

MEMORANDUM

DATE: February 18th, 2025

TO: Planning Commission

PLANNING COMMISSION MEETING

February 18th, 2025

Pre-Meeting – 3:00 p.m.

Meeting – 3:30 p.m.

City Council Chambers

Agenda

Planning Commission

City of Decatur, AL

February 18th, 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

Consent Agenda

Site Plan

		PAGE NO.
A. Site Plan 698-25	Tacala LLC	3-6
B. Site Plan 699-25	Pugh Wright McAnally	7-10
C. Site Plan 700-25	Pugh Wright McAnally	11-14

Certificate

A. Certificate 3638-25	TTL	15-18
B. Certificate 3639-25	TTL	19-22

Other Business

Other Business

PAGE NO.

CONSENT AGENDA

SITE PLANS

SITE PLAN 698-25

FILE NAME OR NUMBER: Site Plan 698-25

ACRES: 0.64+/- acres

CURRENT ZONE: B-2 (General-Business)

APPLICANT: Tacala LLC

LAND OWNER: Tacala LLC

LOCATION AND/OR PROPERTY ADDRESS: 2142 6th Ave SE & 1308 Fairway Dr. SE

REQUEST: Approve Site Plan

PROPOSED LAND USE: Commercial

ONE DECATUR FUTURE LAND USE: Community Commercial

ONE DECATUR STREET TYPOLOGY: 6th Ave SE is a Principal Arterial and Fairway Dr 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.



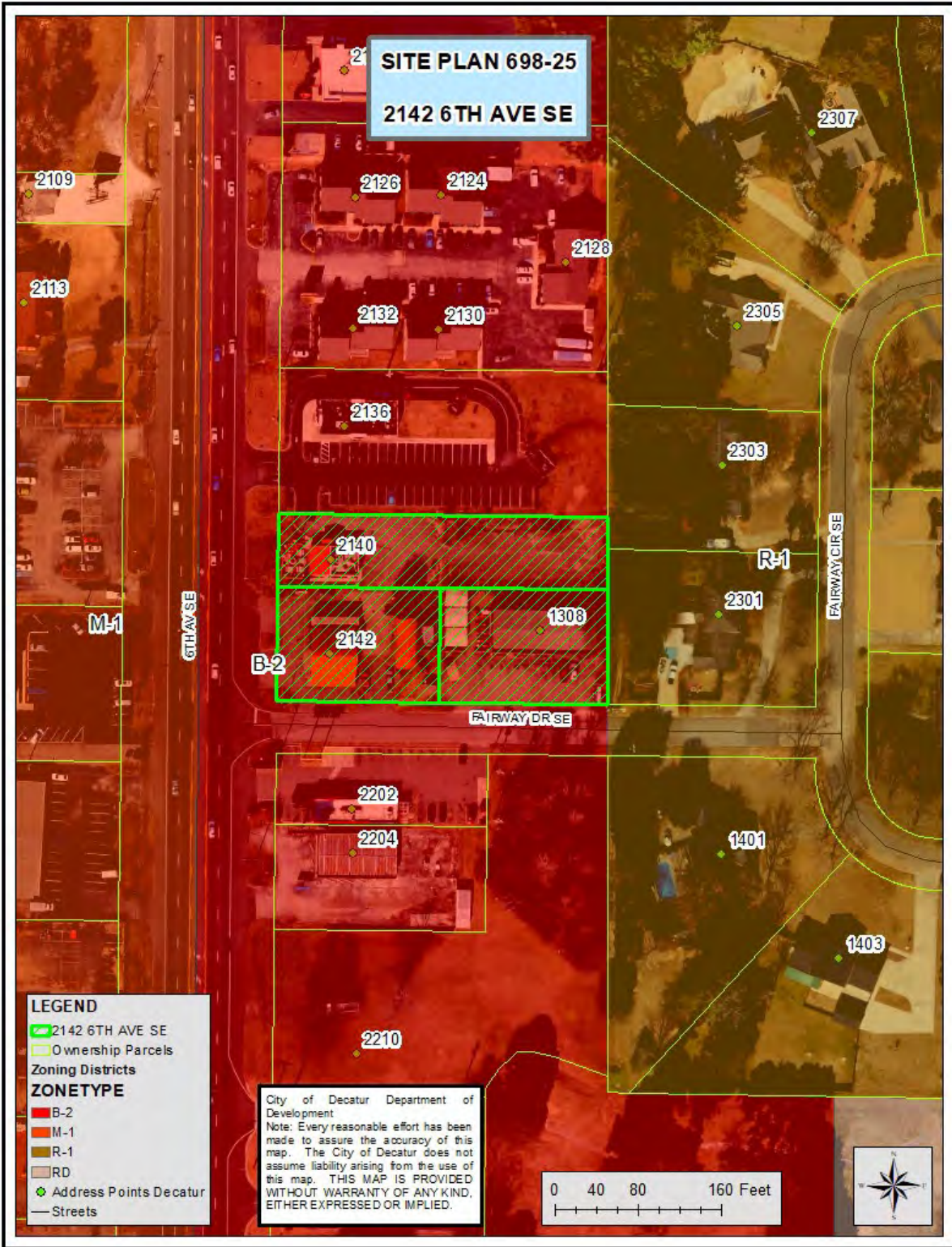
SITE PLAN 698-25
2142 6TH AVE SE

LEGEND
 2142 6TH AVE SE
 Ownership Parcels
 Address Points Decatur
 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 40 80 160 Feet





