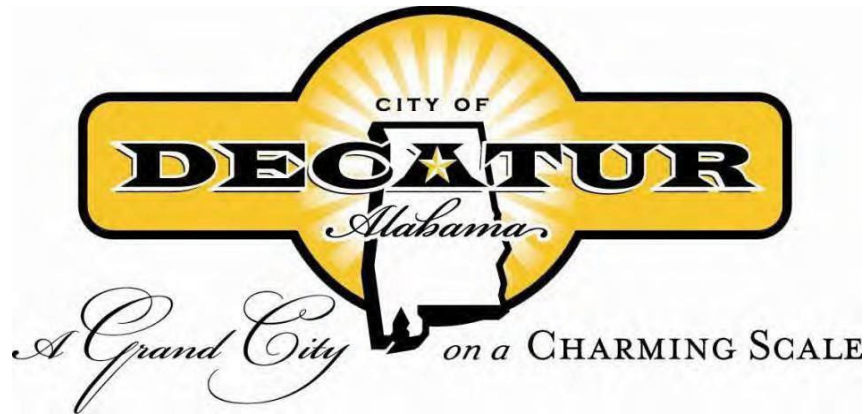




MEMORANDUM

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

PAGE NO.

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

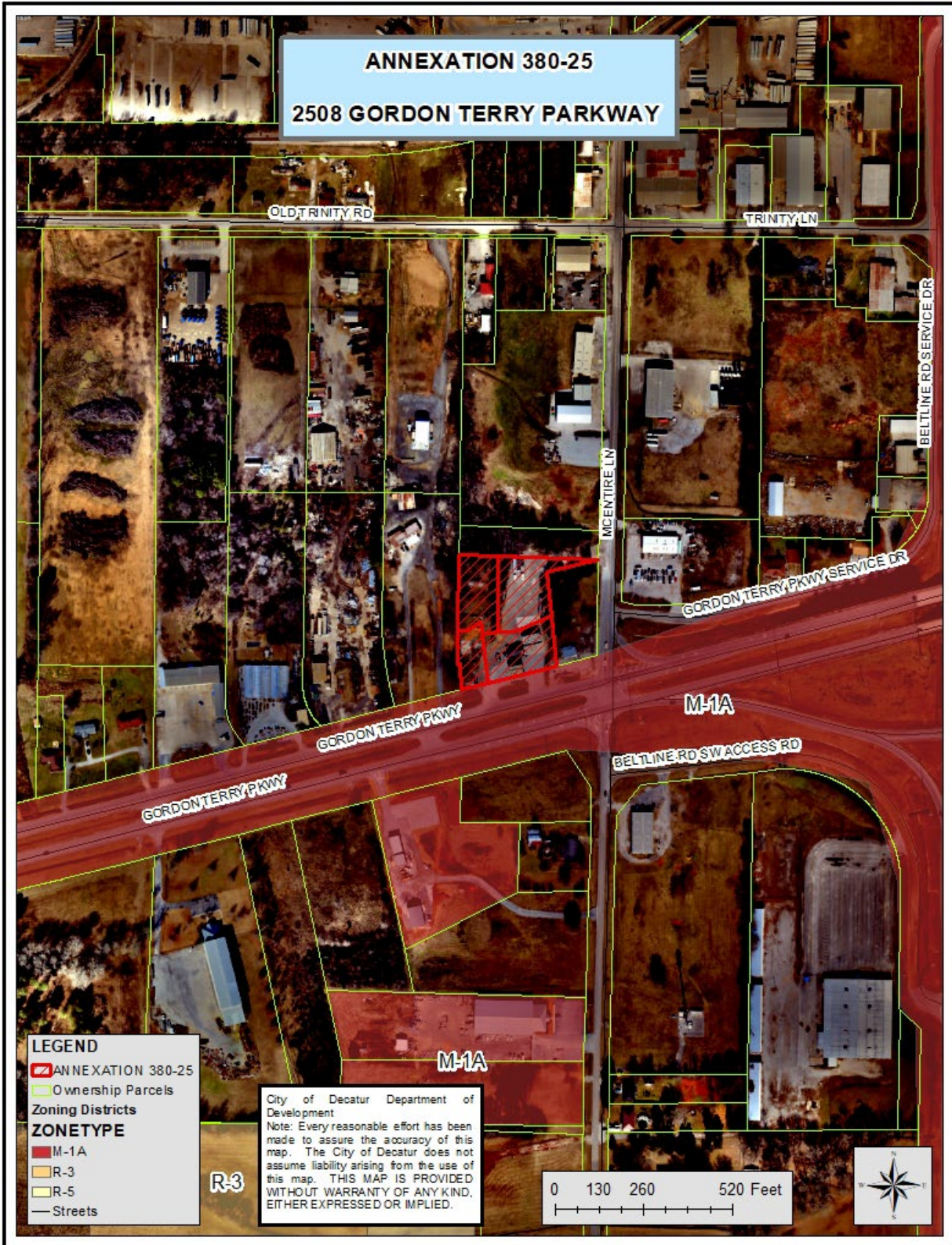
ONE DECATUR STREET TYPOLOGY: Gordon Terry Parkway is a Principal Arterial

