

MEMORANDUM

DATE: March 17th, 2025

TO: Planning Commission

PLANNING COMMISSION MEETING

March 17th, 2025

Pre-Meeting – 3:00 p.m.

Meeting – 3:30 p.m.

City Council Chambers

Agenda

Planning Commission

City of Decatur, AL

March 17th, 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.

3-6

Pre-Zoning

A. Pre-Zoning-1428

Pugh Wright McAnally

PAGE NO.

7-10

Minor Plat

A. Minor Plat

Pugh Wright McAnally

PAGE NO.

11-14

Consent Agenda

Site Plan

A. Site Plan 701-25

Andrew Freeman

PAGE NO.

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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 704-25

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.

39-42

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.

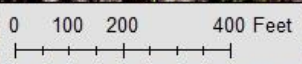
ANNEXATION 379-25
PISGAH ROAD

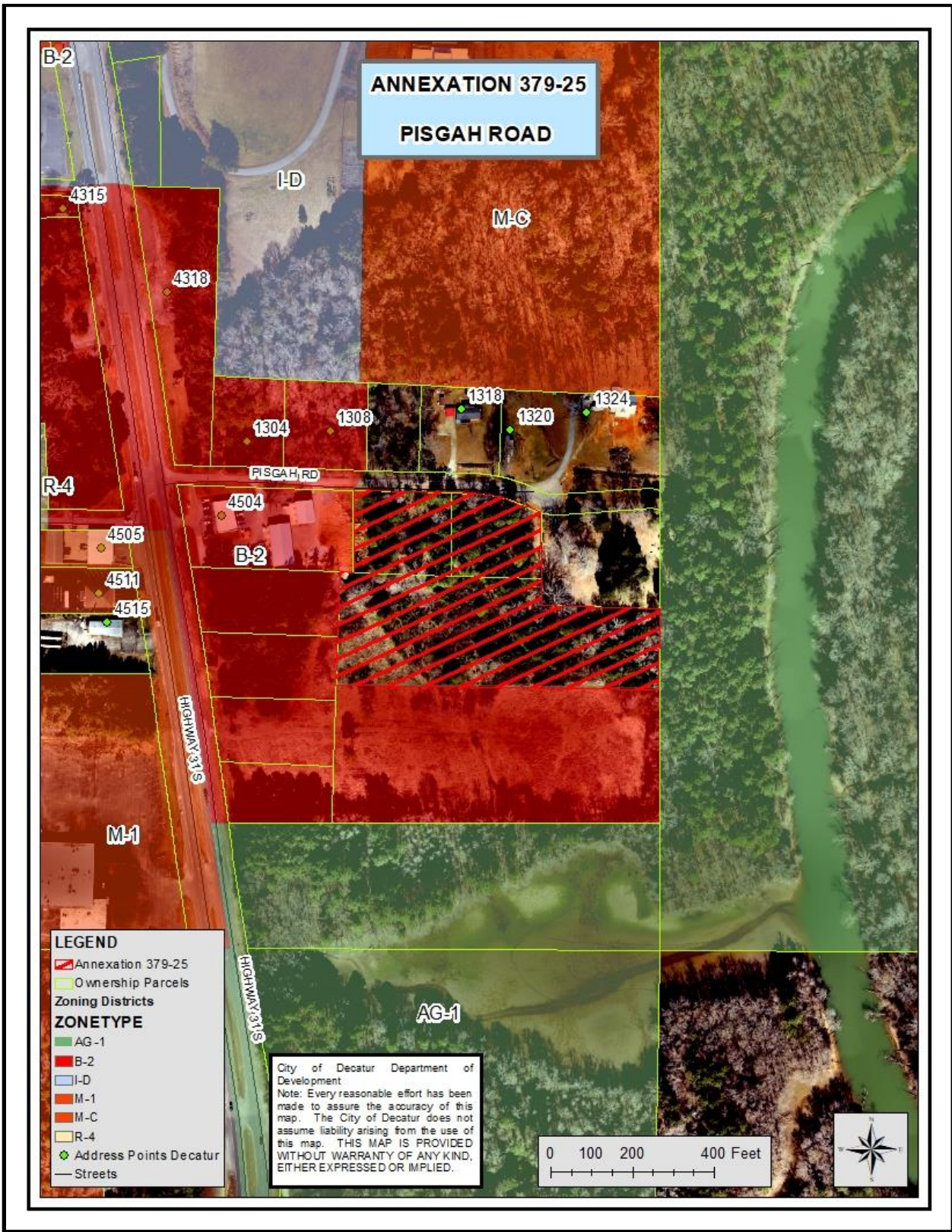


LEGEND

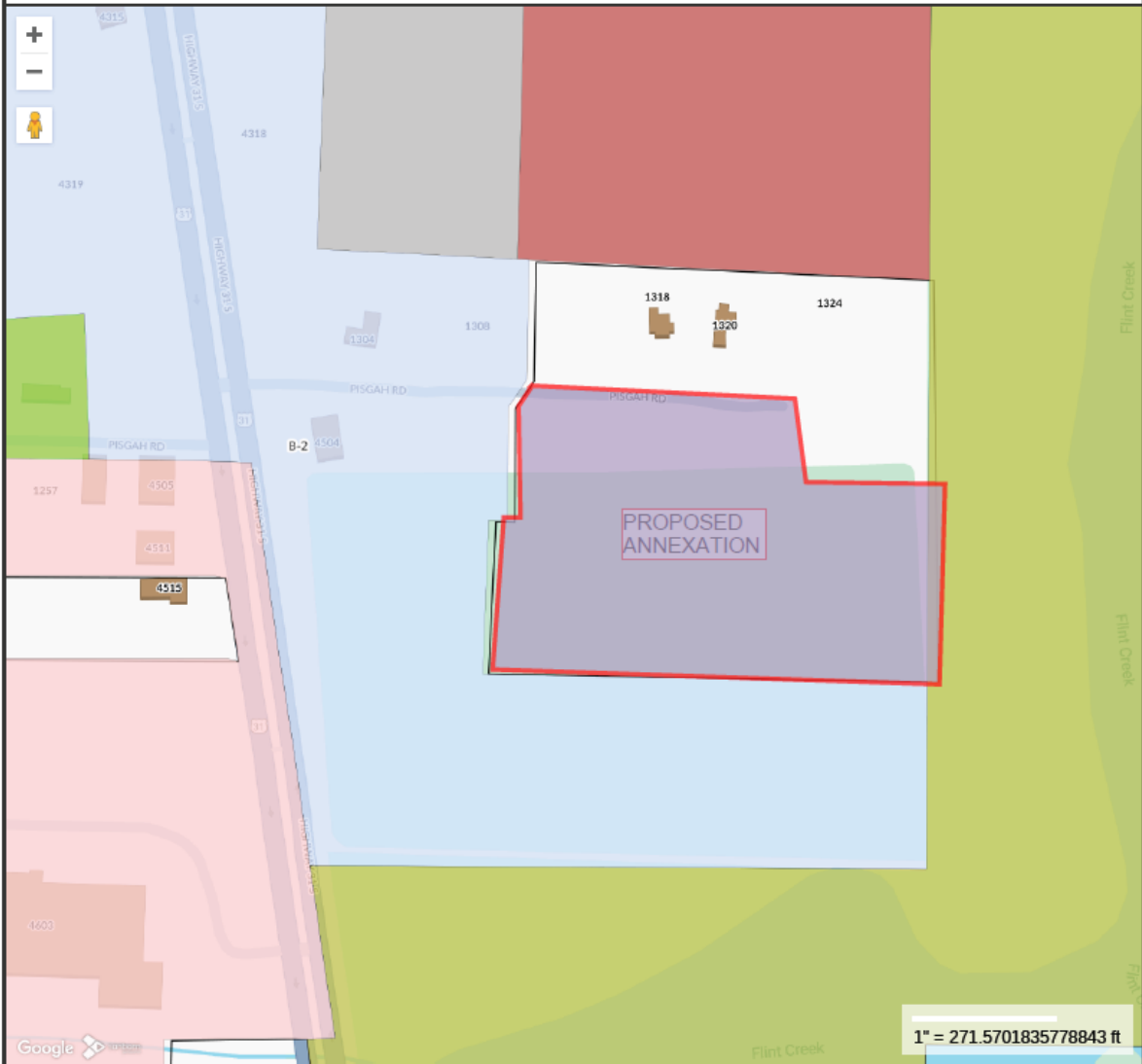
- Annexation 379-25
- Ownership Parcels
- Address Points Decatur
- Streets

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.





