



MEMORANDUM

DATE: August 19th, 2025

TO: Planning Commission

PLANNING COMMISSION MEETING

August 19th, 2025

Pre-Meeting – 3:00 p.m.

Meeting – 3:30 p.m.

City Council Chambers

Agenda

Planning Commission

City of Decatur, AL

August 19th, 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

Annexation

A. Annexation 380-25

Pugh Wright McAnally

PAGE NO.

3-6

Pre-Zoning

A. Pre-Zoning 1429-25

Pugh Wright McAnally

PAGE NO.

7-10

Consent Agenda

Site Plans

A. Site Plan 710-25

Pugh Wright McAnally

PAGE NO.

11-14

B. Site Plan 713-25

Mabry Cook

15-18

C. Site Plan 714-25

GMC

19-22

Certificates

A. Certificate 3651-25

Harry C. Vice Engineering

PAGE NO.

23-26

Other Business

Other Business

A. Subdivision Regulations Amendments

PAGE NO.

27-32

ANNEXATION

ANNEXATION 380-25

FILE NAME OR NUMBER: Annexation 380-25

ACRES: 2.35 +/- acres

CURRENT ZONE: Unincorporated

APPLICANT: Pugh Wright McAnally

LAND OWNER: NPC, LLC

LOCATION AND/OR PROPERTY ADDRESS: 2508 Gordon Terry Parkway

REQUEST: Annex 2.35 +/- Acres into the City Limits

PROPOSED LAND USE: M-1A (Expressway Commercial District)

ONE DECATUR FUTURE LAND USE: Flex Employment Center

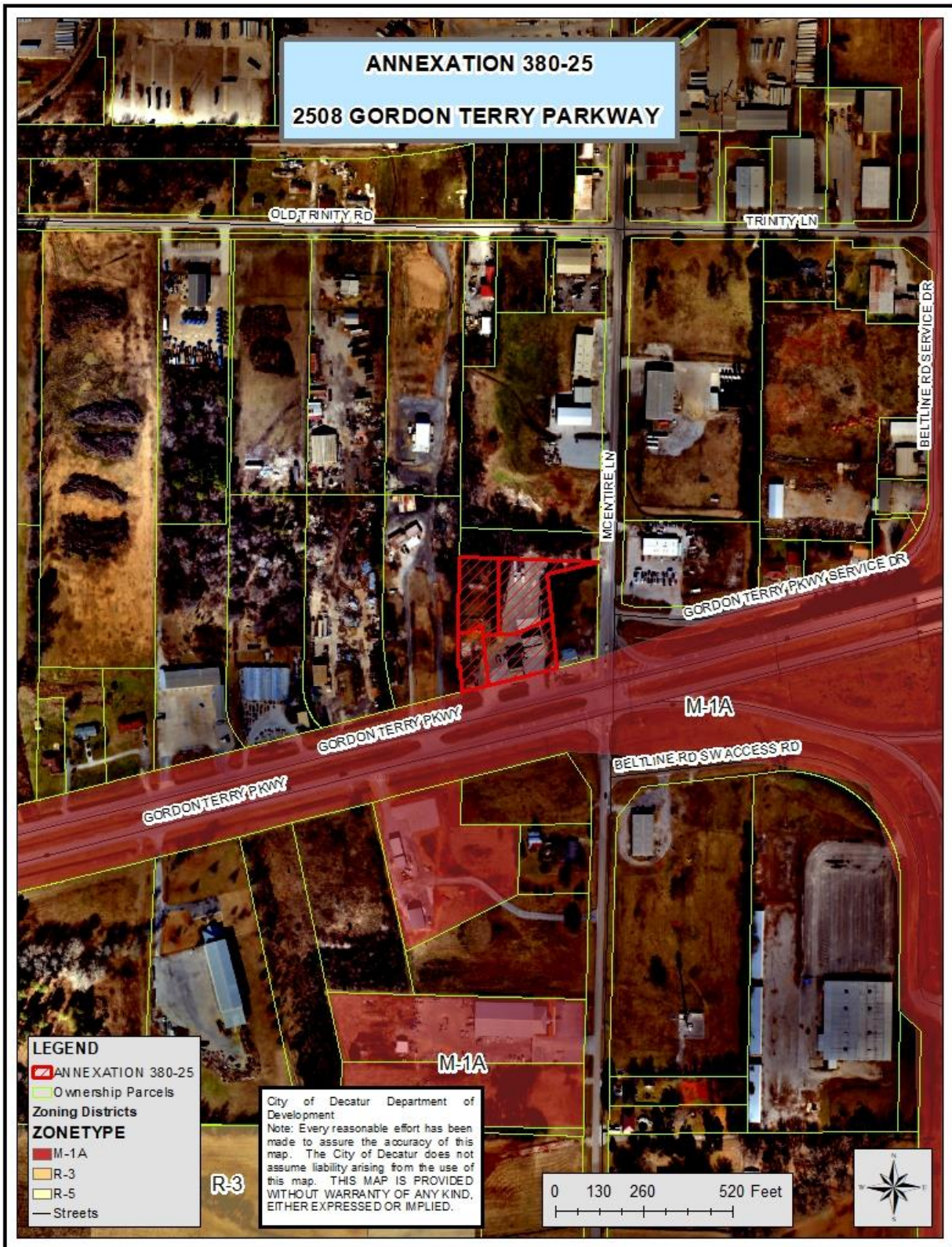
ONE DECATUR STREET TYPOLOGY: Gordon Terry Parkway is a Principal Arterial

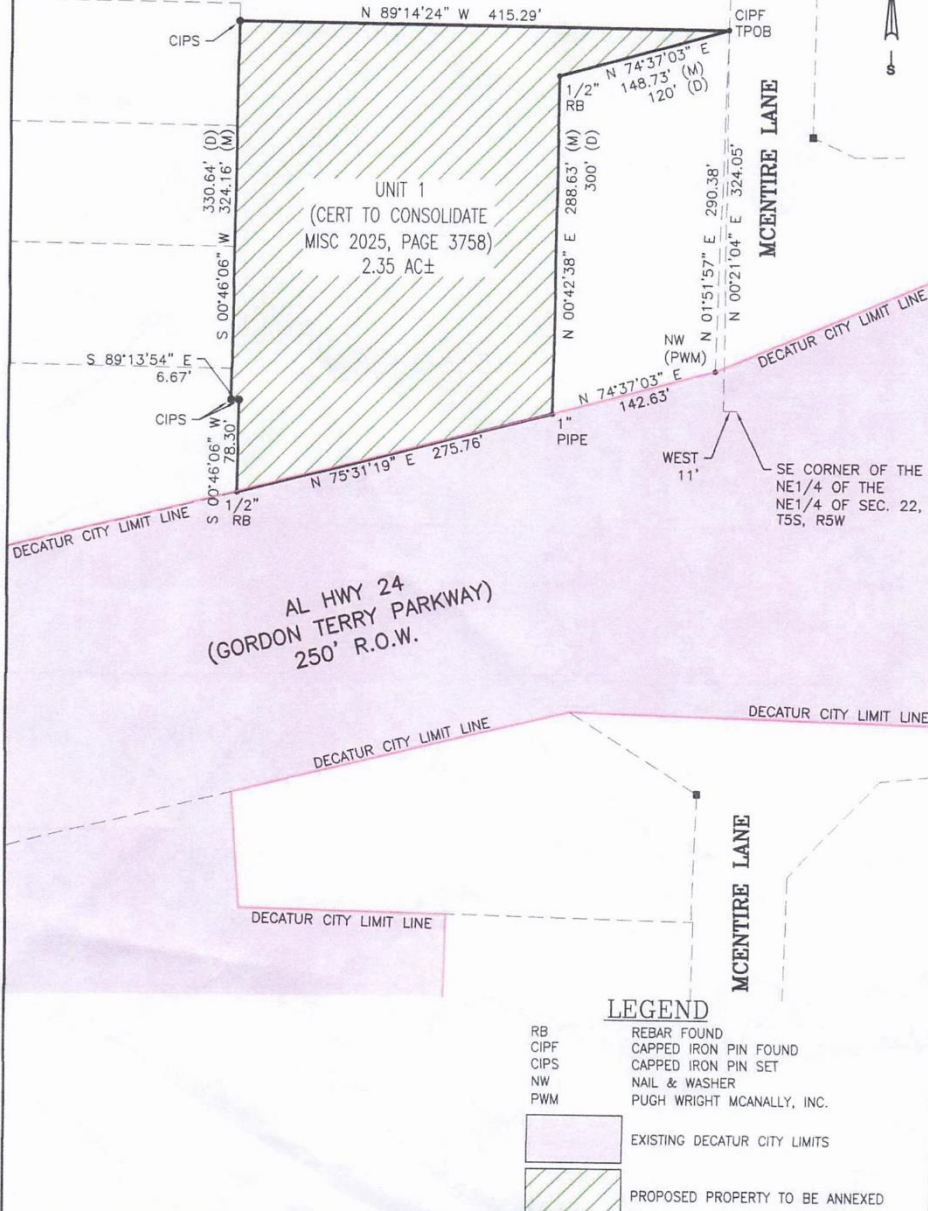
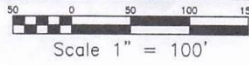
COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

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.







