

MEMORANDUM

DATE: September 23rd, 2025

TO: Planning Commission

PLANNING COMMISSION MEETING

September 23rd, 2025

Pre-Meeting – 3:00 p.m.

Meeting – 3:30 p.m.

City Council Chambers

Agenda

Planning Commission

City of Decatur, AL

September 23rd 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

Preliminary Plat

A. Valley Park Ph. III

Pugh Wright McAnally

PAGE NO.

3-6

Consent Agenda

Site Plans

A. Site Plan 715-25

Pugh Wright McAnally

PAGE NO.

7-10

B. Site Plan 716-25

Anthony Byars

11-14

C. Site Plan 717-25

Pugh Wright McAnally

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Certificates

A. Certificate 3652-25

XRAM, Inc.

PAGE NO.

19-22

Layout Plat

A. Layout- Valley Park Ph. III

Pugh Wright McAnally

PAGE NO.

23-26

Other Business

Other Business

A. Subdivision Regulations Amendments

PAGE NO.

27-32

PUBLIC HEARING

PRELIMINARY PLAT

VALLEY PARK PHASE III

FILE NAME OR NUMBER: Preliminary Plat-Valley Park Phase III

ACRES: 23.15 +/- acres

CURRENT ZONE: R-3 (Single-Family)

APPLICANT: Pugh Wright McAnally

LAND OWNER: Wilshire Development

LOCATION AND/OR PROPERTY ADDRESS: North of Valley Park Phase II

REQUEST: Subdivide 23.15 acres into 73 residential lots

PROPOSED LAND USE: Residential

ONE DECATUR FUTURE LAND USE: Low Residential

ONE DECATUR STREET TYPOLOGY: Clear Creek Drive is a local street

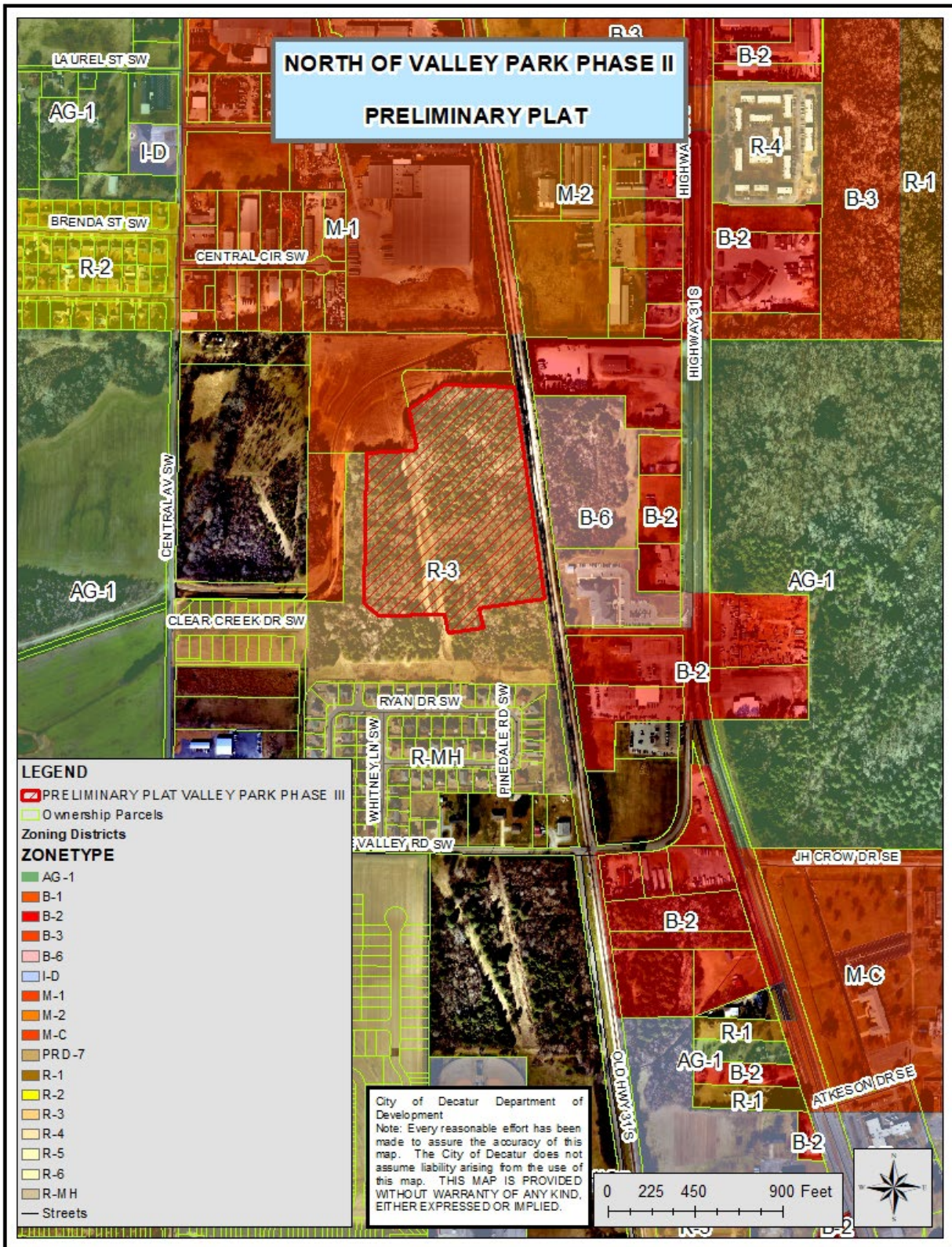
COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