Pisgah Rd property



**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.

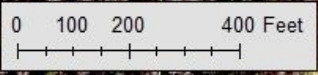
PRE-ZONING 1428-25
PISGAH ROAD

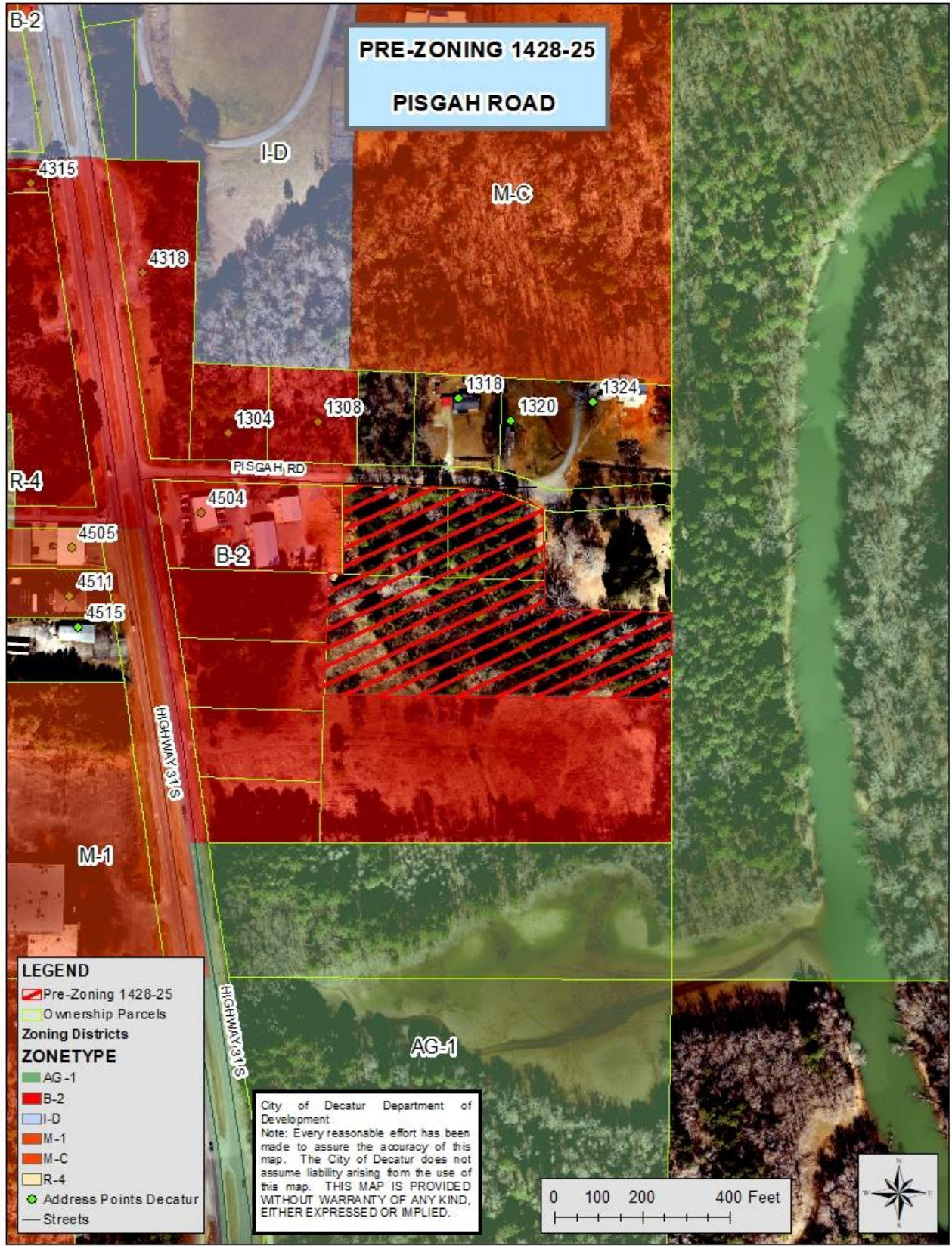


LEGEND

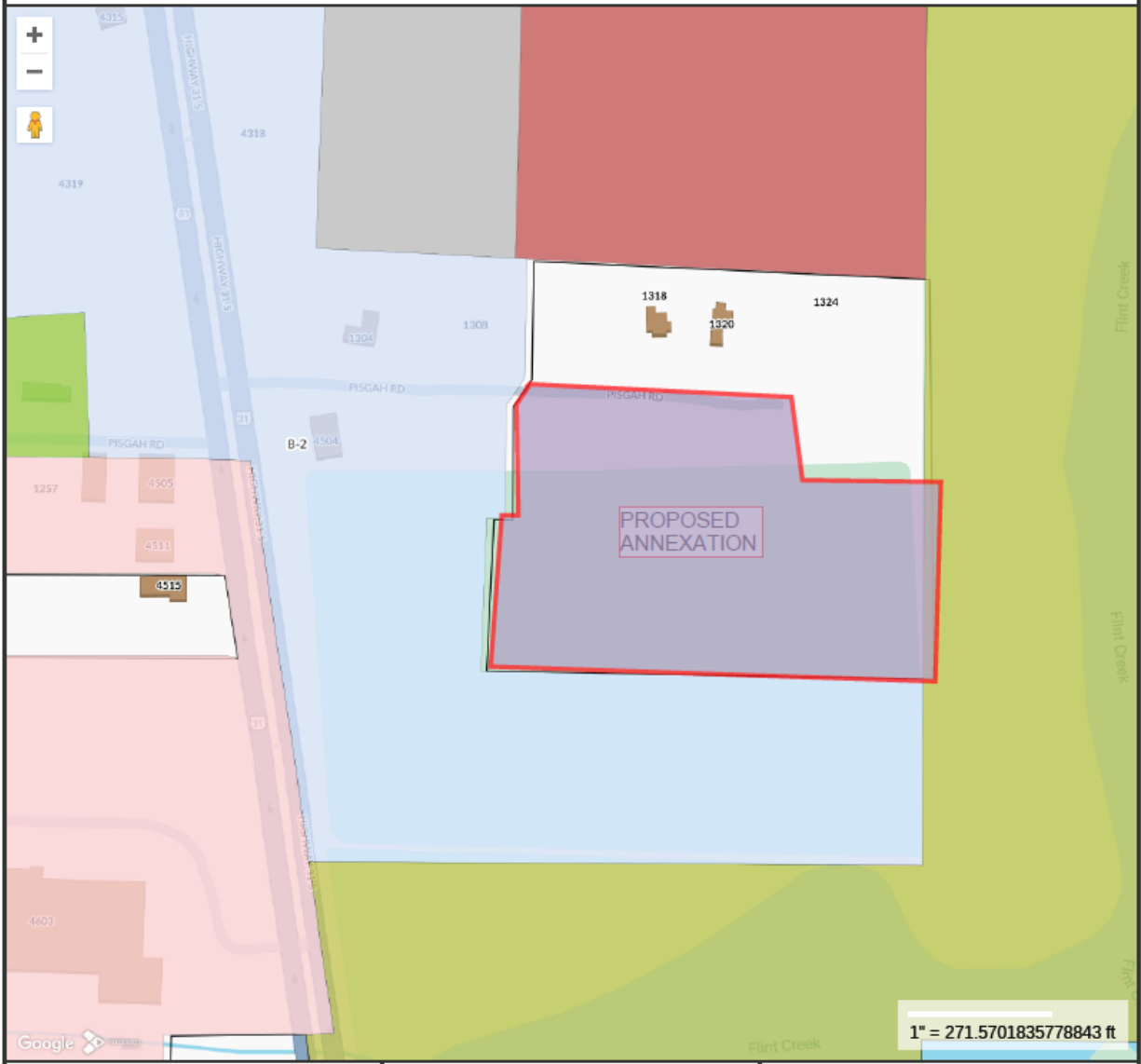
- Pre-Zoning 1428-25
- Ownership Parcels
- Address Points Decatur
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Pisgah Rd property



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

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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:

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

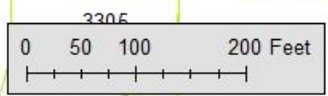
MINOR PLAT
REPLAT OF LOTS 1, 29, 30, & 49



LEGEND

- MINOR PLAT REPLAT OF LOTS 1, 29, 30, & 49
- Ownership Parcels
- Address Points Decatur
- Streets

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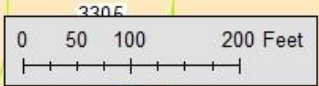
MINOR PLAT
REPLAT OF LOTS 1, 29, 30, & 49



LEGEND

- MINOR PLAT REPLAT OF LOTS 1, 29, 30, & 49
- Ownership Parcels
- Zoning Districts**
- ZONETYPE**
- R-3
- Address Points Decatur
- Streets

City of Decatur Department of Development
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STATE OF ALABAMA }
 COUNTY OF MORGAN }

I, RICHARD W. REYNOLDS, A PROFESSIONAL LAND SURVEYOR OF DECATUR, 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, DECATUR, MORGAN COUNTY, ALABAMA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

LOTS 1, 29, 33 AND 49 OF RIVER ROAD ESTATES PHASE 1, AS RECORDED IN PLAT BOOK 2024 PAGE 41 IN THE OFFICE OF THE JUDGE OF PROBATE OF MORGAN COUNTY, ALABAMA.

THAT THERE ARE NO ENCUMBRANCES BY BUILDINGS OR ADJOINING PROPERTIES THAT THERE ARE NO RIGHTS OF WAY, EASEMENTS, OR EJECT OR EJECTMENTS OVER OR ACROSS SAID LOT VISIBLE ON THE SURFACE EXCEPT AS SHOWN ON THE PLAN.

AND THAT THE PLAN OF MAP CONTAINED HEREIN IS A TRUE AND CORRECT MAP SHOWING THE SUBDIVISION INTO WHICH THE PROPERTY DESCRIBED IS DIVIDED SHOWING THE EXTENT AND BOUNDARIES OF EACH LOT AND ITS NUMBER AND SHOWING STREETS, ALLEYS AND PUBLIC GROUNDS AND CHANGING THE BOUNDARIES, LENGTH, WIDTH AND NAME OF THE STREETS, SAID MAP FURTHER SHOWS THE RELATION OF THE LAND SO PLATED TO THE GOVERNMENT SURVEY, AND THAT PERMANENT BOUNDARY SURVEY MARKERS SHALL BE PLACED AT POINTS MARKED THEREON AS HEREON SHOWN.

AND I FURTHER STATE THAT ALL PARTS OF THE 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 _____, 2025.

RICHARD W. REYNOLDS, P.E./LS
 ALA. REG. NO. 22738

- DEED NOTES**
1. A TOTAL OF 4 RESIDENTIAL LOTS
 2. ALL EASEMENTS ARE PUBLIC (DRAINAGE, UTILITIES AND TELECOMMUNICATIONS EASEMENT UNLESS OTHERWISE NOTED)
 3. R-3 ZONING
 4. SIDE SETBACKS ARE 6 FEET ONE SIDE AND 8 FEET THE OTHER SIDE
 5. SHALLOWEST RESIDENTIAL (LOT 1) = 10000 SQ. FT.
 6. LARGEST RESIDENTIAL (LOT 29) = 10000 SQ. FT.
 7. TOTAL ACRES IN DEVELOPMENT = 1.00 ACRES
 8. SCHEDULE FOR INDIVIDUAL LOTS SHALL BE CONSTRUCTED AND COMPLETED BEFORE ANY CERTIFICATE OF OCCUPANCY (CO) WILL BE ISSUED AND ARE THE RESPONSIBILITY OF THE HOME OWNER.

