

MEMORANDUM

DATE: July 22nd, 2025

TO: Planning Commission

PLANNING COMMISSION MEETING

July 22nd, 2025

Pre-Meeting – 3:00 p.m.

Meeting – 3:30 p.m.

City Council Chambers

Agenda

Planning Commission

City of Decatur, AL

July 22nd, 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

Public Meeting

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Consent Agenda

Site Plans

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B. Site Plan 711-25	Big-D Construction	7-10
C. Site Plan 712-25	Pugh Wright McAnally	11-14

Certificates

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Other Business

Other Business

PAGE NO.

SITE PLANS

SITE PLAN 710-25

FILE NAME OR NUMBER: Site Plan 710-25

ACRES: 0.32 +/- acres

CURRENT ZONE: R-4 (Multi-Family)

APPLICANT: Pugh Wright McAnally

LAND OWNER: River City Pentecostal Church

LOCATION AND/OR PROPERTY ADDRESS: Corner of 5th Street & 14th Ave NW

REQUEST: Approve Site Plan to Construct a Church

PROPOSED LAND USE: Institutional

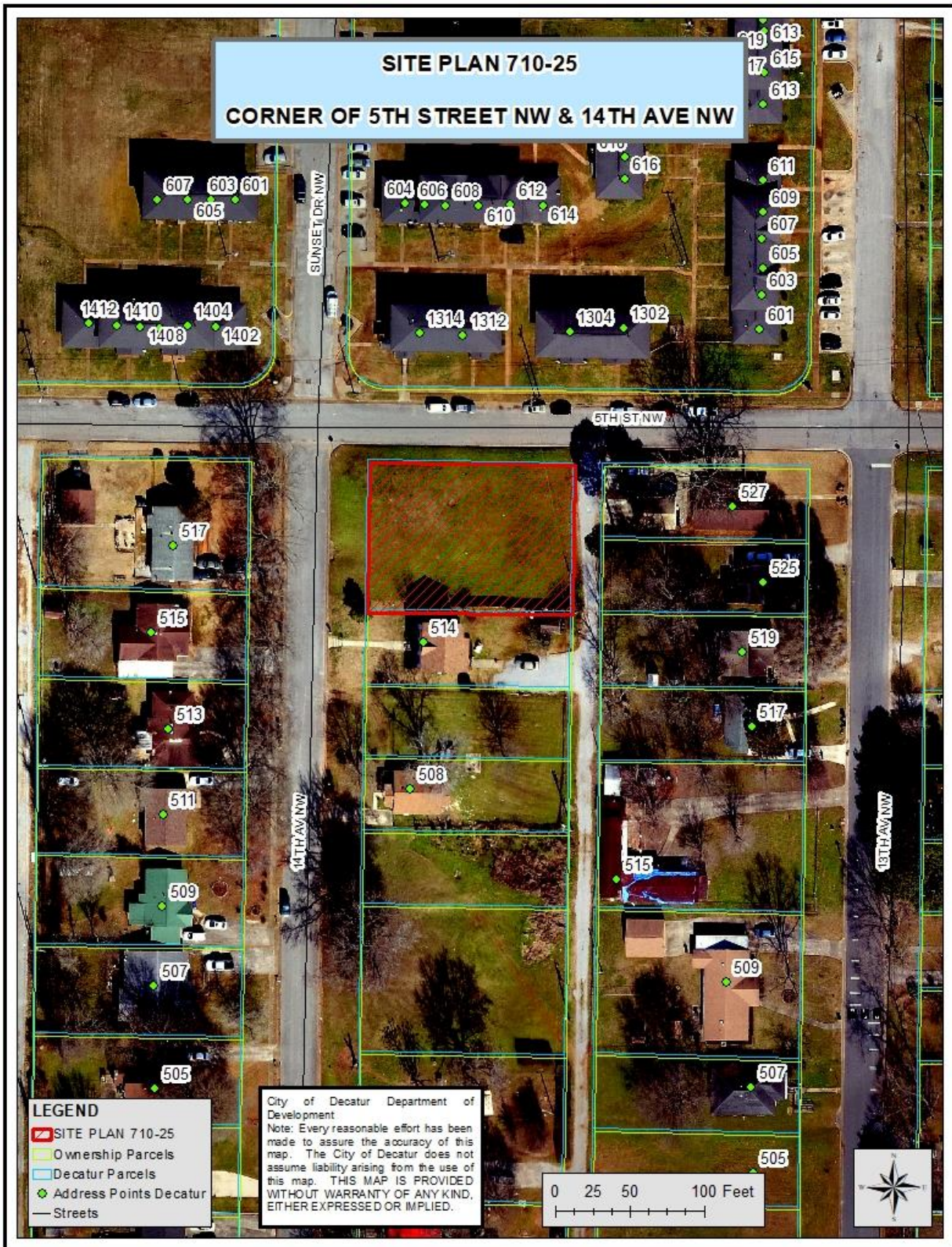
ONE DECATUR FUTURE LAND USE: Core Neighborhood