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.

1. South of lot 63: lots 12 & 13 from Phase II have easements missing on the north side (8' wide DUT easement and a 6' wide DUT easement) **(Engineering)**
2. Lots 1-6: have a easement missing to the south (20' DUT easement) **(Engineering)**
3. Label is missing for 20' wide DUT easement to North of lots 1-5 **(Engineering)**





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CONSENT AGENDA

SITE PLANS

SITE PLAN 715-25

FILE NAME OR NUMBER: Site Plan 715-25

ACRES: 1.47 +/- acres

CURRENT ZONE: R-3 (Single-Family)

APPLICANT: Pugh Wright McAnally

LAND OWNER: Flint Church

LOCATION AND/OR PROPERTY ADDRESS: 1205 Mill Road

REQUEST: Approve site plans to construct a 4,400 square feet addition

PROPOSED LAND USE: Institutional

ONE DECATUR FUTURE LAND USE: Rural Edge/Agricultural

ONE DECATUR STREET TYPOLOGY: Mills Road SE is a Minor Arterial

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

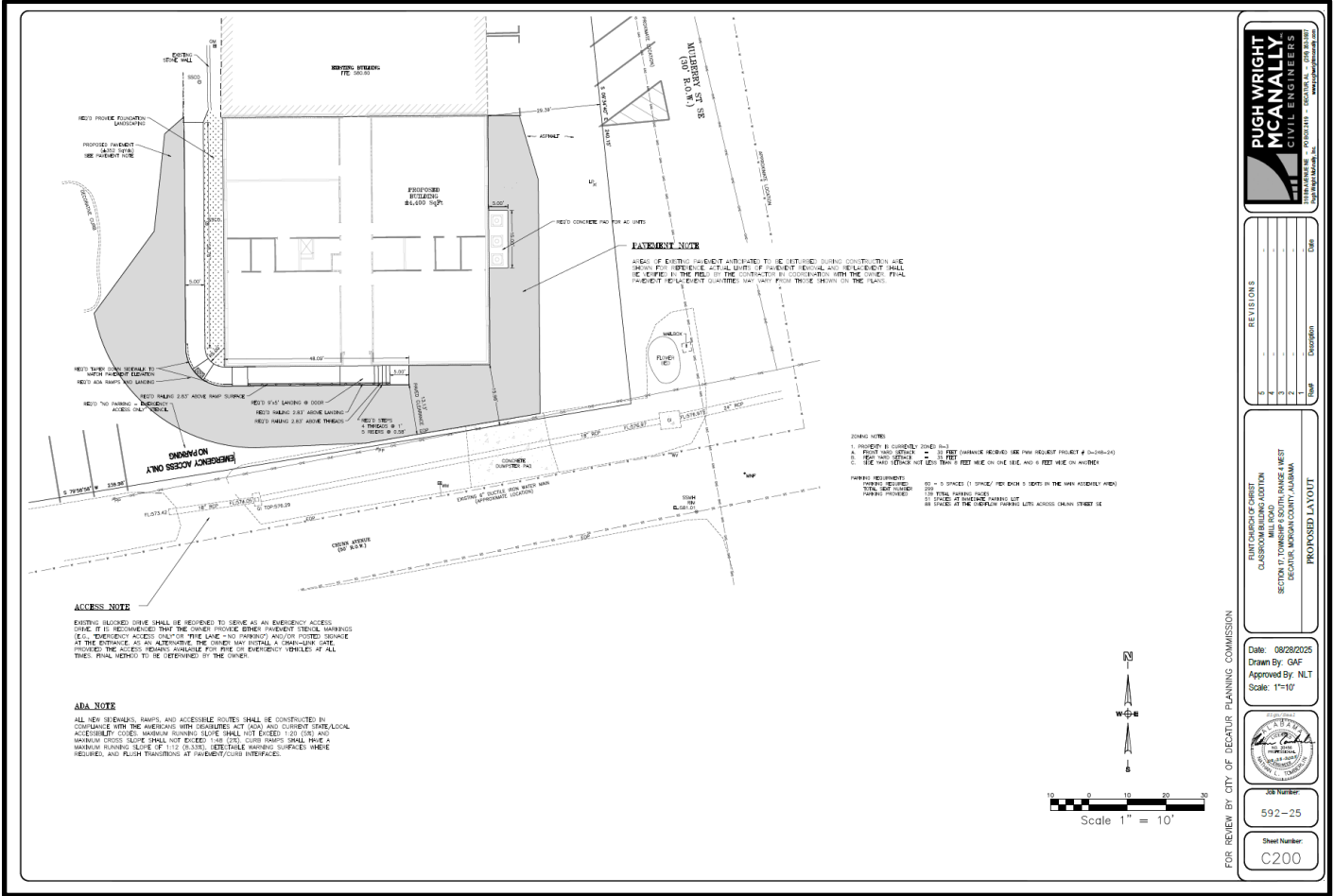
Conditions to be met:

1. Please show ingress and egress to public streets **(Planning)**
2. Please add internal circulation arrows **(Planning)**
3. Pg. C500: Need inlet protection at grate inlet at SE corner
4. Please close and connect silt fence at flowerbed at SE corner & connect to construction entrance. **(Engineering)**
5. Please close the rest of site off with construction fencing to force construction traffic to the construction entrance. **(Engineering)**
6. Please show existing gas service on Site Plan. **(DU-Gas)**

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







SITE PLAN 716-25

FILE NAME OR NUMBER: Site Plan 716-25

ACRES: 89.73 +/- acres

CURRENT ZONE: M-2 (General-Industry)

APPLICANT: Anthony Byars

LAND OWNER: GE Appliance

LOCATION AND/OR PROPERTY ADDRESS: 2328 Point Mallard Drive SE

REQUEST: Construct a new health clinic and parking lot

PROPOSED LAND USE: Institutional

ONE DECATUR FUTURE LAND USE: Riverfront Mixed Use

ONE DECATUR STREET TYPOLOGY: Point Mallard Drive SE is a Minor Arterial road

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 717-25

FILE NAME OR NUMBER: Site Plan 717-25

ACRES 0.65 +/- acres

CURRENT ZONE: M-1 (Light-Industry)

APPLICANT: Pugh Wright McAnally

LAND OWNER: Brandon Betterton

LOCATION AND/OR PROPERTY ADDRESS: 3329 Central Avenue SW

REQUEST: Approve site plan to construct a 5,900-sqft storage warehouse

PROPOSED LAND USE: Industrial

ONE DECATUR FUTURE LAND USE: Flex Employment Center

ONE DECATUR STREET TYPOLOGY: Central Ave is a Minor Arterial

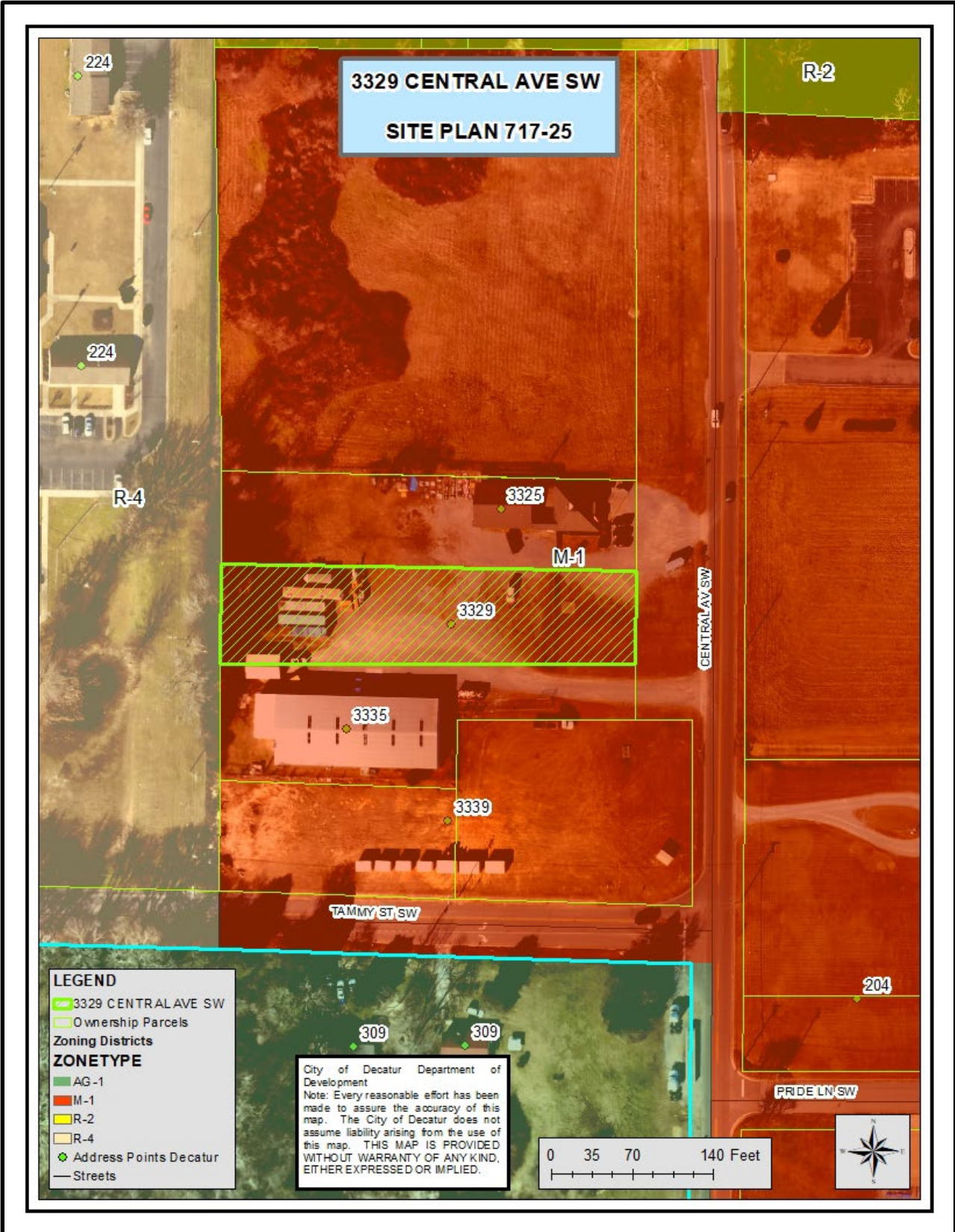
COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

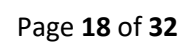
Conditions to be met:

1. A fire hydrant will be required to be within 400' of the proposed to new structure or an easement will have to be secured and developed. **(Fire Marshall)**

Point of Information:







CERTIFICATES

CERTIFICATE 3652-25

FILE NAME OR NUMBER: Certificate 3652-25

ACRES: 2 +/- acres

CURRENT ZONE: AG-2 (Agriculture)

APPLICANT: XRAM Inc.