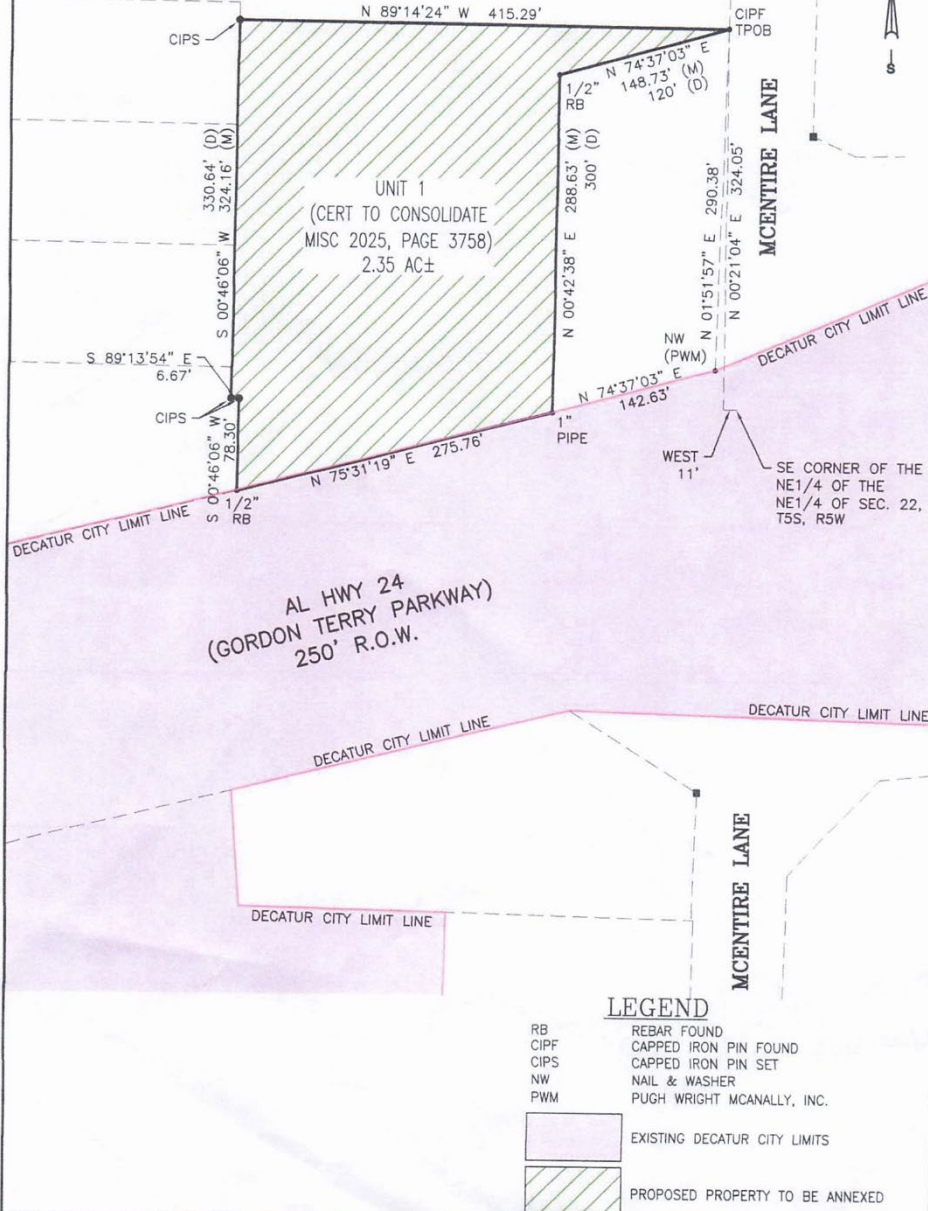
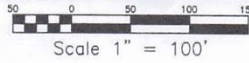
COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

