

MEMORANDUM

DATE: January 21st, 2025

TO: Planning Commission

TRC MEETING

Building Conference Room 4th Floor

January 14th, 2025

Meeting - 1:15 p.m.

PLANNING COMMISSION MEETING

January 21st, 2025

Pre-Meeting – 3:00 p.m.

Meeting – 3:30 p.m.

City Council Chambers

Agenda

Planning Commission

City of Decatur, AL

January 21st, 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

Rezoning

A. Rezoning 1427-25

Pugh Wright McAnally

PAGE NO.

3-6

Consent Agenda

Site Plan

A. Site Plan 697-25

Pugh Wright McAnally

PAGE NO.

7-10

Certificate

A. Certificate 3635-25

Pugh Wright McAnally

11-14

B. Certificate 3636-25

Pugh Wright McAnally

15-18

C. Certificate 3637-25

Mid-South Testing

19-22

Other Business

Other Business

A. Vacation 553-25

Pugh Wright McAnally

PAGE NO.

23-26

B. Bond Review-Tidal Wave

Carl Richard Olson Jr.

27-30

C. Bond Review-McGee Square

Decatur Urban Ventures

31-33

REZONING

1427-25 - 2401 COUNTRY CLUB ROAD SE

FILE NAME OR NUMBER: 2401 Country Club Road SE

ACRES: 9.91 +/- acres

CURRENT ZONE: B-2 (General-Business)

APPLICANT: Pugh Wright McAnally

LOCATION AND/OR PROPERTY ADDRESS: 2401 Country Club Road SE

REQUEST: Rezone the western portion of 94.1 acres from B-2 (General-Business) to RD (Redevelopment)

PROPOSED LAND USE: Mixed Use

ONE DECATUR FUTURE LAND USE: Regional Mixed Use & Mixed Neighborhood

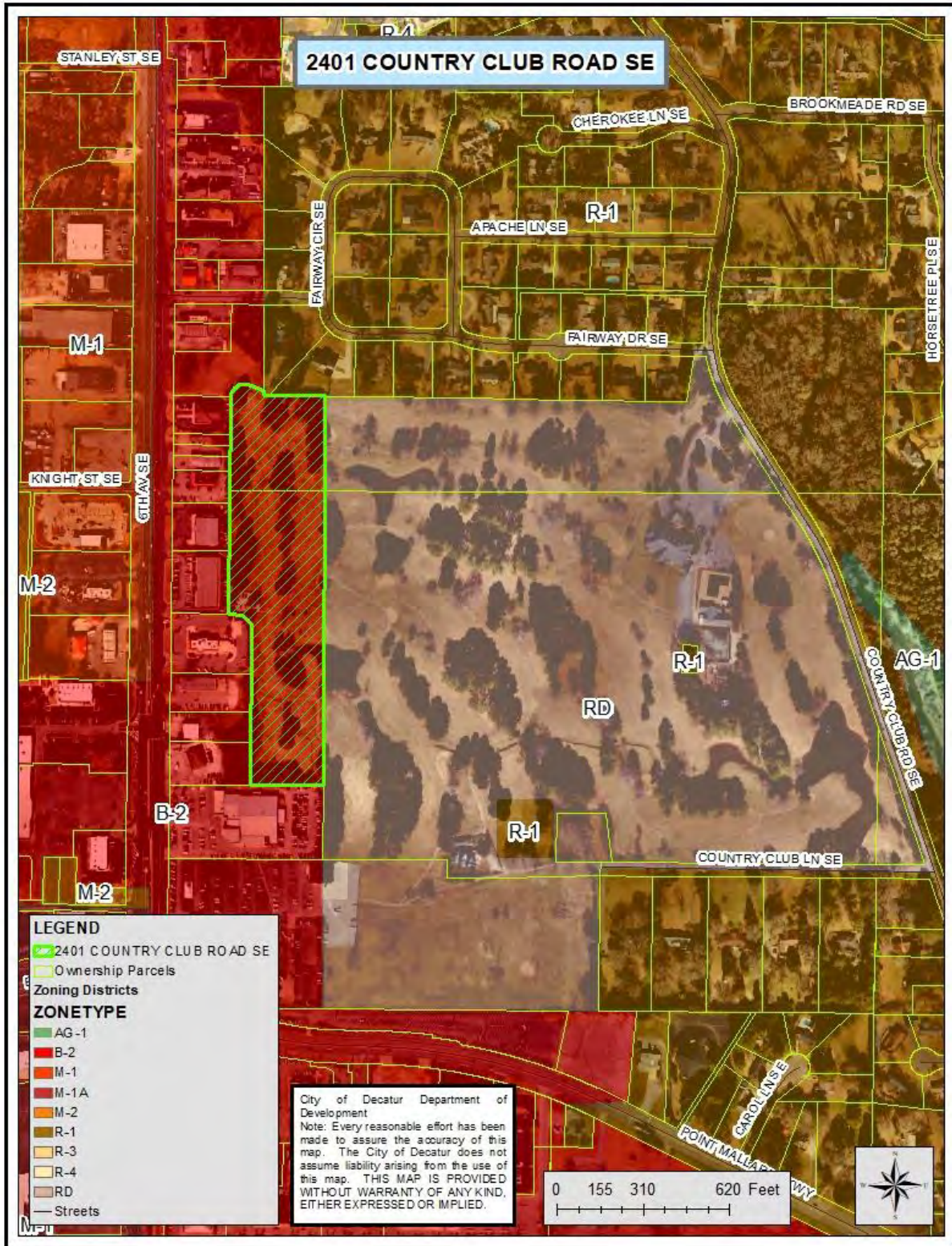
ONE DECATUR STREET TYPOLOGY: Country Club is a Minor Arterial

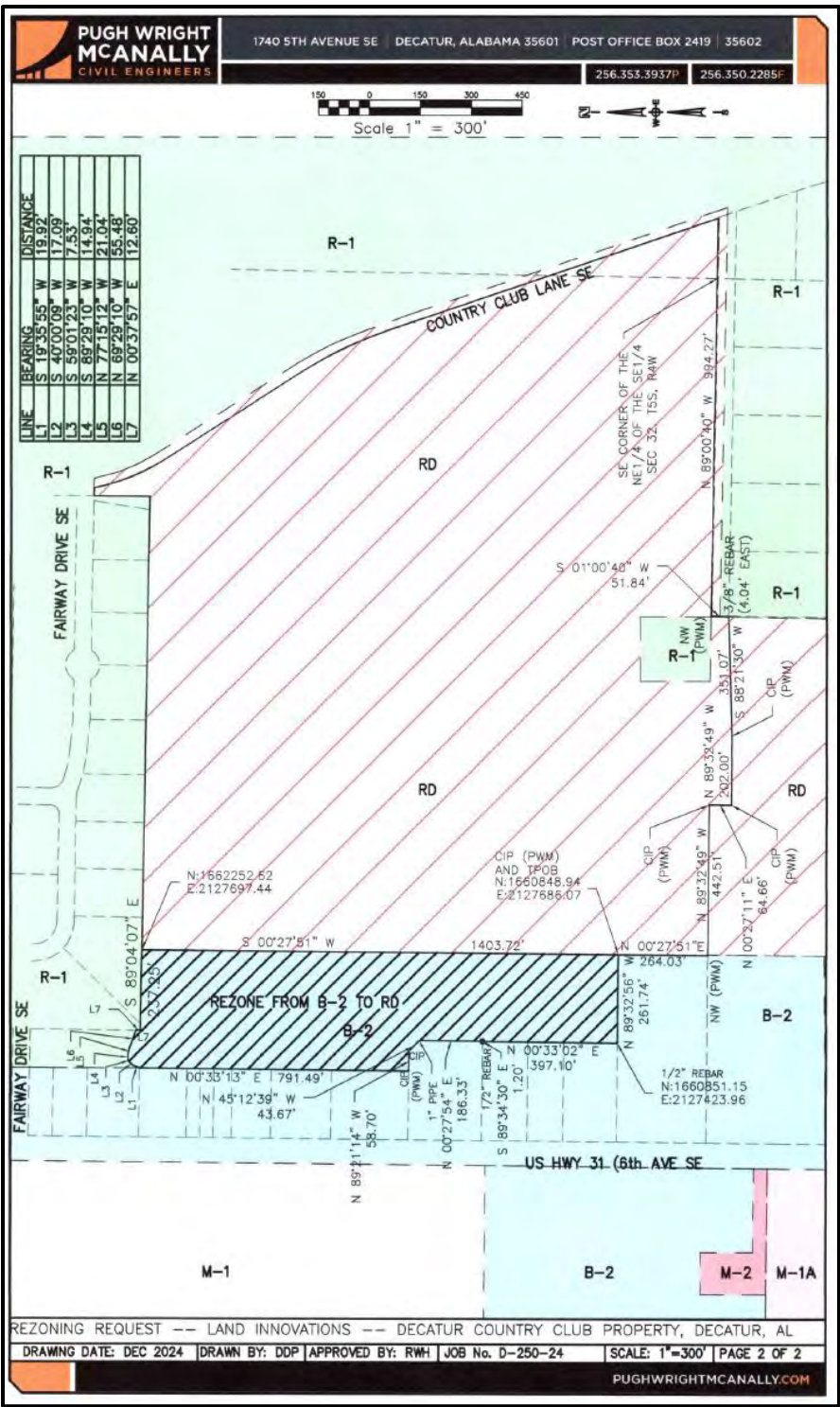
COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