LAND OWNER: Keith & Danielle Larson

LOCATION AND/OR PROPERTY ADDRESS: North of 3115 W Chapel Hill Road

REQUEST: Approve certificate to adjust lot lines

PROPOSED LAND USE: Residential

ONE DECATUR FUTURE LAND USE: Low Residential

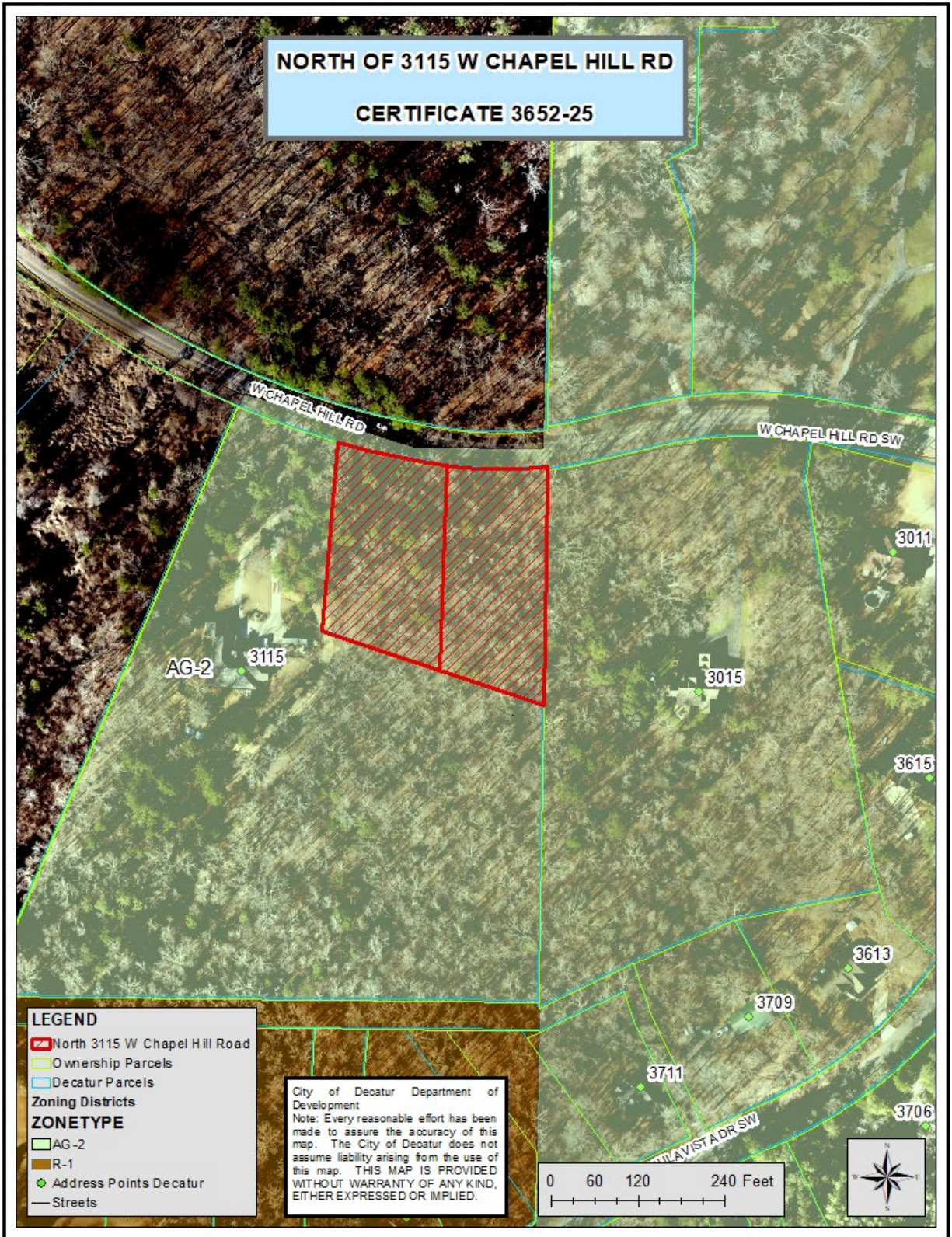
ONE DECATUR STREET TYPOLOGY: W Chapel Hill Road is a Collector Urban

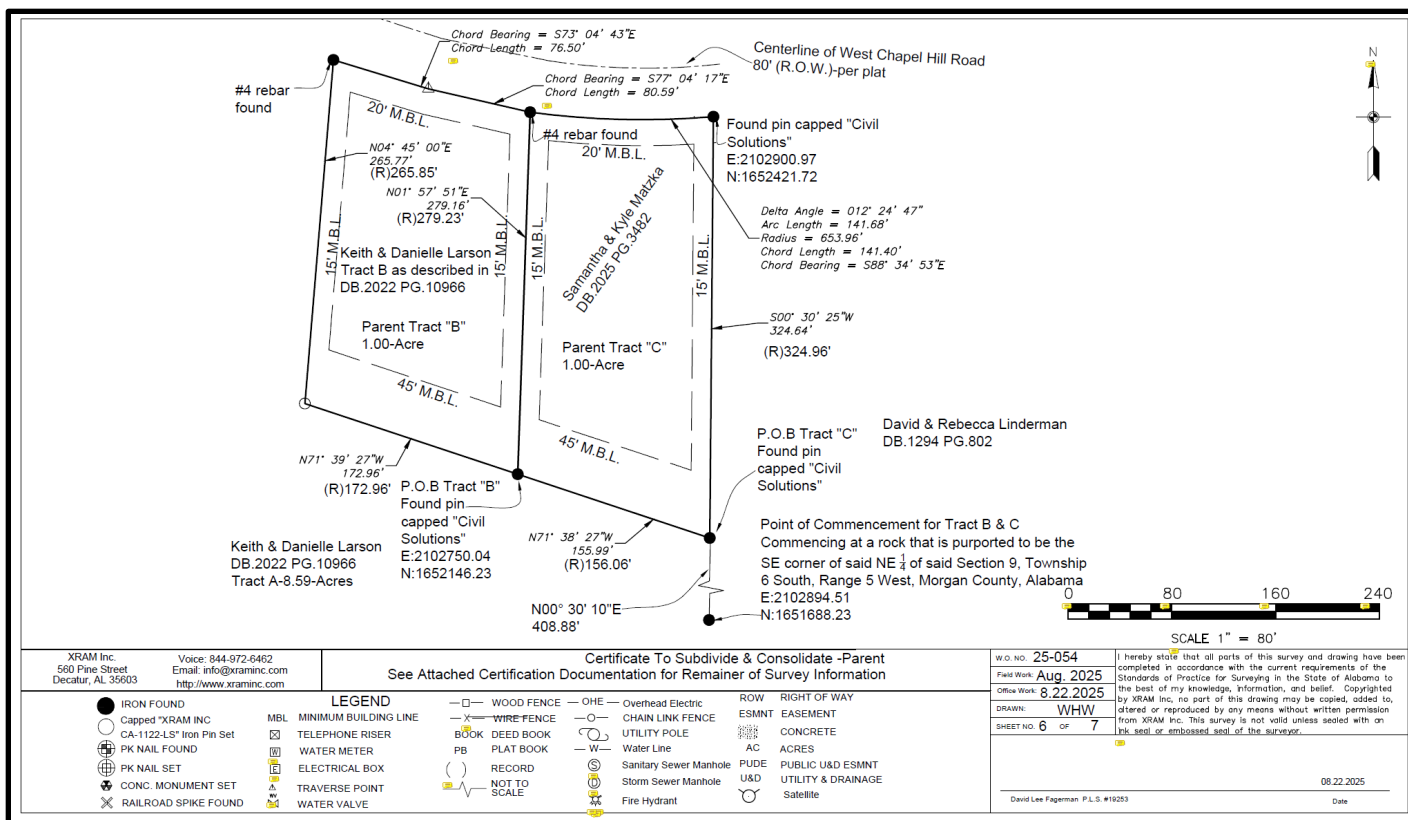
COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