SITE PLAN 698-25
2142 6TH AVE SE

LEGEND

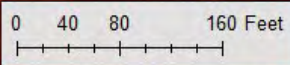
- 2142 6TH AVE SE
- Ownership Parcels

Zoning Districts

ZONETYPE

- B-2
- M-1
- R-1
- RD
- ◆ Address Points Decatur
- Streets

City of Decatur Department of Development
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SITE PLAN 699-25

FILE NAME OR NUMBER: Site Plan 699-25

ACRES: 2.7+/- acres

CURRENT ZONE: M-1 (Light-Industry)

APPLICANT: Pugh Wright McAnally

LAND OWNER: Darrell Sims

LOCATION AND/OR PROPERTY ADDRESS: 204 Pride Lane SW

REQUEST: Approve Site Plan

PROPOSED LAND USE: Industry

ONE DECATUR FUTURE LAND USE: Flex Employment Center

ONE DECATUR STREET TYPOLOGY: Pride Ln 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.

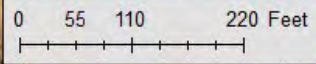


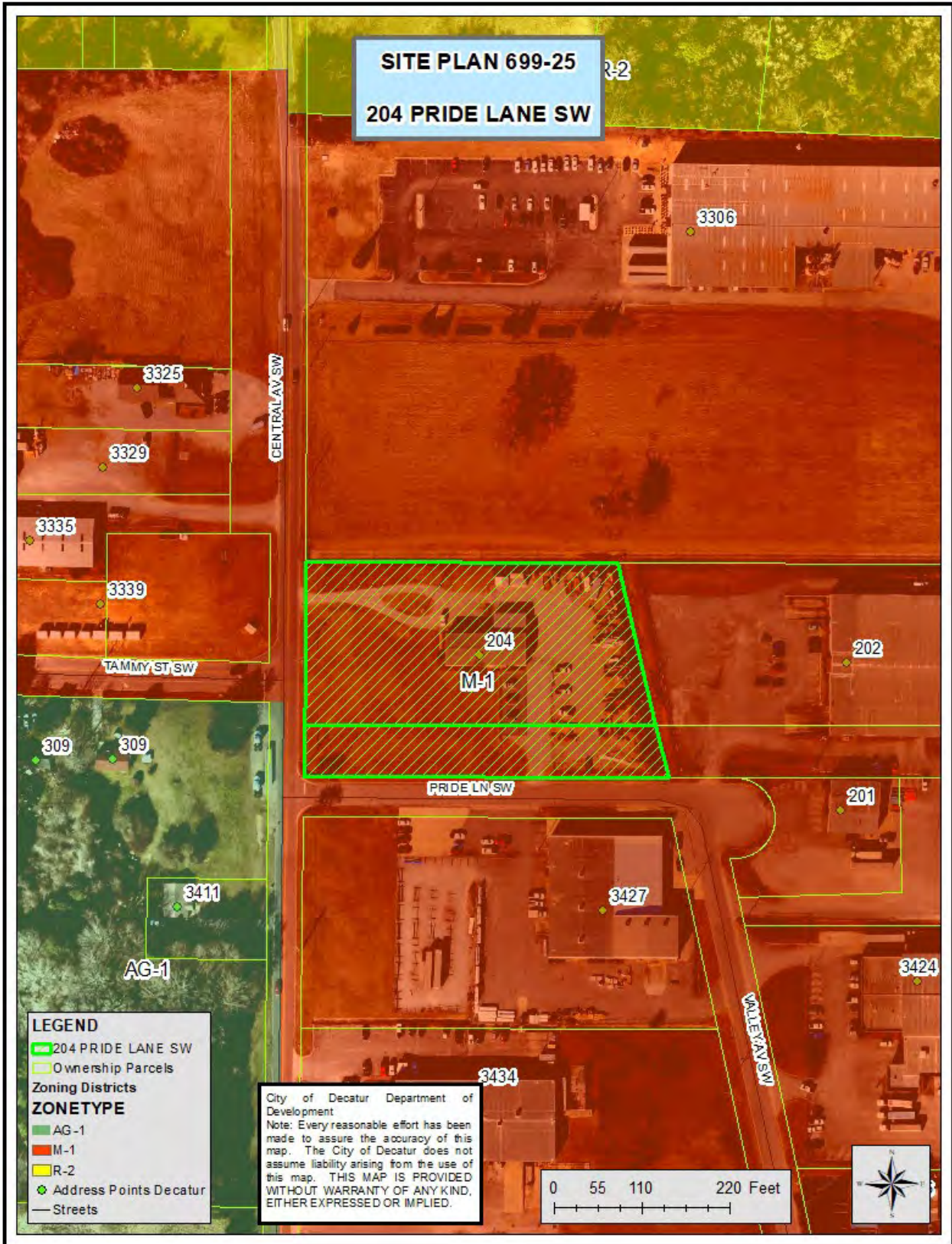
SITE PLAN 699-25
204 PRIDE LANE SW

LEGEND

- 204 PRIDE LANE SW
- Ownership Parcels
- Address Points Decatur
- Streets

City of Decatur Department of Development
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SITE PLAN 699-25
204 PRIDE LANE SW

LEGEND

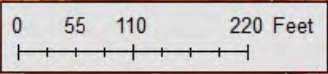
- 204 PRIDE LANE SW
- Ownership Parcels

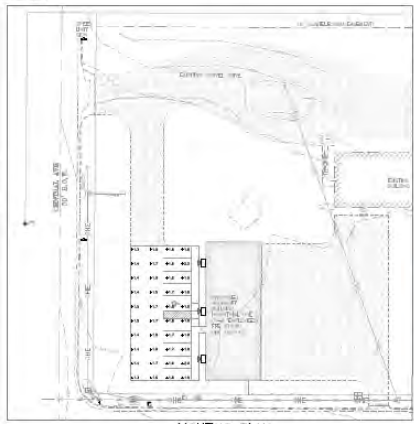
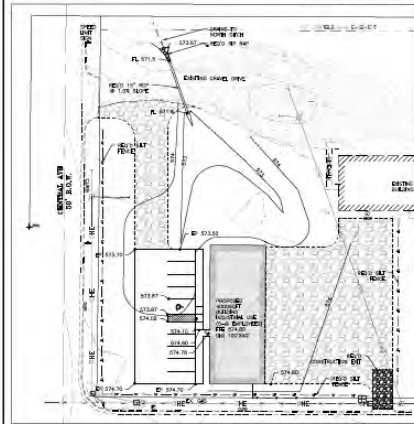
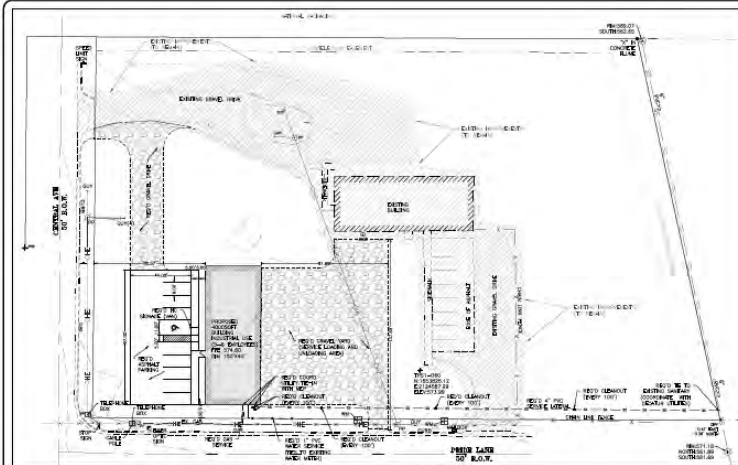
Zoning Districts

ZONETYPE

- AG-1
- M-1
- R-2
- ◆ Address Points Decatur
- Streets

City of Decatur Department of Development
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SHEET INDEX
 C100 SITE PLAN
 C200 CONSTRUCTION CONTROL DETAILS
 C300 EROSION CONTROL DETAILS

LEGEND

Scale 1" = 30'

ISSUED FOR REVIEW



REV	DESCRIPTION	DATE
1		
2		
3		
4		

SITE PLAN

AMW BUILDING FOR CONSTRUCTION DEVELOPMENT, LLC
 200 W. 10TH ST., SUITE 100
 BOZEMAN, MONTGOMERY COUNTY, MONTANA

Date: 01/14/2025
 Drawn By: NLT
 Approved By: HEM
 Scale: 1"=30'

508-25

Sheet Number:
C100

SITE PLAN 700-25

FILE NAME OR NUMBER: Site Plan 700-25

ACRES: 5.2+/- acres

CURRENT ZONE: B-1 (Local-Shopping)

APPLICANT: Pugh Wright McAnally

LAND OWNER: Ali Alsamawi

LOCATION AND/OR PROPERTY ADDRESS: 2612 Old Moulton Road

REQUEST: Approve Site Plan

PROPOSED LAND USE: Commercial

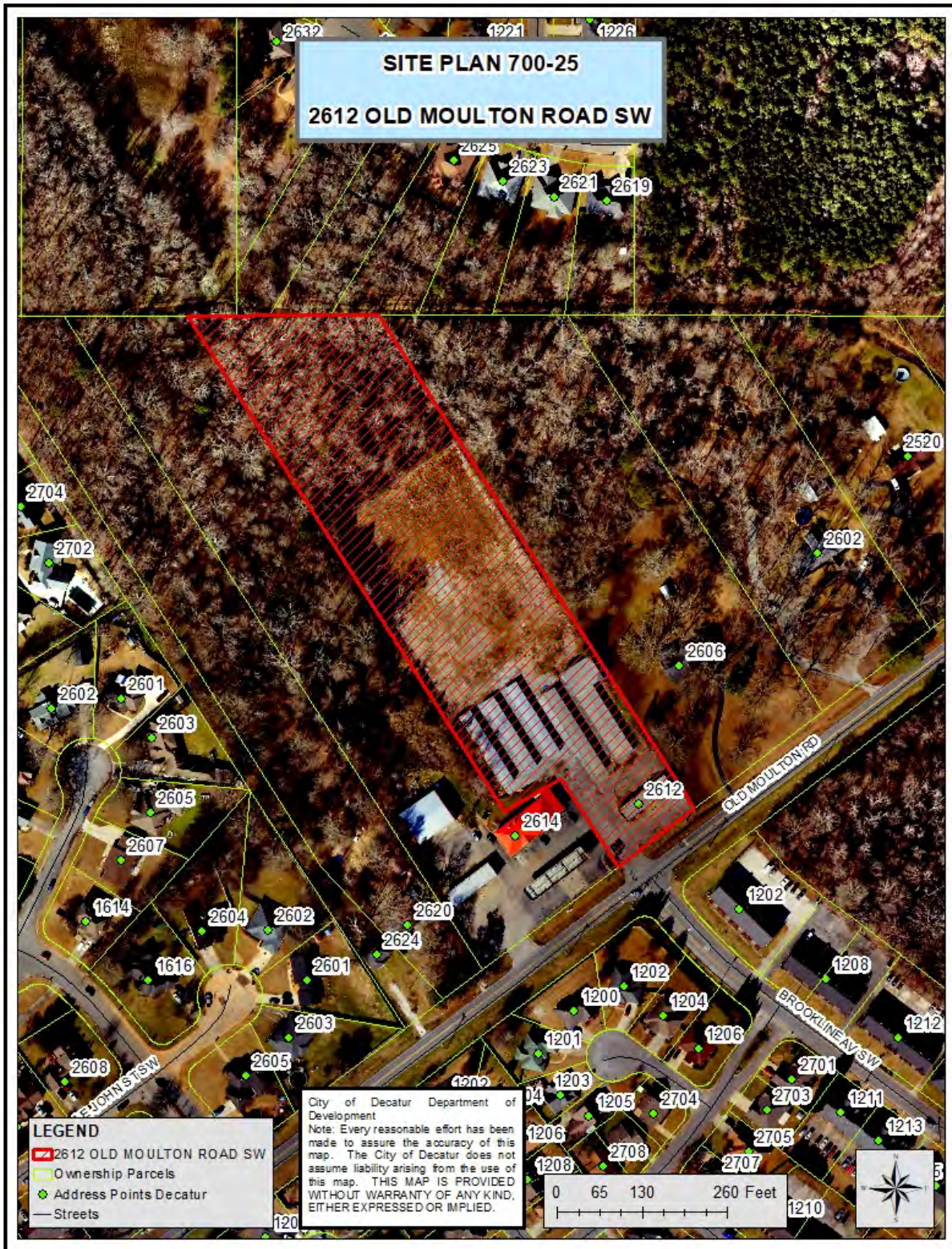
ONE DECATUR FUTURE LAND USE: Mixed Neighborhood

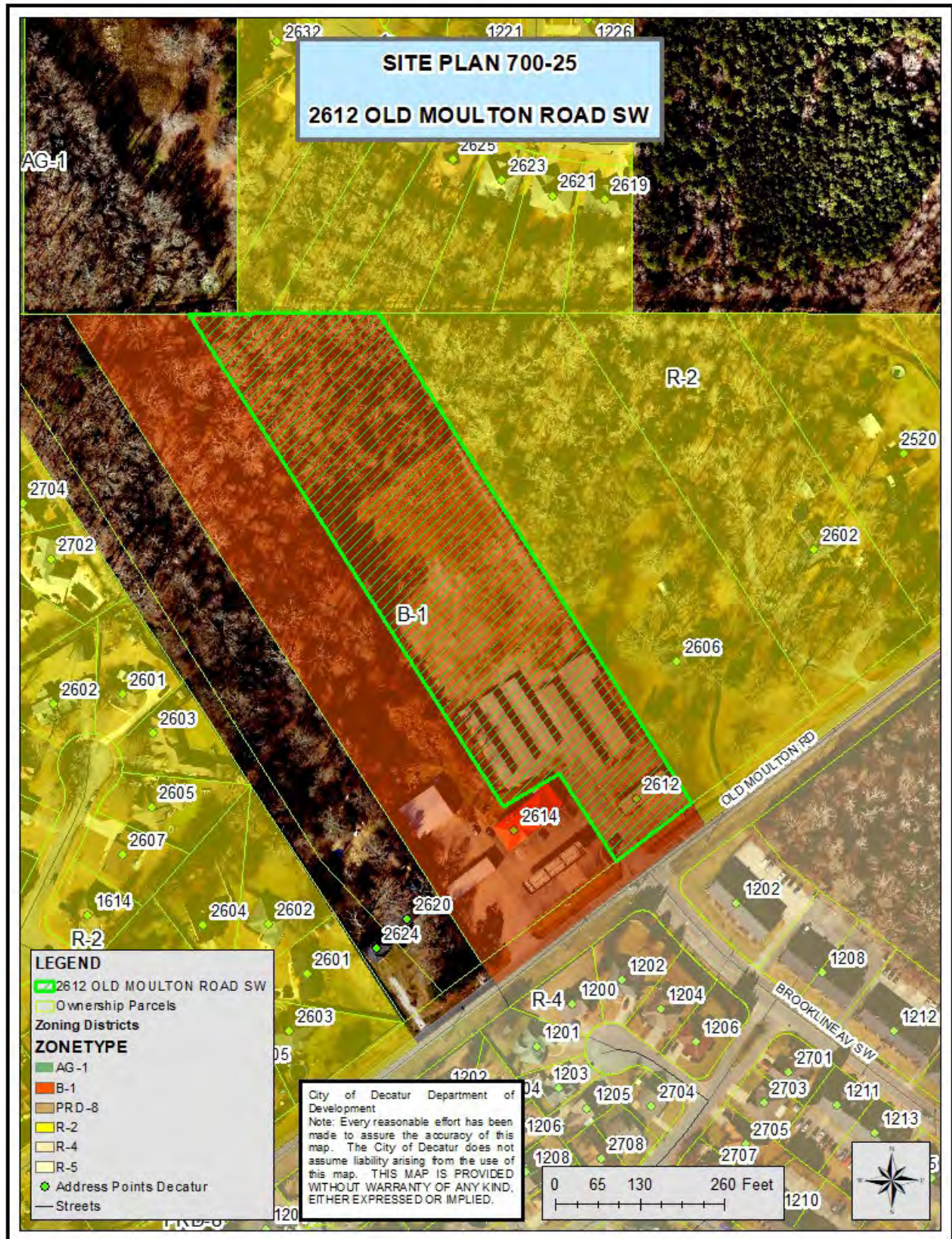
ONE DECATUR STREET TYPOLOGY: Old Moulton Road SW is a Minor Arterial

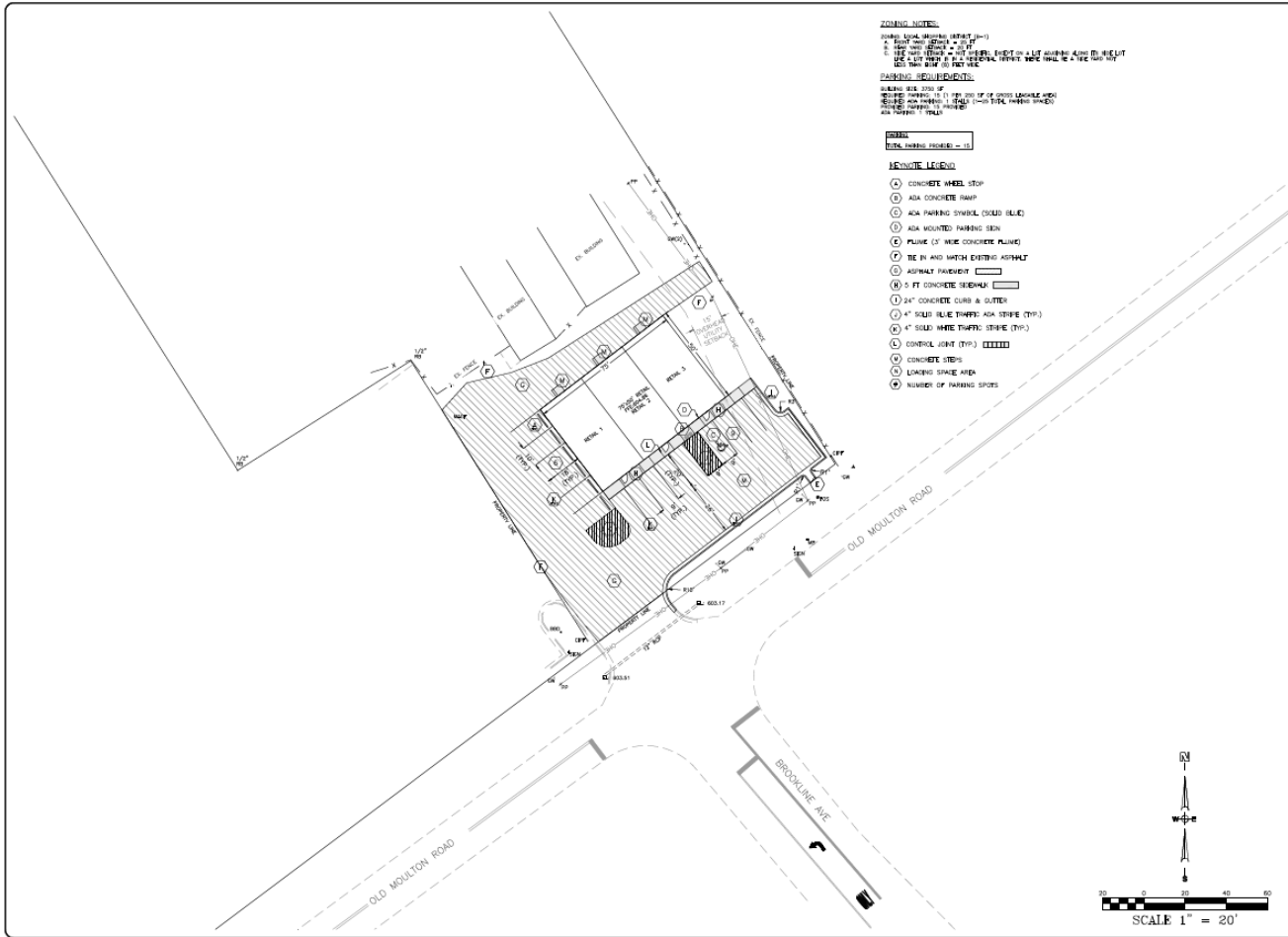
COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

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.







ZONING NOTES:
 ZONING DISTRICT: (U-1)
 1. FRONT YARD SETBACK = 10 FT
 2. SIDE YARD SETBACK = 5 FT
 3. REAR YARD SETBACK = 5 FT
 4. MAXIMUM BUILDING HEIGHT = 12 FT
 5. MAXIMUM GROUND COVER = 25%
 6. MAXIMUM LOT AREA = 10,000 SQ FT
 7. MAXIMUM LOT WIDTH = 100 FT
 8. MAXIMUM LOT DEPTH = 100 FT

PARKING REQUIREMENTS:
 MINIMUM 10% OF TOTAL GROSS LEASABLE AREA
 MINIMUM 10% OF TOTAL GROSS LEASABLE AREA
 MINIMUM 10% OF TOTAL GROSS LEASABLE AREA
 MINIMUM 10% OF TOTAL GROSS LEASABLE AREA

- LEGEND:**
- (A) CONCRETE WHEEL STOP
 - (B) ADA CONCRETE RAMP
 - (C) ADA PARKING SYMBOL (SOLID BLUE)
 - (D) ADA MOUNTED PARKING SIGN
 - (E) PLUME (3" WIDE CONCRETE ALIQUID)
 - (F) TIE IN AND MATCH EXISTING ASPHALT
 - (G) ASPHALT PAVEMENT
 - (H) 6 FT CONCRETE SIDEWALK
 - (I) 24" CONCRETE CURB & GUTTER
 - (J) 4" SOLID BLUE STRIPES ADA STRIPE (TOP)
 - (K) 4" SOLID WHITE STRIPE STRIPE (TOP)
 - (L) CONTROL JOINT (TOP)
 - (M) CONCRETE STEP
 - (N) LOADING SPACE AREA
 - (O) NUMBER OF PARKING SPACES

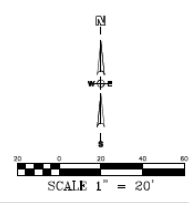


REV#	DESCRIPTION	DATE
1		
2		
3		
4		

COUNTY: LACALUS
 CITY: BROOKLYN
 SECTION 27, TOWNSHIP 18 SOUTH, RANGE 18 WEST
 CITY OF LACALUS, MOHAWK COUNTY, ALABAMA
SITE LAYOUT PLAN

DATE: 10/20/2015
 DRAWN BY: ROW
 APPROVED BY: NLT
 SCALE: 1" = 20'

JOB NUMBER
675-24
 SHEET NUMBER
C300



CERTIFICATE 3638-25

FILE NAME OR NUMBER: Certificate 3638-25

ACRES: 1.22 +/- acres

CURRENT ZONE: B-2 (General-Business)

APPLICANT: TTL

LAND OWNER: Suresh Patel

LOCATION AND/OR PROPERTY ADDRESS: 1810 11th Street SE

REQUEST: Subdivide one parcel into two

PROPOSED LAND USE: Commercial

ONE DECATUR FUTURE LAND USE: Neighborhood Commercial

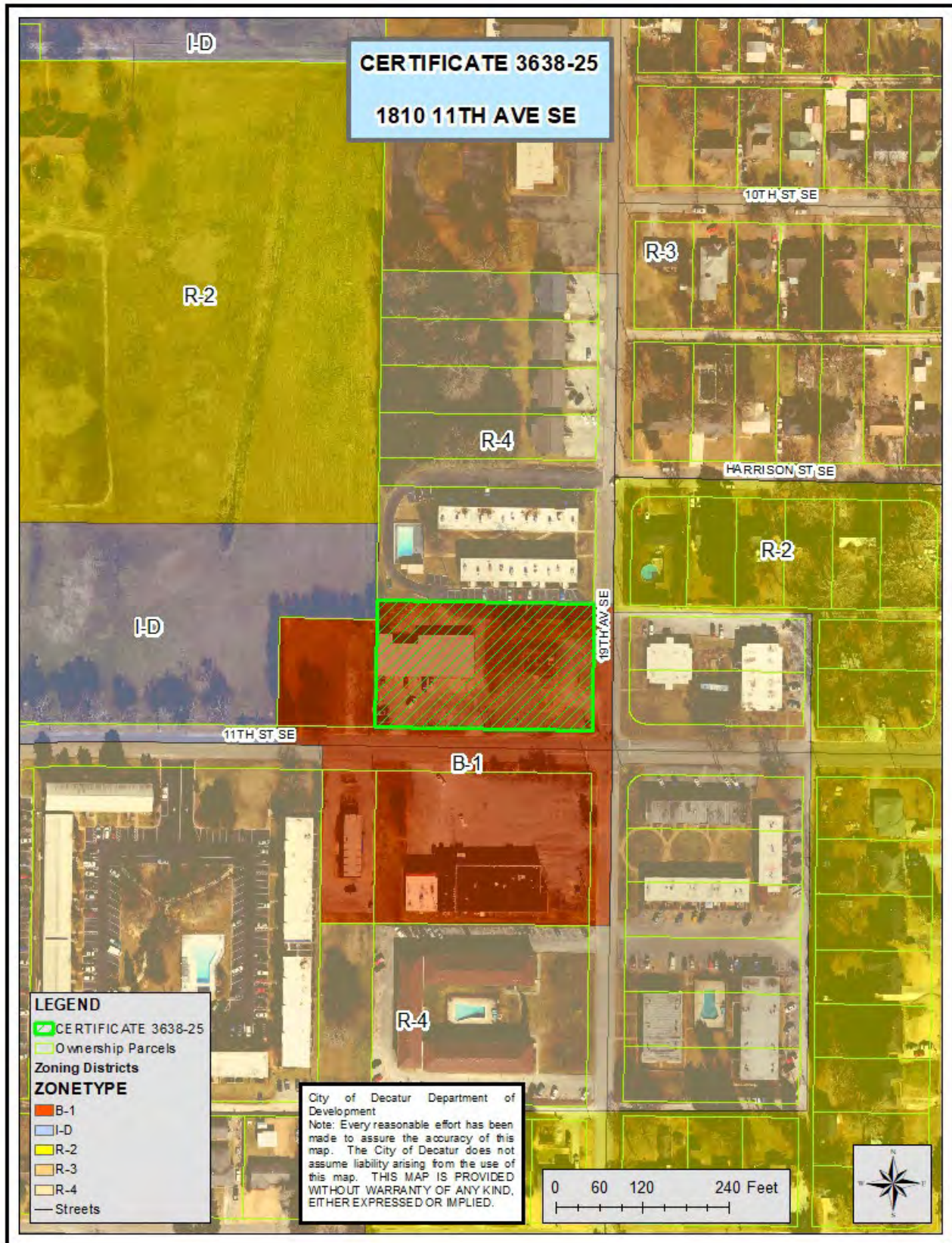
ONE DECATUR STREET TYPOLOGY: 11th Street SE Collector Urban

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.





CERTIFICATE 3639-25

FILE NAME OR NUMBER: Certificate 3639-25

ACRES: 1.29 +/- acres

CURRENT ZONE: B-2 (General-Business)

APPLICANT: TTL

LAND OWNER: Tacala LLC.

LOCATION AND/OR PROPERTY ADDRESS: 2142 6th Ave SE & 1308 Fairway Dr. SE

REQUEST: Subdivide three parcels into two

PROPOSED LAND USE: Commercial

ONE DECATUR FUTURE LAND USE: Community Commercial

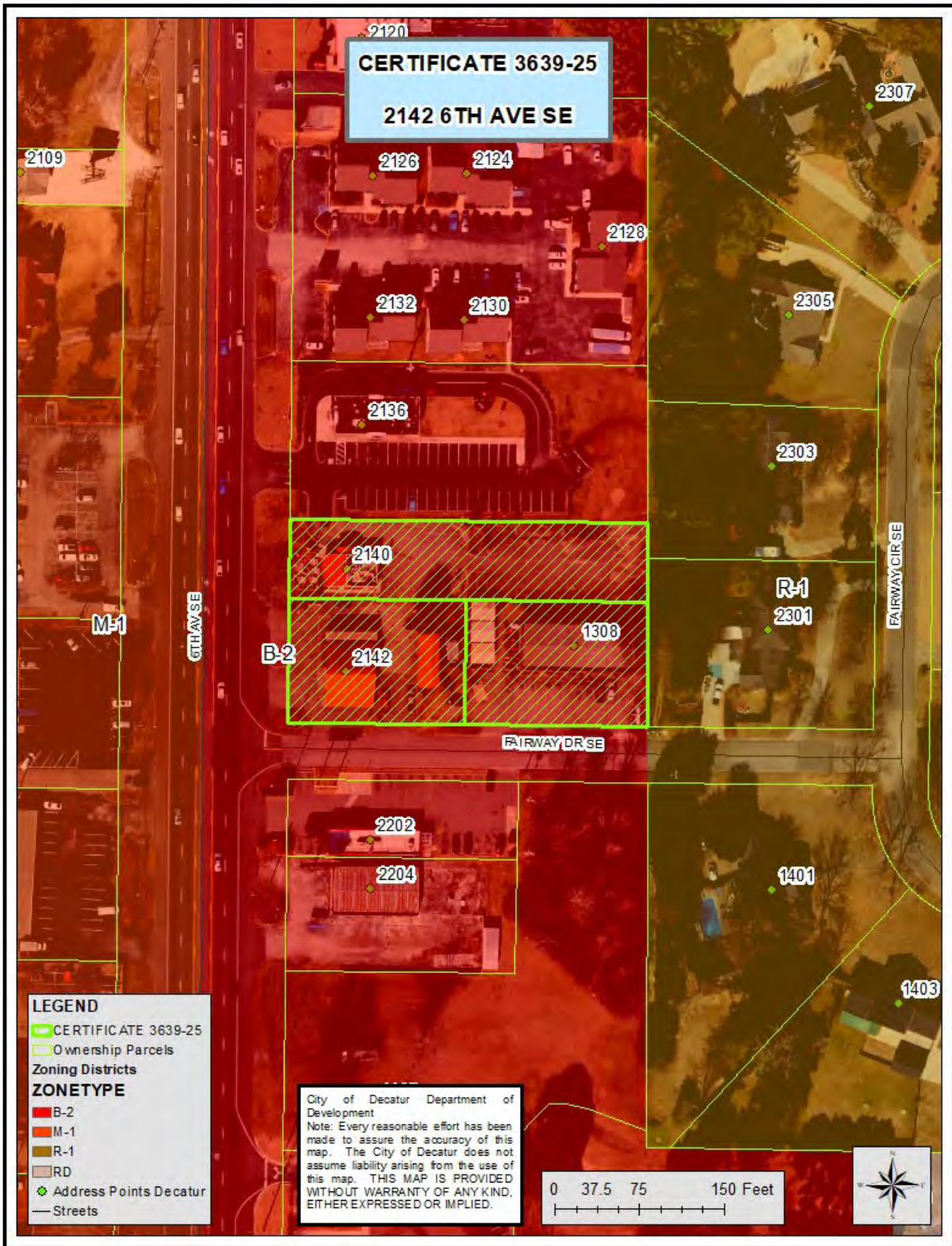
ONE DECATUR STREET TYPOLOGY: Cherokee LN SE is a local street

