

MEMORANDUM

DATE: February 26th, 2026

TO: Planning Commission

SPECIAL PLANNING COMMISSION MEETING

February 26th, 2026

Pre-Meeting – 3:45 p.m.

Meeting – 4:00 p.m.

City Council Chambers

Agenda Planning Commission

City of Decatur, AL

February 26TH, 2026

Time: 4:00 PM

City Council Chambers

Gary Borden, *Chairman*; Eddie Pike, *Vice-Chairman*; Larry Wayne, *Secretary*; Barry Bullard; Frances Tate; Ross Terry; Myrna Burroughs; Forrest Temple, Steven Mosher

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Certificates

PAGE NO.

Final Plat

A. Final Plat: Omega Subdivision

Pugh Wright McAnally

3-6

FINAL PLAT

Final Plat: Omega Subdivision

FILE NAME OR NUMBER:Final Plat: Omega Subdivision

ACRES: 10.8 +/- acres

CURRENT ZONE: Community Commercial (CC)

APPLICANT: Pugh Wright McAnally

LAND OWNER: BCS Decatur, LLC

LOCATION AND/OR PROPERTY ADDRESS: 2251 Old Moulton Road SW

REQUEST: Approve Preliminary Plat to subdivide 10.8 +/- acres into four parcels

PROPOSED LAND USE: Community Commercial

ONE DECATUR FUTURE LAND USE: Community Commercial & Flex Employment Center

ONE DECATUR STREET TYPOLOGY: Old Moulton Road is a Minor Arterial, and Moulton Heights Road is a Local Road

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

Conditions to be met:

1. Lots 3 and 4 are cutoff from wastewater. Sewer extension is required. (DU-Wastewater)

Point of Information:

1. Any relocation of utilities will be at the owner's expense, and any relocation needs to occur before construction.
2. Gas main extension will be required if gas service is desired. (DU-Gas)
3. Joe Wheeler Territory. (DU-Electric)

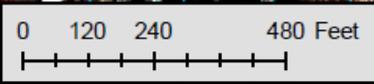
2251 OLD MOULTON ROAD SW FINAL PLAT OMEGA SUBDIVISION



LEGEND

- ▬ FINAL PLAT OMEGA SUBDIVISION
- ▬ Decatur 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.



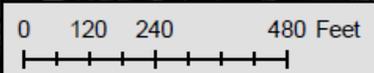
2251 OLD MOULTON ROAD SW FINAL PLAT OMEGA SUBDIVISION



LEGEND

- FINAL PLAT OMEGA SUBDIVISION
- Decatur Parcels
- Zoning**
- RSF-10
- RM-M
- CC
- AG
- LI
- INST
- Address Points Decatur
- Streets

City of Decatur Department of Development
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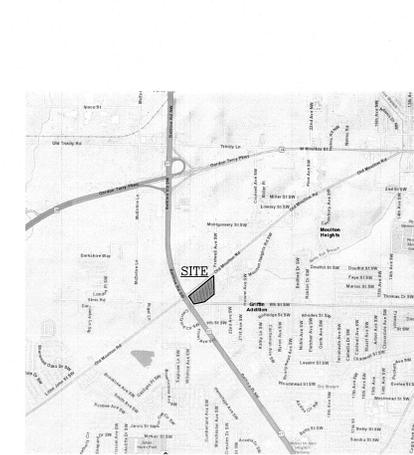
SURVEYOR'S CERTIFICATE AND DESCRIPTION OF LAND PLATTED

STATE OF ALABAMA)
 COUNTY OF MORGAN)
 I, RICHARD W. HUMPHREY, A REGISTERED LAND SURVEYOR OF DECATUR, ALABAMA, HEREBY STATE THAT I HAVE SURVEYED THE PROPERTY OF OMEGA SUBDIVISION, SITUATED IN THE CITY OF DECATUR, MORGAN COUNTY, ALABAMA, AND DESCRIBED AS FOLLOWS:
 TRACT "A" ACCORDING TO CERTIFICATE TO SUBDIVIDE AS RECORDED IN MISC. BOOK 2022 AT PAGE 11700 IN THE OFFICE OF THE JUDGE OF PROBATE, MORGAN COUNTY, ALABAMA, ALSO DESCRIBED AS FOLLOWS:
 A PORTION OF THE SOUTHWEST QUARTER SECTION 23 AND THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 5 WEST, AND MORE PARTICULARLY DESCRIBED AS BEGINNING AT A RAILROAD SPIKE AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 23; THENCE SOUTH 01 DEGREES 05 MINUTES 30 SECONDS WEST ALABAMA STATE PLANE GRID, WEST ZONE (NAD83) FOR A DISTANCE OF 1704.43 FEET TO A CAPPED IRON PIN (STAMPED, "PMM AL/CAD0021/L/S") ON THE SOUTHERLY RIGHT-OF-WAY MARGIN OF OLD MOULTON ROAD, SAID POINT BEING THE TRUE POINT OF BEGINNING;
 THENCE FROM THE TRUE POINT OF BEGINNING CONTINUE SOUTH 01 DEGREES 05 MINUTES 30 SECONDS WEST FOR A DISTANCE OF 706.66 FEET TO A CAPPED IRON PIN (STAMPED, "PMM AL/CAD0021/L/S") ON THE NORTHERLY RIGHT-OF-WAY MARGIN OF MOULTON HEIGHTS ROAD (50' FROM ROAD CENTERLINE); THENCE ALONG SAID MARGIN SOUTH 53 DEGREES 30 MINUTES 14 SECONDS WEST FOR A DISTANCE OF 412.58 FEET TO A CAPPED IRON PIN (STAMPED, "PMM AL/CAD0021/L/S") AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY MARGIN OF MOULTON HEIGHTS ROAD AND THE NORTHERLY RIGHT-OF-WAY MARGIN OF 8TH STREET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET (CHORD BEARING SOUTH 45 DEGREES 25 MINUTES 44 SECONDS WEST, CHORD DISTANCE 22.37 FEET) AN ARC DISTANCE OF 22.56 FEET TO A CAPPED IRON PIN (STAMPED, "PMM AL/CAD0021/L/S"); THENCE ALONG SAID MARGIN OF 8TH STREET, SOUTH 79 DEGREES 21 MINUTES 15 SECONDS WEST FOR A DISTANCE OF 303.53 FEET TO A CAPPED IRON PIN (STAMPED, "PMM AL/CAD0021/L/S"); THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET (CHORD BEARING NORTH 68 DEGREES 00 MINUTES 48 SECONDS WEST, CHORD DISTANCE 53.70 FEET) AN ARC DISTANCE OF 56.69 FEET TO A CAPPED IRON PIN (STAMPED, "PMM AL/CAD0021/L/S") ON THE EASTERLY R.O.W. MARGIN OF BELTLINE ROAD; THENCE ALONG SAID EASTERLY MARGIN, NORTH 28 DEGREES 45 MINUTES 51 SECONDS WEST FOR A DISTANCE OF 103.05 FEET TO A CONCRETE MONUMENT; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 3694.79 FEET (CHORD BEARING NORTH 34 DEGREES 25 MINUTES 45 SECONDS WEST, CHORD DISTANCE 1614.43 FEET) AN ARC DISTANCE OF 1814.4 FEET TO A CONCRETE MONUMENT; THENCE CONTINUE ALONG SAID MARGIN, NORTH 10 DEGREES 37 MINUTES 28 SECONDS EAST FOR A DISTANCE OF 78.02 FEET TO A CAPPED IRON PIN (STAMPED, "PMM AL/CAD0021/L/S") AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY OF BELTLINE ROAD AND THE SOUTHERLY RIGHT-OF-WAY MARGIN OF OLD MOULTON ROAD; THENCE ALONG SAID SOUTHERLY MARGIN, NORTH 90 DEGREES 27 MINUTES 44 SECONDS EAST FOR A DISTANCE OF 1100.67 FEET TO THE TRUE POINT OF BEGINNING AND CONTAINING 10.92 ACRES MORE OR LESS.
 AND THAT THE PLAT ON MAP CONTAINED HEREON IS A TRUE AND CORRECT MAP SHOWING THE SUBDIVISION INTO WHICH THE PROPERTY DESCRIBED IS DIVIDED GIVING THE LENGTH AND BEARINGS OF THE BOUNDARIES OF EACH LOT AND ITS NUMBER AND SHOWING THE STREETS, EASEMENTS, AND PUBLIC GROUNDS AND CONING THE BEARINGS AND LENGTH, WIDTH AND NAME OF EACH STREET, EASEMENT AND PUBLIC GROUND; SAID MAP FURTHER SHOWS THE RELATIONSHIP OF THE LAND SO PLATTED TO THE GOVERNMENT SURVEY.
 AND I FURTHER STATE THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.
 WITNESS MY HAND THIS THE 15th DAY OF FEBRUARY, 2026.

RICHARD W. HUMPHREY, P.E.
 AL LICENSE NUMBER 23738

DEDICATION
 I, BOB KUMAR, as Managing Partner of BCS DECATUR, LLC, AS OWNER, HAS CAUSED THE LAND DESCRIBED IN THIS PLAT TO BE SURVEYED, Laid OUT AND PLATTED TO BE KNOWN AS OMEGA SUBDIVISION, A PART OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 5 WEST, CITY OF DECATUR, MORGAN COUNTY, ALABAMA, AND THAT THE STREETS, DRIVES, ALLEYS, ETC. AS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC, AS SHOWN AND SEALED IN THE PRESENCE OF:
 BCS DECATUR, LLC
 BY: BOB KUMAR
 AS ITS Managing Partner

STATE OF Alabama
 COUNTY OF Morgan
 I, Kimberly A. Perry, a Notary Public in and for said County in said State, HEREBY CERTIFY THAT BOB KUMAR, whose name is Managing Partner of BCS DECATUR, LLC, IS KNOWN TO THE FOREGOING INSTRUMENT, AND WHO IS KNOWN TO ME, AND WHOSE SIGNATURE ON THIS DAY THAT BEING INFORMED BY THE CONTROLLER OF THE INSTRUMENTS, BE AS TO ANY SIGNATURE FALSITY, AND WITH FULL AUTHORITY TO SIGN, THE SAME VOLUNTARILY FOR AND AS THE ACT OF SAID CORPORATION.
 NOTARY PUBLIC
 My Commission Expires: 12/05/2027



LOCATION MAP

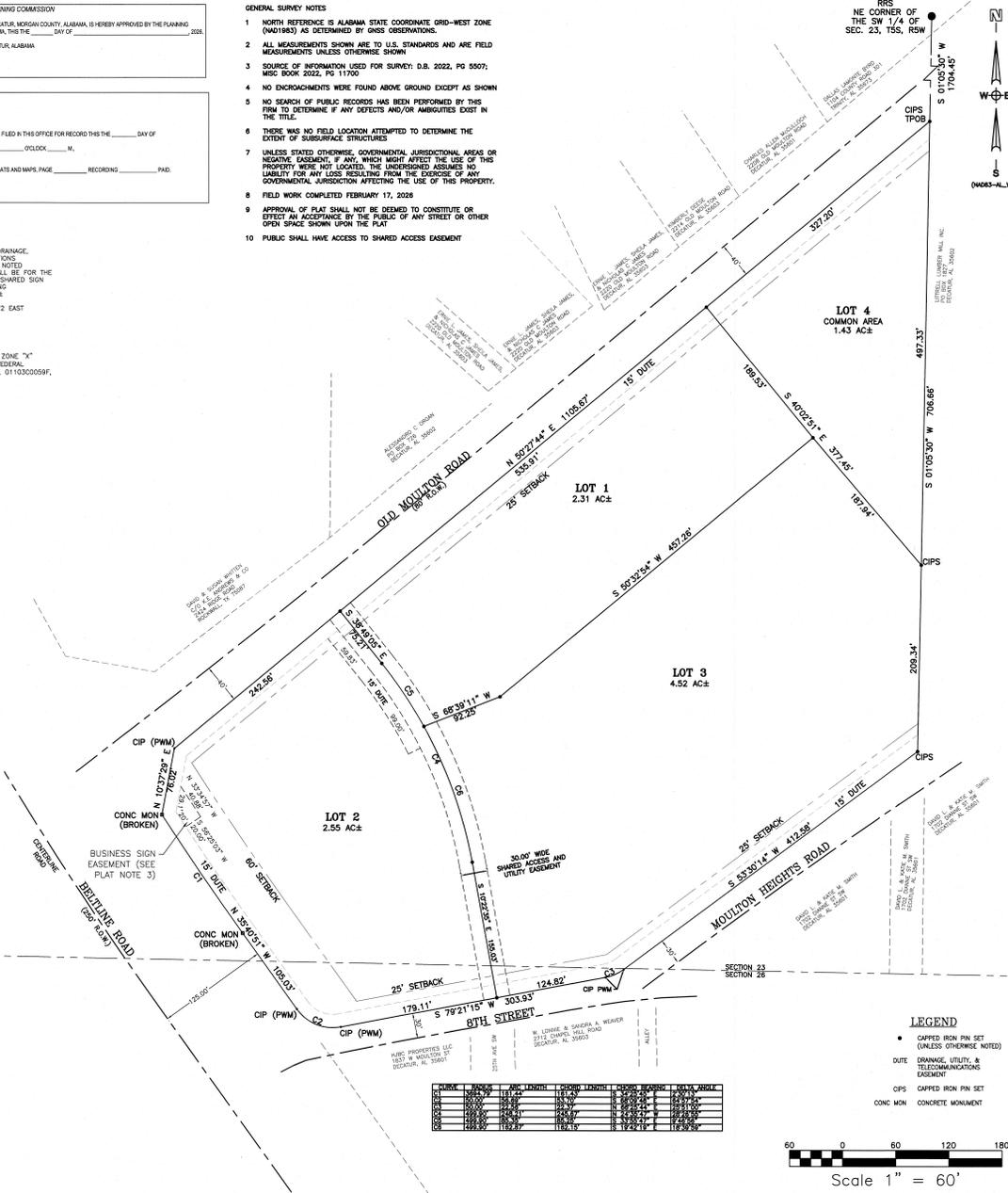
CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION
 THE WITHIN PLAT OF OMEGA SUBDIVISION, DECATUR, MORGAN COUNTY, ALABAMA, IS HEREBY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF DECATUR, ALABAMA, THIS THE 15th DAY OF FEBRUARY, 2026.
 OFFICER OF THE PLANNING COMMISSION

OFFICE OF THE JUDGE OF PROBATE
 STATE OF ALABAMA)
 COUNTY OF MORGAN)
 I HEREBY CERTIFY THAT THIS PLAT OR MAP WAS FILED IN THIS OFFICE FOR RECORD THIS THE 15th DAY OF FEBRUARY, 2026.
 JUDGE OF PROBATE

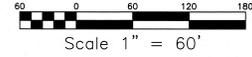
PLAT NOTES
 1. A TOTAL OF 4 LOTS
 2. ALL EASEMENTS ARE PUBLIC DRAINAGE, UTILITIES AND TELECOMMUNICATIONS EASEMENTS UNLESS OTHERWISE NOTED
 3. BUSINESS SIGN EASEMENT SHALL BE FOR THE BENEFIT OF EACH LOT FOR A SHARED SIGN
 4. ZONED CC AT TIME OF PLATTING
 5. TOTAL AREA: 10.92 ACRES
 6. OWNER: BCS DECATUR, LLC
 1259 US HIGHWAY 72 EAST
 ATHENS, AL 35611

FLOODPLAIN NOTE
 PROPERTY SHOWN HEREON LIES IN ZONE "X" (UNSHADED) ACCORDING TO FEMA FEDERAL INSURANCE RATE MAP (FIRM) PANEL 01103030050F, DATED AUGUST 16, 2018

- GENERAL SURVEY NOTES**
- NORTH REFERENCE IS ALABAMA STATE COORDINATE GRID-WEST ZONE (NAD1983) AS DETERMINED BY GNSS OBSERVATIONS.
 - ALL MEASUREMENTS SHOWN ARE TO US STANDARDS AND ARE FIELD MEASUREMENTS UNLESS OTHERWISE SHOWN.
 - SOURCE OF INFORMATION USED FOR SURVEY: D.B. 2022, PG 5507; MISC BOOK 2022, PG 11700.
 - NO ENCROACHMENTS WERE FOUND ABOVE GROUND EXCEPT AS SHOWN.
 - NO SEARCH OF PUBLIC RECORDS HAS BEEN PERFORMED BY THIS FIRM TO DETERMINE IF ANY DEFECTS AND/OR AMBIGUITIES EXIST IN THE TITLE.
 - THERE WAS NO FIELD LOCATION ATTEMPTED TO DETERMINE THE EXTENT OF SUBSURFACE STRUCTURES.
 - UNLESS STATED OTHERWISE, GOVERNMENTAL JURISDICTIONAL AREAS OR NEGATIVE EASEMENTS, 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.
 - FIELD WORK COMPLETED FEBRUARY 17, 2026.
 - APPROVAL OF PLAT SHALL NOT BE DEEMED TO CONSTITUTE OR EFFECT AN ACCEPTANCE BY THE PUBLIC OF ANY STREET OR OTHER OPEN SPACE SHOWN UPON THE PLAT.
 - PUBLIC SHALL HAVE ACCESS TO SHARED ACCESS EASEMENT



BOOK	PAGE	LENGTH	CHORD LENGTH	CHORD BEARING	ARC AREA
2022	5507	1704.43	1704.43	S 01° 05' 30" W	1704.43
2022	5507	706.66	706.66	S 01° 05' 30" W	706.66
2022	5507	412.58	412.58	S 53° 30' 14" W	412.58
2022	5507	56.69	56.69	N 68° 30' 11" W	56.69
2022	5507	103.05	103.05	N 28° 45' 51" W	103.05
2022	5507	1814.4	1814.4	N 10° 37' 28" E	1814.4
2022	5507	78.02	78.02	N 90° 27' 44" E	78.02
2022	5507	1100.67	1100.67	N 01° 05' 30" W	1100.67



PUGH WRIGHT MCANALLY CIVIL ENGINEERS
 310 RAYBURN BLVD. - DECATUR, AL - 35601
 PO BOX 4119 - DECATUR, AL - 35601
 www.pughwrightmc.com

REVISIONS

Rev#	Description	Date
1		
2		
3		
4		
5		

OMEGA HOTEL GROUP, LLC
 FINAL PLAT
 2251 OLD MOULTON ROAD
 SECTION 23 & 26, TOWNSHIP 5 SOUTH, RANGE 5 WEST
 DECATUR, MORGAN COUNTY, ALABAMA
 OMEGA SUBDIVISION

Date: 02/11/2026
 Drawn By: RWH
 Approved By: RWH
 Scale: 1"=60'

ALABAMA LICENSED PROFESSIONAL ENGINEER
 RICHARD W. HUMPHREY
 01-16-26

Job Number:
 516-26

Sheet Number:
 1 OF 1