



402 Lee Street
Decatur, Alabama 35601
August 18, 2026

402 Lee St NE	Regular Planning Commission Meeting	3:30 PM
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I. Call Meeting to Order

II. Minutes

July 2026 Minutes

III. Public Meeting

A. Re-Zonings:

1. Re-Zoning 1453-26 - South of Hope Drive
2. Re-Zoning 1454-26 - 21905 Highway 20
3. Re-Zoning 1455-26 - West of 21905 Highway 20
4. Re-Zoning 1456-26 - North of Lake Ave SE
5. Rezoning 1457-26, 1458-26, & 1459-26

IV. Consent Agenda

V. Other Business

VI. Adjournment

Planning Commission Staff Report



FILE NAME: Rezoning 1453-26

MEETING DATE: August 18th, 2026

A. BACKGROUND:

Applicant/Representative:	Pugh Wright McAnally
Owner:	Margaret Anne Eyster, John Eyster Jr., & Charles Eyster
Property Location:	South of 2017 Hope Drive SW
Request:	Rezone 32.78 +/- acres from RS-10 (Residential) to CR (Commercial Regional)
Property Size (Acres):	32.78 +/- acres
Future Land Use Map (FLUM) Designation:	Mixed Neighborhood
Current Zoning District:	RS-10 (Residential Single-Family)
Existing Land Use:	Vacant

B. DEVELOPMENT STATUS & HISTORY:

Previous Requests: <i>May not be exhaustive</i>	April 2023-Rezoning 1414-23 was approved
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C. SURROUNDING LAND USE AND ZONING:

Direction	Land Use	Zoning
North	Residential	RS-5
South	Residential	RS-10
East	Residential	RS-10
West	Commercial	CN & Unincorporated

D. EVALUATION/COMMENTS:

Street Connectivity: The proposed development will be served by two points of access: Moulton Heights Road to the northwest and 8th Street SW to the south.

District Standards: RS-10 (Residential Single-Family)

	RS-10 (Residential Single-Family)
Minimum Lot Size	10,000 sq. ft.
Front Setback	35 ft.
Rear Yard	40 ft
Side Yards	8 ft

Planning Analysis:

The applicant requests to rezone approximately 32.78 acres from Residential Single-Family 10,000 (RS-10) to Commercial Regional (CR). The Commercial Regional (CR) zoning district is intended to accommodate higher-density and higher-intensity commercial, office, and mixed-use development that serves a regional market. Additionally, the district encourages pedestrian-oriented design and walkability through the integration of a complementary mix of land uses and interconnected transportation networks. The applicant proposes a mixed-use development consistent with the intent and purpose of the CR zoning district.

The subject property benefits from access to an existing transportation network, with frontage along Moulton Heights Road to the northwest and connectivity to 8th Street to the south. These existing roadway connections provide opportunities for multiple points of access and supports the circulation needs associated with a mixed-use development.

From a land use planning perspective, the requested rezoning is consistent with the One Decatur Comprehensive Plan Future Land Use Map, which envisions this area for regional commercial and mixed-use development. Furthermore, the proposed Commercial Regional (CR) zoning designation is compatible with the goals and policies of the Comprehensive Plan by promoting a mixture of commercial, office, and residential uses in an integrated, pedestrian-friendly environment.

Conditions:

Planning Conditions: No comment

Engineering Conditions: N/A

Fire Conditions: N/A

Decatur Conditions: N/A

Gas:

Power:

Waste Water:

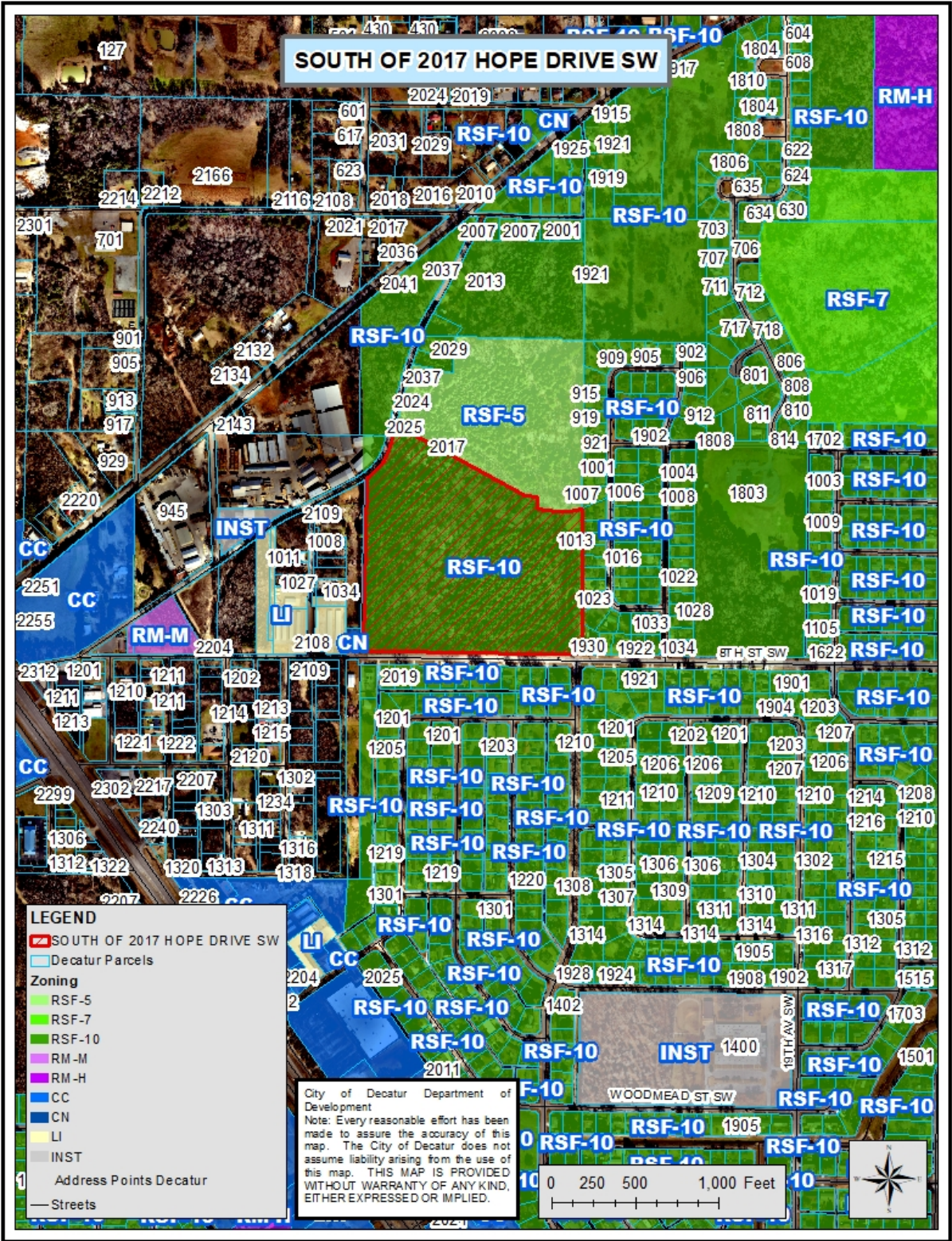
Joe Wheeler Conditions: N/A

Reviewed by:	Tommie Williams
Recommendation from Planning:	Approval

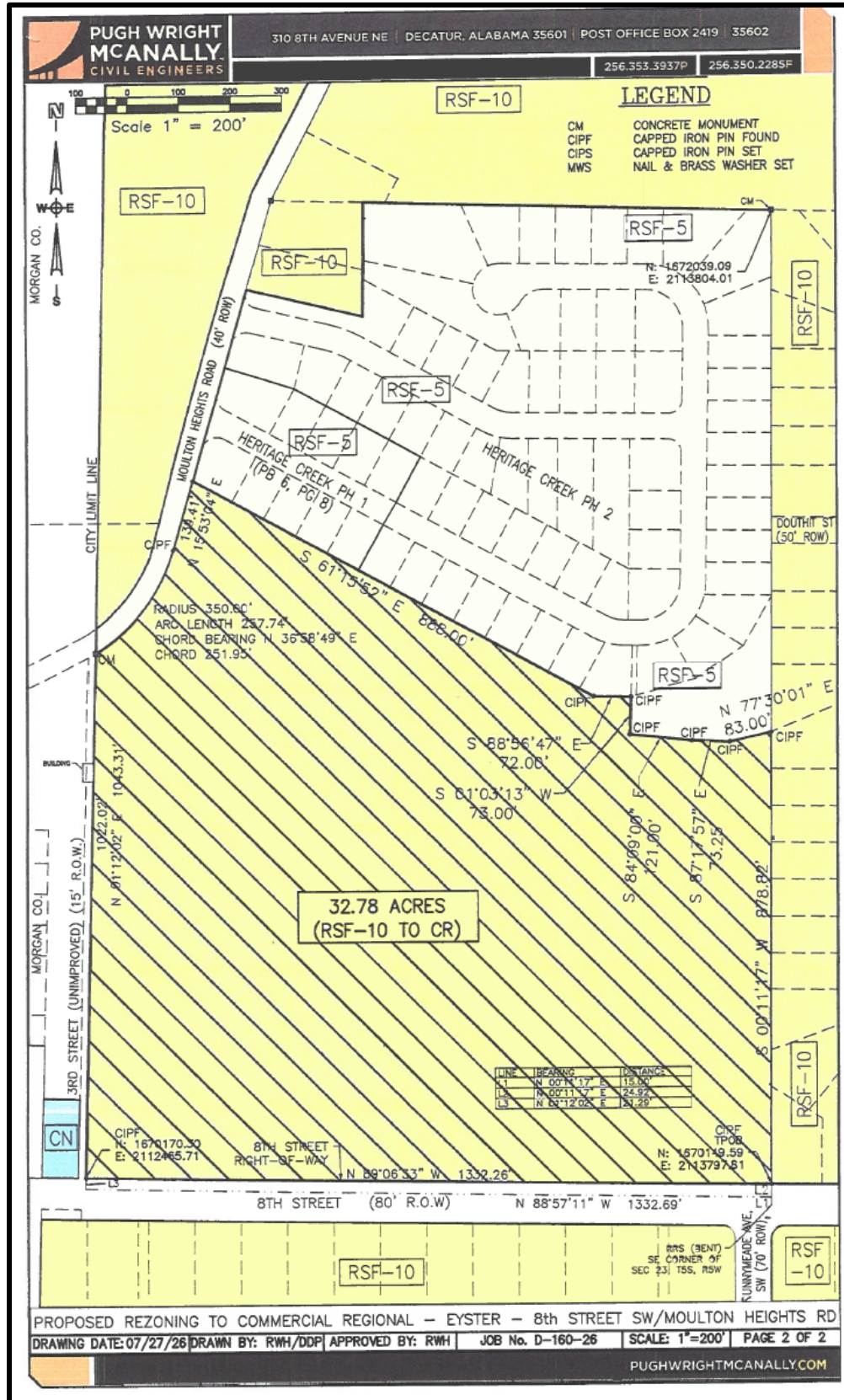
AERIAL MAP -



ZONING MAP -



REZONING MAP -



Zoning Map Amendment Application (Rezoning)

City of Decatur, Planning & Development Department
402 Lee Street NE
Decatur, AL 35602
(256) 341-4720 / Planning@decatur-al.gov



PWM

Name of Applicant(s): MARGARET E. FITE Phone: margareteysterfite@gmail.com
Address: 3707 LOOKOUT DRIVE HUNTSVILLE, AL Email: (256) 466-6320
Name of Owner(s): _____ Phone: _____
Address: _____ Email: _____

The applicant will be the point of contact for all communication with city staff

In City Limits? Yes ☒ No ☐ Current Zoning: RS-10 Proposed Zoning: CD Total Acreage: 32.78 Total Lots: 1 or 2

Any annexation requests must be accompanied by appropriate application

Future Land Use Map Classification (from current comprehensive plan): _____

Describe the location of the property:
8TH STREET SW, JUST EAST OF BELTLINE. BORDERED ON EAST BY MOULTON HEIGHTS ROAD

Describe existing use of property: NATURAL GROWTH
Describe proposed use of property: 3-4 UNITS 7/20/26
3-4 - MULTI-FAMILY, SOME RETAIL

All items must be marked as included or "N/A" if not applicable:

- ☒ Proof of ownership
- ☒ Printed legal description and electronic copy in editable format (e.g. MS Word file or text file)
- ☒ Designation of Agent Form
- ☒ Accurate boundary map and/or sketch plan
- ☒ Fee (there is an initial fee; also, the applicant is responsible for covering the costs of legal advertising prior to the City Council public hearing)
- ☒ I agree to allow the City to place a sign or signs on this property notifying the public of this request
- ☒ I understand that the Planning Commission's and/or City Council's decision regarding this request will be based on the entire range of permitted uses in a zoning district, not solely the applicant's proposed use
- ☒ I understand the owner or designated agent must appear at the public hearings for this request (PC and Council)

I have read the above statements and warrant in good faith that I understand and will comply, and that the information submitted is true and correct. I acknowledge that submitting incorrect or incomplete information that results in delays or invalidation is the sole responsibility of the applicant.

Applicant Signature: Margaret E. Fite Date: 7.14.26

Zoning Map Amendment Application (Rezoning)

City of Decatur, Planning & Development Department
402 Lee Street NE
Decatur, AL 35602
(256) 341-4720 / Planning@decatur-al.gov

DECATUR

Planning & Development

Name of Applicant(s): KATHARINE E. DOE

Phone: (334) 462-1861

Address: 2467 E. Northside Drive Jackson, MS 39211

Email: Kappy2010@hotmail.com

Name of Owner(s): _____

Phone: _____

Address: _____

Email: _____

The applicant will be the point of contact for all communication with city staff

In City Limits? Yes ☒ No ☐

Current Zoning: RS-10 Proposed Zoning: CE Total Acreage: 32.78 Total Lots: 102

Any annexation requests must be accompanied by appropriate application

Future Land Use Map Classification (from current comprehensive plan): _____

Describe the location of the property:

8TH STREET SW, JUST EAST OF BELTLINE. BORDERED ON EAST BY

Describe existing use of property:

NATURAL GROWTH

Describe proposed use of property:

CE - MULTI-FAMILY, SOME RETAIL

All items must be marked as included or "N/A" if not applicable:

- ☒ Proof of ownership
- ☒ Printed legal description and electronic copy in editable format (e.g. MS Word file or text file)
- ☐ Designation of Agent Form
- ☒ Accurate boundary map and/or sketch plan
- ☒ Fee (there is an initial fee; also, the applicant is responsible for covering the costs of legal advertising prior to the City Council public hearing)
- ☒ I agree to allow the City to place a sign or signs on this property notifying the public of this request
- ☒ I understand that the Planning Commission's and/or City Council's decision regarding this request will be based on the entire range of permitted uses in a zoning district, not solely the applicant's proposed use
- ☒ I understand the owner or designated agent must appear at the public hearings for this request (PC and Council)

I have read the above statements and warrant in good faith that I understand and will comply, and that the information submitted is true and correct. I acknowledge that submitting incorrect or incomplete information that results in delays or invalidation is the sole responsibility of the applicant.

Applicant Signature: Katharine E. Doe

Date: July 13, 2026

STATE OF ALABAMA

COUNTY OF Hinds

I, Franzetta Dear
Katherine E. Doe

a Notary Public in and for said State at Large, hereby certify that

Who is known to me, or

Whose identity I proved on the basis of Driver's License

and that being informed of the contents of the document, he/she, as such officer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 13th day of July, 2026.

