

MEMORANDUM

DATE: September 17th, 2024

TO: Planning Commission

TRC MEETING

Building Conference Room 4th Floor

September 10th, 2024

Meeting-1:15 p.m.

PLANNING COMMISSION MEETING

September 17th, 2024

Pre-Meeting – 2:45 p.m.

Meeting – 3:30 p.m.

City Council Chambers

Agenda

Planning Commission

City of Decatur, AL

September 17th, 2024

Time: 3:30 PM

City Council Chambers

Commissioners: **Kent Lawrence**, *Chairman*; **Gary Borden**, *Vice Chairman*; **Larry Wayne**, *Secretary*; **Hunter Pepper**; **Frances Tate**; **Joseph Wynn**; **Eddie Pike**; **Myrna Burroughs**; **Forrest Temple**

CALL MEETING TO ORDER

Public Meeting

Minor Plat

PAGE NO.

- | | | |
|-----------------------------|---|-----|
| A. Replat Crown Pointe | Lee Y. Greene for William & Rebecca Edwards | 3-6 |
| B. Replat Valley Park North | PWM For Wilshire Development | 7-9 |

Consent Agenda

Site Plan

PAGE NO.

- | | | |
|---------------------|---------------------------|-------|
| A. Site Plan 684-24 | PWM for Rodan Properties | 10-14 |
| B. Site Plan 685-24 | PWM for Omega Hotel Group | 15-19 |
| C. Site Plan 686-24 | PWM for Faith Church | 20-23 |

Certificates

PAGE NO.

- | | | |
|------------------------|---------------------------|-------|
| A. Certificate 3631-24 | PWM for Rodan Development | 24-27 |
|------------------------|---------------------------|-------|

Other Business

Other Business

PAGE NO.

- | | | |
|-------------------|--------------------------------|-------|
| A. Vacation | PWM for Flint Church of Christ | 28-31 |
| B. Bond Reduction | PWM for Wilshire Development | 32-35 |

MINOR PLATS

Minor Plat: Crown Point Lot 7

FILE NAME OR NUMBER: Minor Plat: Replat of Crown Point Lot 7

ACRES: 0.26 +/- acres

CURRENT ZONE: R-3 (Single-Family)

APPLICANT: Lee Y. Greene & Associates

LOCATION AND/OR PROPERTY ADDRESS: 4214 Ruby Pointe SE

REQUEST: Approve Minor Plat

PROPOSED LAND USE: Residential

ONE DECATUR FUTURE LAND USE: Low Residential

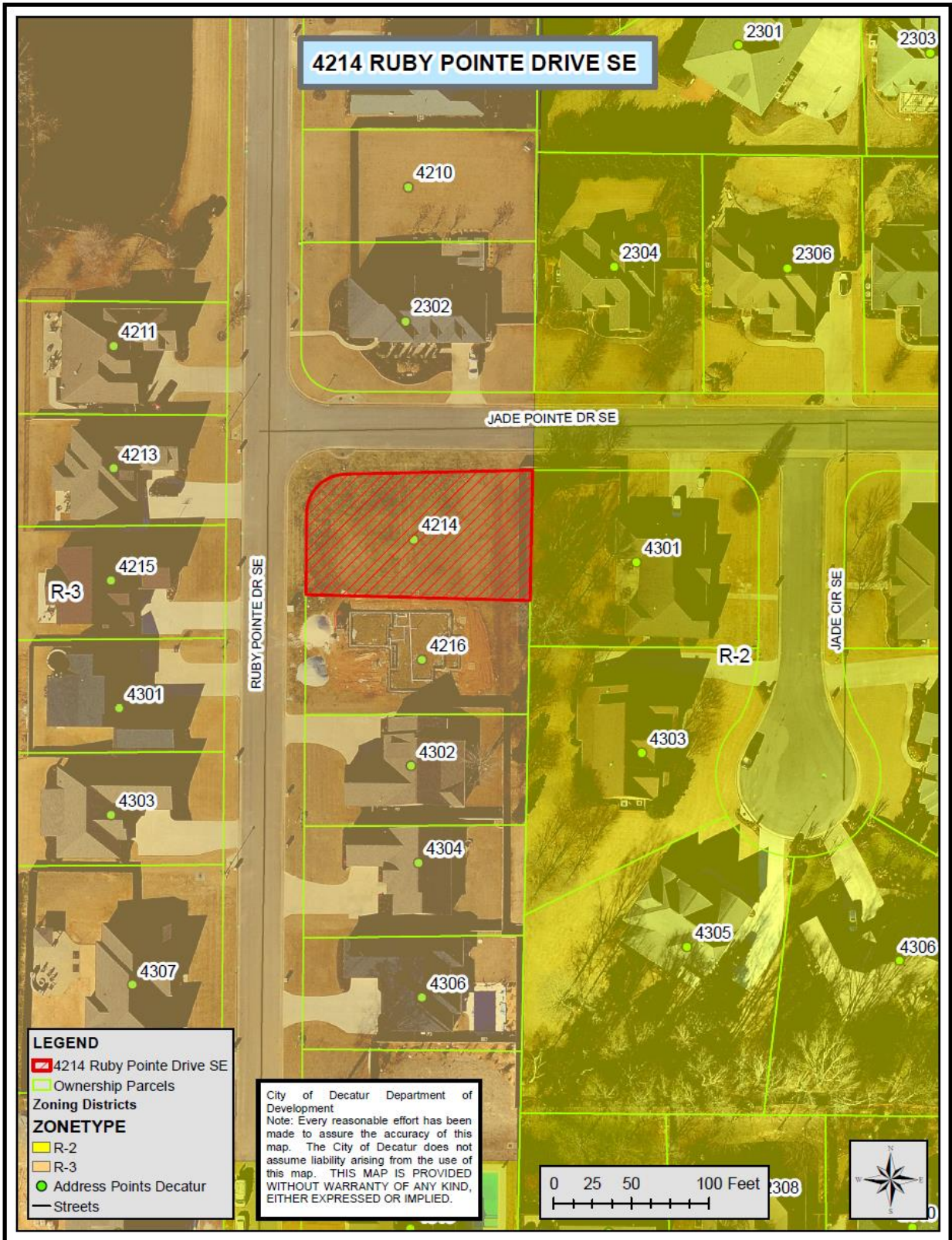
ONE DECATUR STREET TYPOLOGY: Ruby Pointe Drive is a local street

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.





REPLAT OF LOT 7, CROWN POINTE, ADDITION 4 DECATUR, ALABAMA



CERTIFICATION OF ENGINEER OR SURVEYOR
I, Lee Y. Greene, Jr., a Professional Engineer and Land Surveyor of Alabama, hereby certify that I have examined the survey of William W. Edwards and Rebecca E. Edwards, City and Surveyor of the City of Decatur, Morgan County, Alabama and the original plat records of said city and surveyor, and that the same are correct and conform to the provisions of the Standard of Practice for Land Surveying in the State of Alabama.

Survey of Lot 7, Crown Pointe, Addition 4 Morgan County Plat records, Deed 2023, Page 9827
and that the plat as now corrected herein is a true and correct map showing the subdivision into which the property is divided, giving the exact description of each lot and also the location and extent of the streets, roads, easements and public grounds and giving the bearing and length and also the nature, date, extent and public ground used and how further shown by the records of the city or as shown in the Government Survey. Witness my hand this _____ day of _____ 2024.

Lee Y. Greene, Jr., PE/LS
Alabama Registration No. 61188-PC
Alabama Registration No. 28300-S

CERTIFICATION OF DEWEEPER AND DEWEEPER
We, William W. Edwards and Rebecca E. Edwards, do solemnly swear, being duly sworn, that we are the owners of the property shown and stated herein and further certify that we are in compliance with the relevant and statute of Alabama, state, public, private, easements and other public uses as noted in the plat.

CITY ENGINEER
I, the undersigned, as City Engineer of Decatur, Alabama, hereby certify that I have examined the original plat records of said city and surveyor, and that the same are correct and conform to the provisions of the Standard of Practice for Land Surveying in the State of Alabama.
Witness my hand this _____ day of _____ 2024.
City Engineer
Kathy Pugh (Official Seal affixed to edge of plat)

CITY ENGINEER
I, the undersigned, as City Engineer of Decatur, Alabama, hereby certify that I have examined the original plat records of said city and surveyor, and that the same are correct and conform to the provisions of the Standard of Practice for Land Surveying in the State of Alabama.
Witness my hand this _____ day of _____ 2024.
City Engineer
Kathy Pugh (Official Seal affixed to edge of plat)

CERTIFICATE OF APPROVAL OF CITY ENGINEER
The undersigned, as City Engineer of Decatur, Alabama, hereby approve the within plat for the recording of same in the Public Office of Morgan County, Alabama, this _____ day of _____ 2024.
City Engineer
Kathy Pugh

CERTIFICATE OF APPROVAL OF THE PLANNING COMMISSION
The views and opinions of the Planning Commission of the City of Decatur, Alabama, are hereby approved by the Planning Commission of the City of Decatur, Alabama, this _____ day of _____ 2024.
PLANNING COMMISSION FOR THE CITY OF DECATUR, ALABAMA

CITY ENGINEER
I, the undersigned, as City Engineer of Decatur, Alabama, hereby certify that I have examined the original plat records of said city and surveyor, and that the same are correct and conform to the provisions of the Standard of Practice for Land Surveying in the State of Alabama.
Witness my hand this _____ day of _____ 2024.
City Engineer
Kathy Pugh

**REPLAT OF LOT 7, CROWN POINTE, ADDITION No. 4
DECATUR, ALABAMA**
Applicant: Edward, William W. & Rebecca E.
Date: 8/19/24 Work Order No: _____ Scale: 1" = 20'
Drawn By: TAS Computer File No: _____ Calculator File: _____ Sheet 1 of 1
20241024A



Lee Y. Greene & Associates, Inc.
Land Surveying & Civil Engineering
P.O. Box 1174, 121 Sparkman Street, SW
Huntsville, Alabama 35894-1174
(256) 773-2304
(256) 773-2361 FAX
www.leejgreene.com

NOT OFFICIAL UNLESS THE SEAL IS AFFIXED

SEAL
I HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL ENGINEER AND LAND SURVEYOR IN THE STATE OF ALABAMA.
Lee Y. Greene, Jr., PE/LS
Alabama Registration No. 61188-PC
Alabama Registration No. 28300-S

REPLAT OF LOT 7, CROWN POINTE, ADDITION No. 4
DECATUR, ALABAMA
Applicant: Edward, William W. & Rebecca E.
Date: 8/19/24 Work Order No: _____ Scale: 1" = 20'
Drawn By: TAS Computer File No: _____ Calculator File: _____ Sheet 1 of 1
20241024A

Minor Plat: Valley Park North Lots 19 &20

FILE NAME OR NUMBER: Minor Plat: Valley Park North Lots 19 &20

ACRES: 0.39 acres +/-

CURRENT ZONE: R-3 (Single-Family)

APPLICANT: Pugh Wright McAnally

LOCATION AND/OR PROPERTY ADDRESS: 217 & 219 Clear Creek Drive

REQUEST: Approve Minor Plat

PROPOSED LAND USE: Residential

ONE DECATUR FUTURE LAND USE: Low Residential

ONE DECATUR STREET TYPOLOGY: Clear Creek Drive 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.