REQUEST FOR ANNEXATION INTO DECATUR, AL -- AZIZ LLC -- AL HWY 24 AT McENTIRE LANE

DRAWING DATE: 06-16-25 DRAWN BY: DDP APPROVED BY: RWH JOB No. D-100-25 SCALE: 1"=100' PAGE 3 OF 3

PUGHWRIGHTMCANALLY.COM

PRE-ZONING

PRE-ZONING 1429-25

FILE NAME OR NUMBER: Pre-Zoning 1429-25

ACRES: 2.35 +/- acres

CURRENT ZONE: Unincorporated

APPLICANT: Pugh Wright McAnally

LAND OWNER: NPC, LLC

LOCATION AND/OR PROPERTY ADDRESS: 2508 Gordon Terry Parkway

REQUEST: Zone 2.35 +/- Acres M-1A (Expressway Commercial District)

PROPOSED LAND USE: M-1A (Expressway Commercial District)

ONE DECATUR FUTURE LAND USE: Flex Employment Center

ONE DECATUR STREET TYPOLOGY: Gordon Terry Parkway is a Principal Arterial

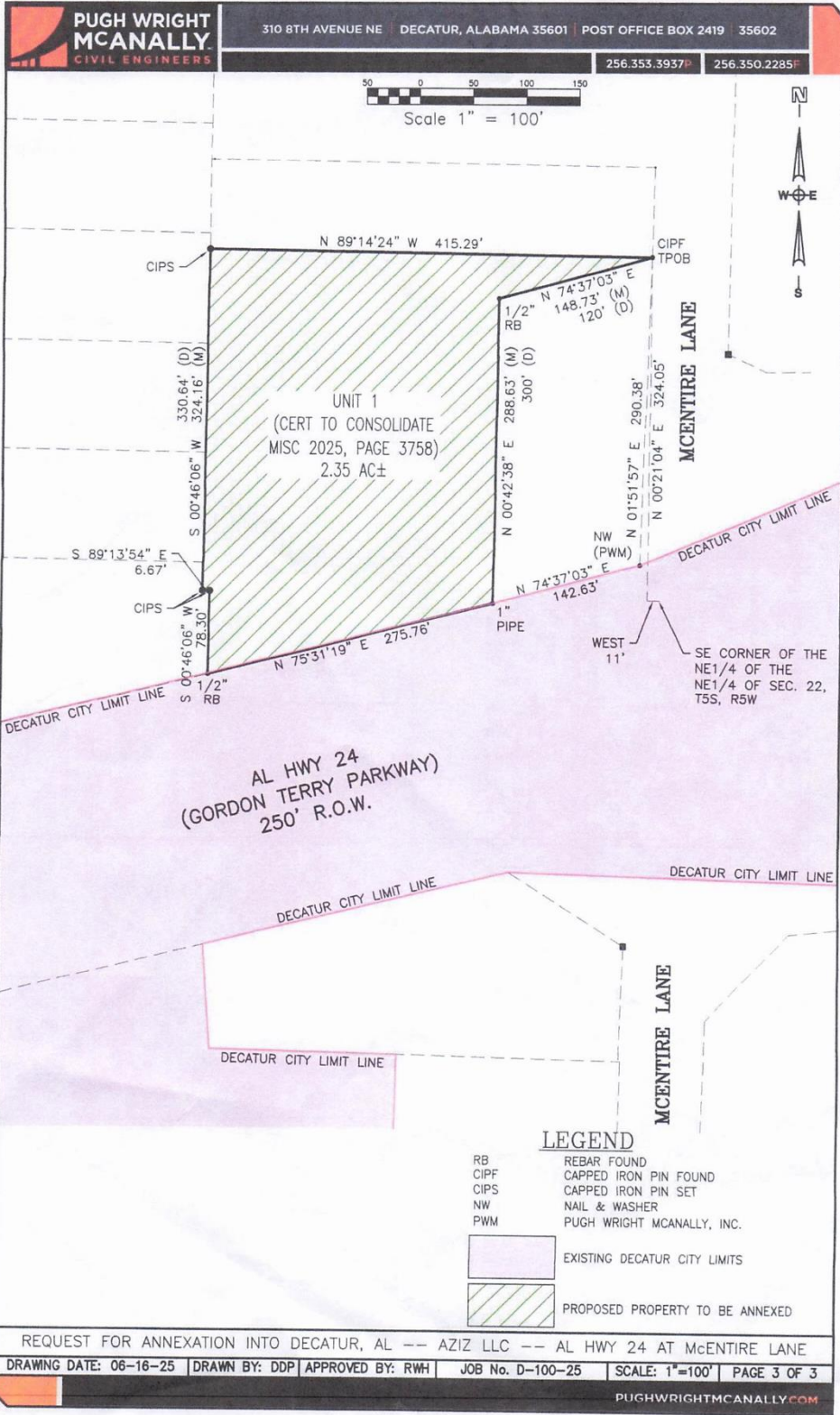
COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

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.







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

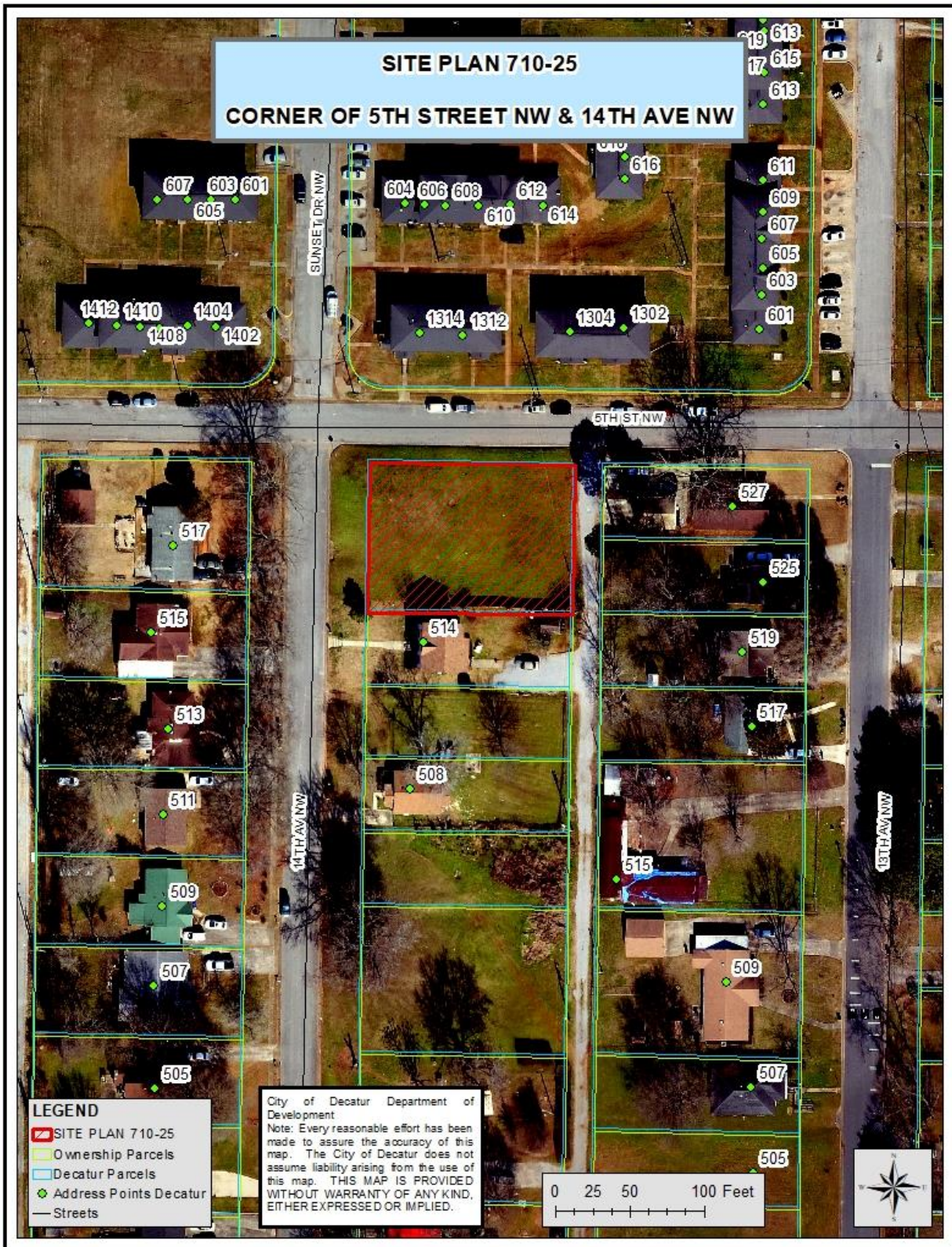
ONE DECATUR FUTURE LAND USE: Core Neighborhood