Franzetta Dear

Notary Public

My Commission Expires: 6/1/27

Planning Commission

Zoning Map Amendment Application (Rezoning)

City of Decatur, Planning & Development Department
402 Lee Street NE
Decatur, AL 35602
(256) 341-4720 / Planning@decatur-al.gov

DECATUR



Planning & Development

Name of Applicant(s): William B. Eyster, Jr. Phone: (256) 903-2220
Address: 2513 CHEROKEE ROAD BIRMINGHAM, AL 35223 Email: beyster@eysterproperties.com
Name of Owner(s): _____ Phone: _____
Address: _____ Email: _____

The applicant will be the point of contact for all communication with city staff

In City Limits? Yes ☒ No ☐ Current Zoning: RS-10 Proposed Zoning: CR Total Acreage: 32.78 Total Lots: 1 of 2
Future Land Use Map Classification (from current comprehensive plan): _____
Any annexation requests must be accompanied by appropriate application

Describe the location of the property: <u>8TH STREET SW, JUST EAST OF BELTLINE. BORDERED ON EAST BY MOUNTAIN HEIGHTS ROAD</u>	
Describe existing use of property: <u>NATURAL GROWTH</u>	Describe proposed use of property: <u>JOE M 7/28/26</u> <u>MULTI-FAMILY, SOME RETAIL</u>

All items must be marked as included or "N/A" if not applicable:

- ☒ Proof of ownership
- ☒ Printed legal description and electronic copy in editable format (e.g. MS Word file or text file)
- ☒ Designation of Agent Form
- ☒ Accurate boundary map and/or sketch plan
- ☒ Fee (there is an initial fee, also, the applicant is responsible for covering the costs of legal advertising prior to the City Council public hearing)
- ☒ I agree to allow the City to place a sign or signs on this property notifying the public of this request
- ☒ I understand that the Planning Commission's and/or City Council's decision regarding this request will be based on the entire range of permitted uses in a zoning district, not solely the applicant's proposed use
- ☒ I understand the owner or designated agent must appear at the public hearings for this request (PC and Council)

I have read the above statements and warrant in good faith that I understand and will comply, and that the information submitted is true and correct. I acknowledge that submitting incorrect or incomplete information that results in delays or invalidation is the sole responsibility of the applicant.

Applicant Signature: William B. Eyster Jr. Date: 7 / 14 / 26

STATE OF ALABAMA
COUNTY OF Jefferson

I, Andrew Leon
William Eyster Jr

_____, a Notary Public in and for said State at Large, hereby certify that
_____, whose name is signed to the foregoing document

☒ Who is known to me, or

_____, whose identity I proved on the basis of _____

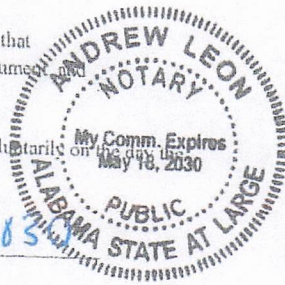
and that being informed of the contents of the document, he/she, as such officer and with full authority, executed the same voluntarily on the day of _____

same bears date _____

Given under my hand and official seal this the 14th day of July, 2026

Andrew Leon, Notary Public My Commission Expires 5-18-2030

Planning Commission



Page 1 of 1
Rezoning/App.docx

Zoning Map Amendment Application (Rezoning)

City of Decatur, Planning & Development Department
402 Lee Street NE
Decatur, AL 35602
(256) 341-4720 / Planning@decatur-al.gov

DECATUR

Planning & Development

This is apparently
Mary Carol
Eyester Nail

Name of Applicant(s): CAROL E. NAIL

Phone: (256) 476-5853

Address: 233 QUAIL CREEK DRIVE HUNTSVILLE, AL 35896

Email: carole@quailcreek.com

Name of Owner(s):

Phone:

Address:

Email:

The applicant will be the point of contact for all communication with city staff

JCE Ia. 7/28/26

In City Limits? Yes ☒ No ☐

Current Zoning: RS-10 Proposed Zoning: CR Total Acreage: 32.78 Total Lots: 1022

Any annexation requests must be accompanied by appropriate application

Future Land Use Map Classification (from current comprehensive plan):

Describe the location of the property:

8TH STREET SW, JUST EAST OF BELTLINE. BORDERED ON EAST BY

Describe existing use of property:

NATURAL GROWTH

Describe proposed use of property:

Multi-Family, SOME RETAIL

All items must be marked as included or "N/A" if not applicable:

- ☒ Proof of ownership
- ☒ Printed legal description and electronic copy in editable format (e.g. MS Word file or text file)
- ☐ Designation of Agent Form
- ☒ Accurate boundary map and/or sketch plan
- ☒ Fee (there is an initial fee; also, the applicant is responsible for covering the costs of legal advertising prior to the City Council public hearing)
- ☒ I agree to allow the City to place a sign or signs on this property notifying the public of this request
- ☒ I understand that the Planning Commission's and/or City Council's decision regarding this request will be based on the entire range of permitted uses in a zoning district, not solely the applicant's proposed use
- ☒ I understand the owner or designated agent must appear at the public hearings for this request (PC and Council)

I have read the above statements and warrant in good faith that I understand and will comply, and that the information submitted is true and correct. I acknowledge that submitting incorrect or incomplete information that results in delays or invalidation is the sole responsibility of the applicant.

Applicant Signature: Carol E. Nail

Date: 07/15/26

STATE OF ALABAMA

COUNTY OF Morgan

I, Aimee Beal

Carol E. Nail

☒ Who is known to me, or

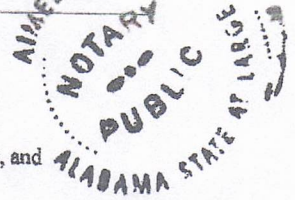
Whose identity I proved on the basis of

and that being informed of the contents of the document, he/she, as such officer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 15 day of July, 20 26.

Aimee Beal Notary Public

My Commission Expires: Feb. 15, 2029



Zoning Map Amendment Application (Rezoning)

City of Decatur, Planning & Development Department
402 Lee Street NE
Decatur, AL 35602
(256) 341-4720 / Planning@decatur-al.gov



Name of Applicant(s): ELIZABETH E. VICKERY Phone: (256) 466-7653
Address: 1504 STAFFORD RUN SE Decatur, AL 35601 Email: weetyvick@aol.com
Name of Owner(s): _____ Phone: _____
Address: _____ Email: _____

The applicant will be the point of contact for all communication with city staff

In City Limits? Yes ☒ No ☐ Current Zoning: RS-10 Proposed Zoning: PCR Total Acreage: 32.72 Total Lots: 1042
Any annexation requests must be accompanied by appropriate application
Future Land Use Map Classification (from current comprehensive plan): _____

Describe the location of the property:
8TH STREET SW, JUST EAST OF BELTLINE. BORDERED ON EAST BY HEMLOCK
Describe existing use of property: NATURAL GROWTH Describe proposed use of property: JCE 7/28/26 - MULTI-FAMILY, SOME RETAIL

All items must be marked as included or "N/A" if not applicable:

- ☒ Proof of ownership
- ☒ Printed legal description and electronic copy in editable format (e.g. MS Word file or text file)
- ☒ Designation of Agent Form
- ☒ Accurate boundary map and/or sketch plan
- ☒ Fee (there is an initial fee; also, the applicant is responsible for covering the costs of legal advertising prior to the City Council public hearing)
- ☒ I agree to allow the City to place a sign or signs on this property notifying the public of this request
- ☒ I understand that the Planning Commission's and/or City Council's decision regarding this request will be based on the entire range of permitted uses in a zoning district, not solely the applicant's proposed use
- ☒ I understand the owner or designated agent must appear at the public hearings for this request (PC and Council)

I have read the above statements and warrant in good faith that I understand and will comply, and that the information submitted is true and correct. I acknowledge that submitting incorrect or incomplete information that results in delays or invalidation is the sole responsibility of the applicant.

Applicant Signature: Elizabeth Vickery Date: 7/14/2026

STATE OF ALABAMA
COUNTY OF Morgan
I, Angela C. Griffin
Elizabeth E. Vickery

Who is known to me, or
Whose identity I proved on the basis of
and that being informed of the contents of the document, he/she, as such officer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 14 day of July, 2026
Angela C. Griffin, Notary Public My Commission Expires: 2-2-2027



Planning Commission

Zoning Map Amendment Application (Rezoning)

City of Decatur, Planning & Development Department
402 Lee Street NE
Decatur, AL 35602
(256) 341-4720 / Planning@decatur-al.gov

DECATUR

Alabama

Planning & Development

Name of Applicant(s): JOHN C. EYSTER, JR. Phone: (256) 426-1165
Address: 1516 SUNSET ROAD CHATTANOOGA TN 37405 Email: Duranga.je@aol.com
Name of Owner(s): JOHN C. EYSTER, JR. ET AL Phone: SAME AS ABOVE
Address: SAME AS ABOVE Email: SAME AS ABOVE

The applicant will be the point of contact for all communication with city staff

In City Limits? Yes ☒ No ☐ Current Zoning: RS-10 Proposed Zoning: CR Total Acreage: 32.78 Total Lots: 1 or 2

Any annexation requests must be accompanied by appropriate application

Future Land Use Map Classification (from current comprehensive plan):

Describe the location of the property:

8TH STREET SW, JUST EAST OF BELTLINE. BORDERED ON EAST BY HAULTON HEIGHTS ROAD

Describe existing use of property:

NATURAL GROWTH

Describe proposed use of property:

5000 7/28/26
- MULTI-FAMILY, SOME RETAIL

All items must be marked as included or "N/A" if not applicable:

- ☒ Proof of ownership
- ☒ Printed legal description and electronic copy in editable format (e.g. MS Word file or text file)
- ☐ Designation of Agent Form
- ☒ Accurate boundary map and/or sketch plan
- ☒ Fee (there is an initial fee; also, the applicant is responsible for covering the costs of legal advertising prior to the City Council public hearing)
- ☒ I agree to allow the City to place a sign or signs on this property notifying the public of this request
- ☒ I understand that the Planning Commission's and/or City Council's decision regarding this request will be based on the entire range of permitted uses in a zoning district, not solely the applicant's proposed use
- ☒ I understand the owner or designated agent must appear at the public hearings for this request (PC and Council)

I have read the above statements and warrant in good faith that I understand and will comply, and that the information submitted is true and correct. I acknowledge that submitting incorrect or incomplete information that results in delays or invalidation is the sole responsibility of the applicant.

Applicant Signature: John Eyster Date: 7 / 28 / 26

STATE OF ~~ALABAMA~~ MISSISSIPPI
COUNTY OF HAMILTON

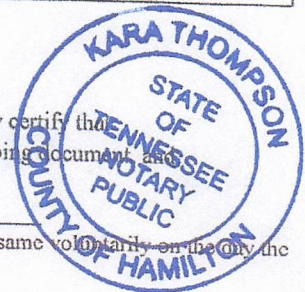
I, Kara Thompson, a Notary Public in and for said State at Large, hereby certify that John Eyster, whose name is signed to the foregoing document, and John Eyster, who is known to me, or ☒ Whose identity I proved on the basis of Drivers license and that being informed of the contents of the document, he/she, as such officer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 28th day of July, 2026.

[Signature], Notary Public

My Commission Expires: December 23 2028

Planning Commission



STATE OF ALABAMA)
COUNTY OF MORGAN)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of One Dollar (\$1.00) Cash, and love and affection, to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, we, Charles H. Eyster, Jr. and wife, Anne R. Eyster (herein referred to as grantor), grant, bargain, sell and convey unto Margaret Anne Eyster an undivided 1/6 interest; Katherine Ann Eyster an undivided 1/12 interest; William Bibb Eyster, Jr. an undivided 1/12 interest; Mary Carol Eyster an undivided 1/18 interest; Elizabeth Bibb Eyster an undivided 1/18 interest and John C. Eyster, Jr. an undivided 1/18 interest in and to the following described real estate, situated in Morgan County, Alabama, to-wit:

Lots 2, 3 and 4, Block "C", Garth Heights Subdivision, Morgan County, Alabama, as shown by map or plat on file and of record in the Office of the Judge of Probate of Morgan County, Alabama.

LESS AND EXCEPT: That part of Lot 2, Block "C", Garth Heights Subdivision more particularly described as follows: Beginning at the Northeast corner of Lot 2, Block "C", Garth Heights Subdivision and running west along the north margin of said Lot 2 a distance of 794.20 feet to the true point of beginning; thence continuing west along the north margin of Lot 2 a distance of 195 feet to the NW corner of Lot 2, Block "C", Garth Heights Subdivision; thence turning an angle of 104°30' measured clockwise from back tangent and running southwesterly along the westerly margin of Lot 2 a distance of 90 feet to a point; thence turning an angle of 86°27' measured clockwise from back tangent and running southeasterly a distance of 225.48 feet to a point; thence turning an angle of 77°26' measured clockwise from back tangent and running northerly a distance of 130 feet to the true point of beginning, containing 0.523 acres, more or less.

A portion of Lot 2, Block "C", Garth Heights Subdivision, more particularly described as follows: Beginning at the NE corner of Lot 2, Block "C", Garth Heights Subdivision, Decatur, Alabama, as shown by map or plat of said Subdivision on file and of record in Map Book 1 at Page 38 in the Office of the Judge of Probate of Morgan County, Alabama and running thence from said corner west along the north margin of said Lot 2 a distance of 794.2 feet to a point; thence turning an angle of 88°-23' measured counterclockwise from back tangent and running southerly a distance of 130.0 feet to the true point of beginning; thence turning an angle of 181°-34'-02" measured counterclockwise from back tangent and running southerly a distance of 89.48 feet to a point; thence turning an angle of 79°-00'02" measured counterclockwise from back tangent and running easterly a distance of 248.0 feet to a point on the westerly margin of said Lot 2; thence turning an angle of 86°-27' measured counterclockwise from back tangent and running northerly along said westerly margin of said Lot 2 a distance of 88.0 feet to a point; thence turning an angle of 93°-33' measured counterclockwise from back tangent and running easterly a distance of 225.48 feet to the true point of beginning, containing 0.4775 acres, more or less.

BOOK PAGE
0973 0915

TO HAVE AND TO HOLD to the said Margaret Ann Eyster, Katherine Ann Eyster, William Bibb Eyster, Jr., Mary Carol Eyster, Elizabeth Bibb Eyster and John C. Eyster, Jr., their heirs and assigns, forever.

And we do for ourselves and for our heirs, executors and administrators covenant with the said Grantees named above, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 12th day of August, 1977.

Charles H. Eyster, Jr. (SEAL)
Charles H. Eyster, Jr.

Anne R. Eyster (SEAL)
Anne R. Eyster

STATE OF ALABAMA)

MORGAN COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Charles H. Eyster, Jr. and wife, Anne R. Eyster, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of August, 1977.

Wanda D. Howell
NOTARY PUBLIC

STATE OF ALABAMA
INSTRUMENT
1977 NOV -3 PH 2:35
UCC FILING
RECEIVED
DEED TAX
JULY 10 1978
JULY 10 1978
JULY 10 1978

DESIGNATION OF AGENT
CITY OF DECATUR



I, MARGARET E. FITE, being owner of the property which is the subject of this application (32.78 AC ± FRONTING ON 8TH STREET SW + ADJACENT NEIGHBORS ROAD), hereby authorize PUGH, WRIGHT, McANNNEY & JOHN C. EYSTER, JR. to act as my representative with the City of Decatur's staff, and/or Planning Commission, and/or Board of Zoning Adjustment, and/or Historic Preservation Commission, and/or City Council, as required by the type of request listed hereon.

Such representation shall be for all purposes concerning any manner, right, or obligation relating to this petition. This designation authorizes my agent to make verbal or written representations and/or declarations on my behalf and I shall be legally bound by said verbal or written representations and/or declarations relating to this petition.

The petitioner understands and acknowledges that the City will rely upon the agent's representations in approval or denial of said petition.

Property owner's or owners' signature(s):

Margaret E. Fite

Date:

7/27/24

Date:

STATE OF ALABAMA

COUNTY OF

Madison

I, Evelyn Wofford, a Notary Public in and for said State at Large, hereby certify that Margaret E. Fite, whose name is signed to the foregoing document, and

X Who is known to me, or

Whose identity I proved on the basis of _____

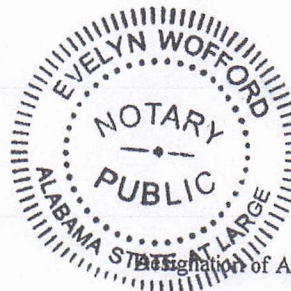
and that being informed of the contents of the document, he/she, as such officer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 27th day of July, 2024.

Evelyn Wofford
Notary Public

My Commission Expires:

12/14/2029



Designation of Agent Blank Form - 2025.docx

DESIGNATION OF AGENT
CITY OF DECATUR



I, KATHARINE E. DOE, being owner of the property which is the subject of this application (32.78 AC ± FRONTING ON STA STREET SW + MARION HEIGHTS ROAD), hereby authorize PUGH, WRIGHT MCANNALLY & JOHN C. CYSTER, JR. to act as my representative with the City of Decatur's staff, and/or Planning Commission, and/or Board of Zoning Adjustment, and/or Historic Preservation Commission, and/or City Council, as required by the type of request listed hereon.

Such representation shall be for all purposes concerning any manner, right, or obligation relating to this petition. This designation authorizes my agent to make verbal or written representations and/or declarations on my behalf and I shall be legally bound by said verbal or written representations and/or declarations relating to this petition.