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

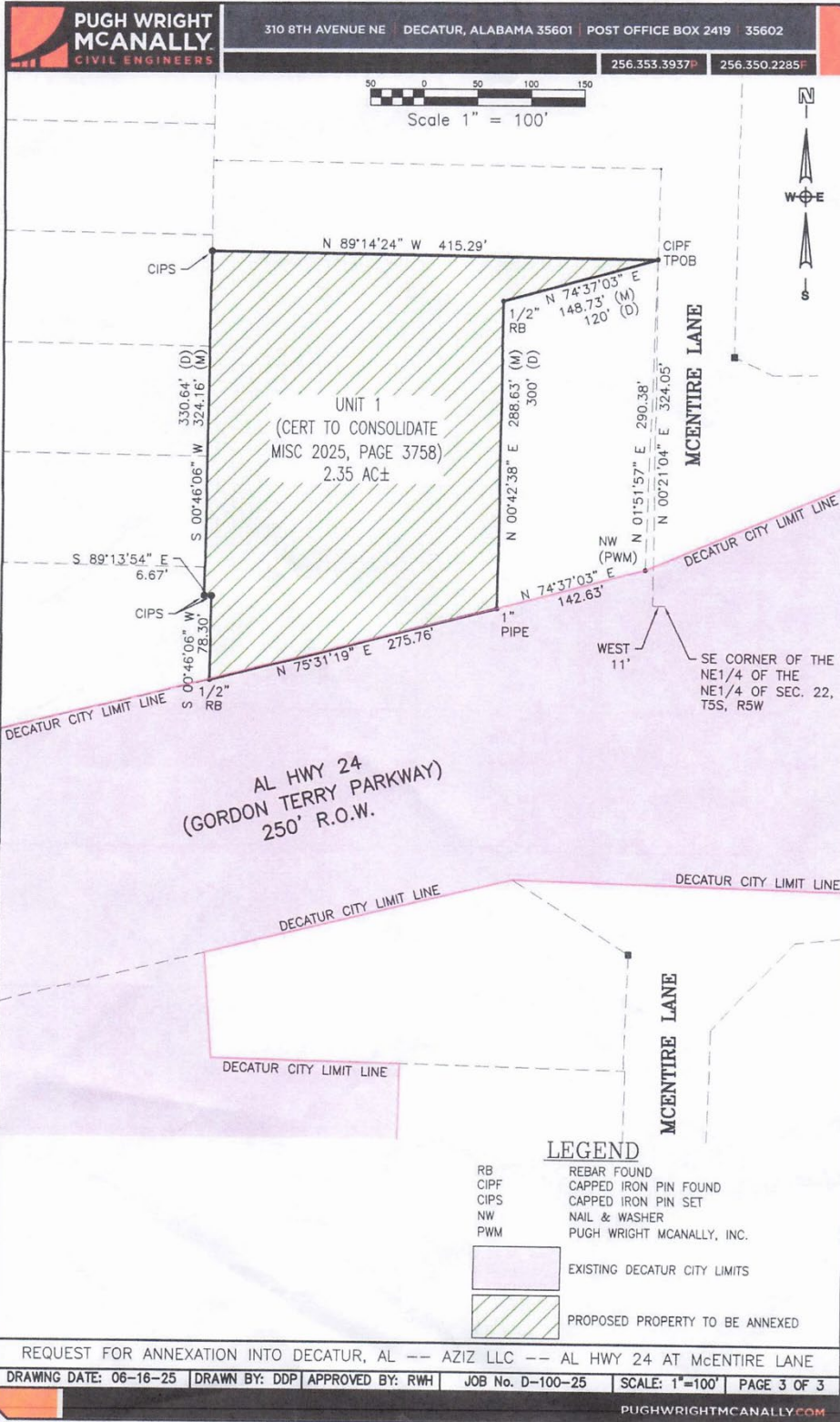
COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

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

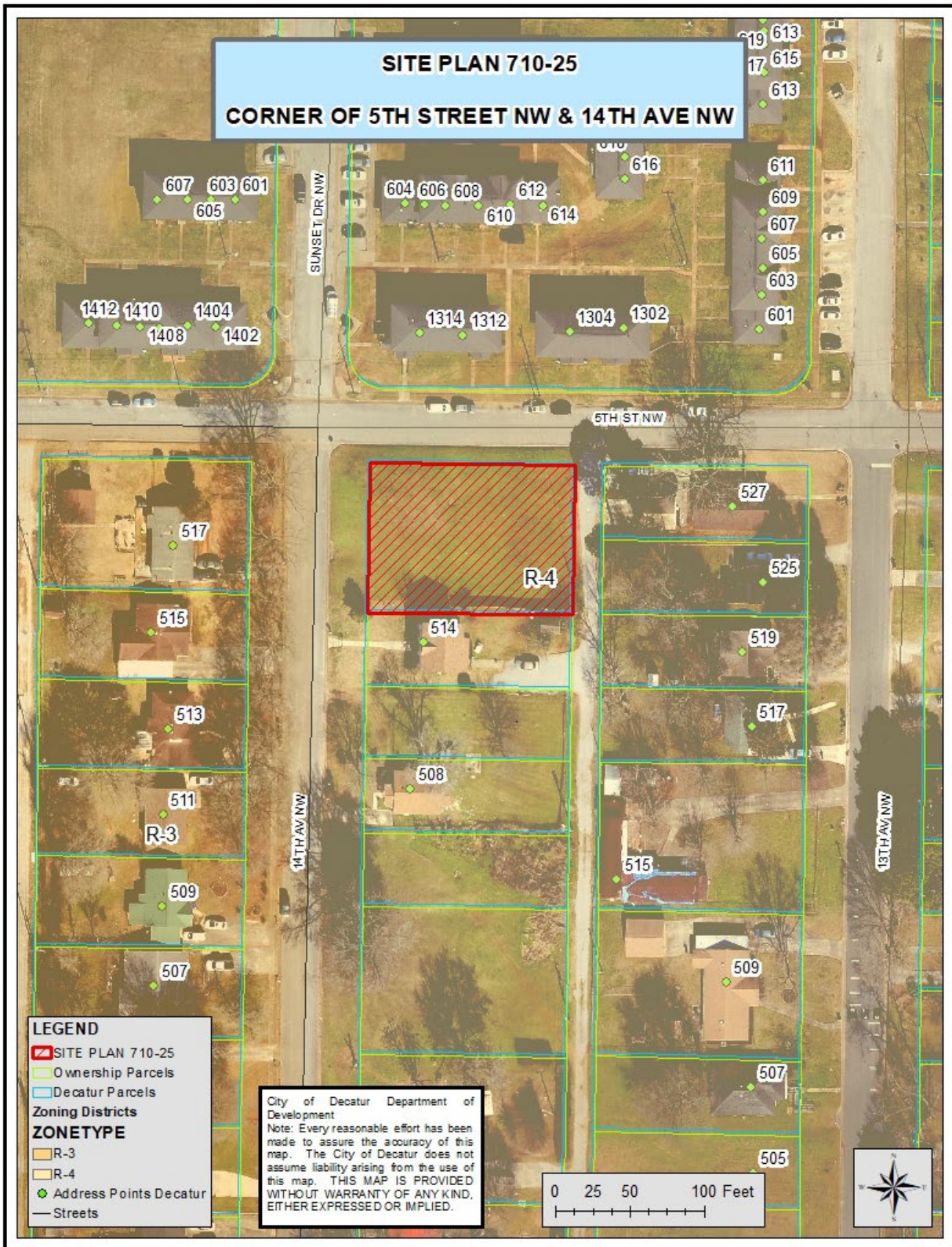
ONE DECATUR STREET TYPOLOGY: 5th Street & 14th Ave NW are local streets

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.





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

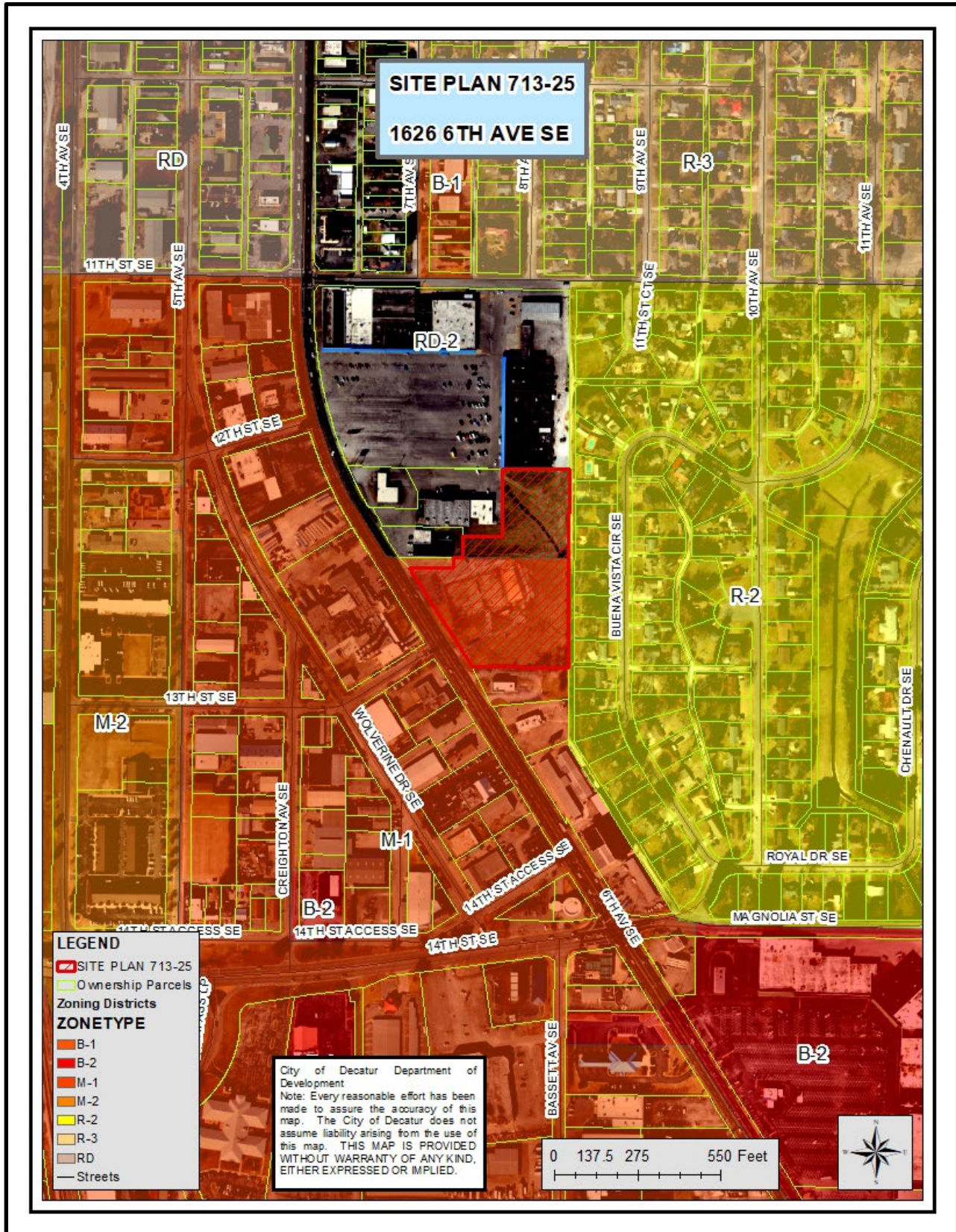
ONE DECATUR FUTURE LAND USE: Community Commercial

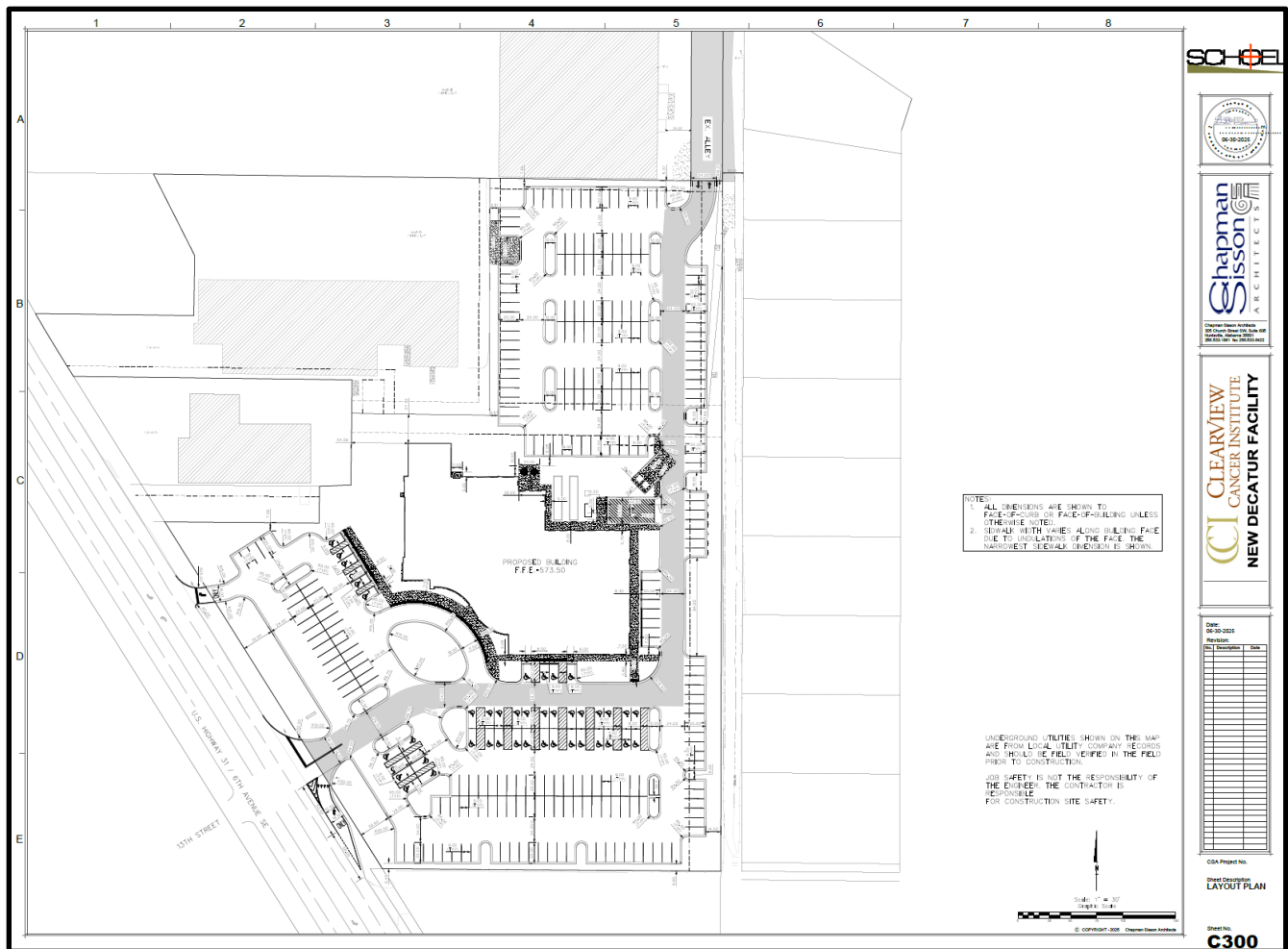
ONE DECATUR STREET TYPOLOGY: 6th Ave SE is a Principal Arterial