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.







CONSENT AGENDA

SITE PLANS

SITE PLAN 697-25

FILE NAME OR NUMBER: Site Plan 697-25

ACRES: 3.14 +/- acres

CURRENT ZONE: M-2 (General-Industry)

APPLICANT: Pugh Wright McAnally

LOCATION AND/OR PROPERTY ADDRESS: Summit Drive

REQUEST: Approve Site Plan

PROPOSED LAND USE: Industrial

ONE DECATUR FUTURE LAND USE: Flex Employment Center

ONE DECATUR STREET TYPOLOGY: Summit Drive is a local street Veterans Drive is a Collector urban

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

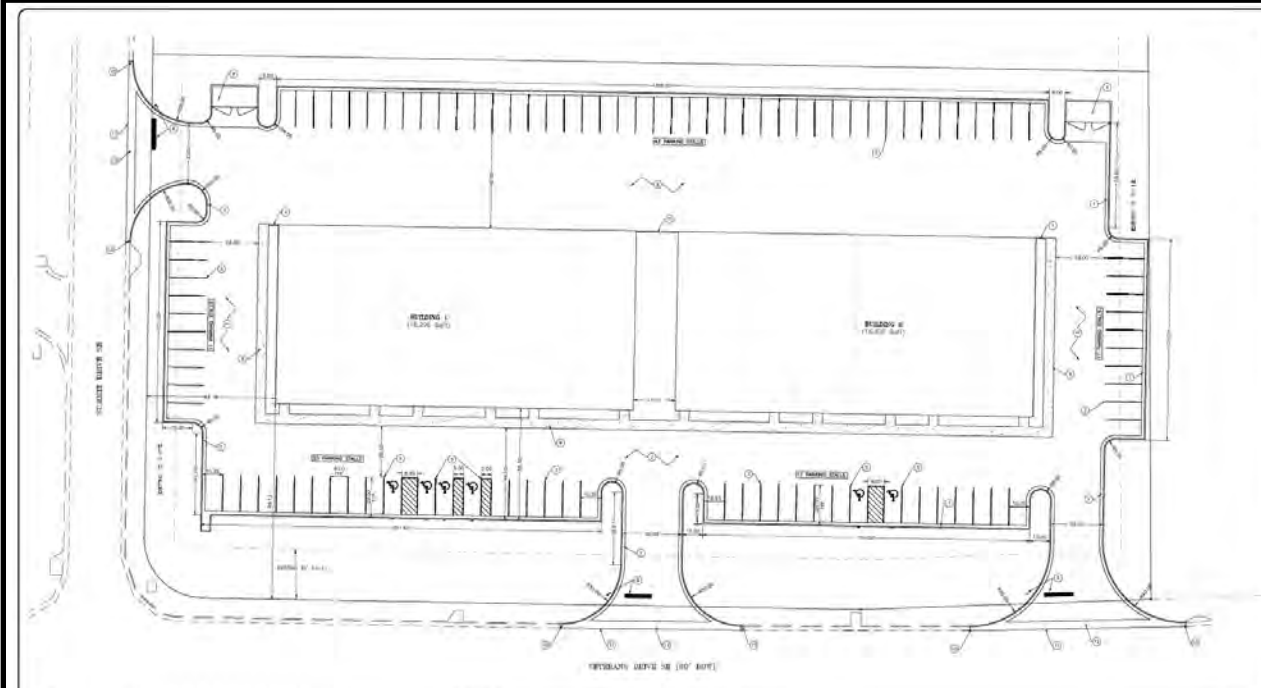
Conditions to be met:

1. Please add internal circulation arrows. (Planning)
2. Please label loading and unloading. (Planning)
3. Please provide landscaping plan. (Planning)
4. The square footage of the buildings requires an increase water supply (Fire)
5. Please show turning movements for deliveries and or WB-62 semi-trailer (Engineering)
6. Please show existing storm water inlets and pipes or the proposed on the grading plan.
 - How does the site plan and the site to the west interact (drainage)? (Engineering)

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



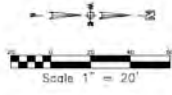




GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE LOCAL ORDINANCES.
2. ALL UTILITIES SHALL BE DEPTH MARKED AND SHOWN AS SHOWN ON THE PLAN.
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9. ALL UTILITIES SHALL BE DEPTH MARKED AND SHOWN AS SHOWN ON THE PLAN.
10. ALL UTILITIES SHALL BE DEPTH MARKED AND SHOWN AS SHOWN ON THE PLAN.

- KEYNOTE LEGEND:**
1. SEE SITE PLAN FOR THE LOCATION OF THE DRIVE AISLES.
 2. SEE SITE PLAN FOR THE LOCATION OF THE DRIVE AISLES.
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 9. SEE SITE PLAN FOR THE LOCATION OF THE DRIVE AISLES.
 10. SEE SITE PLAN FOR THE LOCATION OF THE DRIVE AISLES.