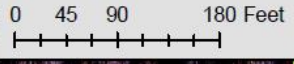
Minor Plat: Valley Park North Lots 19 & 20



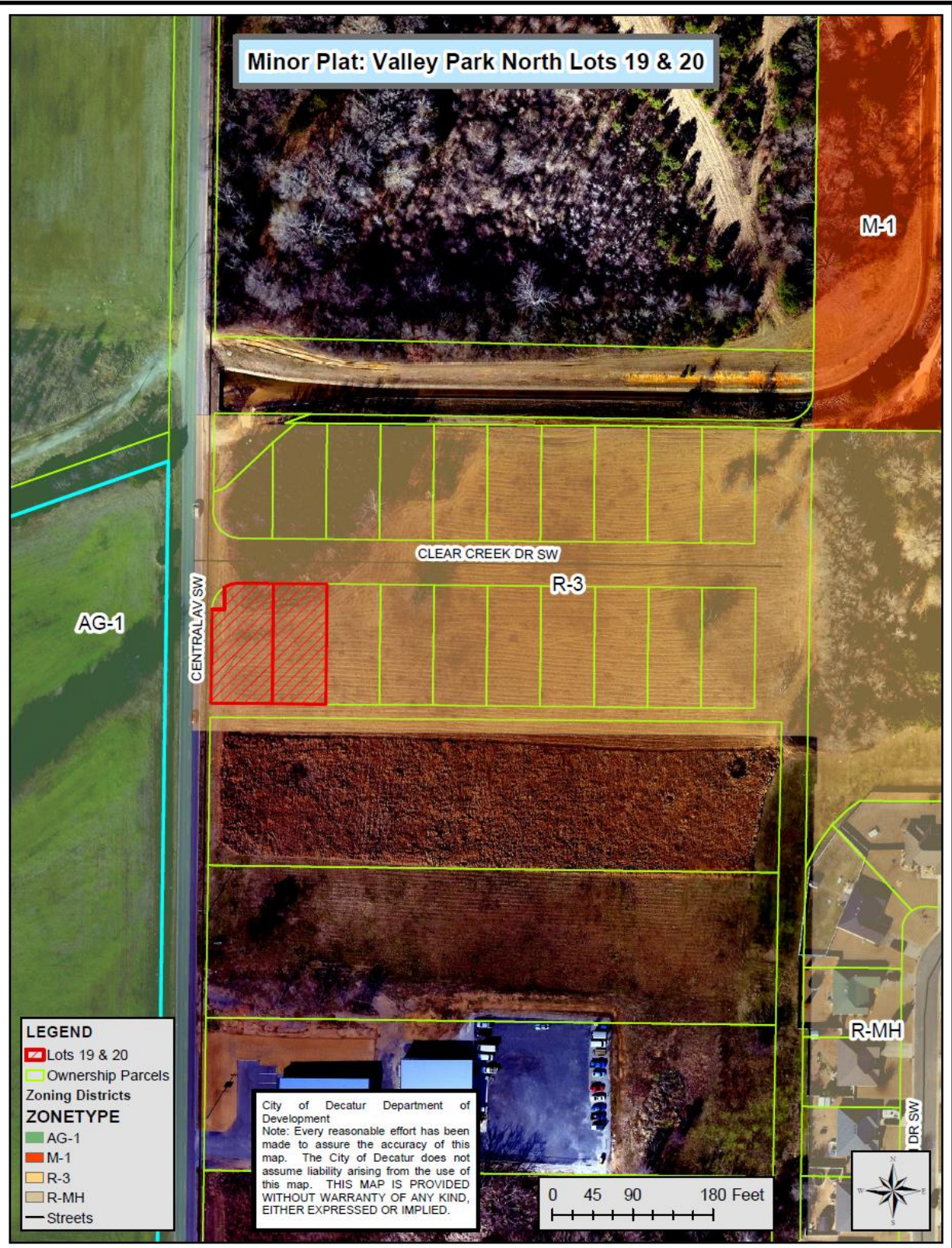
LEGEND

- Lots 19 & 20
- 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.



Minor Plat: Valley Park North Lots 19 & 20



LEGEND

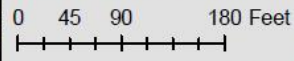
- Lots 19 & 20
- Ownership Parcels

Zoning Districts

ZONETYPE

- AG-1
- M-1
- R-3
- R-MH
- 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.



STATE OF ALABAMA)
 MORGAN COUNTY)

I, RICHARD W. HUMPHREY, A LICENSED PROFESSIONAL SURVEYOR WITH PUGH WRIGHT MCANALLY, INC. OF DECATUR, ALABAMA HEREBY STATE THAT THE FOREGOING IS A TRUE AND CORRECT MAP OR PLAN OF THE FOLLOWING DESCRIBED REAL ESTATE.

LOTS 19 AND 20, VALLEY PARK NORTH PHASE 1, AS RECORDED BY MAP OR PLAN IN THE MORGAN COUNTY, ALABAMA PROBATE JUDGE'S OFFICE, IN MAP BOOK 2024, PAGE 4.

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.

ACCORDING TO MY SURVEY, THIS THE _____ DAY OF _____, 2024.

RICHARD W. HUMPHREY, PE/PLS
 AL LIC. NO. 22738

ACKNOWLEDGMENT
 STATE OF ALABAMA)
 COUNTY OF MORGAN)

I, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY OF SAID STATE, HEREBY CERTIFY THAT RICHARD W. HUMPHREY, WHOSE NAME IS SIGNED TO THE FOREGOING CERTIFICATE AND WHO IS KNOWN BY ME, ACKNOWLEDGED THE CONTENTS OF SAID CERTIFICATE, HE, EXECUTED THE SAME VOLUNTARILY IN WITNESS WHEREOF.

GIVEN UNDER MY HAND THIS THE _____ DAY OF _____, 2024.

By: NOTARY PUBLIC
 MY COMMISSION EXPIRES: _____

DESIGNATION
 AS _____ OF PARCELS
 (COMMON INTERESTS) AND OTHER PARCELS COVERED BY THE WITHIN PLAN TO BE SURVEYED, LAD OUT AND PLATTED TO BE KNOWN AS PARCELS OF LOTS 19 AND 20, VALLEY PARK NORTH PHASE 1, A PART OF SECTION 19, TOWNSHIP 8 SOUTH, RANGE 4 WEST, MORGAN COUNTY, ALABAMA, AND THAT THE STREETS AND OTHER PUBLIC USES AS SHOWN ON THE PLAN ARE HEREBY DESIGNATED TO THE USE OF THE PUBLIC AS SHOWN AND BEARS IN THE PRESENCE OF:

BY: _____ WITNESS _____

ACKNOWLEDGMENT
 STATE OF _____)
 COUNTY OF _____)

I, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY OF SAID STATE, HEREBY CERTIFY THAT _____ WHOSE NAME IS OF PARCELS (COMMON INTERESTS) AND OTHER PARCELS COVERED BY THE WITHIN PLAN TO BE SURVEYED, LAD OUT AND PLATTED TO BE KNOWN AS PARCELS OF LOTS 19 AND 20, VALLEY PARK NORTH PHASE 1, A PART OF SECTION 19, TOWNSHIP 8 SOUTH, RANGE 4 WEST, MORGAN COUNTY, ALABAMA, AND THAT THE STREETS AND OTHER PUBLIC USES AS SHOWN ON THE PLAN ARE HEREBY DESIGNATED TO THE USE OF THE PUBLIC AS SHOWN AND BEARS IN THE PRESENCE OF:

GIVEN UNDER MY HAND THIS THE _____ DAY OF _____, 2024.

By: NOTARY PUBLIC
 MY COMMISSION EXPIRES: _____

- PARCELS**
- A TOTAL OF LOTS 19 AND 20
 - RESIDENTIAL COMMON AREA
 - ALL PARCELS ARE PUBLIC UTILITY AND TELECOMMUNICATIONS BASEMENTS, UNLESS OTHERWISE NOTED
 - NO ZONING
 - 30' SETBACKS ARE 3 FEET ON ONE SIDE AND 2 FEET ON THE OTHER SIDE
 - FRONT SETBACKS ARE 33 FEET
 - REAR SETBACKS ARE 33 FEET
 - SMALLEST RESIDENTIAL LOT IS 60 FT
 - LARGEST RESIDENTIAL LOT IS 60 FT
 - TOTAL AREA IS 110,220.00 SQ. FT.

- FLOOD NOTES**
- THE PROPERTY IS LOCATED IN ZONE UNDESIGNED AND ZONE X1, AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR MORGAN COUNTY, ALABAMA AND INCORPORATED AREAS OF THE MAP NUMBER 2103000E, EFFECTIVE DATE OF ABOUT 01/01/2019. AS SHOWN UNDER THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAPS FOR MORGAN COUNTY, ALABAMA, AND INCORPORATED AREAS.
 - LOTS 19 AND 20 SHOWN HEREON WERE REMOVED FROM THE INCORPORATED FLOOD PLAN - CASE NO. 24-04-0104, DATED JUNE 24, 2024.

- GENERAL SURVEY NOTES**
- NORTH REFERENCE IS ALABAMA STATE COORDINATE GRID WEST ZONE (NAD83) AS DETERMINED BY THIS OBSERVATION.
 - ALL MEASUREMENTS SHOWN ARE TO U.S. STANDARDS AND ARE FIELD MEASUREMENTS UNLESS OTHERWISE NOTED.
 - SOURCE OF INFORMATION USED FOR SURVEY: VALLEY PARK NORTH PHASE 1 (P.S. 2024, PG. 4)
 - NO ENCROACHMENTS WERE FOUND ABOVE GROUND EXCEPT AS SHOWN.
 - NO SEARCH OF PUBLIC RECORDS HAS BEEN PERFORMED BY THIS FIRM TO DETERMINE IF ANY RIGHTS OR INTERESTS EXIST IN THE TITLE.
 - THERE WAS NO FIELD LOCATION ATTEMPTED TO DETERMINE THE EXTENT OF SUBSURFACE STRUCTURES.
 - UNLESS STATED OTHERWISE, GOVERNMENTAL JURISDICTIONAL AREAS OR NEMUTUE RESIDENTIAL PLANS, 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 IN JANUARY, 2022.
 - CONSTRUCTION DRAWINGS AT THE TIME OF PLAT BEING SUBMITTED, PROPERTY CORNERS TO BE SET BY LICENSED SURVEYOR IN THE STATE OF ALABAMA.

CERTIFICATE OF APPROVAL BY DECATUR UTILITIES

THE UNDERSIGNED, AS AUTHORIZED BY THE CITY OF DECATUR, ALABAMA, HEREBY APPROVES THE WITHIN PLAN FOR THE RECORDING OF THE SAME IN THE OFFICE OF THE PROBATE JUDGE ON THIS THE _____ DAY OF _____, 2024.

DECATUR UTILITIES
 ELECTRIC WITHIN CITY JURISDICTION
 GAS
 WATER
 SEWER

CERTIFICATE OF APPROVAL BY JOE WHEELER ELECTRIC COOPERATIVE

THE UNDERSIGNED, AS AUTHORIZED BY THE JOE WHEELER ELECTRIC COOPERATIVE, HEREBY APPROVES THE WITHIN PLAN FOR THE RECORDING OF THE SAME IN THE OFFICE OF THE PROBATE JUDGE ON THIS THE _____ DAY OF _____, 2024.

JOE WHEELER ELECTRIC COOPERATIVE

CERTIFICATE OF APPROVAL BY THE CITY ENGINEER

THE UNDERSIGNED, AS CITY ENGINEER OF THE CITY OF DECATUR, ALABAMA, HEREBY APPROVES THE WITHIN PLAN FOR THE RECORDING OF THE SAME IN THE OFFICE OF THE PROBATE JUDGE ON THIS THE _____ DAY OF _____, 2024.

CITY ENGINEER, CITY OF DECATUR, ALABAMA

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION

THE WITHIN PLAN OF REPEAT OF LOTS 19 AND 20, VALLEY PARK NORTH PHASE 1, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 4 WEST, MORGAN COUNTY, ALABAMA, HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF DECATUR, ALABAMA, THIS THE _____ DAY OF _____, 2024.

PLANNING COMMISSION FOR THE CITY OF DECATUR, ALABAMA

OFFICER OF THE PLANNING COMMISSION

OFFICE OF THE JUDGE OF PROBATE

STATE OF ALABAMA)
 COUNTY OF MORGAN)

I HEREBY CERTIFY THAT THIS PLAN OR MAP HAS BEEN FILED IN THIS OFFICE FOR RECORD THIS THE _____ DAY OF _____, 2024, AT _____ O'CLOCK _____ M., AND RECORDED IN BOOK _____ OF PLATS AND MAPS PAGE _____ RECORDING _____ P.C.

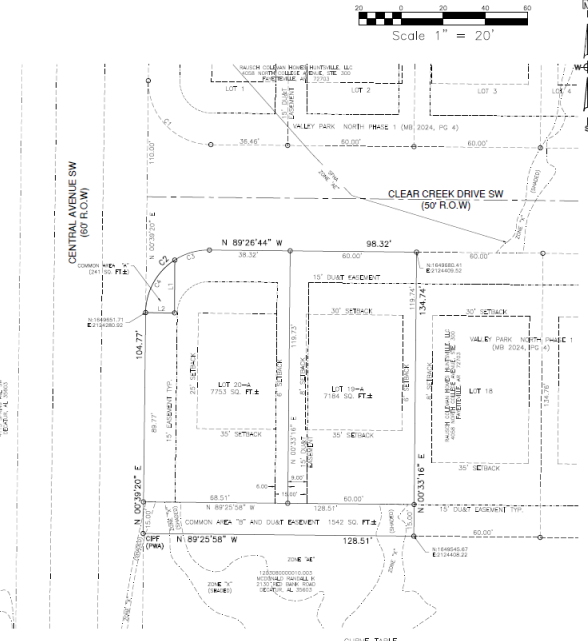
JUDGE OF PROBATE

LINE TABLE

LINE	BEARING	DISTANCE	AREA
1	N 89°26'44" W	117.84	13,474.74
2	S 89°25'58" W	128.51	16,848.81
3	N 89°25'58" W	128.51	16,848.81
4	N 89°26'44" W	117.84	13,474.74

CURVE TABLE

ARC NO.	BEARING	CHORD LENGTH	AREA	CHORD BEARING	CHORD DISTANCE
1	N 89°26'44" W	117.84	13,474.74	N 89°26'44" W	117.84
2	S 89°25'58" W	128.51	16,848.81	S 89°25'58" W	128.51
3	N 89°25'58" W	128.51	16,848.81	N 89°25'58" W	128.51
4	N 89°26'44" W	117.84	13,474.74	N 89°26'44" W	117.84



PUGH WRIGHT MCANALLY CIVIL ENGINEERS

100 W. MAIN ST. SUITE 1000 • DECATUR, AL 30030
 TEL: 404.252.1111 • FAX: 404.252.1112
 WWW.PUGHWRIGHTMCANALLY.COM

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		

REPEAT OF LOTS 19 AND 20, VALLEY PARK NORTH PHASE 1, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 4 WEST, MORGAN COUNTY, ALABAMA

REPEAT OF LOTS 19 & 20 VALLEY PARK NORTH PHASE 1

Date: 09/11/2024
 By: RWH/DCP
 Approved By: RWH
 Scale: 1"=20'

JOB NUMBER
 631-24

Sheet Number
 1 OF 1

SITE PLANS

Site Plan 684-24

FILE NAME OR NUMBER: Site Plan 684-24

ACRES: 7.65 +/- acres

CURRENT ZONE: M-2 (General-Industry)

APPLICANT: Pugh Wright McAnally

LOCATION AND/OR PROPERTY ADDRESS: Summit Drive

REQUEST: Approve Site Plan

PROPOSED LAND USE: Industrial

ONE DECATUR FUTURE LAND USE: Flex Employment Center

ONE DECATUR STREET TYPOLOGY: Summit Drive is a local street

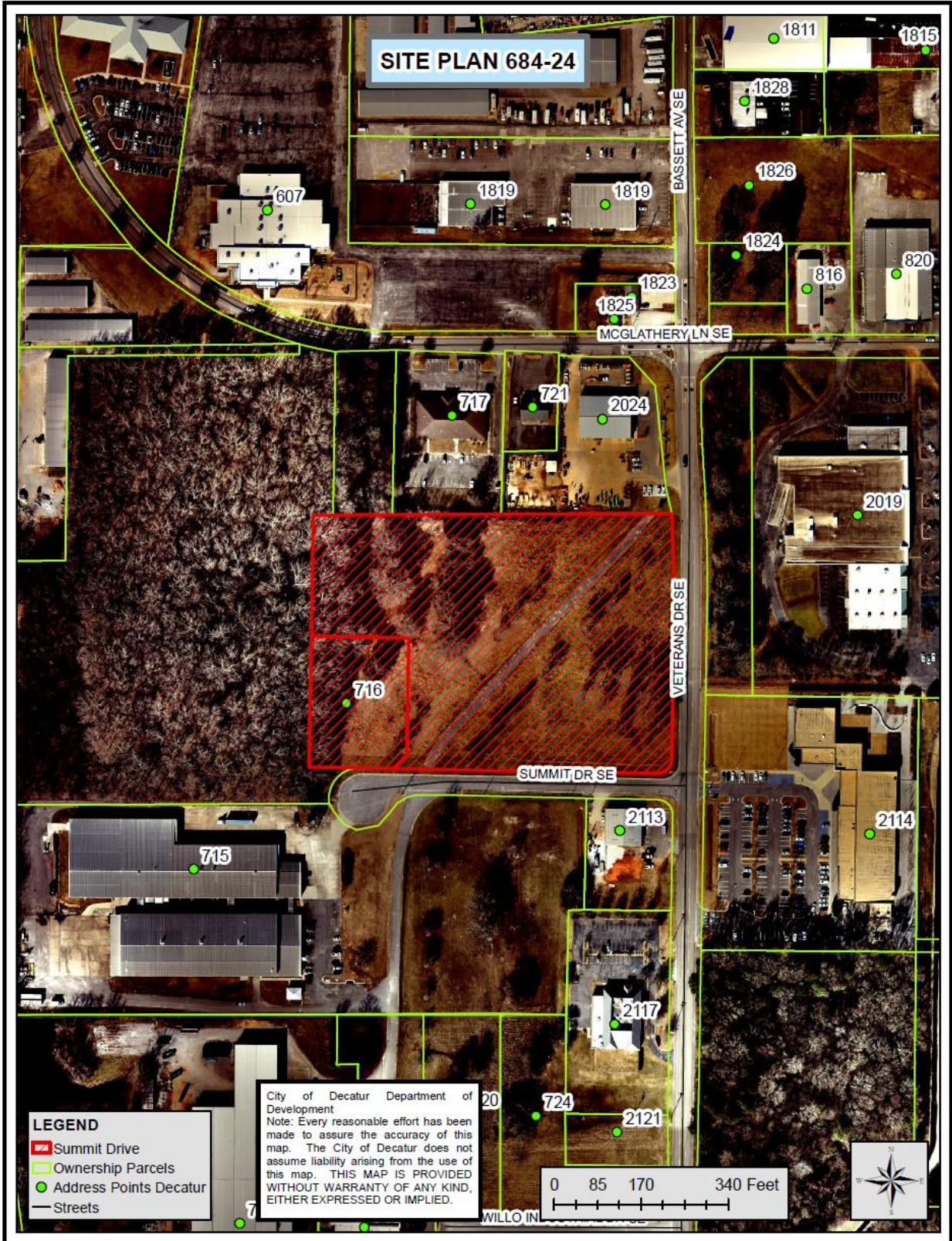
COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

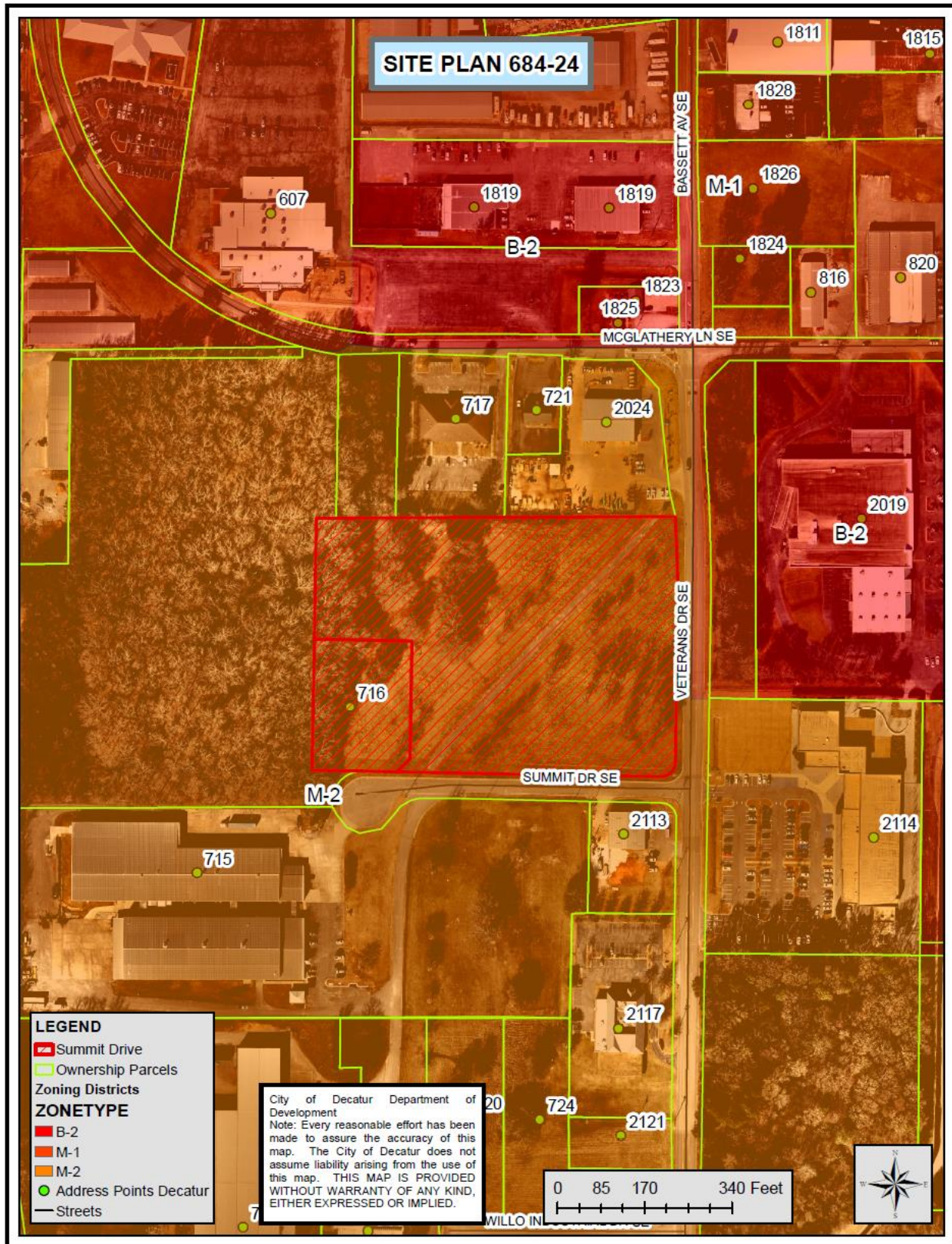
Conditions to be met:

1. For 716 Summit, a 10' (Ft) easement will be needed for underground power lines (DU)

Point of Information:

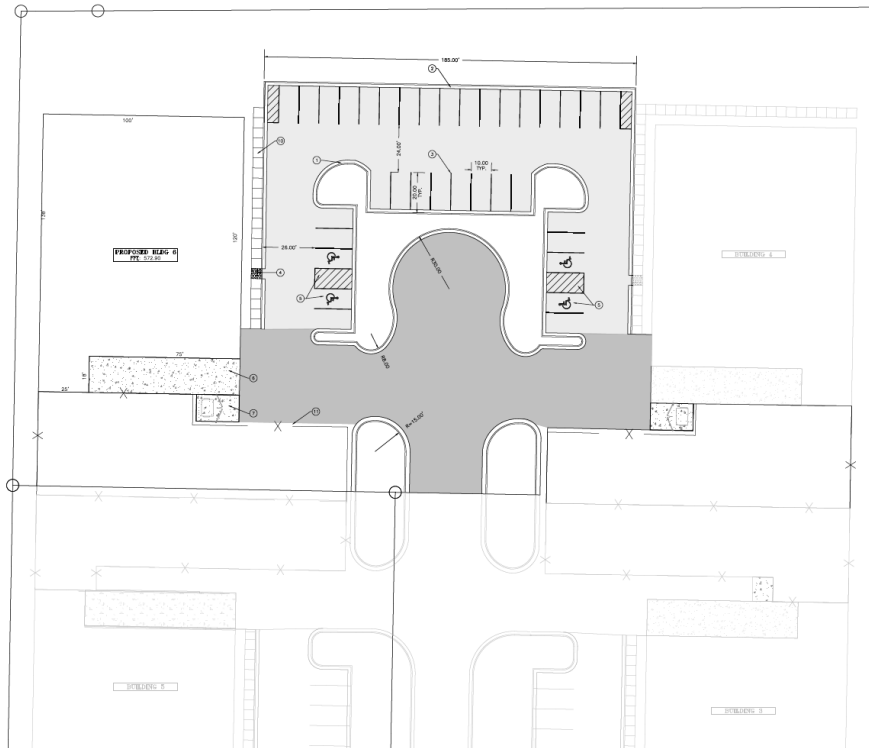
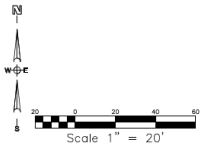
1. Any relocation of utilities will be at the owner's expense, and any relocation needs to occur before construction.
2. Property could cut off access to utilities for lots not touching Summit Drive or Veterans, Services shall not cross onto adjacent properties.





NOTIFY LEGEND:

- ① NEED 24" TOP CURB & GUTTER
- ② NEED 24" WALL CURB & GUTTER
- ③ NEED PARKING STRIP STRIPING 4" WIDE PAVED WHITE TOP
- ④ NEED PARKING STRIP STRIPING 4" WIDE PAVED WHITE TOP
- ⑤ NEED PARKING STRIP STRIPING 4" WIDE PAVED WHITE TOP
- ⑥ UNPAVED STALLS SHALL BECOME PAINT COLORED LINES ON THE TOP, CENTER AND FRONT SIDING. UNPAVED PARKING STRIPES ARE TO BE PAINTED WITH RED OR BROWN PAINT. UNPAVED STALLS SHALL BE PAINTED AT 10' INTERVALS. ALL UNPAVED STALLS SHALL BE PAINTED WITH RED OR BROWN PAINT. UNPAVED STALLS SHALL BE PAINTED WITH RED OR BROWN PAINT. UNPAVED STALLS SHALL BE PAINTED WITH RED OR BROWN PAINT.
- ⑦ NEED THICK HEAVY DUTY CONCRETE DOOR PAD (TO BE USED CONTROL LIGHT PATTERNS) WITH CONCRETE BACKING. SEE BUILDING PLANS
- ⑧ NEED DIMENSION PAD DIMENSION
- ⑨ NEED LIGHT DUTY ASPHALT PAVEMENT
- ⑩ NEED HEAVY DUTY ASPHALT PAVEMENT
- ⑪ NEED 6" WIDE 6" THICK DOWNSIDE CURB TOP
- ⑫ NEED 6" THICK WALK COATED DIMENSION PAD



NO.	REVISIONS	DATE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		

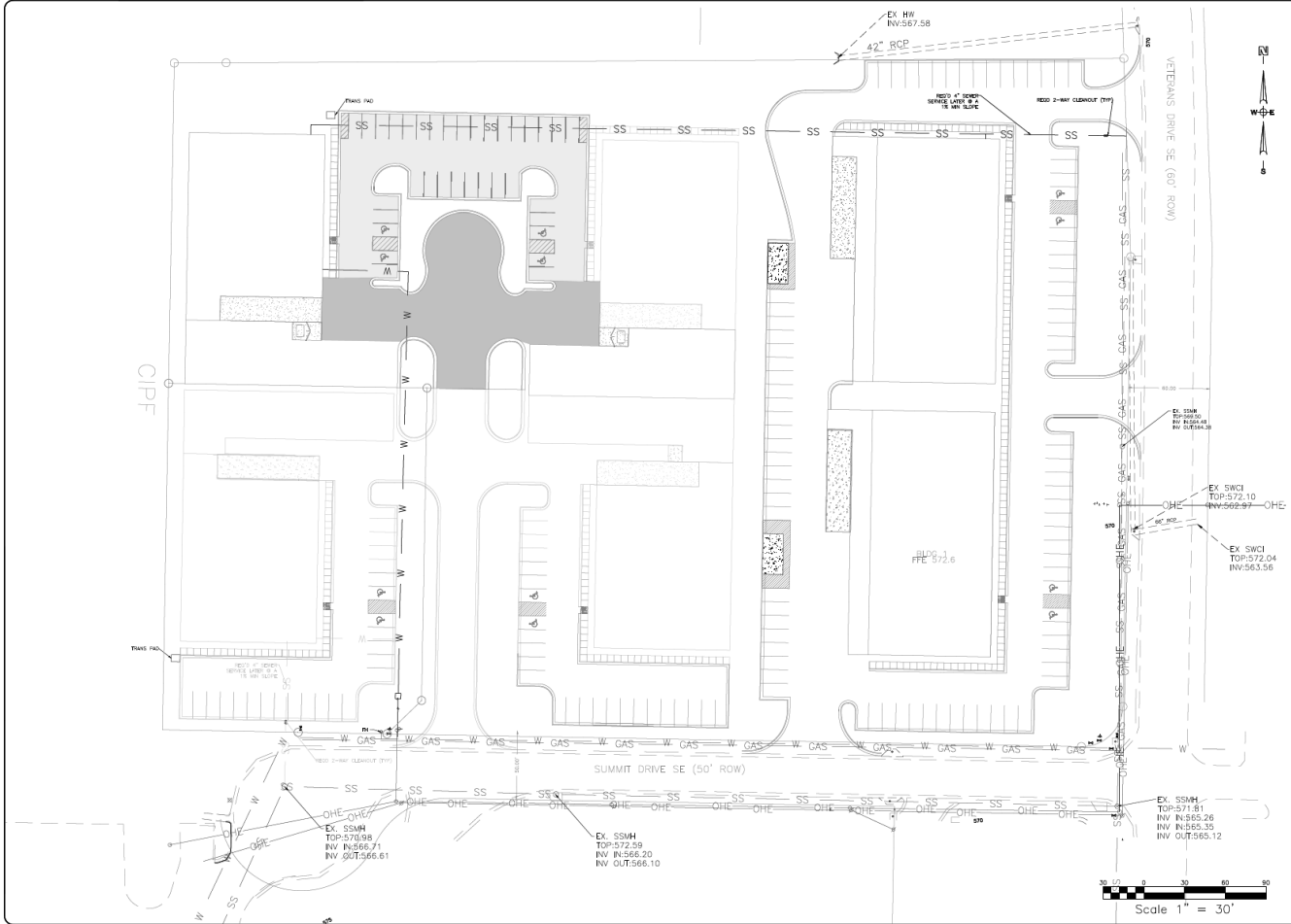
ROCKMAN ENGINEERS, LLC
 SUMMIT WINDMILLS BUILDING SOLUTION
 SECTION 02: TOWNSHIP SOUTH RANGE 4 WEST
 SECTION 16: TOWNSHIP SOUTH RANGE 4 WEST
 SECTION 16: TOWNSHIP SOUTH RANGE 4 WEST
 SECTION 16: TOWNSHIP SOUTH RANGE 4 WEST

Date: 08/27/2024
 Drawn By: GAF
 Approved By: NLT
 Scale: 1" = 20'

FOR COD
 PLANNING
 COMMISSION
 REVIEW

Job Number:
 637-24

Sheet Number:
 C200



**PUGH WRIGHT
MCANALLY
CIVIL ENGINEERS**
1000 W. UNIVERSITY BLVD., SUITE 100
DALLAS, TEXAS 75208
PHONE: 972.382.0000
FAX: 972.382.0001
WWW.PUGHWRIGHTMCANALLY.COM

NO.	DATE	DESCRIPTION

PODANI PROPERTIES LLC
SUMMIT MANHOUSES BUILDING FACILITY
SECTION 12, TOWNSHIP SOUTH, RANGE 4 WEST
DEKALB COUNTY, ALABAMA

UTILITY LAYOUT

Date: 08/27/2024
 Drawn By: GAF
 Approved By: NLT
 Scale: 1" = 30'

FOR COD
 PLANNING
 COMMISSION
 REVIEW

Job Number:
 637-24

Sheet Number:
 C400

SITE PLAN 685-24

FILE NAME OR NUMBER: Site Plan 685-24

ACRES: 10.92 +/- acres

CURRENT ZONE: M-1A (Expressway Commercial)

