

## **MEMORANDUM**

**DATE:** March 17<sup>th</sup>, 2025

**TO:** Planning Commission

### **PLANNING COMMISSION MEETING**

March 17<sup>th</sup>, 2025

Pre-Meeting – 3:00 p.m.

Meeting – 3:30 p.m.

**City Council Chambers**

# Agenda

## Planning Commission

City of Decatur, AL

March 17<sup>th</sup>, 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

#### Annexation

A. Annexation 379-25

Pugh Wright McAnally

PAGE NO.

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#### Pre-Zoning

A. Pre-Zoning-1428

Pugh Wright McAnally

PAGE NO.

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#### Minor Plat

A. Minor Plat

Pugh Wright McAnally

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### Consent Agenda

#### Site Plan

A. Site Plan 701-25

Andrew Freeman

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B. Site Plan 702-25

Pugh Wright McAnally

19-22

C. Site Plan 703-25

Pugh Wright McAnally

23-26

D. Site Plan 700-25

Pugh Wright McAnally

27-30

#### Certificate

A. Certificate 3640-25

Pugh Wright McAnally

31-34

B. Certificate 3641-25

Pugh Wright McAnally

35-38

### Other Business

#### Other Business

A. Bond Review-Hollon Meadows

Pugh Wright McAnally

PAGE NO.

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B. Annexation Moratorium

City of Decatur

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Annexation

Annexation 379-25

**FILE NAME OR NUMBER:** Annexation 379-25

**ACRES:** 6.11+/- acres

**CURRENT ZONE:** B-2 (General-Business) & Unincorporated

**APPLICANT:** Pugh Wright McAnally

**LOCATION AND/OR PROPERTY ADDRESS:** East of US Highway 31 and south of Pisgah Road

**REQUEST:** Annex 6.11 acres into the city limits

**PROPOSED LAND USE:** Residential

**ONE DECATUR FUTURE LAND USE:** Rural Edge/Agricultural

**ONE DECATUR STREET TYPOLOGY:** Pisgah Road is a local street

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

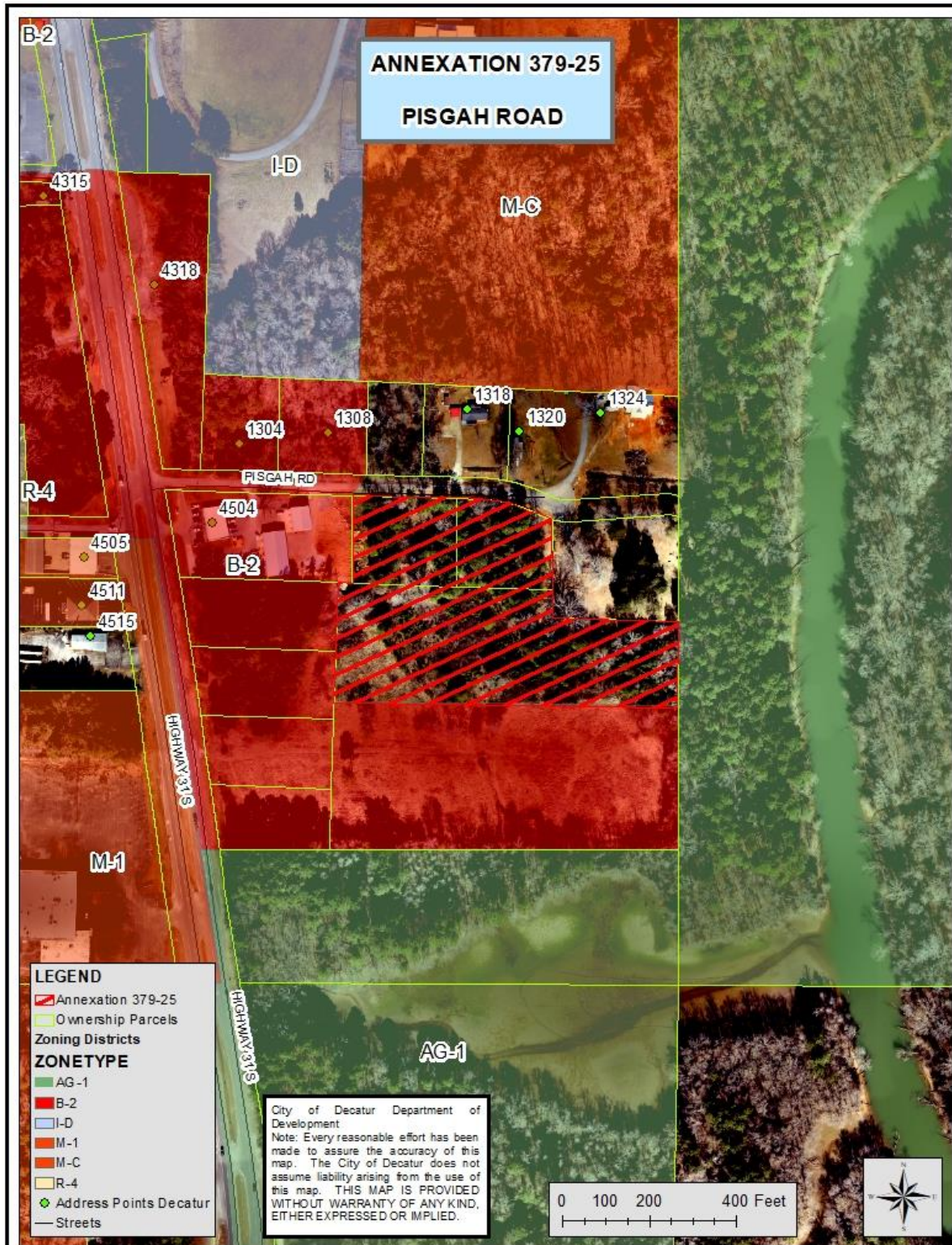
**Conditions to be met:**

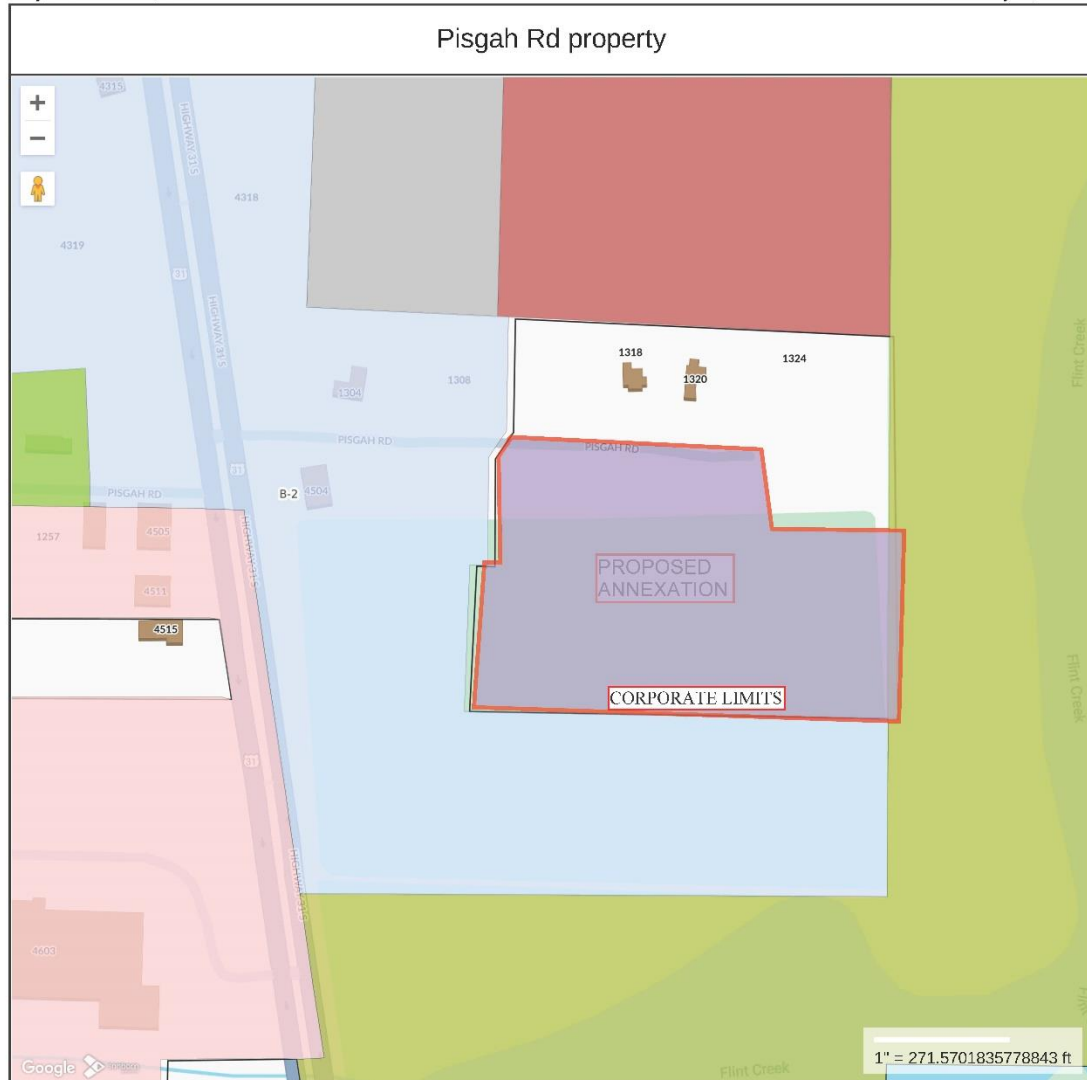
**Point of Information:** Any relocation of utilities will be at the owner's expense, and any relocation needs to occur before construction.











**MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT**

City of Decatur, AL makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 12/14/2021  
Data updated 06/26/2024

Print map scale is approximate.  
Critical layout or measurement  
activities should not be done using  
this resource.

PRE-ZONING

PRE-ZONING 1428-25

**FILE NAME OR NUMBER:** Pre-Zoning 1428-25

**ACRES:** 6.11+/- acres

**CURRENT ZONE:** B-2 (General-Business) & Unincorporated

**APPLICANT:** Pugh Wright McAnally

**LOCATION AND/OR PROPERTY ADDRESS:** East of US Highway 31 and south of Pisgah Road

**REQUEST:** Pre-zone 6.11 acres to B-2 (General-Business)

**PROPOSED LAND USE:** Residential

**ONE DECATUR FUTURE LAND USE:** Rural Edge/Agricultural

**ONE DECATUR STREET TYPOLOGY:** Pisgah Road 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.





**LEGEND**

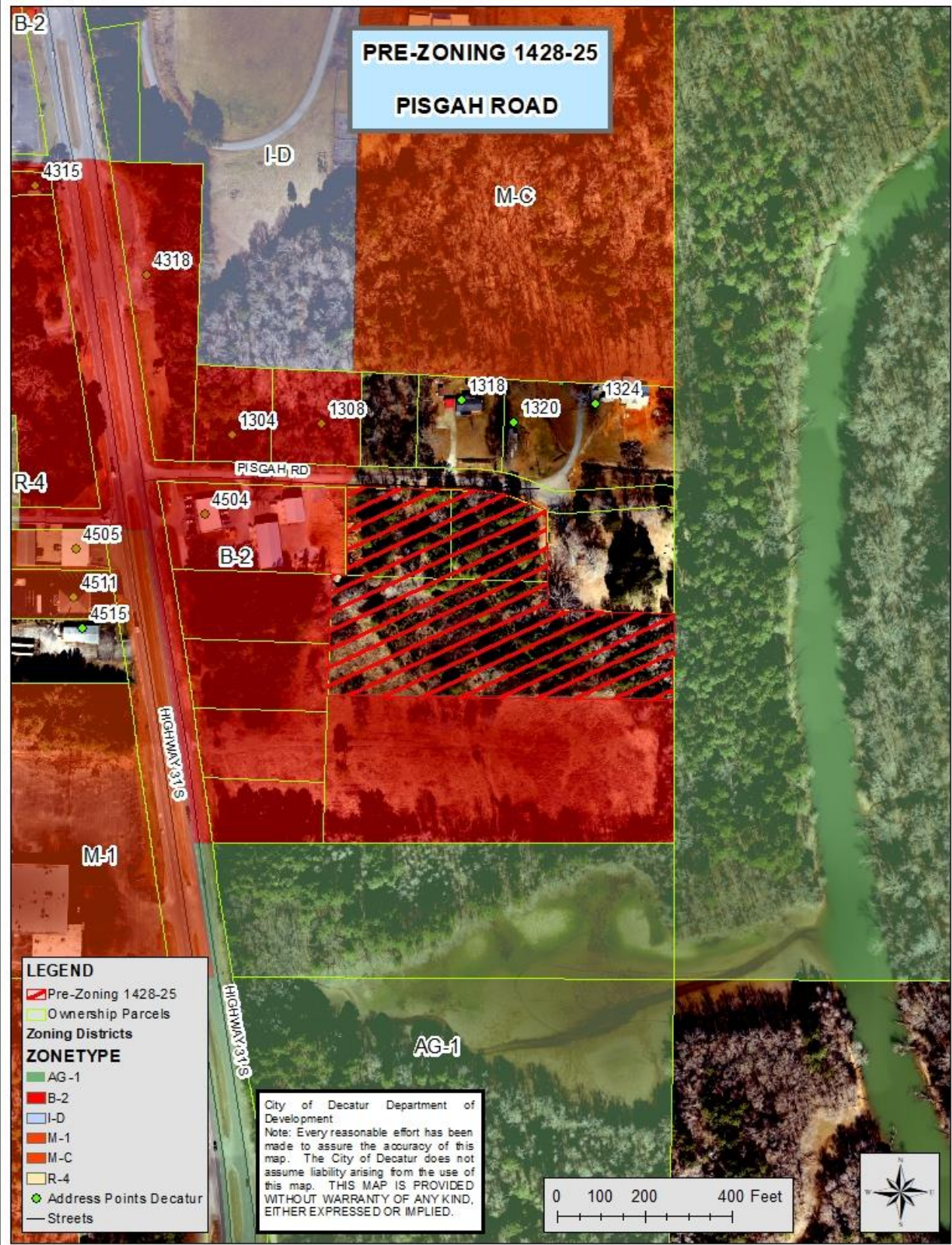
- Pre-Zoning 1428-25
- Ownership Parcels
- Address Points Decatur
- Streets

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.

