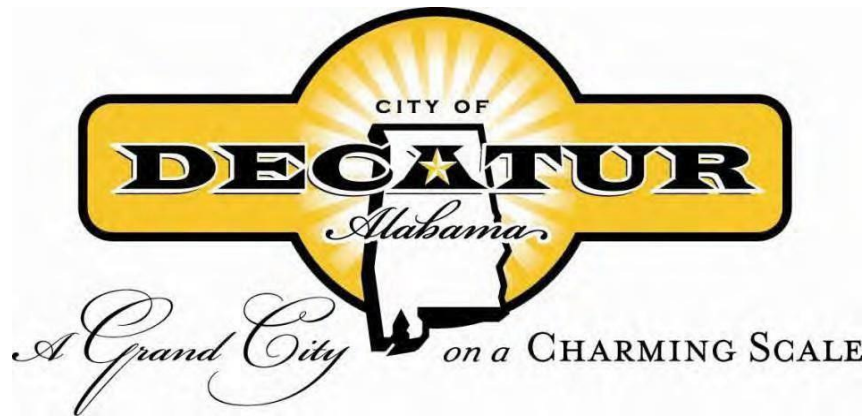




MEMORANDUM

DATE: October 21st, 2025

TO: Planning Commission

PLANNING COMMISSION MEETING

October 21st, 2025

Pre-Meeting – 3:00 p.m.

Meeting – 3:30 p.m.

City Council Chambers

Agenda

Planning Commission

City of Decatur, AL

October 21st, 2025

Time: 3:30 PM

City Council Chambers

Gary Borden, *Vice Chairman*; **Larry Waye**, *Secretary*; **Frances Tate**; **Ross Terry**; **Eddie Pike**; **Myrna Burroughs**; **Forrest Temple**, **Kent Lawrence**, **Hunter Pepper**

CALL MEETING TO ORDER

Public Meeting

Annexations

PAGE NO.

A. Annexation 381-25	Lee Green	3-6
----------------------	-----------	-----

Rezoning & Pre-zoning

PAGE NO.

A. Rezoning 1430-25	Pugh Wright McAnally	7-10
B. Rezoning 1431-25	Pugh Wright McAnally	11-14
C. Pre-Zoning 1432-25	Lee Green	15-18

Consent Agenda

Site Plans

PAGE NO.

A. Site Plan 718-25	Pugh Wright McAnally	19-22
---------------------	----------------------	-------

Certificates

PAGE NO.

A. Certificate 3653-25	Pugh Wright McAnally	23-26
B. Certificate 3654-25	Pugh Wright McAnally	27-30

Other Business

Other Business

PAGE NO.

PUBLIC HEARING

ANNEXATIONS

Annexation 381-25

FILE NAME OR NUMBER: Annexation 381-25

ACRES: 4.9261 +/- acres

CURRENT ZONE: Unincorporated

APPLICANT: Lee Green

LAND OWNER: James Morrill

LOCATION AND/OR PROPERTY ADDRESS: West of 4211 Ruby Pointe SE

REQUEST: Annex 4.9261 +/- acres into Decatur City Limits

PROPOSED LAND USE: Residential

ONE DECATUR FUTURE LAND USE: Low Residential

ONE DECATUR STREET TYPOLOGY: Ben Poole 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.





REZONING/PRE-ZONING

REZONING 1430-25

FILE NAME OR NUMBER: Rezoning 1430-25

ACRES: 17.35 +/- acres

CURRENT ZONE: R-2

APPLICANT: Pugh Wright McAnally

LAND OWNER: Ronald S. Stroup & Donald Lane

LOCATION AND/OR PROPERTY ADDRESS: North of 2726 Auburn Drive SW

REQUEST: Rezone 17.35 +/- acres from R-2 (Single-Family) to R-1E (Estate)

