

## **MEMORANDUM**

**DATE:** April 22<sup>nd</sup>, 2025

**TO:** Planning Commission

### **PLANNING COMMISSION MEETING**

April 22<sup>nd</sup>, 2025

Pre-Meeting – 2:30 p.m.

Meeting – 3:30 p.m.

**City Council Chambers**

# Agenda

## Planning Commission

City of Decatur, AL

April 22<sup>nd</sup>, 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

#### Master Plan

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A. Country Club Road	Pugh Wright McAnally	3-7
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### Consent Agenda

#### Layout Plan

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#### Site Plan

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#### Certificate

A. Certificate 3642-25	Pugh Wright McAnally	16-19
B. Certificate 3643-25	Pugh Wright McAnally	20-23
C. Certificate 3644-25	X-Ram, Inc.	24-27
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E. Certificate 3646-25	X-Ram, Inc.	32-35

### Other Business

#### Other Business

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C. Street Change-Ryan to Perkins	Sharonda Acklin	44-46

## Master Plan

### Master Plan - Country Club Road

**FILE NAME OR NUMBER:** Master Plan Country Club Road

**ACRES:** 79.57 +/- acres

**CURRENT ZONE:** RD (Redevelopment)

**APPLICANT:** Pugh Wright McAnally

**LAND OWNER:** Cook Properties LLC

**LOCATION AND/OR PROPERTY ADDRESS:** 2401 Country Club Road SE

**REQUEST:** Approve Master Plan

**PROPOSED LAND USE:** Mixed-Use

**ONE DECATUR FUTURE LAND USE:** Regional Mixed Use

**ONE DECATUR STREET TYPOLOGY:** Country Club Road SE is a Minor Arterial Street

#### COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

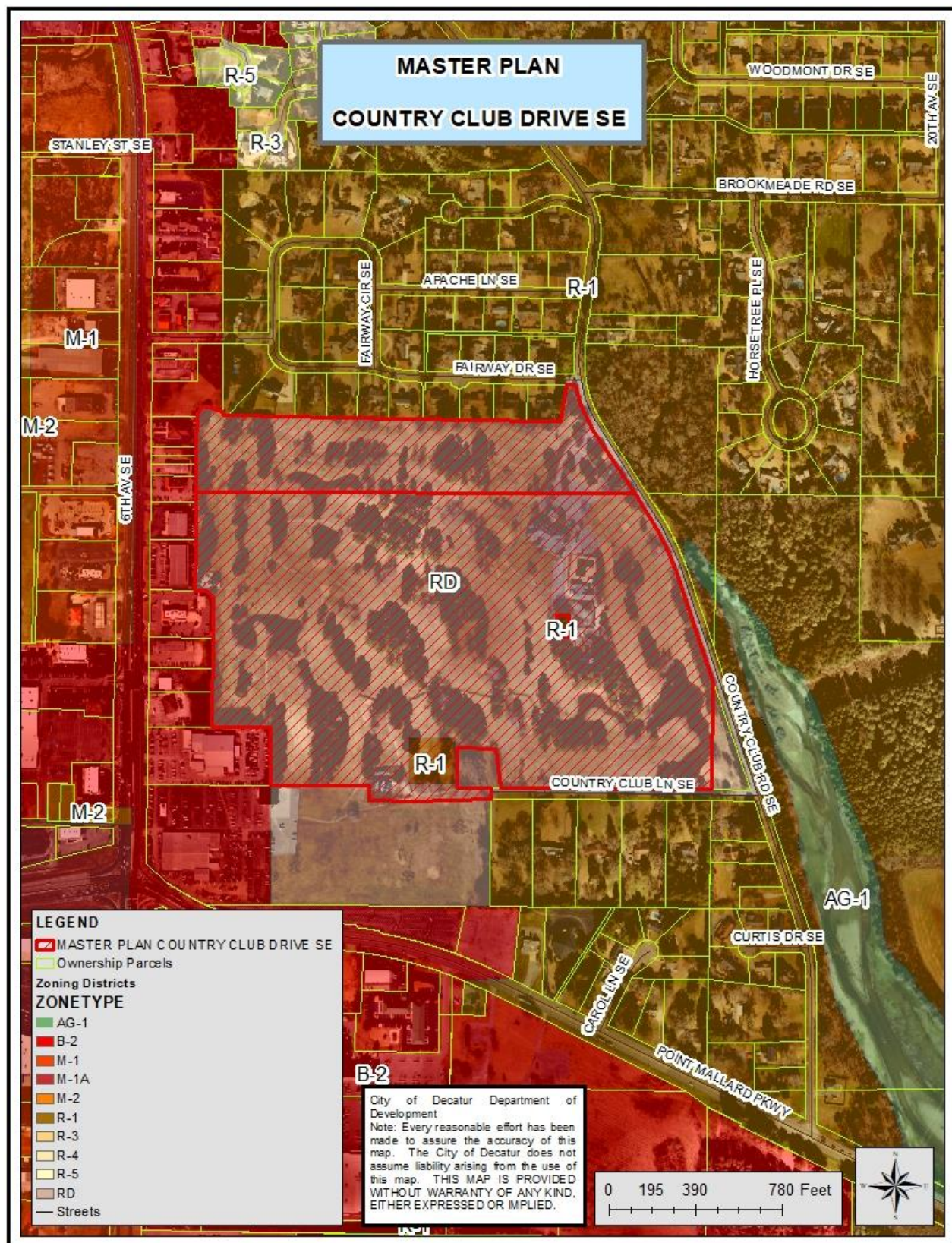
**Conditions to be met:**

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











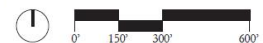
## Master Concept Plan



### 02. Intent

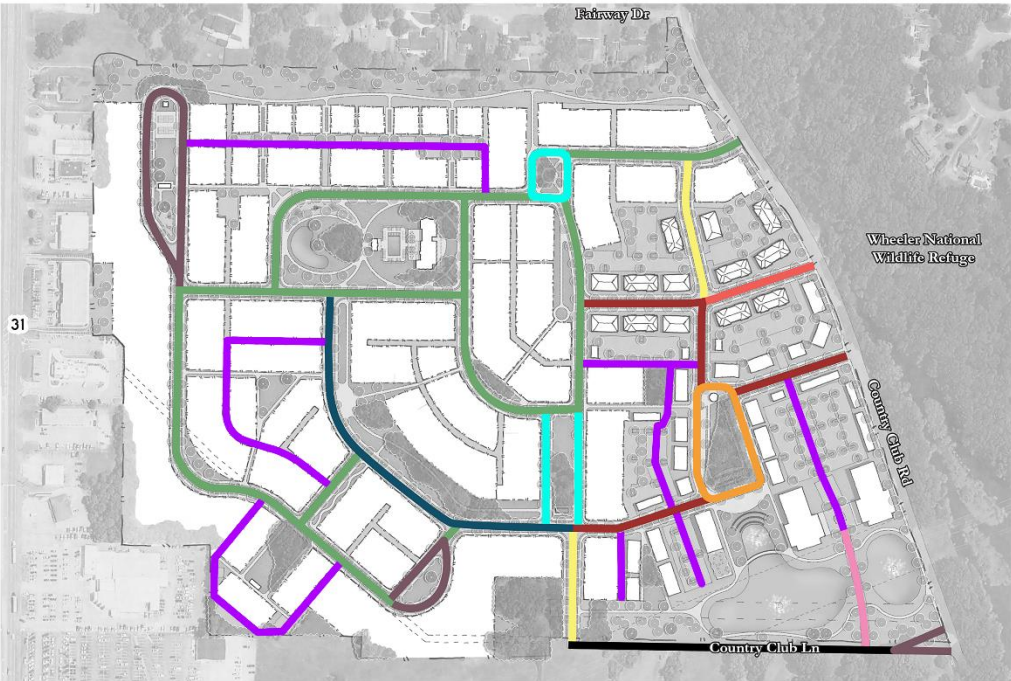
The DCC Master Concept Plan provides for a variety of residential lot types including a mix of single-family homes, townhouses, and small multi-family building types. The plan also includes a commercial / mixed-use node comprised of traditional, main street live / work buildings strategically located at the project's front door. This neighborhood center is a convenient and short walk away from every residence (including multiple traditional subdivisions surrounding the site) and will serve as the heartbeat of the area.

The plan's framework of interconnected, pedestrian friendly streets and diverse residential blocks is derived from the site's hydrological patterns and stands of mature trees. Open spaces of varying sizes have been carefully integrated into the plan that focus on storm water drainage, integrating stands of mature trees, and providing passive and active open spaces near every home.



01. Master Concept Plan

# Street Network Plan



01. Street Network Plan

B.17 | Regulatory Plan | DCC Master Concept Plan

## 02. Intent

The DCC street network has been thoughtfully planned to provide a connected network of pedestrian-friendly streets. Automobile speeds are efficiently slowed by narrow travel lanes, on-street parking, and tree-lined sidewalks that all indicate to motorists that DCC is a place for pedestrian encounters. Conceptual street network subject to modification.

All street cross sections have been reviewed and approved by the appropriate entities as a part of the master concept plan approval. The furnishing zone is provided along the alleys can include utilities and landscaping.

- Commercial Street - Two Way  
57' R.O.W.
- Commercial Street - One Way,  
Two-sided Parking  
51' R.O.W.
- Commercial Street - One Way  
42' R.O.W.
- Residential Street - Primary  
53' R.O.W.
- Residential Street - Secondary  
49' R.O.W.
- Residential Street - Tree Save  
38' R.O.W.
- Residential Street - One Way  
31' R.O.W.
- Residential Street - One Way  
29' R.O.W.
- Office Drive  
26' R.O.W.
- Country Club Lane  
50' R.O.W.
- Alley  
20' Pavement





## Layout Plan

### Layout Plan Phase 1 - Country Club Road

**FILE NAME OR NUMBER:** Layout Plan Phase I

**ACRES:** 11.50 +/- acres

**CURRENT ZONE:** RD (Redevelopment)

**APPLICANT:** Pugh Wright McAnally

**LAND OWNER:** Cook Properties LLC

**LOCATION AND/OR PROPERTY ADDRESS:** 2401 Country Club Road SE

**REQUEST:** Approve Layout Plan Phase I

**PROPOSED LAND USE:** Residential

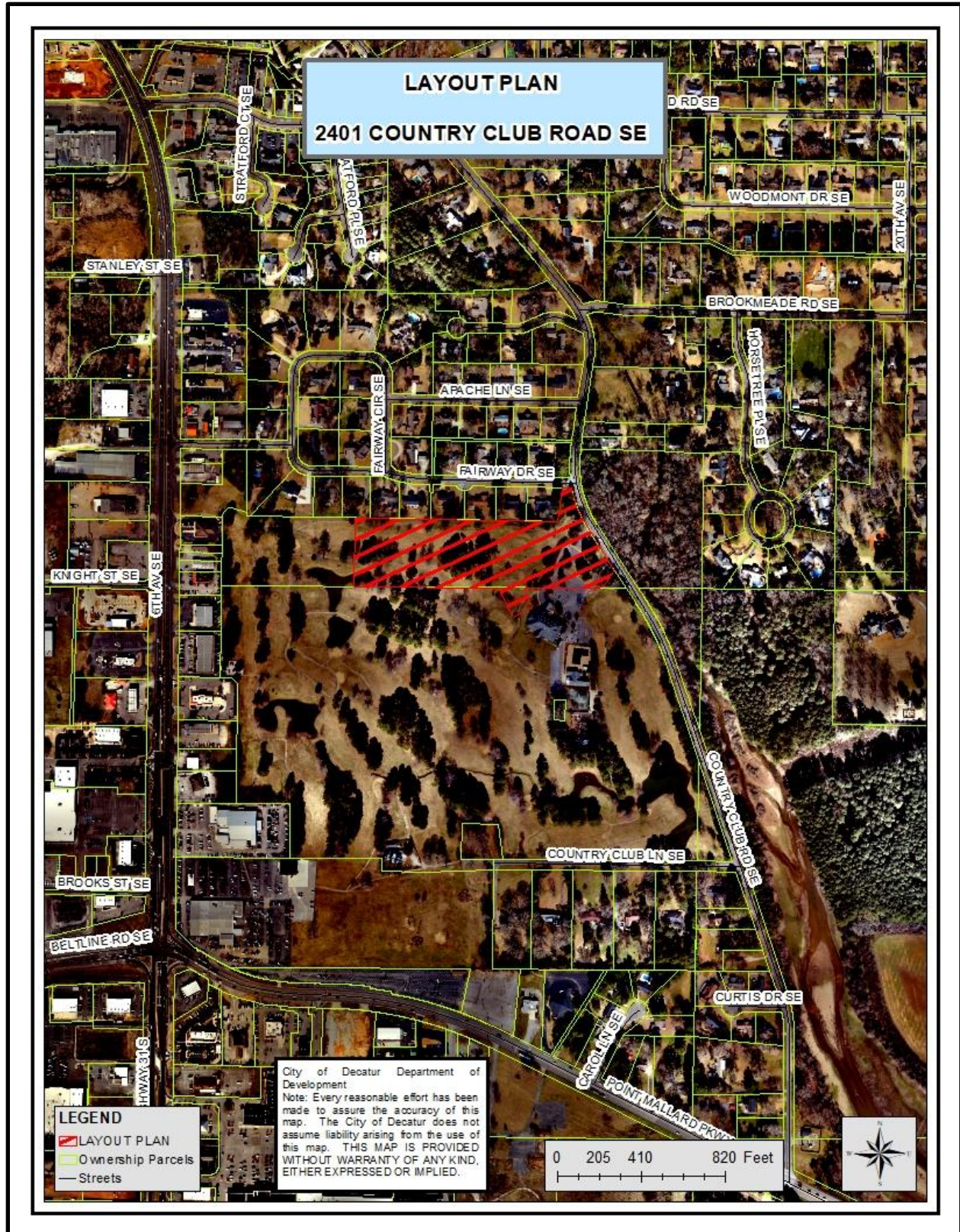
**ONE DECATUR FUTURE LAND USE:** Regional Mixed Use

**ONE DECATUR STREET TYPOLOGY:** Country Club Road SE is a Minor Arterial Street

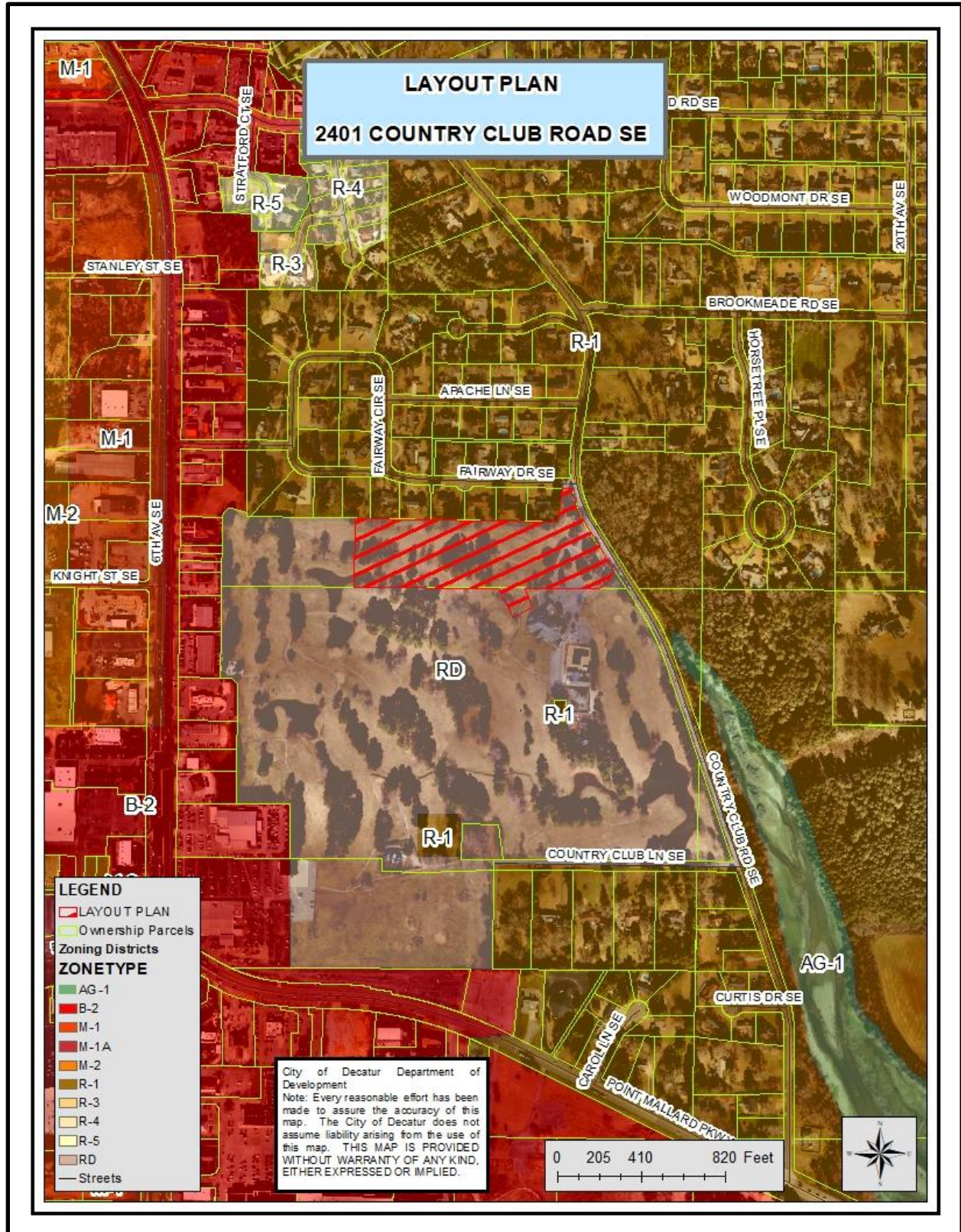
#### COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

**Conditions to be met:**

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











## SITE PLANS

### Site Plan 705-25

**FILE NAME OR NUMBER:** Site Plan 705-25

**ACRES:** 1.08 +/- acres

**CURRENT ZONE:** M-1A (Expressway Commercial)

**APPLICANT:** Dynamic Engineering Consultants, PC

**LAND OWNER:** Triland LLC

**LOCATION AND/OR PROPERTY ADDRESS:** 1104 Beltline Place SE

**REQUEST:** Approve Site Plan (Construct New Bank)

**PROPOSED LAND USE:** Commercial

**ONE DECATUR FUTURE LAND USE:** Regional Mixed Use

**ONE DECATUR STREET TYPOLOGY:** Beltline Place SE is a Local Street

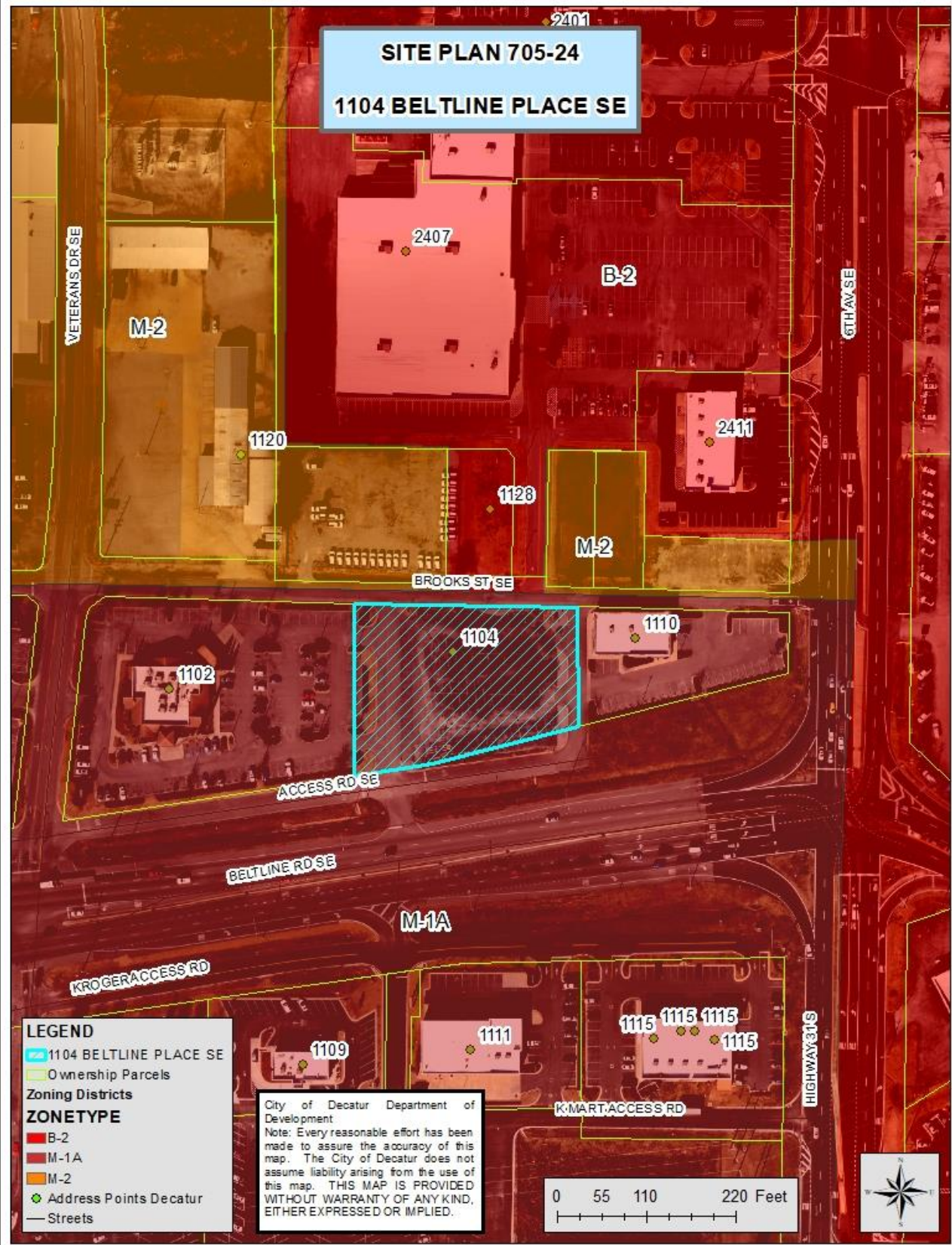
#### COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

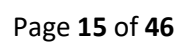
**Conditions to be met:**

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









## CERTIFICATES

### Certificate 3642-25

**FILE NAME OR NUMBER:** Certificate 3642-25

**ACRES:** 8.84 +/- acres

**CURRENT ZONE:** M-1A (Expressway Commercial)

**APPLICANT:** Pugh Wright McAnally

**LAND OWNER:** Hernandez Universal Properties, Inc.

**LOCATION AND/OR PROPERTY ADDRESS:** 928 Sims Street SW

**REQUEST:** Subdivide one parcel into two

**PROPOSED LAND USE:** Commercial/Residential

**ONE DECATUR FUTURE LAND USE:** Community Commercial

**ONE DECATUR STREET TYPOLOGY:** Sims Street is a Collector Urban

#### COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

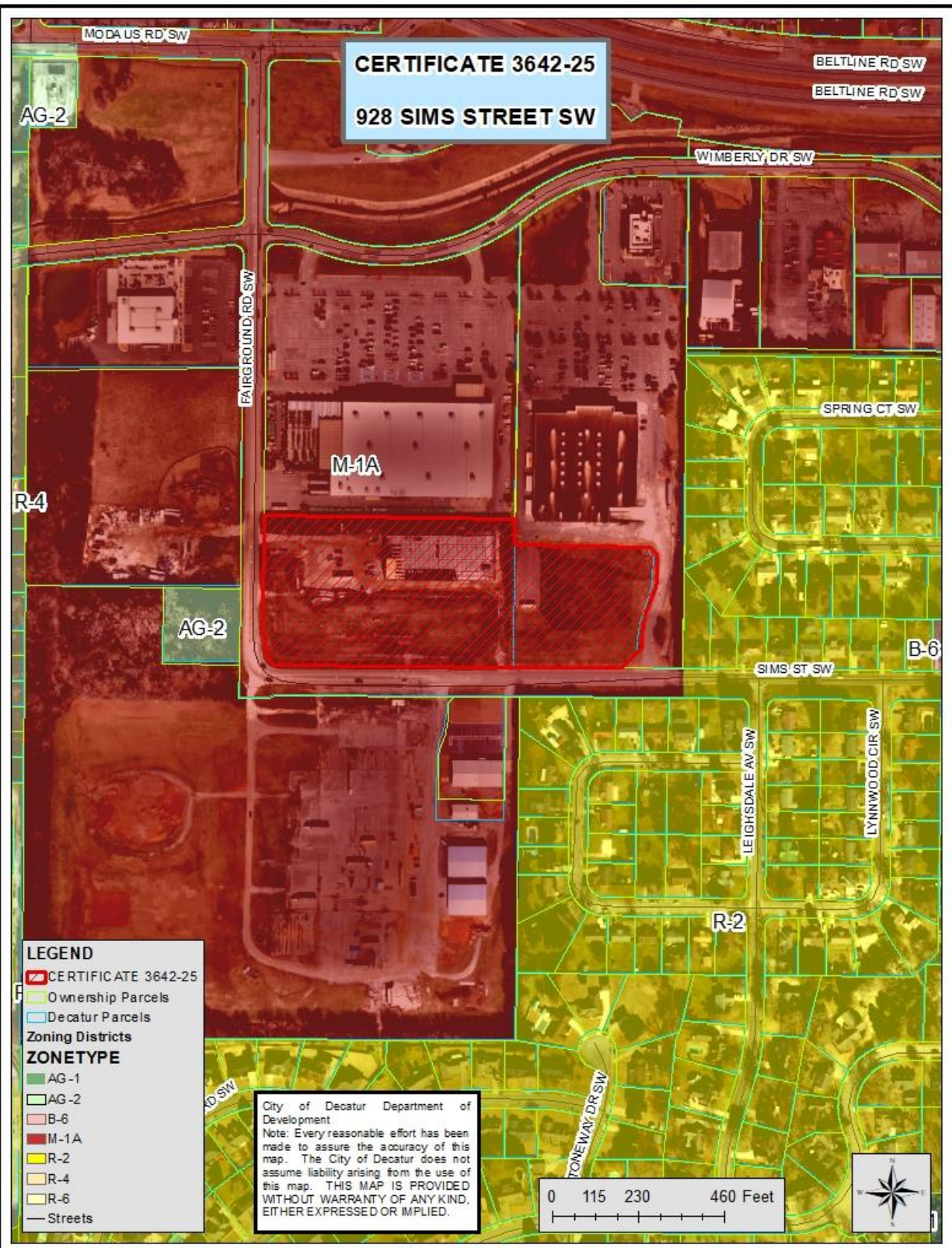
**Conditions to be met:**

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





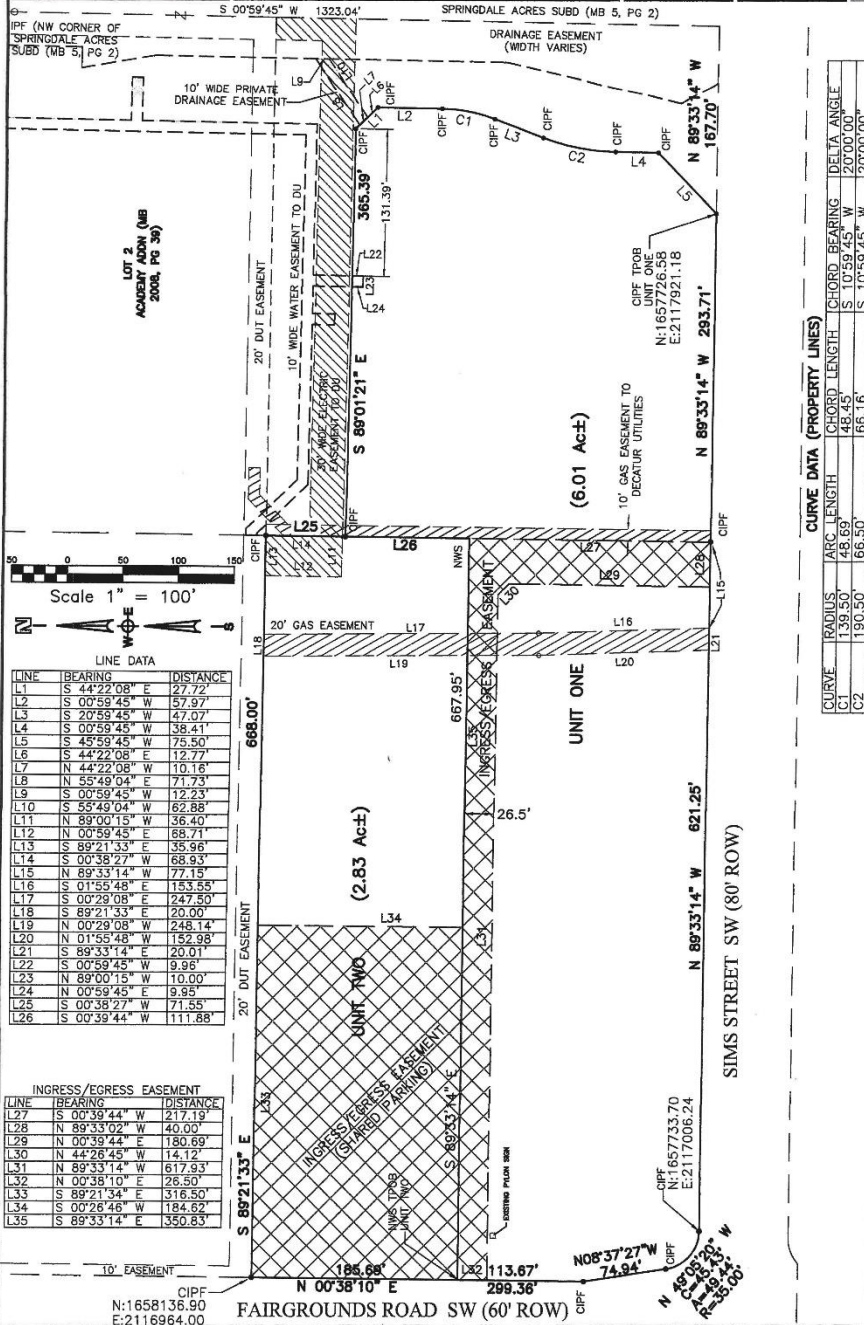




**PUGH WRIGHT  
MCANALLY**  
CIVIL ENGINEERS

310 8TH AVENUE NE | DECATUR, ALABAMA 35601 | POST OFFICE BOX 2419 | 35602

256.353.3937 | 256.350.2285



CERTIFICATE TO SUBDIVIDE -- HERNANDEZ UNIVERSAL PROPERTIES INC -- 928 SIMS STREET

DRAWING DATE: 03-28-2025 | DRAWN BY: RWH/DDP | APPROVED BY: RWH | JOB No. S-33-25 | SCALE: 1"=100' | PAGE 4 OF 4

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Certificate 3643-25

**FILE NAME OR NUMBER:** Certificate 3643-25

**ACRES:** 0.47 +/- acres

**CURRENT ZONE:** R-3 (Single Family Residential)

**APPLICANT:** Pugh Wright McAnally

**LAND OWNER:** CREOTA Non-Profit

**LOCATION AND/OR PROPERTY ADDRESS:** 208 & 212 Church Street

**REQUEST:** Consolidate Two Lots into One

**PROPOSED LAND USE:** Residential

**ONE DECATUR FUTURE LAND USE:** Core Neighborhood

**ONE DECATUR STREET TYPOLOGY:** Church Street is a Local Street

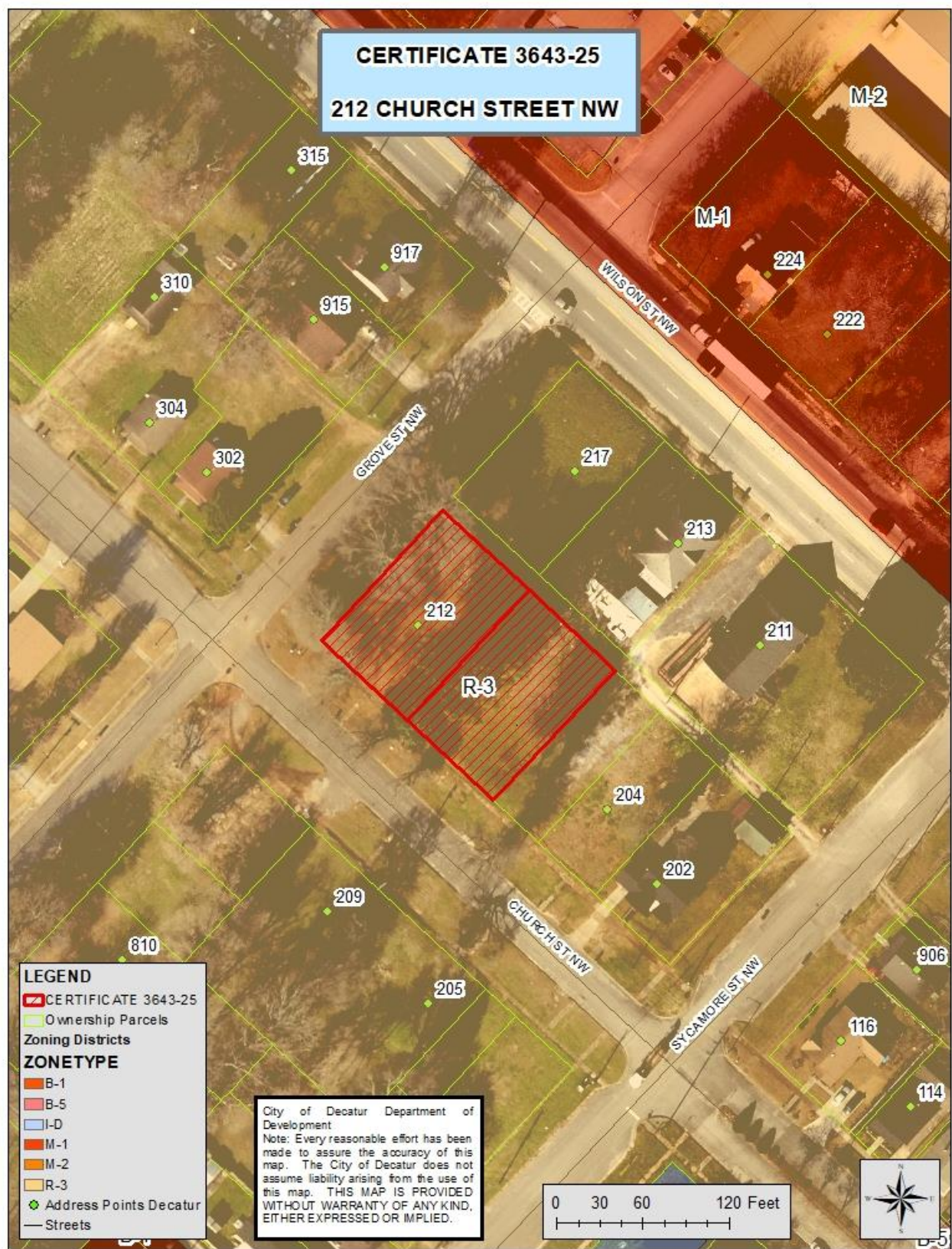
**COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:**

**Conditions to be met:**

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





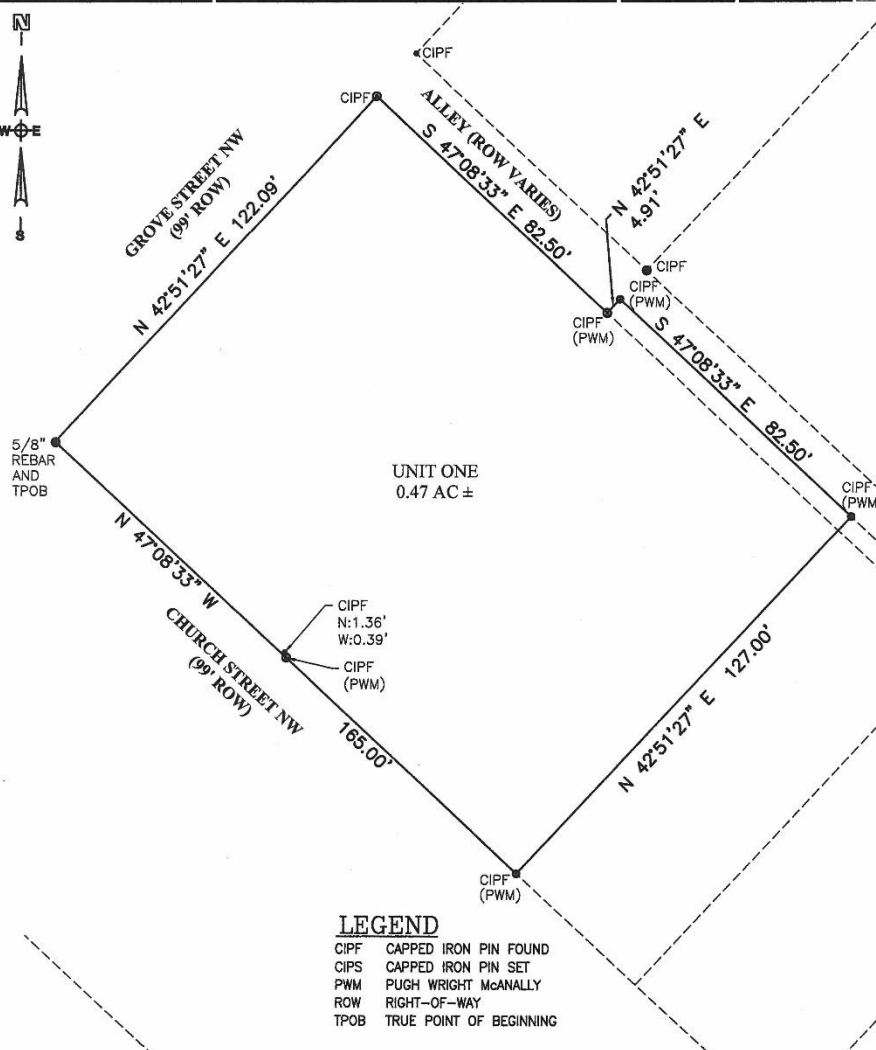


**PUGH WRIGHT  
MCANALLY**  
CIVIL ENGINEERS

310 8TH AVENUE NE DECATUR, ALABAMA 35601 POST OFFICE BOX 2419 35602

256.353.3937

256.350.2285



#### LEGEND

CIPF CAPPED IRON PIN FOUND  
CIPS CAPPED IRON PIN SET  
PWM PUGH WRIGHT McANALLY  
ROW RIGHT-OF-WAY  
TPOB TRUE POINT OF BEGINNING

#### 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: MB 1, PG 88; DB 2022, PG 10498; DB 2024, PG 4708
4. PROPERTY ADDRESS IS 212 CHURCH STREET NW DECATUR, AL 35601
5. NO ENCROACHMENTS WERE FOUND ABOVE GROUND EXCEPT AS SHOWN
6. NO SEARCH OF PUBLIC RECORDS HAS BEEN PERFORMED BY THIS FIRM TO DETERMINE IF ANY DEFECTS AND/OR AMBIGUITIES EXIST IN THE TITLE.
7. THERE WAS NO FIELD LOCATION ATTEMPTED TO DETERMINE THE EXTENT OF SUBSURFACE STRUCTURES
8. UNLESS STATED OTHERWISE, GOVERNMENTAL JURISDICTIONAL AREAS OR NEGATIVE EASEMENT, IF ANY, WHICH MIGHT AFFECT THE USE OF THIS PROPERTY WERE NOT LOCATED. THE UNDERSIGNED ASSUMES NO LIABILITY FOR ANY LOSS RESULTING FROM THE EXERCISE OF ANY GOVERNMENTAL JURISDICTION AFFECTING THE USE OF THIS PROPERTY.
9. FIELD WORK WAS COMPLETED JULY 26, 2024.



Scale 1" = 30'

CERTIFICATE TO CONSOLIDATE -- FRANCES TATE (CEOTA) -- 208 AND 212 CHURCH STREET NW

DRAWING DATE: APRIL 2025 | DRAWN BY: MSB/DDP | APPROVED BY: RWH | JOB No. S-47-25 | SCALE: 1"=30' | PAGE 3 OF 3

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Certificate 3644-25

**FILE NAME OR NUMBER:** Certificate 3644-25

**ACRES:** 6.40 +/- acres

**CURRENT ZONE:** B-6, R-4, & M-1

**APPLICANT:** X-RAM, Inc.

**LAND OWNER:** Decatur Communication Properties, LLC

**LOCATION AND/OR PROPERTY ADDRESS:** 1301 Central Parkway SW

**REQUEST:** Consolidate Four lots into One

**PROPOSED LAND USE:** Commercial

**ONE DECATUR FUTURE LAND USE:** Core Neighborhood & Flex Employment Center

**ONE DECATUR STREET TYPOLOGY:** Central Parkway SW is a Minor Arterial

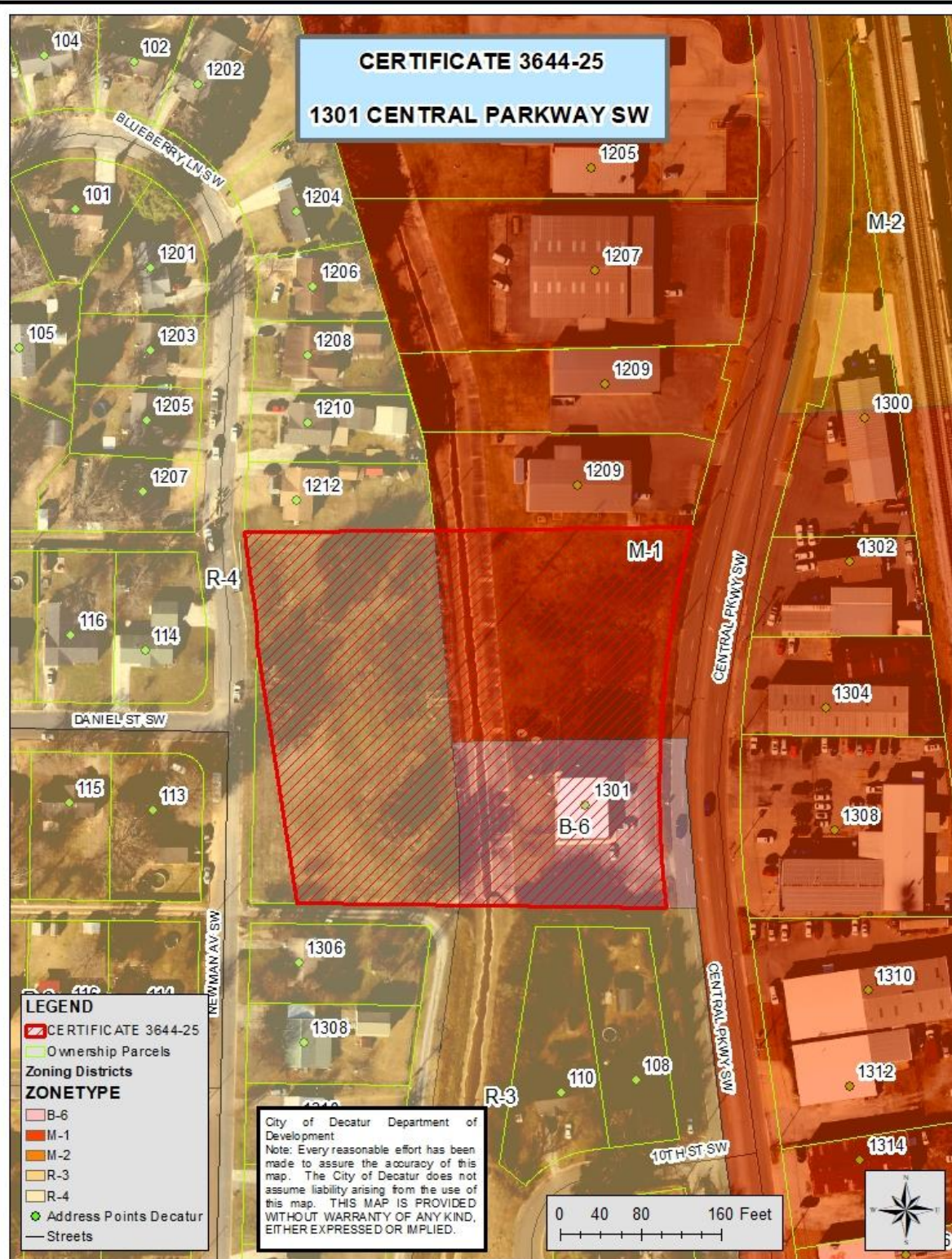
**COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:**

**Conditions to be met:**

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











Certificate 3645-25
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**FILE NAME OR NUMBER:** Certificate 3644-25

**ACRES:** 0.56 +/- acres

**CURRENT ZONE:** R-5 (Single Family Patio Home)

**APPLICANT:** Pugh Wright McAnally

**LAND OWNER:** Kenneth & Mary Gamble & Rick & Caroline Sanders

**LOCATION AND/OR PROPERTY ADDRESS:** 2015 & 2019 Park Terrace

**REQUEST:** Approve Adjustment of Lot Lines

**PROPOSED LAND USE:** Residential

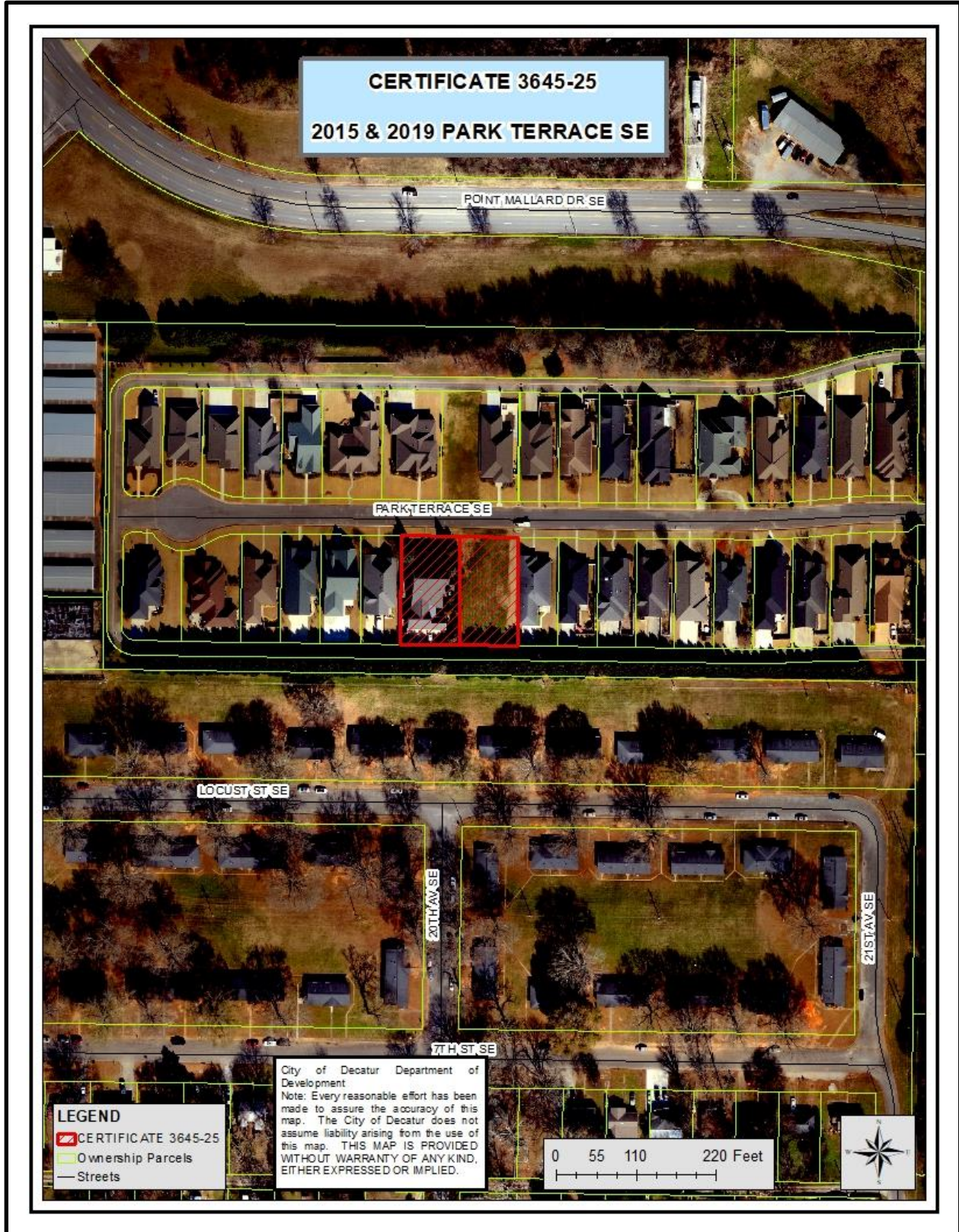
**ONE DECATUR FUTURE LAND USE:** Residential Med-High

**ONE DECATUR STREET TYPOLOGY:** Park Terrace is a Local Street

<b>COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:</b>
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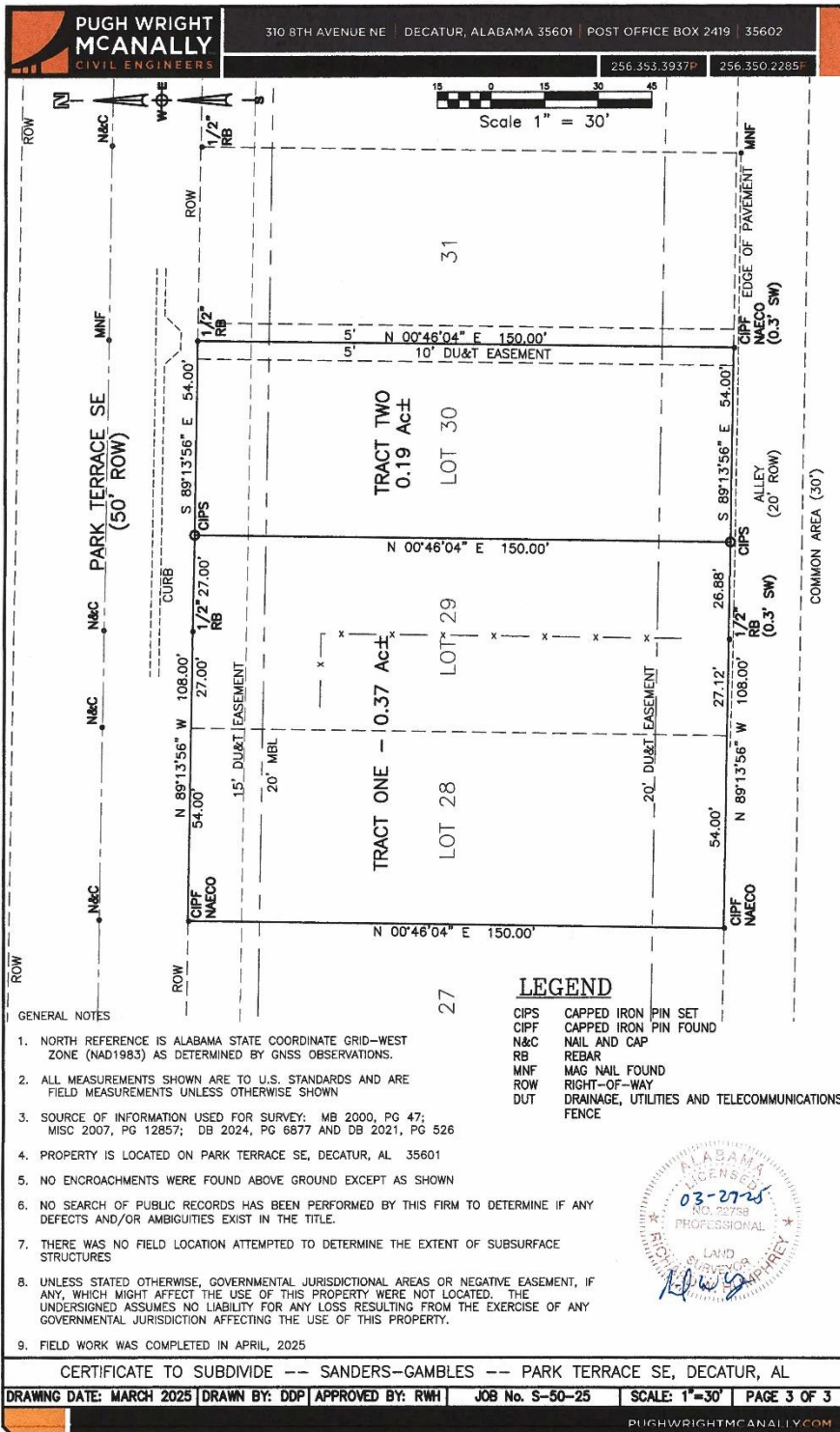
**Conditions to be met:**

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











Certificate 3646-25

**FILE NAME OR NUMBER:** Certificate 3646-25

**ACRES:** 7.54 +/- acres

**CURRENT ZONE:** AG-1 (Agriculture District)

**APPLICANT:** X-RAM

**LAND OWNER:** Amber Marshall & Opening Doors Innovations, LLC

**LOCATION AND/OR PROPERTY ADDRESS:** 5129 & 5131 Highway 31 South

**REQUEST:** Consolidate and Subdivide 4 Lots into 2 Lots

**PROPOSED LAND USE:** Commercial

**ONE DECATUR FUTURE LAND USE:** Rural Edge/Agriculture

**ONE DECATUR STREET TYPOLOGY:** Highway 31 South is a Principal Arterial

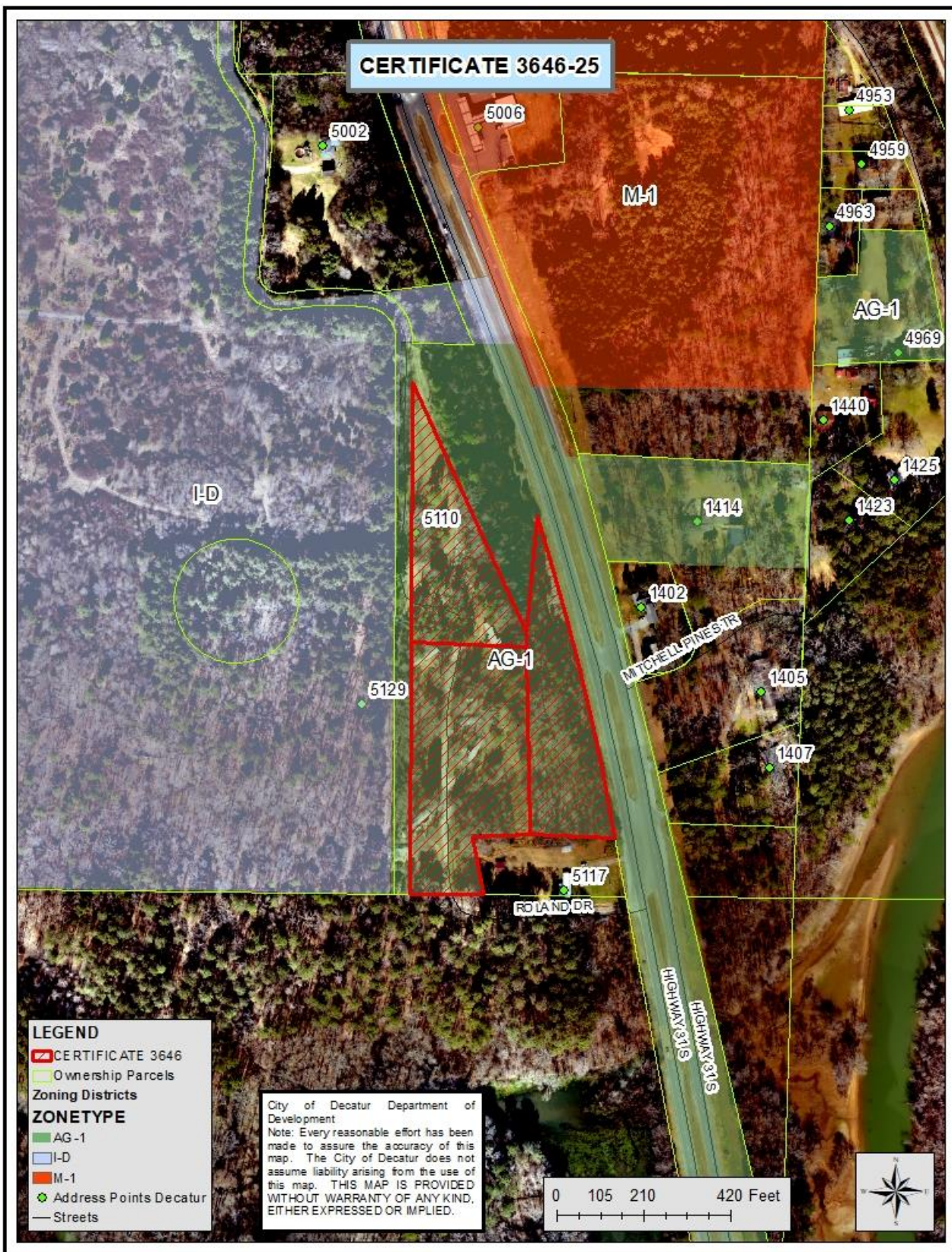
**COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:**

**Conditions to be met:**

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













OTHER BUSINESS

Bond Review-Valley Park North

**FILE NAME OR NUMBER:** Valley Park North

**CURRENT ZONE:** R-3 (Single-Family)

**APPLICANT:** Pugh Wright McAnally

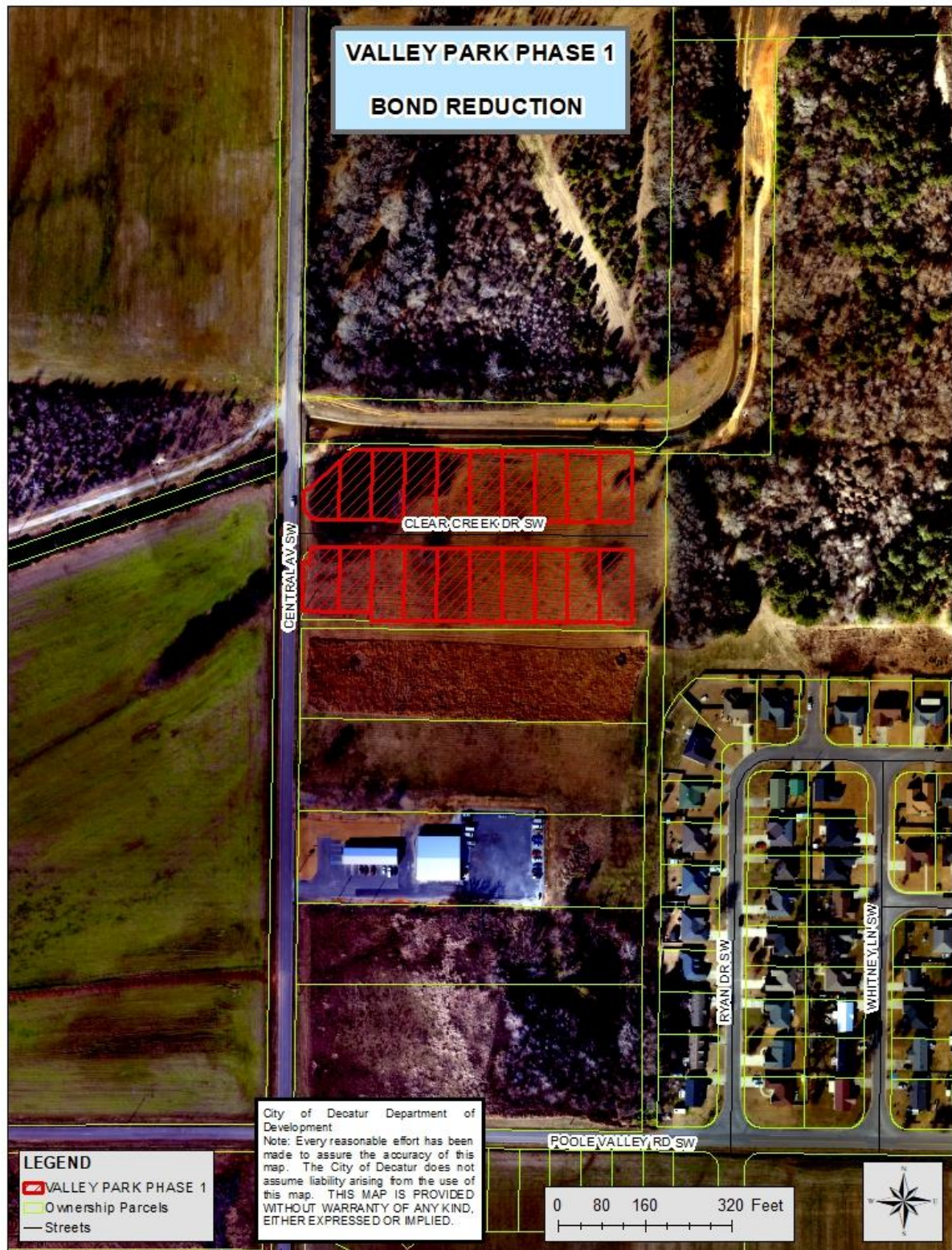
**LOCATION AND/OR PROPERTY ADDRESS:** Valley Park Subdivision

**REQUEST:** Release Performance Bond from \$60,000 to \$0.00 for Sidewalks

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

**Conditions to be met:**

**Point of Information:**











## Vacation 556-25

**FILE NAME OR NUMBER:** Vacation 556-25

**ACRES:** 0.18 +/- acres

**CURRENT ZONE:** M-1A (Expressway Commercial District)

**APPLICANT:** Pugh Wright McAnally

**LAND OWNER:** Hernandez Universal Properties, Inc.

**LOCATION AND/OR PROPERTY ADDRESS:** 928 Sims Street

**REQUEST:** Vacate 0.18 +/- acres of a 20' (Foot) Gas Easement

**PROPOSED LAND USE:** Commercial

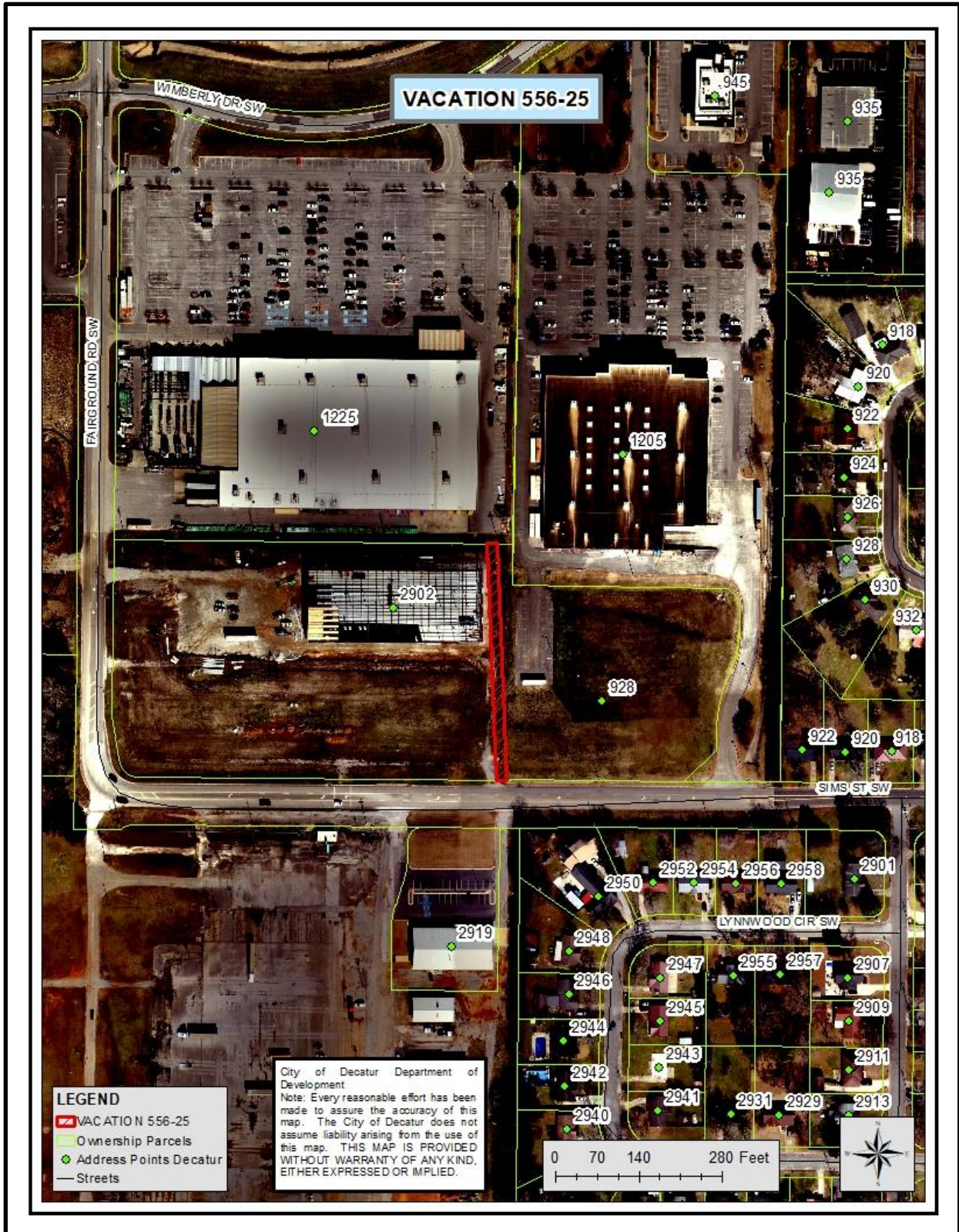
**ONE DECATUR FUTURE LAND USE:** Community Commercial