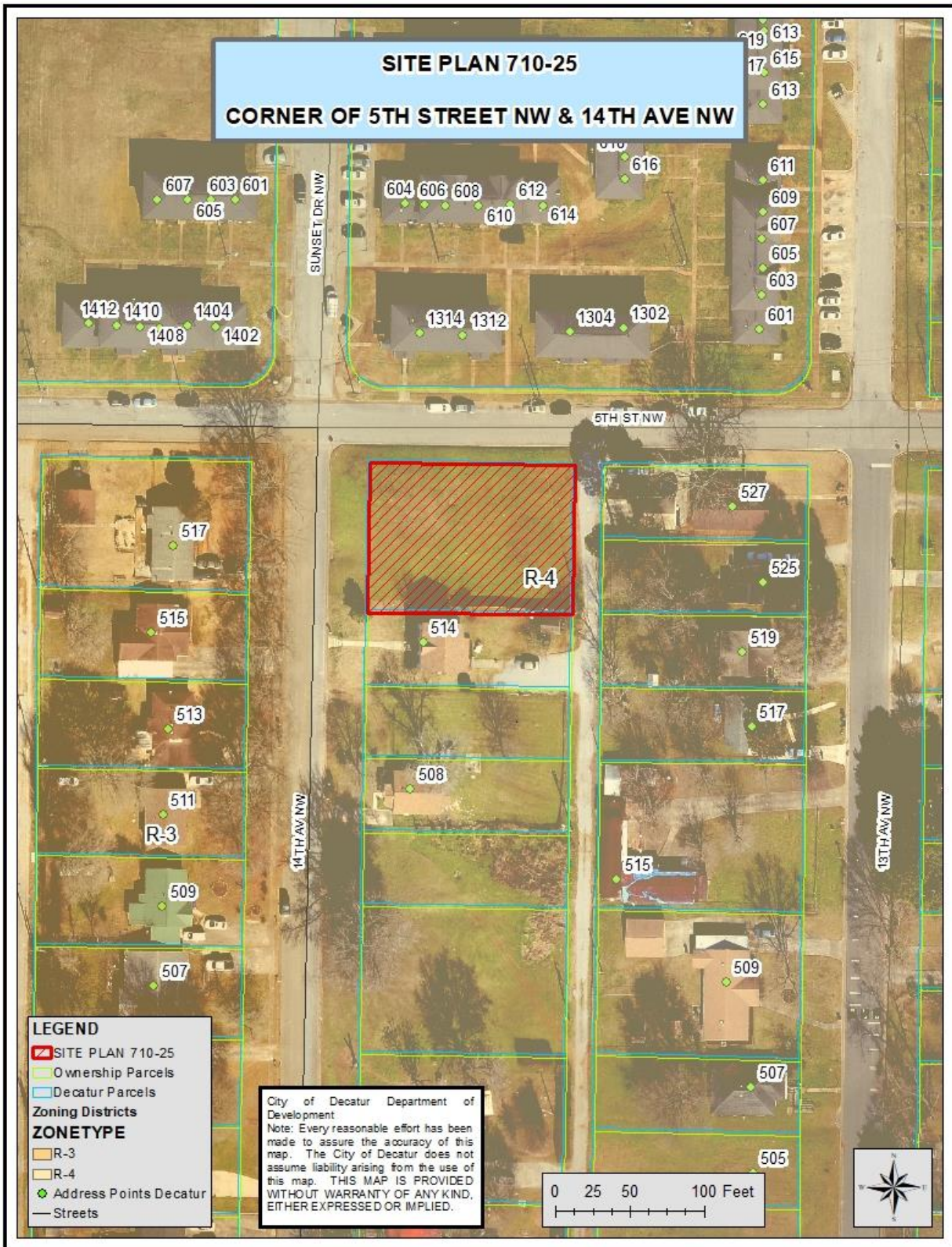
ONE DECATUR STREET TYPOLOGY: 5th Street & 14th Ave NW are local streets