PROPOSED

OWNER: RICHARD W. REYNOLDS IS LOCATED TO THE 1/4 SECTION 2, TOWNSHIP 6 SOUTH, RANGE 4 WEST, DECATUR, MORGAN COUNTY, ALABAMA. THE PROPOSED REAL ESTATE IS LOCATED TO THE 1/4 SECTION 2, TOWNSHIP 6 SOUTH, RANGE 4 WEST, DECATUR, MORGAN COUNTY, ALABAMA. THE PROPOSED REAL ESTATE IS LOCATED TO THE 1/4 SECTION 2, TOWNSHIP 6 SOUTH, RANGE 4 WEST, DECATUR, MORGAN COUNTY, ALABAMA. THE PROPOSED REAL ESTATE IS LOCATED TO THE 1/4 SECTION 2, TOWNSHIP 6 SOUTH, RANGE 4 WEST, DECATUR, MORGAN COUNTY, ALABAMA.

DEDICATION

I, LAND LOTS AS MEMBERS OF OLD HOUSE 2, LLC, AN OWNER, HAS CAUSED THE LAND SUBMITTED IN THE WITHIN PLAT TO BE SURVEYED, Laid OUT AND PLATTED TO BE KNOWN AS LOTS 1, 29, 33 AND 49 OF RIVER ROAD ESTATES PHASE 1, A PART OF SECTION 2, TOWNSHIP 6 SOUTH, RANGE 4 WEST, CITY OF DECATUR, MORGAN COUNTY, ALABAMA, AND THAT THE STREETS AND OTHER PUBLIC WAYS AS SHOWN ON THIS PLAN ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC, AS SHOWN AND SEALED IN THE PRESENCE OF:

OLD HOUSE 2, LLC

BY: WILLIAM J. WITE, PRESIDENT

WITNESSES: _____

I, _____ AS _____ OF BEST BANK, MORTGAGE HOLDER, HAVE CAUSED THE LAND SUBMITTED IN THE WITHIN PLAT TO BE SURVEYED, Laid OUT AND PLATTED TO BE KNOWN AS LOTS 1, 29, 33 AND 49 OF RIVER ROAD ESTATES PHASE 1, A PART OF SECTION 2, TOWNSHIP 6 SOUTH, RANGE 4 WEST, CITY OF DECATUR, MORGAN COUNTY, ALABAMA, AND THAT THE STREETS AND OTHER PUBLIC WAYS AS SHOWN ON THIS PLAN ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC.

BEST BANK

BY: _____

WITNESSES: _____

STATE OF ALABAMA }
 COUNTY OF _____ }

I, THE UNDERSIGNED, NOTARY PUBLIC IN AND FOR SAID COUNTY IN SAID STATE, HEREBY CERTIFY THAT WILLIAM J. WITE, WHOSE NAME AS MEMBER OF OLD HOUSE 2, LLC IS REFERRED TO IN THE FOREGOING INSTRUMENT, AND WHOSE SIGNATURE IS REFERRED TO IN THE FOREGOING INSTRUMENT, HAS BEEN INFORMED OF THE CONTENTS OF THE INSTRUMENT, THAT HE KNOWS THE CONTENTS OF THE INSTRUMENT, THAT HE IS SUFFICIENTLY SOBER AND OF SOUND MIND AND VOLUNTARILY AND AS THE ACT OF SAID CORPORATION.

WHEN UNDER MY HAND AND OFFICIAL SEAL, THIS _____ DAY OF _____, 2025.

NOTARY PUBLIC
 BY COMMISSION EXPIRES: _____

STATE OF ALABAMA }
 COUNTY OF _____ }

I, THE UNDERSIGNED, NOTARY PUBLIC IN AND FOR SAID COUNTY IN SAID STATE, HEREBY CERTIFY THAT _____ WHOSE NAME AS _____ OF _____ IS REFERRED TO IN THE FOREGOING INSTRUMENT, AND WHOSE SIGNATURE IS REFERRED TO IN THE FOREGOING INSTRUMENT, HAS BEEN INFORMED OF THE CONTENTS OF THE INSTRUMENT, THAT HE KNOWS THE CONTENTS OF THE INSTRUMENT, THAT HE IS SUFFICIENTLY SOBER AND OF SOUND MIND AND VOLUNTARILY AND AS THE ACT OF SAID CORPORATION.

WHEN UNDER MY HAND AND OFFICIAL SEAL, THIS _____ DAY OF _____, 2025.

NOTARY PUBLIC
 BY COMMISSION EXPIRES: _____

CERTIFICATE OF APPROVAL BY JOE WHEELER ELECTRIC COOPERATIVE

THE UNDERSIGNED, AS AUTHORIZED BY THE JOE WHEELER ELECTRIC COOPERATIVE, HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF THE SAME IN THE OFFICE OF THE PROBATE JUDGE THIS THE _____ DAY OF _____, 2025.

JOE WHEELER ELECTRIC COOPERATIVE

CERTIFICATE OF APPROVAL BY DECATUR UTILITIES

THE UNDERSIGNED, AS AUTHORIZED BY THE CITY OF DECATUR, HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF THE SAME IN THE OFFICE OF THE PROBATE JUDGE THIS THE _____ DAY OF _____, 2025.

DECATUR UTILITIES

GAS

WATER

SEWER

CERTIFICATE OF APPROVAL BY THE CITY ENGINEER

THE UNDERSIGNED, AS CITY ENGINEER OF THE CITY OF DECATUR, ALABAMA, HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF THE SAME IN THE OFFICE OF THE PROBATE JUDGE THIS THE _____ DAY OF _____, 2025.

CITY ENGINEER, CITY OF DECATUR, ALABAMA

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION

THE WITHIN PLAT IS HEREBY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF DECATUR, MORGAN COUNTY, ALABAMA, HEREBY APPROVED BY THE PLANNING COMMISSION FOR THE CITY OF DECATUR, ALABAMA, THE _____ DAY OF _____, 2025.

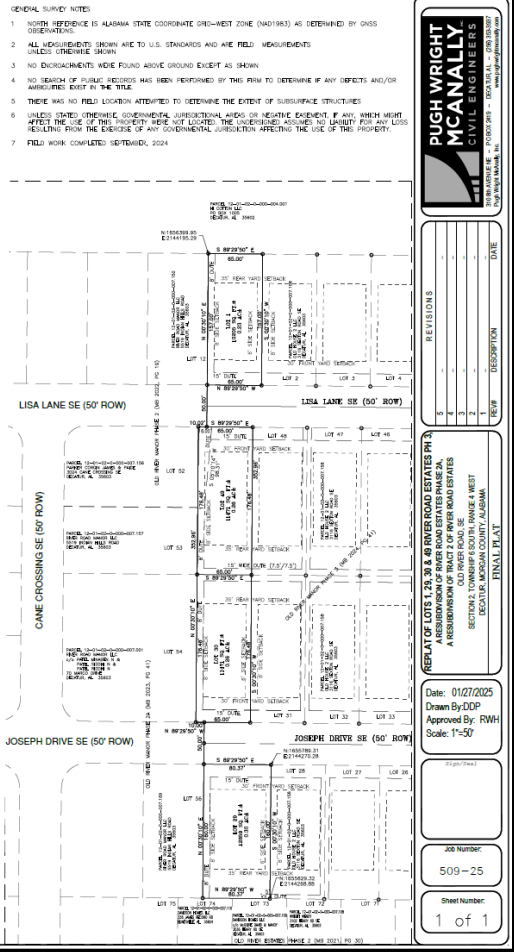
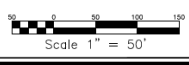
PLANNING COMMISSION FOR THE CITY OF DECATUR, ALABAMA

OFFICE OF THE JUDGE OF PROBATE

STATE OF ALABAMA }
 COUNTY OF MORGAN }

HEREBY CERTIFY THAT THIS PLAN OF MAP WAS FILED IN THE OFFICE FOR RECORD THIS THE _____ DAY OF _____, 2025, AT _____ O'CLOCK _____ M., AND RECORDED IN BOOK _____ OF PLATS AND MAPS, PAGE _____, RECORDED _____.