PROPOSED LAND USE: Residential

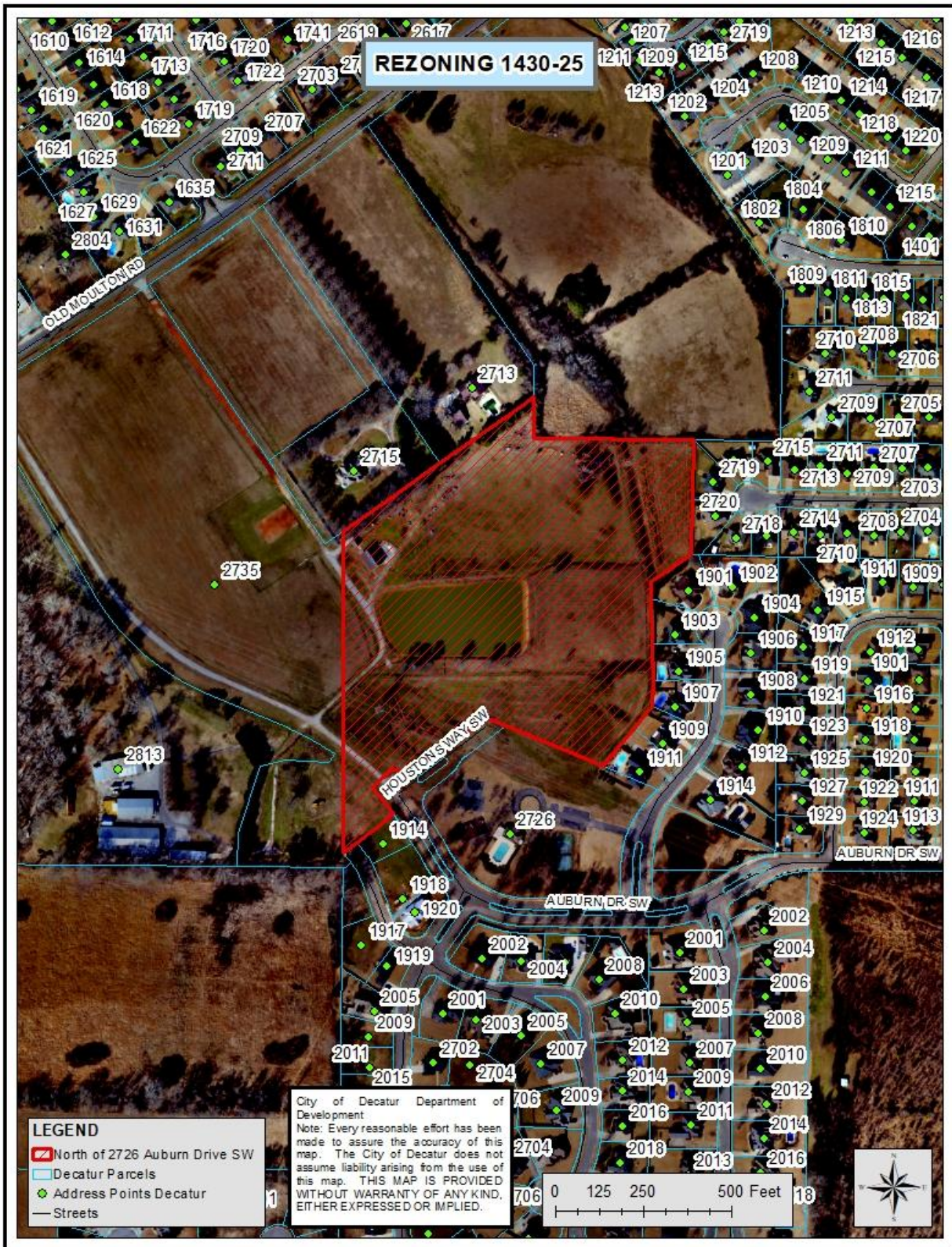
ONE DECATUR FUTURE LAND USE: Low Residential

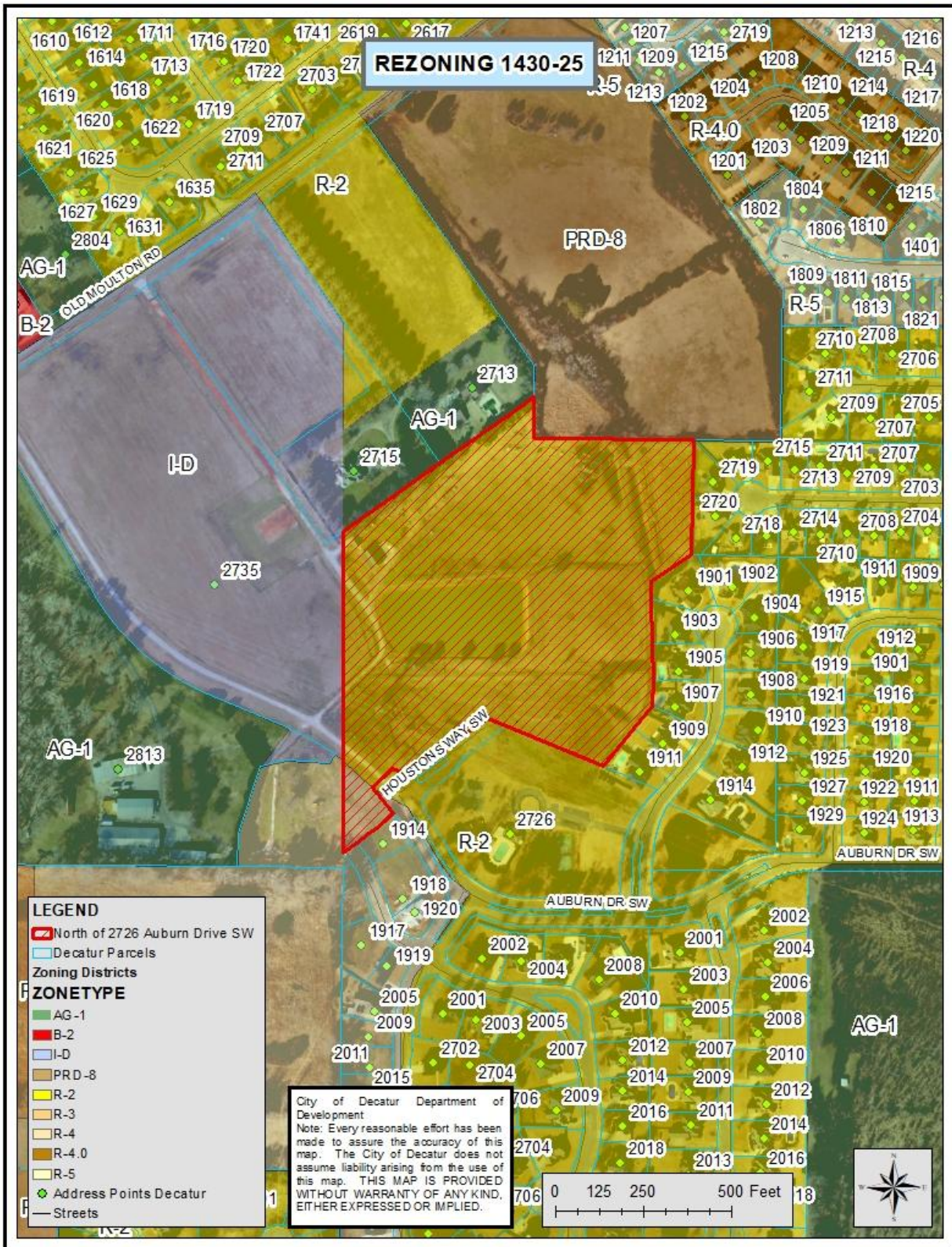
ONE DECATUR STREET TYPOLOGY: Auburn Drive SW is a local street

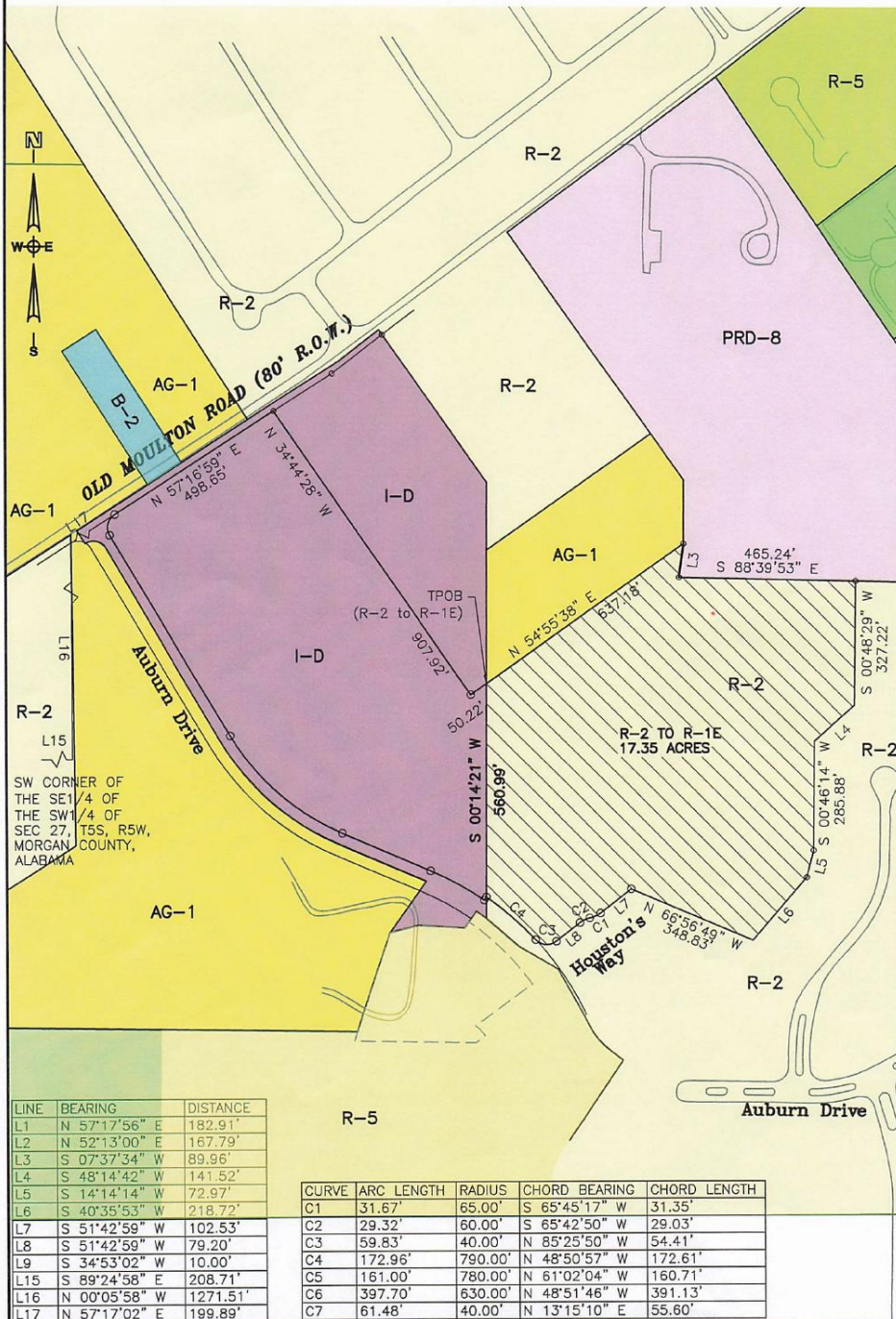
COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

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.







REZONING REQUEST -- RON STOUP AND DONNIE LANE -- OLD MOULTON RD, SW, DECATUR, AL

DRAWING DATE: 10/07/2025 | DRAWN BY: DDP | APPROVED BY: HBM | JOB No. D-156-25 | SCALE: 1"=300' | PAGE 3 OF 3

PUGHWRIGHTMCANALLY.COM

REZONING 1431-25

FILE NAME OR NUMBER: Rezoning 1431-25

ACRES: 15.00 +/- acres

CURRENT ZONE: I-D (Institutional)

APPLICANT: Pugh Wright McAnally

LAND OWNER: Ronald S. Stroup & Donald Lane

LOCATION AND/OR PROPERTY ADDRESS: 2735 Old Moulton Road

REQUEST: Rezone 17.35 +/- acres from I-D (Institutional) to AG-1 (Agricultural)

PROPOSED LAND USE: Residential

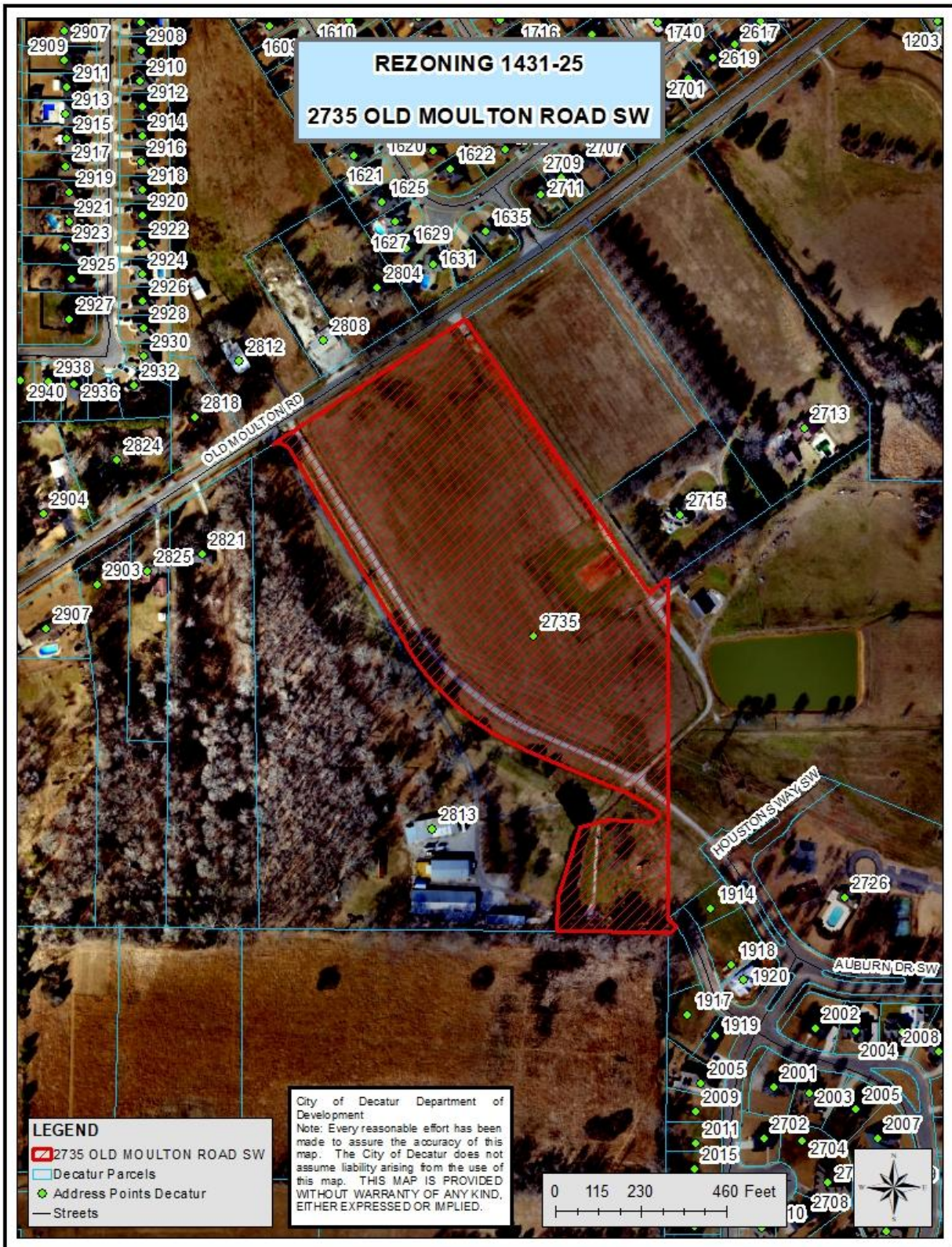
ONE DECATUR FUTURE LAND USE: Low Residential

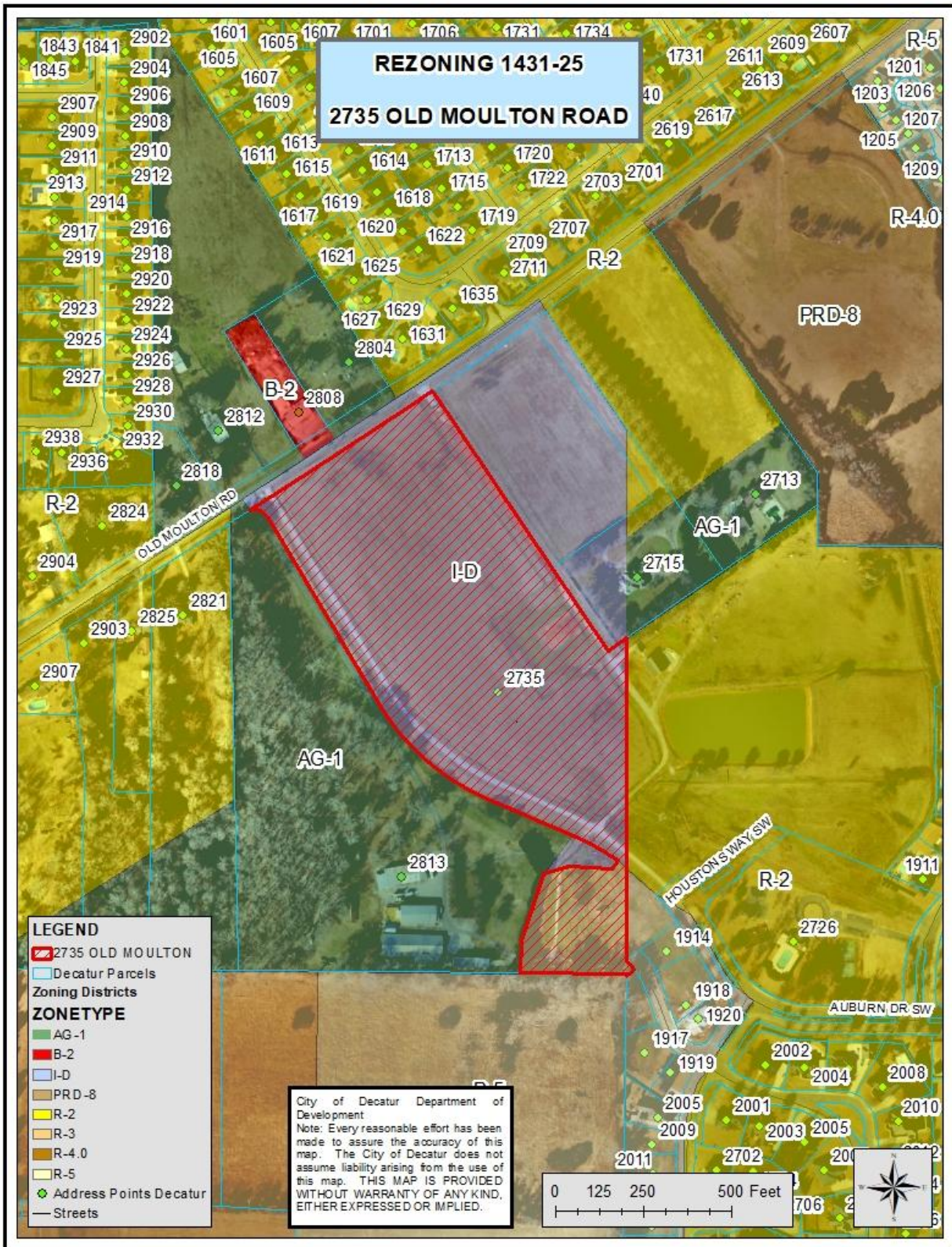
ONE DECATUR STREET TYPOLOGY: Auburn Drive SW is a local Street