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

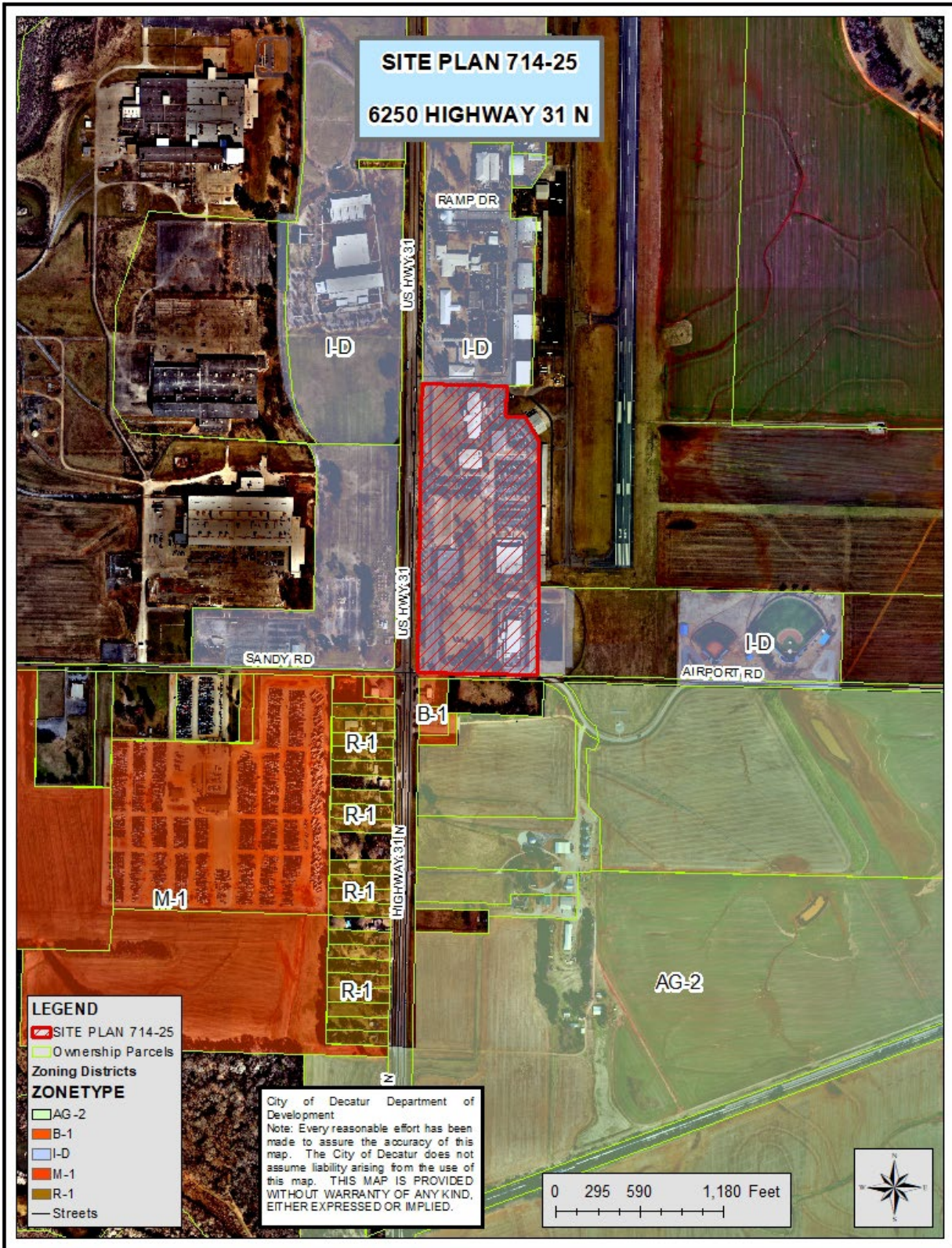
ONE DECATUR STREET TYPOLOGY: Highway 31 N is a Principal Arterial