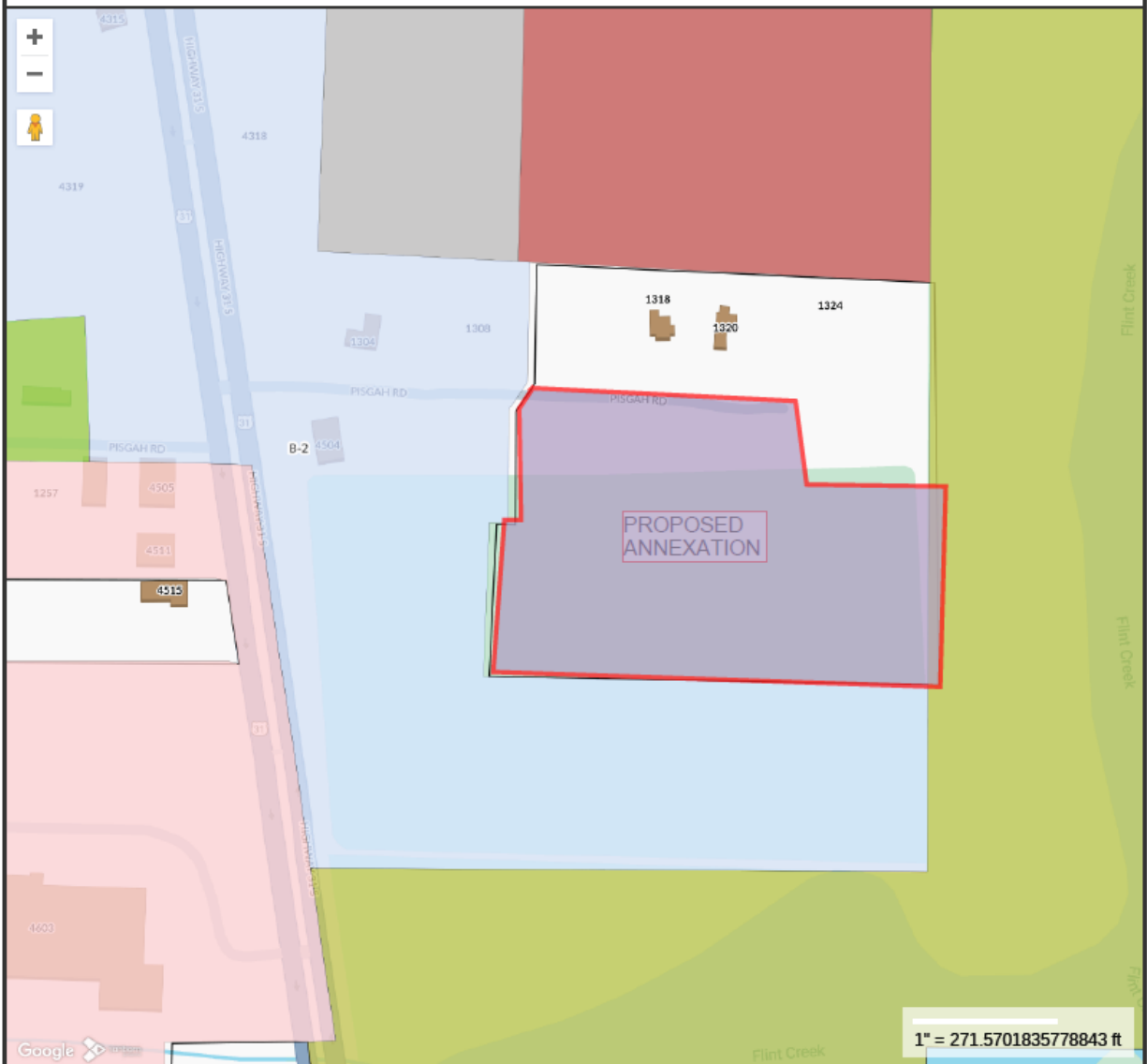
0 100 200 400 Feet







## Pisgah Rd property

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Minor Plat

Replat of Lots 1, 29, 30 and 49

**FILE NAME OR NUMBER:** Minor Plat: Replat of Lots 1, 29, 30 and 49

**ACRES:** 1.05 +/- acres

**CURRENT ZONE:** R-3 (Single-Family)

**APPLICANT:** Pugh Wright McAnally

**LOCATION AND/OR PROPERTY ADDRESS:** 3101 & 3102 Joseph Dr., 3101 & 3102 Lisa LN

**REQUEST:** Replat 1.05 +/- acres

**PROPOSED LAND USE:** Residential

**ONE DECATUR FUTURE LAND USE:** Mixed Neighborhood

**ONE DECATUR STREET TYPOLOGY:** Joseph Dr. & Lisa LN are local streets

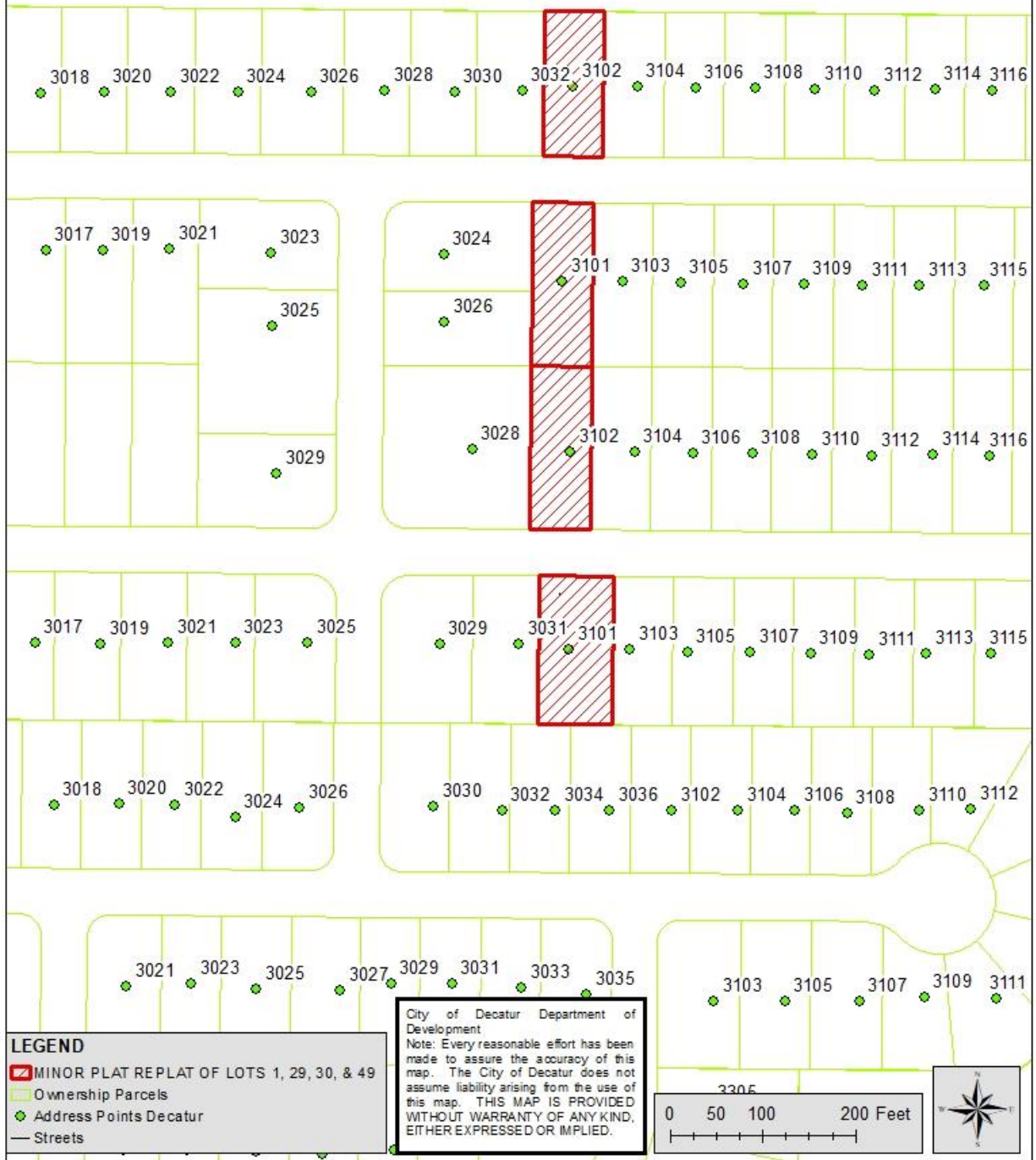
COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

**Conditions to be met:**

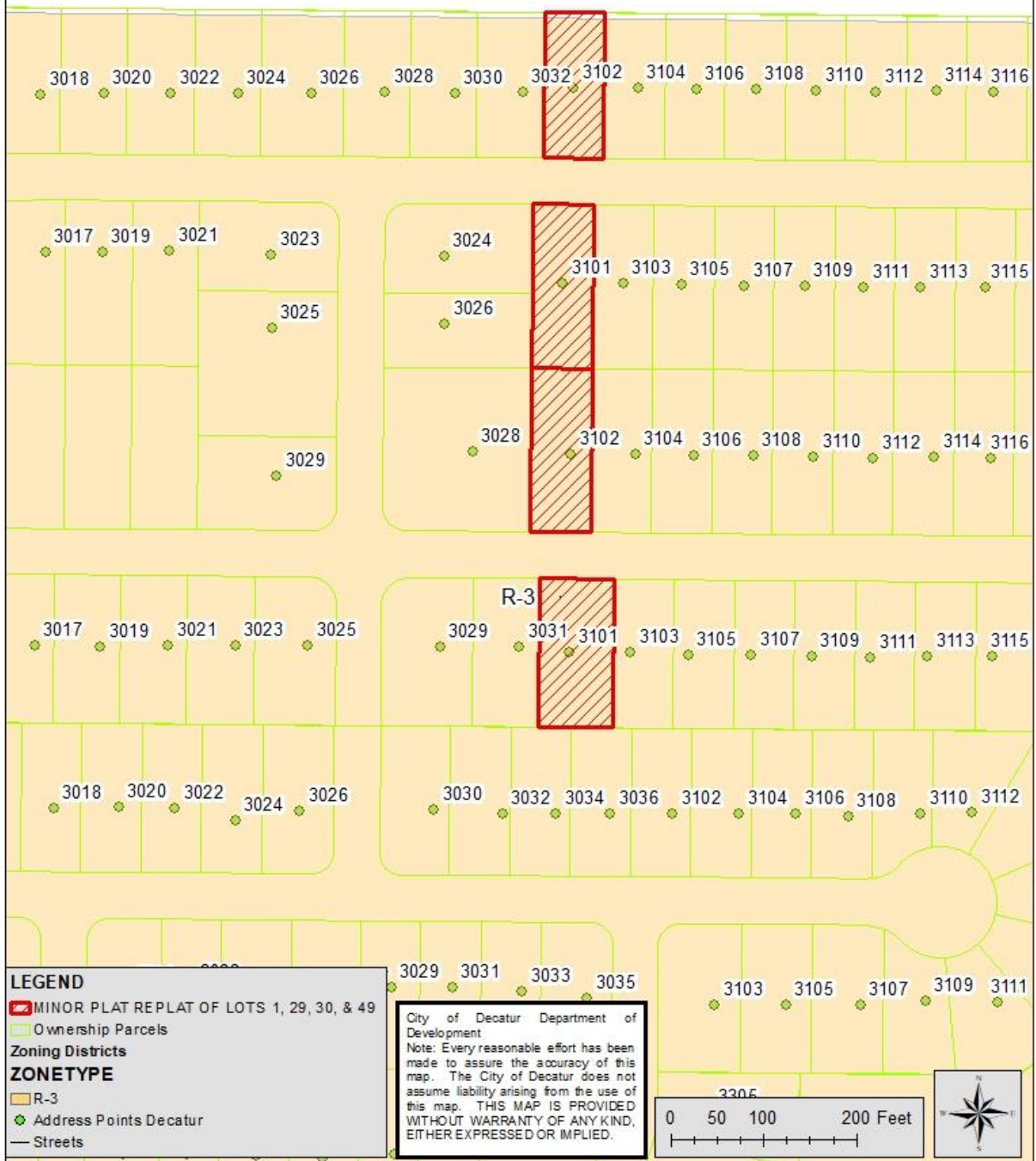
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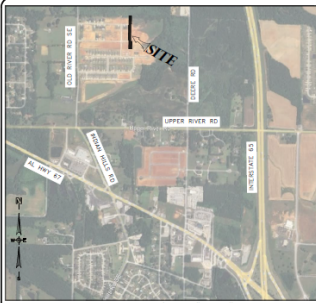


# **MINOR PLAT** **REPLAT OF LOTS 1, 29, 30, & 49**



# **MINOR PLAT** **REPLAT OF LOTS 1, 29, 30, & 49**





STATE OF ALABAMA  
COUNTY OF MORGAN

I, RICHARD W. REYNOLDS, A PROFESSIONAL LAND SURVEYOR OF ALABAMA, HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT MAP OR PLAN OF THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED WITHIN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 6 SOUTH, RANGE 4 WEST, MORGAN COUNTY, ALABAMA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

LOT 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 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2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199