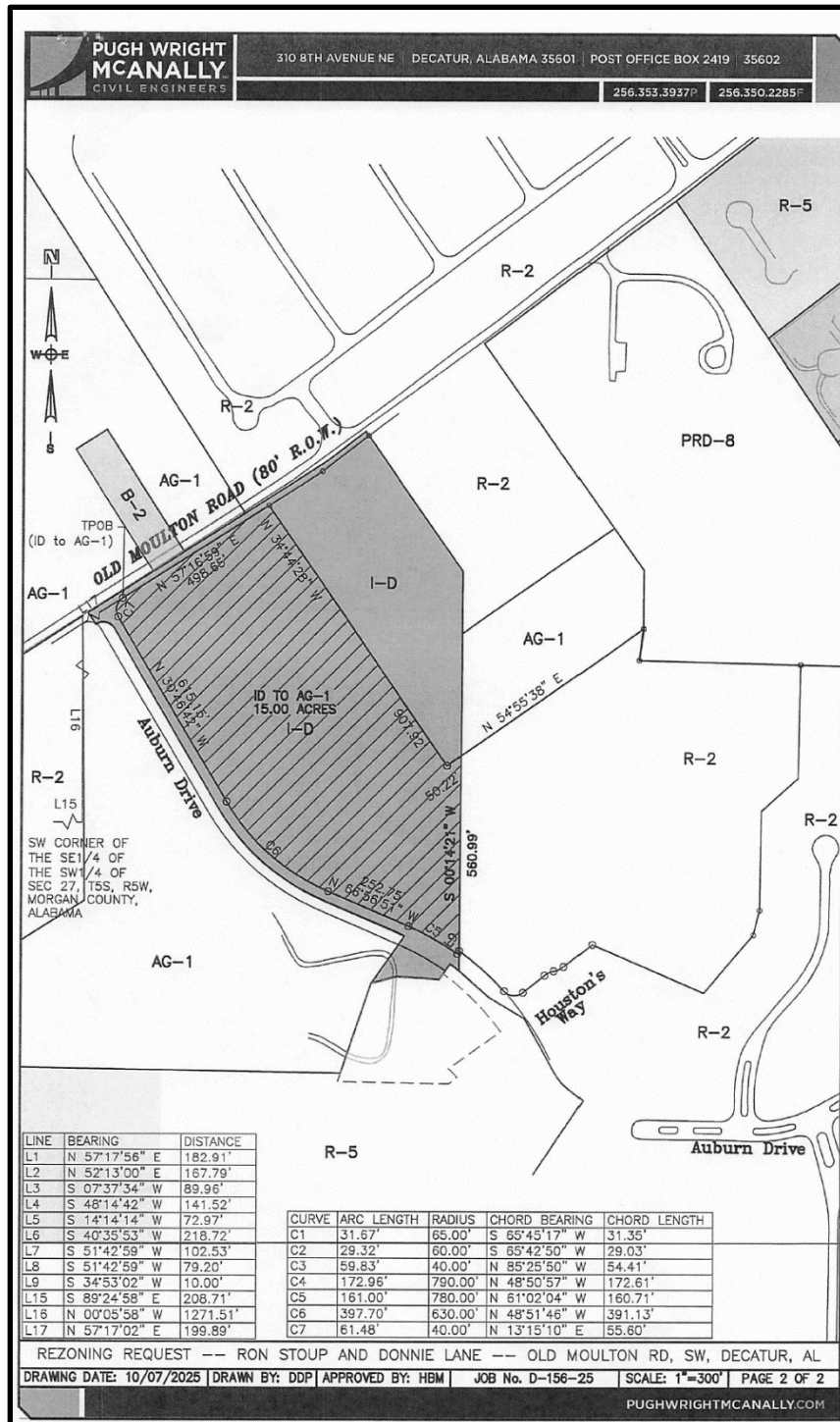
COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

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.







PRE-ZONING 1432-25

FILE NAME OR NUMBER: Pre-Zoning 1432-25

ACRES: 4.9261 +/- acres

CURRENT ZONE: Unincorporated

APPLICANT: Lee Green

LAND OWNER: James Morrill

LOCATION AND/OR PROPERTY ADDRESS: West of 4211 Ruby Pointe SE

REQUEST: Pre-Zone 4.9261 +/- acres to R-2 (Single-Family)

PROPOSED LAND USE: Residential

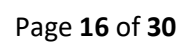
ONE DECATUR FUTURE LAND USE: Low Residential

ONE DECATUR STREET TYPOLOGY: Ben Poole 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.