The petitioner understands and acknowledges that the City will rely upon the agent's representations in approval or denial of said petition.

Property owner's or owners' signature(s): Katharine E. Doe Date: July 27, 2021
Date: _____

STATE OF ~~ALABAMA~~ ^{MISSISSIPPI}

COUNTY OF Rankin

I, Dawn Mitchell, a Notary Public in and for said State at Large, hereby certify that Katharine E. Doe, whose name is signed to the foregoing document, and

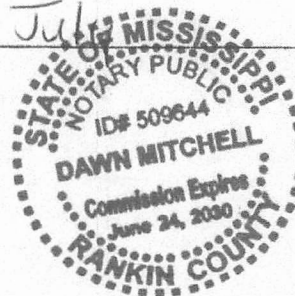
____ Who is known to me, or

☒ Whose identity I proved on the basis of her passport

and that being informed of the contents of the document, he/she, as such officer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 27 day of July, 20 26.

Dawn Mitchell
Notary Public



My Commission Expires: 6-24-30

DESIGNATION OF AGENT
CITY OF DECATUR



I, WILLIAM B. EYSTER, JR., being owner of the property which is the subject of this application (32.78 AC ± FRONTING ON STA STREET SW + ARLSON HEIGHTS ROAD), hereby authorize PUGH, WRIGHT MCANNALLY & JOHN C. EYSTER, JR. to act as my representative with the City of Decatur's staff, and/or Planning Commission, and/or Board of Zoning Adjustment, and/or Historic Preservation Commission, and/or City Council, as required by the type of request listed hereon.

Such representation shall be for all purposes concerning any manner, right, or obligation relating to this petition. This designation authorizes my agent to make verbal or written representations and/or declarations on my behalf and I shall be legally bound by said verbal or written representations and/or declarations relating to this petition.

The petitioner understands and acknowledges that the City will rely upon the agent's representations in approval or denial of said petition.

Property owner's or owners' signature(s): Will B Eyster Jr Date: 7/28/22
Will B Eyster Jr Date: 7/28/26

STATE OF ALABAMA

COUNTY OF Jefferson

I, JAMIES JEMISON, a Notary Public in and for said State at Large, hereby certify that William Bibb Eyster Jr, whose name is signed to the foregoing document, and

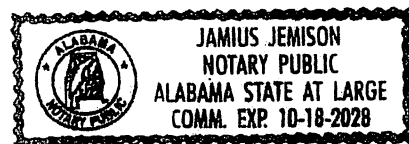
____ Who is known to me, or

☒ Whose identity I proved on the basis of ADL# 3858069

and that being informed of the contents of the document, he/she, as such officer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 28th day of July, 2026.

[Signature]
Notary Public



My Commission Expires: 10/18/2028

DESIGNATION OF AGENT
CITY OF DECATUR



I, CAROL E. NAIL, being owner of the property which is the subject of this application (32.78 AC ± FRONTING ON 8TH STREET SW + MARION HEIGHTS ROAD), hereby authorize PUGH, MICHAEL MEADOWS & JOHN C. GYSTRA, JR. to act as my representative with the City of Decatur's staff, and/or Planning Commission, and/or Board of Zoning Adjustment, and/or Historic Preservation Commission, and/or City Council, as required by the type of request listed hereon.

Such representation shall be for all purposes concerning any manner, right, or obligation relating to this petition. This designation authorizes my agent to make verbal or written representations and/or declarations on my behalf and I shall be legally bound by said verbal or written representations and/or declarations relating to this petition.

The petitioner understands and acknowledges that the City will rely upon the agent's representations in approval or denial of said petition.

Property owner's or owners' signature(s): CAROL E. NAIL Date: 7-28-26
Date: _____

STATE OF ALABAMA

COUNTY OF Morgan

I, Aimee Beal, a Notary Public in and for said State at Large, hereby certify that CAROL E. NAIL, whose name is signed to the foregoing document, and

☒ Who is known to me, or

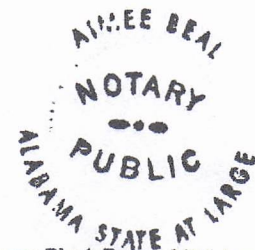
_____ Whose identity I proved on the basis of _____

and that being informed of the contents of the document, he/she, as such officer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 28th day of July, 2026.

Aimee Beal
Notary Public

My Commission Expires: February 15, 2029



Designation of Agent Blank Form - 2025.docx

DESIGNATION OF AGENT
CITY OF DECATUR



I, ELIZABETH E. VICKERY, being owner of the property which is the subject of this application (32.78 AC ± FRONTING ON 8TH STREET SW + ADULTON HEIGHTS ROAD), hereby authorize PUGH, WRIGHT MCANNALLY & JOHN C. EYSTER, JR. to act as my representative with the City of Decatur's staff, and/or Planning Commission, and/or Board of Zoning Adjustment, and/or Historic Preservation Commission, and/or City Council, as required by the type of request listed hereon.

Such representation shall be for all purposes concerning any manner, right, or obligation relating to this petition. This designation authorizes my agent to make verbal or written representations and/or declarations on my behalf and I shall be legally bound by said verbal or written representations and/or declarations relating to this petition.

The petitioner understands and acknowledges that the City will rely upon the agent's representations in approval or denial of said petition.

Property owner's or owners' signature(s): [Signature] Date: 7/28/26

Date: _____

STATE OF ALABAMA

COUNTY OF Morgan

I, Cynthia McCulloch, a Notary Public in and for said State at Large, hereby certify that Elizabeth E. Vickery, whose name is signed to the foregoing document, and

☒ Who is known to me, or

Whose identity I proved on the basis of _____

and that being informed of the contents of the document, he/she, as such officer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 28th day of July, 2026.

Cynthia McCulloch
Notary Public

My Commission Expires: Cynthia McCulloch
Notary Public, Alabama State at Large
My Commission Expires December 12, 2028

Designation of Agent Blank Form - 2025.docx

DESIGNATION OF AGENT
CITY OF DECATUR



I, JOHN C. EYSTER, JR., being owner of the property which is the subject of this application (32.78 AC ± FRONTING ON 8TH STREET SW + HAMILTON HEIGHTS ROAD), hereby authorize PUGH, WRIGHT MCANNALLY + JOHN C. EYSTER, JR. to act as my representative with the City of Decatur's staff, and/or Planning Commission, and/or Board of Zoning Adjustment, and/or Historic Preservation Commission, and/or City Council, as required by the type of request listed hereon.

Such representation shall be for all purposes concerning any manner, right, or obligation relating to this petition. This designation authorizes my agent to make verbal or written representations and/or declarations on my behalf and I shall be legally bound by said verbal or written representations and/or declarations relating to this petition.

The petitioner understands and acknowledges that the City will rely upon the agent's representations in approval or denial of said petition.

Property owner's or owners' signature(s): [Signature] Date: 7/27/26
Date: _____

TENNESSEE
STATE OF ~~ALABAMA~~

COUNTY OF HAMILTON

I, Ashley Starnes, a Notary Public in and for said State at Large, hereby certify that JOHN C. EYSTER, JR., whose name is signed to the foregoing document, and

☒ Who is known to me, or

_____ Whose identity I proved on the basis of _____

and that being informed of the contents of the document, he/she, as such officer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of JULY, 20 2026

[Signature]
Notary Public

My Commission Expires: 4-10-26



Designation of Agent Blank Form - 2025.docx

32.78 ACRES FROM RSF-10 TO CR (COMMERCIAL REGIONAL)

TRACT 2 Certificate to Subdivide
recorded in MISC 2023, at Page 8702

A TRACT OF LAND LYING IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 5 WEST, MORGAN COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS BEGINNING AT A RAIL ROAD SPIKE (DISTURBED) AT THE SOUTHEAST CORNER OF SAID SECTION 23, THENCE NORTH 00 DEGREES 11 MINUTES 17 SECONDS EAST (ALABAMA STATE PLANE GRID, WEST ZONE [NAD83]) A DISTANCE OF 39.92 FEET TO A CAPPED IRON PIN (STAMPED "PWM AL/CA0021/LS") ON THE NORTH RIGHT-OF-WAY MARGIN OF 8TH STREET, SAID POINT BEING THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

THENCE FROM THE TRUE POINT OF BEGINNING NORTH 89 DEGREES 06 MINUTES 33 SECONDS WEST ALONG THE NORTH RIGHT-OF-WAY MARGIN OF 8TH STREET A DISTANCE OF 1332.26 FEET TO A CAPPED IRON PIN; THENCE NORTH 01 DEGREES 12 MINUTES 02 SECONDS EAST A DISTANCE OF 1022.02 FEET TO A CONCRETE MONUMENT ON THE SOUTHERLY RIGHT OF WAY MARGIN OF MOULTON HEIGHTS ROAD; THENCE ALONG SAID RIGHT OF WAY MARGIN ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 350.00 FEET (CHORD BEARING NORTH 36 DEGREES 58 MINUTES 49 SECONDS EAST A CHORD DISTANCE OF 251.95 FEET) AN ARC DISTANCE OF 257.74 FEET TO A CAPPED IRON PIN (STAMPED "PWM AL/CA0021/LS"); THENCE NORTH 15 DEGREES 53 MINUTES 04 SECONDS EAST A DISTANCE OF 139.41 FEET TO A CAPPED IRON PIN (STAMPED "PWM AL/CA0021/LS"); THENCE LEAVING SAID MARGIN SOUTH 61 DEGREES 15 MINUTES 52 SECONDS EAST A DISTANCE OF 888.00 FEET TO A CAPPED IRON PIN (STAMPED "PWM AL/CA0021/LS"); THENCE SOUTH 88 DEGREES 56 MINUTES 47 SECONDS EAST A DISTANCE OF 72.00 FEET TO A CAPPED IRON PIN (STAMPED "PWM AL/CA0021/LS"); THENCE SOUTH 01 DEGREES 03 MINUTES 13 SECONDS WEST A DISTANCE OF 73.00 FEET TO A POIN IN A DITCH; THENCE SOUTH 84 DEGREES 09 MINUTES 00 SECONDS EAST A DISTANCE OF 121.00 FEET TO A POINT IN SAID DITCH; THENCE SOUTH 87 DEGREES 17 MINUTES 57 SECONDS EAST A DISTANCE OF 73.25 FEET TO A POINT IN SAID DITCH; THENCE NORTH 77 DEGREES 30 MINUTES 01 SECONDS EAST A DISTANCE OF 83.00 FEET TO A NAIL AND BRASS WASHER (STAMPED "PWM AL/CA0021/LS"); THENCE SOUTH 00 DEGREES 11 MINUTES 17 SECONDS WEST A DISTANCE OF 878.82 FEET TO TRUE POINT OF BEGINNING AND CONTAINING **32.78 ACRES** MORE OR LESS.

Planning Commission Staff Report



FILE NAME: Rezoning 1454-26

MEETING DATE: August 18th, 2026

A. BACKGROUND:

Applicant/Representative:	Pugh Wright McAnally
Owner:	Mitchell-Frazier Farms Limited Partnership
Property Location:	21905 Highway 20
Request:	Rezone 448.11 +/- acres from AG (Agricultural) to LI (Light Industrial District)
Property Size (Acres):	448.11 +/- acres
Future Land Use Map (FLUM) Designation:	Flex Employment Center
Current Zoning District:	AG (Agricultural)
Existing Land Use:	Residential/Vacant

B. DEVELOPMENT STATUS & HISTORY:

Previous Requests: <i>May not be exhaustive</i>	
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C. SURROUNDING LAND USE AND ZONING:

Direction	Land Use	Zoning
North	Residential/Vacant	AG
South	Institutional/Commercial	Unincorporated
East	Residential/Vacant	AG/Unincorporated
West	Vacant	Unincorporated

D. EVALUATION/COMMENTS:

Street Connectivity: Street connectivity consists of Highway 20 to the south and Highway 31 North west

District Standards: LI (Light-Industry)

	LI (Light-Industry)
Minimum Lot Size	Lots shall be of sufficient size so that the allowed use can reasonably locate on the site and comply with all applicable standards in this Ordinance.
Front Setback	The minimum setback for new structures shall be the average setback of any existing structure(s) facing the same street within 100 feet of the structure; otherwise, there is no minimum front setback
Rear Yard	The minimum setback is 20 feet from any lot classified in a residential district.
Side Yards	The minimum setback is 20 feet from any lot classified in a residential district.

Planning Analysis:

The applicant requests to rezone approximately 448.11 ± acres from AG (Agriculture) to LI (Light Industrial). The subject property is predominantly vacant, with two to three existing single-family dwellings located along Highway 20. The property is bordered by an active railroad corridor to the north.

The property's Future Land Use designation is Flex-Employment Center, which supports a range of modern, low-impact employment uses, including light manufacturing, assembly and processing, warehousing and distribution, and flex space for technology, research, and development activities. As such, the proposed LI zoning is generally consistent with the Comprehensive Plan's long-term land use vision.

Consistent with the Comprehensive Plan, site design should ensure that the majority of industrial operations are conducted within enclosed buildings to minimize off-site impacts. Given the property's prominent frontage along Highway 20, enhanced landscaping, buffering, and site design should be incorporated to establish a high-quality gateway appearance, screen industrial activities where appropriate, and maintain the visual character of this major transportation corridor. ALDOT approval may also be required due to the property's frontage on Highway 31 North.

Conditions:

Planning Conditions: No comment

Engineering Conditions: N/A

Fire Conditions: N/A

Decatur Conditions: N/A

Gas:

Power:

Waste Water:

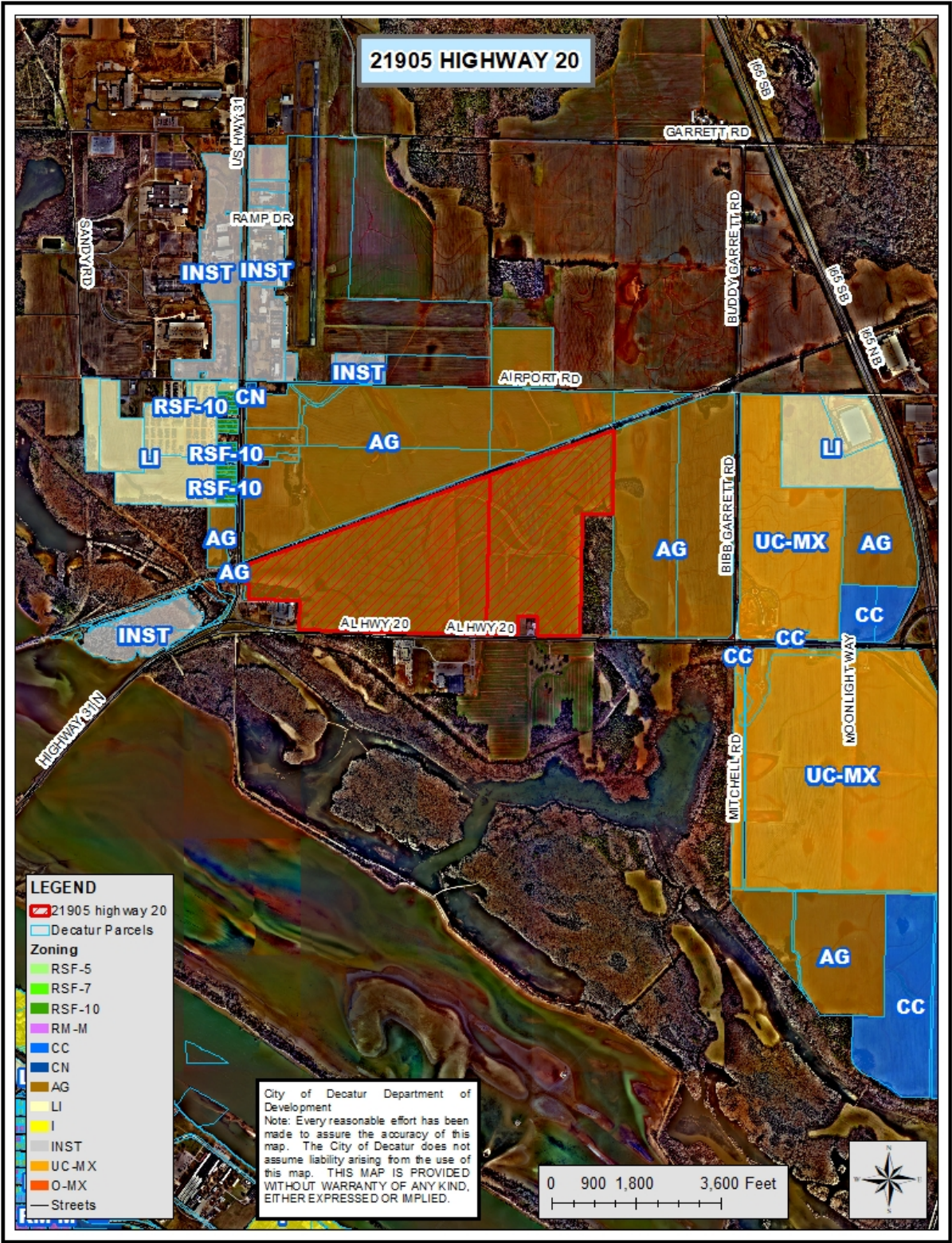
Joe Wheeler Conditions: N/A

Reviewed by:	Tommie Williams
Recommendation from Planning:	Approval

AERIAL MAP -



ZONING MAP



Zoning Map Amendment Application (Rezoning)