APPLICANT: Pugh Wright McAnally

LOCATION AND/OR PROPERTY ADDRESS: 2319 Old Moulton Road

REQUEST: Approve site plan

PROPOSED LAND USE: Commercial

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

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

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

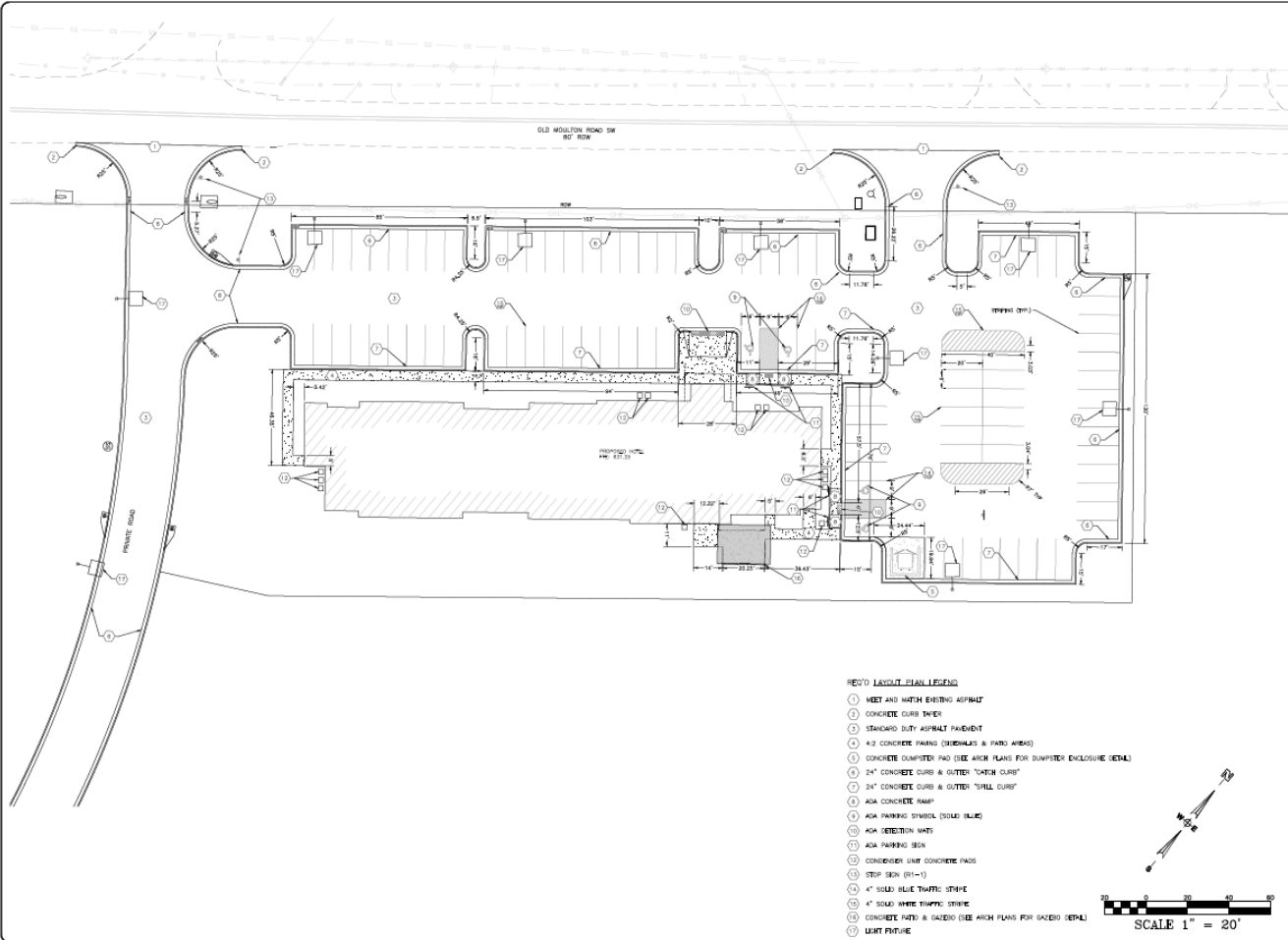
Conditions to be met:

Point of Information:

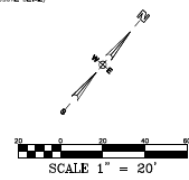
1. Any relocation of utilities will be at the owner's expense, and any relocation needs to occur before construction.
2. Please submit utility plans to DU for approval. There will need to be adjustments made to the connection for sewer.







- REVISION LAYOUT PLAN LEGEND
- 1 MEET AND MATCH EXISTING ASPHALT
 - 2 CONCRETE CURB TIE-IN
 - 3 STANDARD DUTY ASPHALT PAVEMENT
 - 4 42" CONCRETE PAVING (SIDEWALKS & PARK AREAS)
 - 5 CONCRETE DUMPSTER PAD (SEE ARCH PLANS FOR DUMPSTER ENCLOSURE DETAILS)
 - 6 24" CONCRETE CURB & CUTTER "CROWN CURB"
 - 7 24" CONCRETE CURB & CUTTER "SHALL CURB"
 - 8 ADA CONCRETE RAMP
 - 9 ADA PARKING SYMBOL (SOLID BULB)
 - 10 ADA DETENTION MATS
 - 11 ADA PARKING SIGN
 - 12 CONCRETE UNIT CONCRETE PAVES
 - 13 STOP SIGN (S1-1)
 - 14 4" SOLID BLUE TRAFFIC STRIPE
 - 15 4" SOLID WHITE TRAFFIC STRIPE
 - 16 CONCRETE PAVES & GAZEROS (SEE ARCH PLANS FOR GAZERO DETAILS)
 - 17 LIGHT FIXTURE



REVISIONS	DATE
1	
2	
3	
4	
5	

OMEGA HOTEL GROUP
 OMEGA HOTEL LIFE PLAN
 SECTION 10 - CONCRETE PAVEMENT, SIDEWALKS & CURBS
 CITY OF DECATUR, MORGAN COUNTY, ALABAMA
 HOTEL SITE PLAN

DATE: 08/28/24
 DRAWN BY: CDM
 APPROVED BY: PEK
 SCALE: 1" = 20'



JOB NUMBER
 690-23

SHEET NUMBER
 C201

ISSUED FOR BIDDING, PERMITTING, CLIENT/CORP. REVIEW

Site Plan 686-24

FILE NAME OR NUMBER: Site Plan 686-24 Faith Baptist Church

ACRES: 2.29 +/- acres

CURRENT ZONE: R-2 (Single-Family)

APPLICANT: Pugh Wright McAnally

LOCATION AND/OR PROPERTY ADDRESS: 604 Beltline Road SW

REQUEST: Approve site plan

PROPOSED LAND USE: Institutional

ONE DECATUR FUTURE LAND USE: Community Commercial

ONE DECATUR STREET TYPOLOGY: Beltline Road is a Principal Arterial

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

Conditions to be met:

1. Please submit utility plans to DU for approval. There will need to be adjustments made to the connection for sewer.

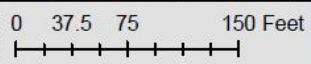
Point of Information: Any relocation of utilities will be at the owner's expense, and any relocation needs to occur before construction

**604 BELTLINE ROAD SW
SITE PLAN 686-24**

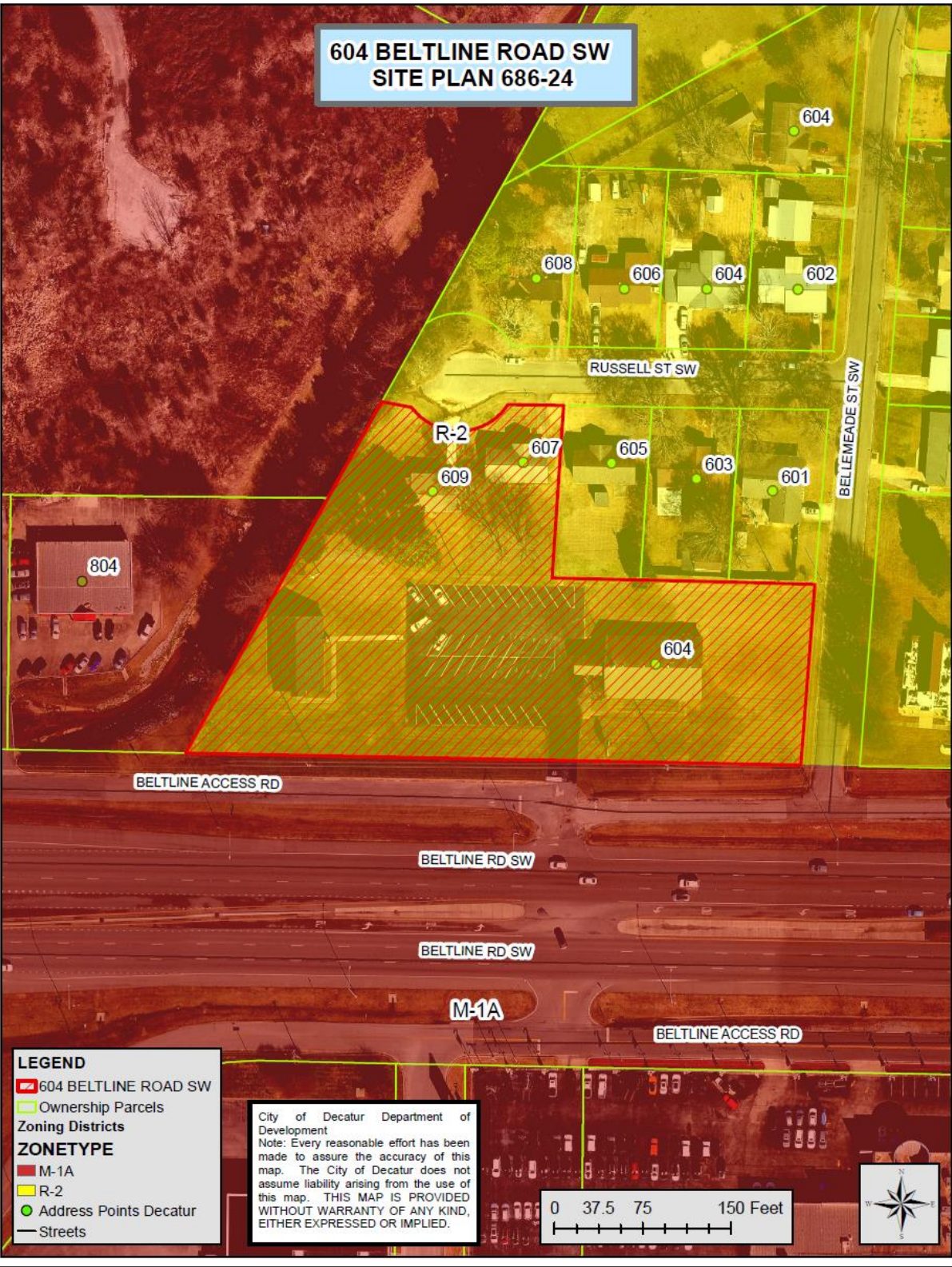


LEGEND
 604 BELTLINE ROAD SW
 Ownership Parcels
 Address Points Decatur
 Streets

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.