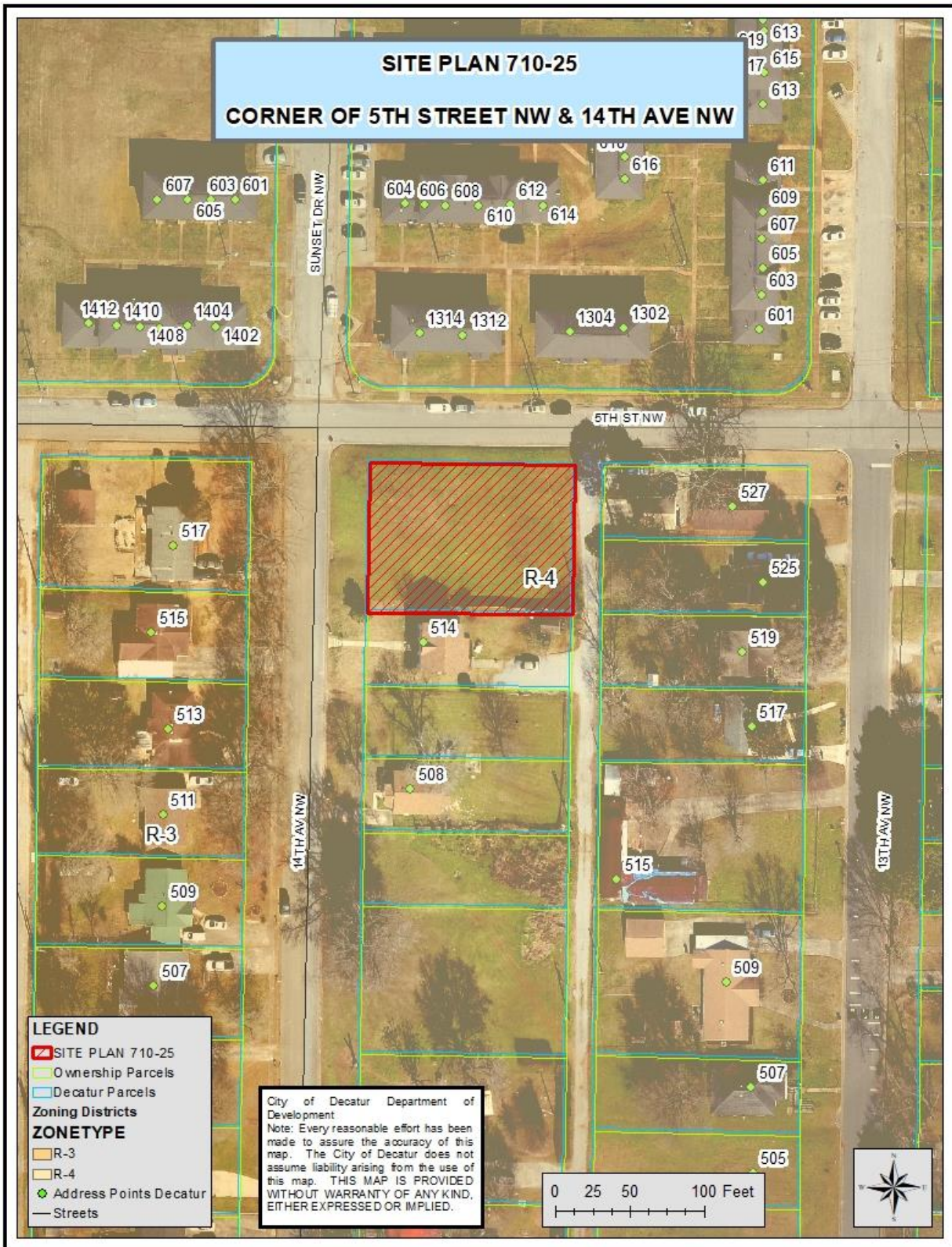
ONE DECATUR STREET TYPOLOGY: 5th Street & 14th Ave NW are local streets

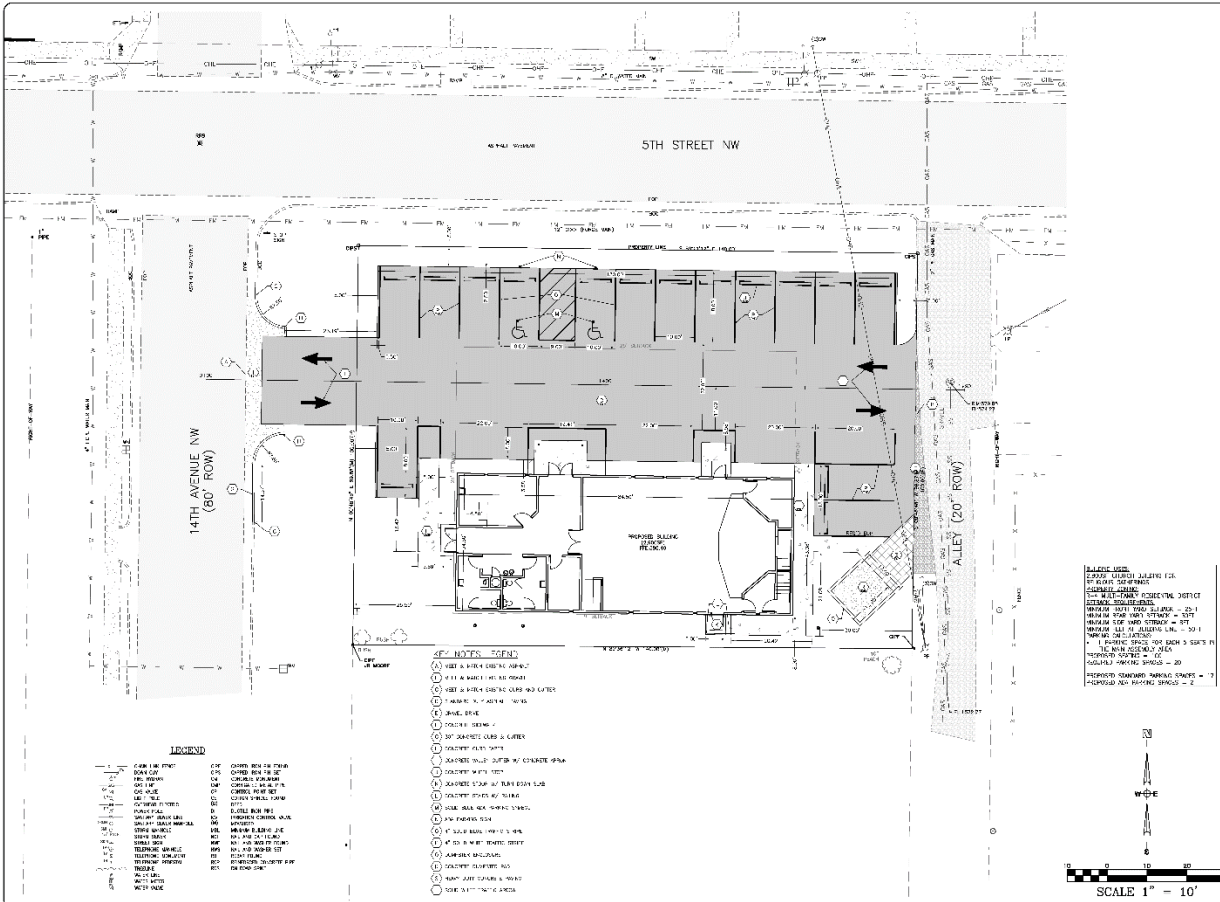
COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