CONSENT AGENDA

SITE PLANS

SITE PLAN 701-25

**FILE NAME OR NUMBER:** Site Plan 701-25

**ACRES:** 0.23 +/- acres

**CURRENT ZONE:** B-5 (CBD)

**APPLICANT:** Andrew Freeman

**LAND OWNER:** 602 BOYS, LLC

**LOCATION AND/OR PROPERTY ADDRESS:** 602 Bank Street NE

**REQUEST:** Approve Site Plan

**PROPOSED LAND USE:** Commercial

**ONE DECATUR FUTURE LAND USE:** Urban Core Downtown

**ONE DECATUR STREET TYPOLOGY:** Bank Street is a Minor Arterial

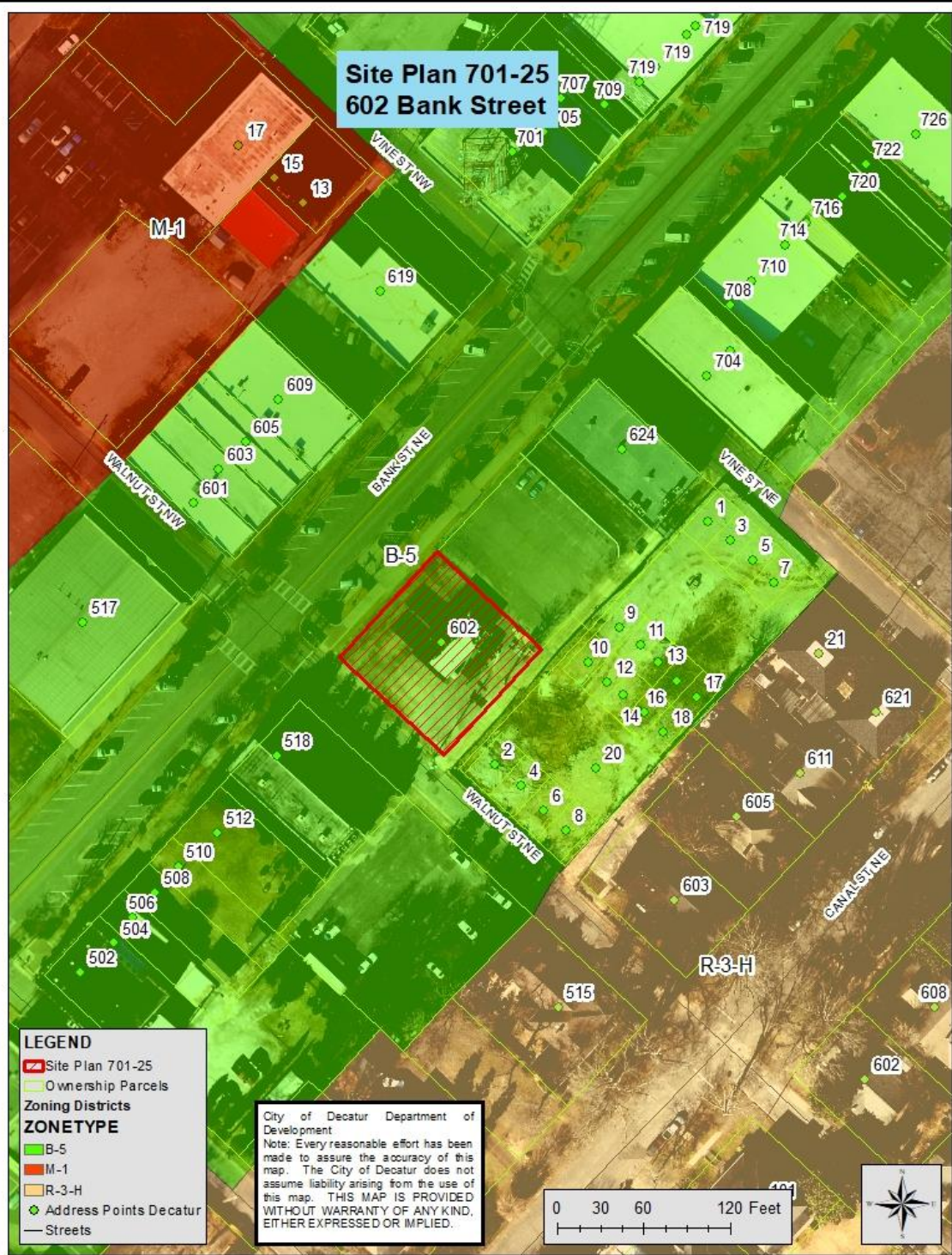
COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

**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.











## SITE PLAN 702-25

**FILE NAME OR NUMBER:** Site Plan 702-25

**ACRES:** 0.16+/- acres

**CURRENT ZONE:** B-5 (CBD)

**APPLICANT:** Pugh Wright McAnally

**LAND OWNER:** Dan Stephenson

**LOCATION AND/OR PROPERTY ADDRESS:** 215 Grant Street

**REQUEST:** Approve Site Plan

**PROPOSED LAND USE:** Recreational

**ONE DECATUR FUTURE LAND USE:** Urban Core Downtown

**ONE DECATUR STREET TYPOLOGY:** Grant Street SE is a local street

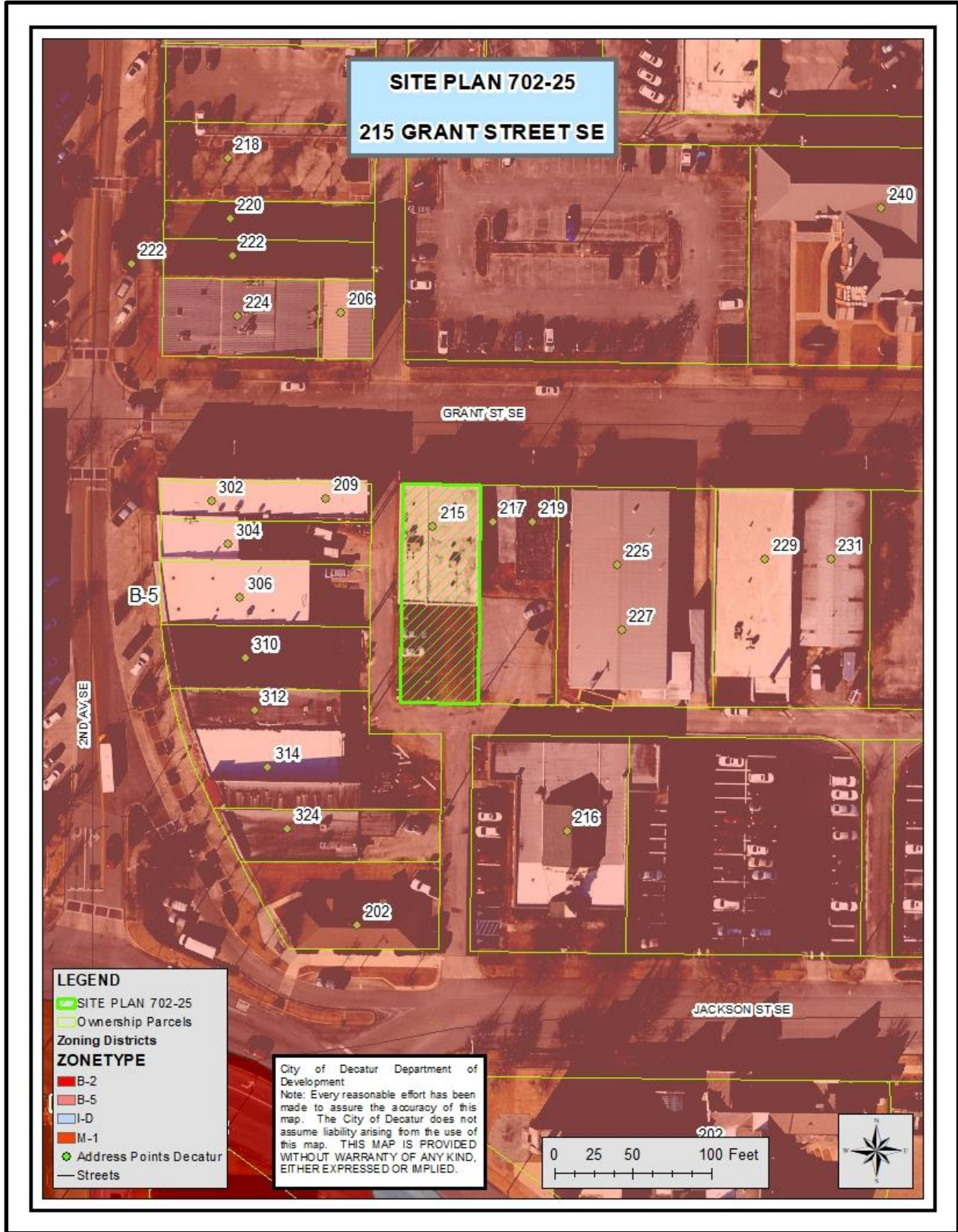
### COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