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.







LAYOUT PLATS

LAYOUT PLAT VALLEY PARK PHASE III

FILE NAME OR NUMBER: Layout Plat Valley Park Phase III

ACRES: 23.15 +/- acres

CURRENT ZONE: R-3 (Single-Family)

APPLICANT: Pugh Wright McAnally

LAND OWNER: Wilshire Development

LOCATION AND/OR PROPERTY ADDRESS: North of Valley Park Phase II

REQUEST: Approve Layout Plat

PROPOSED LAND USE: Residential

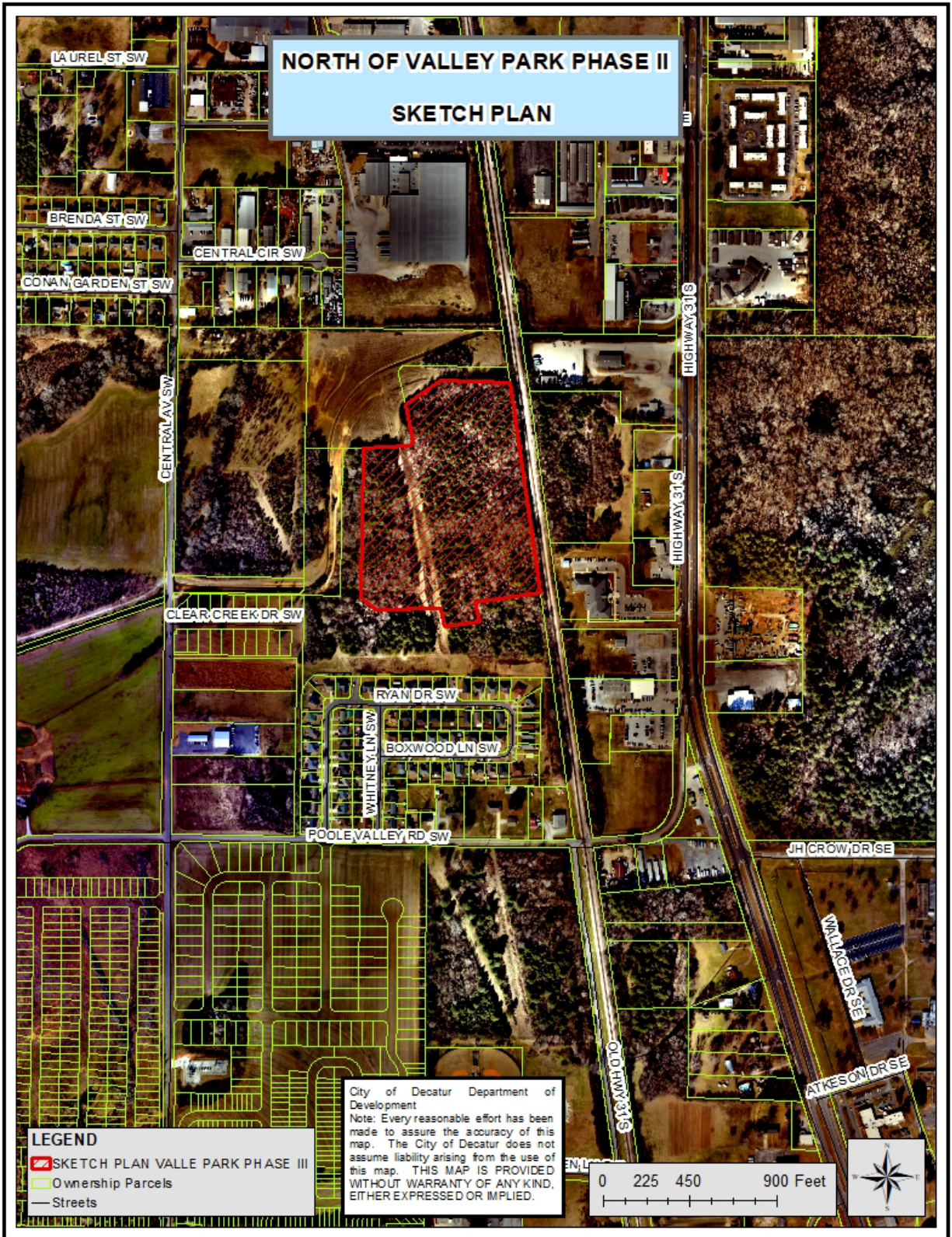
ONE DECATUR FUTURE LAND USE: Low Residential

