

## **MEMORANDUM**

**DATE:** May 20<sup>th</sup>, 2025

**TO:** Planning Commission

### **PLANNING COMMISSION MEETING**

May 20<sup>th</sup>, 2025

Pre-Meeting – 3:00 p.m.

Meeting – 3:30 p.m.

**City Council Chambers**

# Agenda

## Planning Commission

City of Decatur, AL

May 20<sup>th</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

#### Minor Plat

A. Minor Plat-Vestavia

Pugh Wright McAnally

PAGE NO.

3-6

### Consent Agenda

#### Final Plat

A. Final Plat-Glenmont Phase 3

Pugh Wright McAnally

PAGE NO.

7-10

#### Site Plan

A. Site Plan 706-25

Gresham Smith

PAGE NO.

11-14

B. Site Plan 707-25

Baxter Construction

15-18

C. Site Plan 708-25

Pugh Wright McAnally

19-22

D. Site Plan 709-25

BSI

23-26

#### Certificate

A. Certificate 3647-25

Pugh Wright McAnally

27-30

### Other Business

#### Other Business

A. Vacation 557-25

Pugh Wright McAnally

PAGE NO.

31-33

Minor Plat

Minor Plat – Vestavia Road

**FILE NAME OR NUMBER:** Vestavia Ridge Subdivision Addition No. 2

**ACRES:** 7.84 +/- acres

**CURRENT ZONE:** R-2 (Single-Family Residential)

**APPLICANT:** Pugh Wright McAnally

**LAND OWNER:** Arren & Catherine Matthews

**LOCATION AND/OR PROPERTY ADDRESS:** 1242 Vestavia Road SW

**REQUEST:** Replat 7.84 +/- acres of three parcels

**PROPOSED LAND USE:** Residential

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

**ONE DECATUR STREET TYPOLOGY:** Vestavia Road is a Collector Urban & Ramona Drive is a Local Street

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

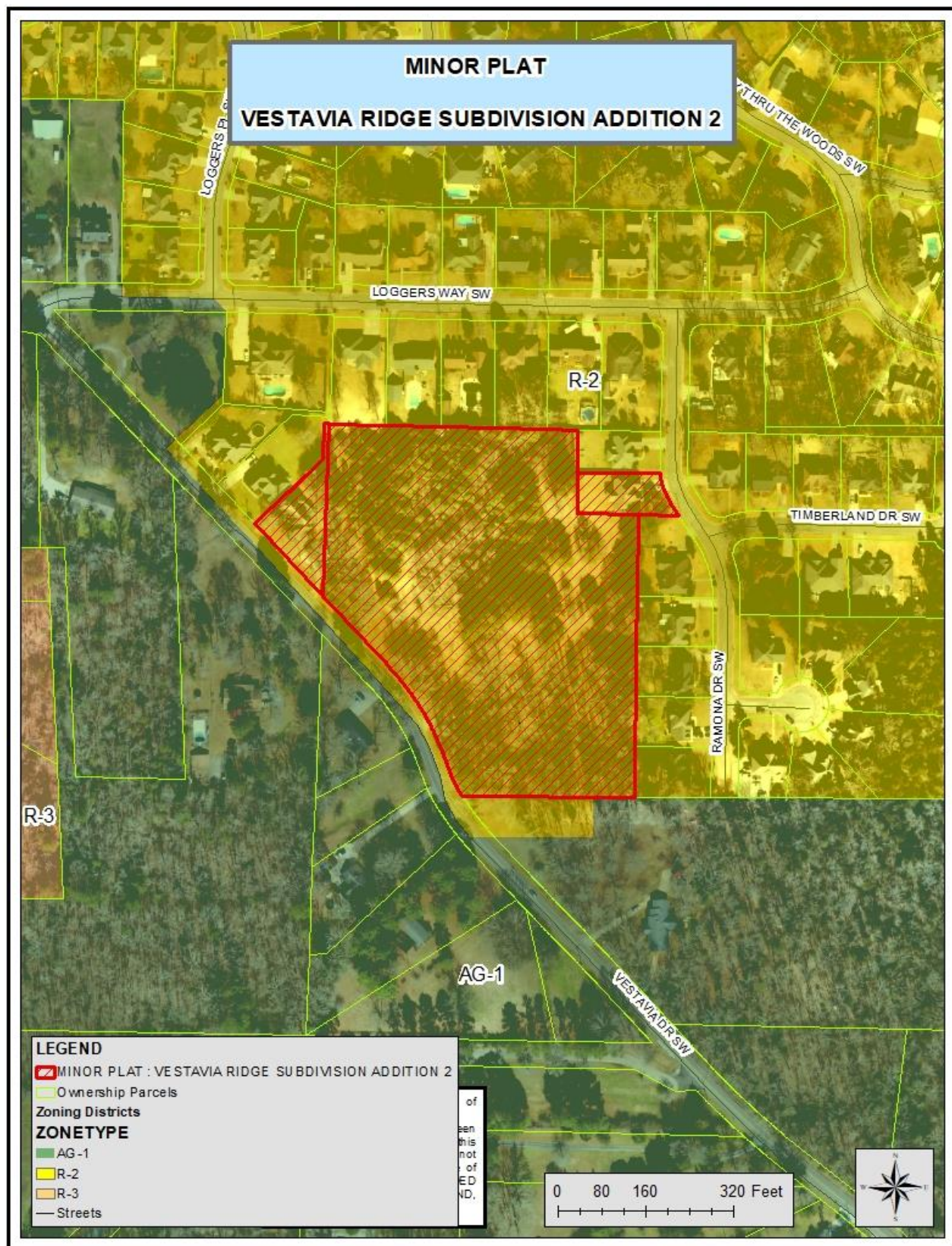
**Conditions to be met:**

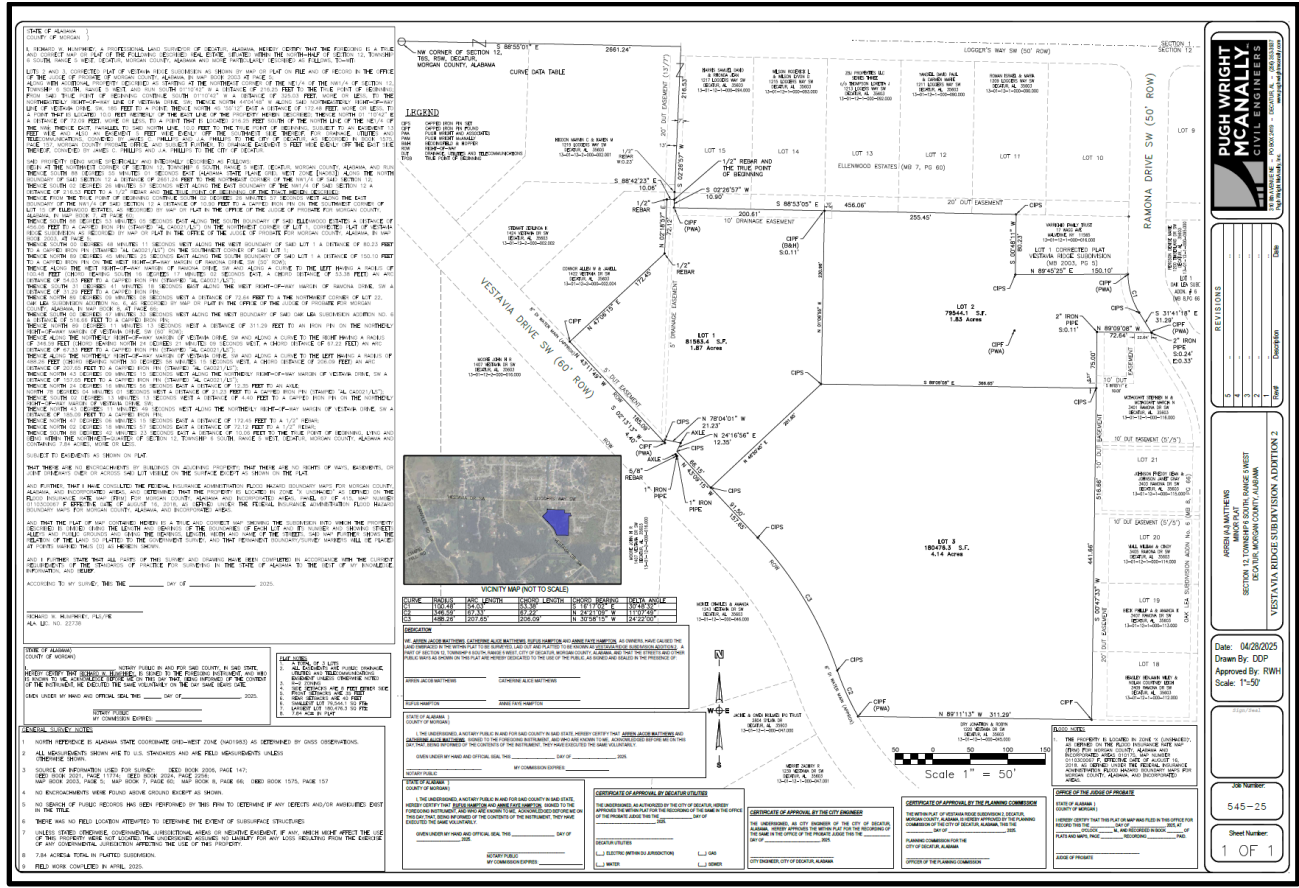
**Point of Information:** Any relocation of utilities will be at the owner's expense, and any relocation needs to occur before construction.