**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 703-25

**FILE NAME OR NUMBER:** Site Plan 703-25

**ACRES:** 6.79 +/- acres

**CURRENT ZONE:** M-1 (Light Industry)

**APPLICANT:** Pugh Wright McAnally

**LAND OWNER:** Adam Zaragaza

**LOCATION AND/OR PROPERTY ADDRESS:** South of 1913 Central Parkway SW

**REQUEST:** Approve Site Plan

**PROPOSED LAND USE:** Commercial

**ONE DECATUR FUTURE LAND USE:** Flex Employment Center

**ONE DECATUR STREET TYPOLOGY:** Central Parkway SW is a Minor Arterial

### COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

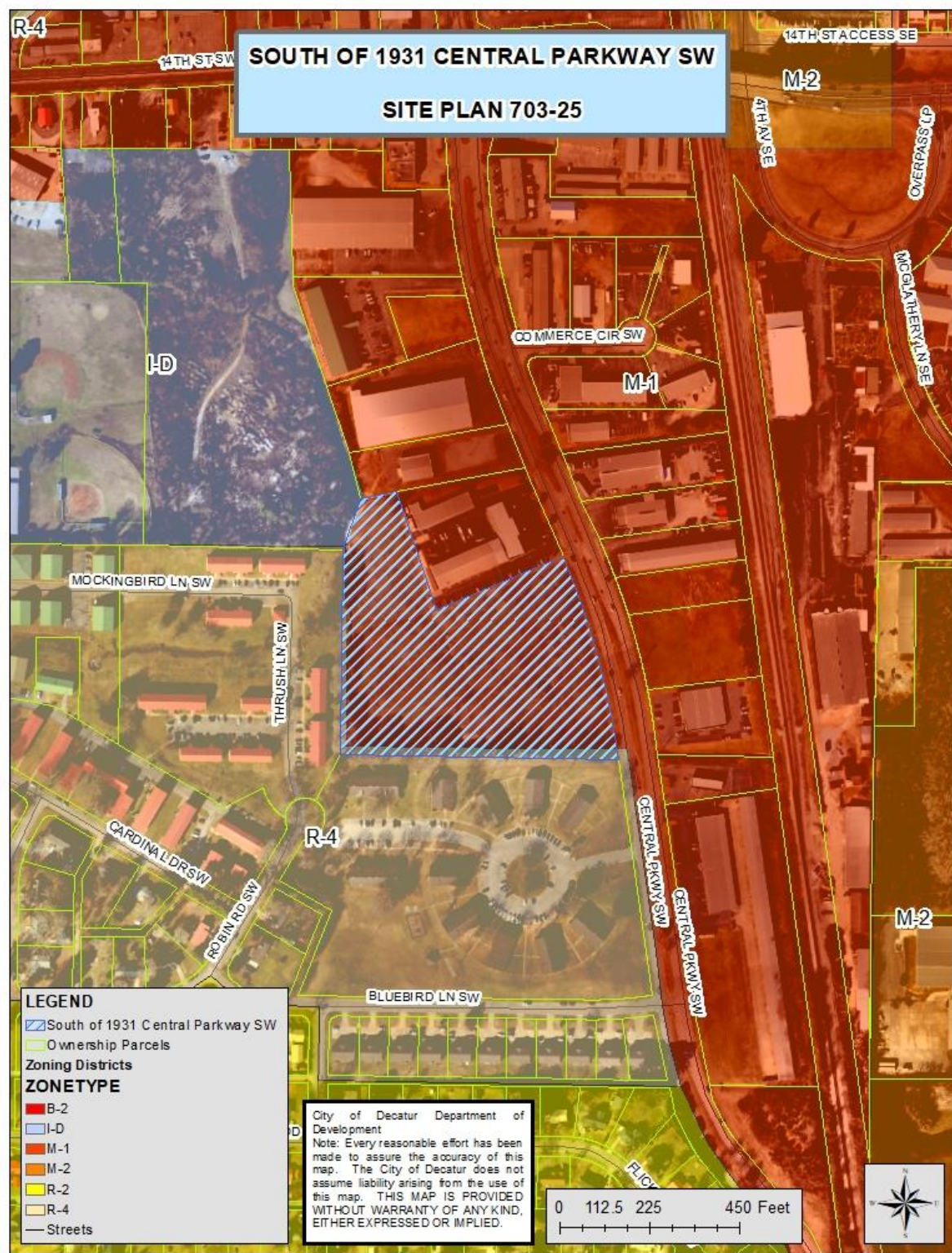
**Conditions to be met:**

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













## 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

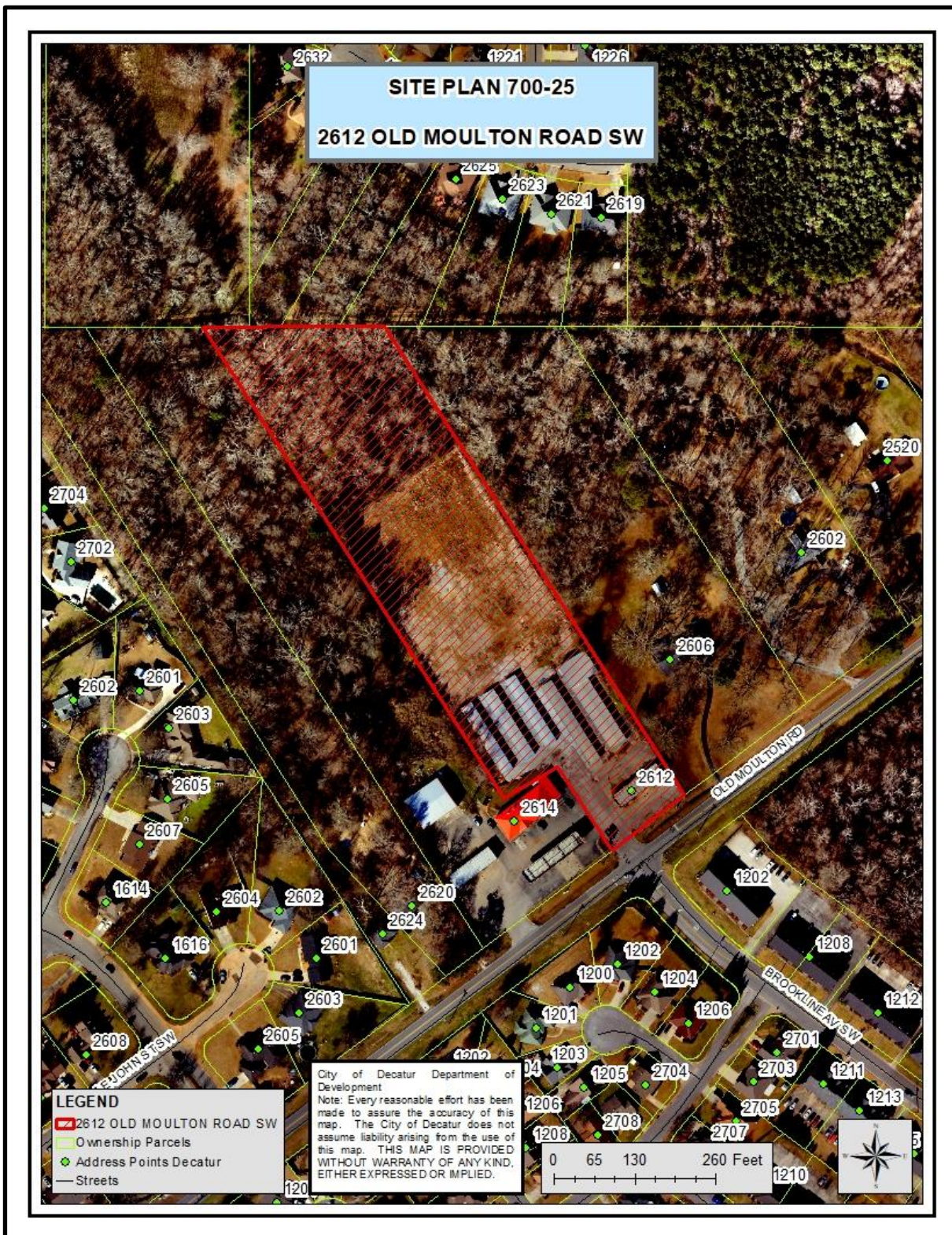
**ONE DECATUR FUTURE LAND USE:** Mixed Neighborhood

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

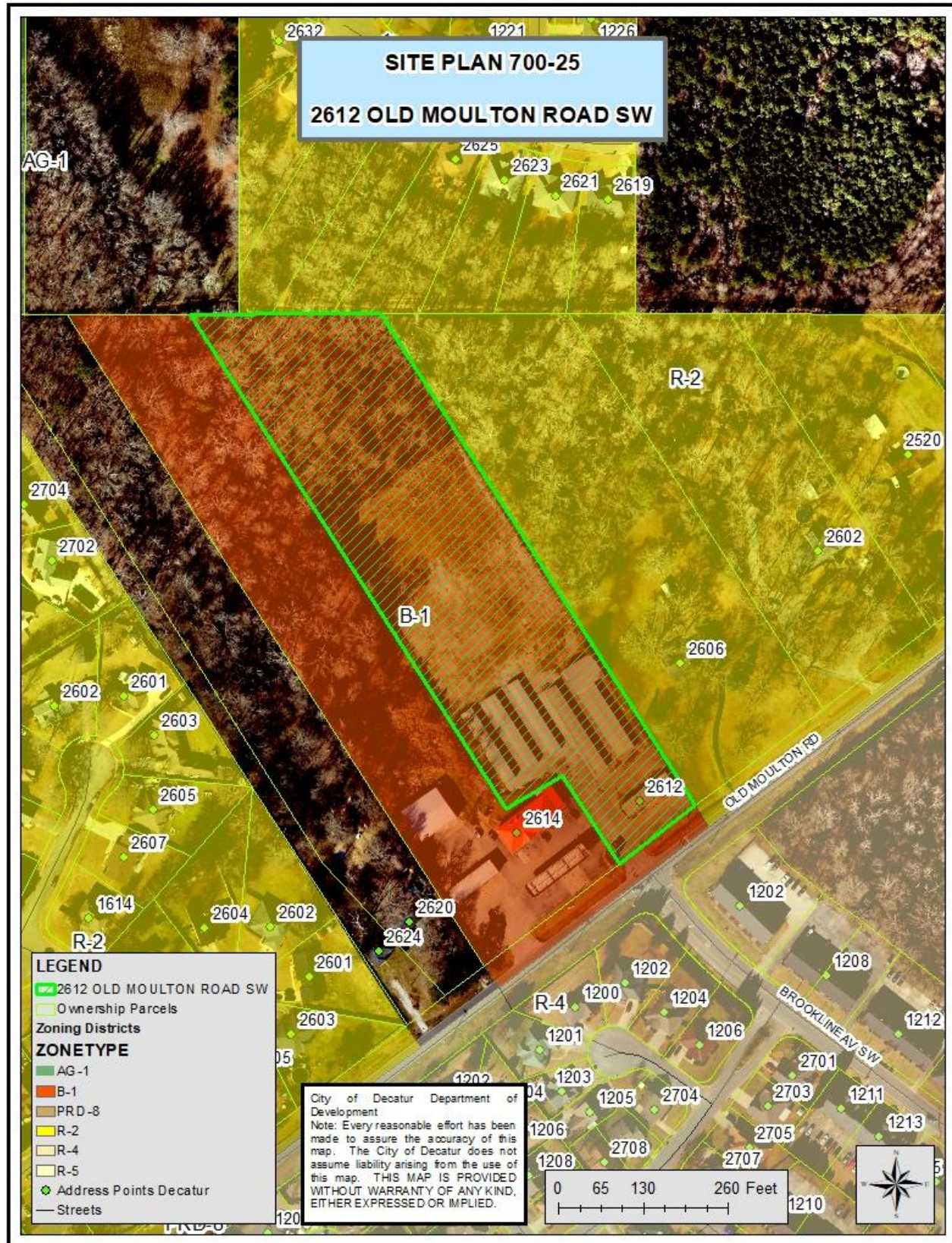
### COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