**ONE DECATUR STREET TYPOLOGY:** Sims Street is a Collector Urban

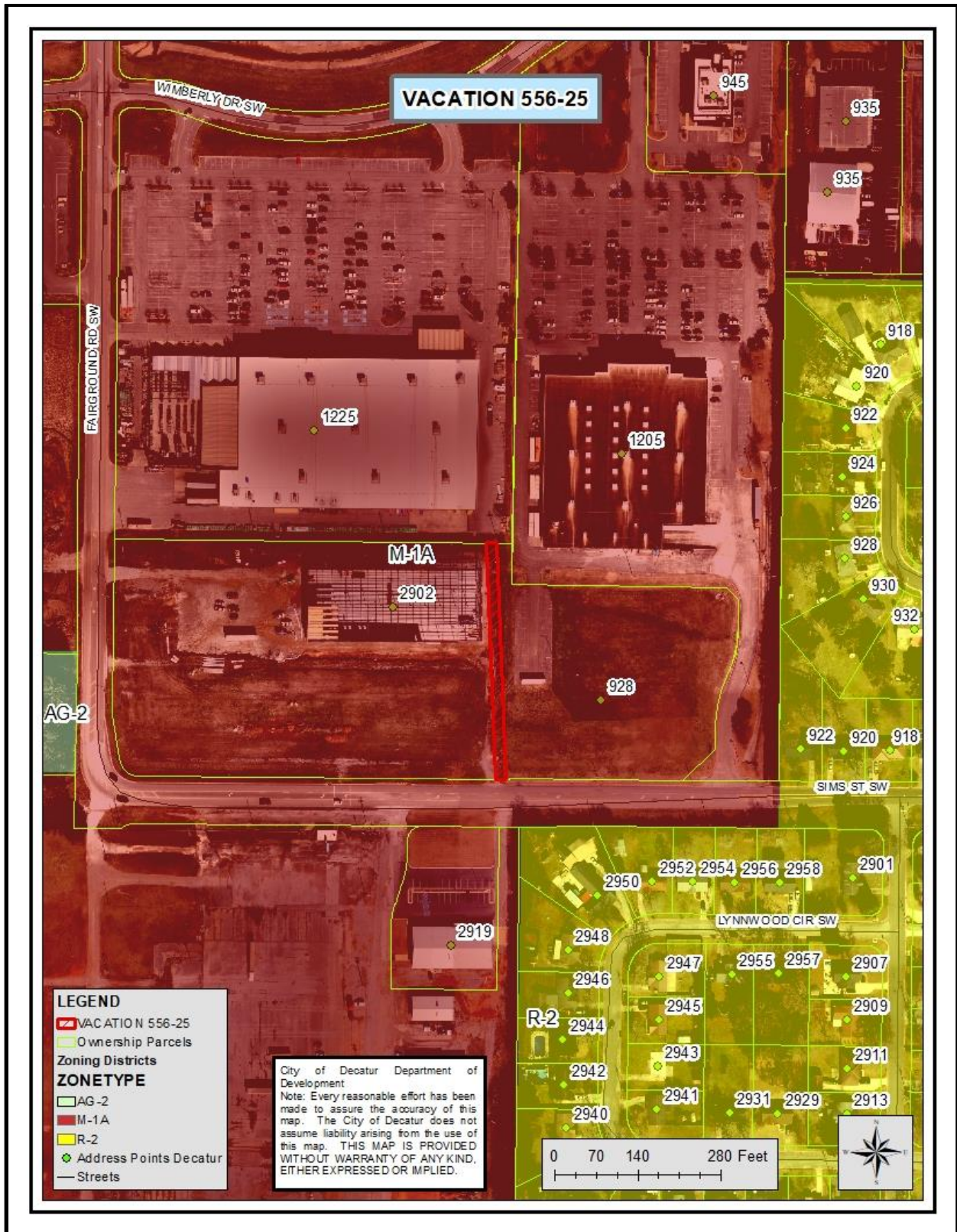
### COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

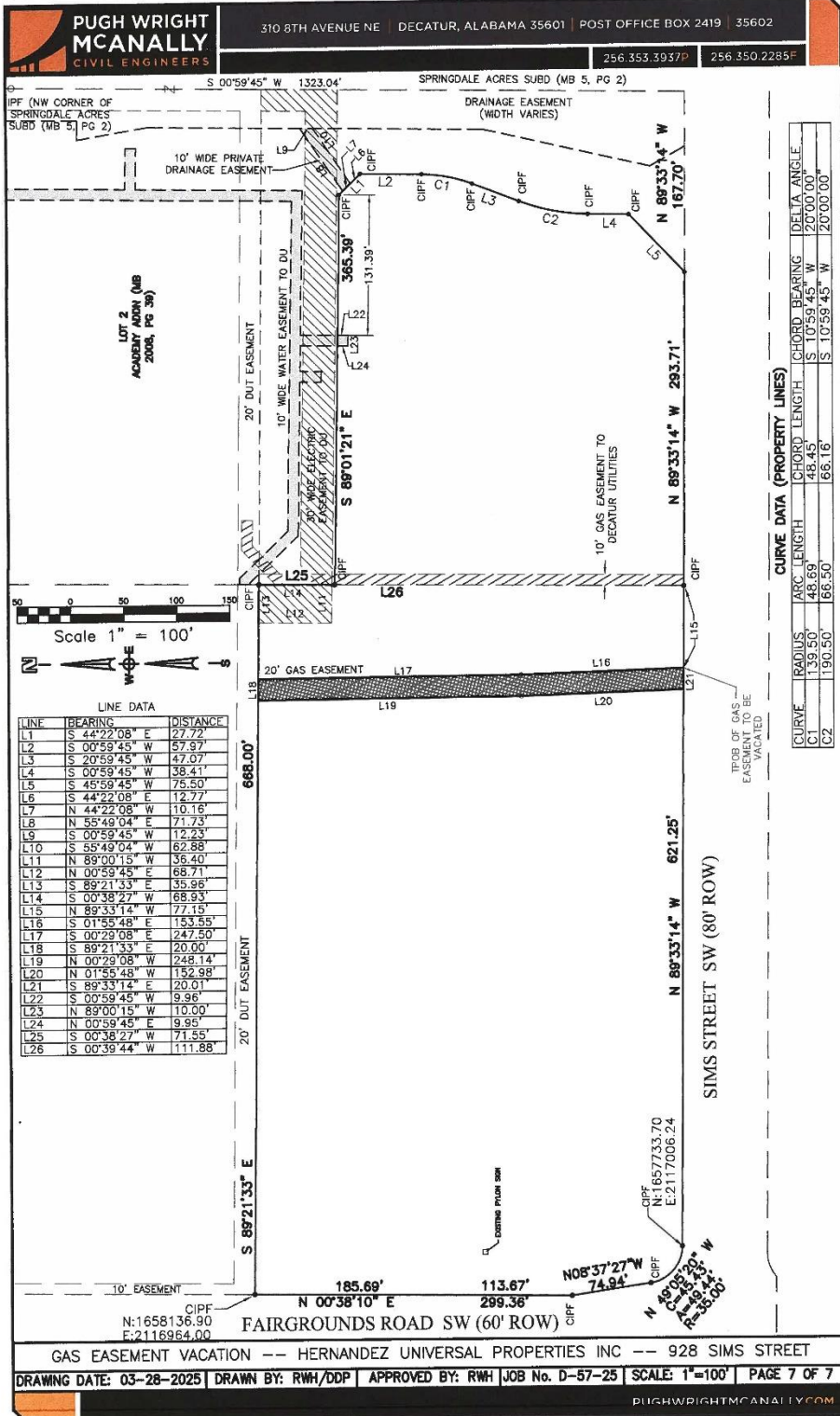
#### Conditions to be met:

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











**Street Name Change:**  
**Ryan Drive to Steve Perkins Drive**

**FILE NAME OR NUMBER:** Ryan Drive to Steve Perkins Drive

**ACRES:** 0.0376 +/- acres

**CURRENT ZONE:** R-MH (Single Family Manufactured Housing)

**APPLICANT:** Sharonda Acklin

**LAND OWNER:** City of Decatur

**LOCATION AND/OR PROPERTY ADDRESS:** Ryan Drive

**REQUEST:** Change the Street Name to Steve Perkins Drive

**PROPOSED LAND USE:** Residential

**ONE DECATUR FUTURE LAND USE:** Residential Low

**ONE DECATUR STREET TYPOLOGY:** Ryan Drive is a Local Street

**COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:**

**Conditions to be met:**

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