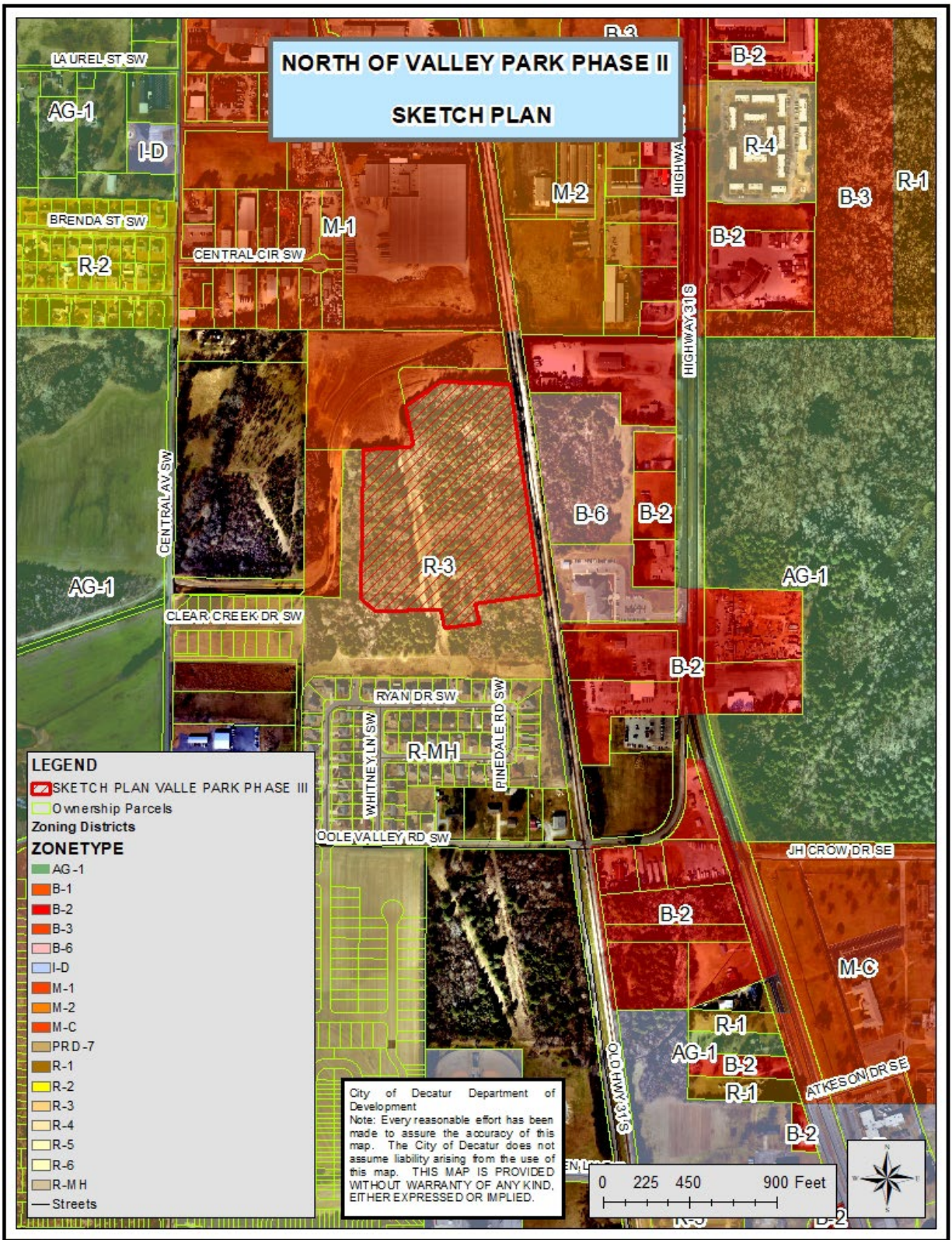
ONE DECATUR STREET TYPOLOGY: Clear Creek Drive is a local street

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.





