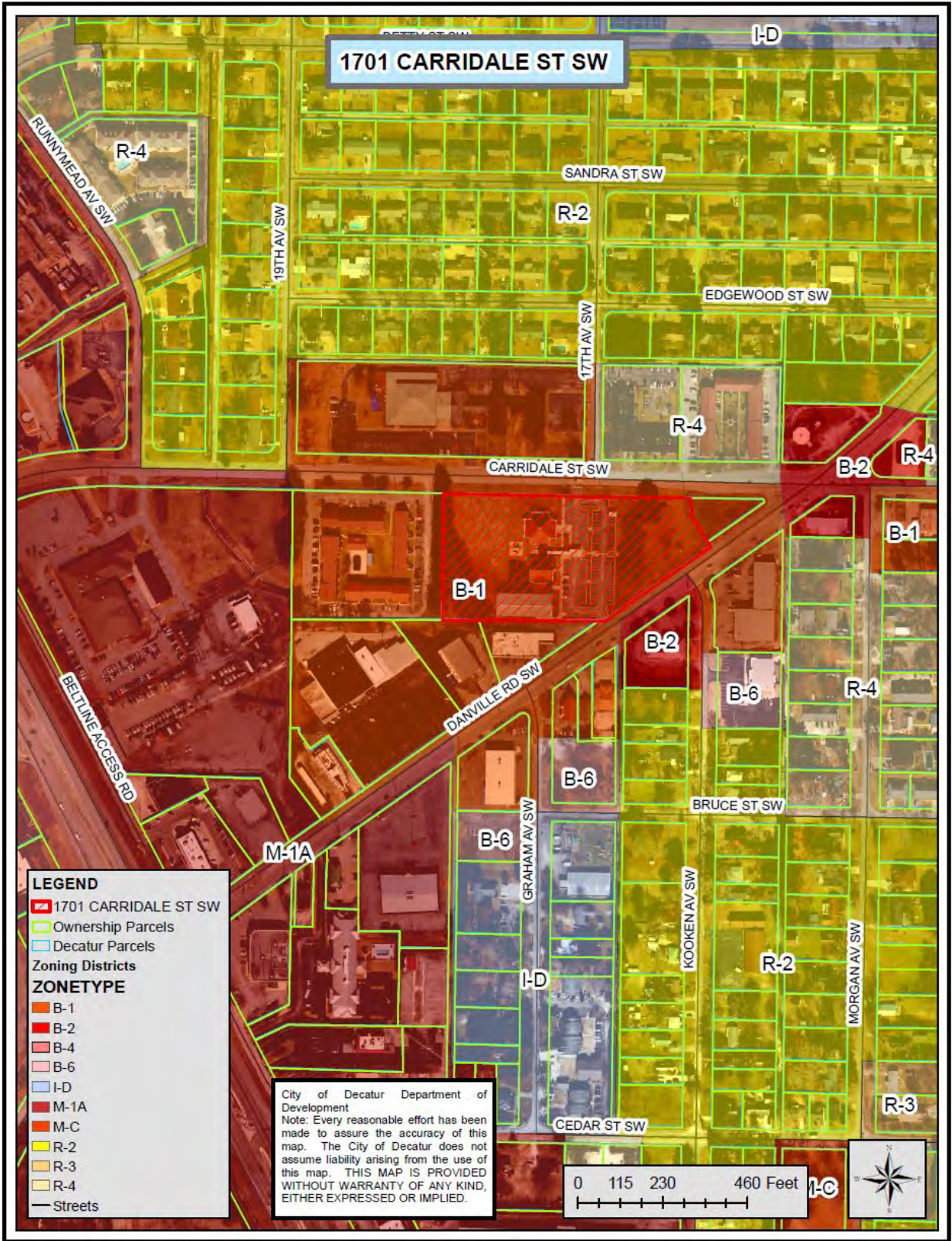
CEDAR ST SW

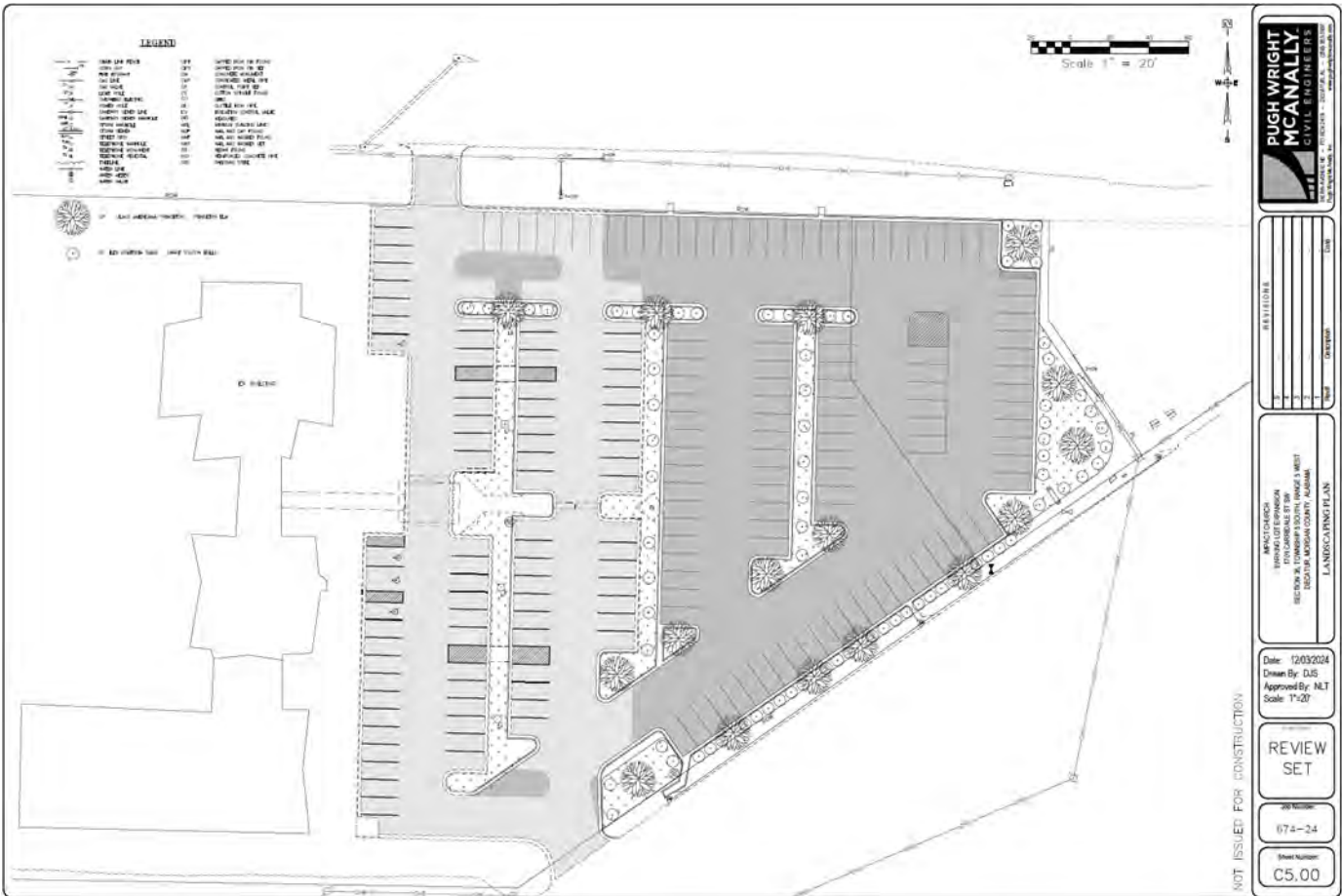
LEGEND

- 1701 CARRIDALE ST SW
- Ownership Parcels
- Decatur Parcels
- Streets

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NOT ISSUED FOR CONSTRUCTION

**PUGH WRIGHT
MCANALLY**
CIVIL ENGINEERS
1000 W. UNIVERSITY BLVD., SUITE 100
ANN ARBOR, MI 48106-1500
PH: 734.769.1100
WWW.PUGHWRIGHTMCANALLY.COM