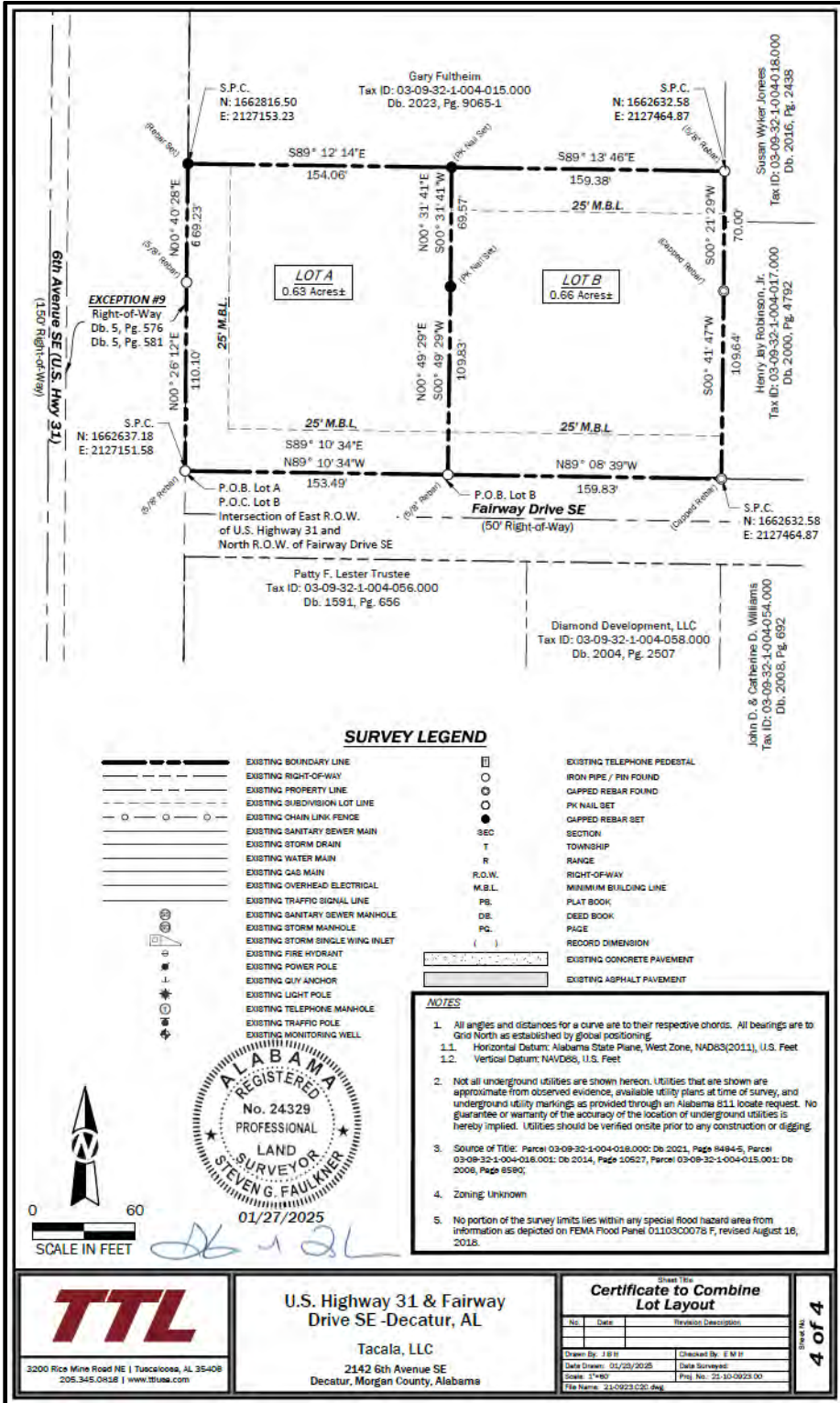
COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

Conditions to be met:

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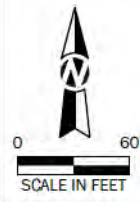


SURVEY LEGEND

	EXISTING BOUNDARY LINE		EXISTING TELEPHONE PEDESTAL
	EXISTING RIGHT-OF-WAY		IRON PIPE / PIN FOUND
	EXISTING PROPERTY LINE		CAPPED REBAR FOUND
	EXISTING SUBDIVISION LOT LINE		PK NAIL SET
	EXISTING CHAIN LINK FENCE		CAPPED REBAR SET
	EXISTING SANITARY SEWER MAIN		SECTION
	EXISTING STORM DRAIN		TOWNSHIP
	EXISTING WATER MAIN		RANGE
	EXISTING GAS MAIN		RIGHT-OF-WAY
	EXISTING OVERHEAD ELECTRICAL		MINIMUM BUILDING LINE
	EXISTING TRAFFIC SIGNAL LINE		PLAT BOOK
	EXISTING SANITARY SEWER MANHOLE		DEED BOOK
	EXISTING STORM MANHOLE		PAGE
	EXISTING STORM SINGLE WING INLET		RECORD DIMENSION
	EXISTING FIRE HYDRANT		EXISTING CONCRETE PAVEMENT
	EXISTING POWER POLE		EXISTING ASPHALT PAVEMENT
	EXISTING GUY ANCHOR		
	EXISTING LIGHT POLE		
	EXISTING TELEPHONE MANHOLE		
	EXISTING TRAFFIC POLE		
	EXISTING MONITORING WELL		

NOTES

- All angles and distances for a curve are to their respective chords. All bearings are to Grid North as established by global positioning.
 - Horizontal Datum: Alabama State Plane, West Zone, NAD83(2011), U.S. Feet
 - Vertical Datum: NAVD83, U.S. Feet
- Not all underground utilities are shown hereon. Utilities that are shown are approximate from observed evidence, available utility plans at time of survey, and underground utility markings as provided through an Alabama 811 locate request. No guarantee or warranty of the accuracy of the location of underground utilities is hereby implied. Utilities should be verified onsite prior to any construction or digging.
- Source of Title: Parcel 03-09-32-1-004-018.000; Db 2021, Page 8494-5, Parcel 03-09-32-1-004-018.001; Db 2014, Page 10527, Parcel 03-09-32-1-004-015.001; Db 2008, Page 8580;
- Zoning: Unknown
- No portion of the survey limits lies within any special flood hazard area from information as depicted on FEMA Flood Panel 01103C0078 F, revised August 16, 2018.



TTL
 3200 Rice Mine Road NE | Tuscaloosa, AL 35408
 205.345.0818 | www.ttlusa.com

U.S. Highway 31 & Fairway Drive SE-Decatur, AL
 Tacala, LLC
 2142 6th Avenue SE
 Decatur, Morgan County, Alabama

Sheet Title: **Certificate to Combine Lot Layout**

No.	Date	Revision Description

Drawn By: JRH | Checked By: E.M.H.
 Date Drawn: 01/29/2025 | Date Surveyed:
 Scale: 1"=60' | Proj. No.: 23-10-0923.00
 File Name: 23-0923.020.dwg

Sheet No. **4 of 4**