JUDGE OF PROBATE



NO.	DATE	DESCRIPTION
1	01/07/2025	FINAL PLAT

DATE: 01/07/2025
 DRAWN BY: DDP
 APPROVED BY: RWH
 SCALE: 1"=50'

JOB NUMBER: 509-25
 SHEET NUMBER: 1 of 1

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

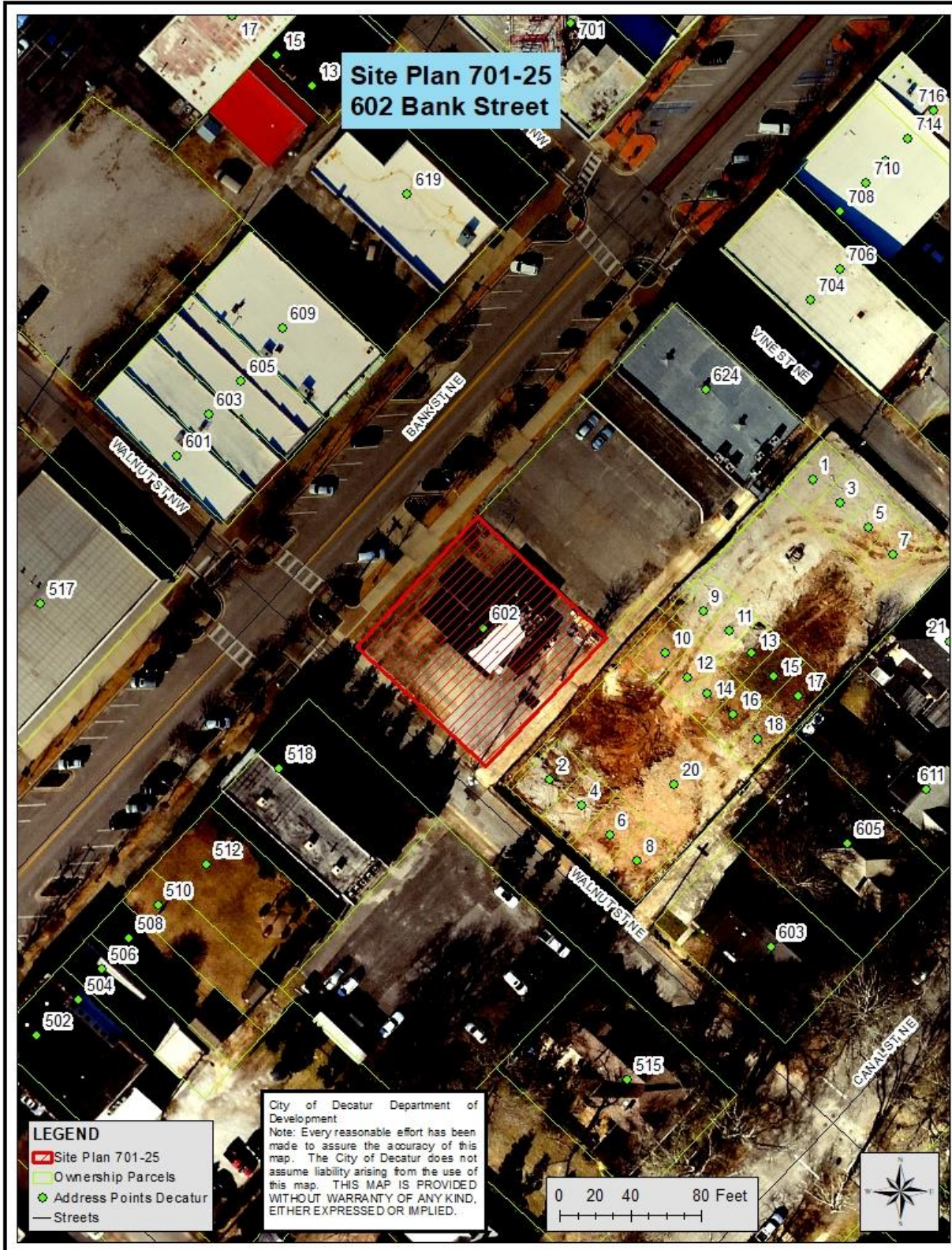
ONE DECATUR FUTURE LAND USE: Urban Core Downtown

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.

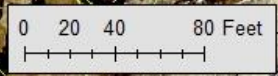


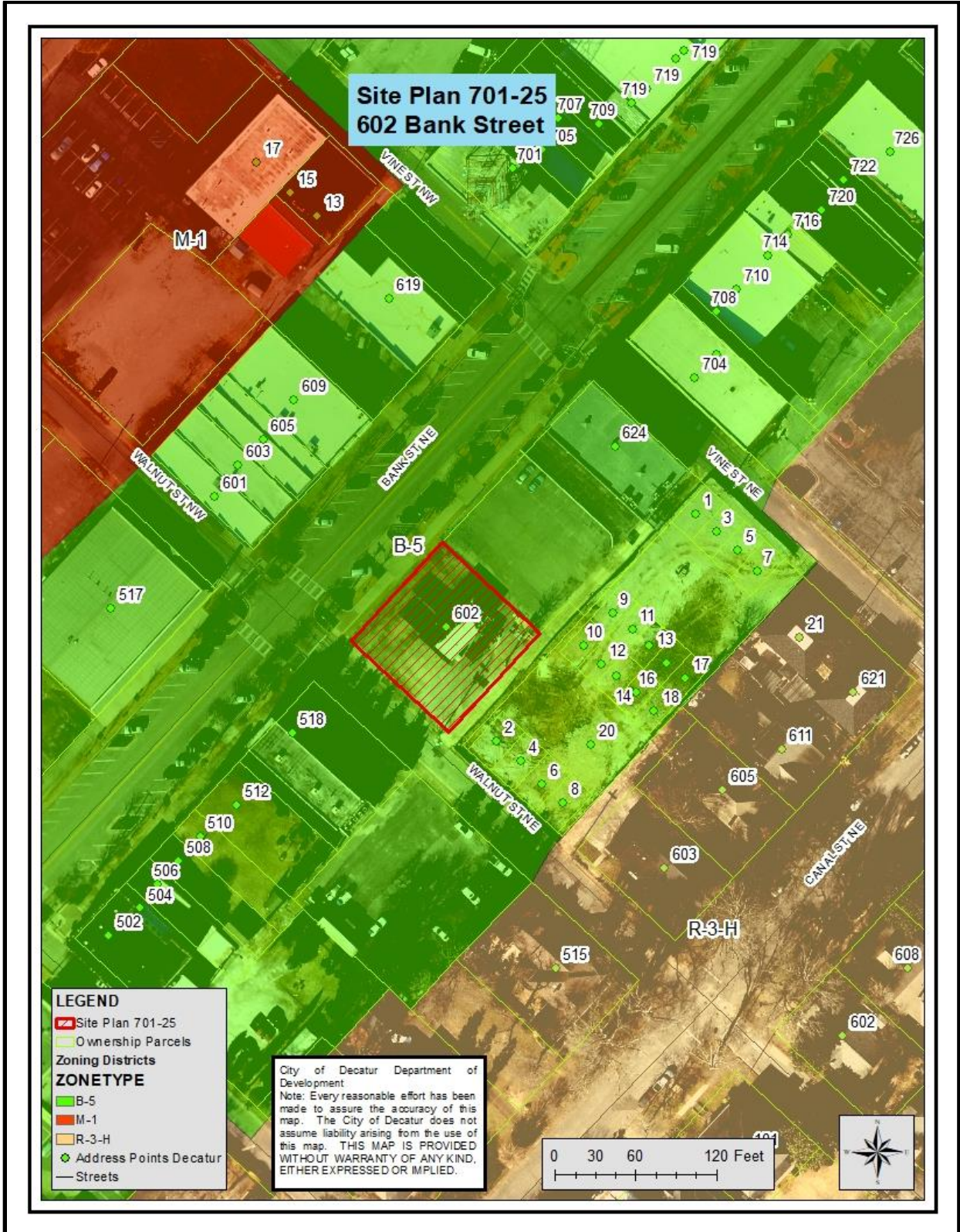
**Site Plan 701-25
602 Bank Street**

LEGEND

- ▭ Site Plan 701-25
- Ownership Parcels
- Address Points Decatur
- Streets

City of Decatur Department of Development
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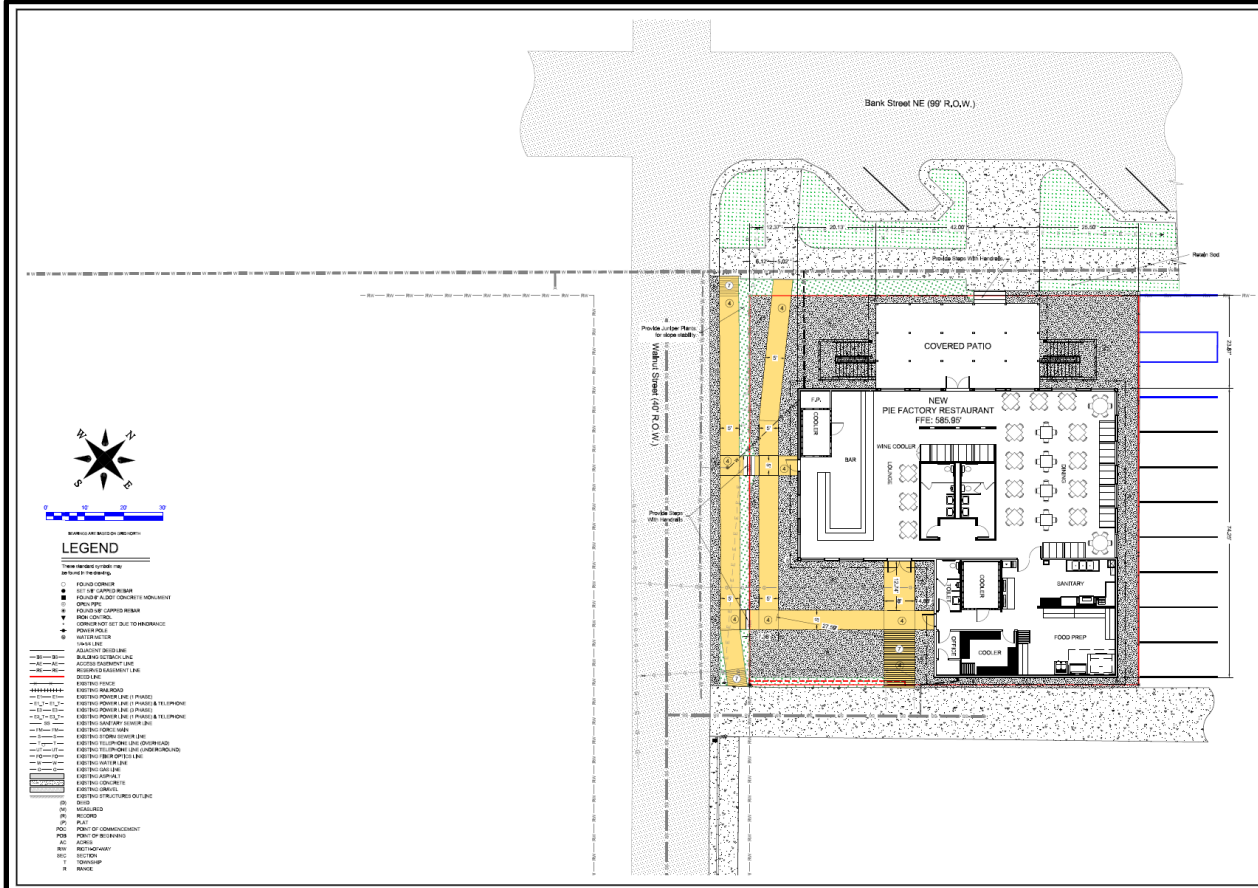