DATE	DESCRIPTION

PROJECT NO. 12032024
 STUDY TITLE: PAVING LOT EXPANSION
 ADDRESS: 1000 W. UNIVERSITY BLVD., SUITE 100
 ANN ARBOR, MI 48106-1500
 LANDSCAPING PLAN

Date: 12/03/2024
 Drawn By: DJS
 Approved By: NLT
 Scale: 1"=20'

REVIEW SET

200 NUMBER
 674-24

SHEET NUMBER
C5.00

CERTIFICATE 3634-24

FILE NAME OR NUMBER: Certificate 3634-24

CURRENT ZONE: R-2 (Single-Family)

APPLICANT: Mid-South Testing

LOCATION AND/OR PROPERTY ADDRESS: 2305 Spring Ave SW

REQUEST: Subdivide One Parcel into Two

PROPOSED LAND USE: Residential

ONE DECATUR FUTURE LAND USE: Core Neighborhood

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

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

Conditions to be met:

1. Please ensure that this parcel is used for only residential purposes and not commercial.
(Planning)

Point of Information:

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



2305 SPRING AVE SW

2217

922

918

908

826

822

818

CEDAR ST SW

932

930

928

926

905

901

2302

2304

2305

2310

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910

908

906

904

902

2318

911

909

949

TRACEY LN SW

SPRING AV SW

2322

992

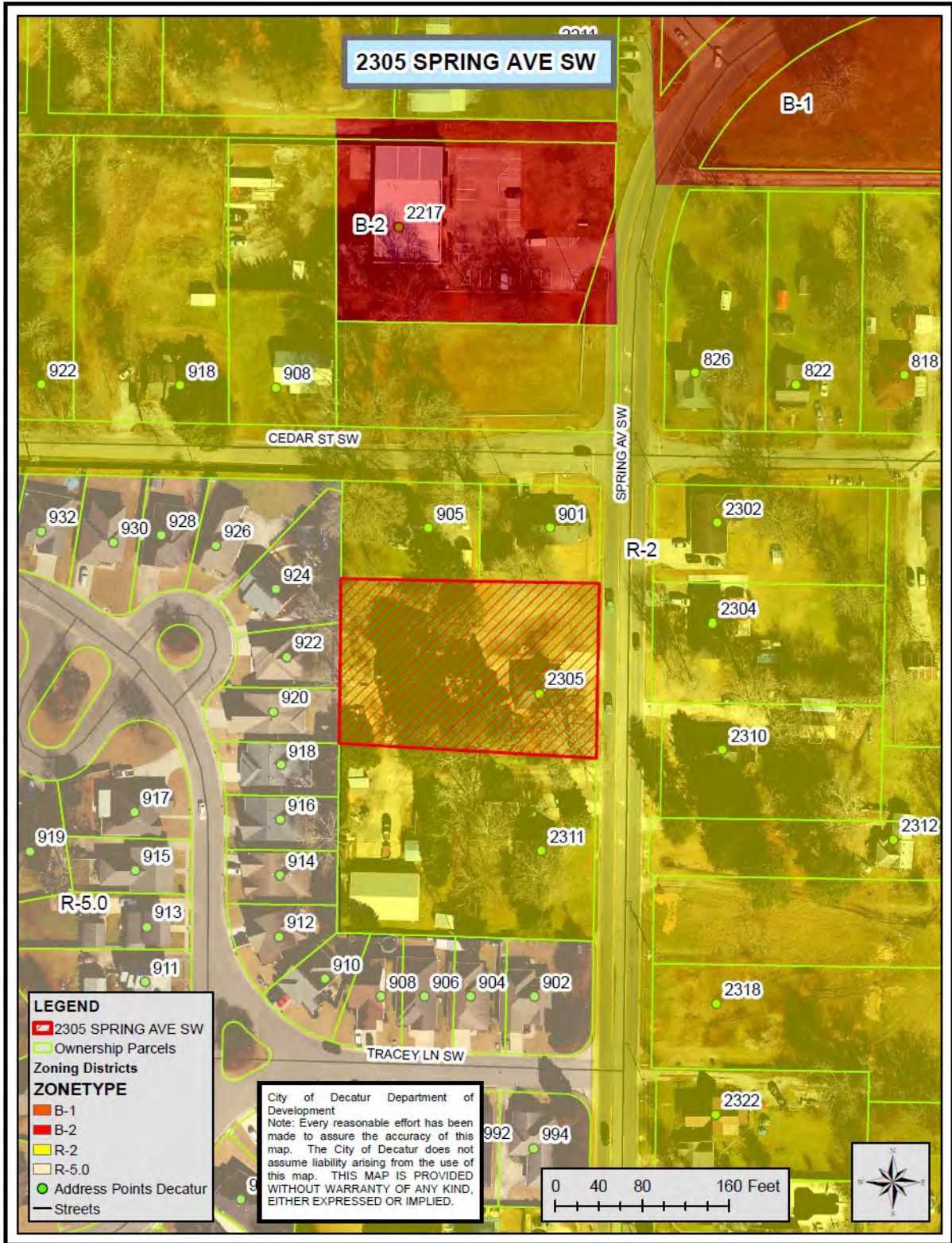
994

LEGEND
 ■ 2305 SPRING AVE SW
 □ Ownership Parcels
 ● Address Points Decatur
 — Streets

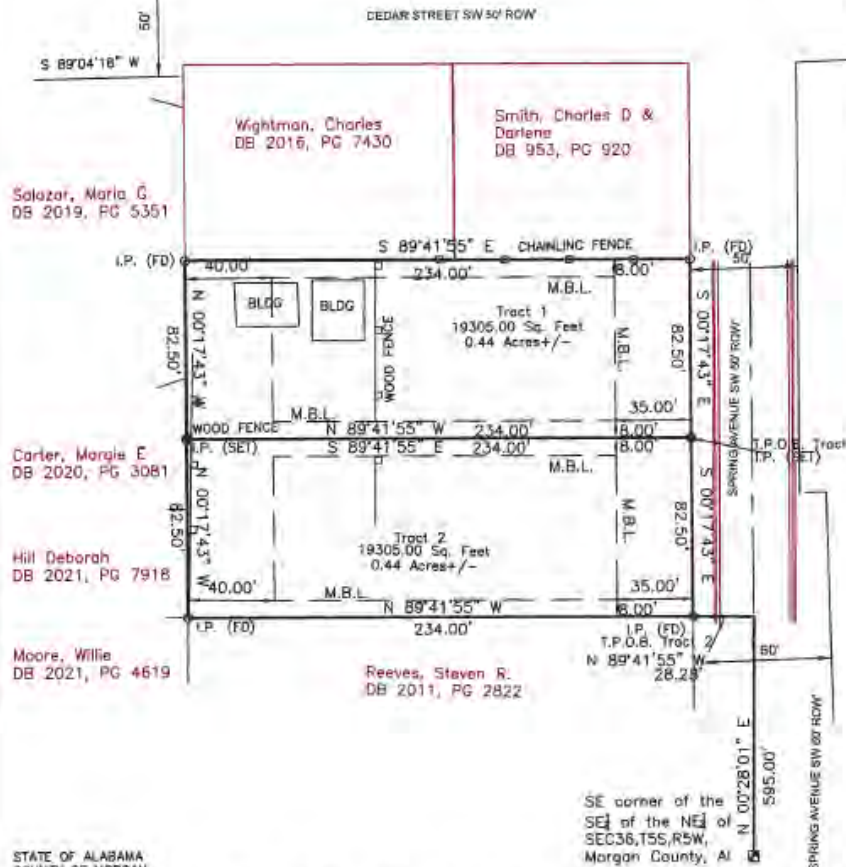
City of Decatur Department of Development
 Note: Every reasonable effort has been made to assure the accuracy of this map. The City of Decatur does not assume liability arising from the use of this map. THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESSED OR IMPLIED.