**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.











## CERTIFICATES

### CERTIFICATE 3640-25

**FILE NAME OR NUMBER:** Certificate 3640-25

**ACRES:** 10.32 +/- acres

**CURRENT ZONE:** R-2 (Single-Family)

**APPLICANT:** Pugh Wright McAnally

**LAND OWNER:** Frank Hernandez

**LOCATION AND/OR PROPERTY ADDRESS:** North of Kensington Way SW

**REQUEST:** Approve Certificate

**PROPOSED LAND USE:** Residential

**ONE DECATUR FUTURE LAND USE:** Low Residential & Mixed Neighborhood

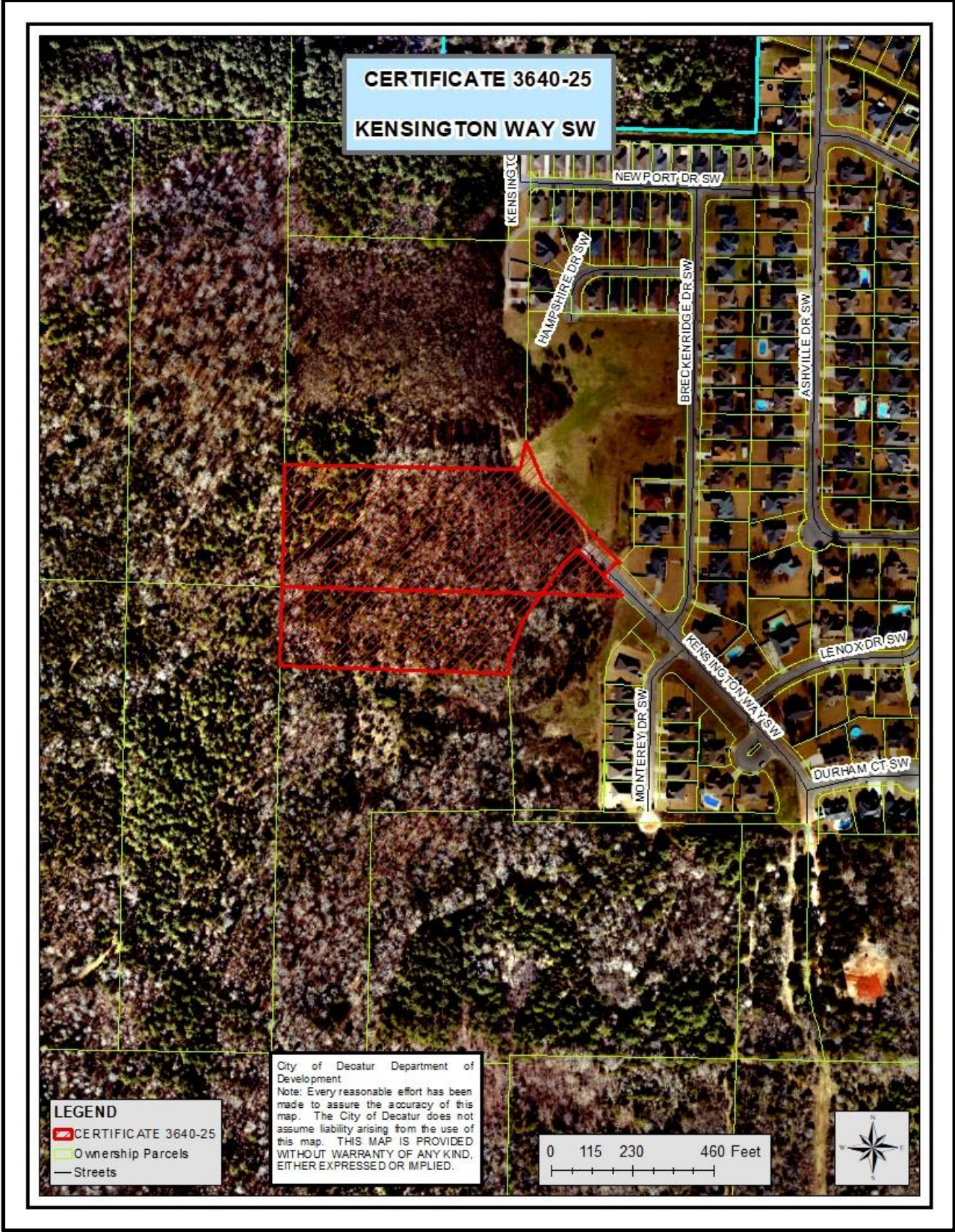
**ONE DECATUR STREET TYPOLOGY:** Kensington Way SW is a Collector Urban

#### 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.





**LEGEND**

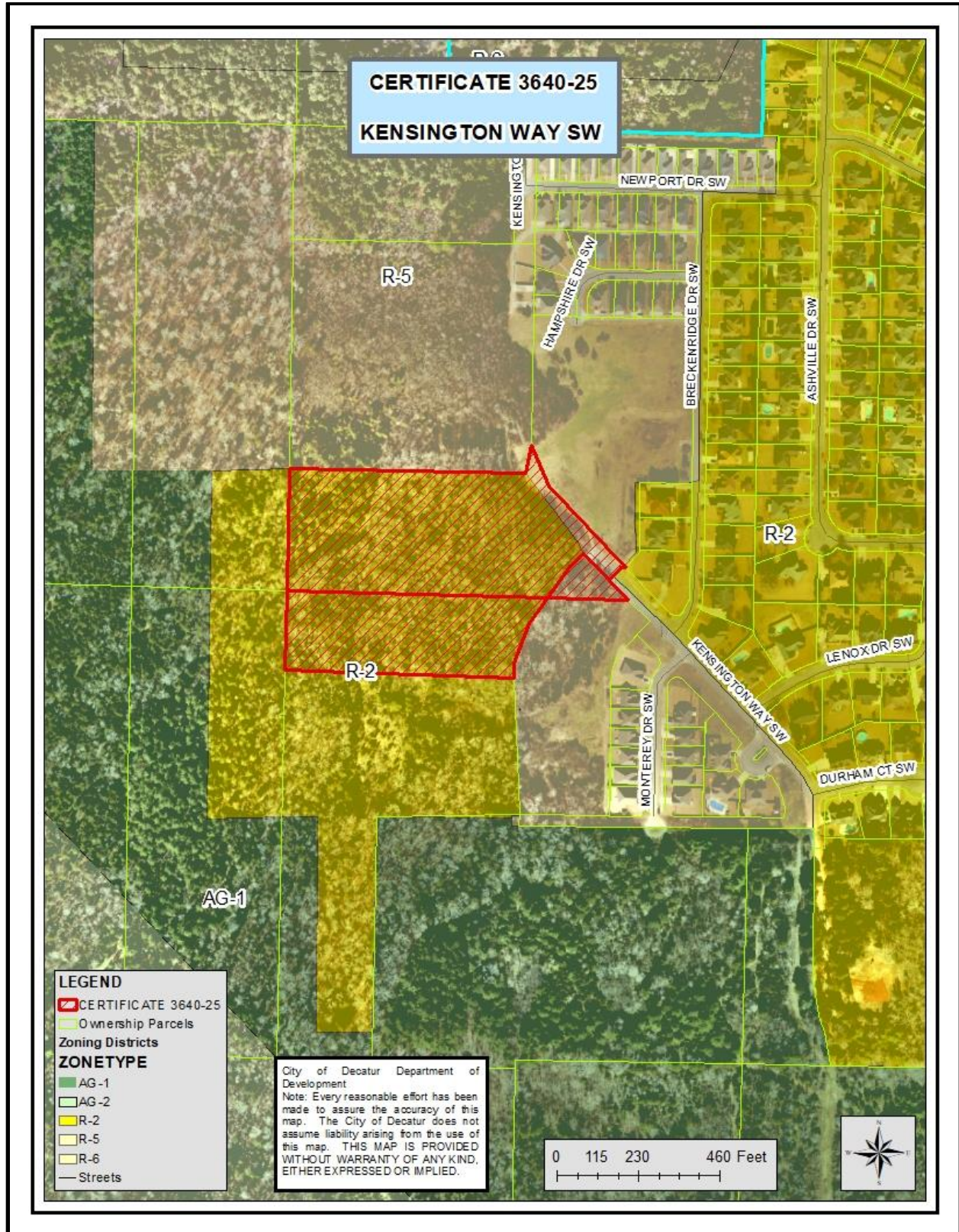
- CERTIFICATE 3640-25
- Ownership Parcels
- Streets