REVISIONS:

NO.	DATE	DESCRIPTION
1		ISSUE FOR PERMITTING AND CONSTRUCTION
2		
3		
4		
5		
6		
7		
8		
9		
10		

PROJECT INFORMATION:
 PROJECT NAME: [REDACTED]
 PROJECT LOCATION: [REDACTED]
 PROJECT NUMBER: [REDACTED]

Date: 12/22/2024
 Drawn By: GAF
 Approved By: M.T.
 Scale: 1" = 20'

FOR CODE REVIEW

Job Number: 721-24
 Sheet Number: C200

CERTIFICATES

CERTIFICATE 3635-25

FILE NAME OR NUMBER: Certificate 3635-25

ACRES: 19.21 +/- acres

CURRENT ZONE: AG-1 (Agriculture)

APPLICANT: Pugh Wright McAnally

LOCATION AND/OR PROPERTY ADDRESS: 3611 Spring Ave SW

REQUEST: Subdivide one parcel into two

PROPOSED LAND USE: Residential

ONE DECATUR FUTURE LAND USE: Low-Residential

ONE DECATUR STREET TYPOLOGY: Spring is a Minor Arterial street

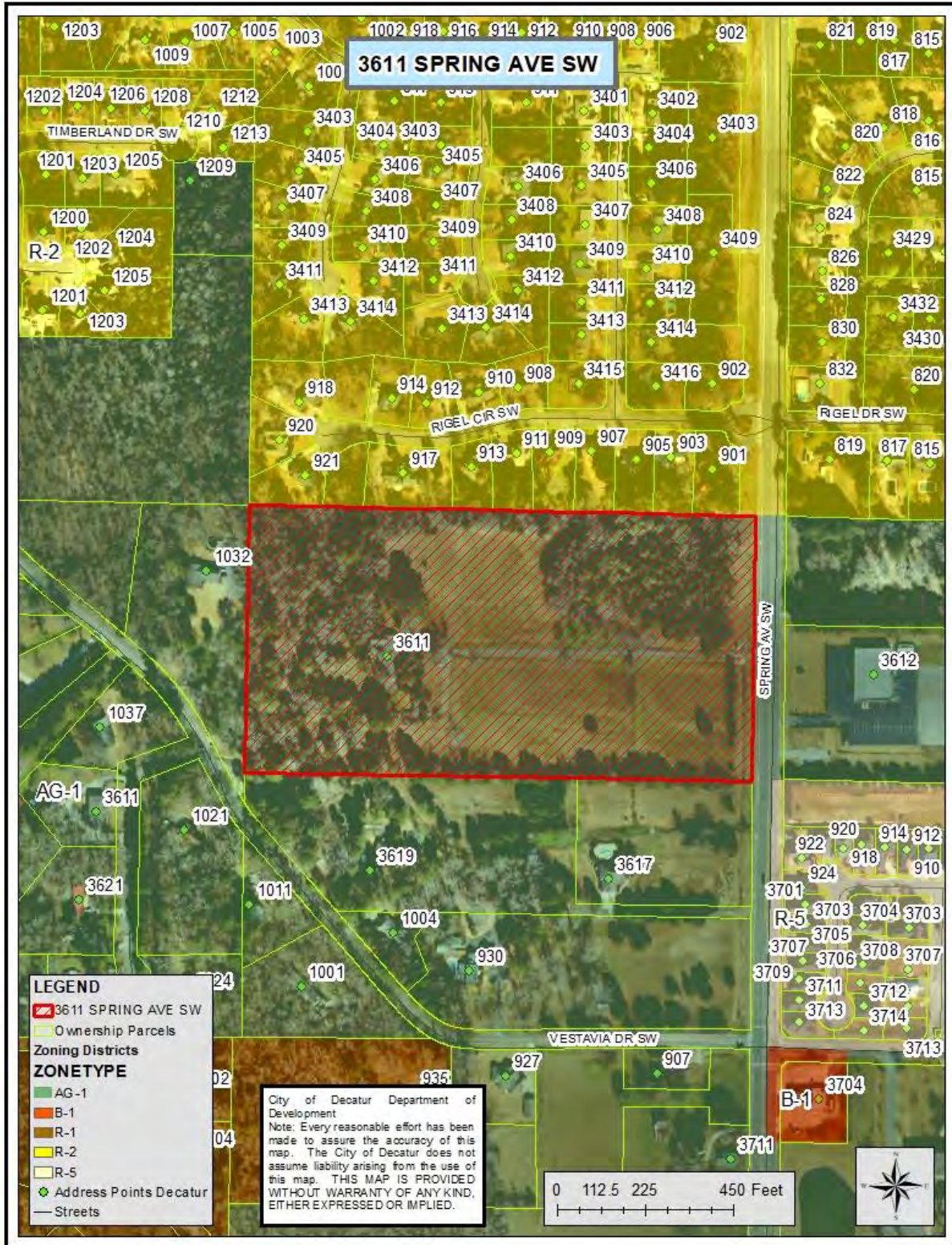
COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

Conditions to be met:

Point of Information:

1. Any relocation of utilities will be at the owner's expense, and any relocation needs to occur before construction.
2. Any driveway connection to Spring Ave will be the owner's responsibility. (Engineering)
3. If gas or wastewater is needed, please contact Decatur Utilities. (DU)





CIPS N 00°41'26" E 678.20' CONCRETE MONUMENT

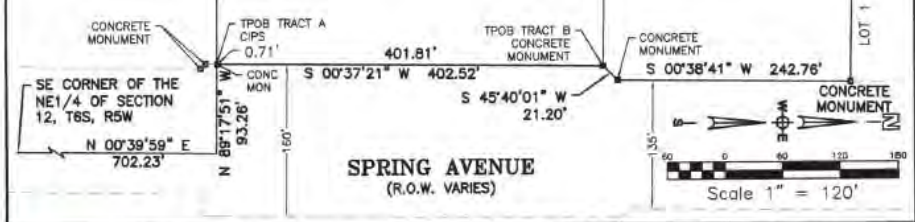
GENERAL NOTES

1. NORTH REFERENCE IS ALABAMA STATE COORDINATE GRID—WEST ZONE (NAD1983) AS DETERMINED BY GNSS OBSERVATIONS.
2. ALL MEASUREMENTS SHOWN ARE TO U.S. STANDARDS AND ARE FIELD MEASUREMENTS UNLESS OTHERWISE SHOWN.
3. SOURCE OF INFORMATION USED FOR SURVEY: O.B. 2021, PG 6434
4. PROPERTY ADDRESS IS 3611 SPRING AVENUE, DECATUR, AL
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 JANUARY _____, 2025.

TRACT A
16.17 AC±

TRACT B
3.04 AC±

LEGEND
CIPS CAPPED IRON PIN SET



CERTIFICATE TO SUBDIVIDE -- PHILIP & KAYLIN GERMANY -- 3611 SPRING AVENUE

DRAWING DATE: 11-29-24 DRAWN BY: MSB APPROVED BY: RWB JOB No. S-231-24 SCALE: 1"=120' PAGE 4 OF 4

CERTIFICATE 3636-25

FILE NAME OR NUMBER: Certificate 3636-25

ACRES: 1.16 +/- acres

CURRENT ZONE: R-1 (Single-Family)

APPLICANT: Pugh Wright McAnally

LOCATION AND/OR PROPERTY ADDRESS: 1508 Cherokee LN SE

REQUEST: Subdivide one parcel into two

PROPOSED LAND USE: Residential

ONE DECATUR FUTURE LAND USE: Low Residential

ONE DECATUR STREET TYPOLOGY: Cherokee LN SE is a local street

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

Conditions to be met:

1. Needs a 10ft electrical easement. (DU)

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



1508 CHEROKEE LN SE

WOODMONT DR SE




COUNTRY CLUB RD SE

BROOKMEADE RD SE

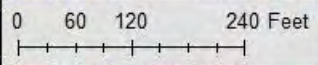
CHEROKEE LN SE

APACHE LN SE

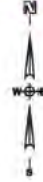
LEGEND

-  1508 CHEROKEE LN SE
-  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.