**PUGH WRIGHT**  
MCANALLY  
CIVIL ENGINEERS

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

SECTION 14, TOWNSHIP 12N, RANGE 10E, ALABAMA  
VESTAVIA RIDGE SUBDIVISION ADDITION 2

Date: 04/28/2025  
Drawn By: DDP  
Approved By: RWH  
Scale: 1"=50'  
SHEET NUMBER: 545-25  
SHEET NUMBER: 1 OF 1

CONSENT AGENDA

Final Plat

Final Plat – Glenmont Acres Phase 3

**FILE NAME OR NUMBER:** Glenmont Acres Phase 3

**ACRES:** 5.82 +/- acres

**CURRENT ZONE:** R-6 (Single Family Semi-Attached)

**APPLICANT:** Pugh Wright McAnally

**LAND OWNER:** Huntsville LD, LLC

**LOCATION AND/OR PROPERTY ADDRESS:** Glenmont Acres – Hudson Court SW

**REQUEST:** Construct 56 lots on 5.82+/- acres of land

**PROPOSED LAND USE:** Residential

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

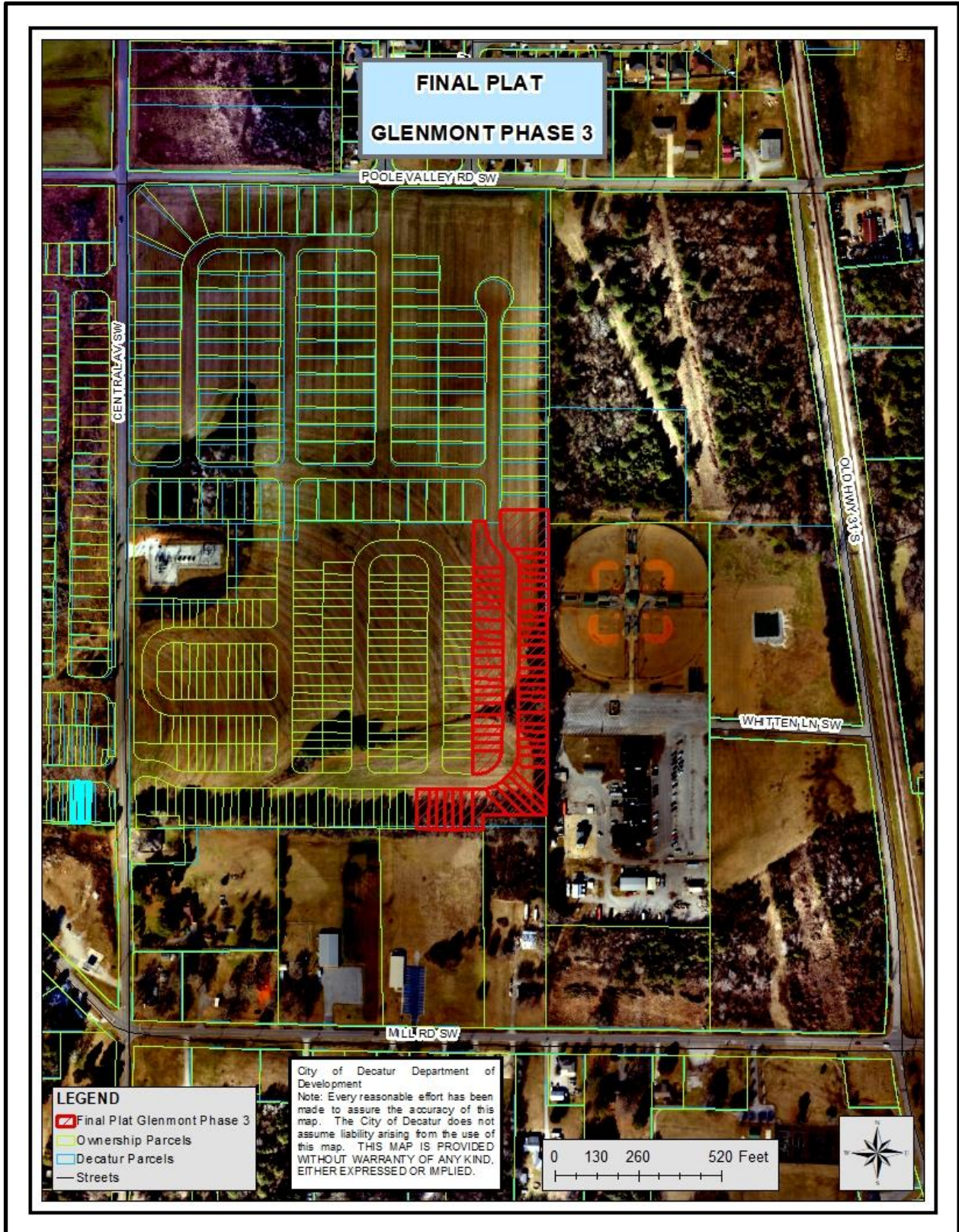
**ONE DECATUR STREET TYPOLOGY:** Hudson Court SW is a Local Street

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

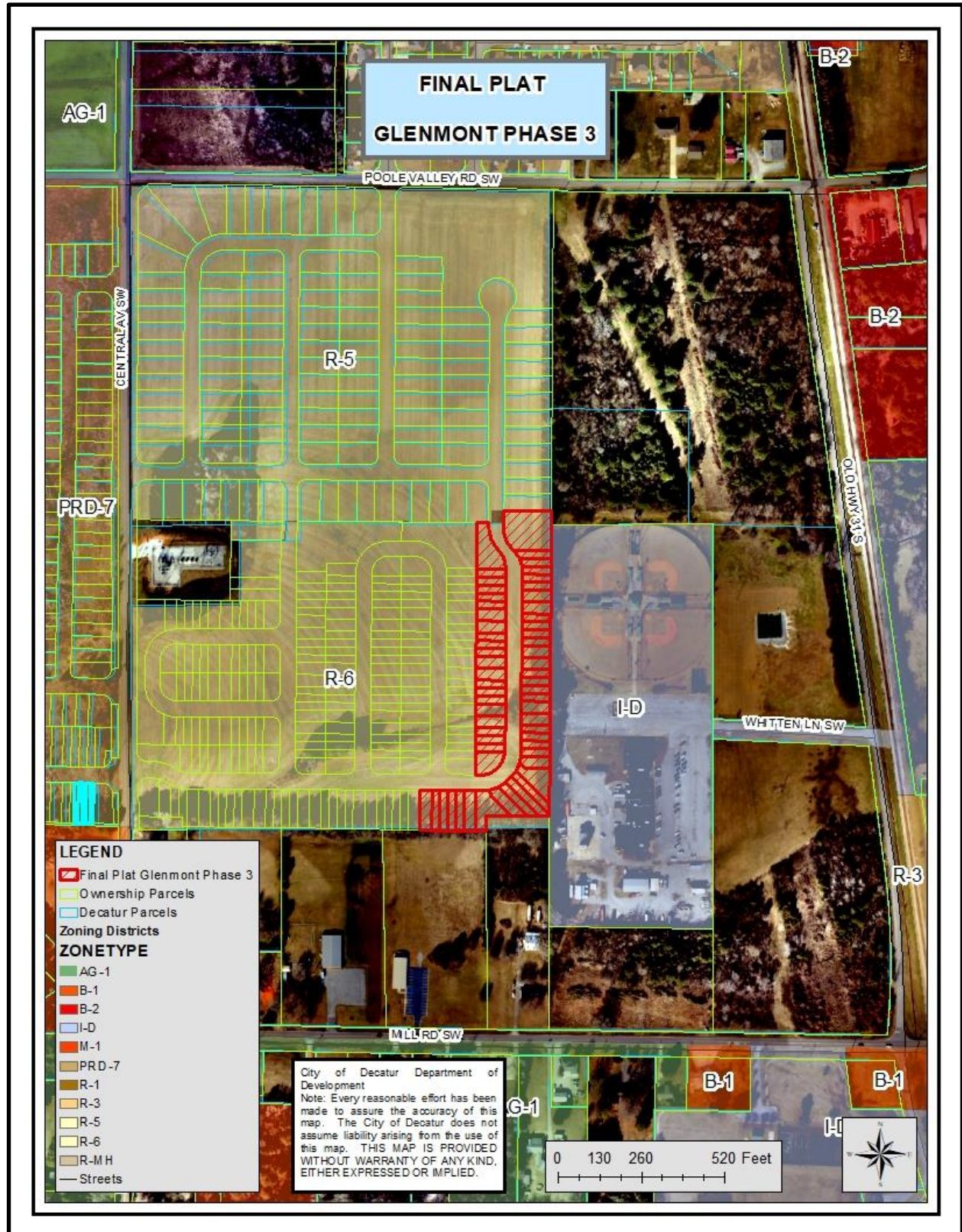
**Conditions to be met:**

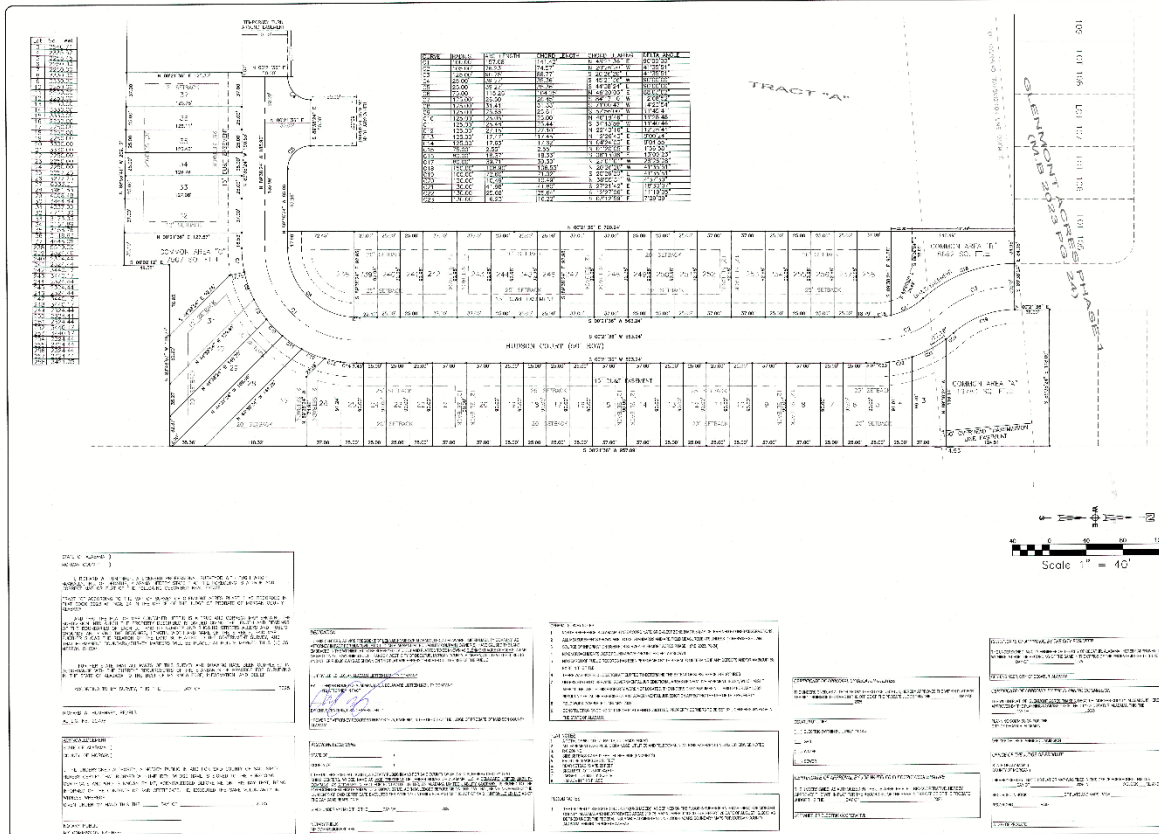
**Point of Information:** Any relocation of utilities will be at the owner's expense, and any relocation needs to occur before construction.











**PUGH WRIGHT**  
**MCANALLY**  
SURVEYING & ENGINEERING, INC.

DATE: 04/23/2025  
DRAWN BY: RWH  
APPROVED BY: RWH  
SCALE: 1"=40'

533-25

1 OF 2



## SITE PLANS

### Site Plan 706-25

**FILE NAME OR NUMBER:** Site Plan 706-25

**ACRES:** 1.08 +/- acres

**CURRENT ZONE:** M-1 (Light Industry)

**APPLICANT:** Gresham Smith

**LAND OWNER:** 7-Eleven, Inc.

**LOCATION AND/OR PROPERTY ADDRESS:** 3523 Deere Road SE

**REQUEST:** Approve Site Plan (Construct Speedway Gas Station)

**PROPOSED LAND USE:** Commercial

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

**ONE DECATUR STREET TYPOLOGY:** Deere Road 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.



**SITE PLAN 706-25**  
**3523 DEERE ROAD**

COLLIER DR

DEERE RD

POINT MALLARD PKWY

Mountain Valley Rd

Williams Ln SE

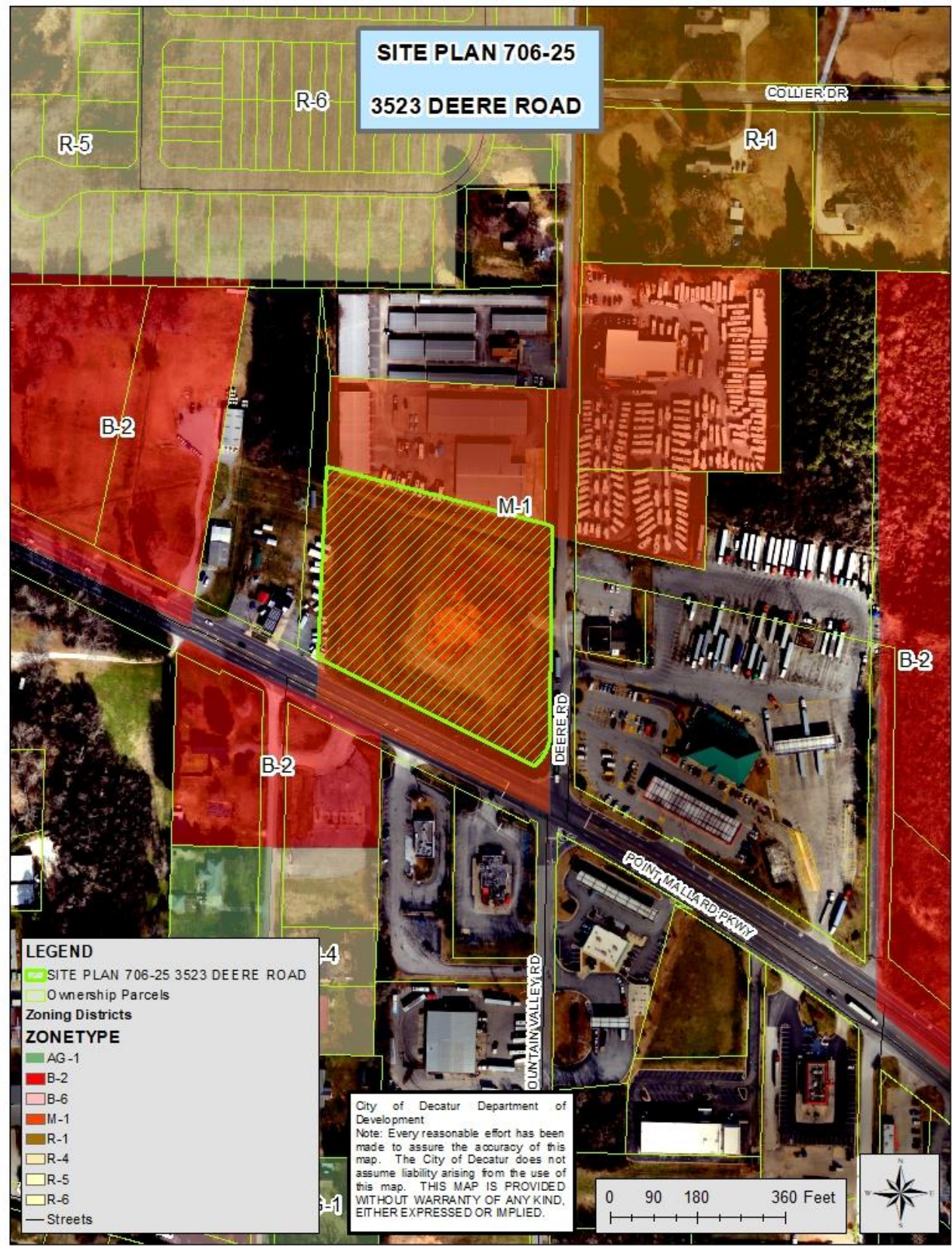
**LEGEND**  
SITE PLAN 706-25 3523 DEERE ROAD  
Ownership Parcels  
Streets

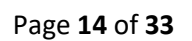
City of Decatur Department of Development  
Note: Every reasonable effort has been made to assure the accuracy of this map. The City of Decatur does not assume liability arising from the use of this map. THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESSED OR IMPLIED.

0 90 180 360 Feet











## Site Plan 707-25

**FILE NAME OR NUMBER:** Site Plan 707-25

**ACRES:** 6.89 +/- acres

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

**APPLICANT:** Baxter Construction

**LAND OWNER:** Ben Sheedy, Shottenkirk Alabama Properties

**LOCATION AND/OR PROPERTY ADDRESS:** 735 Beltline Road SW

**REQUEST:** Approve Site Plan (Build New Honda Dealership)

**PROPOSED LAND USE:** Commercial

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

**ONE DECATUR STREET TYPOLOGY:** Beltline Road is a Principal Arterial & Beltline Place is a Local Street

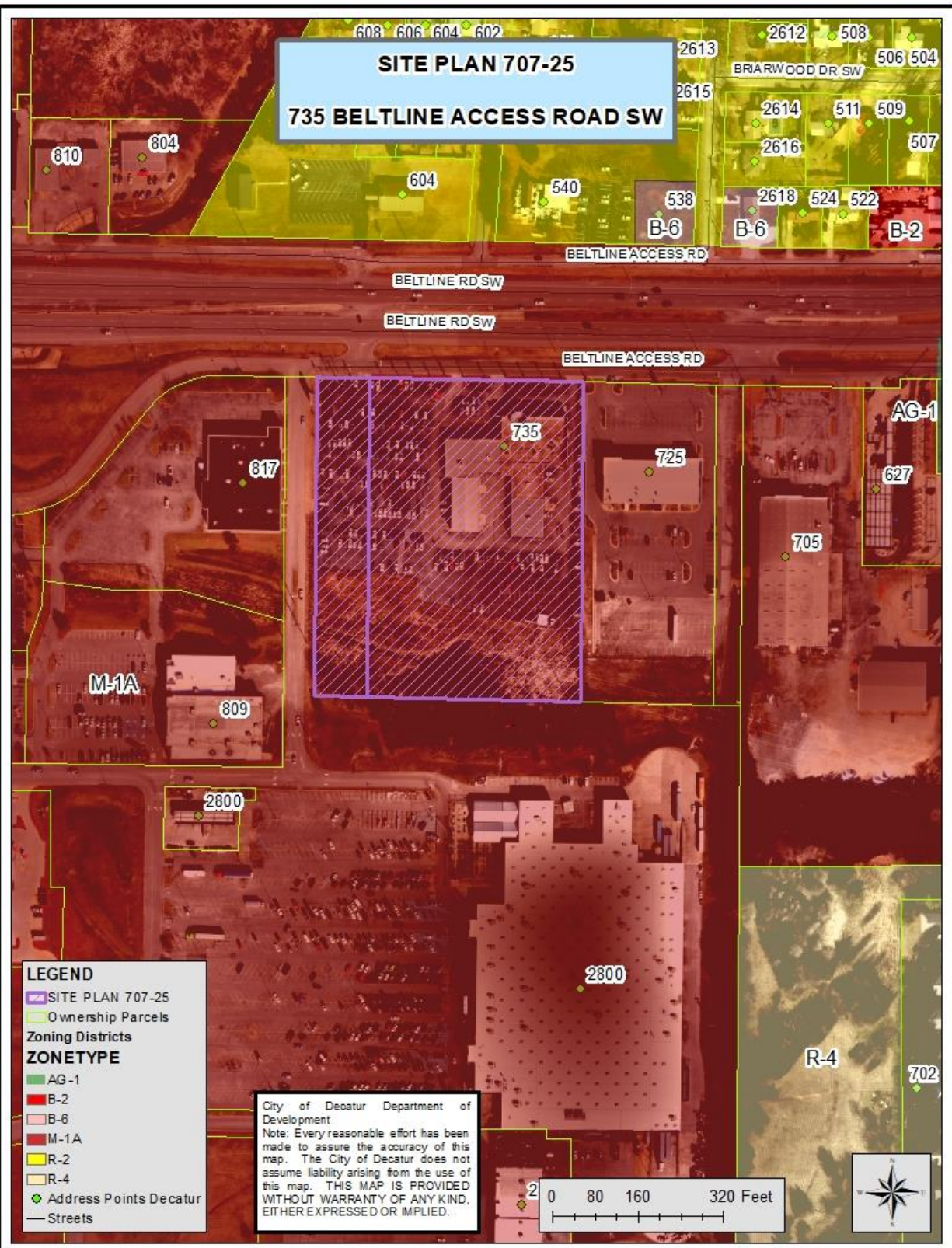
### COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

**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.











## Site Plan 708-25

**FILE NAME OR NUMBER:** Site Plan 708-25

**ACRES:** 3.84 +/- acres

**CURRENT ZONE:** M-2 (General Industry)

**APPLICANT:** Pugh Wright McAnally

**LAND OWNER:** Rodan Development CO, LLC

**LOCATION AND/OR PROPERTY ADDRESS:** 718 Summit Drive

**REQUEST:** Approve Site Plan (Construct Two New Warehouses – 3 & 4)

**PROPOSED LAND USE:** Commercial

**ONE DECATUR FUTURE LAND USE:** Flex Employment Center

**ONE DECATUR STREET TYPOLOGY:** Summit Drive Is a Local Street

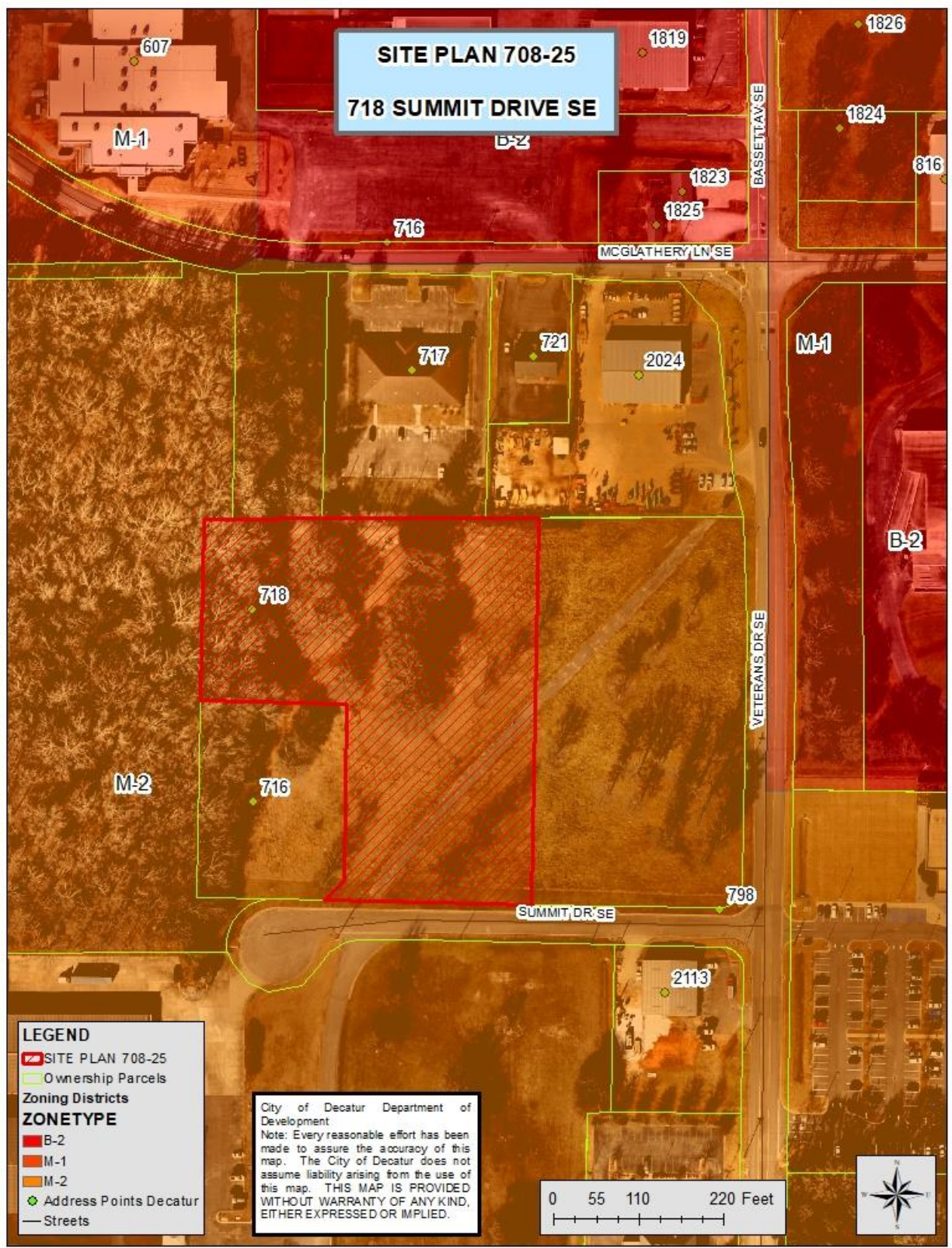
### COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

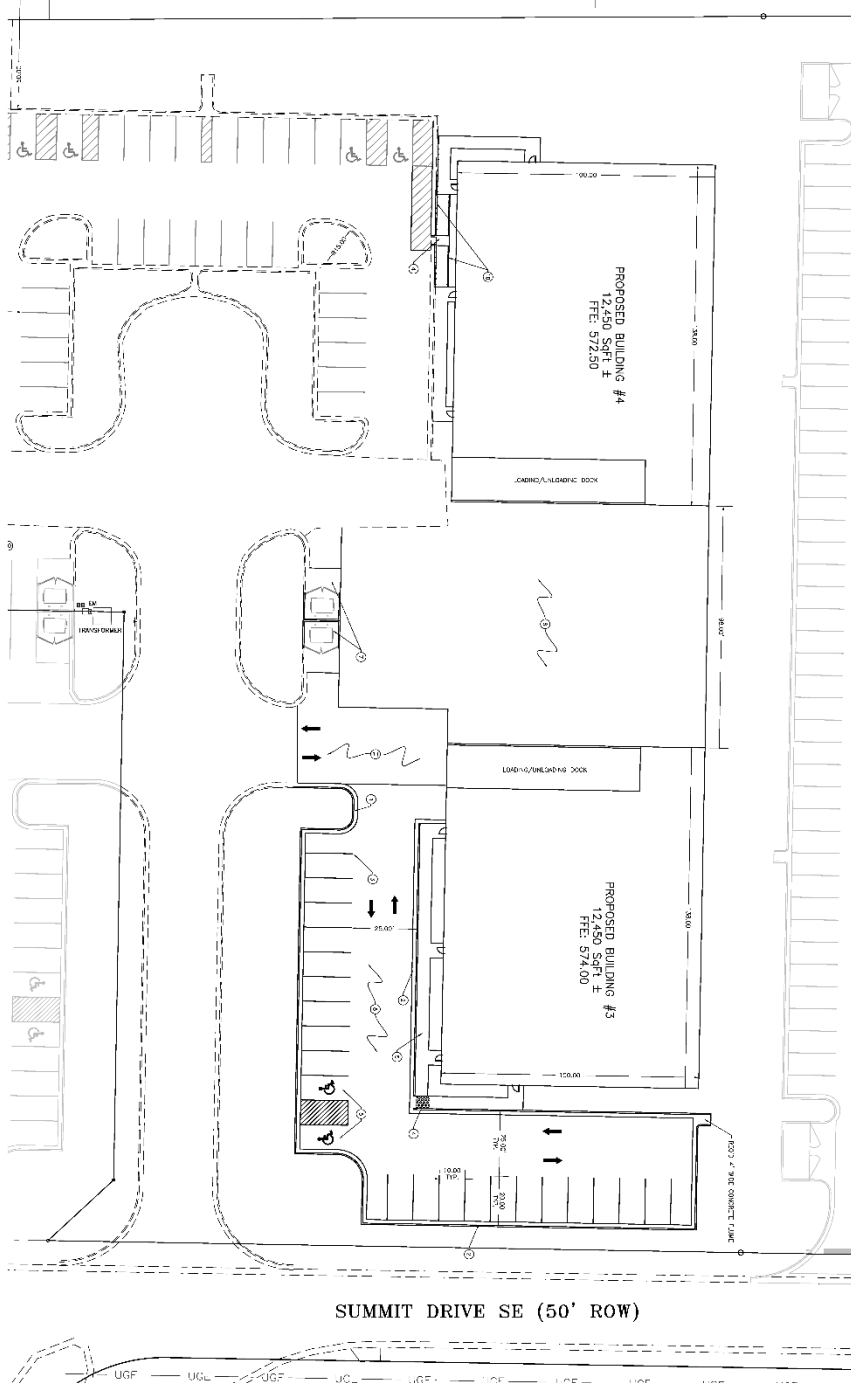
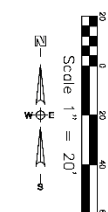
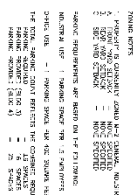
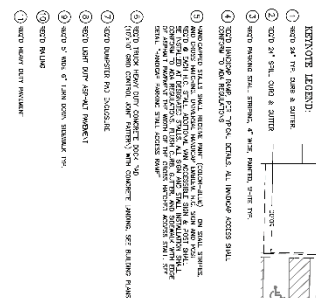
**Conditions to be met:**

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









SUMMIT DRIVE SE (50' ROW)

RODAN DEVELOPMENT COMPANY, LLC.  
SILUMMIT WAREHOUSE-S - BUILDINGS 3 & 4  
SECTION 32, TOWNSHIP 5 SOUTH, RANGE 4 WEST  
CHATTUR, MORGAN COUNTY, ALABAMA

## SITE PLAN

Date: 04/29/2025  
Drawn By: GAF  
Approved By: NLT  
Scale: 1" = 20'

REVISIONS		
2	Revised Dumpster location, additional paved area and parking gravel driveway crossing detention pond, new IDPE culvert with SPHWs, revised ADA stalls striping	04-04-2025
1	Raised Sidewalk elevations and connections to doorways	11-26-2024



**PUGH WRIGHT  
MCANALLY**  
CIVIL ENGINEERS

313 8TH AVENUE NE -- BOX 2419 -- DECATUR, AL -- (206) 353-3636



## Site Plan 709-25

**FILE NAME OR NUMBER:** Site Plan 709-25

**ACRES:** 6.05 +/- acres

**CURRENT ZONE:** R-4 (Multi-Family Residential)

**APPLICANT:** BSI Engineering Surveying, Inc.

**LAND OWNER:** Cedar Lake Crossing, LLC

**LOCATION AND/OR PROPERTY ADDRESS:** 2851 Sandlin Road SW

**REQUEST:** Approve Site Plan (Construct 56 Units)

**PROPOSED LAND USE:** Residential

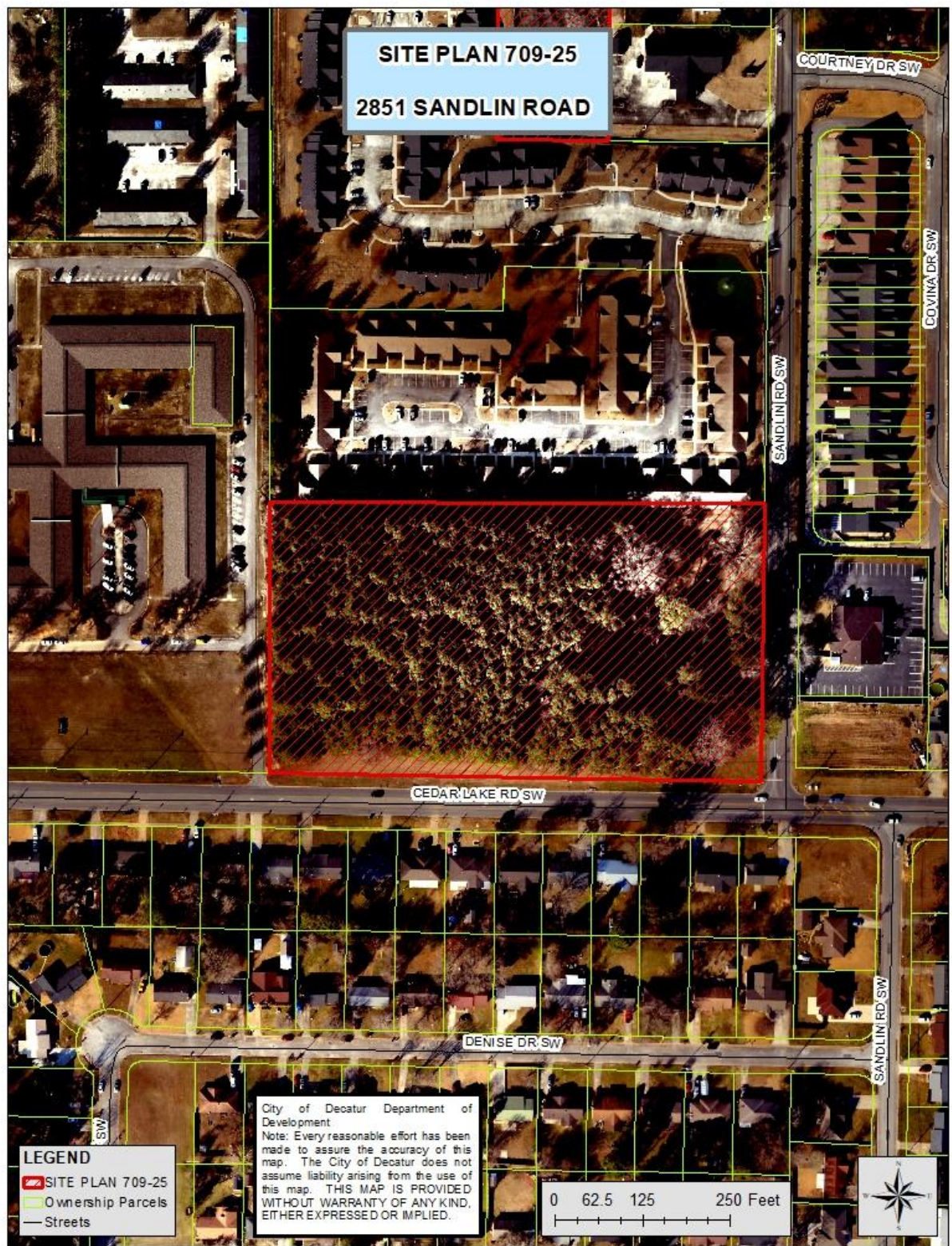
**ONE DECATUR FUTURE LAND USE:** Residential, Medium-High

**ONE DECATUR STREET TYPOLOGY:** Sandlin Road is a Collector Urban

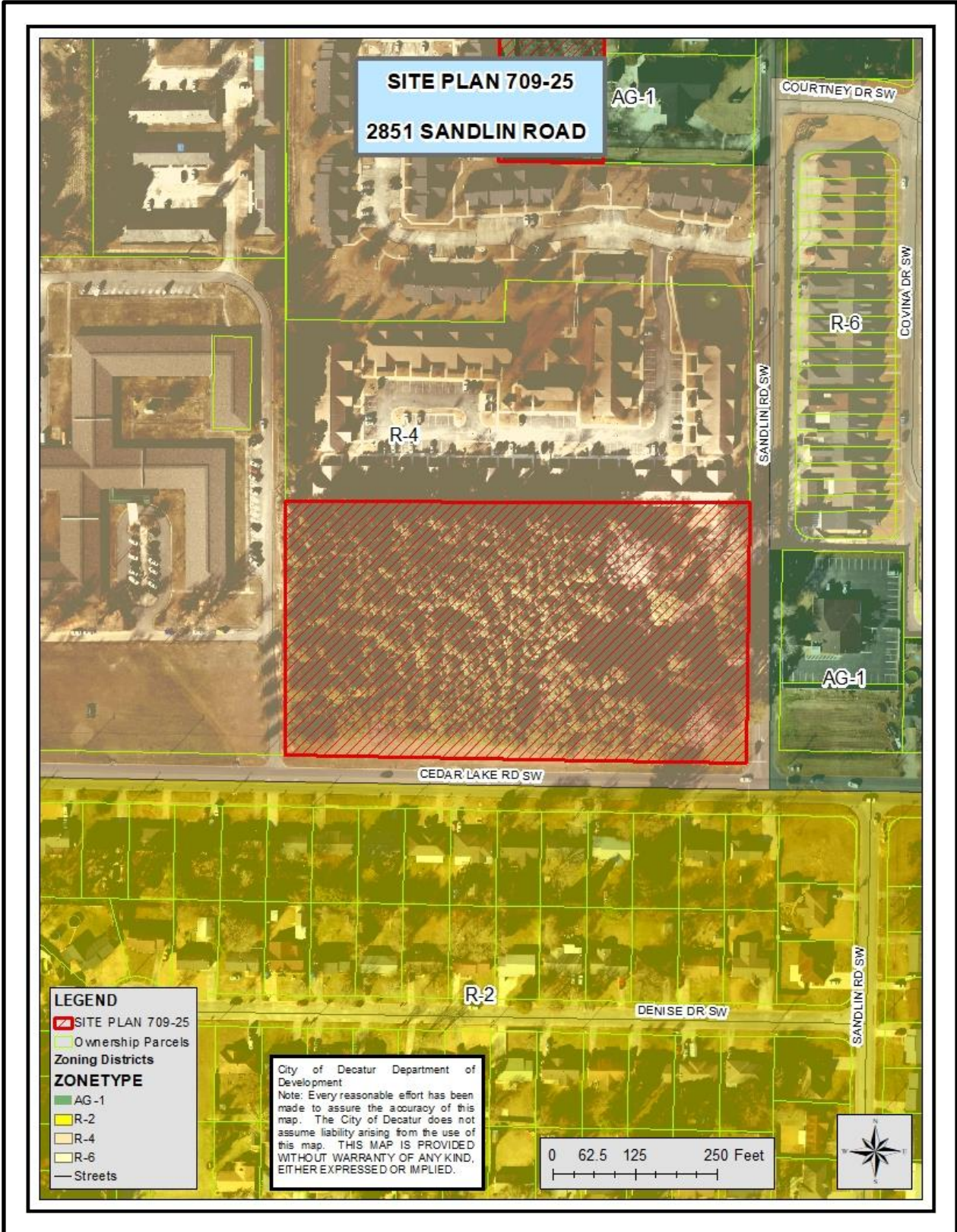
### COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

**Conditions to be met:**

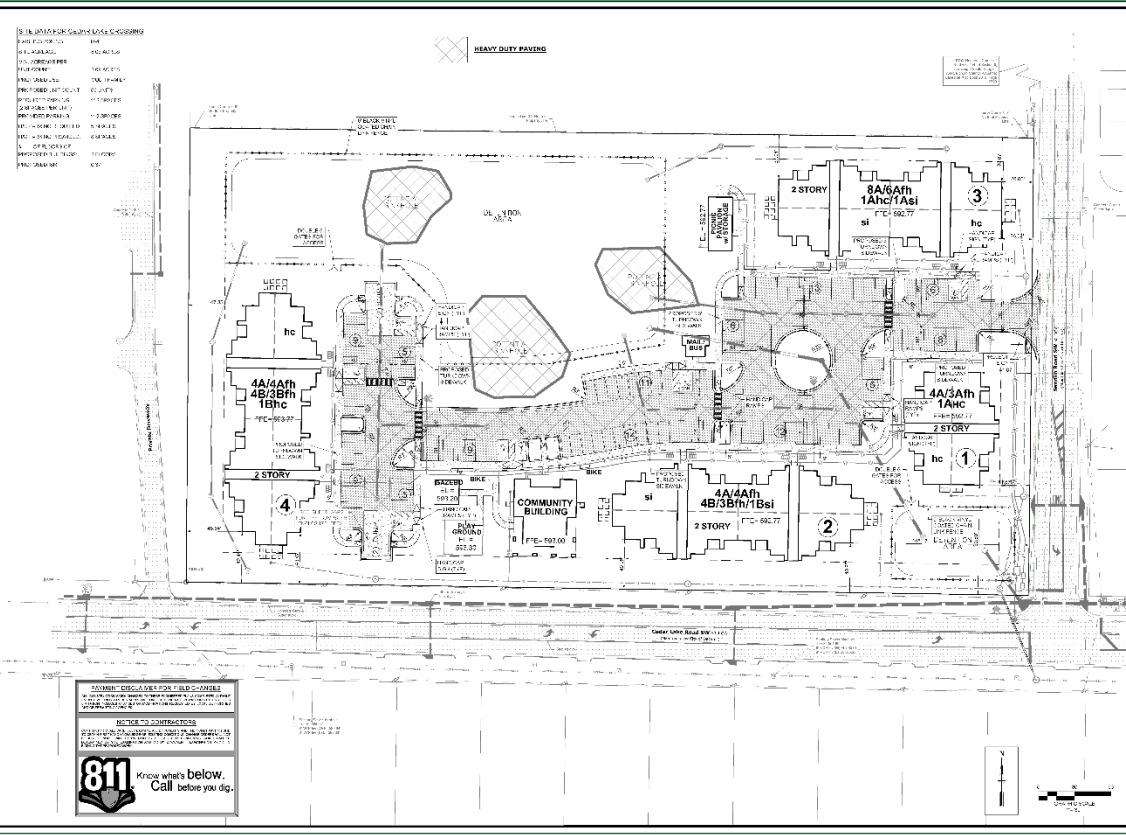
**Point of Information:** Any relocation of utilities will be at the owner's expense, and any relocation needs to occur before construction.







1. 1/4" = 1' SCALE  
 2. 1/4" = 1' SCALE  
 3. 1/4" = 1' SCALE  
 4. 1/4" = 1' SCALE  
 5. 1/4" = 1' SCALE  
 6. 1/4" = 1' SCALE  
 7. 1/4" = 1' SCALE  
 8. 1/4" = 1' SCALE  
 9. 1/4" = 1' SCALE  
 10. 1/4" = 1' SCALE  
 11. 1/4" = 1' SCALE  
 12. 1/4" = 1' SCALE  
 13. 1/4" = 1' SCALE  
 14. 1/4" = 1' SCALE  
 15. 1/4" = 1' SCALE  
 16. 1/4" = 1' SCALE  
 17. 1/4" = 1' SCALE  
 18. 1/4" = 1' SCALE  
 19. 1/4" = 1' SCALE  
 20. 1/4" = 1' SCALE  
 21. 1/4" = 1' SCALE  
 22. 1/4" = 1' SCALE  
 23. 1/4" = 1' SCALE  
 24. 1/4" = 1' SCALE  
 25. 1/4" = 1' SCALE  
 26. 1/4" = 1' SCALE  
 27. 1/4" = 1' SCALE  
 28. 1/4" = 1' SCALE  
 29. 1/4" = 1' SCALE  
 30. 1/4" = 1' SCALE  
 31. 1/4" = 1' SCALE  
 32. 1/4" = 1' SCALE  
 33. 1/4" = 1' SCALE  
 34. 1/4" = 1' SCALE  
 35. 1/4" = 1' SCALE  
 36. 1/4" = 1' SCALE  
 37. 1/4" = 1' SCALE  
 38. 1/4" = 1' SCALE  
 39. 1/4" = 1' SCALE  
 40. 1/4" = 1' SCALE  
 41. 1/4" = 1' SCALE  
 42. 1/4" = 1' SCALE  
 43. 1/4" = 1' SCALE  
 44. 1/4" = 1' SCALE  
 45. 1/4" = 1' SCALE  
 46. 1/4" = 1' SCALE  
 47. 1/4" = 1' SCALE  
 48. 1/4" = 1' SCALE  
 49. 1/4" = 1' SCALE  
 50. 1/4" = 1' SCALE  
 51. 1/4" = 1' SCALE  
 52. 1/4" = 1' SCALE  
 53. 1/4" = 1' SCALE  
 54. 1/4" = 1' SCALE  
 55. 1/4" = 1' SCALE  
 56. 1/4" = 1' SCALE  
 57. 1/4" = 1' SCALE  
 58. 1/4" = 1' SCALE  
 59. 1/4" = 1' SCALE  
 60. 1/4" = 1' SCALE  
 61. 1/4" = 1' SCALE  
 62. 1/4" = 1' SCALE  
 63. 1/4" = 1' SCALE  
 64. 1/4" = 1' SCALE  
 65. 1/4" = 1' SCALE  
 66. 1/4" = 1' SCALE  
 67. 1/4" = 1' SCALE  
 68. 1/4" = 1' SCALE  
 69. 1/4" = 1' SCALE  
 70. 1/4" = 1' SCALE  
 71. 1/4" = 1' SCALE  
 72. 1/4" = 1' SCALE  
 73. 1/4" = 1' SCALE  
 74. 1/4" = 1' SCALE  
 75. 1/4" = 1' SCALE  
 76. 1/4" = 1' SCALE  
 77. 1/4" = 1' SCALE  
 78. 1/4" = 1' SCALE  
 79. 1/4" = 1' SCALE  
 80. 1/4" = 1' SCALE  
 81. 1/4" = 1' SCALE  
 82. 1/4" = 1' SCALE  
 83. 1/4" = 1' SCALE  
 84. 1/4" = 1' SCALE  
 85. 1/4" = 1' SCALE  
 86. 1/4" = 1' SCALE  
 87. 1/4" = 1' SCALE  
 88. 1/4" = 1' SCALE  
 89. 1/4" = 1' SCALE  
 90. 1/4" = 1' SCALE  
 91. 1/4" = 1' SCALE  
 92. 1/4" = 1' SCALE  
 93. 1/4" = 1' SCALE  
 94. 1/4" = 1' SCALE  
 95. 1/4" = 1' SCALE  
 96. 1/4" = 1' SCALE  
 97. 1/4" = 1' SCALE  
 98. 1/4" = 1' SCALE  
 99. 1/4" = 1' SCALE  
 100. 1/4" = 1' SCALE



**CAPNA**  
**CEDAR LAKE CROSSING**  
 Decatur, Alabama

REVISED

SITE PLAN

PROJECT INFORMATION  
 DATE: 11/11/11  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
**C3**





## CERTIFICATES

### Certificate 3647-25

**FILE NAME OR NUMBER:** Certificate 3647-25

**ACRES:** 6.89 +/- acres

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

**APPLICANT:** Baxter Construction

**LAND OWNER:** Ben Sheedy, Shottenkirk Alabama Properties LLC

**LOCATION AND/OR PROPERTY ADDRESS:** 735 Beltline Road SW

**REQUEST:** Consolidate Two Parcels into One

**PROPOSED LAND USE:** Commercial

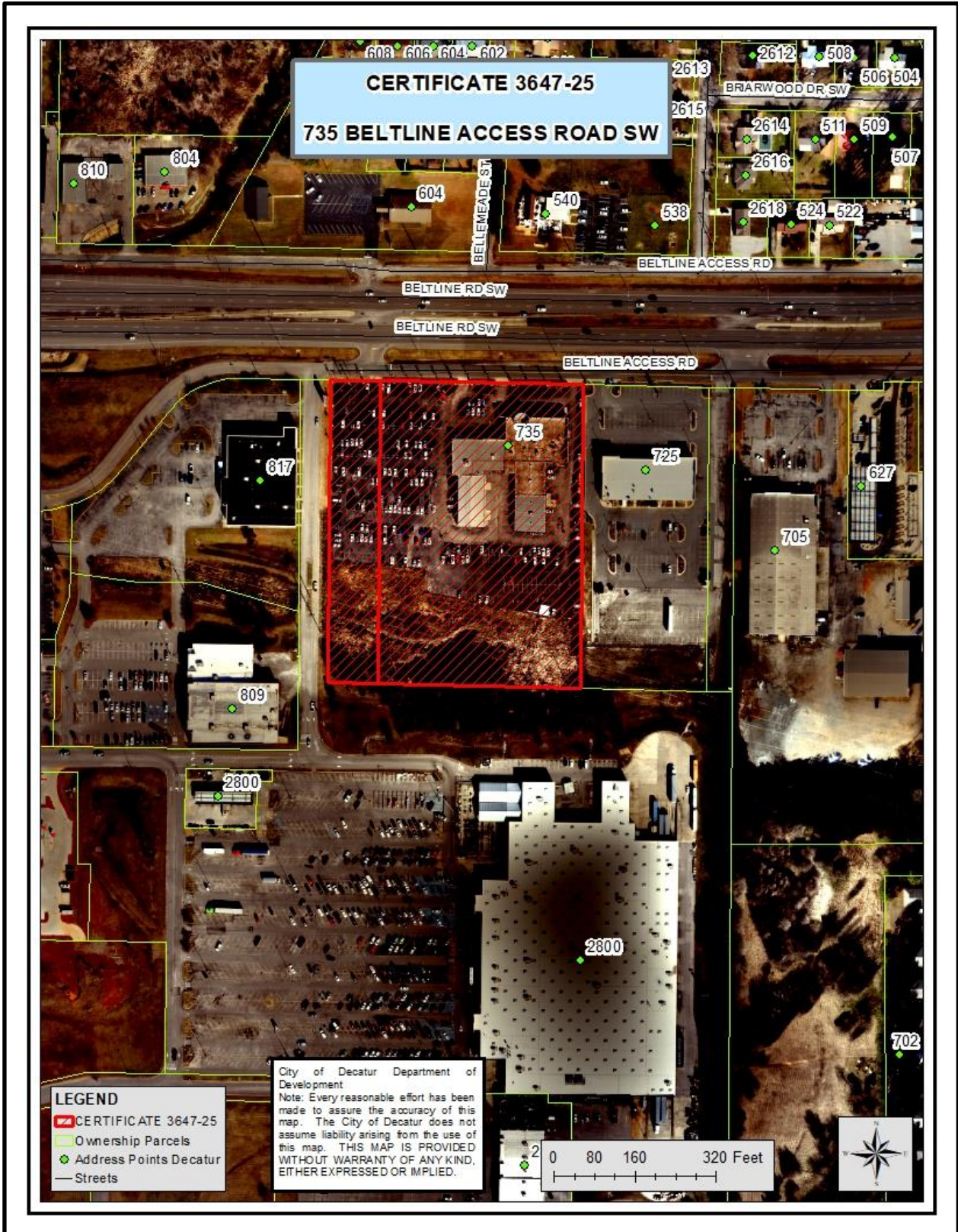
**ONE DECATUR FUTURE LAND USE:** Community Commercial

**ONE DECATUR STREET TYPOLOGY:** Beltline Road is a Principal Arterial & Beltline Place is a Local Street

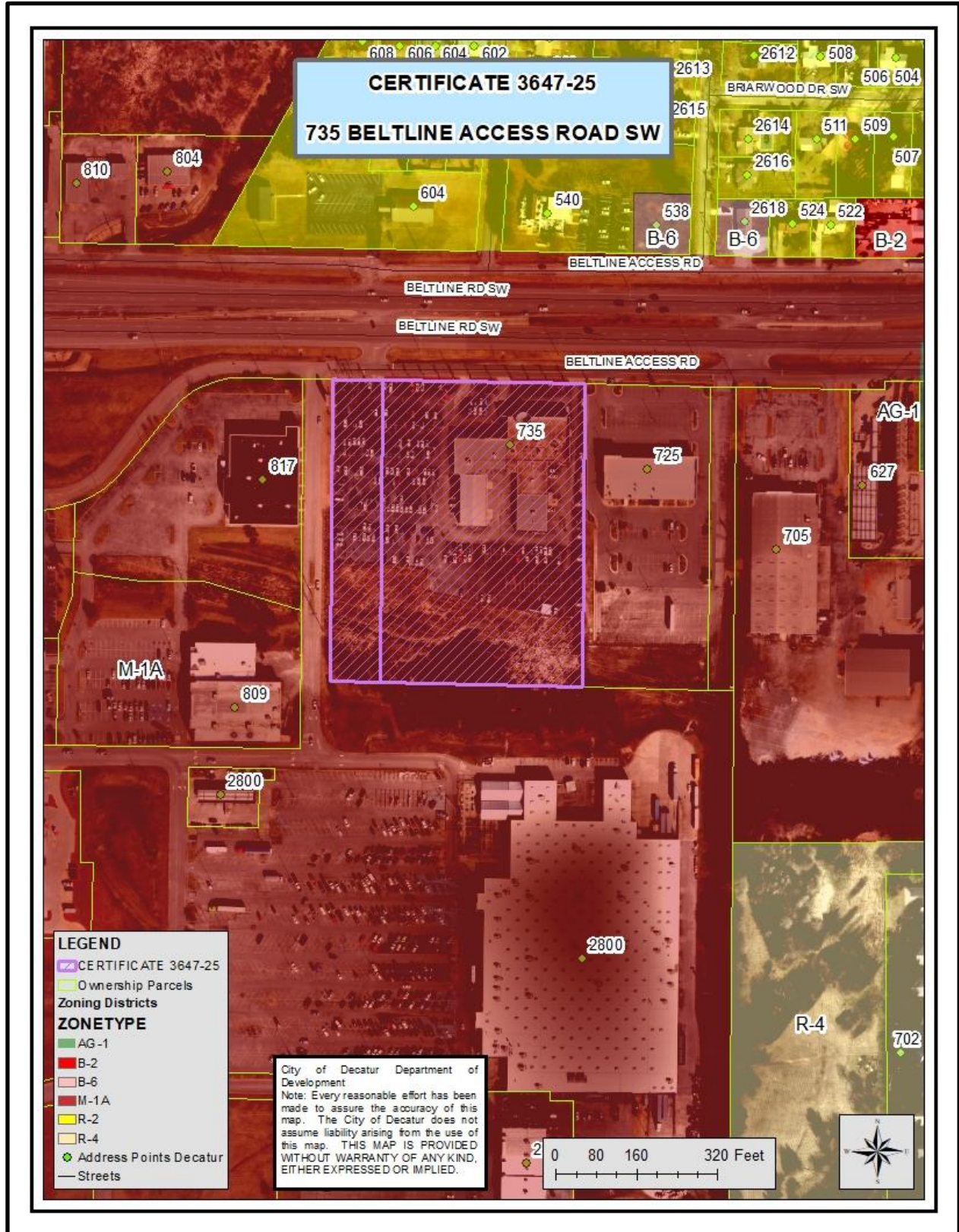
#### COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

**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.











OTHER BUSINESS

Vacation & Dedication 557-25

**FILE NAME OR NUMBER:** Vacation & Dedication 557-25

**ACRES:** 0.29 +/- 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 a 20' (Foot) Drainage, Utilities, & Telecommunications Easement & Dedicate a 20' (Foot) wide Drainage, Utilities, & Telecommunications 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.