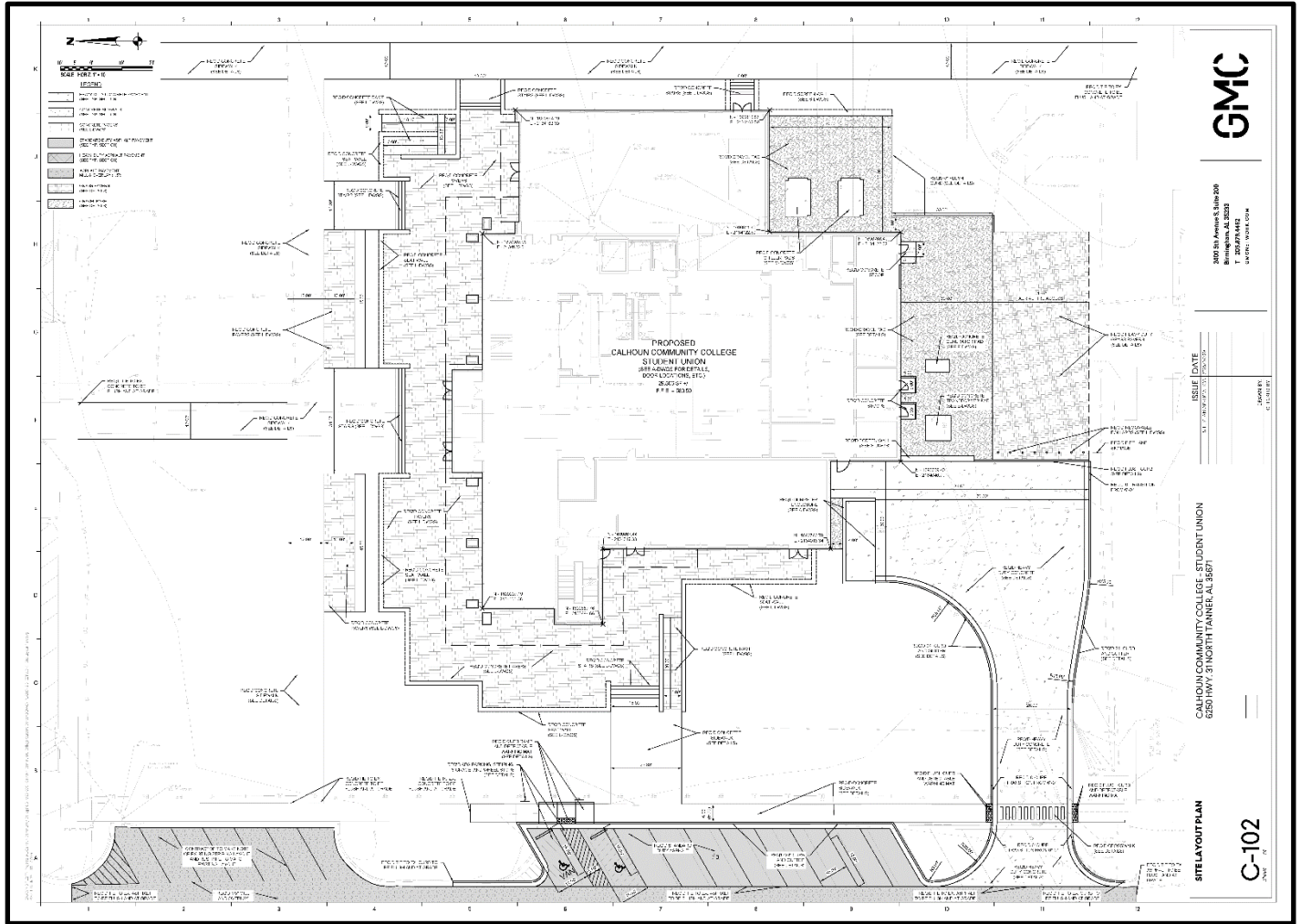
COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

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

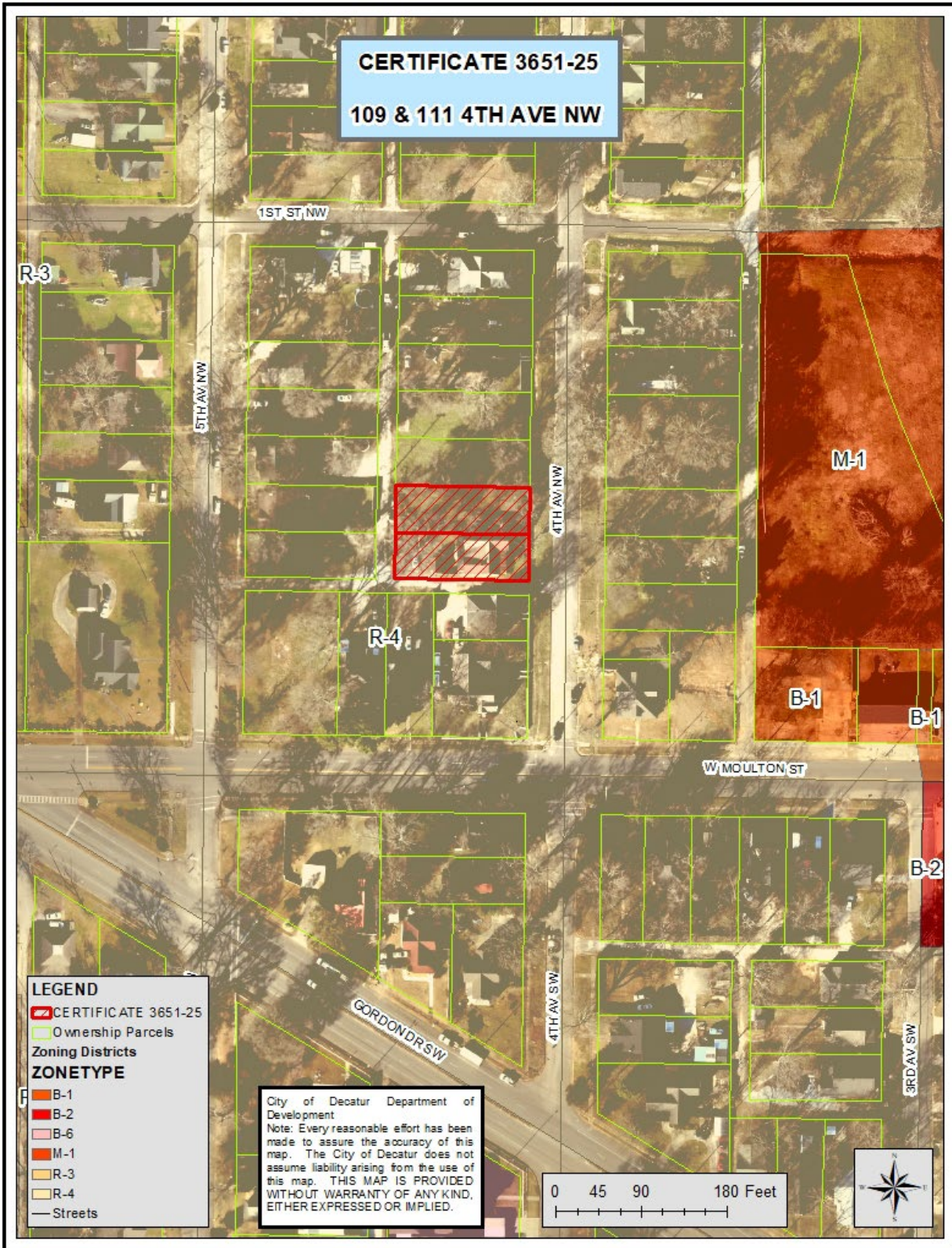
ONE DECATUR STREET TYPOLOGY: 4th Ave NW is a Local Street

