

MEMORANDUM

DATE: June 17th, 2025

TO: Planning Commission

PLANNING COMMISSION MEETING

June 17th, 2025

Pre-Meeting – 3:00 p.m.

Meeting – 3:30 p.m.

City Council Chambers

Agenda Planning Commission

City of Decatur, AL

June 17th, 2025

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

PAGE NO.

A. Minor Plat-Mountain Valley Pugh Wright McAnally

3-6

Consent Agenda

Certificates

PAGE NO.

A. Certificate 3648-25 Pugh Wright McAnally

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B. Certificate 3649-25 Pugh Wright McAnally

11-14

Other Business

Other Business

PAGE NO.

MINOR PLATS

MINOR PLAT: MOUNTAIN VALLEY ESTATES REPLAT OF LOT 7

FILE NAME OR NUMBER: Resubdivision of Lot 7, of Resubdivision of Lots 4 & 9 of Mountain Valley Estates

ACRES: 19.23 +/- acres

CURRENT ZONE: AG-1 (Agriculture)

APPLICANT: Pugh Wright McAnally

LAND OWNER: Lance Adams

LOCATION AND/OR PROPERTY ADDRESS: 4110 Bennich Road SE

REQUEST: Replat 19.23 +/- acres of into two parcels

PROPOSED LAND USE: Residential

ONE DECATUR FUTURE LAND USE: Mixed Neighborhood

ONE DECATUR STREET TYPOLOGY: Bennich Road 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.



CONSENT AGENDA

CERTIFICATES

Certificate 3648-25

FILE NAME OR NUMBER: Certificate 3648-25

ACRES: 0.23 +/- acres

CURRENT ZONE: B-5 (Central Business District)

APPLICANT: Pugh Wright McAnally

LAND OWNER: Hendry Holdings, LLC

LOCATION AND/OR PROPERTY ADDRESS: 711 Bank Street NE

REQUEST: Subdivide One Parcel into Two

PROPOSED LAND USE: Commercial

ONE DECATUR FUTURE LAND USE: Urban Core Downtown

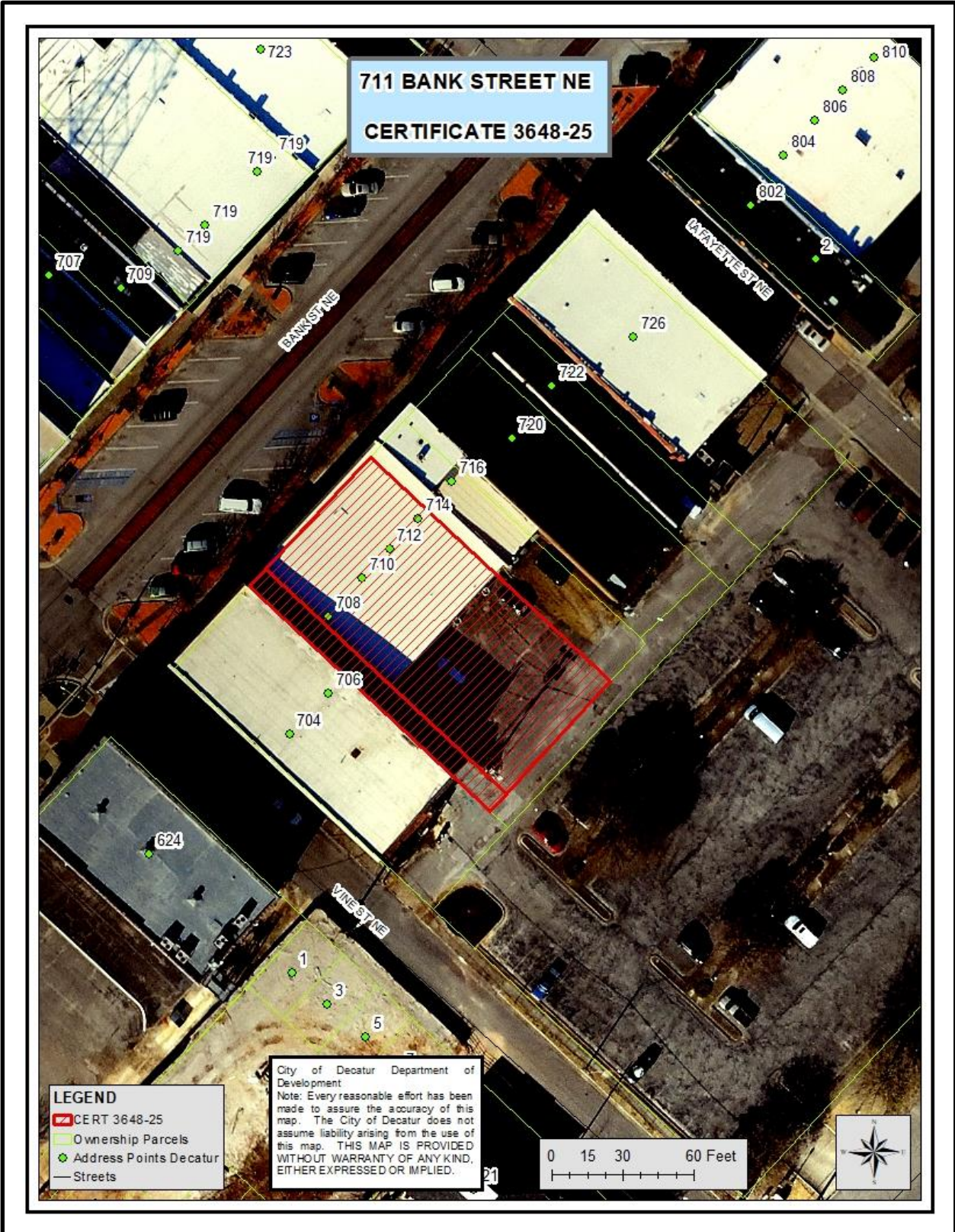
ONE DECATUR STREET TYPOLOGY: Bank Street is a Minor Arterial