0 40 80 160 Feet





State Plane
Alabama West
Zone NAD 83



STATE OF ALABAMA
COUNTY OF MORGAN

SE corner of the
SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of
SEC36, T5S, R5W,
Morgan County, Al

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

Tract 1
Commencing at the Southeast corner of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 36, Township 5 South, Range 5 West, Morgan county, Alabama; thence N 00°28'01" E a distance of 595.00' to a point on the East line of the NE $\frac{1}{4}$ of Section 36, Township 5 South, Range 5 West, Morgan county, Alabama; thence N 89°41'55" W a distance of 28.28' to the West right of way line of Spring Avenue; thence N 00°17'43" W along said right of way a distance of 82.50' to a point, point being the TRUE POINT OF BEGINNING; thence leaving said right of way N 89°41'55" W a distance of 234.00' to a point; thence N 00°17'43" W a distance of 82.50' to a point; thence S 89°41'55" E a distance of 234.00' to a point on the West right of way of Spring Avenue; thence S 00°17'43" E along said right of way a distance of 82.50' back to the TRUE POINT OF BEGINNING; Subject to all existing road and utility easements and rights of way. Containing 0.44 acres more or less.

Tract 2
Commencing at the Southeast corner of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 36, Township 5 South, Range 5 West, Morgan county, Alabama; thence N 00°28'01" E a distance of 595.00' to a point on the East line of the NE $\frac{1}{4}$ of Section 36, Township 5 South, Range 5 West, Morgan county, Alabama; thence N 89°41'55" W a distance of 28.28' to the West right of way line of Spring Avenue; thence N 00°17'43" W a distance of 82.50' to a point; thence S 89°41'55" E a distance of 234.00' to a point on the West right of way of Spring Avenue; thence S 00°17'43" E along said right of way a distance of 82.50' back to the TRUE POINT OF BEGINNING; Subject to all existing road and utility easements and rights of way. Containing 0.44 acres more or less.

I hereby certify that I have consulted the FIRM (Flood Insurance Rate Map) prepared by the U.S. Department of Housing and Urban Development in cooperation with the Federal Administration, Community Panel No. 01103C0059F, dated 16 July 2018 and found the above described property is not in a Flood Hazard Area or Floodway Zone "X". This determination has not been verified with field data, but from map overlays only.

I hereby report that this survey and drawing have been completed in accordance with the requirements of the Minimum Technical Standards for the Practice of Land Surveying in the State of Alabama, this being to the best of my knowledge, information and beliefs on this the 27th day of November 2024.

ALABAMA
REGISTERED
NO. 12707
RONALD S. STROUP

I hereby state that all parts of this survey and drawing have been completed in accordance with the requirements of the Standards of Practice for Land Surveying in the State of Alabama, this being to the best of my knowledge, information and beliefs. Copyrighted by Ronald S. Stroup, no part of this drawing may be copied, added to, altered or reproduced by any means without the permission from Ronald S. Stroup, Alabama license No. 12707.

MID SOUTH TESTING INC. 2220 BELTLINE ROAD SW, DECATUR ALABAMA, 35601			
	Sheet 2	Title 2305 Spring Ave	Scale: 1"=60'
	of 2	Project Subdivide Survey	Date: 12/2/24
			Project No: 24-01-0820
			Cad name: 2305 Spring ave
			Drawn By: SMR
			File: mwdwg/springave

Planning Commission By-Laws 2025

FILE NAME OR NUMBER: Planning Commission By-Laws 2025

APPLICANT: City of Decatur Planning Department

REQUEST: Approve of 2025 Planning Commission By-Laws

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

Planning Commission 2025 Election

FILE NAME OR NUMBER: Planning Commission 2025 Election

APPLICANT: City of Decatur Planning Department

REQUEST: Approve of 2025 Planning Commission Election

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE: