**402 Lee Street**
**Decatur, Alabama 35601**
**October 30, 2026**

| | | |
|---|---|---|
| **402 Lee St NE** | **Regular Planning Commission Meeting** | **10:00 AM** |

## I. Call Meeting to Order

## II. Public Meeting

A. Re-Zonings:

1. Re-Zoning 1469-26

B. Annexations:

1. Annexation 389-26
2. Annexation 390-26
3. Annexation 391-26
4. Annexation 392-26
5. Annexation 393-26
6. Annexation 394-26
7. Annexation 395-26
8. Annexation 396-26
9. Annexation 397-26
10. Annexation 398-26

C. Pre-Zonings:

1. Pre-Zoning 1466-26
2. Pre-Zoning 1467-26
3. Pre-Zoning 1468-26
4. Pre-Zoning 1470-26
5. Pre-Zoning 1471-26

6. Pre-Zoning 1472-26
7. Pre-Zoning 1473-26
8. Pre-Zoning 1474-26
9. Pre-Zoning 1475-26
10. Pre-Zoning 1476-26
11. Pre-Zoning 1477-26

**III. Consent Agenda**

A. Layout Plats:

1. Layout Plat - Ram Estates

**IV. Other Business**

**V. Adjournment**

# Planning Commission
# Staff Report

**FILE NAME:** Rezoning 1469-26

**MEETING DATE:** October 30th, 2026

## A. BACKGROUND:

| | |
|---|---|
| **Applicant/Representative:** | Jeff Parker |
| **Owner:** | Land Services, LLC |
| **Property Location:** | West of 2919 Fairgrounds Road |
| **Request:** | Rezone 29.80 +/- acres from CC (Community Commercial) to LI (Light-Industrial) |
| **Property Size (Acres):** | 29.80 +/- acres |
| **Future Land Use Map (FLUM) Designation:** | Major Institution/Civic |
| **Current Zoning District:** | CC (Community Commercial) |
| **Existing Land Use:** | Light Industrial Park |

## B. DEVELOPMENT STATUS & HISTORY:

| | |
|---|---|
| **Previous Requests:**<br>*May not be exhaustive* | |

## C. SURROUNDING LAND USE AND ZONING:

| Direction | Land Use | Zoning |
|---|---|---|
| North | Commercial | CC |
| South | Residential | RS-10 |
| East | Residential | RS-10 |
| West | Residential | RS-A |

## D. EVALUATION/COMMENTS:

**Street Connectivity:** Street connectivity consists of Highway 31 S

**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 29.80 ± acres from CC (Community Commercial) to LI (Light Industrial). The subject property is currently developed and operating as a light industrial park.

When the new Zoning Ordinance and Zoning Map were adopted, the property was placed within the CC (Community Commercial) zoning district as part of the transition from the previous M-1A (Expressway Commercial) zoning designation. As a result of the zoning change, the existing industrial park became a nonconforming use.

The proposed rezoning would not result in a change to the existing use of the property. The light industrial park is already in operation, and no additional change in use is proposed that would be expected to impact surrounding residents. The requested LI (Light Industrial) zoning would bring the property's zoning designation into alignment with its existing land use and allow the current use to continue in a conforming manner.

## Conditions

**Planning Conditions:** N/A

**Engineering Conditions:** N/A

**Fire Conditions:** N/A

**Decatur Utilities Conditions:**

Gas:

Power:

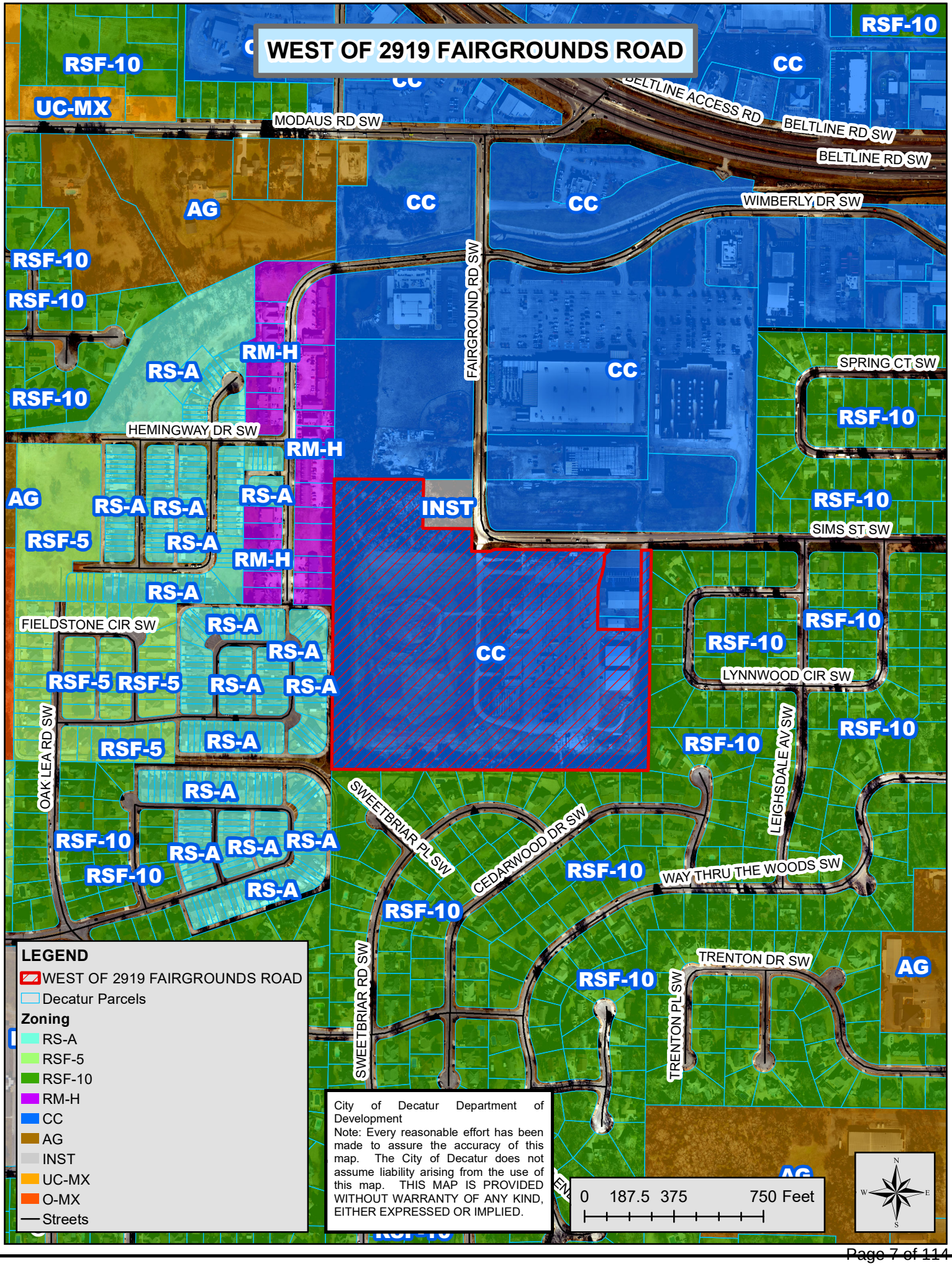
Waste Water:

**Joe Wheeler Conditions:** N/A

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

| | |
|---|---|
| **Reviewed by:** | Tommie Williams |
| **Recommendation from Planning:** | Approval |


WEST OF 2919 FAIRGROUNDS ROAD
MODAUS RD SW
BELTLINE ACCESS RD
BELTLINE RD SW
BELTLINE RD SW
FITZGERALD DR SW
FAIRGROUND RD SW
SPRING CT SW
HEMINGWAY DR SW
FROST DR SW
WIMBERLY DR SW
SIMS ST SW
LYNNWOOD CIR SW
LEIGHSDALE AV SW
FIELDSTONE CIR SW
MELBOURNE ST SW
OAK LEA RD SW
FIELDSTONE DR SW
DARLINGTON DR SW
SWEETBRIAR PL SW
CEDARWOOD DR SW
BATTLEMENT RD SW
WAY THRU THE WOODS SW
TRENTON DR SW
CEDARHURST DR SW
VICKSBURG PL SW
SWEETBRIAR RD SW
ARWOOD PL SW
LEAFWOOD PL SW
TRENTON PL SW
LEGEND
WEST OF 2919 FAIRGROUNDS ROAD
Decatur Parcels
Streets
City of Decatur Department of Development
Note: Every reasonable effort has been made to assure the accuracy of this map. The City of Decatur does not assume liability arising from the use of this map. THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESSED OR IMPLIED.
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WEST OF 2919 FAIRGROUNDS ROAD
RSF-10
UC-MX
MODAUS RD SW
BELTLINE ACCESS RD
BELTLINE RD SW
BELTLINE RD SW
CC
AG
WIMBERLY DR SW
FAIRGROUND RD SW
RM-H
RS-A
HEMINGWAY DR SW
SPRING CT SW
INST
SIMS ST SW
RSF-5
FIELDSTONE CIR SW
LYNNWOOD CIR SW
OAK LEA RD SW
LEIGHSDALE AV SW
SWEETBRIAR PL SW
CEDARWOOD DR SW
WAY THRU THE WOODS SW
SWEETBRIAR RD SW
TRENTON DR SW
TRENTON PL SW
LEGEND
WEST OF 2919 FAIRGROUNDS ROAD
Decatur Parcels
Zoning
RS-A
RSF-5
RSF-10
RM-H
CC
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O-MX
Streets
City of Decatur Department of Development
Note: Every reasonable effort has been made to assure the accuracy of this map. The City of Decatur does not assume liability arising from the use of this map. THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESSED OR IMPLIED.
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**Property Information**