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.







REVISIONS	DATE
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PROJECT: 14TH AVENUE NW (80' ROW)	DATE: 10/10/2018
DRAWN BY: JLM	APPROVED BY: JLM
SCALE: 1" = 10'	

ISSUED FOR PERMIT	DATE: 10/10/2018
PROJECT: 14TH AVENUE NW (80' ROW)	APPROVED BY: JLM
DRAWN BY: JLM	SCALE: 1" = 10'
SHEET NUMBER: C2.00	

SITE PLAN 713-25

FILE NAME OR NUMBER: Site Plan 713-25

ACRES 5.3 +/- acres

CURRENT ZONE: M-1 (Light-Industry)

APPLICANT: Mabry Cook (Robins & Morton)

LAND OWNER: Nicholas Sharp

LOCATION AND/OR PROPERTY ADDRESS: 1626 6th Ave SE

REQUEST: Approve Site Plan to Construct a Clearview Cancer Institute

PROPOSED LAND USE: Institutional

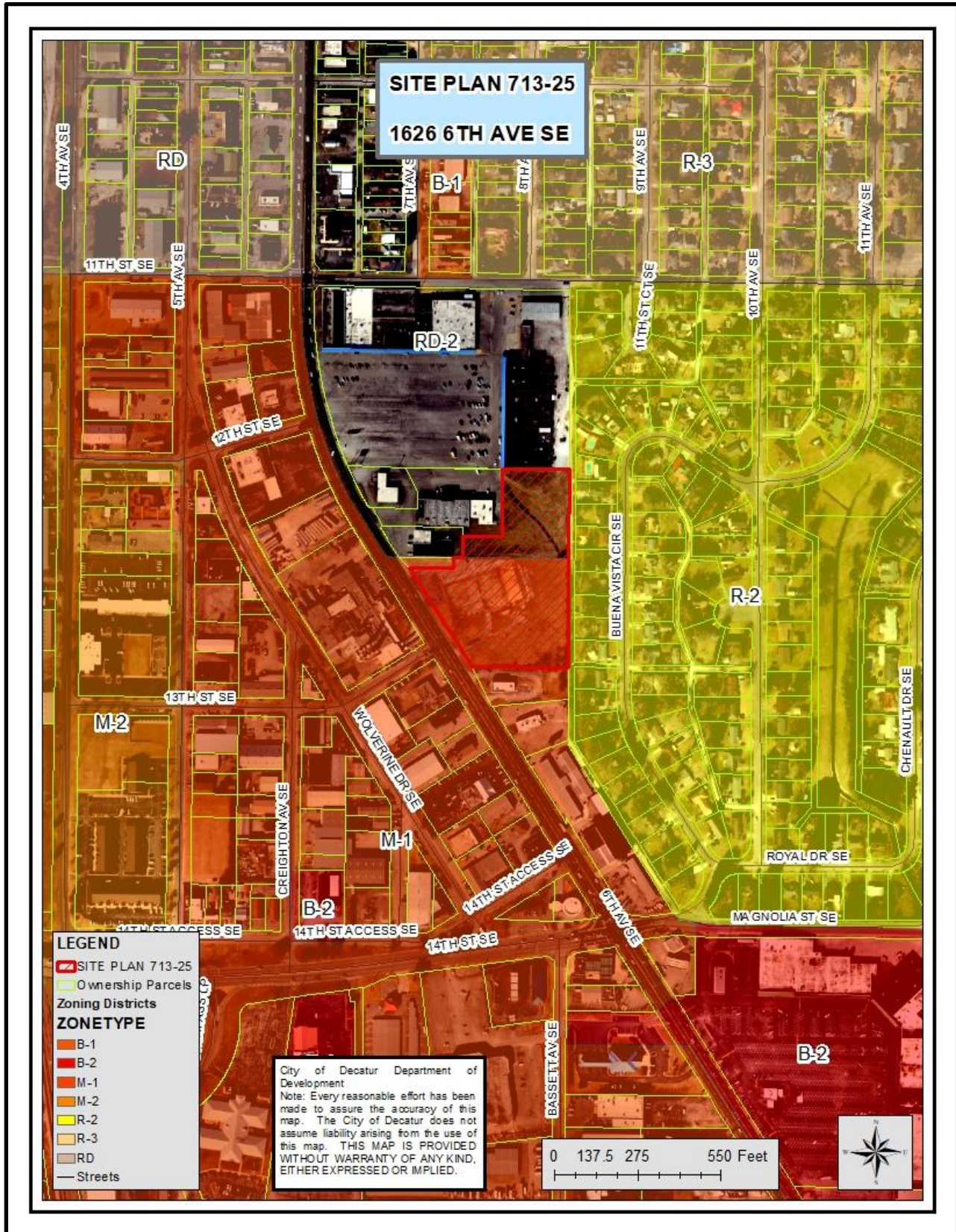
ONE DECATUR FUTURE LAND USE: Community Commercial

ONE DECATUR STREET TYPOLOGY: 6th Ave SE 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.



SITE PLAN 714-25

FILE NAME OR NUMBER: Site Plan 714-25

ACRES: 38+/- acres

CURRENT ZONE: I-D (Institutional)

APPLICANT: Corey Shoop (GMC)