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 711-25

FILE NAME OR NUMBER: Site Plan 711-25

ACRES: 39.62 +/- acres

CURRENT ZONE: M-2 (General-Industry)

APPLICANT: Big D Construction

LAND OWNER: OCI Alabama LLC

LOCATION AND/OR PROPERTY ADDRESS: 1455 Red Hat Road

REQUEST: Approve Site Plan to Add New Building

PROPOSED LAND USE: Industrial

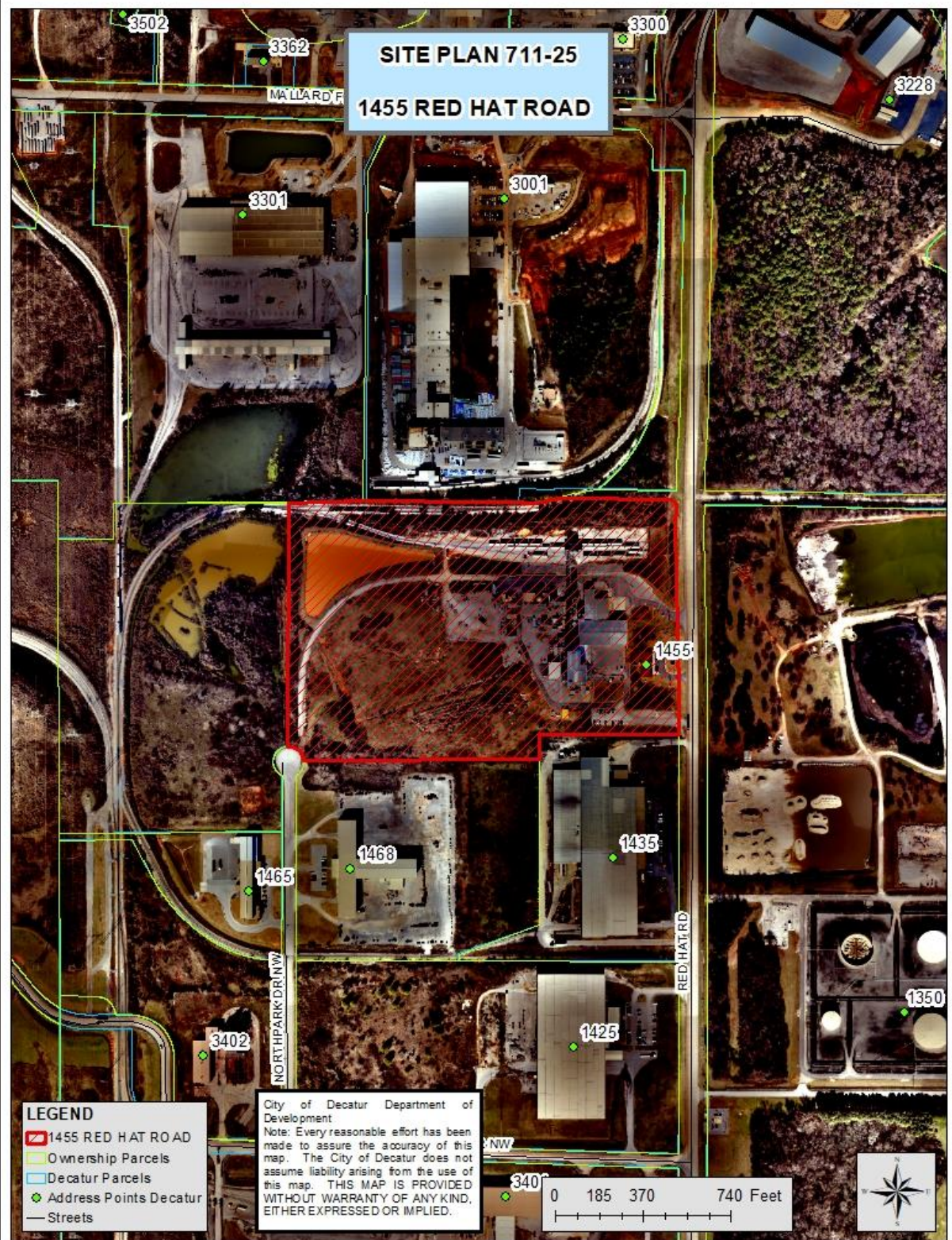
ONE DECATUR FUTURE LAND USE: General Industrial

ONE DECATUR STREET TYPOLOGY: Red Hat Road 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.