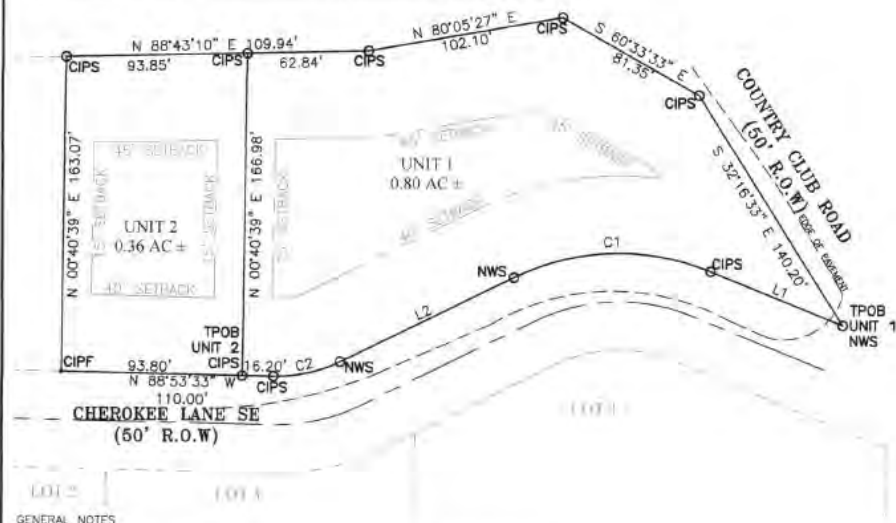






LINE	BEARING	DISTANCE
L1	N 67°58'33" W	73.92'
L2	S 63°51'27" W	100.16'

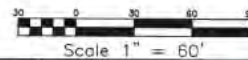
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	125.00'	105.08'	102.02'	S 87°56'27" W
C2	75.00'	35.67'	35.33'	N 77°28'57" E



GENERAL NOTES

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2. ALL MEASUREMENTS SHOWN ARE TO U.S. STANDARDS AND ARE FIELD MEASUREMENTS UNLESS OTHERWISE SHOWN.
3. SOURCE OF INFORMATION USED FOR SURVEY: D.B. 800, PG 916; D.B. 1193, PG 552; D.B. 1805, PG 805; M.B. 2, PG 41.
4. PROPERTY ADDRESS IS 1508 CHEROKEE LANE.
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 IN JANUARY, 2025.

LEGEND
CIPF CAPPED IRON PIN FOUND
CIPS CAPPED IRON PIN SET



BOUNDARY SURVEY — CREVDLYN BURCHEL — 1508 CHEROKEE LANE

DRAWING DATE: 12-31-24 | DRAWN BY: MSB | APPROVED BY: MSB | JOB No. S-16-24 | SCALE: 1"=60' | PAGE 4 OF 4

CERTIFICATE 3637-25

FILE NAME OR NUMBER: Certificate 3637-25

ACRES: 12.62 +/- acres

CURRENT ZONE: AG-1 (Agriculture)

APPLICANT: Mid-South Testing

LOCATION AND/OR PROPERTY ADDRESS: 137 Russell Road SW

REQUEST: Subdivide one parcel into two

PROPOSED LAND USE: Residential

ONE DECATUR FUTURE LAND USE: Low Residential

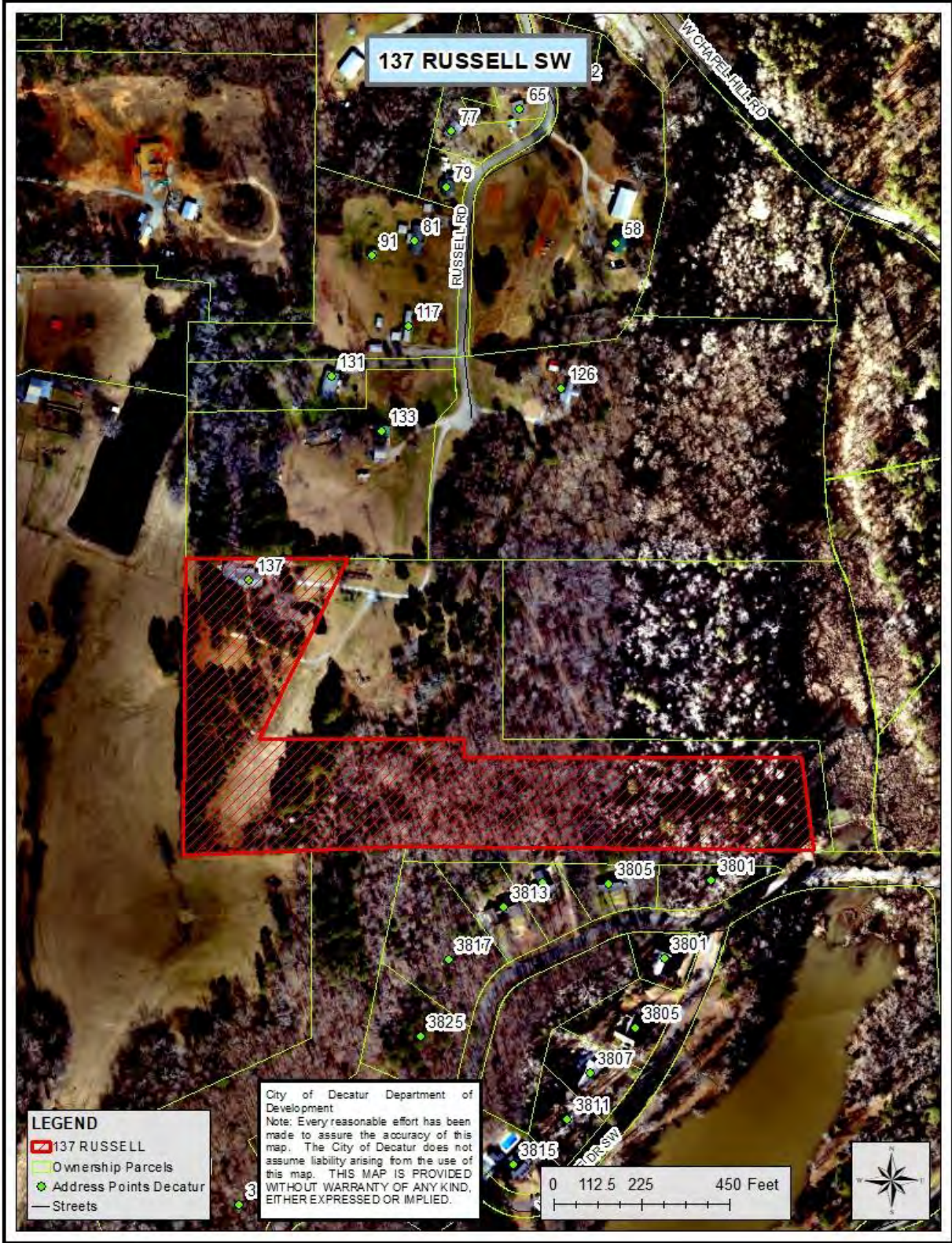
ONE DECATUR STREET TYPOLOGY: Russell Road is a local street