LAND OWNER: Calhoun Community College

LOCATION AND/OR PROPERTY ADDRESS: 6250 Highway 31 N

REQUEST: Approve Plans to Construct a New Student Union

PROPOSED LAND USE: Institutional

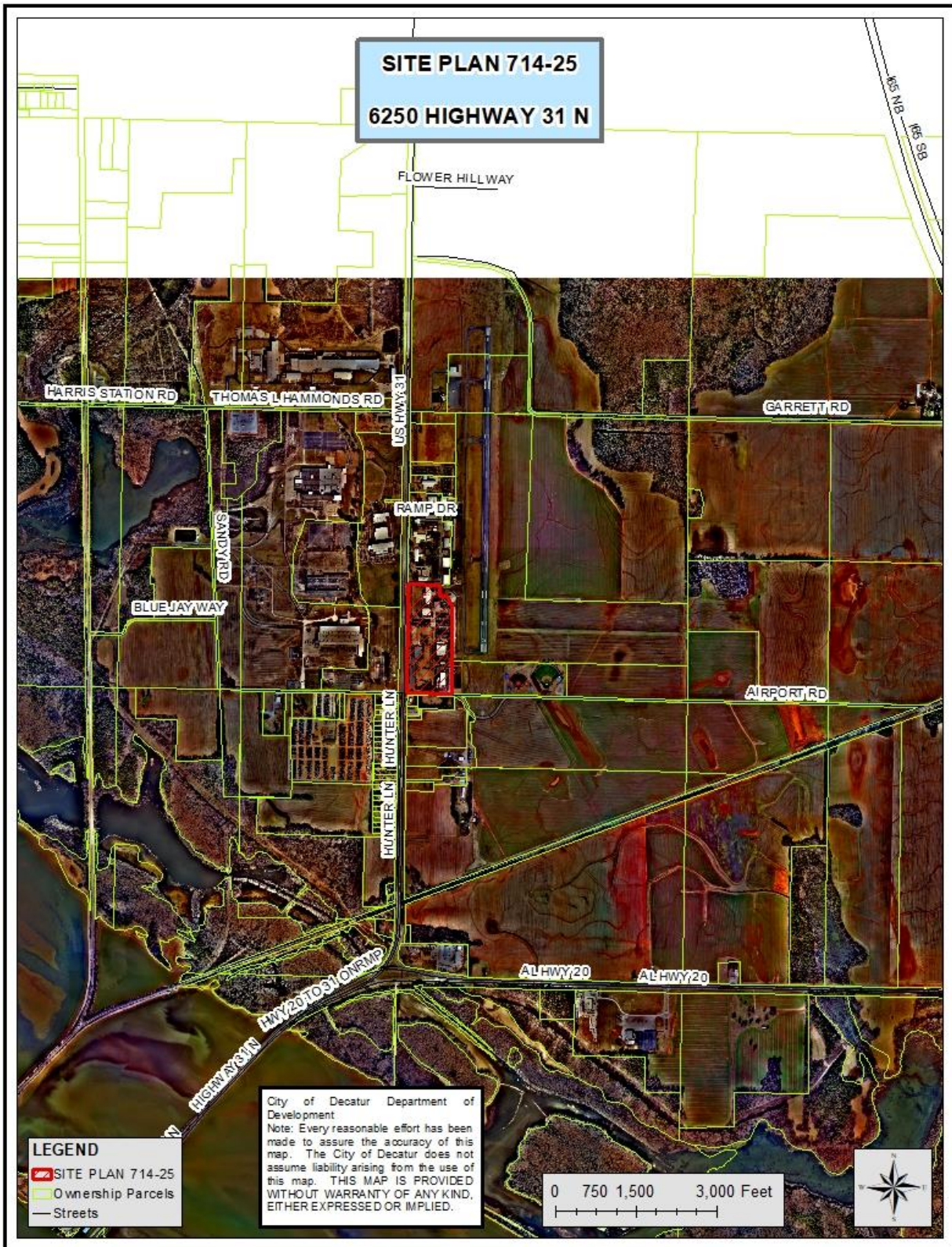
ONE DECATUR FUTURE LAND USE: Major Institution/Civic

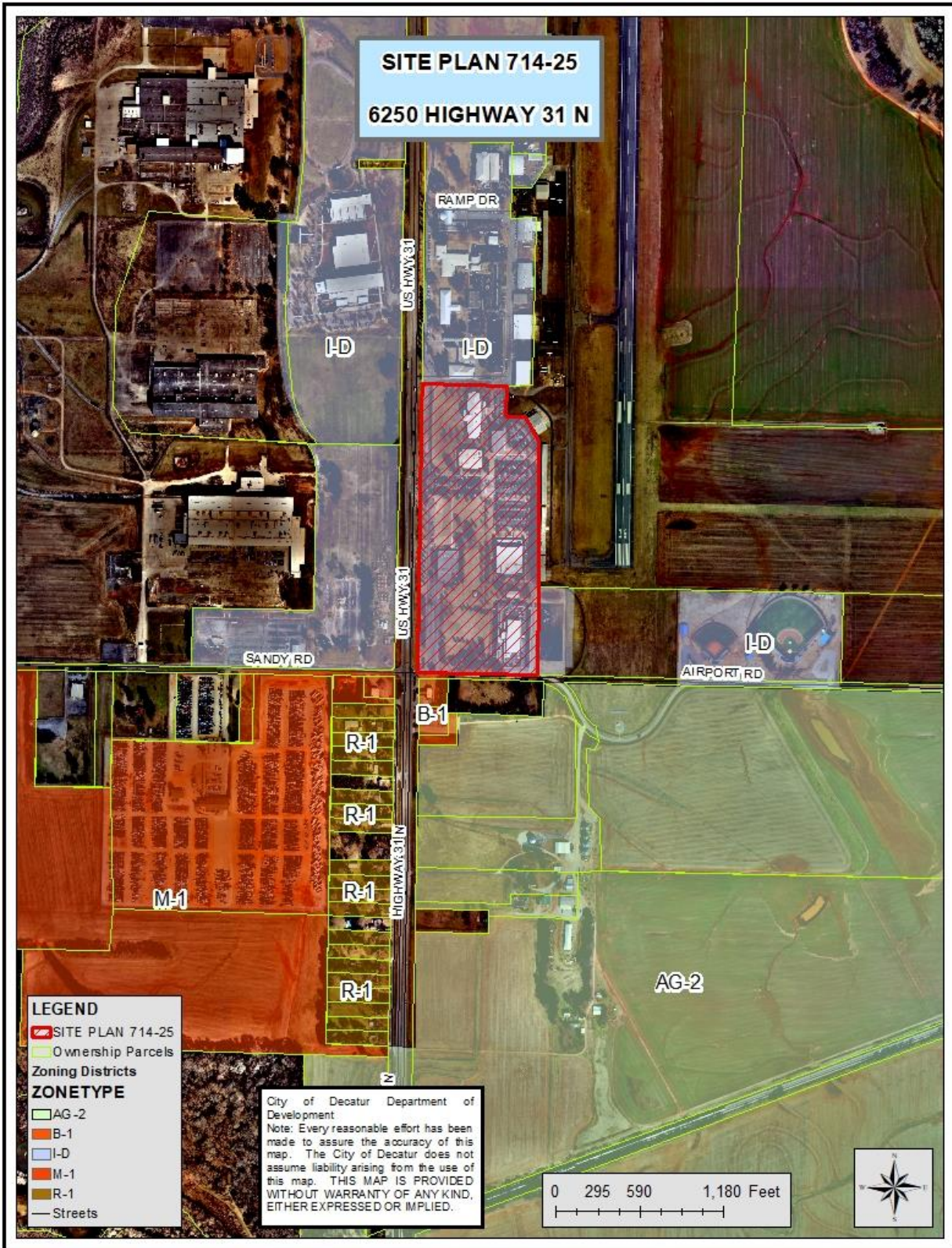
ONE DECATUR STREET TYPOLOGY: Highway 31 N is a Principal Arterial