City of Decatur, Planning & Development Department
402 Lee Street NE
Decatur, AL 35602
(256) 341-4720 / Planning@decatur-al.gov



Name of Applicant(s): Mitchell-Frazier Farms Limited Partnership Phone: _____
Address: P. O. Box 67, Belle Mina, AL 35615 Email: _____
Name of Owner(s): Mitchell-Frazier Farms Limited Partnership Phone: _____
Address: P. O. Box 67, Belle Mina, AL 35615 Email: _____

The applicant will be the point of contact for all communication with city staff

In City Limits? Yes ☒ No ☐ Current Zoning: AG Proposed Zoning: LI CAG Total Acreage: 448.94 ac Total Lots: 2

Any annexation requests must be accompanied by appropriate application

Future Land Use Map Classification (from current comprehensive plan): _____

Describe the location of the property:
Limestone Co.; North side of AL Hwy 20, East of Hwy 31N; South of Southern Railway Co. Railroad Right-of-way

Describe existing use of property:
Vacant

Describe proposed use of property:

All items must be marked as included or "N/A" if not applicable:

- ☒ Proof of ownership
- ☒ Printed legal description and electronic copy in editable format (e.g. MS Word file or text file)
- ☒ Designation of Agent Form *The deadline to apply for the next meeting is: _____ / _____ / _____
- ☒ Accurate boundary map and/or sketch plan *The date of the next available meeting is: _____ / _____ / _____
- ☒ Fee (there is an initial fee; also, the applicant is responsible for covering the costs of legal advertising prior to the City Council public hearing)
- ☒ I agree to allow the City to place a sign or signs on this property notifying the public of this request
- ☒ I understand that the Planning Commission's and/or City Council's decision regarding this request will be based on the entire range of permitted uses in a zoning district, not solely the applicant's proposed use
- ☒ I understand the owner or designated agent must appear at the public hearings for this request (PC and Council)

I have read the above statements and warrant in good faith that I understand and will comply, and that the information submitted is true and correct. I acknowledge that submitting incorrect or incomplete information that results in delays or invalidation is the sole responsibility of the applicant.

Applicant Signature: Mitchell Frazier Farms Limited Partnership Date: 07 / 28 / 2026
By: Paul Leonard, Personal Representative of the Estate of Samuel H. Frazier, Deceased

STATE OF ALABAMA
COUNTY OF Jefferson

I, Aaron B. Thomas, a Notary Public in and for said State at Large, hereby certify that
Paul S. Leonard, whose name is signed to the foregoing document, and

☒ Who is known to me, or

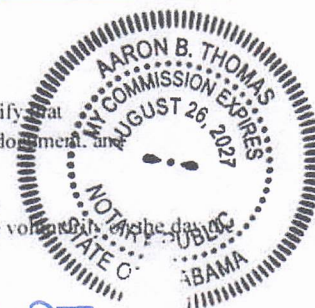
Whose identity I proved on the basis of _____

and that being informed of the contents of the document, he/she, as such officer and with full authority, executed the same voluntarily on the day of _____

same bears date. Given under my hand and official seal this the 28th day of July, 2026.

Aaron B. Thomas, Notary Public

My Commission Expires: 8-26-27



100
24 00
100
26 00

THIS INSTRUMENT PREPARED BY:
Samuel H. Frazier, Esq.
Spain & Gillon, L.L.C.
2117 Second Avenue, North
Birmingham, Alabama 35203

SEND TAX NOTICE TO:
Mitchell-Frazier Farms Limited Partnership
P. O. Box 67
Belle Mina, Alabama 35615

GENERAL WARRANTY DEED

STATE OF ALABAMA)

TITLE NOT EXAMINED

LIMESTONE COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Ten Dollars (\$10) to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof being hereby acknowledged, Mitchell-Frazier Farms, an Alabama general partnership, comprised of Ora Mae Frazier, Cooper L. Frazier, and Samuel H. Frazier, as partners, whose name was formerly Frazier Farms (herein collectively referred to as Grantor), do grant, bargain, sell and convey unto Mitchell-Frazier Farms Limited Partnership (herein collectively referred to as Grantee), the following described real estate, situated in Limestone County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

Subject to ad valorem taxes due October, 2001, a lien, but not yet payable.

Subject to that certain mortgage dated June 20, 1981, in the original amount of \$669,000, in favor of Ora Mae Frazier, Mortgagee.

Subject to all easements, encumbrances, restrictions and rights of way of record.

TO HAVE AND TO HOLD, to the said Grantee, its successors and assigns, forever.

And we do for ourselves and for our heirs, personal representatives, successors and assigns covenant with the said Grantee, its successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, personal representatives, successors and assigns shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 28th day of December, 2000.

MITCHELL-FRAZIER FARMS,
A General Partnership

By *Ora Mae Frazier*
Ora Mae Frazier
Partner

By Samuel H. Frazier as Attorney in Fact
Under Durable Power of Attorney Dated 3/2/99

By *Cooper L. Frazier*
Cooper L. Frazier
Partner

By *Samuel H. Frazier*
Samuel H. Frazier
Partner

STATE OF ALABAMA)
Morgan COUNTY)

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Samuel H. Frazier whose name, as Attorney in Fact for Ora Mae Frazier under Durable Power of Attorney Dated 3/2/99, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such attorney in fact, executed the same voluntarily for and on behalf of said Ora Mae Frazier.

Given under my hand and official seal this 28th day of December, 2000.

[SEAL]

Kent Dumas
Notary Public
My Commission Expires 9/8/2003

STATE OF ALABAMA)
Morgan COUNTY)

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Cooper L. Frazier, whose name, as a general partner of Mitchell-Frazier Farms, an Alabama general partnership, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such partner and with full authority, executed the same voluntarily for and on behalf of said partnership.

Given under my hand and official seal this 28th day of December, 2000.

[SEAL]

Kent Dumas
Notary Public
My Commission Expires 9/8/2003

STATE OF ALABAMA)
Morgan COUNTY)

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Samuel H. Frazier, whose name, as a general partner of Mitchell-Frazier Farms, an Alabama general partnership, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such partner and with full authority, executed the same voluntarily for and on behalf of said partnership.

Given under my hand and official seal this 28th day of December 2000.

[SEAL]

Kent Chisler
 Notary Public
 My Commission Expires 9/8/2003

F:\6\FRAZIER FARMS\Deed to Lot 2. wpd

EXHIBIT A**PARCEL 1**

A tract or parcel of land located in the Northwest Quarter of Section 11, Township 4 South, Range 3 West, Limestone County, Alabama, and being more particularly described as follows: Beginning at an existing nail and washer at the Northwest corner of Section 11, Township 4 South, Range 3 West, the POINT OF TRUE BEGINNING of the following described property; thence from the point of true beginning run South 89 degrees 33 minutes 14 seconds East along the North boundary of said Section 11 a distance of 1329.59 feet to an iron pin; thence South 00 degrees 26 minutes 35 seconds West a distance of 1049.86 feet to an iron pin, passing the centerline of Powell Road at a distance of 2.55 feet, and passing an iron pin on the southerly right of way margin of said Powell Road at a distance of 32.55 feet; thence South 89 degrees 33 minutes 14 seconds East a distance of 440.00 feet to an iron pin on the old possession line fence; thence South 00 degrees 26 minutes 35 seconds West along an old possession line fence a distance of 961.14 feet to an iron pin at an old fence corner; thence North 89 degrees 46 minutes 03 seconds West a distance of 1736.59 feet to an iron pin; thence North 00 degrees 29 minutes 40 seconds West along the West boundary of said Section 11 a distance of 2017.74 feet to the Point of True Beginning, passing an iron pin on the southerly right of way margin of the Powell Road at a distance of 1987.74 feet, and containing 70.460 acres, more or less.

AND SUBJECT TO:

That portion lying within the right of way of the Powell Road containing 0.955 acres, more or less.

PARCEL 2

NE $\frac{1}{4}$ of Section 30; N $\frac{1}{2}$ of N $\frac{1}{2}$ of SW $\frac{1}{4}$, Section 30; and a strip of land of even width off of the N $\frac{1}{2}$ of the SE $\frac{1}{4}$ of Section 30, being the north 60 acres of said SE $\frac{1}{4}$ of Section 30, all in Township 4 South, of Range 3 West, being 260 acres, more or less.

All that part of Section 30, Township 4 South, Range 3 West, described as follows, to wit: Beginning at a stake 6.88 chains north from the southwest corner of said Section 30, thence north one-quarter of a degree west 23.35 chains to a stake on the section line, thence east 40.80 chains to a stake on the north and south quarter section line, thence south 4.43 chains to a stake, thence east 2.69 chains to a stake, thence one-quarter of a degree east of south 25.78 chains to a stake on the south boundary of said Section 30, thence west 2.28 chains to a stake on section line in the center of a plantation road, thence north 6.88 chains to a stake, thence west 41.21 chains to the beginning and containing 100 acres, more or less.

LESS AND EXCEPT therefrom approximately 9.5 acres being part of the NE $\frac{1}{4}$ of said Section 30 described as beginning at the Northeast corner of said NE $\frac{1}{4}$; thence South along the East section line 725 feet to the true point of beginning of this excepted portion; thence West and parallel with the West section line 900 feet to a point; thence South and parallel with the East section line 276 feet to a point; thence East parallel with the North section line 50 feet to a point; thence South and parallel with the East section line 190 feet to a point; thence East parallel with the North section line 850 feet to a point on the East section line; thence North along the East section line 456 feet to the point of beginning.

PARCEL 3

Tract 1. Beginning at an existing nail and bottle cap at the Southwest corner of Section 30, Township 4 South, Range 3 West, said point being the Point of True Beginning of the tract herein described;

thence from the Point of True Beginning South 89 degrees 53 minutes 32 seconds East along the South boundary of said Section 30 a distance of 2736.14 feet to a railroad spike that is 2639.64 feet, North 89 degrees 53 minutes 32 seconds West of the Southeast corner of said Section 30.

Thence North 00 degrees 09 minutes 56 seconds East a distance of 493.65 feet to an existing iron pin; passing an iron pin on the North right-of-way of County Road No. 6 at a distance of 39.45 feet.

Thence North 89 degrees 22 minutes 51 seconds West a distance of 2729.96 feet to an existing iron pin on the West boundary of said Section 30.

Thence South 00 degrees 51 minutes 26 seconds West along the West boundary of said Section 30 a distance of 518.07 feet to the Point of True Beginning, lying in the South One-half of the Southwest Quarter of Section 30, Township 4 South, Range 3 West, Limestone County, Alabama, and containing 31.738 acres, more or less.

LESS AND EXCEPT

That portion lying North of the South boundary of said Section 30 necessary for a 40.00 foot right-of-way from the existing centerline of County Road No. 6.

PARCEL 4

All of Section 12, Township 5, Range 4 West, less that portion to State of Alabama for highway right-of-way, containing 583 acres, more or less;

The SW one-quarter less the S one-half of the SW one-quarter of the SW one-quarter, also less one acre, of Section 3, Township 5, Range 4 West, containing 139 acres, more or less;

The W one-half of the SE one-quarter of Section 3, Township 5, Range 4 West, containing 80 acres, more or less;

The S one-half of the N one-half less 8 acres off the North end of the SW one-quarter of the NW one-quarter of Section 3, Township 5, Range 4 West, containing 152 acres, more or less;

The S one-half of the NW one-quarter and 10 acres in the Southeast corner of the NE one-quarter of the NW one-quarter of Section 2, Township 5, Range 4 West, containing 90 acres, more or less;

The E one-half of the SE one-quarter of Section 3, Township 5, Range 4 West, containing 80 acres, more or less;

The W one-half of the SW one-quarter and the W one-half of the E one-half of the SW one-quarter of Section 2, Township 5, Range 4 West, containing 120 acres, more or less.

Less and except the rights-of-way for public roads, highways and Southern Railway which traverses the property containing in the aggregate a net of 1120 acres.

PARCEL 5

All that part of the Southwest Quarter of Section 3, Township 5 South, Range 4 West of the Huntsville Meridian, Limestone County, Alabama, more particularly described as beginning at a point located on the North margin of Alabama Highway No. 20 said point is further described as being North 0 degrees 50 minutes East 88.5 feet and North 89 degrees 10 minutes West 1586 feet from the center of the South boundary of said Section 2; thence from the point of beginning North 89 degrees 10 minutes West along said North margin of Alabama Highway 20, 410.0 feet; thence North 0 degrees 50 minutes East 410.00 feet; thence South 89 degrees 10 minutes East 410.0 feet; thence South 0 degrees 50 minutes West 410.0 feet to the point of beginning and containing 3.86 acres, more or less.

Deed Tax	1.00
Recording Fee	25.00
TOTAL	26.00

DESIGNATION OF AGENT
CITY OF DECATUR



I, Mitchell-Frazier Farms, LP, being owner of the property which is the subject of this application (Rezoning), hereby authorize Pugh Wright McAnally, Inc. to act as my representative with the City of Decatur's staff, and/or Planning Commission, and/or Board of Zoning Adjustment, and/or Historic Preservation Commission, and/or City Council, as required by the type of request listed hereon.

Such representation shall be for all purposes concerning any manner, right, or obligation relating to this petition. This designation authorizes my agent to make verbal or written representations and/or declarations on my behalf and I shall be legally bound by said verbal or written representations and/or declarations relating to this petition.

The petitioner understands and acknowledges that the City will rely upon the agent's representations in approval or denial of said petition.

Property owner's or owners' signature(s): By: Mitchell Frazier Farms Limited Partnership
By: Mitchell Frazier Farms LLC, Its General Partner
By: The Estate of Samuel H. Frazier, its sole owner
Paul J. Personal Representative of Date: 07/28/2026
The Estate of Samuel H. Frazier Date: _____

STATE OF ALABAMA

COUNTY OF Jefferson

I, Aaron B. Thomas, a Notary Public in and for said State at Large, hereby certify that Paul S. Leonard, whose name is signed to the foregoing document, and

☒ Who is known to me, or

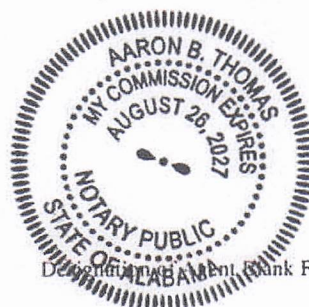
_____ Whose identity I proved on the basis of _____

and that being informed of the contents of the document, he/she, as such officer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 28th day of July, 2026.

Aaron B. Thomas
Notary Public

My Commission Expires: 8-26-27



Document: Alabama Bank Form - 2025.docx

TRACT 1

A TRACT OF LAND LYING IN SECTION 2 AND SECTION 3, TOWNSHIP 5 SOUTH, RANGE 4 WEST, LIMESTONE COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 2 THENCE NORTH 00 DEGREES 56 MINUTES 25 SECONDS EAST (ALABAMA STATE PLANE GRID, WEST ZONE [NAD83]), A DISTANCE OF 50.25 FEET TO A CAPPED IRON PIN (STAMPED "PWM AL/CA0021LS") ON THE NORTHERLY RIGHT OF WAY MARGIN OF ALABAMA HIGHWAY 20 (ALTERNATE 72); THENCE ALONG SAID RIGHT OF WAY MARGIN NORTH 88 DEGREES 40 MINUTES 53 SECONDS WEST A DISTANCE OF 660.95 FEET TO A CAPPED IRON PIN (STAMPED "PWM AL/CA0021/LS"), SAID POINT BEING THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

THENCE FROM THE SAID POINT OF BEGINNING NORTH 88 DEGREES 40 MINUTES 53 SECONDS WEST A DISTANCE OF 927.19 FEET TO A CAPPED IRON PIN (STAMPED "PWM AL/CA0021/LS"); THENCE NORTH 01 DEGREES 13 MINUTES 46 SECONDS EAST A DISTANCE OF 410.00 FEET TO A CAPPED IRON PIN (STAMPED "PWM AL/CA0021/LS"); THENCE NORTH 88 DEGREES 46 MINUTES 14 SECONDS WEST A DISTANCE OF 410.00 FEET TO A CAPPED IRON PIN (STAMPED "PWM AL/CA0021/LS"); THENCE SOUTH 01 DEGREES 13 MINUTES 46 SECONDS WEST A DISTANCE OF 410.00 FEET TO A CAPPED IRON PIN (STAMPED "PWM AL/CA0021/LS") ON THE NORTHERLY RIGHT-OF-WAY MARGIN OF ALABAMA HIGHWAY 20 (ALTERNATE 72); THENCE ALONG THE SAID RIGHT-OF-WAY MARGIN NORTH 88 DEGREES 40 MINUTES 53 SECONDS WEST A DISTANCE OF 4644.31 FEET TO A CAPPED IRON PIN (STAMPED "PWM AL/CA0021/LS"); THENCE LEAVING SAID RIGHT-OF-WAY MARGIN NORTH 00 DEGREES 26 MINUTES 05 SECONDS EAST A DISTANCE OF 618.45 FEET TO A CAPPED IRON PIN (STAMPED "PWM AL/CA0021/LS"); THENCE NORTH 88 DEGREES 40 MINUTES 35 SECONDS WEST A DISTANCE OF 1114.57 FEET TO A CAPPED IRON PIN (STAMPED "PWM AL/CA0021/LS"); THENCE NORTH 01 DEGREES 13 MINUTES 51 SECONDS EAST A DISTANCE OF 337.36 FEET TO A CAPPED IRON PIN (STAMPED "PWM AL/CA0021/LS"); THENCE NORTH 88 DEGREES 46 MINUTES 09 SECONDS WEST A DISTANCE OF 90.03 FEET TO A CAPPED IRON PIN (STAMPED "PWM AL/CA0021/LS") ON THE EASTERLY RIGHT-OF-WAY MARGIN OF US HIGHWAY 31; THENCE ALONG SAID RIGHT-OF-WAY MARGIN NORTH 07 DEGREES 06 MINUTES 04 SECONDS EAST A DISTANCE OF 137.81 FEET TO A CAPPED IRON PIN (STAMPED "PWM AL/CA0021/LS"); THENCE NORTH 00 DEGREES 58 MINUTES 02 SECONDS EAST A DISTANCE OF 189.68 FEET TO A CAPPED IRON PIN (STAMPED "PWM AL/CA0021/LS") ON THE SOUTHERLY RIGHT-OF-WAY MARGIN OF SOUTHERN RAILWAY COMPANY; THENCE ALONG SAID RIGHT-OF-WAY MARGIN NORTH 69 DEGREES 36 MINUTES 39 SECONDS EAST A DISTANCE OF 7176.70 FEET TO A CAPPED IRON PIN (STAMPED "PWM AL/CA0021/LS"); THENCE LEAVING SAID RIGHT-OF-WAY MARGIN SOUTH 88 DEGREES 37 MINUTES 46 SECONDS EAST A DISTANCE OF 478.10 FEET TO A CAPPED IRON PIN (STAMPED "PWM AL/CA0021/LS"); THENCE NORTH 00 DEGREES 53 MINUTES 37 SECONDS EAST A DISTANCE OF 190.20 FEET TO A CAPPED IRON PIN (STAMPED "PWM AL/CA0021/LS") ON THE SOUTHERLY RIGHT-OF-WAY MARGIN OF SOUTHERN RAILWAY COMPANY; THENCE ALONG SAID RIGHT-OF-WAY MARGIN NORTH 69 DEGREES 36 MINUTES 39 SECONDS EAST A DISTANCE OF 714.45 FEET TO A CAPPED IRON PIN (STAMPED "PWM AL/CA0021/LS") ON THE EASTERLY BOUNDARY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 2; THENCE SOUTH 00 DEGREES 56 MINUTES 25 SECONDS WEST A DISTANCE OF 1784.88 FEET TO A CONCRETE MONUMENT (TVA 21) AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 2; THENCE ALONG THE SOUTHERLY BOUNDARY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 2 NORTH 88 DEGREES 36 MINUTES 50 SECONDS WEST A DISTANCE OF 661.00

FEET TO A CAPPED IRON PIN (STAMPED "PWM AL/CA0021/LS"); THENCE SOUTH 00 DEGREES 46 MINUTES 55 SECONDS WEST A DISTANCE OF 2606.36 FEET TO THE TRUE POINT OF BEGINNING AND CONTAINING 448.11 ACRES MORE OR LESS.

TRACT 2

A TRACT OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 5 SOUTH, RANGE 4 WEST, LIMESTONE COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE SOUTHWEST CORNER OF SECTION 3 THENCE NORTH 00 DEGREES 50 MINUTES 07 SECONDS EAST (ALABAMA STATE PLANE GRID, WEST ZONE [NAD83]), A DISTANCE OF 660.94 FEET TO A POINT; THENCE NORTH 81 DEGREES 14 MINUTES 51 SECONDS EAST A DISTANCE OF 42.20 FEET TO A POINT; THENCE SOUTH 87 DEGREES 35 MINUTES 09 SECONDS EAST A DISTANCE OF 48.00 FEET TO A CAPPED IRON PIN (STAMPED "PWM/AL/CA0021/LS"), SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY MARGIN OF US HIGHWAY 31 AND BEING THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

THENCE FROM THE TRUE POINT OF BEGINNING ALONG A CURVE TO THE LEFT ON SAID RIGHT-OF-WAY MARGIN HAVING A RADIUS OF 1365.59 FEET (CHORD BEARING NORTH 07 DEGREES 27 MINUTES 54 SECONDS EAST, CHORD DISTANCE 171.04 FEET) AN ARC DISTANCE OF 171.15 FEET TO A CAPPED IRON PIN (STAMPED "PWM/AL/CA0021/LS"); THENCE NORTH 07 DEGREES 06 MINUTES 04 SECONDS EAST A DISTANCE OF 168.01 FEET TO A CAPPED IRON PIN (STAMPED "PWM/AL/CA0021/LS"); THENCE LEAVING SAID RIGHT-OF-WAY MARGIN SOUTH 88 DEGREES 46 MINUTES 09 SECONDS EAST A DISTANCE OF 90.03 FEET TO A CAPPED IRON PIN (STAMPED "PWM/AL/CA0021/LS"); THENCE SOUTH 01 DEGREES 13 MINUTES 51 SECONDS WEST A DISTANCE OF 337.36 FEET TO A CAPPED IRON PIN (STAMPED "PWM/AL/CA0021/LS"); THENCE NORTH 88 DEGREES 40 MINUTES 35 SECONDS WEST A DISTANCE OF 125.79 FEET TO THE TRUE POINT OF BEGINNING AND CONTAINING 0.83 ACRES MORE OR LESS.

Planning Commission Staff Report



FILE NAME: Rezoning 1455-26

MEETING DATE: August 18th, 2026

A. BACKGROUND:

Applicant/Representative:	Pugh Wright McAnally
Owner:	Mitchell-Frazier Farms Limited Partnership
Property Location:	West of 21905 Highway 20
Request:	Rezone 0.83 +/- acres from AG (Agricultural) to LI (Light Industrial District)
Property Size (Acres):	0.83 +/- acres
Future Land Use Map (FLUM) Designation:	Flex Employment Center
Current Zoning District:	AG (Agricultural)
Existing Land Use:	Vacant

B. DEVELOPMENT STATUS & HISTORY:

Previous Requests: <i>May not be exhaustive</i>	
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C. SURROUNDING LAND USE AND ZONING:

Direction	Land Use	Zoning
North	Residential/Vacant	AG
South	Light-Industrial	Unincorporated
East	Residential/Vacant	AG
West	Vacant	Unincorporated

D. EVALUATION/COMMENTS:

Street Connectivity: Street connectivity consists of direct access to Highway 31 North to the West and Highway 20 South East

District Standards: LI (Light-Industry)

	LI (Light-Industry)
Minimum Lot Size	Lots shall be of sufficient size so that the allowed use can reasonably locate on the site and comply with all applicable standards in this Ordinance.
Front Setback	The minimum setback for new structures shall be the average setback of any existing structure(s) facing the same street within 100 feet of the structure; otherwise, there is no minimum front setback
Rear Yard	The minimum setback is 20 feet from any lot classified in a residential district.
Side Yards	The minimum setback is 20 feet from any lot classified in a residential district.

Planning Analysis:

The applicant requests to rezone approximately 0.83 ± acres from AG (Agriculture) to LI (Light Industrial). The subject property is vacant located along Highway 31 North. The property is bordered by an Highway 31 North to the West and unincorporated to the South.

The property's Future Land Use designation is Flex-Employment Center, which supports a range of modern, low-impact employment uses, including light manufacturing, assembly and processing, warehousing and distribution, and flex space for technology, research, and development activities. As such, the proposed LI zoning is generally consistent with the Comprehensive Plan's long-term land use vision.

Consistent with the Comprehensive Plan, site design should ensure that the majority of industrial operations are conducted within enclosed buildings to minimize off-site impacts. Given the property's prominent frontage along Highway 31 North, enhanced landscaping, buffering, and site design should be incorporated to establish a high-quality gateway appearance, screen industrial activities where appropriate, and maintain the visual character of this major transportation corridor. Additionally, ALDOT approval may be required due to the property's frontage on Highway 31 North.

Conditions:

Planning Conditions: No comment

Engineering Conditions: N/A

Fire Conditions: N/A

Decatur Conditions: N/A

Gas:

Power:

Waste Water:

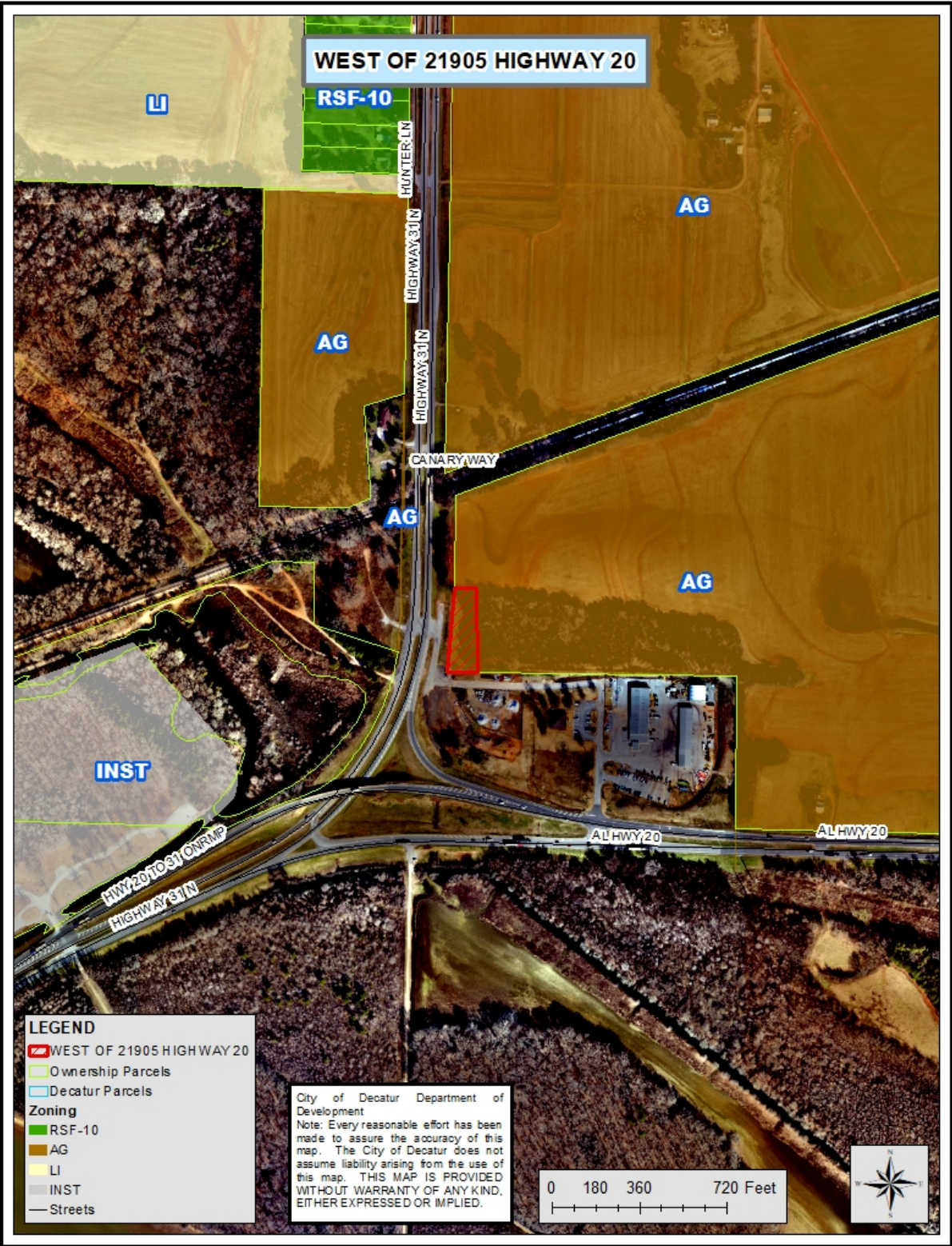
Joe Wheeler Conditions: N/A

Reviewed by:	Tommie Williams
Recommendation from Planning:	Approval

AERIAL MAP -



ZONING MAP



Zoning Map Amendment Application (Rezoning)

City of Decatur, Planning & Development Department
402 Lee Street NE
Decatur, AL 35602
(256) 341-4720 / Planning@decatur-al.gov



Name of Applicant(s): Mitchell-Frazier Farms Limited Partnership Phone: _____
Address: P. O. Box 67, Belle Mina, AL 35615 Email: _____
Name of Owner(s): Mitchell-Frazier Farms Limited Partnership Phone: _____
Address: P. O. Box 67, Belle Mina, AL 35615 Email: _____

The applicant will be the point of contact for all communication with city staff

In City Limits? Yes ☒ No ☐ Current Zoning: AG Proposed Zoning: LI CAG Total Acreage: 448.94 ac Total Lots: 2

Any annexation requests must be accompanied by appropriate application

Future Land Use Map Classification (from current comprehensive plan): _____

Describe the location of the property:
Limestone Co.; North side of AL Hwy 20, East of Hwy 31N; South of Southern Railway Co. Railroad Right-of-way

Describe existing use of property:
Vacant

Describe proposed use of property:

All items must be marked as included or "N/A" if not applicable:

- ☒ Proof of ownership
- ☒ Printed legal description and electronic copy in editable format (e.g. MS Word file or text file)
- ☒ Designation of Agent Form *The deadline to apply for the next meeting is: _____ / _____ / _____
- ☒ Accurate boundary map and/or sketch plan *The date of the next available meeting is: _____ / _____ / _____
- ☒ Fee (there is an initial fee; also, the applicant is responsible for covering the costs of legal advertising prior to the City Council public hearing)
- ☒ I agree to allow the City to place a sign or signs on this property notifying the public of this request
- ☒ I understand that the Planning Commission's and/or City Council's decision regarding this request will be based on the entire range of permitted uses in a zoning district, not solely the applicant's proposed use
- ☒ I understand the owner or designated agent must appear at the public hearings for this request (PC and Council)

I have read the above statements and warrant in good faith that I understand and will comply, and that the information submitted is true and correct. I acknowledge that submitting incorrect or incomplete information that results in delays or invalidation is the sole responsibility of the applicant.

Applicant Signature: Mitchell Frazier Farms Limited Partnership Date: 07 / 28 / 2026
By: Paul Leonard, Personal Representative of the Estate of Samuel H. Frazier, Deceased

STATE OF ALABAMA
COUNTY OF Jefferson

I, Aaron B. Thomas, a Notary Public in and for said State at Large, hereby certify that
Paul S. Leonard, whose name is signed to the foregoing document, and

☒ Who is known to me, or

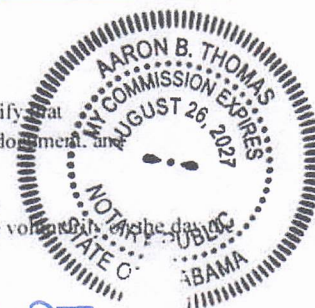
Whose identity I proved on the basis of _____

and that being informed of the contents of the document, he/she, as such officer and with full authority, executed the same voluntarily on the day of _____

same bears date. Given under my hand and official seal this the 28th day of July, 2026.

Aaron B. Thomas, Notary Public

My Commission Expires: 8-26-27



100
24 00
100
26 00

THIS INSTRUMENT PREPARED BY:
Samuel H. Frazier, Esq.
Spain & Gillon, L.L.C.
2117 Second Avenue, North
Birmingham, Alabama 35203

SEND TAX NOTICE TO:
Mitchell-Frazier Farms Limited Partnership
P. O. Box 67
Belle Mina, Alabama 35615

GENERAL WARRANTY DEED

STATE OF ALABAMA)

TITLE NOT EXAMINED

LIMESTONE COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Ten Dollars (\$10) to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof being hereby acknowledged, Mitchell-Frazier Farms, an Alabama general partnership, comprised of Ora Mae Frazier, Cooper L. Frazier, and Samuel H. Frazier, as partners, whose name was formerly Frazier Farms (herein collectively referred to as Grantor), do grant, bargain, sell and convey unto Mitchell-Frazier Farms Limited Partnership (herein collectively referred to as Grantee), the following described real estate, situated in Limestone County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

Subject to ad valorem taxes due October, 2001, a lien, but not yet payable.

Subject to that certain mortgage dated June 20, 1981, in the original amount of \$669,000, in favor of Ora Mae Frazier, Mortgagee.

Subject to all easements, encumbrances, restrictions and rights of way of record.

TO HAVE AND TO HOLD, to the said Grantee, its successors and assigns, forever.

And we do for ourselves and for our heirs, personal representatives, successors and assigns covenant with the said Grantee, its successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, personal representatives, successors and assigns shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 28th day of
December, 2000.

MITCHELL-FRAZIER FARMS,
A General Partnership

By *Ora Mae Frazier*
Ora Mae Frazier
Partner

By Samuel H. Frazier as Attorney in Fact
Under Durable Power of Attorney Dated 3/2/99

By *Cooper L. Frazier*
Cooper L. Frazier
Partner

By *Samuel H. Frazier*
Samuel H. Frazier
Partner

STATE OF ALABAMA)
Morgan COUNTY)

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Samuel H. Frazier whose name, as Attorney in Fact for Ora Mae Frazier under Durable Power of Attorney Dated 3/2/99, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such attorney in fact, executed the same voluntarily for and on behalf of said Ora Mae Frazier.

Given under my hand and official seal this 28th day of December, 2000.

[SEAL]

Kent Dumas
Notary Public
My Commission Expires 9/8/2003

STATE OF ALABAMA)
Morgan COUNTY)

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Cooper L. Frazier, whose name, as a general partner of Mitchell-Frazier Farms, an Alabama general partnership, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such partner and with full authority, executed the same voluntarily for and on behalf of said partnership.

Given under my hand and official seal this 28th day of December, 2000.

[SEAL]

Kent Dumas
Notary Public
My Commission Expires 9/8/2003

STATE OF ALABAMA)
Morgan COUNTY)

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Samuel H. Frazier, whose name, as a general partner of Mitchell-Frazier Farms, an Alabama general partnership, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such partner and with full authority, executed the same voluntarily for and on behalf of said partnership.

Given under my hand and official seal this 28th day of December 2000.

[SEAL]

Kent Chisler
 Notary Public
 My Commission Expires 9/8/2003

F:\60\FRAZIER FARMS\Deed to Lot 2. wpd

EXHIBIT A

PARCEL 1

A tract or parcel of land located in the Northwest Quarter of Section 11, Township 4 South, Range 3 West, Limestone County, Alabama, and being more particularly described as follows: Beginning at an existing nail and washer at the Northwest corner of Section 11, Township 4 South, Range 3 West, the POINT OF TRUE BEGINNING of the following described property; thence from the point of true beginning run South 89 degrees 33 minutes 14 seconds East along the North boundary of said Section 11 a distance of 1329.59 feet to an iron pin; thence South 00 degrees 26 minutes 35 seconds West a distance of 1049.86 feet to an iron pin, passing the centerline of Powell Road at a distance of 2.55 feet, and passing an iron pin on the southerly right of way margin of said Powell Road at a distance of 32.55 feet; thence South 89 degrees 33 minutes 14 seconds East a distance of 440.00 feet to an iron pin on the old possession line fence; thence South 00 degrees 26 minutes 35 seconds West along an old possession line fence a distance of 961.14 feet to an iron pin at an old fence corner; thence North 89 degrees 46 minutes 03 seconds West a distance of 1736.59 feet to an iron pin; thence North 00 degrees 29 minutes 40 seconds West along the West boundary of said Section 11 a distance of 2017.74 feet to the Point of True Beginning, passing an iron pin on the southerly right of way margin of the Powell Road at a distance of 1987.74 feet, and containing 70.460 acres, more or less.

AND SUBJECT TO:

That portion lying within the right of way of the Powell Road containing 0.955 acres, more or less.

PARCEL 2

NE $\frac{1}{4}$ of Section 30; N $\frac{1}{2}$ of N $\frac{1}{2}$ of SW $\frac{1}{4}$, Section 30; and a strip of land of even width off of the N $\frac{1}{2}$ of the SE $\frac{1}{4}$ of Section 30, being the north 60 acres of said SE $\frac{1}{4}$ of Section 30, all in Township 4 South, of Range 3 West, being 260 acres, more or less.

All that part of Section 30, Township 4 South, Range 3 West, described as follows, to wit: Beginning at a stake 6.88 chains north from the southwest corner of said Section 30, thence north one-quarter of a degree west 23.35 chains to a stake on the section line, thence east 40.80 chains to a stake on the north and south quarter section line, thence south 4.43 chains to a stake, thence east 2.69 chains to a stake, thence one-quarter of a degree east of south 25.78 chains to a stake on the south boundary of said Section 30, thence west 2.28 chains to a stake on section line in the center of a plantation road, thence north 6.88 chains to a stake, thence west 41.21 chains to the beginning and containing 100 acres, more or less.

LESS AND EXCEPT therefrom approximately 9.5 acres being part of the NE $\frac{1}{4}$ of said Section 30 described as beginning at the Northeast corner of said NE $\frac{1}{4}$; thence South along the East section line 725 feet to the true point of beginning of this excepted portion; thence West and parallel with the West section line 900 feet to a point; thence South and parallel with the East section line 276 feet to a point; thence East parallel with the North section line 50 feet to a point; thence South and parallel with the East section line 190 feet to a point; thence East parallel with the North section line 850 feet to a point on the East section line; thence North along the East section line 456 feet to the point of beginning.

PARCEL 3

Tract 1. Beginning at an existing nail and bottle cap at the Southwest corner of Section 30, Township 4 South, Range 3 West, said point being the Point of True Beginning of the tract herein described;

thence from the Point of True Beginning South 89 degrees 53 minutes 32 seconds East along the South boundary of said Section 30 a distance of 2736.14 feet to a railroad spike that is 2639.64 feet, North 89 degrees 53 minutes 32 seconds West of the Southeast corner of said Section 30.

Thence North 00 degrees 09 minutes 56 seconds East a distance of 493.65 feet to an existing iron pin; passing an iron pin on the North right-of-way of County Road No. 6 at a distance of 39.45 feet.

Thence North 89 degrees 22 minutes 51 seconds West a distance of 2729.96 feet to an existing iron pin on the West boundary of said Section 30.

Thence South 00 degrees 51 minutes 26 seconds West along the West boundary of said Section 30 a distance of 518.07 feet to the Point of True Beginning, lying in the South One-half of the Southwest Quarter of Section 30, Township 4 South, Range 3 West, Limestone County, Alabama, and containing 31.738 acres, more or less.

LESS AND EXCEPT

That portion lying North of the South boundary of said Section 30 necessary for a 40.00 foot right-of-way from the existing centerline of County Road No. 6.

PARCEL 4

All of Section 12, Township 5, Range 4 West, less that portion to State of Alabama for highway right-of-way, containing 583 acres, more or less;

The SW one-quarter less the S one-half of the SW one-quarter of the SW one-quarter, also less one acre, of Section 3, Township 5, Range 4 West, containing 139 acres, more or less;

The W one-half of the SE one-quarter of Section 3, Township 5, Range 4 West, containing 80 acres, more or less;

The S one-half of the N one-half less 8 acres off the North end of the SW one-quarter of the NW one-quarter of Section 3, Township 5, Range 4 West, containing 152 acres, more or less;

The S one-half of the NW one-quarter and 10 acres in the Southeast corner of the NE one-quarter of the NW one-quarter of Section 2, Township 5, Range 4 West, containing 90 acres, more or less;

The E one-half of the SE one-quarter of Section 3, Township 5, Range 4 West, containing 80 acres, more or less;

The W one-half of the SW one-quarter and the W one-half of the E one-half of the SW one-quarter of Section 2, Township 5, Range 4 West, containing 120 acres, more or less.

Less and except the rights-of-way for public roads, highways and Southern Railway which traverses the property containing in the aggregate a net of 1120 acres.

PARCEL 5

All that part of the Southwest Quarter of Section 3, Township 5 South, Range 4 West of the Huntsville Meridian, Limestone County, Alabama, more particularly described as beginning at a point located on the North margin of Alabama Highway No. 20 said point is further described as being North 0 degrees 50 minutes East 88.5 feet and North 89 degrees 10 minutes West 1586 feet from the center of the South boundary of said Section 2; thence from the point of beginning North 89 degrees 10 minutes West along said North margin of Alabama Highway 20, 410.0 feet; thence North 0 degrees 50 minutes East 410.00 feet; thence South 89 degrees 10 minutes East 410.0 feet; thence South 0 degrees 50 minutes West 410.0 feet to the point of beginning and containing 3.86 acres, more or less.

Deed Tax	1.00
Recording Fee	25.00
TOTAL	26.00

DESIGNATION OF AGENT
CITY OF DECATUR



I, Mitchell-Frazier Farms, LP, being owner of the property which is the subject of this application (Rezoning), hereby authorize Pugh Wright McAnally, Inc. to act as my representative with the City of Decatur's staff, and/or Planning Commission, and/or Board of Zoning Adjustment, and/or Historic Preservation Commission, and/or City Council, as required by the type of request listed hereon.

Such representation shall be for all purposes concerning any manner, right, or obligation relating to this petition. This designation authorizes my agent to make verbal or written representations and/or declarations on my behalf and I shall be legally bound by said verbal or written representations and/or declarations relating to this petition.

The petitioner understands and acknowledges that the City will rely upon the agent's representations in approval or denial of said petition.

Property owner's or owners' signature(s): By: Mitchell Frazier Farms Limited Partnership
By: Mitchell Frazier Farms LLC, Its General Partner
By: The Estate of Samuel H. Frazier, its sole owner
Paul J. Personal Representative of Date: 07/28/2026
The Estate of Samuel H. Frazier Date: _____

STATE OF ALABAMA

COUNTY OF Jefferson

I, Aaron B. Thomas, a Notary Public in and for said State at Large, hereby certify that Paul S. Leonard, whose name is signed to the foregoing document, and

X Who is known to me, or

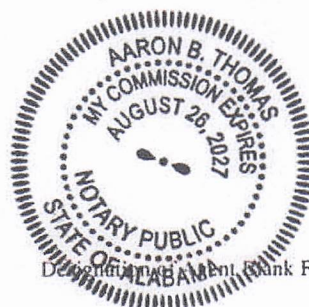
_____ Whose identity I proved on the basis of _____

and that being informed of the contents of the document, he/she, as such officer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 28th day of July, 2026.

Aaron B. Thomas
Notary Public

My Commission Expires: 8-26-27



Document: Alabama Bank Form - 2025.docx

TRACT 1

A TRACT OF LAND LYING IN SECTION 2 AND SECTION 3, TOWNSHIP 5 SOUTH, RANGE 4 WEST, LIMESTONE COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 2 THENCE NORTH 00 DEGREES 56 MINUTES 25 SECONDS EAST (ALABAMA STATE PLANE GRID, WEST ZONE [NAD83]), A DISTANCE OF 50.25 FEET TO A CAPPED IRON PIN (STAMPED "PWM AL/CA0021LS") ON THE NORTHERLY RIGHT OF WAY MARGIN OF ALABAMA HIGHWAY 20 (ALTERNATE 72); THENCE ALONG SAID RIGHT OF WAY MARGIN NORTH 88 DEGREES 40 MINUTES 53 SECONDS WEST A DISTANCE OF 660.95 FEET TO A CAPPED IRON PIN (STAMPED "PWM AL/CA0021/LS"), SAID POINT BEING THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

THENCE FROM THE SAID POINT OF BEGINNING NORTH 88 DEGREES 40 MINUTES 53 SECONDS WEST A DISTANCE OF 927.19 FEET TO A CAPPED IRON PIN (STAMPED "PWM AL/CA0021/LS"); THENCE NORTH 01 DEGREES 13 MINUTES 46 SECONDS EAST A DISTANCE OF 410.00 FEET TO A CAPPED IRON PIN (STAMPED "PWM AL/CA0021/LS"); THENCE NORTH 88 DEGREES 46 MINUTES 14 SECONDS WEST A DISTANCE OF 410.00 FEET TO A CAPPED IRON PIN (STAMPED "PWM AL/CA0021/LS"); THENCE SOUTH 01 DEGREES 13 MINUTES 46 SECONDS WEST A DISTANCE OF 410.00 FEET TO A CAPPED IRON PIN (STAMPED "PWM AL/CA0021/LS") ON THE NORTHERLY RIGHT-OF-WAY MARGIN OF ALABAMA HIGHWAY 20 (ALTERNATE 72); THENCE ALONG THE SAID RIGHT-OF-WAY MARGIN NORTH 88 DEGREES 40 MINUTES 53 SECONDS WEST A DISTANCE OF 4644.31 FEET TO A CAPPED IRON PIN (STAMPED "PWM AL/CA0021/LS"); THENCE LEAVING SAID RIGHT-OF-WAY MARGIN NORTH 00 DEGREES 26 MINUTES 05 SECONDS EAST A DISTANCE OF 618.45 FEET TO A CAPPED IRON PIN (STAMPED "PWM AL/CA0021/LS"); THENCE NORTH 88 DEGREES 40 MINUTES 35 SECONDS WEST A DISTANCE OF 1114.57 FEET TO A CAPPED IRON PIN (STAMPED "PWM AL/CA0021/LS"); THENCE NORTH 01 DEGREES 13 MINUTES 51 SECONDS EAST A DISTANCE OF 337.36 FEET TO A CAPPED IRON PIN (STAMPED "PWM AL/CA0021/LS"); THENCE NORTH 88 DEGREES 46 MINUTES 09 SECONDS WEST A DISTANCE OF 90.03 FEET TO A CAPPED IRON PIN (STAMPED "PWM AL/CA0021/LS") ON THE EASTERLY RIGHT-OF-WAY MARGIN OF US HIGHWAY 31; THENCE ALONG SAID RIGHT-OF-WAY MARGIN NORTH 07 DEGREES 06 MINUTES 04 SECONDS EAST A DISTANCE OF 137.81 FEET TO A CAPPED IRON PIN (STAMPED "PWM AL/CA0021/LS"); THENCE NORTH 00 DEGREES 58 MINUTES 02 SECONDS EAST A DISTANCE OF 189.68 FEET TO A CAPPED IRON PIN (STAMPED "PWM AL/CA0021/LS") ON THE SOUTHERLY RIGHT-OF-WAY MARGIN OF SOUTHERN RAILWAY COMPANY; THENCE ALONG SAID RIGHT-OF-WAY MARGIN NORTH 69 DEGREES 36 MINUTES 39 SECONDS EAST A DISTANCE OF 7176.70 FEET TO A CAPPED IRON PIN (STAMPED "PWM AL/CA0021/LS"); THENCE LEAVING SAID RIGHT-OF-WAY MARGIN SOUTH 88 DEGREES 37 MINUTES 46 SECONDS EAST A DISTANCE OF 478.10 FEET TO A CAPPED IRON PIN (STAMPED "PWM AL/CA0021/LS"); THENCE NORTH 00 DEGREES 53 MINUTES 37 SECONDS EAST A DISTANCE OF 190.20 FEET TO A CAPPED IRON PIN (STAMPED "PWM AL/CA0021/LS") ON THE SOUTHERLY RIGHT-OF-WAY MARGIN OF SOUTHERN RAILWAY COMPANY; THENCE ALONG SAID RIGHT-OF-WAY MARGIN NORTH 69 DEGREES 36 MINUTES 39 SECONDS EAST A DISTANCE OF 714.45 FEET TO A CAPPED IRON PIN (STAMPED "PWM AL/CA0021/LS") ON THE EASTERLY BOUNDARY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 2; THENCE SOUTH 00 DEGREES 56 MINUTES 25 SECONDS WEST A DISTANCE OF 1784.88 FEET TO A CONCRETE MONUMENT (TVA 21) AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 2; THENCE ALONG THE SOUTHERLY BOUNDARY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 2 NORTH 88 DEGREES 36 MINUTES 50 SECONDS WEST A DISTANCE OF 661.00

FEET TO A CAPPED IRON PIN (STAMPED "PWM AL/CA0021/LS"); THENCE SOUTH 00 DEGREES 46 MINUTES 55 SECONDS WEST A DISTANCE OF 2606.36 FEET TO THE TRUE POINT OF BEGINNING AND CONTAINING 448.11 ACRES MORE OR LESS.