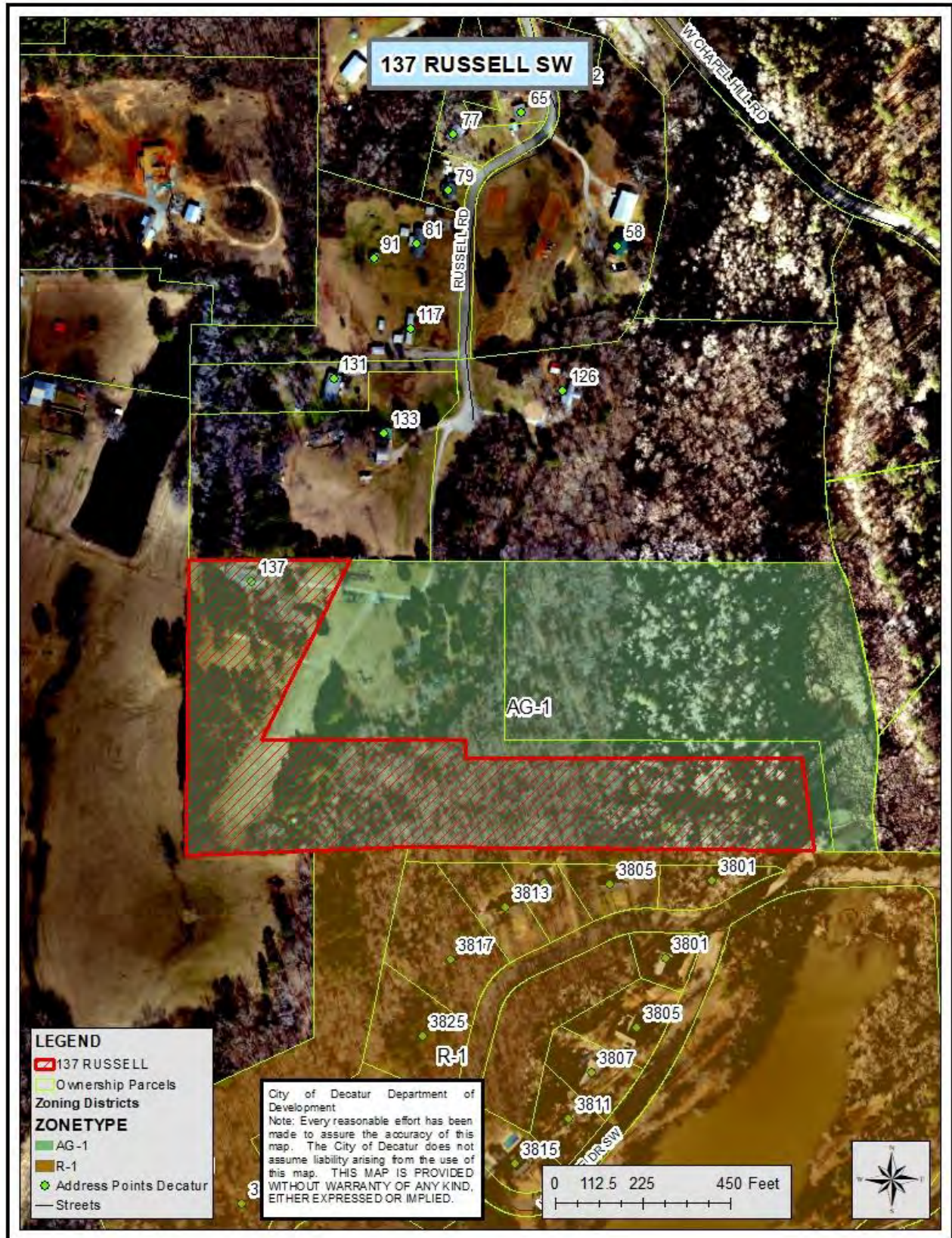
COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

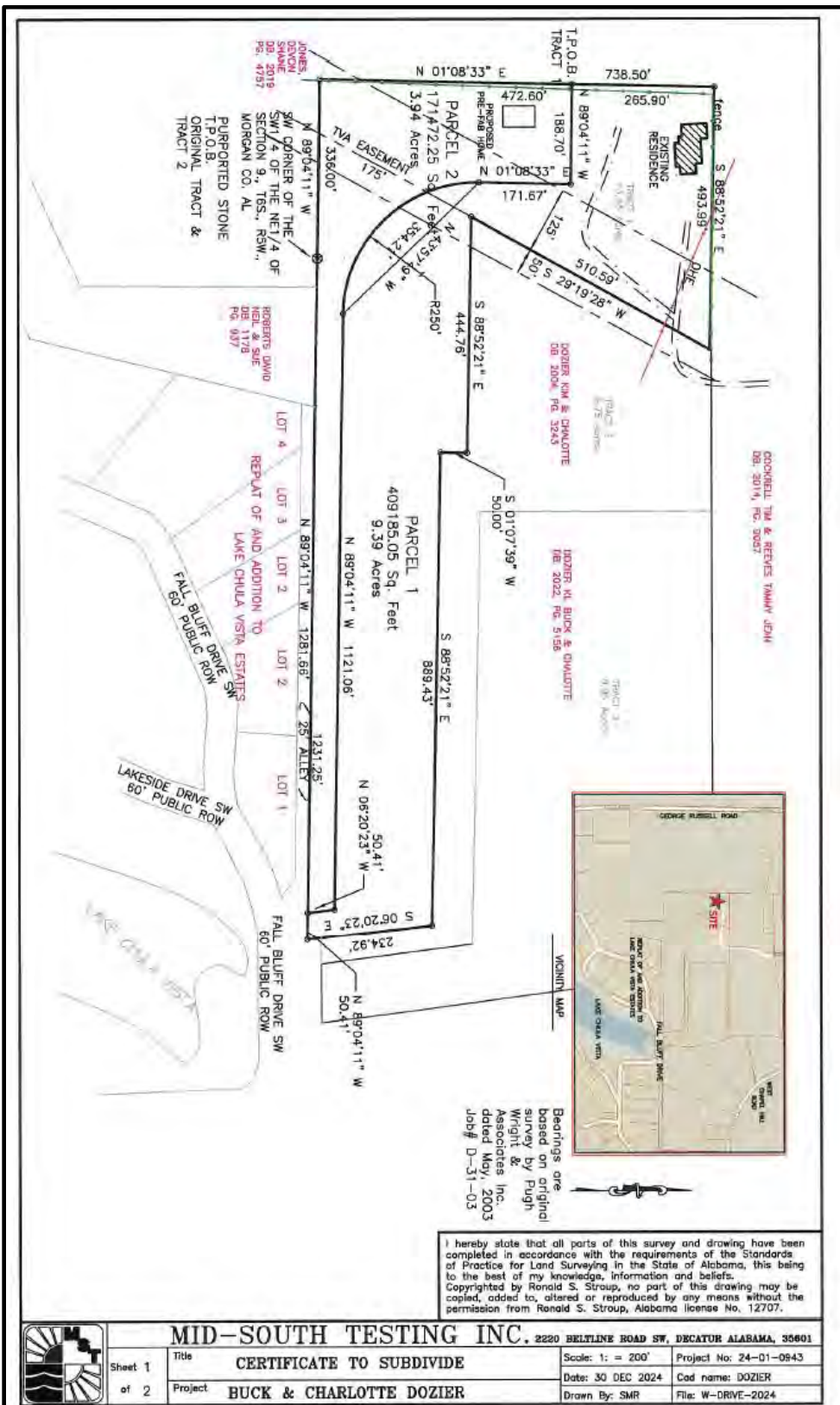
Conditions to be met:

Point of Information:

1. Any relocation of utilities will be at the owner's expense, and any relocation needs to occur before construction.
2. No waste water is available with Decatur Utilities. (DU).
3. Easement may be needed (Joe Wheeler)







MID-SOUTH TESTING INC. 2220 BELTLINE ROAD SW, DECATUR ALABAMA, 35601

Sheet 1 of 2	Title CERTIFICATE TO SUBDIVIDE	Scale: 1" = 200'	Project No: 24-01-0843
	Project BUCK & CHARLOTTE DOZIER	Date: 30 DEC 2024	Cad name: DOZIER
		Drawn By: SMR	File: W-DRIVE-2024

OTHER BUSINESS

VACATION 553-24

FILE NAME OR NUMBER: Vacation 553-24

CURRENT ZONE: R-3 (Single-Family)