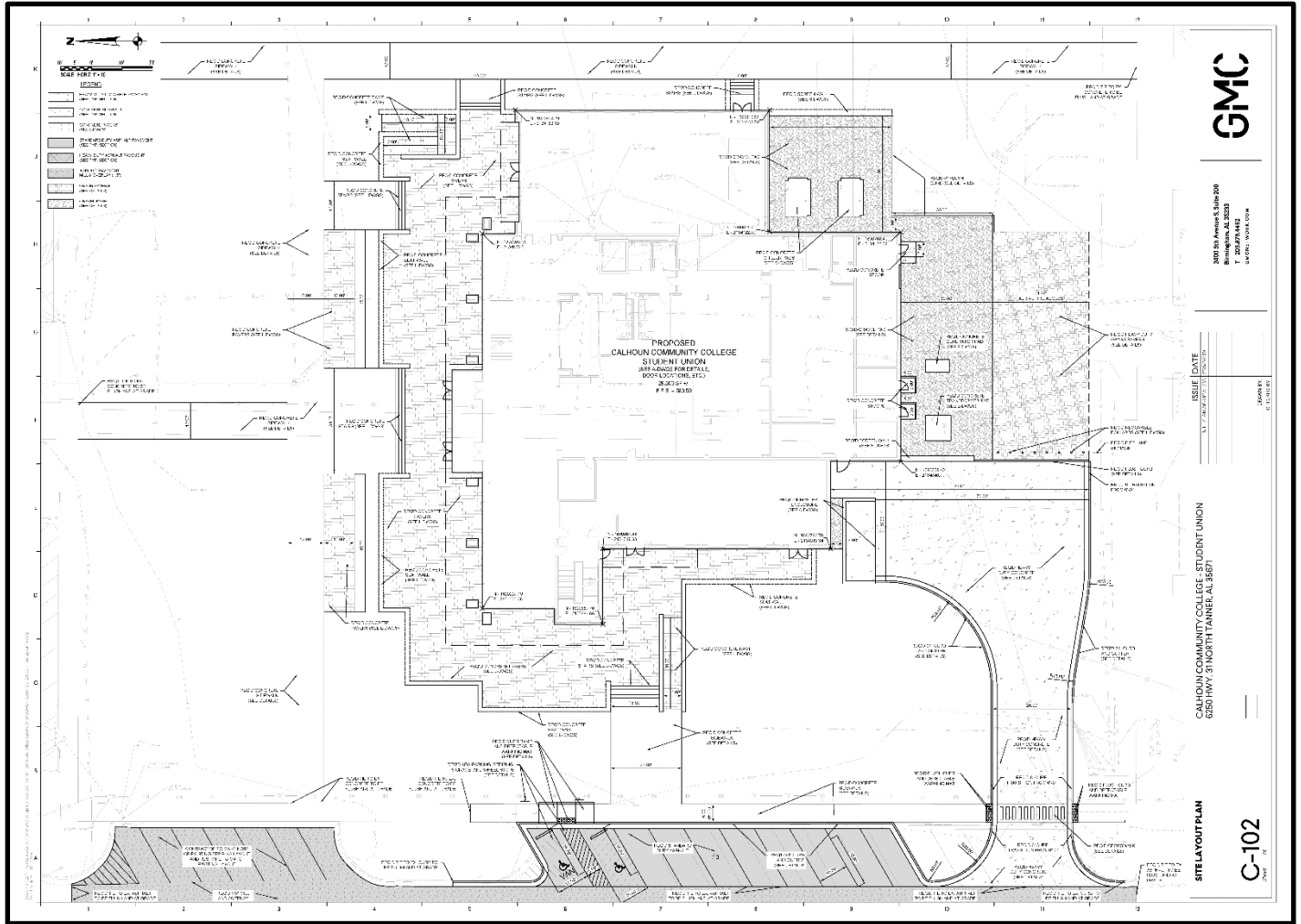
COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

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.







CERTIFICATES

CERTIFICATE 3651-25

FILE NAME OR NUMBER: Certificate 3651-25

ACRES: 0.32 +/- acres

CURRENT ZONE: R-4 (Multi-Family)

APPLICANT: Harry C. Vice & Engineering

LAND OWNER: Brett Whitlow

LOCATION AND/OR PROPERTY ADDRESS: 109 & 111 4th Ave NW

REQUEST: Consolidate 109 & 111 4th Ave NW into One Lot

PROPOSED LAND USE: Residential

ONE DECATUR FUTURE LAND USE: Core Neighborhood

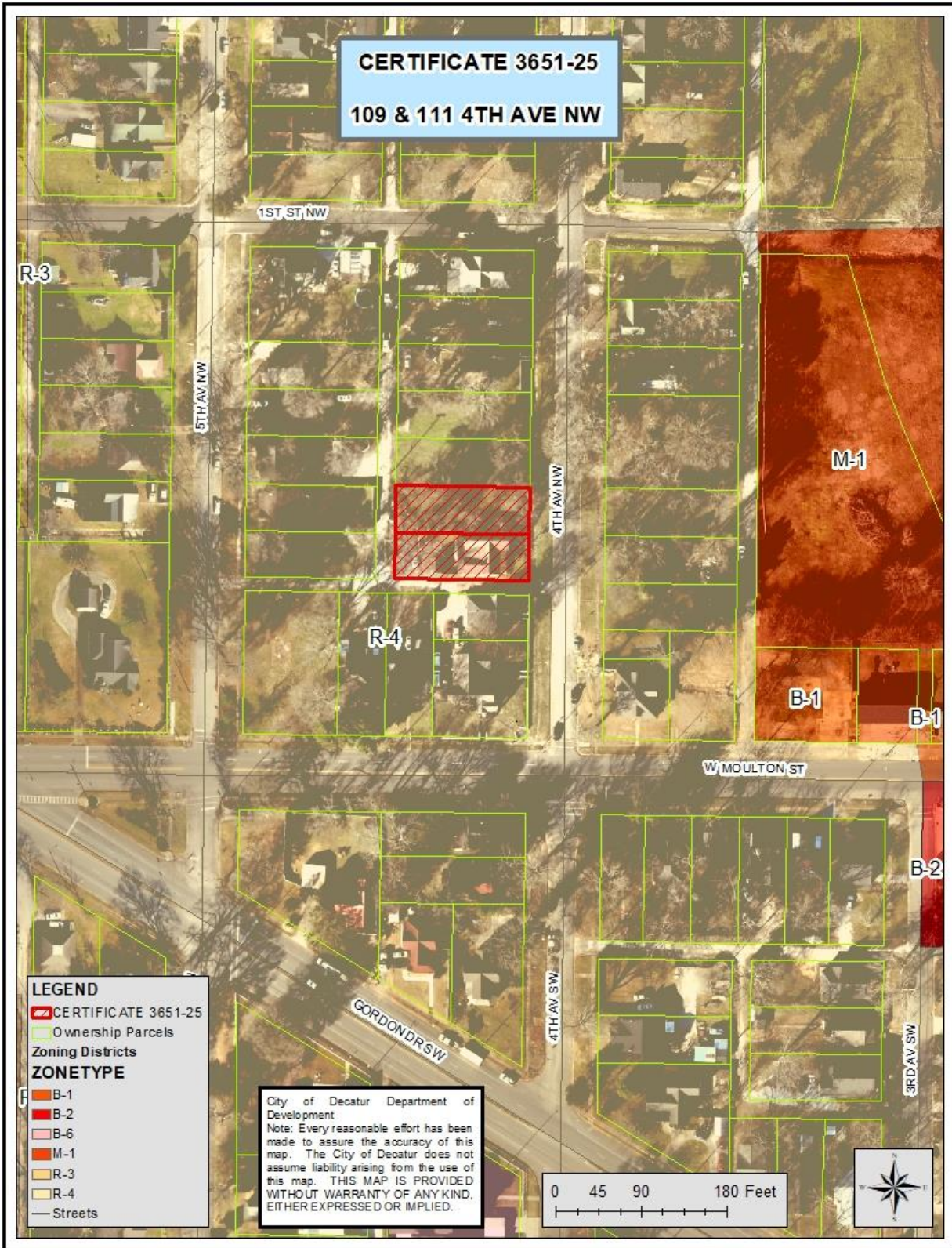
ONE DECATUR STREET TYPOLOGY: 4th Ave NW is a Local Street