TRACT 2

A TRACT OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 5 SOUTH, RANGE 4 WEST, LIMESTONE COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE SOUTHWEST CORNER OF SECTION 3 THENCE NORTH 00 DEGREES 50 MINUTES 07 SECONDS EAST (ALABAMA STATE PLANE GRID, WEST ZONE [NAD83]), A DISTANCE OF 660.94 FEET TO A POINT; THENCE NORTH 81 DEGREES 14 MINUTES 51 SECONDS EAST A DISTANCE OF 42.20 FEET TO A POINT; THENCE SOUTH 87 DEGREES 35 MINUTES 09 SECONDS EAST A DISTANCE OF 48.00 FEET TO A CAPPED IRON PIN (STAMPED "PWM/AL/CA0021/LS"), SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY MARGIN OF US HIGHWAY 31 AND BEING THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

THENCE FROM THE TRUE POINT OF BEGINNING ALONG A CURVE TO THE LEFT ON SAID RIGHT-OF-WAY MARGIN HAVING A RADIUS OF 1365.59 FEET (CHORD BEARING NORTH 07 DEGREES 27 MINUTES 54 SECONDS EAST, CHORD DISTANCE 171.04 FEET) AN ARC DISTANCE OF 171.15 FEET TO A CAPPED IRON PIN (STAMPED "PWM/AL/CA0021/LS"); THENCE NORTH 07 DEGREES 06 MINUTES 04 SECONDS EAST A DISTANCE OF 168.01 FEET TO A CAPPED IRON PIN (STAMPED "PWM/AL/CA0021/LS"); THENCE LEAVING SAID RIGHT-OF-WAY MARGIN SOUTH 88 DEGREES 46 MINUTES 09 SECONDS EAST A DISTANCE OF 90.03 FEET TO A CAPPED IRON PIN (STAMPED "PWM/AL/CA0021/LS"); THENCE SOUTH 01 DEGREES 13 MINUTES 51 SECONDS WEST A DISTANCE OF 337.36 FEET TO A CAPPED IRON PIN (STAMPED "PWM/AL/CA0021/LS"); THENCE NORTH 88 DEGREES 40 MINUTES 35 SECONDS WEST A DISTANCE OF 125.79 FEET TO THE TRUE POINT OF BEGINNING AND CONTAINING 0.83 ACRES MORE OR LESS.

Planning Commission Staff Report



FILE NAME: Rezoning 1456-26

MEETING DATE: August 18, 2026

A. BACKGROUND:

Applicant/Representative:	WLP, LLC
Owner:	WLP, LLC
Property Location:	North of Lake Ave SE
Request:	Rezone 6.86 +/- acres from RSF-10 (Residential Single-Family 10) to RM-H (Residential Mixed-High Density)
Property Size (Acres):	6.86 +/- acres
Future Land Use Map (FLUM) Designation:	Mixed Neighborhood
Current Zoning District:	Residential Single-Family 10
Existing Land Use:	Vacant

B. DEVELOPMENT STATUS & HISTORY:

Previous Requests: <i>May not be exhaustive</i>	
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C. SURROUNDING LAND USE AND ZONING:

Direction	Land Use	Zoning
North	Vacant	CC
South	Residential	RS-10
East	Vacant	RS-10
West	Vacant	RS-10

D. EVALUATION/COMMENTS:

Street Connectivity: A proposed public street will be constructed on the property to connect to Point Mallard Pkwy SE

District Standards: (RM-H) Residential Mixed High Density

Density	20 units/acre
Lot Widths	(* 50 ft) Duplex, Triplex, Multi-Family (18 ft) SFA or Townhouses *50 feet plus 5 feet per unit after the first unit
Front Setback	15 ft.
Rear Setback	20 ft
Side Setback	8 ft

Planning Analysis:

The applicant requests a rezoning of approximately 6.86 acres from Residential Single-Family 10 (RS-10) to Residential Mixed High Density (RM-H). Residential High-Density zoning complements the intended future land use as described in the One Decatur Comprehensive Plan. The One Decatur Comprehensive Plan suggests mixed neighborhood land uses for the property in question. As a part of a more comprehensive development strategy, this parcel will add to the composition of mixed land uses in the area.

Mixed Neighborhood is described as a primarily residential area featuring a mix of housing types ranging from multi-family, townhomes, and small-lot single-family detached. They are typically located within a walkable distance to a neighborhood activity center such as a commercial center or civic site. Mixed neighborhoods should have a street network of small blocks, a defined center and edges, and connections to surrounding development. These neighborhoods may include small-scale retail or office uses.

The requested rezoning complements the surrounding mixed land uses, and supports future growth that is desired in the City of Decatur. Subject to compliance with all applicable development standards, this rezoning is consistent with sound planning principles by promoting an orderly and logical relationship between land use and zoning.

Conditions:

Planning Conditions: No comment

Engineering Conditions: N/A

Fire Conditions: N/A

Decatur Conditions: N/A

Gas:

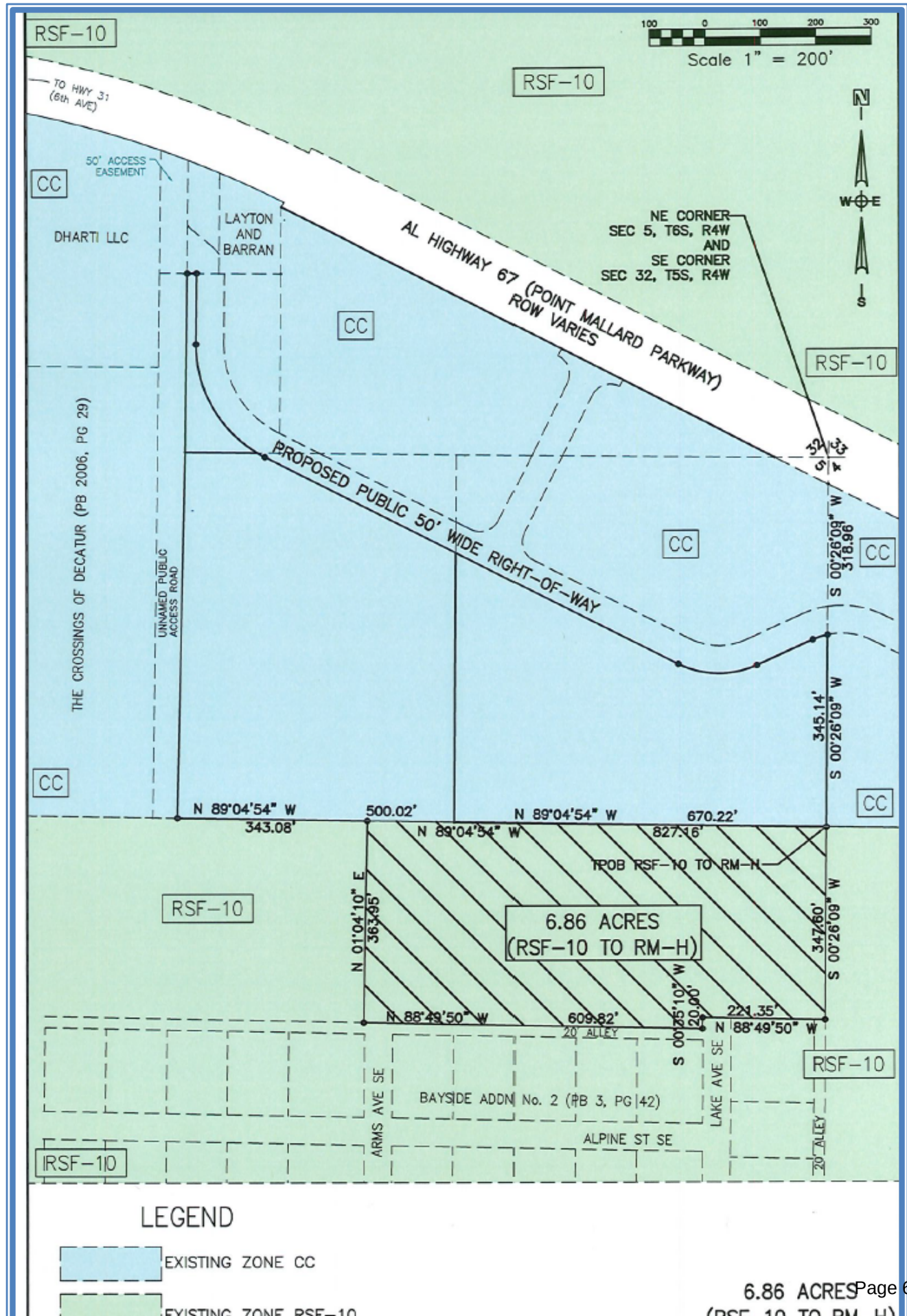
Power:

Waste Water:

Joe Wheeler Conditions: N/A

Reviewed by:	Chad Bowman
Recommendation from Planning:	Approval

North of Lake Ave SE Rezoning



Zoning Map Amendment Application (Rezoning)

City of Decatur, Planning & Development Department
402 Lee Street NE
Decatur, AL 35602
(256) 341-4720 / Planning@decatur-al.gov



Name of Applicant(s): WLP, L.L.C Phone: 256-345-3645
Address: 2008 Brookmanor Dr SE, Decatur, AL 35601 Email: wisehrt1153@gmail.com
Name of Owner(s): WLP, L.L.C Phone: 256-345-3645
Address: 2008 Brookmanor Dr SE, Decatur, AL 35601 Email: wisehrt1153@gmail.com

The applicant will be the point of contact for all communication with city staff

In City Limits? Yes ☒ No ☐ Current Zoning: RSF-10 Proposed Zoning: RM-H Total Acreage: 6.86 Total Lots: 1

Any annexation requests must be accompanied by appropriate application

Future Land Use Map Classification (from current comprehensive plan): _____

Describe the location of the property:
South of AL Hwy 67 (Point Mallard Pkwy; east of The Crossings of Decatur

Describe existing use of property: <u>Vacant</u>	Describe proposed use of property:
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All items must be marked as included or "N/A" if not applicable:

- ☒ Proof of ownership
- ☒ Printed legal description and electronic copy in editable format (e.g. MS Word file or text file)
- ☒ Designation of Agent Form *The deadline to apply for the next meeting is: ____/____/____
- ☒ Accurate boundary map and/or sketch plan *The date of the next available meeting is: ____/____/____
- ☒ Fee (there is an initial fee; also, the applicant is responsible for covering the costs of legal advertising prior to the City Council public hearing)
- ☒ I agree to allow the City to place a sign or signs on this property notifying the public of this request
- ☒ I understand that the Planning Commission's and/or City Council's decision regarding this request will be based on the entire range of permitted uses in a zoning district, not solely the applicant's proposed use
- ☒ I understand the owner or designated agent must appear at the public hearings for this request (PC and Council)

I have read the above statements and warrant in good faith that I understand and will comply, and that the information submitted is true and correct. I acknowledge that submitting incorrect or incomplete information that results in delays or invalidation is the sole responsibility of the applicant.

Applicant Signature: D.O.A. for H. Blake McAnally Date: 8 / 5 / 26

STATE OF ALABAMA

COUNTY OF Morgan

I, Donna D. Puckett, a Notary Public in and for said State at Large, hereby certify that
H. Blake McAnally, Pres. Pugh Wright McAnally, Inc. whose name is signed to the foregoing document, and

☒ Who is known to me, or

☐ Whose identity I proved on the basis of _____

and that being informed of the contents of the document, he/she, as such officer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 5th day of August, 20 26.

Donna D. Puckett

Notary Public

Donna D. Puckett

My Commission Expires:

2/18/29

Planning Commission

Notary Public, Alabama State at Large
My Commission Expires February 18, 2029

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6.86 ACRES FROM RSF-10 TO RM-H

BEGIN AT THE NORTHEAST CORNER OF SECTION 5, TOWNSHIP 6 SOUTH, RANGE 4 WEST, DECATUR, MORGAN COUNTY, ALABAMA, AND RUN THENCE SOUTH 00 DEGREES 26 MINUTES 09 SECONDS WEST (ALABAMA STATE PLANE GRID, WEST ZONE [NAD83]) ALONG THE EAST BOUNDARY OF SAID SECTION 5 A DISTANCE OF 318.96 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY MARGIN OF A PROPOSED PUBLIC 50' RIGHT-OF-WAY;

THENCE CONTINUE SOUTH 00 DEGREES 26 MINUTES 09 SECONDS WEST ALONG THE EAST BOUNDARY OF SAID SECTION 5 A DISTANCE OF 345.14 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

THENCE FROM THE TRUE POINT OF BEGINNING CONTINUE SOUTH 00 DEGREES 26 MINUTES 09 SECONDS WEST ALONG THE EAST BOUNDARY OF SAID SECTION 5 A DISTANCE OF 347.60 FEET TO THE NORTHEAST CORNER OF BAYSIDE SUBDIVISION ADDITION No. 2, AS RECORDED BY MAP OR PLAT IN THE MORGAN COUNTY, ALABAMA PROBATE JUDGE'S OFFICE IN PLAT BOOK 3, AT PAGE 42;

THENCE NORTH 88 DEGREES 49 MINUTES 50 SECONDS WEST ALONG THE NORTH BOUNDARY OF SAID BAYSIDE SUBDIVISION ADDITION No. 2 A DISTANCE OF 221.35 FEET TO A POINT;

THENCE SOUTH 00 DEGREES 35 MINUTES 10 SECONDS WEST ALONG THE NORTH BOUNDARY OF SAID BAYSIDE SUBDIVISION ADDITION No. 2 A DISTANCE OF 20.00 FEET TO A POINT;

THENCE NORTH 88 DEGREES 49 MINUTES 50 SECONDS WEST ALONG THE NORTH BOUNDARY OF SAID BAYSIDE SUBDIVISION ADDITION No. 2 A DISTANCE OF 609.82 FEET TO A POINT;

THENCE NORTH 01 DEGREES 04 MINUTES 10 SECONDS EAST A DISTANCE OF 363.95 FEET TO A POINT;

THENCE SOUTH 89 SEGREES 04 MINUTES 54 SECONDS EAST A DISTANCE OF 827.16 FEET TO THE TRUE POINT OF BEGINNING, LYING AND BEGIN WITHIN SECTION 5, TOWNSHIP 6 SOUTH, RANGE 4 WEST, DECATUR, MORGAN COUNTY, ALABAMA, AND CONTAINING **6.86 ACRES**, MORE OR LESS.

Planning Commission Staff Report



FILE NAME: Rezoning 1457, 1458, 1459-26

MEETING DATE: August 18, 2026

A. BACKGROUND:

Applicant/Representative:	WLP, LLC
Owner:	WLP, LLC
Property Location:	South of AL Hwy 67 (Pt. Mallard Pkwy; east of The Crossings of Decatur)
Request:	Rezone 12.46 +/- acres from CC (Community Commercial) to RM-H (Residential Mixed-High Density)
Property Size (Acres):	10.10 +/- acres
Future Land Use Map (FLUM) Designation:	Mixed Neighborhood
Current Zoning District:	CC-Community Commercial
Existing Land Use:	Vacant

B. DEVELOPMENT STATUS & HISTORY:

Previous Requests: <i>May not be exhaustive</i>	
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C. SURROUNDING LAND USE AND ZONING:

Direction	Land Use	Zoning
North	Vacant	CC
South	Vacant	RS-10
East	Vacant	CC
West	Commercial	CC

D. EVALUATION/COMMENTS:

Street Connectivity: A proposed public street will be constructed on the property to connect to Point Mallard Pkwy SE

District Standards: (RM-H) Residential Mixed High Density

Density	20 units/acre
Lot Widths	(* 50 ft) Duplex, Triplex, Multi-Family (18 ft) SFA or Townhouses *50 feet plus 5 feet per unit after the first unit
Front Setback	15 ft.
Rear Setback	20 ft
Side Setback	8 ft

Planning Analysis:

The applicant requests a rezoning of approximately 12.46 acres from Community Commercial (CC) to Residential Mixed High Density (RM-H). Although CC is a form of mixed-use zoning, the applicant chose this zoning to ensure that the desired residential density is adequate for the development and be able to exceed the 40% buildable area development standard in CC zoning. Quintessentially, the RM-H zoning combined with the CC zoning to the north, and the City constructed public street serving as the natural boundary for the RM-H zoning, this zoning change will not detract from the desired mixed use and mixed neighborhood uses recommended in the One Decatur Plan.

The requested rezoning complements the surrounding mixed land uses, and supports future growth that is desired in the City of Decatur. Subject to compliance with all applicable development standards, this rezoning is consistent with sound planning principles by promoting an orderly and logical relationship between land use and zoning.

Conditions:

Planning Conditions: Re-Zoning is contingent upon having City Council approve the dedicated proposed ROW and will not move on to City Council after Planning Commission until then.

Engineering Conditions: N/A

Fire Conditions: N/A

Decatur Conditions: N/A

Gas:

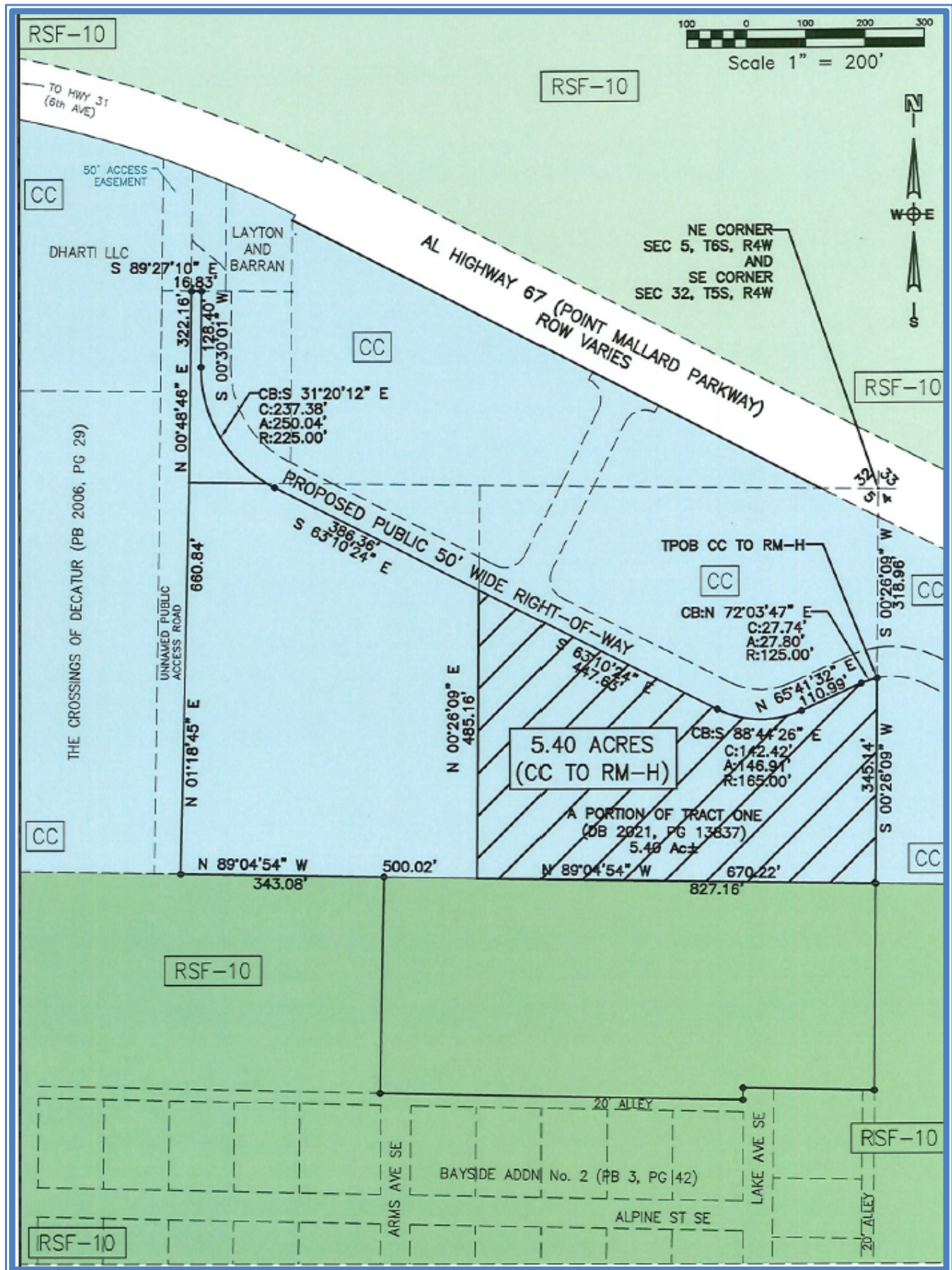
Power:

Waste Water:

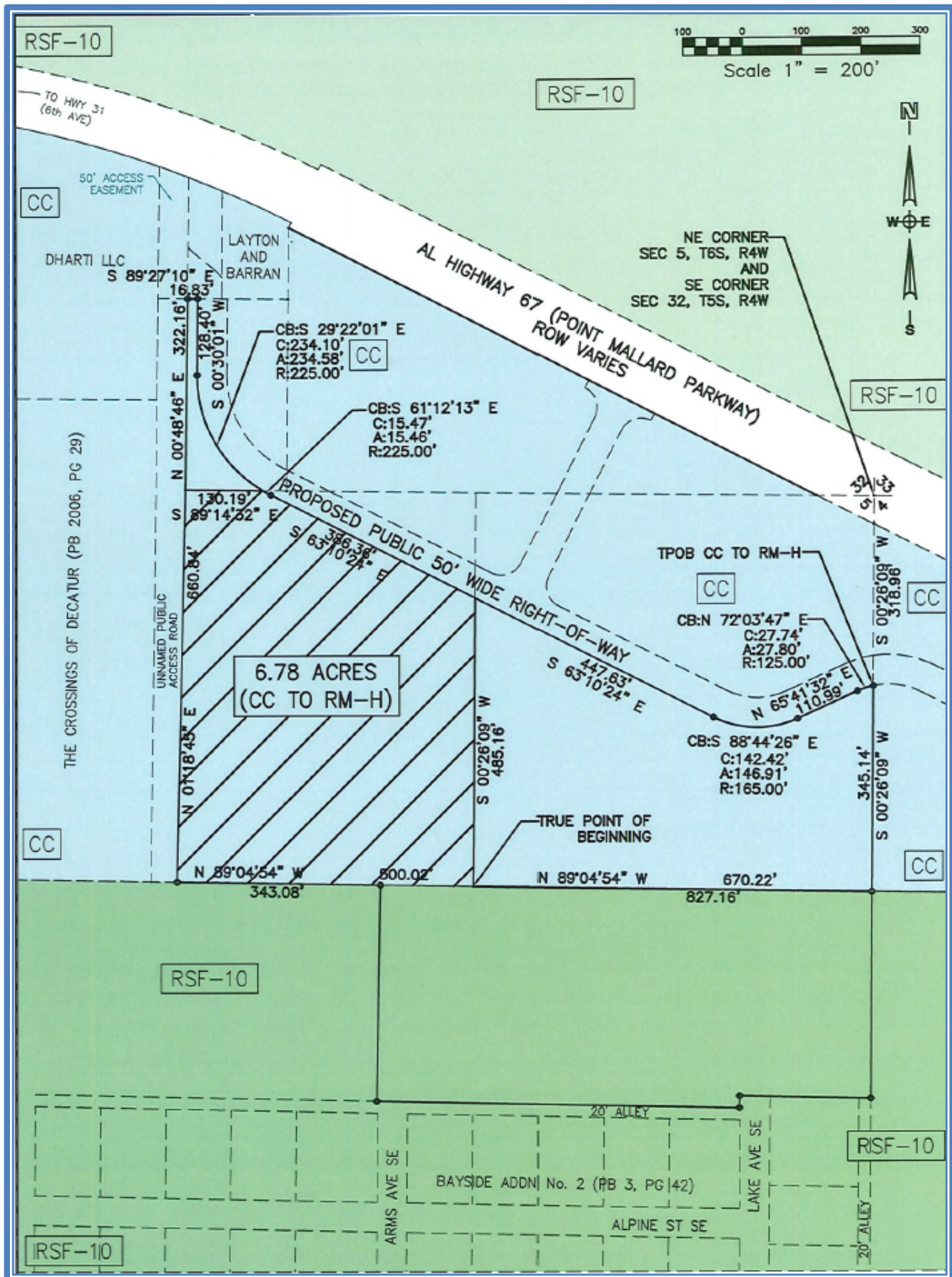
Joe Wheeler Conditions: N/A

Reviewed by:	Chad Bowman
Recommendation from Planning:	Conditional Approval

AREA MAP - PORTION 1 (5.40 ACRES)



AREA MAP - PORTION 2 (6.78 ACRES)



Zoning Map Amendment Application (Rezoning)

City of Decatur, Planning & Development Department
402 Lee Street NE
Decatur, AL 35602
(256) 341-4720 / Planning@decatur-al.gov



Name of Applicant(s): WLP, L.L.C Phone: 256-345-3645
Address: 2008 Brookmanor Dr SE, Decatur, AL 35601 Email: wisehrt1153@gmail.com
Name of Owner(s): WLP, L.L.C Phone: 256-345-3645
Address: 2008 Brookmanor Dr SE, Decatur, AL 35601 Email: wisehrt1153@gmail.com

The applicant will be the point of contact for all communication with city staff

In City Limits? Yes ☒ No ☐ Current Zoning: CC Proposed Zoning: RM-H Total Acreage: 12.46 Total Lots: 1

Any annexation requests must be accompanied by appropriate application

Future Land Use Map Classification (from current comprehensive plan): _____

Describe the location of the property:
South of AL Hwy 67 (Point Mallard Pkwy; east of The Crossings of Decatur

Describe existing use of property: <u>Vacant</u>	Describe proposed use of property:
---	------------------------------------

All items must be marked as included or "N/A" if not applicable:

- ☒ Proof of ownership
- ☒ Printed legal description and electronic copy in editable format (e.g. MS Word file or text file)
- ☒ Designation of Agent Form *The deadline to apply for the next meeting is: _____
- ☒ Accurate boundary map and/or sketch plan *The date of the next available meeting is: _____
- ☒ Fee (there is an initial fee; also, the applicant is responsible for covering the costs of legal advertising prior to the City Council public hearing)
- ☒ I agree to allow the City to place a sign or signs on this property notifying the public of this request
- ☒ I understand that the Planning Commission's and/or City Council's decision regarding this request will be based on the entire range of permitted uses in a zoning district, not solely the applicant's proposed use
- ☒ I understand the owner or designated agent must appear at the public hearings for this request (PC and Council)

I have read the above statements and warrant in good faith that I understand and will comply, and that the information submitted is true and correct. I acknowledge that submitting incorrect or incomplete information that results in delays or invalidation is the sole responsibility of the applicant.
Applicant Signature: D.O.A. For WLP, H. Blake McNally Date: 8 / 5 / 26

STATE OF ALABAMA
COUNTY OF Morgan

I, Donna D. Puckett, a Notary Public in and for said State at Large, hereby certify that
H. Blake McNally, Pres. Pugh Wright McNally whose name is signed to the foregoing document, and
Who is known to me, or

Whose identity I proved on the basis of _____
and that being informed of the contents of the document, he/she, as such officer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 5th day of August, 2026.

Donna D. Puckett, Notary Public, My Commission Expires: 2 / 18 / 29

Planning Commission

Donna D. Puckett
Notary Public, Alabama State at Large
My Commission Expires February 18, 2029

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12.46 ACRES FROM CC TO RM-H

BEGIN AT THE NORTHEAST CORNER OF SECTION 5, TOWNSHIP 6 SOUTH, RANGE 4 WEST, DECATUR, MORGAN COUNTY, ALABAMA, AND RUN THENCE SOUTH 00 DEGREES 26 MINUTES 09 SECONDS WEST (ALABAMA STATE PLANE GRID, WEST ZONE [NAD83]) ALONG THE EAST BOUNDARY OF SAID SECTION 5 A DISTANCE OF 318.96 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY MARGIN OF A PROPOSED PUBLIC 50' RIGHT-OF-WAY AND THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

THENCE FROM THE TRUE POINT OF BEGINNING CONTINUE SOUTH 00 DEGREES 26 MINUTES 09 SECONDS WEST ALONG THE EAST BOUNDARY OF SAID SECTION 5 A DISTANCE OF 345.14 FEET TO A POINT;

THENCE NORTH 89 DEGREES 04 MINUTES 54 SECONDS WEST A DISTANCE OF 827.16 FEET TO A POINT;

THENCE CONTINUE NORTH 89 DEGREES 04 MINUTES 54 SECONDS WEST A DISTANCE OF 343.08 FEET TO THE SOUTHEAST CORNER OF THE CROSSINGS OF DECATUR, AS RECORDED BY MAP OR PLAT IN THE MORGAN COUNTY, ALABAMA PROBATE JUDGE'S OFFICE IN PLAT BOOK 2006, AT PAGE 29;

THENCE NORTH 01 DEGREES 18 MINUTES 45 SECONDS EAST ALONG THE EAST BOUNDARY OF SAID THE CROSSINGS OF DECATUR A DISTANCE OF 660.84 FEET TO A POINT ON THE SOUTH BOUNDARY OF SECTION 32, TOWNSHIP 5 SOUTH, RANGE 4 WEST, DECATUR, MORGAN COUNTY, ALABAMA;

THENCE NORTH 00 DEGREES 48 MINUTES 46 SECONDS EAST ALONG THE EAST BOUNDARY OF SAID THE CROSSINGS OF DECATUR A DISTANCE OF 322.16 FEET TO A POINT;

THENCE SOUTH 89 DEGREES 27 MINUTES 10 SECONDS EAST A DISTANCE OF 16.83 FEET TO A POINT ON THE WEST BOUNDARY OF A PROPOSED PUBLIC 50' RIGHT-OF-WAY;

THENCE SOUTH 00 DEGREES 30 MINUTES 01 SECONDS WEST ALONG THE WEST BOUNDARY OF A PROPOSED PUBLIC 50' RIGHT-OF-WAY A DISTANCE OF 128.40 FEET TO A POINT;

THENCE ALONG THE WESTERLY BOUNDARY OF A PROPOSED PUBLIC 50' RIGHT-OF-WAY AND ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 225.00 FEET (CHORD BEARING SOUTH 31 DEGREES 20 MINUTES 12 SECONDS EAST, CHORD DISTANCE 237.38 FEET) AN ARC DISTANCE OF 250.04 FEET TO A POINT;

THENCE SOUTH 63 DEGREES 10 MINUTES 24 SECONDS EAST ALONG THE SOUTHERLY BOUNDARY OF A PROPOSED PUBLIC 50' RIGHT-OF-WAY A DISTANCE OF 833.64 FEET TO A POINT;

THENCE ALONG THE SOUTHERLY BOUNDARY OF A PROPOSED PUBLIC 50' RIGHT-OF-WAY AND ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 165.00 FEET (CHORD BEARING SOUTH 88 DEGREES 44 MINUTES 26 SECONDS EAST, CHORD DISTANCE 142.42 FEET) AN ARC DISTANCE OF 146.91 FEET TO A POINT;

THENCE NORTH 65 DEGREES 41 MINUTES 32 SECONDS EAST ALONG THE SOUTHERLY BOUNDARY OF A PROPOSED PUBLIC 50' RIGHT-OF-WAY A DISTANCE OF 110.99 FEET TO A POINT;

THENCE ALONG THE SOUTHERLY BOUNDARY OF A PROPOSED PUBLIC 50' RIGHT-OF-WAY AND ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 125.00 FEET (CHORD BEARING NORTH 72 DEGREES 03 MINUTES 47 SECONDS EAST, CHORD DISTANCE 27.74 FEET) AN ARC DISTANCE OF 27.80 FEET TO A THE TRUE POINT OF BEGINNING, LYING AND BEING WITHIN SECTION 5, TOWNSHIP 6 SOUTH, RANGE 4 WEST, AND SECTION 32, TOWNSHIP 5 SOUTH, RANGE 4 WEST, ALL IN DECATUR, MORGAN COUNTY, ALABAMA, AND CONTAINING **12.46 ACRES**, MORE OR LESS.