SITE PLAN 712-25

FILE NAME OR NUMBER: Site Plan 712-25

ACRES: 0.68+/- acres

CURRENT ZONE: M-1 (Light-Industry)

APPLICANT: Pugh Wright McAnally

LAND OWNER: City of Decatur

LOCATION AND/OR PROPERTY ADDRESS: North of 221 Beltline Place SW

REQUEST: Approve Plans to Straighten Out Central Parkway Curve

PROPOSED LAND USE: Commercial

ONE DECATUR FUTURE LAND USE: Community Commercial

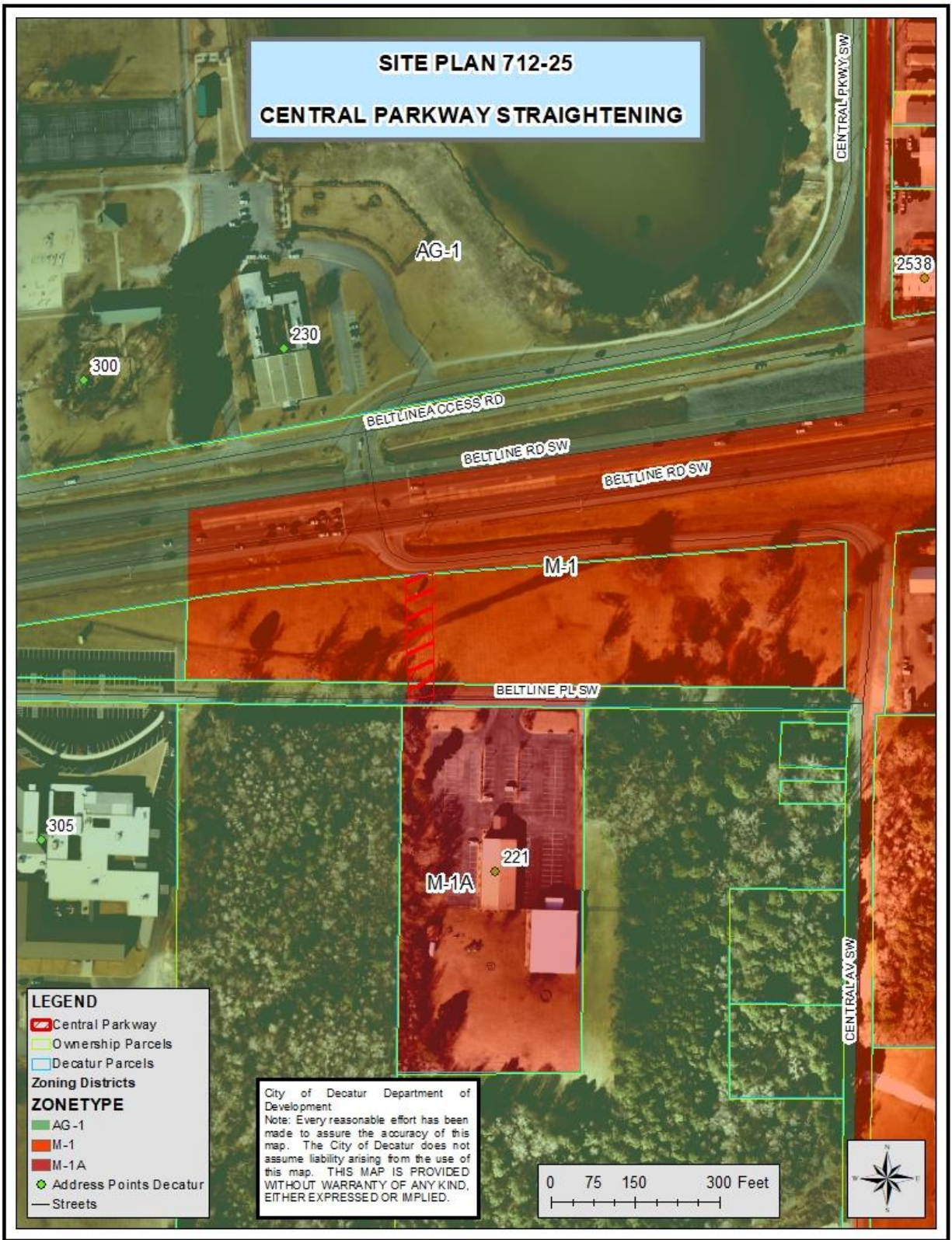
ONE DECATUR STREET TYPOLOGY: Central Parkway is a Minor Arterial, Beltline Place is a Collector Urban