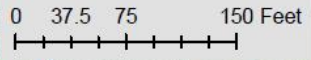
**604 BELTLINE ROAD SW
SITE PLAN 686-24**



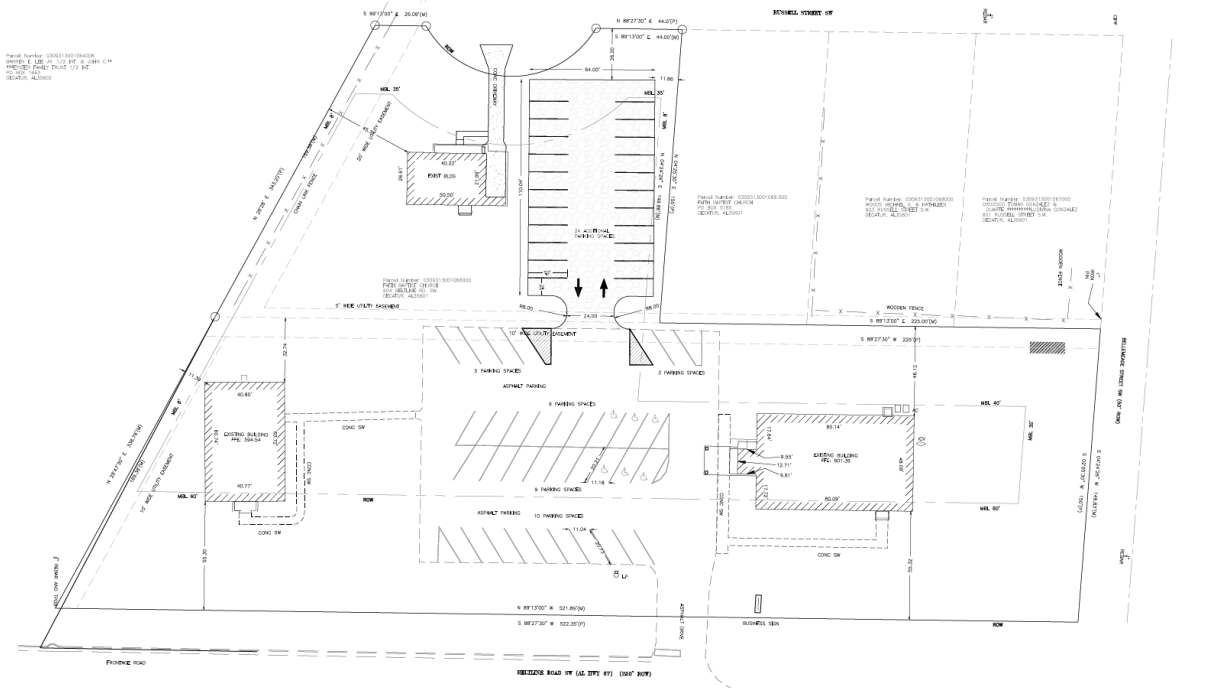
LEGEND

- 604 BELTLINE ROAD SW
- Ownership Parcels
- Zoning Districts**
- ZONETYPE**
- M-1A
- R-2
- 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.



Parcel Number: 00001001000000
 INTEREST: 1/2 OF 1/2 INT. 6.2841 AC
 PROJECT: PARK TRUCK USE LOT
 00 000000
 DECATUR, ALABAMA



**PUGH WRIGHT
 MCANALLY
 CIVIL ENGINEERS**

1000 W. UNIVERSITY BLVD., SUITE 200
 DECATUR, ALABAMA 35601
 PHONE: (205) 351-1111
 FAX: (205) 351-1112

NO.	DATE	DESCRIPTION
1		
2		
3		
4		

PROPOSED LAYOUT

FUTURE TRUCK EXHIBIT EXPANSION
 1000 W. UNIVERSITY BLVD., SUITE 200
 DECATUR, ALABAMA 35601
 PROJECT: PARK TRUCK USE LOT
 00 000000

Date: 06/27/2024
 Drawn By: MAF
 Approved By: NLT
 Scale: 1" = 20'

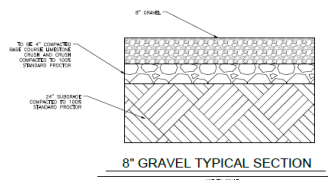
**FOR OOD
 PLANNING
 COMMISSION
 REVIEW**

JOB NUMBER:
 646-23

Sheet Number:
C200

- GENERAL NOTES**
1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 2. ALL MATERIALS SHALL BE TO U.S. STANDARDS AND ARE PREPARED ACCORDING TO U.S. STANDARDS.
 3. SOURCE OF INFORMATION USED FOR SURVEY IS 2022, PG 8410.
 4. NO ENCUMBRANCES WERE FOUND UNLESS OTHERWISE NOTED.
 5. NO SEARCH OF PUBLIC RECORDS HAS BEEN PERFORMED BY THE ENGINEER TO DETERMINE IF ANY SUBJECT MATTER AFFECTS THE TITLE.
 6. THERE HAS BEEN NO FIELD VISUALIZATION TO DETERMINE THE EXISTENCE OF SUBSURFACE STRUCTURES.
 7. ENGINEER HAS CONDUCTED VISUAL INSPECTION AND SURVEY OF THE PROPERTY AND HAS FOUND NO ENCUMBRANCES OR ENCUMBRANCES AFFECTING THE USE OF THE PROPERTY.
 8. FIELD WORK COMPLETED IN JULY 2023.

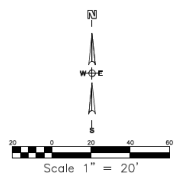
- PARKING REQUIREMENTS**
- 1. 100 SQUARE FEET PER SPACE
 - 2. 10' CLEARANCE FROM CURB
 - 3. 10' CLEARANCE FROM ADJACENT DRIVE
 - 4. 10' CLEARANCE FROM ADJACENT DRIVE



LEGEND

- 1. 1\"/>

- GENERAL SURVEY NOTES**
1. NORTH REFERENCE IS BASED ON THE 2022 U.S. NATIONAL GRID.
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 3. SOURCE OF INFORMATION USED FOR SURVEY IS 2022, PG 8410.
 4. NO ENCUMBRANCES WERE FOUND UNLESS OTHERWISE NOTED.
 5. NO SEARCH OF PUBLIC RECORDS HAS BEEN PERFORMED BY THE ENGINEER TO DETERMINE IF ANY SUBJECT MATTER AFFECTS THE TITLE.
 6. THERE HAS BEEN NO FIELD VISUALIZATION TO DETERMINE THE EXISTENCE OF SUBSURFACE STRUCTURES.
 7. ENGINEER HAS CONDUCTED VISUAL INSPECTION AND SURVEY OF THE PROPERTY AND HAS FOUND NO ENCUMBRANCES OR ENCUMBRANCES AFFECTING THE USE OF THE PROPERTY.
 8. FIELD WORK COMPLETED IN JULY 2023.



CERTIFICATES

CERTIFICATE- 3631-24

FILE NAME OR NUMBER: Certificate 3631-24

ACRES: 8.08 +/- acres

CURRENT ZONE: M-2 (General-Industry)

APPLICANT: Pugh Wright McAnally

LOCATION AND/OR PROPERTY ADDRESS: 716 Summit Drive SE

REQUEST: Approve site plan

PROPOSED LAND USE: Industrial

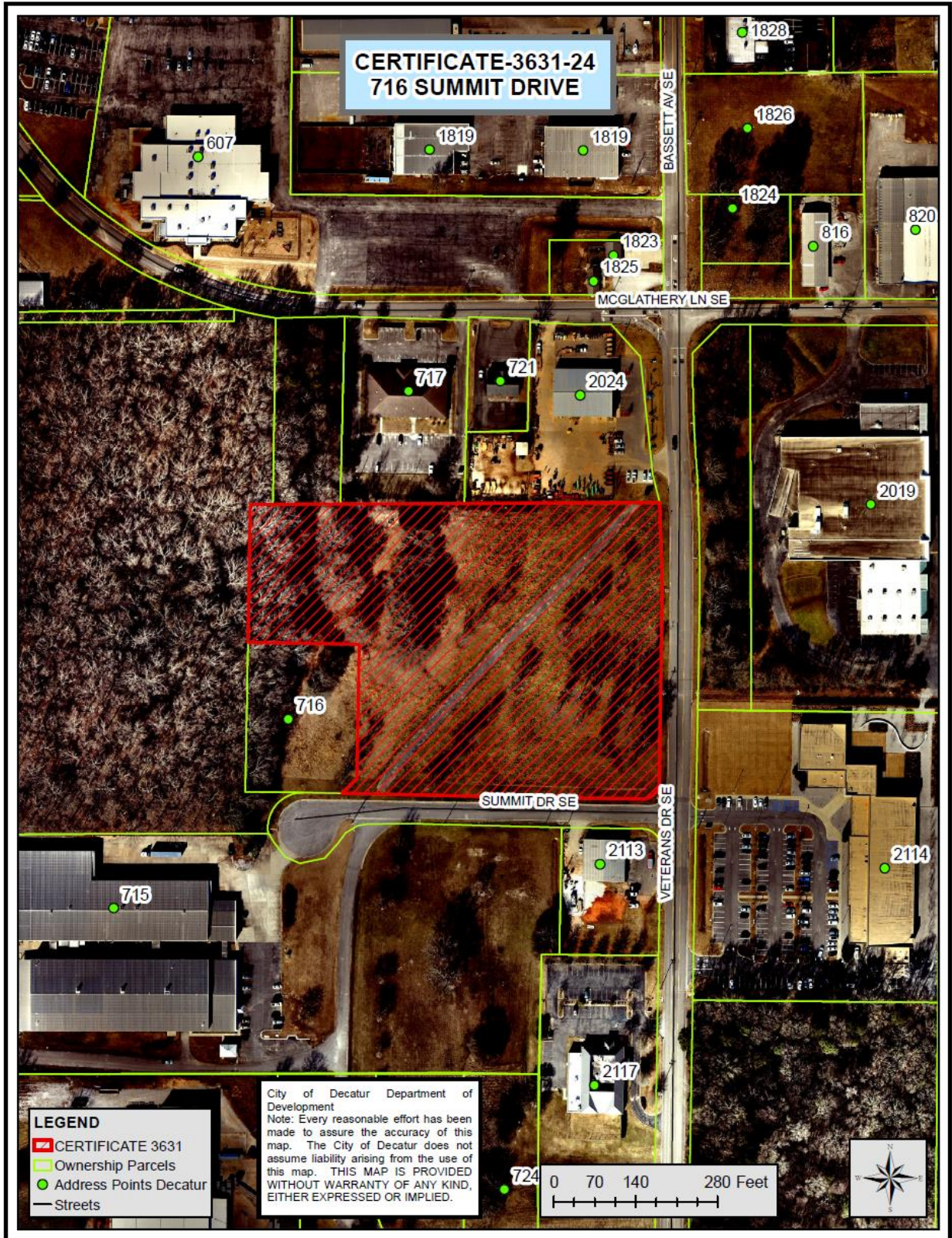
ONE DECATUR FUTURE LAND USE: Flex Employment Center