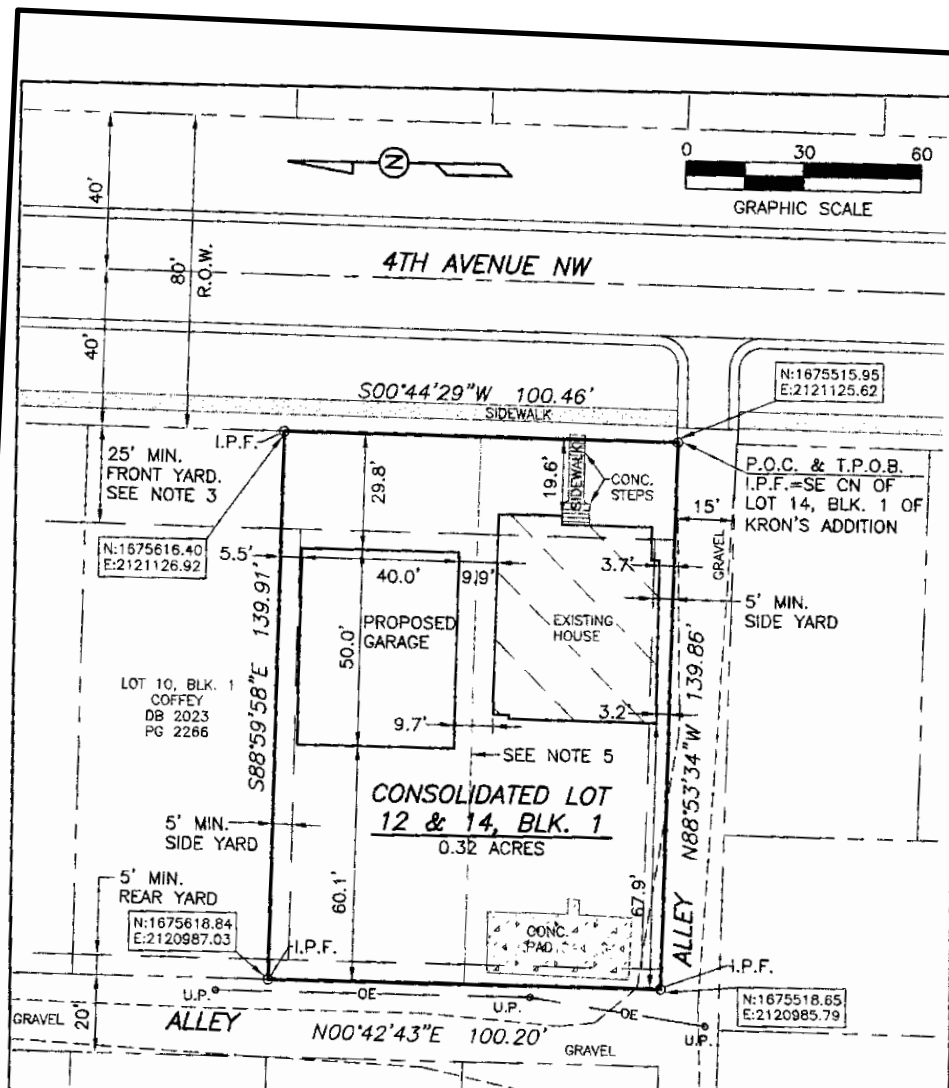
COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

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