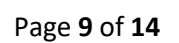
COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

Conditions to be met:

1. Must have Built & Established Firewall Approved by the Building Department before Certificate can be Recorded. (Planning)

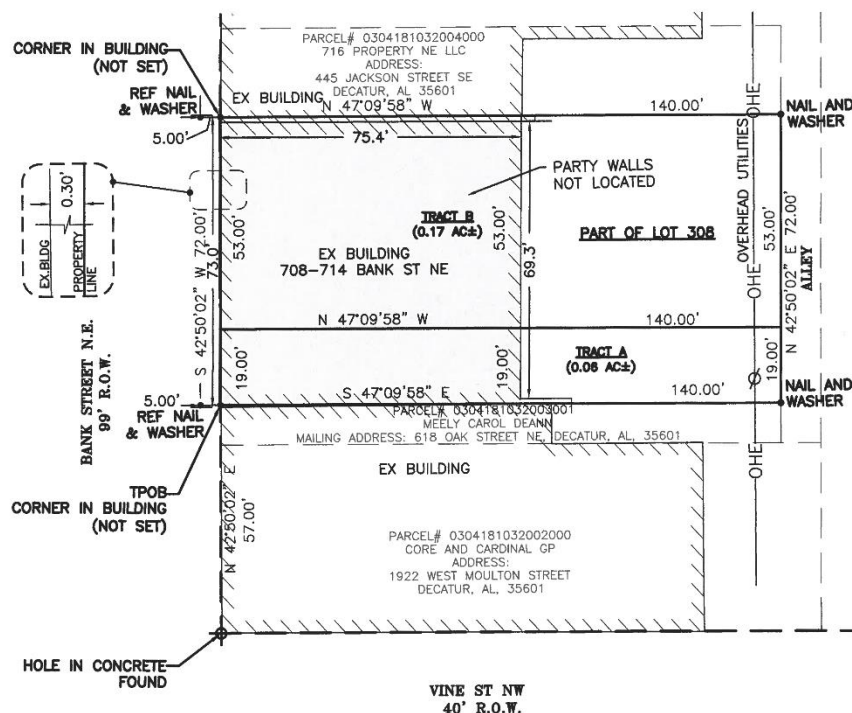
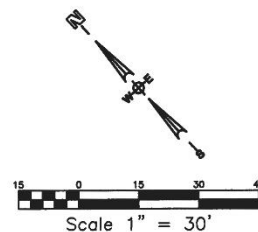
Point of Information: Any relocation of utilities will be at the owner's expense, and any relocation needs to occur before construction.





GENERAL NOTES

1. NORTH REFERENCE IS ALABAMA STATE COORDINATE GRID--WEST ZONE [NAD1983] AS DETERMINED BY GNSS OBSERVATIONS AS SHOWN HEREON.
2. ALL MEASUREMENTS SHOWN ARE TO U.S. STANDARDS AND ARE FIELD MEASUREMENTS UNLESS OTHERWISE SHOWN.
3. SOURCE OF INFORMATION USED FOR SURVEY:
PB. 1, PG D.B. 2018, PG. 10143; D.B. 2025, PG 2959
4. PROPERTY ADDRESS IS 708-714 BANK STREET NE, DECATUR, ALABAMA
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 MAY 27, 2025.



CERTIFICATE TO SUBDIVIDE -- HENDRY HOLDINGS, LLC -- 711 BANK STREET, DECATUR, AL 35601
 DRAWING DATE: 05-27-25 | DRAWN BY: RWH/MSB | APPROVED BY: MSB | JOB No. S-86-25 | SCALE: 1"=30' | PAGE 4 OF 4

PUGHWRIGHTMCANALLY.COM

Certificate 3649-25

FILE NAME OR NUMBER: Certificate 3649-25

ACRES: 0.68+/- acres

CURRENT ZONE: M-2 (General-Industry)

APPLICANT: Pugh Wright McAnally

LAND OWNER: Jane Hartselle

LOCATION AND/OR PROPERTY ADDRESS: 808 & 900 Wilson Street NE

REQUEST: Subdivide One Parcel into Two

PROPOSED LAND USE: Industrial

ONE DECATUR FUTURE LAND USE: Urban Edge Mixed Use

ONE DECATUR STREET TYPOLOGY: Wilson is a Local Street

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:
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Conditions to be met:

1. Please provide a visualization of the third building located on the parcel. (Planning)

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

808 & 900 WILSON STREET
CERTIFICATE 3649-25



808 & 900 WILSON STREET
CERTIFICATE 3649-25