LAYOUT PLAN
 602 BOYS, LLC
 NEW FACTORY RESTAURANT
 818 BANK STREET
 DECATUR, ALABAMA 35601

NO.	REVISIONS

DRAWN BY: S.A.M.
 CHECKED BY: J.D.M.
 JOB NUMBER
 DSM 25-201
 DATE
 02/18/2025
 SHEET NUMBER
 C-2



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

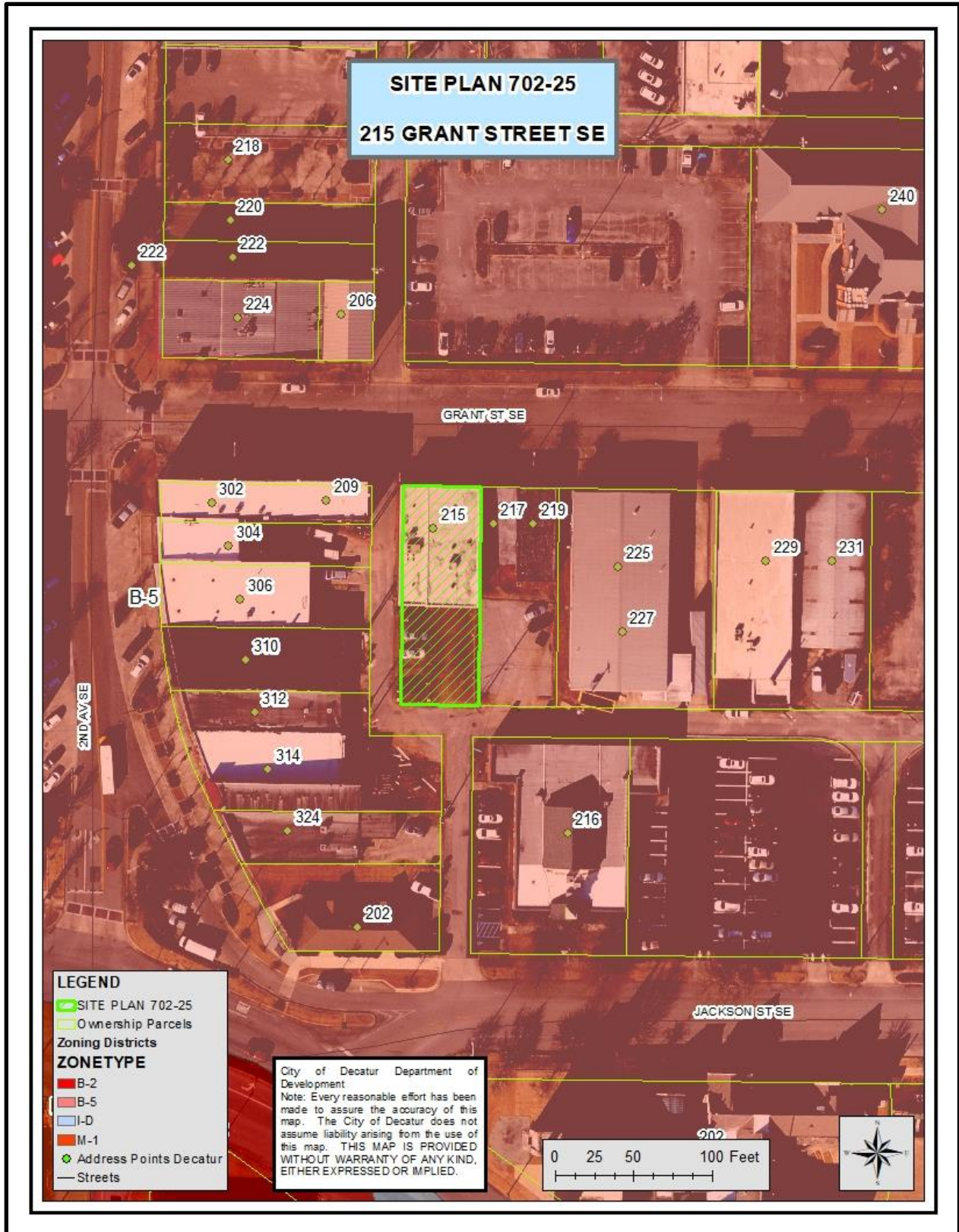
ONE DECATUR STREET TYPOLOGY: Grant Street SE is a local street

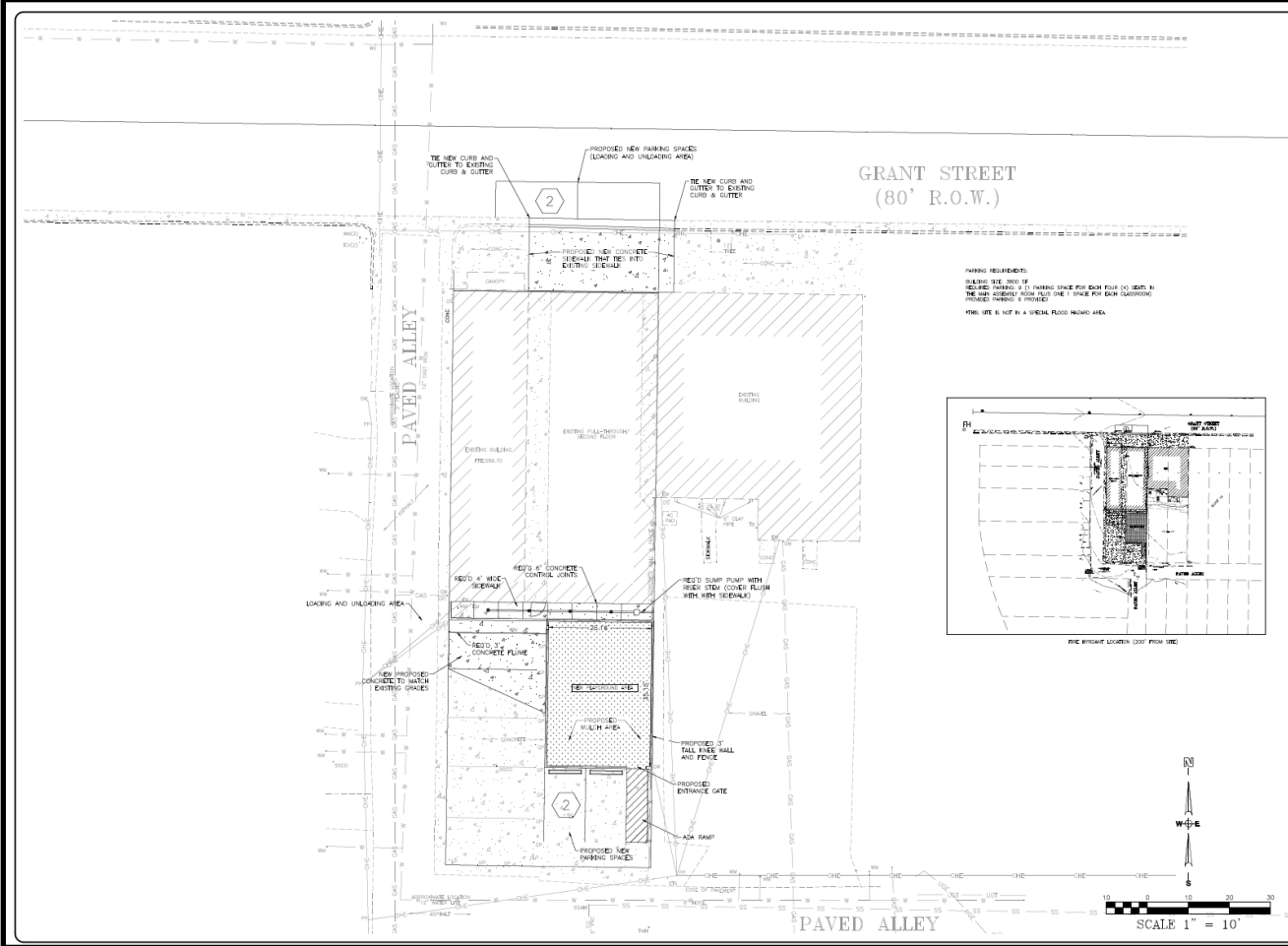
COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

Conditions to be met:

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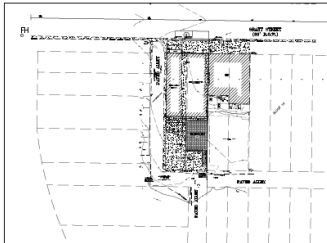






GRANT STREET
(80' R.O.W.)

PARKING REQUIREMENTS:
 BUILDING SITE 2000 SF
 REQUIRED PARKING IS 11 PARKING SPACES FOR EACH FOUR (4) UNITS. IN
 THE MAIN COURSEY FROM FIFTY ONE (51) SPACES FOR EACH CLASSROOM.
 PROVIDED PARKING IS PROVIDED.
 FIRE USE IS NOT IN A SPECIAL FLOOD HAZARD AREA.



NO.	REVISIONS	DATE
1	REVISED	
2		
3		
4		
5		

MAN PREPARED BY:
 GRANT STREET SUBSTOP
 215 GRANT STREET
 CITY OF BOCA RATON, BOCA RATON, ALABAMA
 SITE LAYOUT PLAN

DATE: 02/24/2025
 DRAWN BY: RW
 APPROVED BY: NLT
 SCALE: 1" = 10'



JOB NUMBER
 503-25

SHEET NUMBER
 C2.0

NOT ISSUED FOR 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.