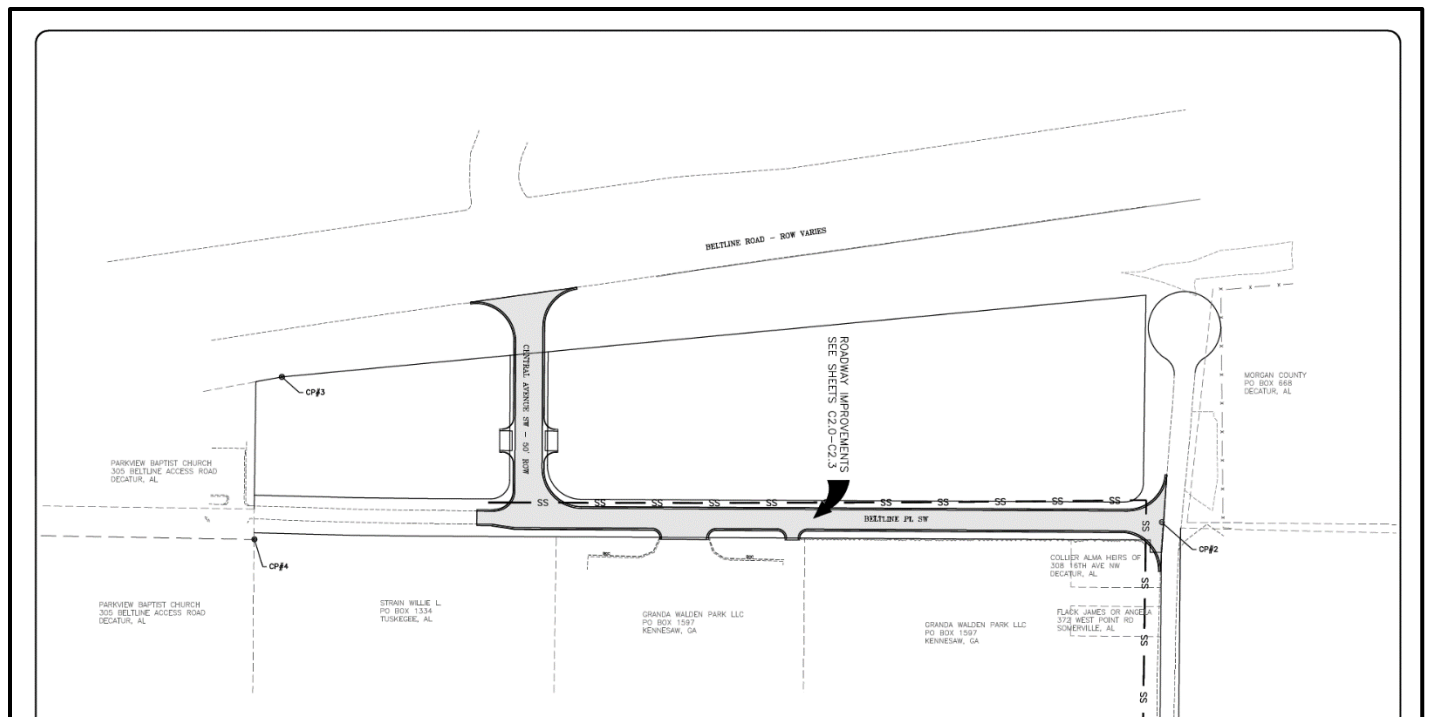
COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

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.







CERTIFICATES

CERTIFICATE 3650-25

FILE NAME OR NUMBER: Certificate 3650-25

ACRES: 1.45+/- acres

CURRENT ZONE: B-2 (General-Business) & R-2 (Single-Family)

APPLICANT: Vice Engineering & Surveying

LAND OWNER: Bobby Ray Reeves & Greg Reeves

LOCATION AND/OR PROPERTY ADDRESS: 2217 Spring Ave SW & 908 Cedar Street SW

REQUEST: Adjust Lot Lines of Two Parcels

PROPOSED LAND USE: Commercial

ONE DECATUR FUTURE LAND USE: Core Neighborhood & Neighborhood Commercial

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