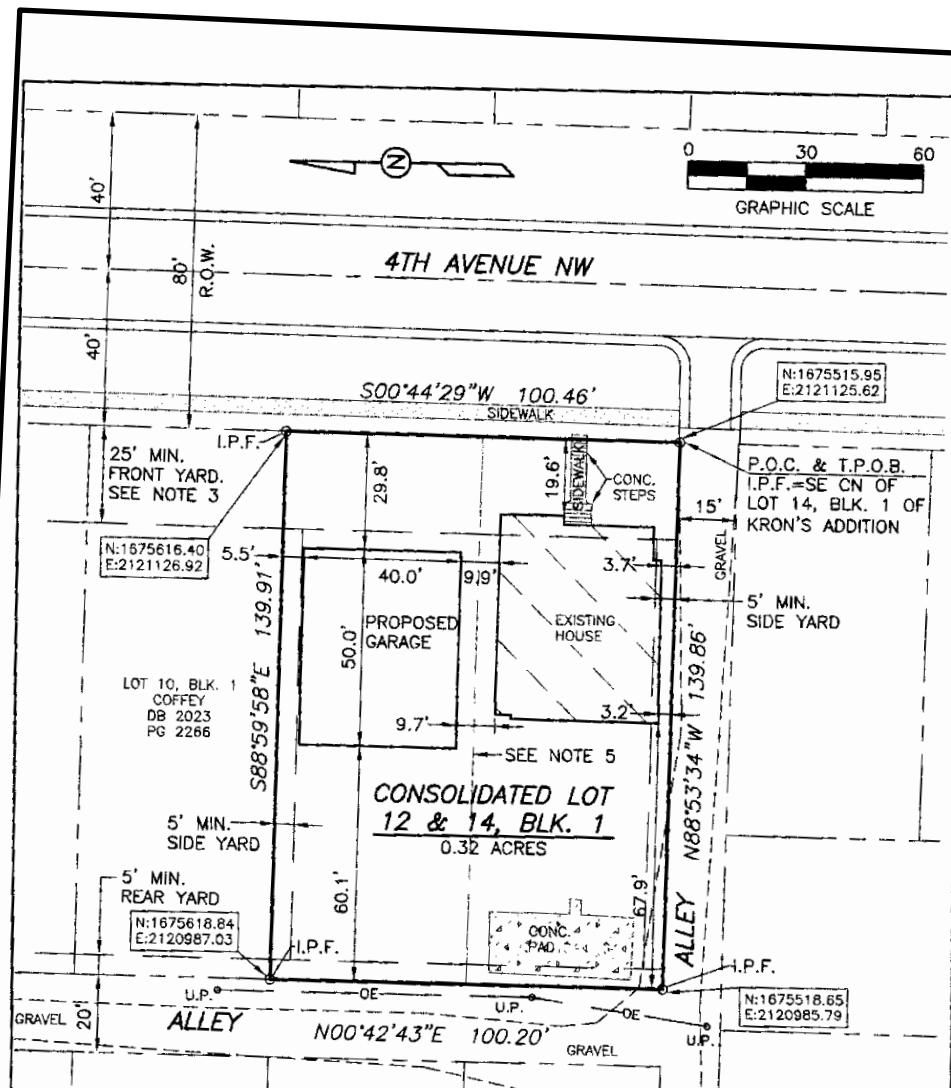
COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

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.







PLAN OF CONSOLIDATION

SCALE: 1" = 30'

NOTES:

1. LINE BEARINGS REFERENCED TO STATE PLANE GRID NORTH, US STATE PLANE 1983 NAD83(1992), ALABAMA WEST, AS DETERMINED FROM A GPS SURVEY REFERENCED TO ALDOT CORRS.
2. PROPERTY IS LOCATED IN R-4 MULTI-FAMILY RESIDENTIAL DISTRICT.
3. FRONT YARD SETBACK SUBJECT TO AVERAGE SETBACK REQUIREMENT IN SEC. 25-14 OF THE CITY OF DECATUR ZONING ORDINANCE.
4. SETBACK LINES SHOWN ARE FOR ACCESSORY BUILDINGS. ADDITIONS TO THE MAIN STRUCTURE ARE SUBJECT TO THE MINIMUM SETBACKS FOR THE R-4 ZONING DISTRICT.
5. EXISTING LOT LINE TO BE VOIDED UPON APPROVAL OF THIS PLAN.

I HEREBY CERTIFY THAT I HAVE EXAMINED THE FLOOD INSURANCE RATE MAP FOR MORGAN COUNTY, ALABAMA, MAP NO. 01103C0076F, DATED AUGUST 16, 2018 AND FOUND THE PROPERTY SHOWN ON THIS PLAN TO BE IN ZONE X.

Harry C. Vice, Jr.
Harry C. Vice, Jr., P.E., P.L.S.
Ala. Reg. No. 16747

CONSOLIDATION OF LOTS 12 & 14 BLOCK 1 KRON'S ADDITION

109 & 111 4TH AVENUE NW
DECATUR, ALABAMA

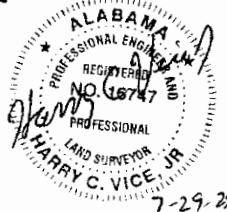
SCALE: 1" = 30'

PAGE NO: 2 OF 5

SVY. DATE: 7-28-25

DWG. DATE: 7-29-25

PREPARED BY:
HARRY C. VICE, JR., P.E., P.L.S.
VICE ENGINEERING & SURVEYING
1506 MARKS DRIVE
HARTSELLE, ALABAMA 35640
PHONE: 256-612-1501
E-MAIL: hvice@bellsouth.net



OTHER BUSINESS

SUBDIVISION REGULATIONS AMENDMENTS

FILE NAME OR NUMBER: Subdivision Regulation Amendment

APPLICANT: City of Decatur

REQUEST: Amend definition of driveway, Streets (B, Page 23) Bullet Point 1, Lots (F, Page 28) Number 5, 6, 8, 9, & 11, Streets & Alleys (B, Page 31), Experimental Subdivision (A, Page 45)

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.

Developer. The owner of land proposed to be subdivided or his representative. Consent shall be required from the legal owner of the premises.

Development. A planning or construction project involving substantial property improvement and, usually, a change of land-use character within the site; the act of using land for building or extractive purposes.

Development Regulation. Zoning, subdivision, site plan, official map, flood plain regulation, or other governmental regulation of the use and development of land.

Director of Planning. The officer, as appointed by the City of Decatur, to coordinate and administer with the Building Director and the City Engineer these regulations. Acting as custodian of minutes and official records of the City Planning Commission and assisting other public boards and commissions as may be required to further the intent and implementation of these regulations.

Divided Street. A street having an island or other barrier separating moving lanes.

Drainage. The removal of surface water or groundwater from land by drains, grading, or other means.

Drainage Facility. Any component of the drainage system.

Drainage System. The system through which water flows from the land, including all watercourses, waterbodies and wetlands.

Driveway. A paved or unpaved area used for ingress or egress of vehicles, and allowing access from a street to a building or other structure or facility.

A paved or unpaved area used for ingress or egress of vehicles, and allowing access from a street to district requirements for off-street parking spaces, a building or other structure or facility.

Drop Manhole. A manhole provided for inspection and maintenance of sewers where an incoming sewer is considerably higher than the outgoing.

Dry Lines. See Capped System.

Easement. A right-of-way granted, but not dedicated, for limited use of private land for a public or quasi-public purpose and within which the owner of the property shall not erect any structures.

Environmental Constraints. Features, natural resources, or land characteristics that are sensitive to improvements and may require conservation measures or the application of creative development techniques to prevent degradation of the environment, or may require limited development, or in certain instances may preclude development.

Erosion. The detachment and movement of soil or rock fragments, or the wearing away of the land surface by water, wind, ice, or gravity.

Expressway/Freeway. Limited Access Road. Moves high volumes of traffic at high speeds. Signals at major intersections only. Generally at grade. No parking.

Final Plat. The final map of all or a portion of a subdivision which is presented for final approval.

Final Approval. The official action of the Planning Commission taken on a preliminarily approved major subdivision or site plan, after all conditions, engineering plans, and other requirements have been completed or fulfilled and the required improvements have been installed, or guarantees properly posted for their completion, or approval conditioned upon the posting of such guarantee.

Frontage Street. Any street to be constructed by the developer or any existing street in which development shall take place on both sides.

Frontage. That side of a lot abutting on a street or way and ordinarily regarded as the front of the lot, but it shall not be considered as the ordinary side of a corner lot.

General Community Plan. Any legally adopted part or element of the General Community Plan of the City of Decatur or its environs. This may include, but is not limited to the Zoning Ordinance, Airport Obstruction Zoning Ordinance, Subdivision Regulations, International Fire Code, Community Facilities Plan, Major Street Plan, Capital Expenditures Plan and the Land Use Plan. This may otherwise be referred to or known as the Master Plan, or Comprehensive Plan.

Governing Body. The chief legislative body of the municipality, (i.e., City Council or other Board as designated by municipal ordinance).

Grade. The slope of a street, or other public way, specified in percentage (%) terms. (See Section VI.B.7)

SECTION VI

VI. Design Standards

A. *Conformity to General Community Plan*

1. All proposed subdivisions shall conform to the City Zoning Ordinance and the General Community Plan and all major sections thereof, i.e., the Land Use Plan, Major Street Plan, Community Facilities Plan, etc.
2. Densities shall be established by the Zoning Ordinance and the Land Use Plan.
3. All thoroughfares as shown crossing or bordering a proposed subdivision on the Major Street Plan shall be required to be provided in the location and at the right-of-way width designated thereon.
4. All sites for parks, schools, and other public facilities as shown on the Community Facilities Plan as located within a proposed subdivision shall be offered for sale to the City at a price not to exceed fair market value of the land prior to development, except as otherwise provided or required by the Planning Commission.
5. All off-premise improvements necessary to the development of the subdivision shall be clearly noted in the Preliminary Plan. These improvements shall relate to such items as drainage, extension of water mains, sewers, street access and other such improvements.