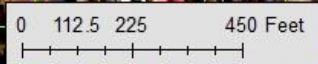
**SOUTH OF 1931 CENTRAL PARKWAY SW
SITE PLAN 703-25**

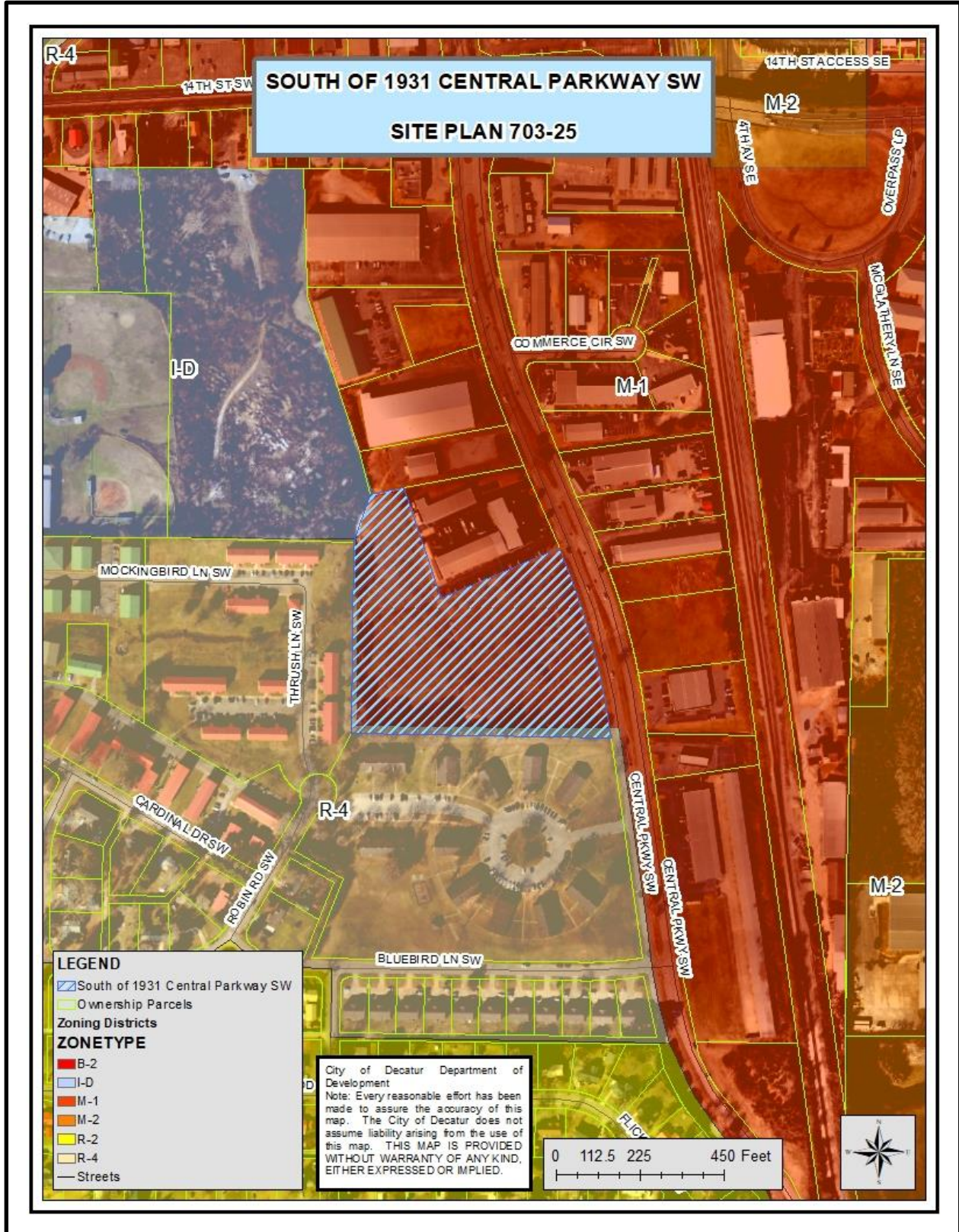


LEGEND

-  South of 1931 Central Parkway SW
-  Ownership Parcels
-  Streets

City of Decatur Department of Development
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SITE PLAN 704-25

FILE NAME OR NUMBER: Site Plan 704-25

ACRES: 10.92 +/- acres

CURRENT ZONE: M-1A (ECD)

APPLICANT: Pugh Wright McAnally

LAND OWNER: BCS Decatur, LLC

LOCATION AND/OR PROPERTY ADDRESS: 2251 Old Moulton Road

REQUEST: Approve Site Plan

PROPOSED LAND USE: Commercial

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

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

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 704-25
2319 OLD MOULTON ROAD SW

LEGEND
 SITE PLAN 704-25
 Ownership Parcels
 Streets

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0 115 230 460 Feet



SITE PLAN 704-25
2319 OLD MOULTON ROAD SW



LEGEND

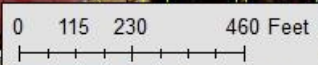
- SITE PLAN 704-25
- Ownership Parcels

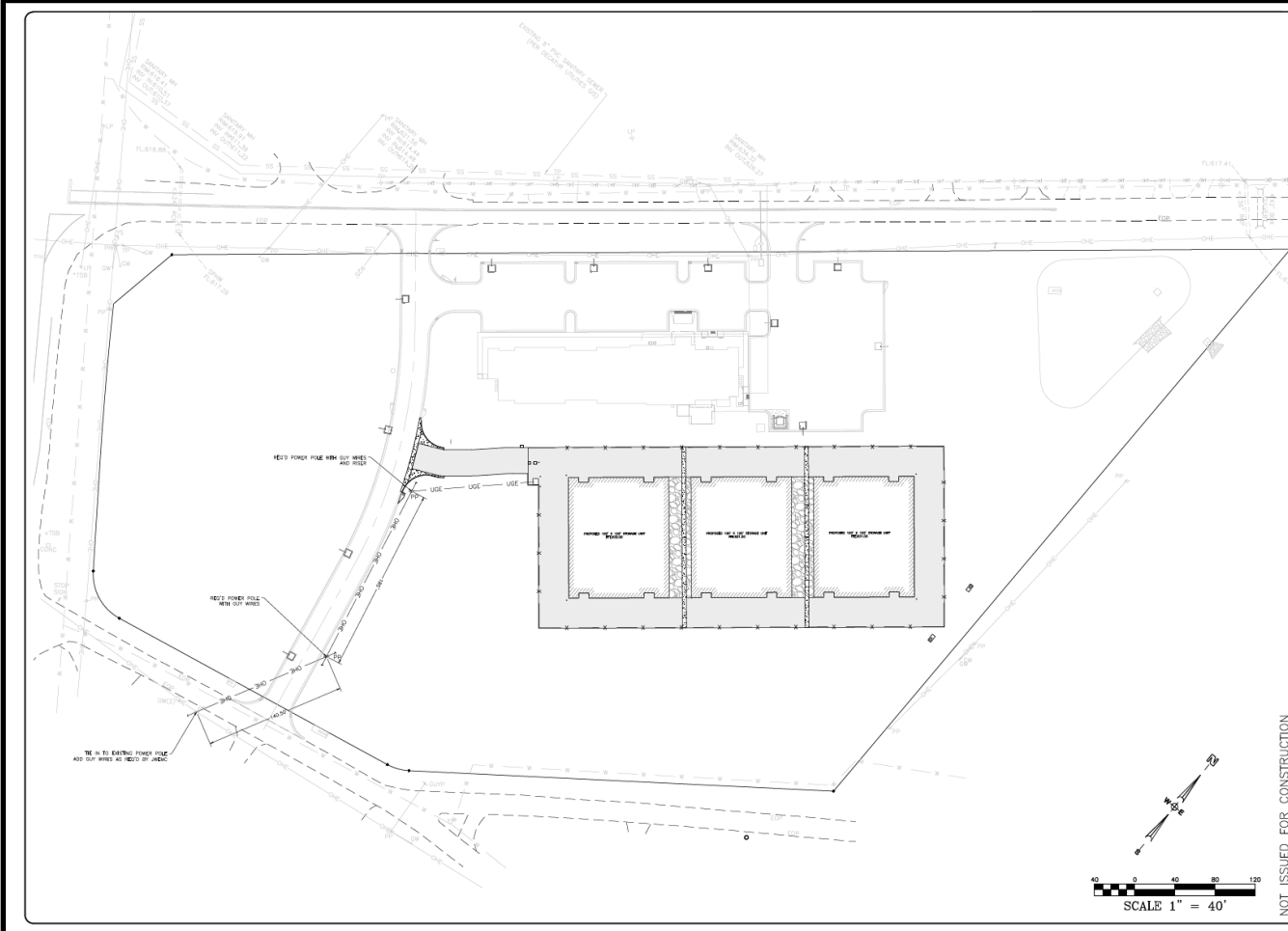
Zoning Districts

ZONETYPE

- AG-1
- B-2
- I-D
- M-1
- M-1A
- R-2
- R-4
- Streets

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REV#	DESCRIPTION	DATE
5		
3		
2		
1		

OMEGA HOTEL GROUP
 SELF STORAGE UNITS
 2000 OAKMONT RD
 SECTION 23, CITY OF ECATEL, MORGAN COUNTY, ALABAMA
 SITE LAYOUT

DATE: 12/22/24
 DRAWN BY: CBW
 APPROVED BY: NLT
 SCALE: 1" = 40'



JOB NUMBER
 710-24

SHEET NUMBER
 C200

NOT ISSUED FOR 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

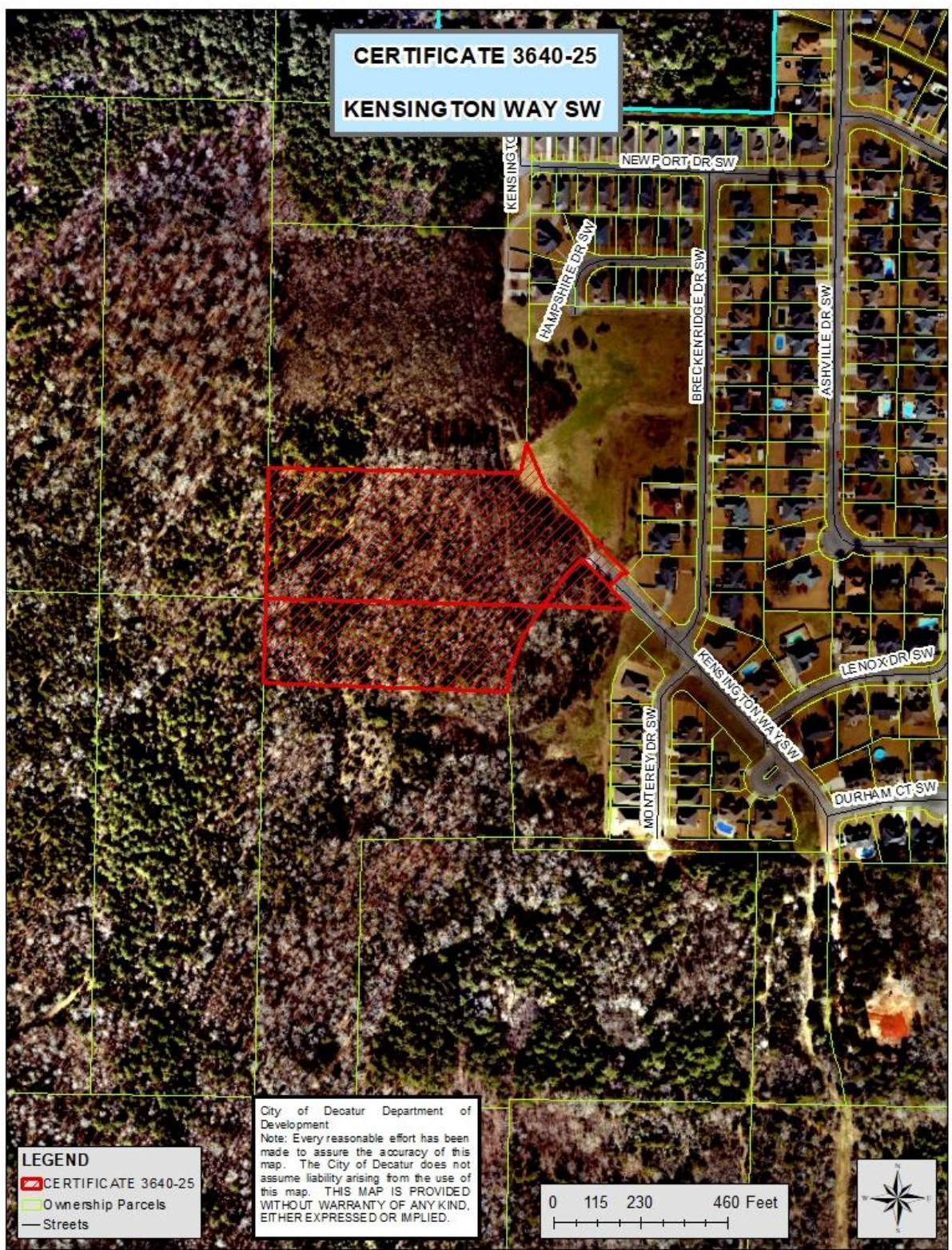
COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

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.

CERTIFICATE 3640-25

KENSINGTON WAY SW

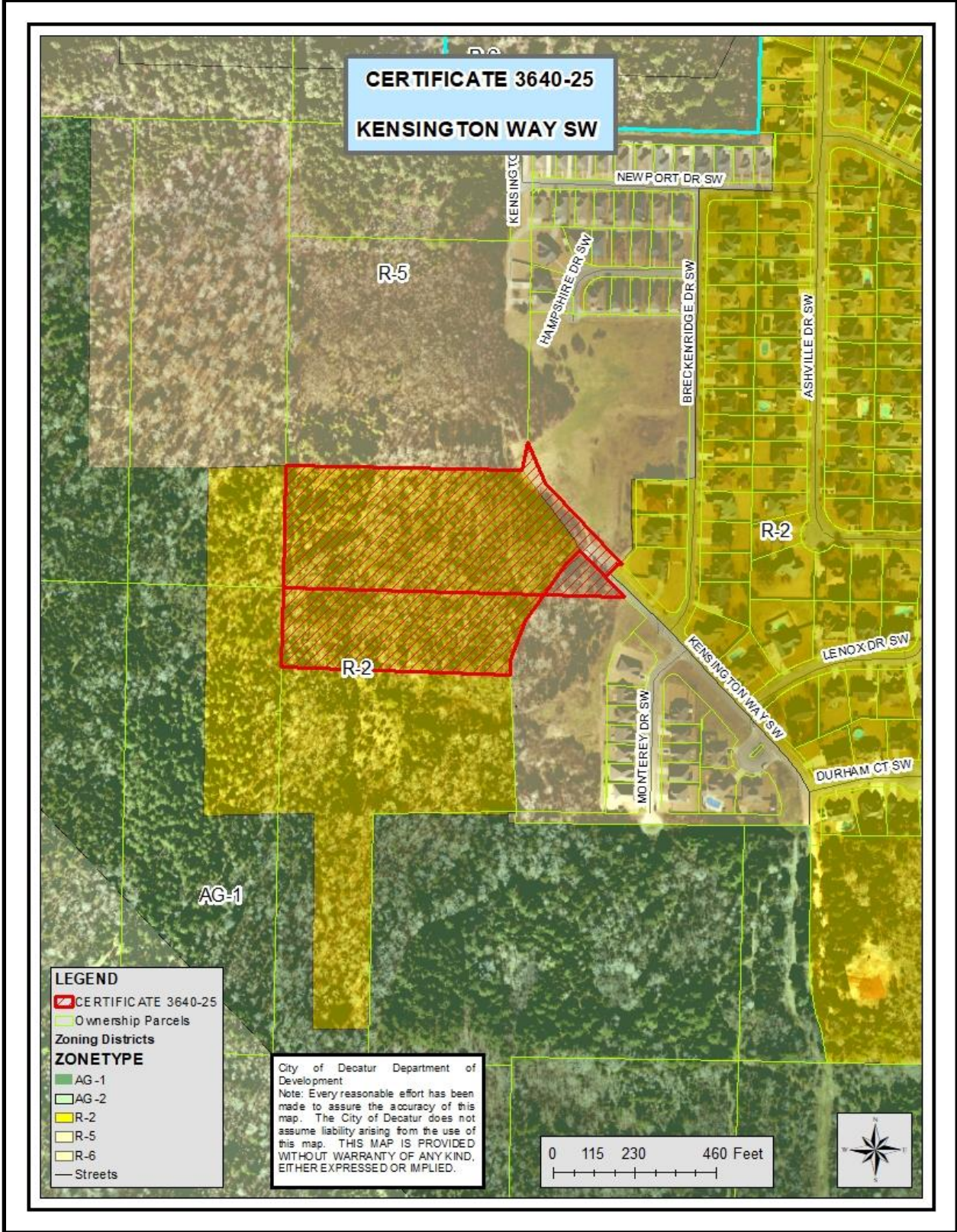


LEGEND
[Red hatched area] CERTIFICATE 3640-25
[Yellow outline] Ownership Parcels
[Black line] Streets

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 3640-25
KENSINGTON WAY SW

LEGEND

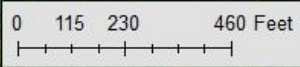
- CERTIFICATE 3640-25
- Ownership Parcels