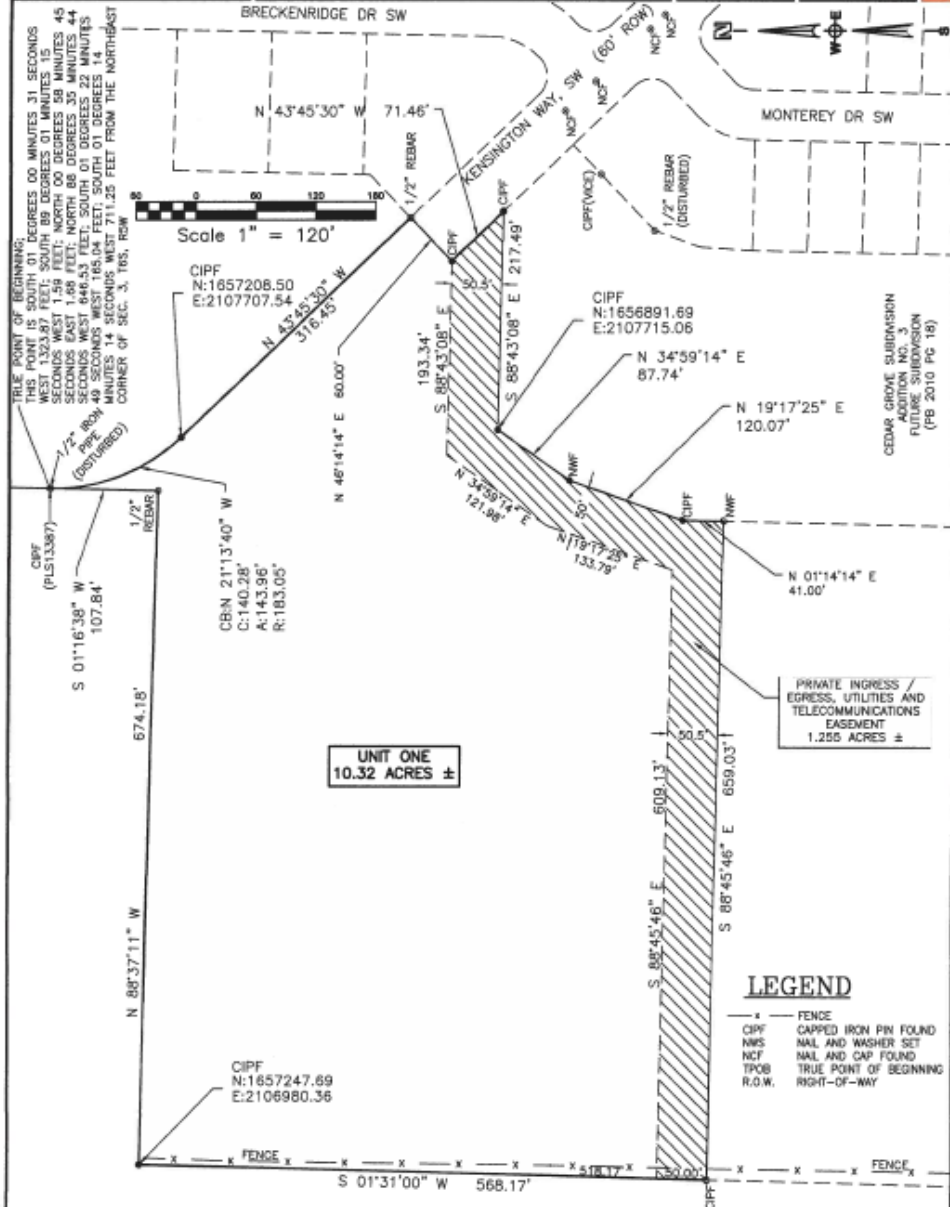
City of Decatur Department of Development  
Note: Every reasonable effort has been made to assure the accuracy of this map. The City of Decatur does not assume liability arising from the use of this map. THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESSED OR IMPLIED.

0 115 230 460 Feet











CERTIFICATE 3641-25

**FILE NAME OR NUMBER:** Certificate 3641-25

**ACRES:** 12.4 +/- acres

**CURRENT ZONE:** Unincorporated & B-2 (General-Business)

**APPLICANT:** Pugh Wright McAnally

**LAND OWNER:** Dylan Pate

**LOCATION AND/OR PROPERTY ADDRESS:** East of Hwy 31 S & South of Pisgah Road

**REQUEST:** Consolidate four parcels into two

**PROPOSED LAND USE:** Residential

**ONE DECATUR FUTURE LAND USE:** Rural Edge/Agriculture

**ONE DECATUR STREET TYPOLOGY:** Pisgah Road is a Local Street & Highway 31 S is a Principal Arterial

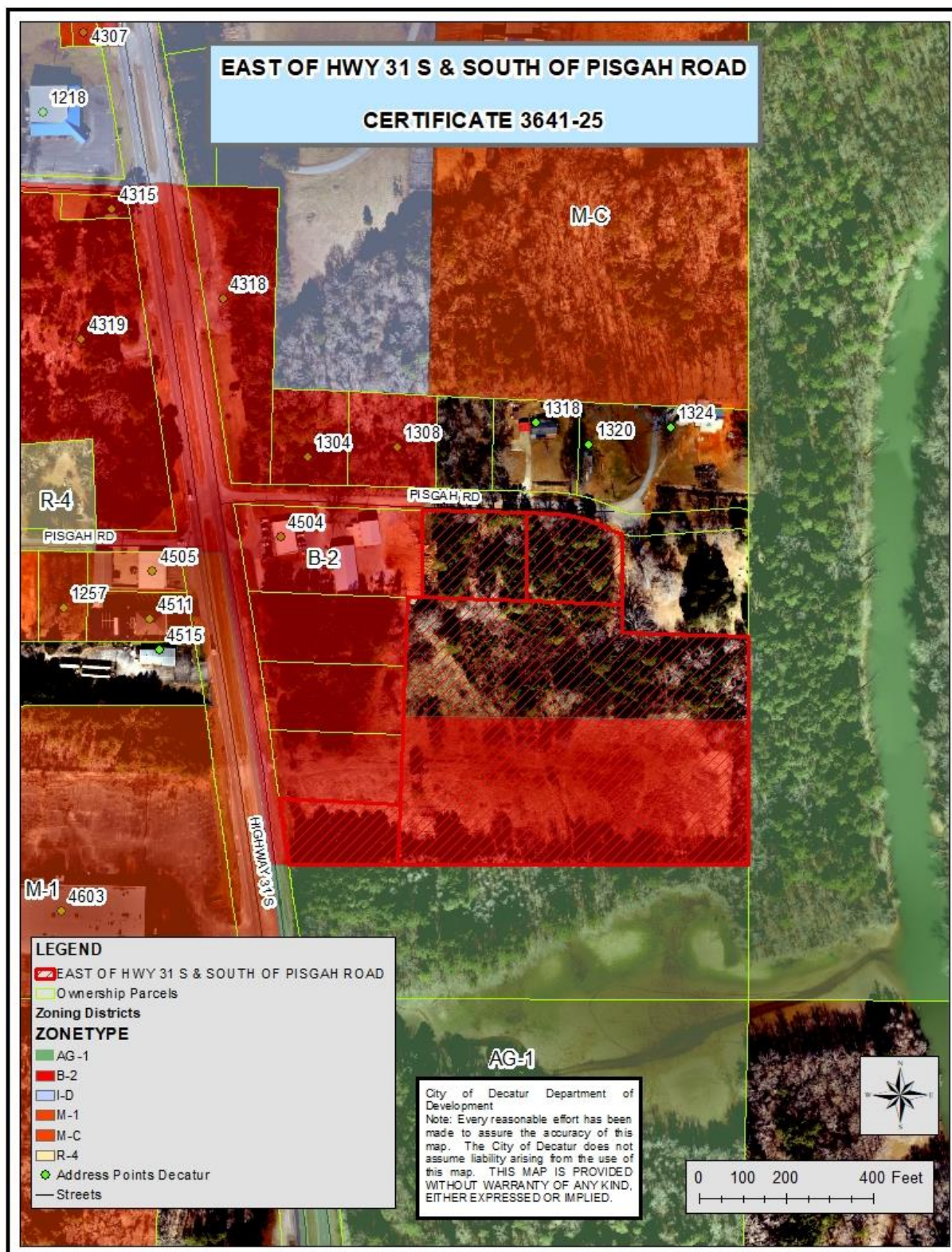
COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

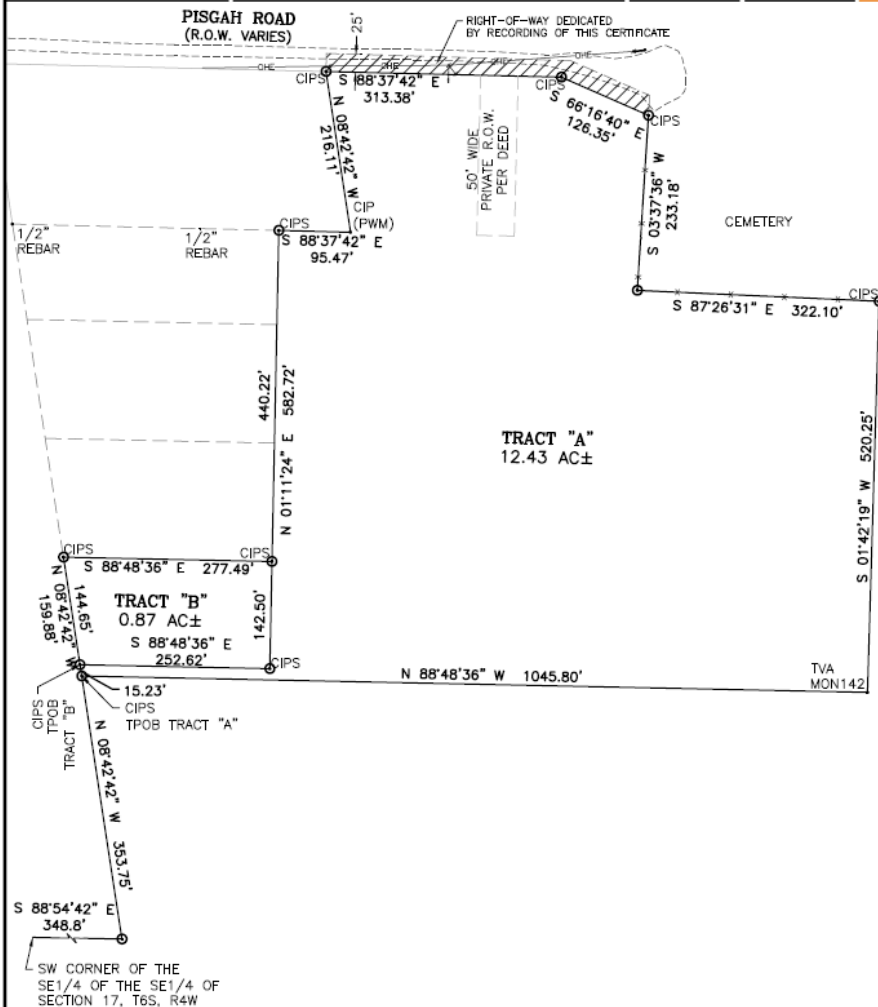
**Conditions to be met:**

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









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: D.B. 2022, PG 9556; DB 1346, PG 111
4. PROPERTY ADDRESS IS PISGAH ROAD, 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 ON \_\_\_\_\_