B. *Streets*

General

1. The arrangement, character, extent, width, grade and location of all streets shall conform to the General Community Plan and shall be considered in their relation to existing and planned streets, to topographical conditions, to public convenience and safety, and in their appropriate relation to the proposed uses of the land to be served by such streets.
 - ◆ Paved access should be provided to all developed parcels.
Paved access road(s) leading up to a proposed subdivision shall be provided to all developed parcels unless the Planning Commission prior approves otherwise and noted on plat.
 - ◆ Street system design should discourage through traffic on local residential streets.
 - ◆ The layout of a local street system should not create excessive travel length.
 - ◆ Local street systems should be logical and understandable; the street system should be easily "read" by the user.
 - ◆ Local circulation systems and land development patterns should not detract from the efficiency of adjacent major streets.
 - ◆ The local circulation system should not have to rely on extensive traffic regulations or control devices to function efficiently and safely.
 - ◆ Traffic generators such as schools, churches, or neighborhood shops within residential areas should be considered in the local circulation pattern.
 - ◆ Residential streets should clearly communicate their local function and place in the street hierarchy.

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5. Each lot must front upon a dedicated street whose right-of-way is not less than 50 feet in width and which is connected with the public street system unless otherwise provided by the City Planning Commission or these regulations.

Each lot shall have frontage on a dedicated or accepted street. This street's right-of-way must be at least 50 feet wide and connect to the public street system. Any exceptions to this requirement shall be approved by the City Planning Commission. If the right-of-way for a platted street has not been formally accepted for maintenance as a City of Decatur street, a performance bond shall be provided until the street and all associated subdivision improvements are fully constructed and accepted by the City.

6. Paved driveways on all new construction shall be required in all zoning districts to allow vehicular access from a street to district requirements for off-street parking spaces, a building or other structure or facility. The paved driveway shall be shown on documents required to buy a building permit. Prior to buying a building permit, the applicant may request a partial or fully unpaved driveway from the Planning Commission.
7. Double frontage and reverse frontage lots shall be avoided except where essential to provide separation of residential development from traffic arteries or so as to overcome specific disadvantages of topography and orientation. The subdivider shall put in a planting screen easement of not less than 10 feet in width, and across which there shall be no right of access along the line of lots abutting such a traffic artery or other disadvantageous feature.
8. Flag Lots are lots so shaped that the building area is set back from the street on which it fronts, and shall include a minimum 30 foot access strip along its full length (the stem) connecting the building area to the street. The building area of the flag lot, excluding the stem area, must comply with the minimum lot size required by the zoning district.
9. Flag lots may be created in groups not exceeding two.
10. Side lot lines shall be substantially at right angles to streets except on curves where they shall be radial.
11. Any restriction pertaining to any lot shall be noted on the lot on the recorded plat or a specific reference to a footnote stated within the boundaries of the lot.

Any restriction or condition pertaining to and impacting a lot must be clearly noted directly on that lot's depiction on the recorded plat, or by a specific reference to a footnote located within the boundaries of that lot on the plat.(Reference Page 45, A)

G. Public Sites and Open Spaces

1. Where a proposed park, playground, school, or other public use shown in the General Community Plan is located in whole or in part in a subdivision, the Planning Commission may request the dedication or reservation of such areas within the subdivision in those cases in which the Planning Commission deems such requirements to be reasonable.
2. Where deemed essential by the Planning Commission upon consideration of the particular type of development proposed in the subdivision, and especially in large scale neighborhood unit developments not anticipated in the General Community Plan, the Planning Commission may request the dedication or reservation of such other areas or sites of a character, extent, and location suitable to the needs created by such development for schools, parks, and other neighborhood purposes.

H. Names

1. Streets

No street name shall be used which will duplicate by spelling or sound or otherwise be confused with the names of existing streets, except where a proposed street is an extension of an existing street in which case the proposed street shall bear the name of the existing street. In this situation, no street name shall be repeated more than once. Street names are subject to the approval of the Planning Commission.

2. Subdivisions

Subdivision names and apartment project names shall not duplicate or be confused with existing names. Subdivision and apartment project names are subject to approval by the Planning Commission.

B. Streets and Alleys

On all streets and alleys a suitable hard surfaced permanent type of pavement shall be constructed in accordance with City of Decatur specifications (see Appendix II).

On all streets and alleys, a suitable hard-surfaced, permanent pavement shall be constructed according to City of Decatur specifications, providing paved access to all developed parcels. (See Appendix II)

C. Curbs and Gutters

Standard "L" type curb and gutters shall be placed on both sides of all streets in accordance with the City specifications unless otherwise waived by the Planning Commission. (See Appendix II)

D. Water Mains

The design and specifications of the water distribution system shall meet Decatur Utilities requirements or in areas served by West Morgan East Lawrence Water Authority the Authority's requirements. If a well is to serve more than one (1) lot, a public water system is required. The design and specifications of such a system shall meet the requirements of and shall be installed under the Regulation of the Alabama Department of Environmental Management. (See Appendix II)

E. Sanitary Sewers

The design and specifications of the sanitary sewer system shall meet Decatur Utilities requirements. If a private sewage treatment system is required for a lot, said system shall meet the specifications and requirements of the Health Department. (See Appendix II)

F. Storm Sewers and Drainage

Storm sewers and drainage structures shall be designed and installed as required by the City Engineer in accordance with good engineering practices and the Master Drainage Plan of the City of Decatur. (See Appendix II)

G. Electric

The design and specification of the electric distribution system shall meet Decatur Utilities or Joe Wheeler Electric Co-op requirements, whichever is applicable.

H. Gas

The design and specification of the natural gas distribution system shall meet Decatur Utilities requirements.

I. Oversize Facilities

The City of Decatur, or the appropriate Department of the City of Decatur may participate in the cost of "oversized" improvements within a subdivision (i.e., streets, water or sewer mains, drainage facilities, etc.) if it is judged that such oversized improvements are necessary to serve large areas of land not in the subdivision, and if the cost of such oversized improvements is an unreasonable burden on the Subdivider. For example, the Subdivider shall not be required to pay the cost of any freeway, arterial street, or major street, but shall participate in the cost of these

OFFICE OF THE JUDGE OF PROBATE

STATE OF ALABAMA
COUNTY

I hereby certify that this Plat or Map was filed in this office for record this the _____ day
of _____, 19_____, at _____ o'clock _____ M., and recorded in Book _____
of Plats and Maps, Page _____ Recording _____ paid.

Judge of Probate

SECTION IX

IX. Variances

Where the Planning Commission finds that extraordinary hardships may result from strict compliance with these regulations it may vary the regulations so that substantial justice may be done and the public interest secured, provided that such variation will not have the effect of nullifying the intent and purpose of the General Community Plan or these regulations.

A. *Experimental Subdivisions*

The Planning Commission may waive, vary, or modify the standards and requirements of these regulations, if, in its judgment, an unusual or experimental subdivision plan provides for adequate public spaces and improvements (i.e., circulation, recreation, light, air and service needs) to the tract when fully developed and populated, and which also provides such covenants or other legal provisions as will assure conformity to and achievement of the plan.

In granting variances, modifications, and approval for experimental subdivisions, the Planning Commission may require such conditions as will, in its judgment, secure substantially the objective of the standards or requirements so varied, modified, or approved. These may include, without being limited to: personal, security, performance, or maintenance bonds; affidavits, covenants, or other legal instruments.

In addition, a summary of all significant waivers and deviations from the standards as set-out in the Subdivision Regulations that are subsequently granted approval by the Planning Commission and shall be duly itemized and depicted in the final recorded plat. (Reference Page 28, 9)