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 area used for ingress or egress of vehicles, including allowed access from a street to off-street parking spaces, building(s), or other structure(s) or facility(ies) pursuant to zoning district requirements

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

Master Plan. A comprehensive long range plan intended to guide the growth and development of a community or region. Includes analysis, recommendations, and proposals for the community's population, economy, housing, transportation, community facilities, and land use.

Master Street Plan. Shall mean the major street plan as adopted by the Planning Commission as an element of the Master Plan.

Marginal Access Street. A service street that runs parallel to a higher-order street which, for purposes of safety, provides access to abutting properties and separation from through traffic. May be designed as a residential access street or subcollector as anticipated daily traffic dictates.

Median. That portion of a divided highway separating lanes of traffic proceeding in opposite directions.

Minor Arterial. Main feeder streets. Occasionally will form neighborhood boundaries, but should not penetrate into the neighborhood. Some signals; some parking.

Minor Street. See Local Street.

Minor Subdivision. Any subdivision containing more than three (3) lots, fronting on an existing improved street, not involving any new street or road, not adversely affecting the remainder of the parcel or adjoining property, and not in conflict with any provisions or portion of the Master Plan, official map, zoning ordinance, or these regulations.

Mulch. A layer of wood chips, dry leaves, straw, hay, plastic, or other materials placed on the surface of the soil around plants to retain moisture, prevent weeds from growing, hold the soil in place, or aid plant growth.

NARCOG (North Alabama Regional Council of Governments). The agency performing A-95 review of all federal grant-in-aid projects required to be reviewed by Regional and State Planning Commissions to insure the projects conform to Regional and State needs; the planning agency established to carry on regional or metropolitan comprehensive planning.

Off-Premise. Any premises not located within the area of the property to be subdivided, whether or not in the same ownership of the applicant for subdivision approval.

Onsite Sewage Disposal System. A septic tank, seepage tile sewage disposal system, or any other approved sewage treatment device serving public or private facilities.

Open Space. Any parcel or area of land or water essentially unimproved and set aside, dedicated, designated, or reserved for the public or private use or enjoyment or for the use and enjoyment of owners and occupants of land adjoining or neighboring such open space.

Ordinance. Any legislative action, however denominated, of the City of Decatur which has the force of law, including any amendment or repeal of any ordinance.

Owner. Any person, group of persons, firm or firms, corporation or corporations, or any other legal entity having legal title to or sufficient proprietary interest in the land sought to be subdivided under these regulations.

Owner's Engineer. Shall mean the Engineer registered and in good standing with the State Board of Registration of Alabama who is the agent of the owner of land which is proposed to be subdivided or which is in the process of being subdivided.

Pavement. A hard surface created using asphalt concrete and permeable materials that allow water to drain through, including porous asphalt, pervious concrete, permeable interlocking concrete pavement (PICPs), and plastic grid pavers. The city must approve these surfaces for their intended use. Additional alternatives for hard surfaces are grass pavers, gravel, and crushed stone.

Perc Test. (Percolation Test). A test designed to determine the ability of ground to absorb water, and used to determine the suitability of a soil for drainage or for the use of a septic system.

Performance Guarantee. Any security that may be accepted by a municipality as a guarantee that the improvements required as part of an application for development are satisfactorily completed as required by State law.

Perimeter Street. Any existing street to which the parcel of land to be subdivided abuts on only one (1) side.

Planning Commission. Shall mean the City Planning Commission of the City of Decatur, Alabama.

Planning Department. Shall mean the duly designated Planning Staff of the City of Decatur, Alabama.

Planning Director. See Director of Planning.

Plat. A map or maps of a subdivision or site plan stamped by a registered land surveyor.

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 shall be provided to all developed parcels, including road(s) leading to a proposed subdivision, unless the Planning Commission specifically considers and approves a lack of paved access and said approval is noted on the relevant 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.

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 by the builder or developer until the street and all associated subdivision improvements are fully constructed and accepted by the City

6. Paved driveways shall be required on all new construction in all zoning districts, to allow vehicular access from a street to off-street parking areas, building(s), and other structure(s) and/or facility(ies). This must be done pursuant to zoning district requirements.

Double frontage and reverse frontage lots shall be avoided except where essential to provided 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.

Flag Lots shall be shaped so that the building area is set back from the street on which it fronts, and shall include a minimum 25 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.

Flag lots may be created in groups not exceeding two where the combined stems are a minimum of 40ft in width and each stem shall be equal in width.

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 _____, 20____, 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)