APPLICANT: Pugh Wright McAnally

LOCATION AND/OR PROPERTY ADDRESS: East of Cane Crossing Dr. SE

REQUEST: Approve Vacation

PROPOSED LAND USE: Residential

ONE DECATUR FUTURE LAND USE: Mixed Neighborhood

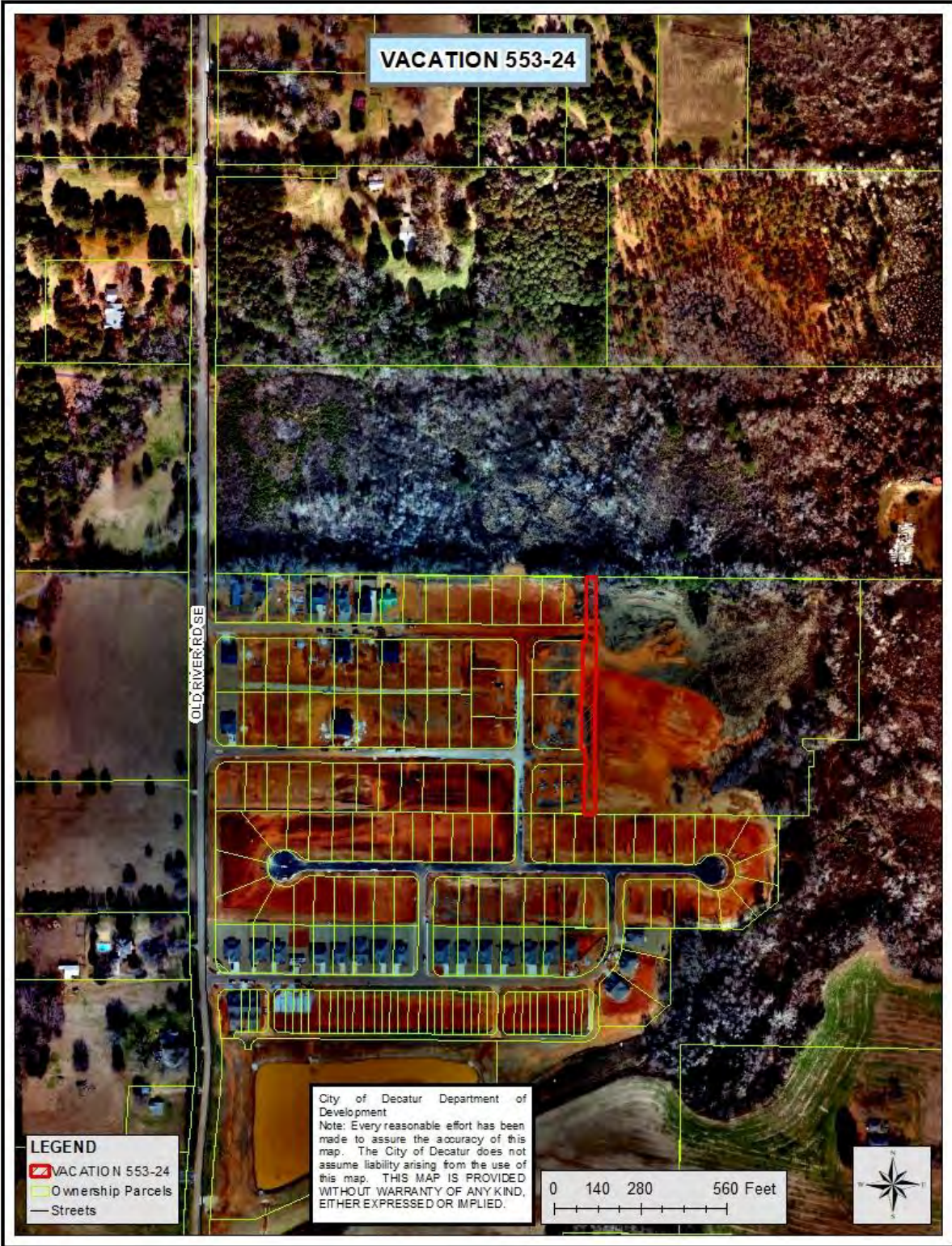
ONE DECATUR STREET TYPOLOGY: Cane Crossing Dr. SE is a local street

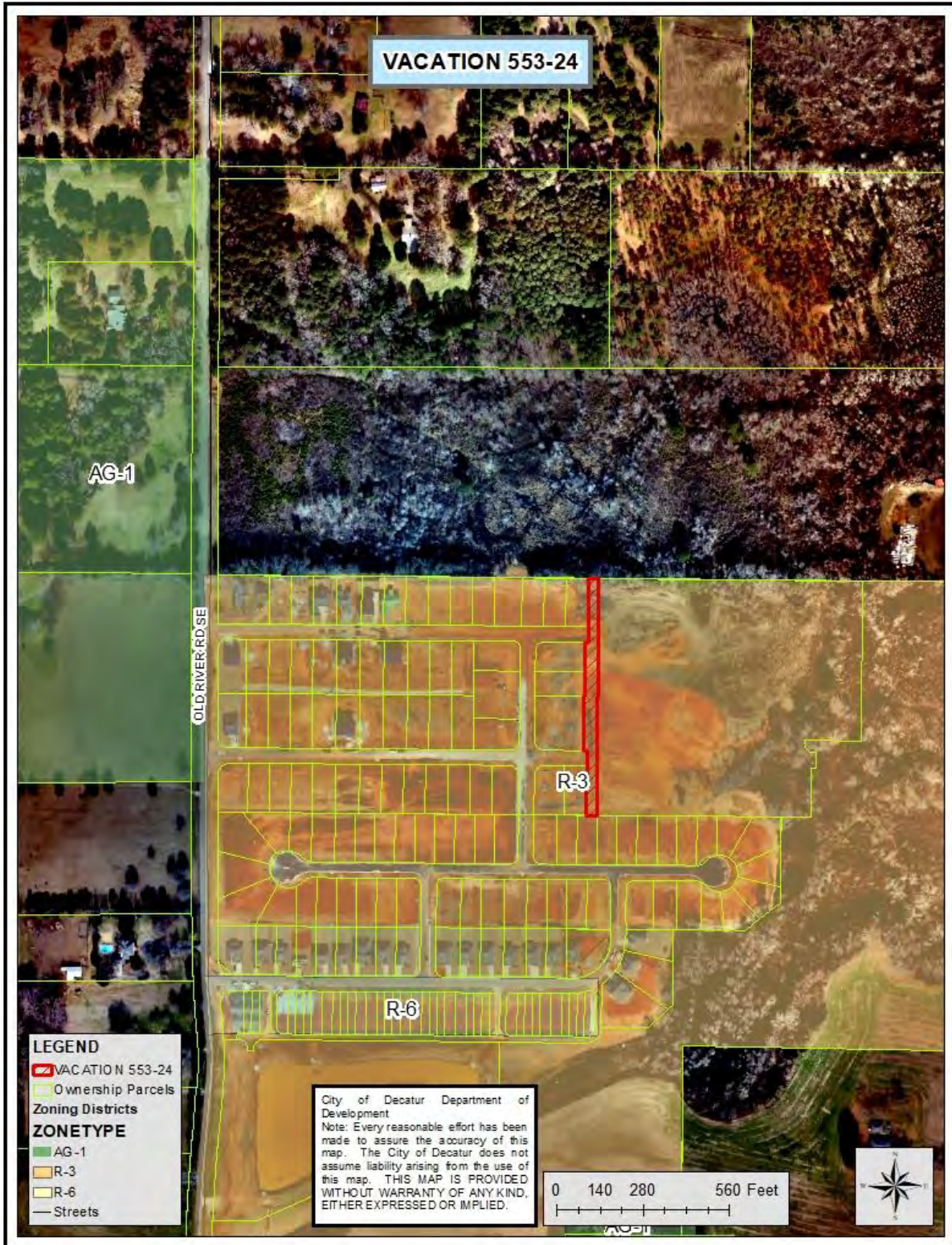
COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

Conditions to be met:

1. Please show that this vacation retains the electric easement and that it is shown in the notes when this drainage easement is vacated, or, in the alternative that this vacation cannot be filed until the four parcel re-plat mentioned by Pugh Wright is approved with the new utility easement and is ready to file. (Legal)

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





CERTIFICATE OF APPROVAL BY LICENSED ELECTRICIAN

THE UNDERSIGNED, AS A LICENSED ELECTRICIAN, HEREBY CERTIFIES THAT THE ELECTRICAL WORK SHOWN ON THIS PLAN IS IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE AND THE ELECTRICAL CODE OF THE CITY OF CHARLOTTE.