CONSENT AGENDA

SITE PLANS

SITE PLAN 718-25

FILE NAME OR NUMBER: Site Plan 718-25

ACRES: 2.51 +/- acres

CURRENT ZONE: R-4 (Multi-Family)

APPLICANT: Pugh Wright McAnally

LAND OWNER: City of Decatur

LOCATION AND/OR PROPERTY ADDRESS: 100 Somerville Road SE

REQUEST: Approve site plan to construct parking lot with 14 spaces

PROPOSED LAND USE: Institutional

ONE DECATUR FUTURE LAND USE: Parks/Conservation Area

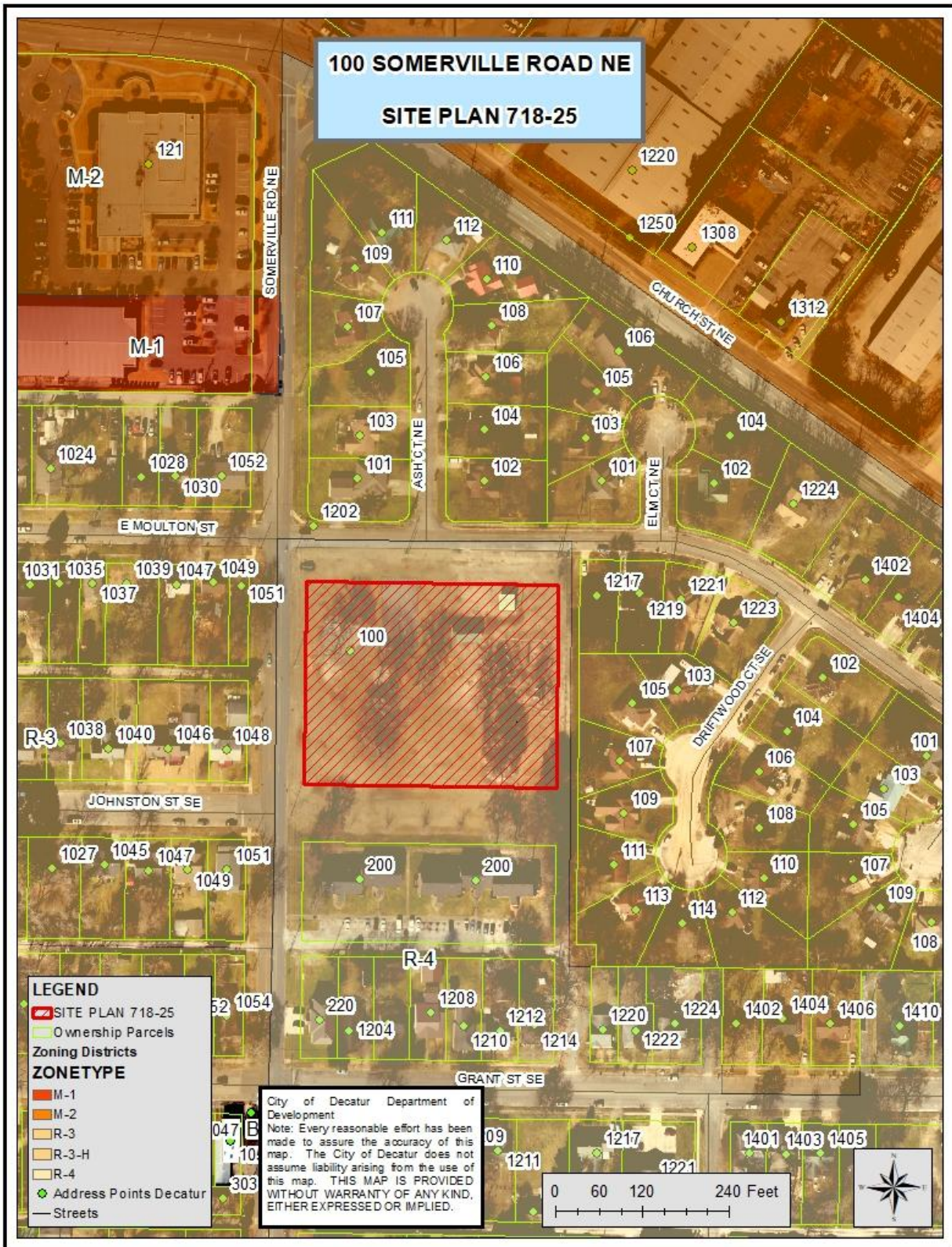
ONE DECATUR STREET TYPOLOGY: Somerville Road SE is a Minor Arterial

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 3653-25

FILE NAME OR NUMBER: Certificate 3653-25

ACRES: 2.19 +/- acres

CURRENT ZONE: AG-1 (Agriculture)