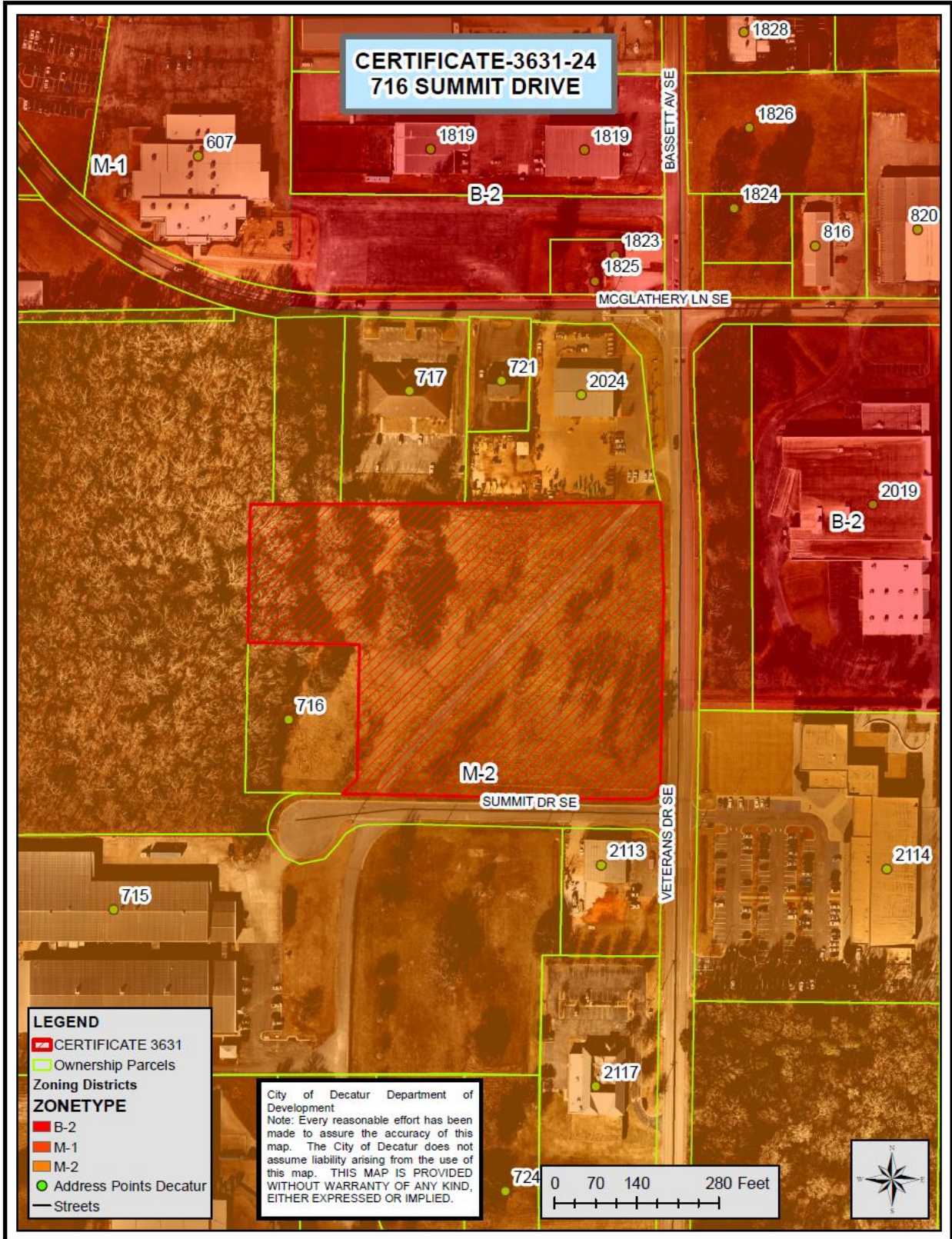
ONE DECATUR STREET TYPOLOGY: Summit Drive is a local street

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



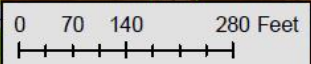


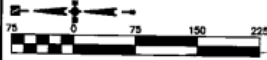
**CERTIFICATE-3631-24
716 SUMMIT DRIVE**

LEGEND

- CERTIFICATE 3631
- Ownership Parcels
- Zoning Districts
- ZONETYPE**
- B-2
- M-1
- M-2
- 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.

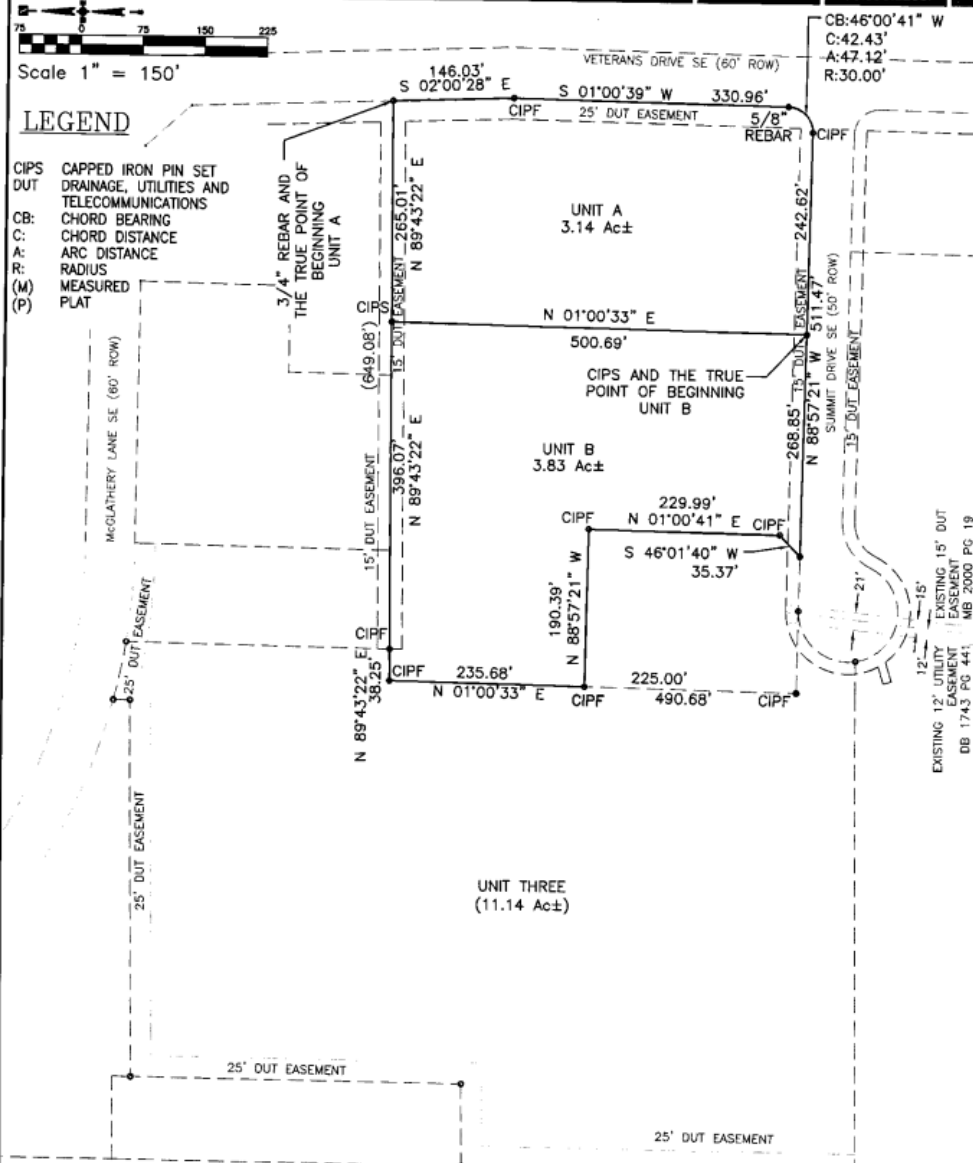




Scale 1" = 150'

LEGEND

- CIPS CAPPED IRON PIN SET
- DUT DRAINAGE, UTILITIES AND TELECOMMUNICATIONS
- CB: CHORD BEARING
- C: CHORD DISTANCE
- A: ARC DISTANCE
- R: RADIUS
- (M) MEASURED
- (P) PLAT



GENERAL NOTES

1. NORTH REFERENCE IS PLAT BEARING AS SHOWN HEREON.
2. ALL MEASUREMENTS SHOWN ARE TO U.S. STANDARDS AND ARE FIELD MEASUREMENTS UNLESS OTHERWISE SHOWN.
3. SOURCE OF INFORMATION USED FOR SURVEY: CERTIFICATE TO SUBDIVIDE - MISC. BOOK 2024, PG 4867; EASEMENT VACATION MISC. 2024, PG 2619.
4. PROPERTY IS LOCATED ON SUMMIT DRIVE, SE, 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 IN AUGUST 2024.

BOUNDARY SURVEY -- RODAN DEVELOPMENT COMPANY, LLC -- SUMMIT DRIVE SE

DRAWING DATE: AUG 2024 | DRAWN BY: RWH/DDP | APPROVED BY: RWH | JOB No. S-171-24 | SCALE: 1"=150' | PAGE 3 OF 3

Vacation 551-24

FILE NAME OR NUMBER: Vacation 551-24

ACRES: 0.22 +/- acres

CURRENT ZONE: R-3 (Single Family Residential)

APPLICANT: Pugh Wright McAnally

LOCATION AND/OR PROPERTY ADDRESS: Elm Street (Between Chunn Ave and Conner St.)

REQUEST: Approve Vacation Request

PROPOSED LAND USE: Residential

ONE DECATUR FUTURE LAND USE: Flex Employment

ONE DECATUR STREET TYPOLOGY: Chunn Ave. & Conner St. are Local Streets

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

Conditions to be met:

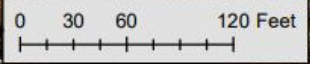
Point of Information:



LEGEND

- Vacation_551
- 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.