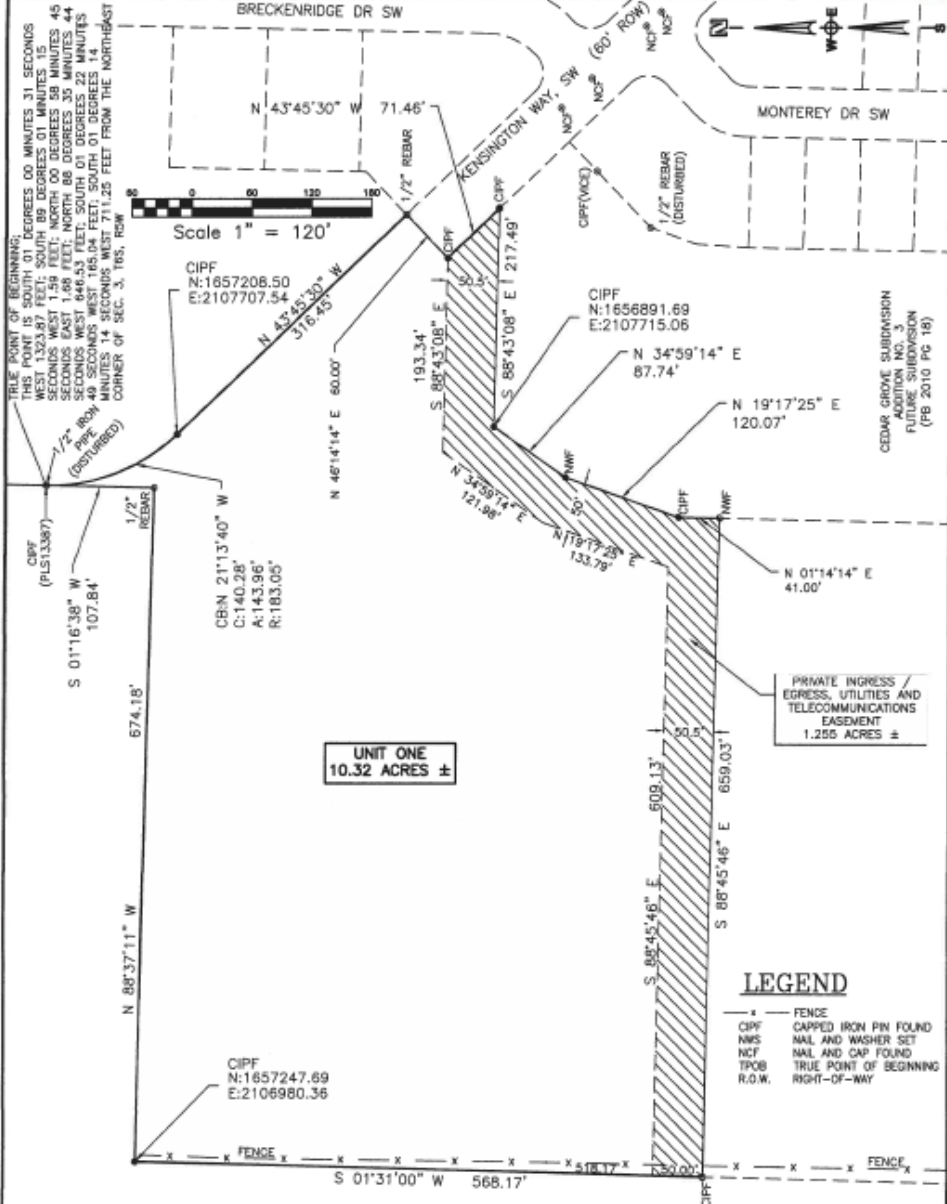
Zoning Districts

ZONETYPE

- AG-1
- AG-2
- R-2
- R-5
- R-6
- Streets

City of Decatur Department of Development
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- 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. 2023, PG 1630
 4. PROPERTY IS LOCATED ON KENSINGTON WAY, SW, 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 FEBRUARY, 2025.

CERTIFICATE TO CONSOLIDATE -- FRANCISCO HERNANDEZ -- KENSINGTON WAY, SW DECATUR, AL

DRAWING DATE: 02-13-2025 | DRAWN BY: DDP | APPROVED BY: RWH | JOB No. S-27-25 | SCALE: 1"=120' | PAGE 7 OF 7

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:

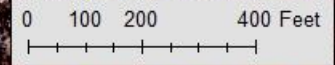
Point of Information: Any relocation of utilities will be at the owner's expense, and any relocation needs to occur before construction.

EAST OF HWY 31 S & SOUTH OF PISGAH ROAD
CERTIFICATE 3641-25



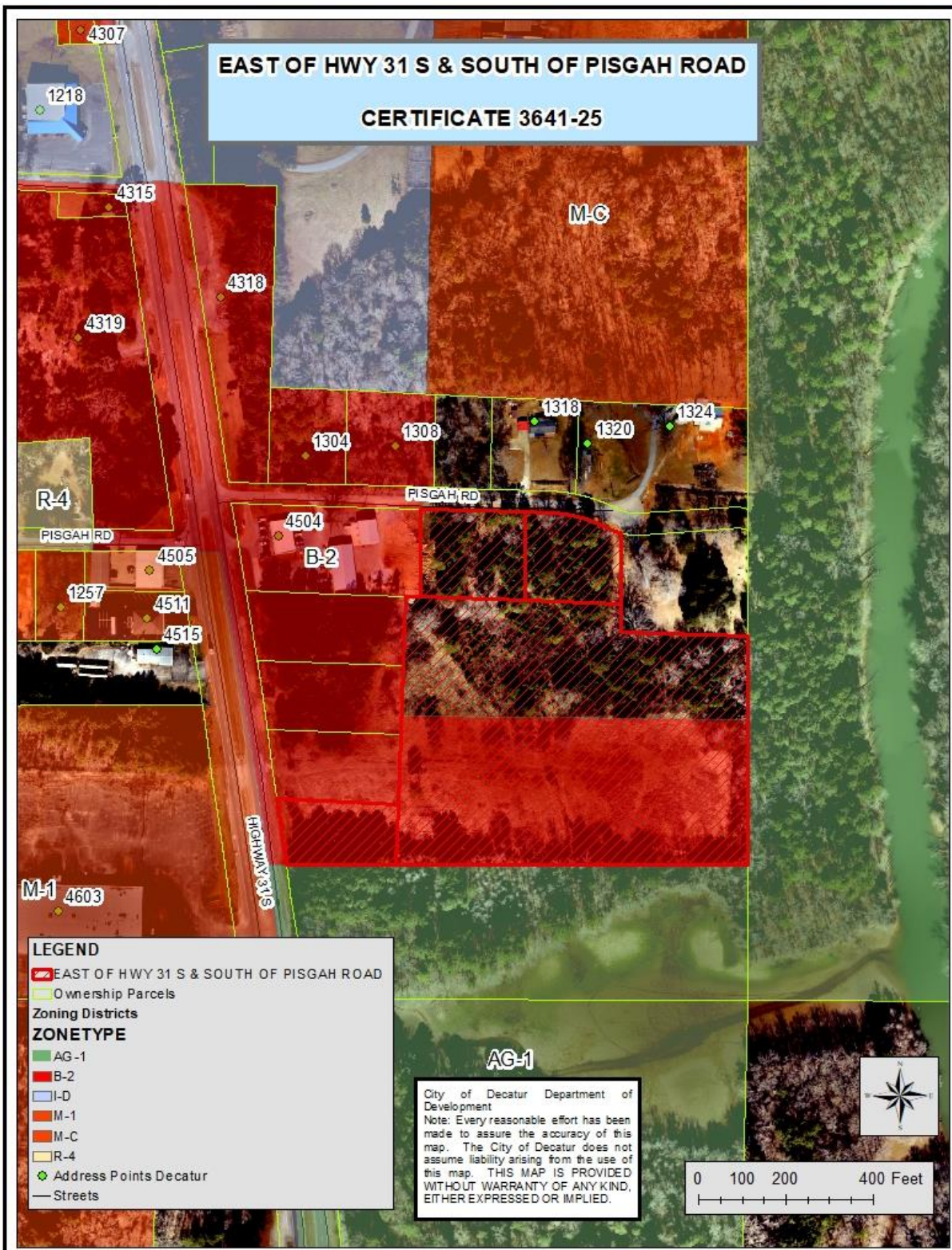
LEGEND
 EAST OF HWY 31 S & SOUTH OF PISGAH ROAD
 Ownership Parcels
 Address Points Decatur
 Streets

City of Decatur Department of Development
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EAST OF HWY 31 S & SOUTH OF PISGAH ROAD

CERTIFICATE 3641-25



LEGEND

EAST OF HWY 31 S & SOUTH OF PISGAH ROAD

Ownership Parcels

Zoning Districts

ZONETYPE

AG-1

B-2

I-D

M-1

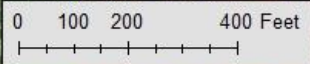
M-C

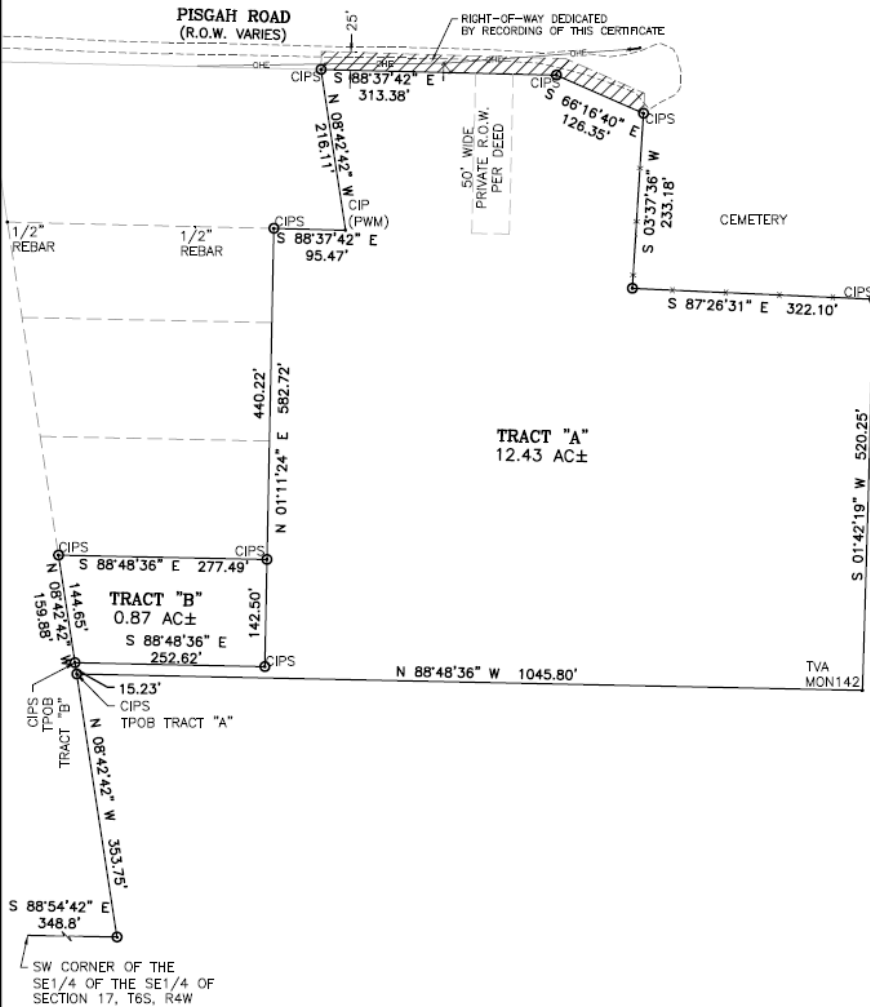
R-4

Address Points Decatur

Streets

City of Decatur Department of Development
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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

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 Sidewalks

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.

HOLLON MEADOWS BOND REDUCTION



LEGEND

- Hollon Meadows
- Ownership Parcels
- Streets

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