APPLICANT: Pugh Wright McAnally

LAND OWNER: John Lovelace

LOCATION AND/OR PROPERTY ADDRESS: 4250 Bennich Road

REQUEST: Subdivide tract two from 1.5 acres to 2.19 acres

PROPOSED LAND USE: Residential

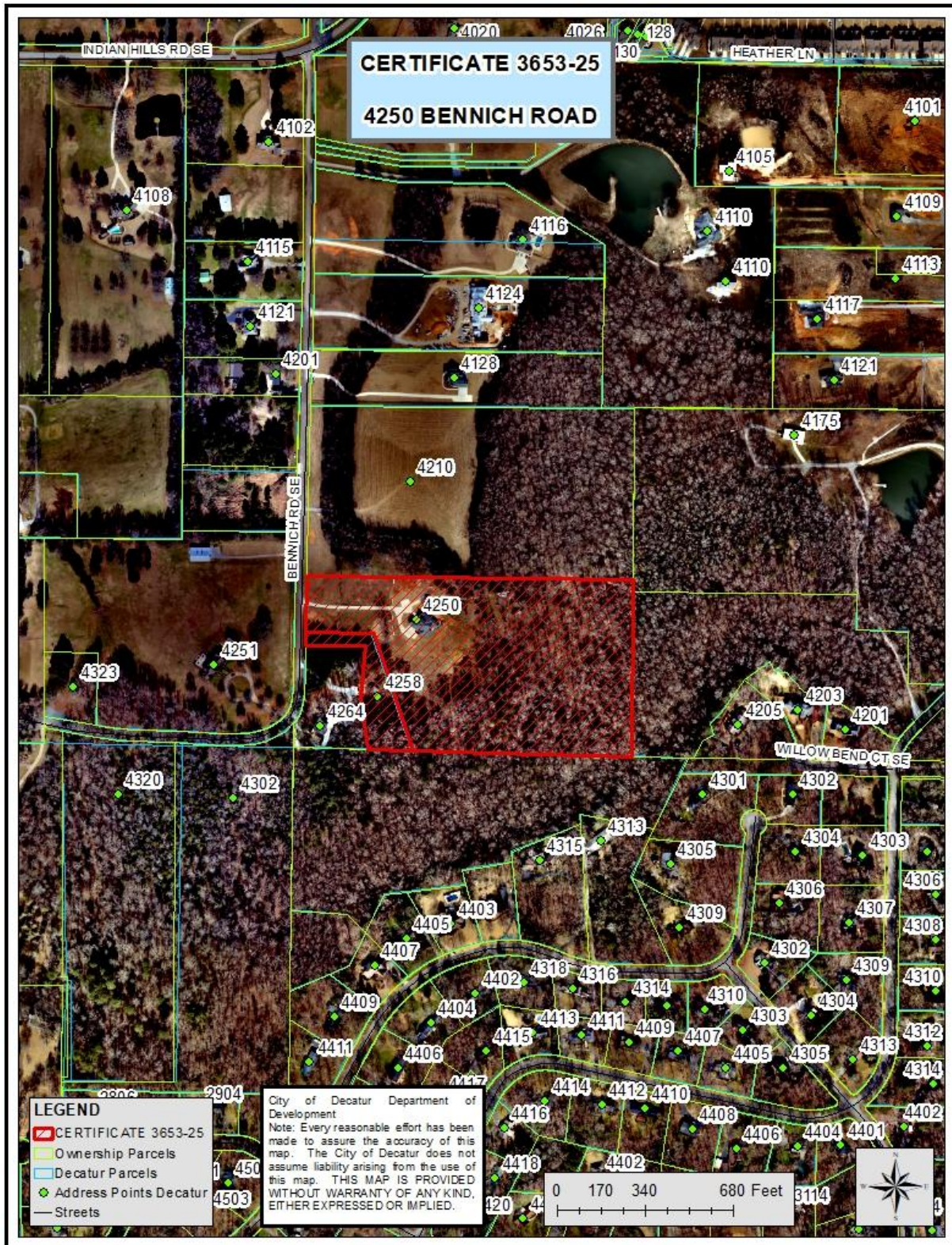
ONE DECATUR FUTURE LAND USE: Mixed Neighborhood

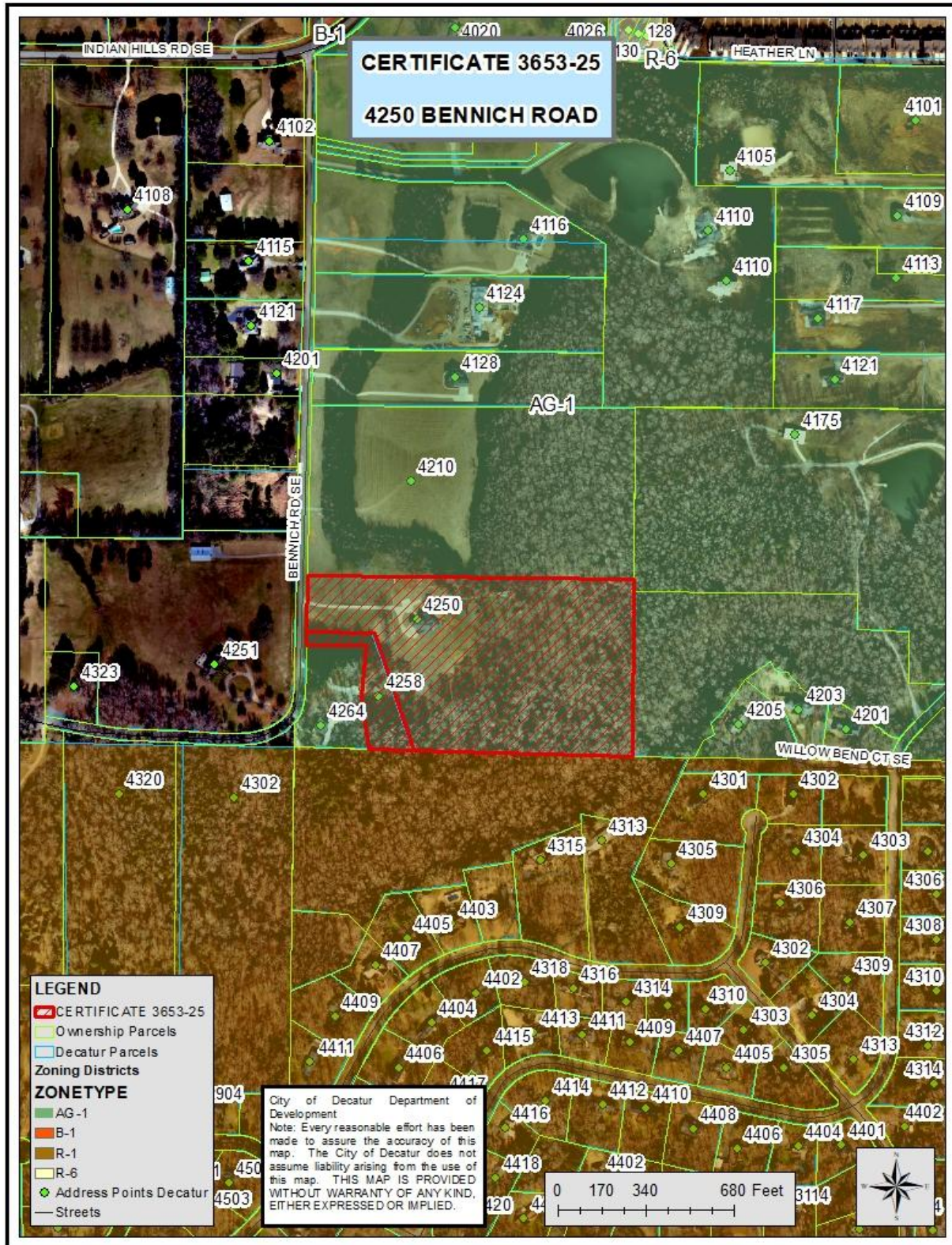
ONE DECATUR STREET TYPOLOGY: Bennich Road SE is a local street