DATE OF APPROVAL: _____

NAME OF LICENSED ELECTRICIAN: _____

ADDRESS: _____

CITY: _____

STATE: _____

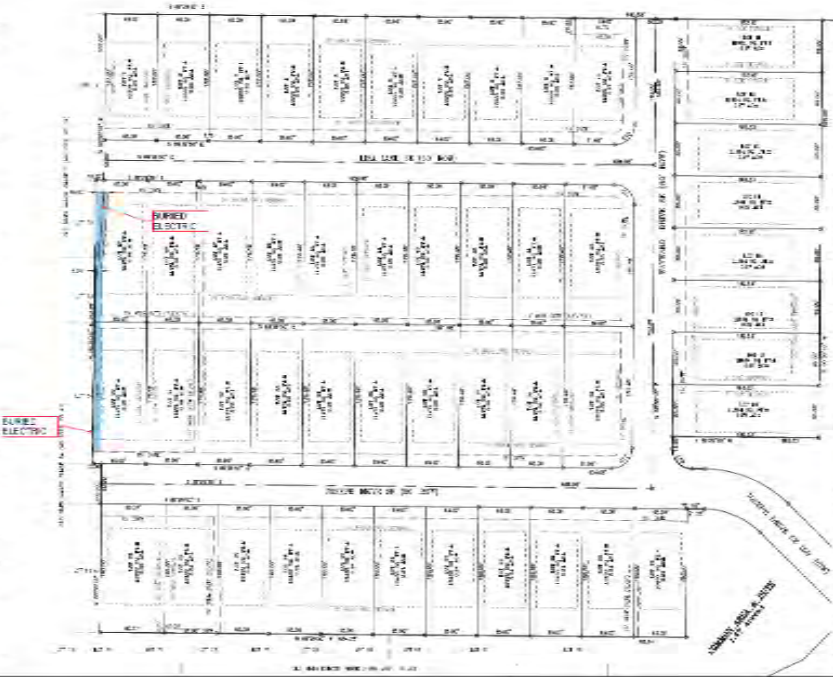
EXPIRES: _____

TYPE OF WORK: _____

DESCRIPTION OF WORK: _____

APPROVAL BY: _____

DATE: _____



PUGH WRIGHT MCANALLY
CIVIL ENGINEERS

REGISTERED PROFESSIONAL ENGINEERS - MECHANICAL AND ELECTRICAL

PROJECT: _____

DATE: _____

SCALE: _____

FIGURE NO.: _____

PROJECT LOCATION: _____

PROJECT DESCRIPTION: _____

DATE: 05/28/2018

DRAWN BY: S.M.E.

CHECKED BY: M.E.

SCALE: 1/8" = 1'-0"

SHEET NO.: _____

TOTAL SHEETS: _____

2 of 2

BOND REVIEW

FILE NAME OR NUMBER: Tide Wave Bond Release

CURRENT ZONE: M-1A (Expressway Commercial)

APPLICANT: Carl Richard Olson

LOCATION AND/OR PROPERTY ADDRESS: 1403 Centron Drive SW (Tidal Wave)