CERTIFICATE TO CONSOLIDATE AND SUBDIVIDE -- DYLAN PATE -- PISGAH ROAD

DRAWING DATE: 01-28-2025 DRAWN BY: MSB/RWH APPROVED BY: RWH JOB No. S-04-25 SCALE: 1"=150' PAGE 5 OF 5

PUGHWRIGHTMCANALLY.COM



OTHER BUSINESS

Bond Review – Hollon Meadows

**FILE NAME OR NUMBER:** Hollon Meadows

**CURRENT ZONE:** R-5 (Single Family Patio Home) & R-6 (Single Family Semi-Attached)

**APPLICANT:** Pugh Wright McAnally

**LOCATION AND/OR PROPERTY ADDRESS:** Hollon Meadows Subdivision

**REQUEST:** Release Performance Bond from \$788,464.50 to \$12,000.00 for ADA ramps

**PROPOSED LAND USE:** Mixed Neighborhood

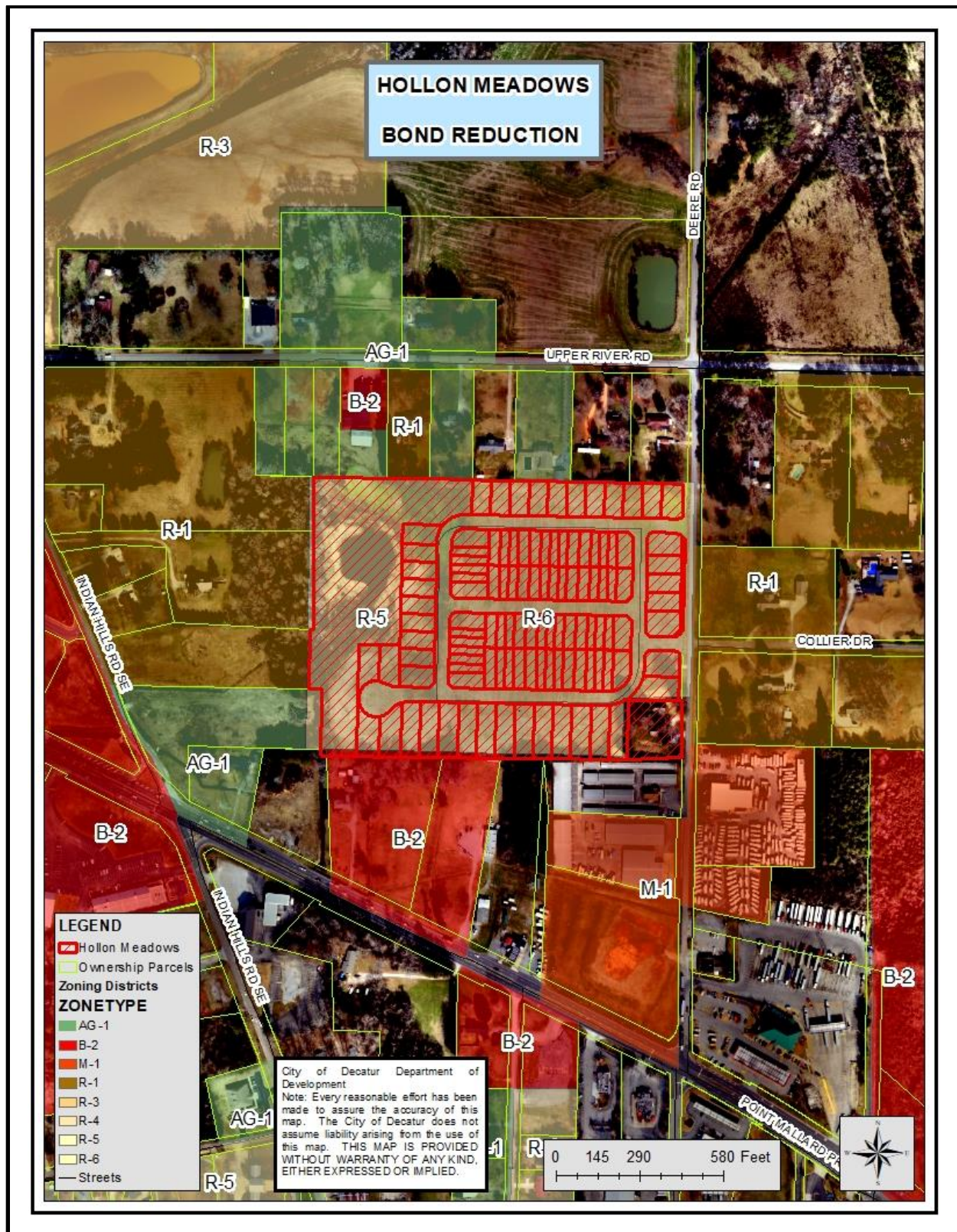
COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

**Conditions to be met:**

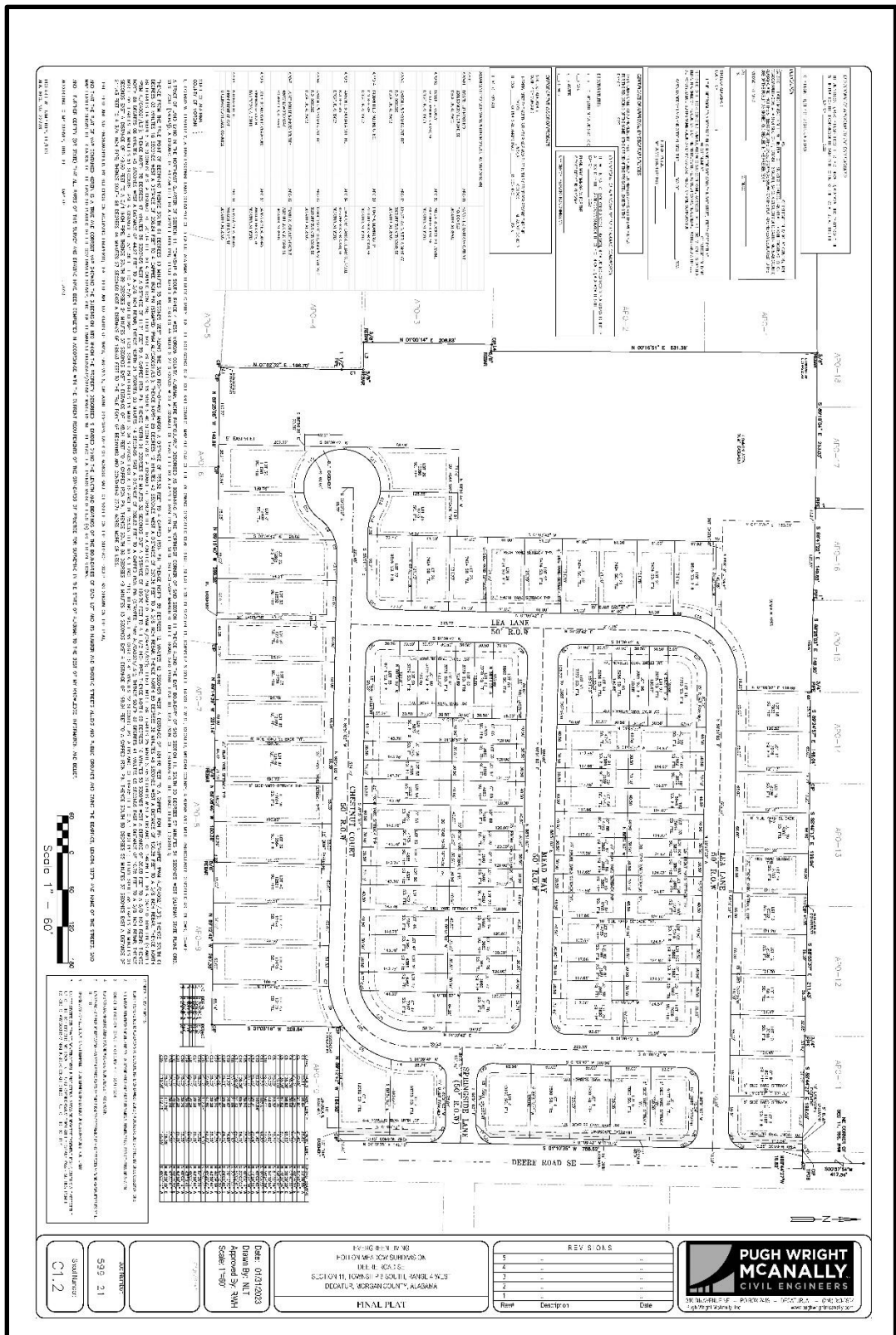
**Point of Information:** Any relocation of utilities will be at the owner's expense, and any relocation needs to occur before construction.













## ANNEXATION MORATORIUM

**FILE NAME OR NUMBER:** Annexation Moratorium

**CURRENT ZONE:** ALL ZONES

**APPLICANT:** City of Decatur

**LOCATION AND/OR PROPERTY ADDRESS:** Decatur City Limits

**REQUEST:** Annexation Moratorium from April 7<sup>th</sup>, 2025 until September 2025

### 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.