VACATION 551-24

LEGEND

- Vacation_551
- Ownership Parcels

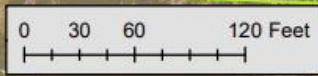
ZONING DISTRICTS

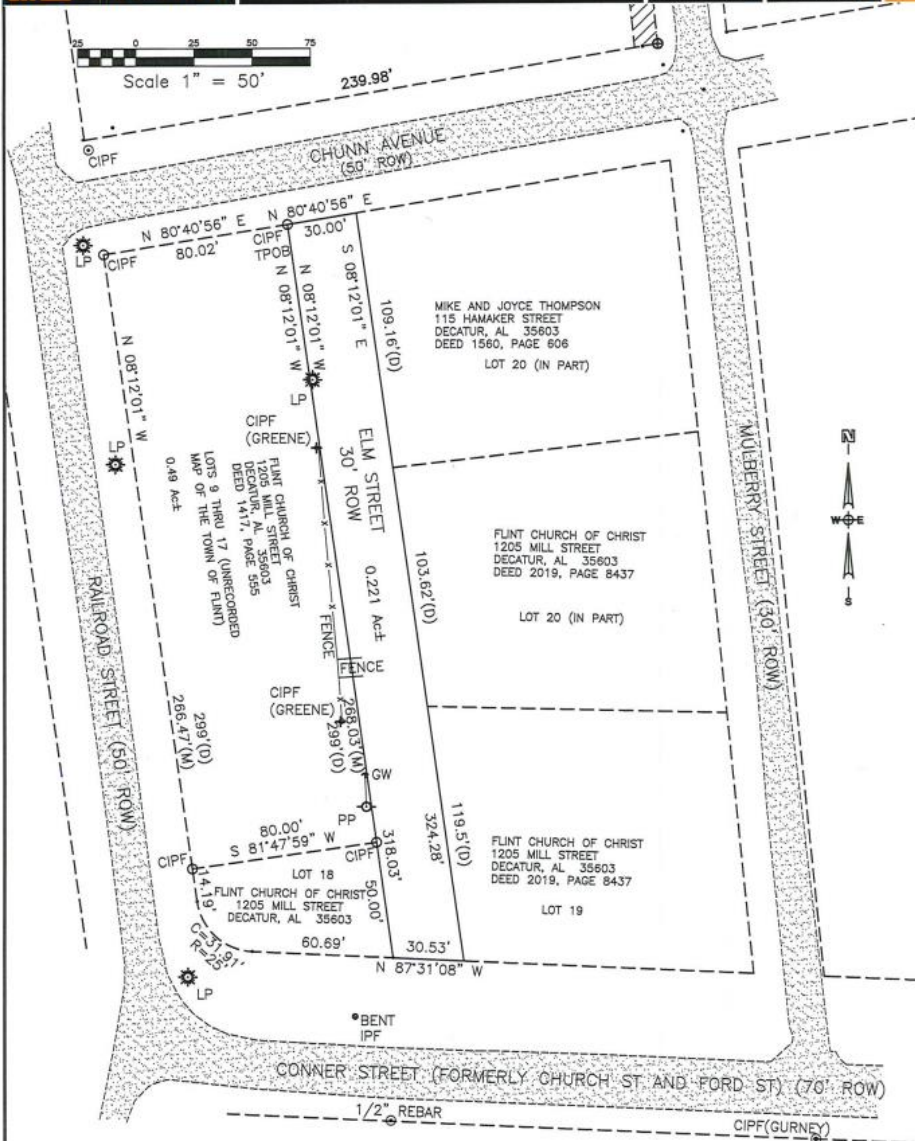
ZONETYPE

- B-1
- I-D
- R-1
- R-3
- R-4

- 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.





LEGEND

- CIPF CAPPED IRON PIN FOUND
- CIPS CAPPED IRON PIN SET
- IPF IRON PIN FOUND

- LP LIGHT POLE
- PP POWER POLE
- GW GUY WIRE

- (M) MEASURED DISTANCE
- (D) DEED DISTANCE

Bond Review

FILE NAME OR NUMBER: Glenmont Acres Subdivision Phase 1, 1.1, and 2

ACRES: +/- acres

CURRENT ZONE: R-3 (Single-Family)

APPLICANT: PWM for Rausch Coleman Homes

LOCATION AND/OR PROPERTY ADDRESS: Poole Valley Road

REQUEST: Release Bond

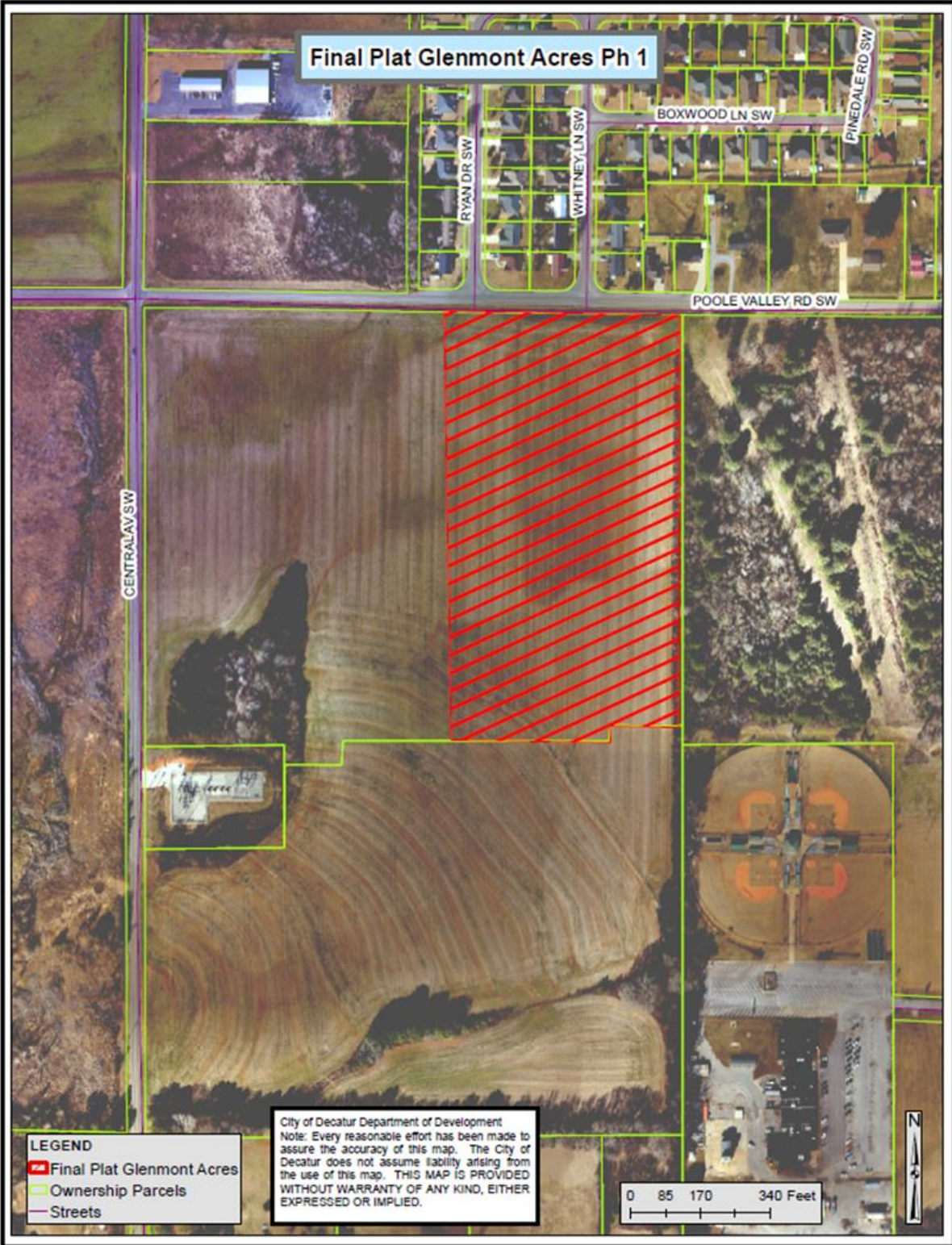
PROPOSED LAND USE: Residential

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

Conditions to be met:

Point of Information:

Final Plat Glenmont Acres Ph 1



Final Plat: Glenmont Acres Phase 1.1

AG-1

R-MH

RYAN DR S

WHITNEY LN SW



POOLE VALLEY RD SW

CENTRAL AV SW

R-5







PRD-7

LEGEND

-  Glenmont Phase 1.1
-  Ownership Parcels

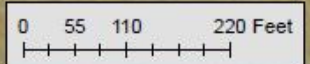
Zoning Districts

ZONETYPE

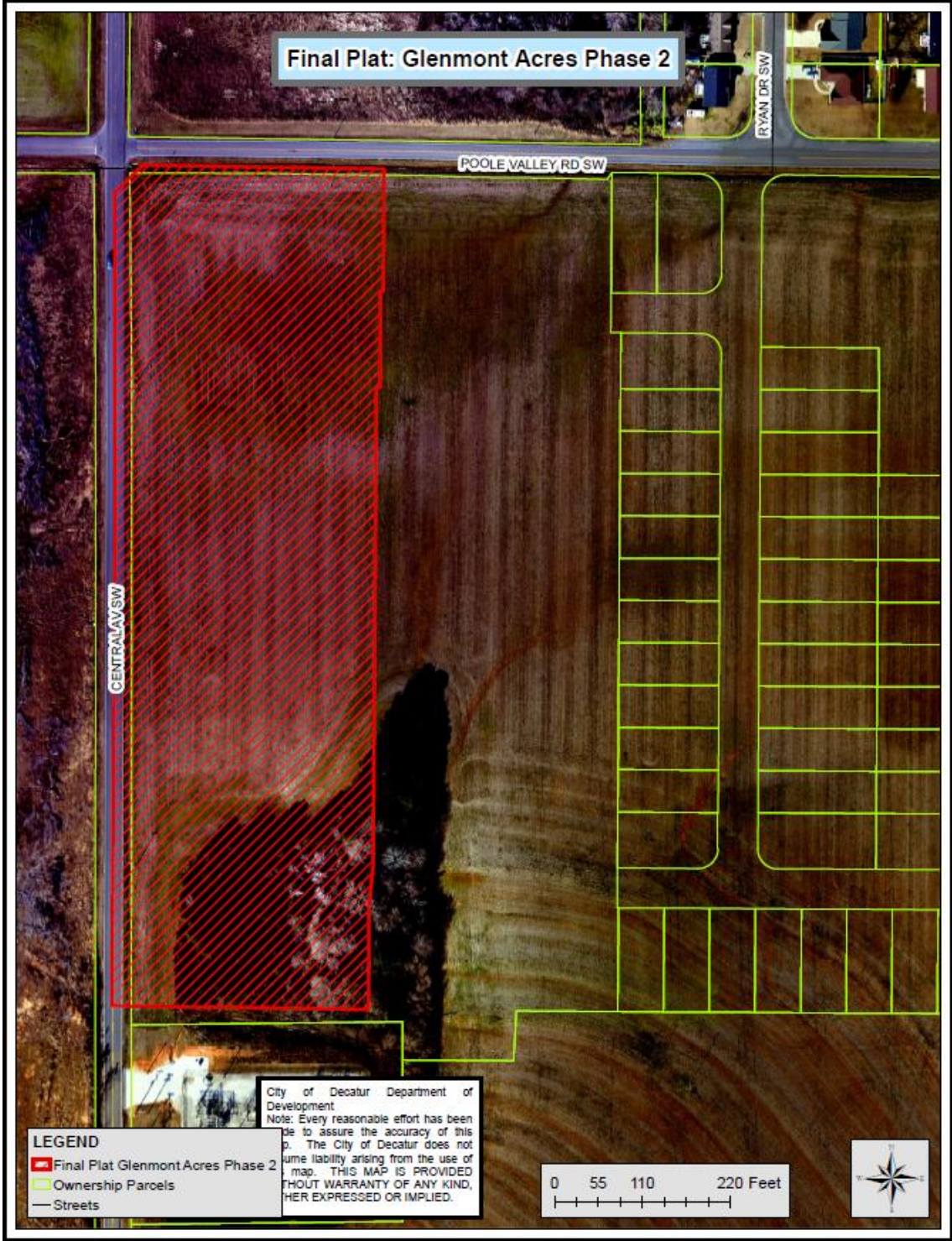
-  AG-1
-  PRD-7
-  R-5
-  R-6
-  R-MH
-  Streets

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.

R-6



Final Plat: Glenmont Acres Phase 2



- LEGEND**
- Final Plat Glenmont Acres Phase 2
 - 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, WHETHER EXPRESSED OR IMPLIED.