REQUEST: Release Performance bond for \$75,750.00 for sewer

PROPOSED LAND USE: Commercial

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 645-22

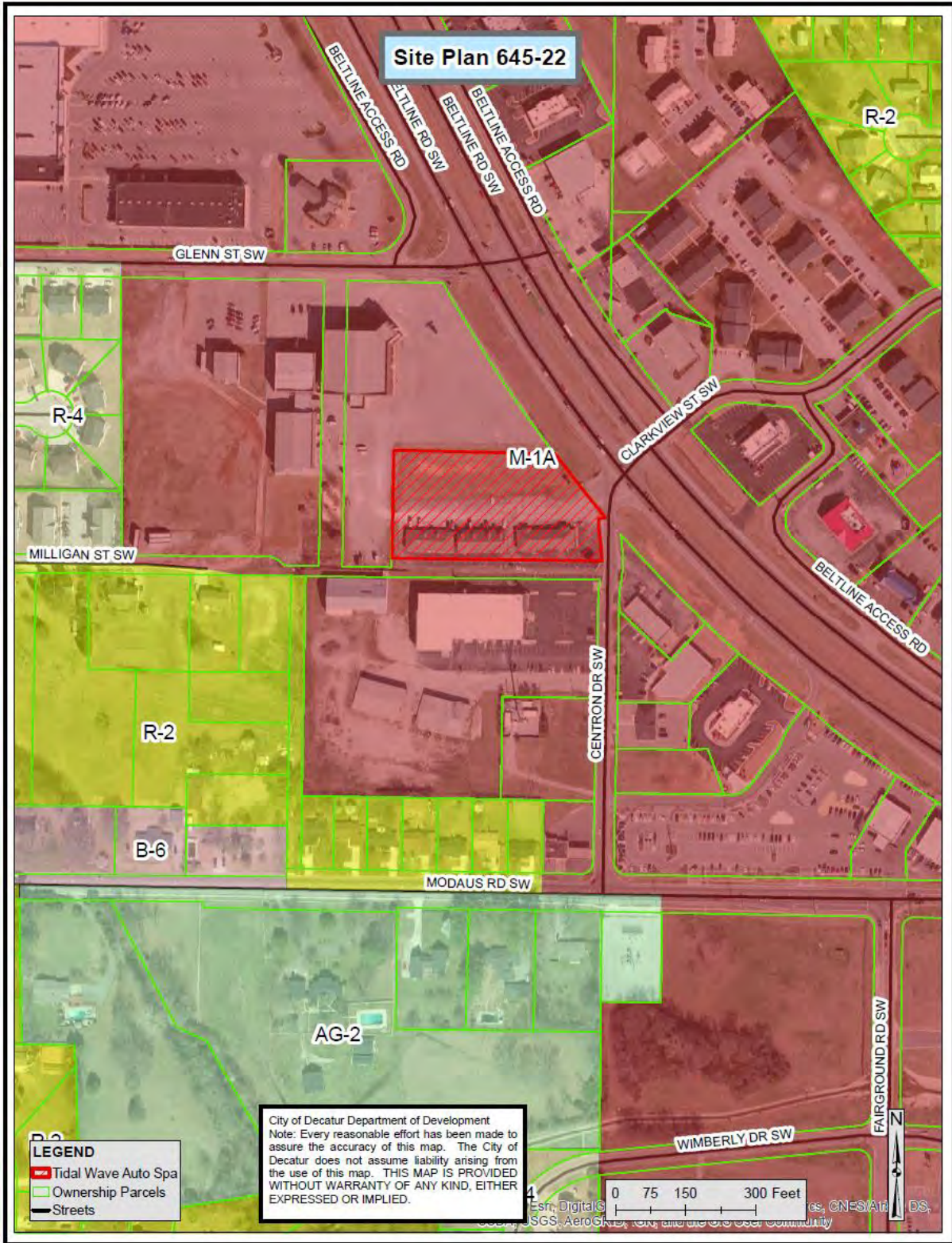


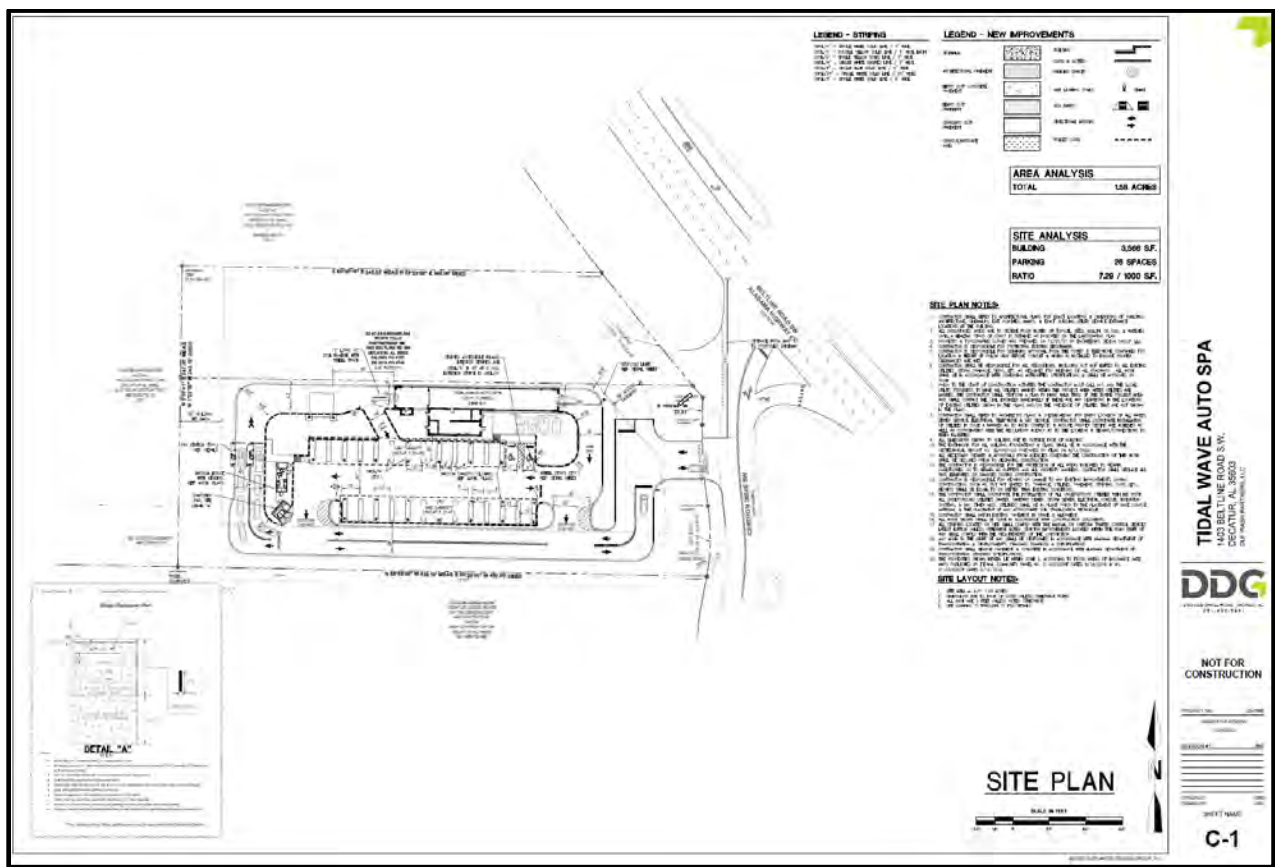
LEGEND
 ■ Tidal Wave Auto Spa
 □ Ownership Parcels
 — Streets

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 75 150 300 Feet







McGee Square Townhomes

FILE NAME OR NUMBER: McGhee Square Subdivision – Bond Review

ACRES: 0.61

CURRENT ZONE: B-5

APPLICANT: Decatur Urban Ventures

LOCATION AND OR PROPERTY ADDRESS: 17 Walnut St NE

REQUEST: Approve release of Cash bond in the amount of \$7,500 for improvements for McGhee Square Subdivision.

PROPOSED LAND USE: Residential

ONE DECATUR FUTURE LAND USE: Urban Core/Core Neighborhood

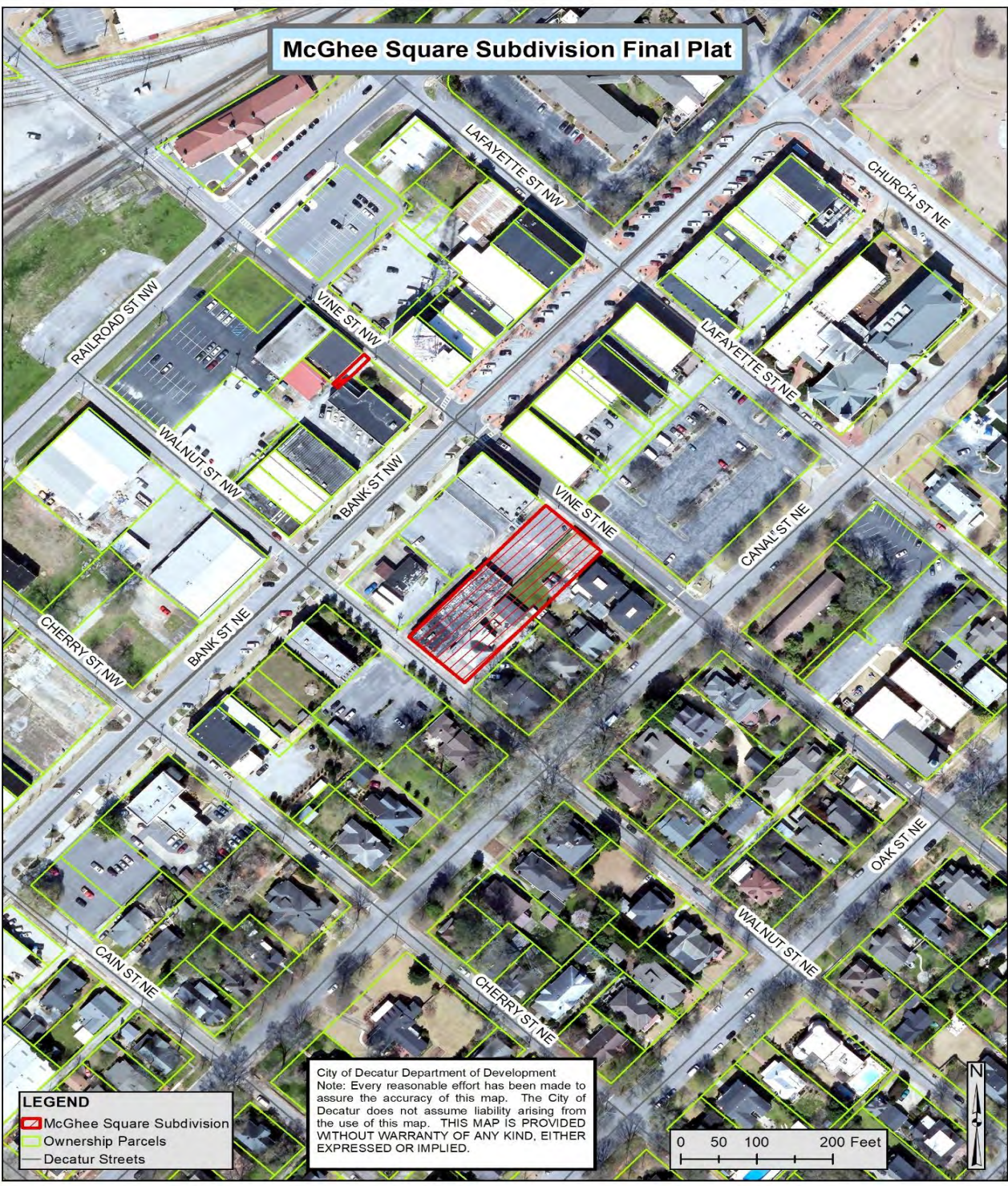
ONE DECATUR STREET TYPOLOGY: Walnut St is a Local Street

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.

McGhee Square Subdivision Final Plat



LEGEND

- ▭ McGhee Square Subdivision
- ▭ Ownership Parcels
- ▭ Decatur Streets

City of Decatur Department of Development
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