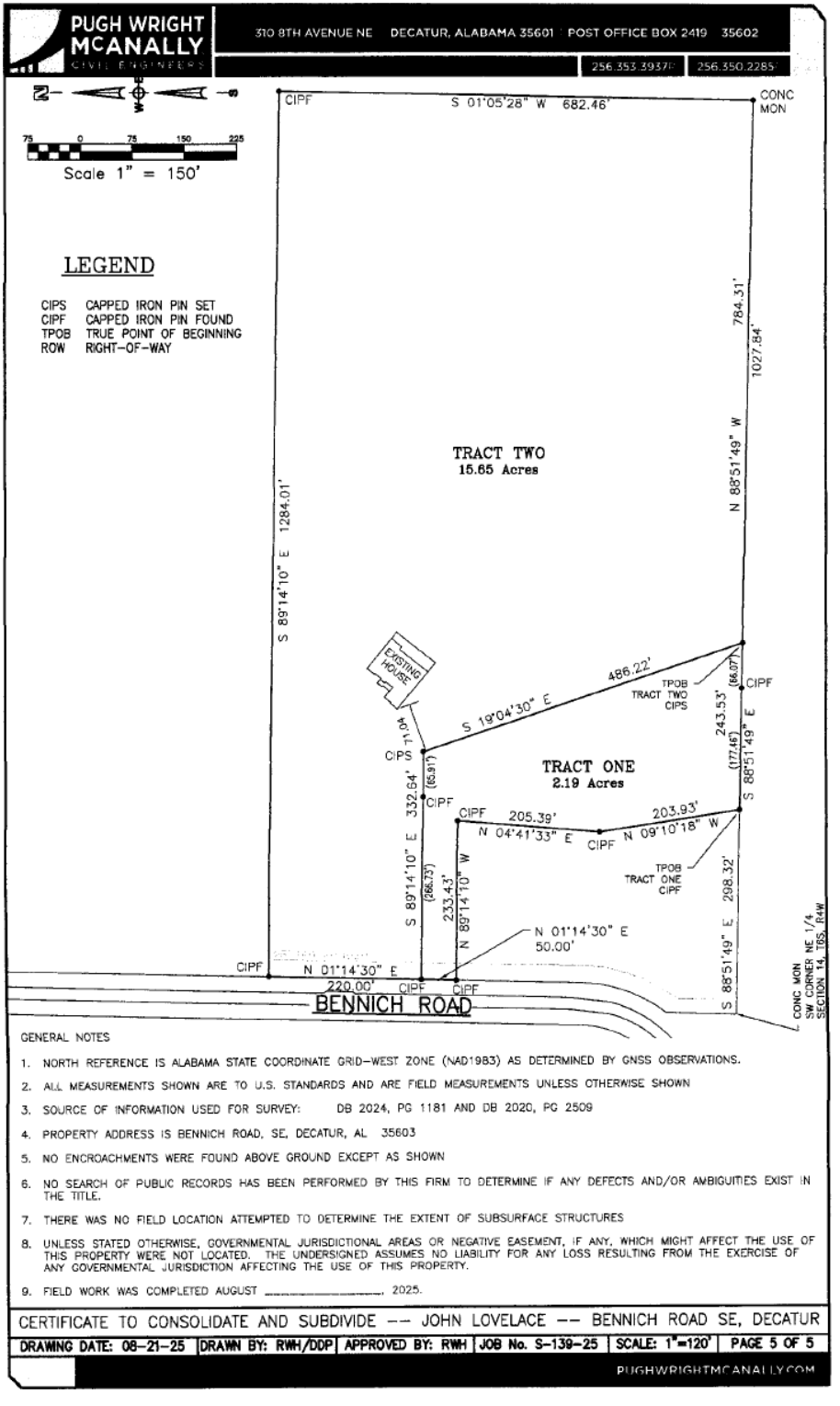
COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

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.







CERTIFICATE 3654-25

FILE NAME OR NUMBER: Certificate 3654-25

ACRES 0.34 +/- acres

CURRENT ZONE: B-2 (General-Business)

APPLICANT: Pugh Wright McAnally

LAND OWNER: Cook's Properties LLC

LOCATION AND/OR PROPERTY ADDRESS: 431 Holly Street NE

REQUEST: Subdivide Property

PROPOSED LAND USE: Commercial

ONE DECATUR FUTURE LAND USE: Flex Employment Center

ONE DECATUR STREET TYPOLOGY: Urban Core Downtown

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.