| | |
|---|---|
| **Property ID** | 1301011001004004 |
| **Site Address** | FAIRGROUNDS ROAD |
| **Owner** | LAND SERVICES LLC |

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

City of Decatur, AL makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 12/14/2021
Data updated 11/25/2025

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

## 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): Jeff Parker Phone: 256-353-1112

Address: P.O. Box 1965, Decatur, AL 35602 Email: jparker@parker-realestate.com

Name of Owner(s): Land Services, LLC Phone: 256-353-1112

Address: P.O. Box 1965, Decatur, AL 35602 Email: jparker@parker-realestate.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: LI Total Acreage: 28 Total Lots: 1

*Any annexation requests must be accompanied by appropriate application*

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

Describe the location of the property:
Located on corner of Fairgrounds Road SW and Sims St SW.

| Describe existing use of property: | Describe proposed use of property: |
|---|---|
| Warehousing and development | Warehousing |

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

Y Proof of ownership

Y Printed legal description and electronic copy in editable format **(e.g. MS Word file or text file)**

N/A Designation of Agent Form *The deadline to apply for the next meeting is: ____/____/____

Y Accurate boundary map and/or sketch plan *The date of the next available meeting is: ____/____/____

N/A 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)

Y I agree to allow the City to place a sign or signs on this property notifying the public of this request

Y 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

Y 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:** _____ **Date:** 9 / 14 / 26

STATE OF ALABAMA
COUNTY OF Morgan

I, Courtney Sloan, a Notary Public in and for said State at Large, hereby certify that Jeff Parker, 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 14 day of September, 20 24.

_____ Notary Public My Commission Expires: 10/25/28

Planning Commission

STATE OF NOTARY PUBLIC COURTNEY SLOAN My Commission Expires October 25, 2028

2019 2197
Recorded in the Above
DEED Book & Page
03-20-2019 10:22:54 AM
Greg Cain - Probate Judge
State of Alabama, Morgan County

STATE OF ALABAMA )
)
COUNTY OF MORGAN )

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of Eight Hundred Ten Thousand and Five Hundred and 00/100 Dollars ($810,500.00), cash, to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, The State Products Mart Authority Located in Morgan County, a public corporation, (herein "Grantor") does grant, bargain, sell and convey unto Land Services, LLC, an Alabama limited liability company, (herein "Grantee"), subject to the following exceptions hereinafter set out, the following described real estate situated in Decatur, Morgan County, Alabama, to-wit:

**Described in Exhibit "A" attached hereto and incorporated herein by reference.**

**Address of Property:** 37.1361 acres at intersection of Sims Street and Fairgrounds Road, SW, Decatur, AL 35603

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns, in fee simple forever.

The Grantor hereby covenants with the said Grantee, and with its successors and assigns, that it is seized in fee simple of said property; that it has a good and lawful right to sell and convey the same; that said property is free from all encumbrances, except easements of record and current ad valorem taxes, which taxes are assumed by the Grantee; and that it will forever warrant and defend the title thereto and possession thereof from and against the lawful claims and demands of any and all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal on this the 19th day of March, 2019.

The State Products Mart Authority
Located in Morgan County, a public corporation

By: _____(SEAL)
Jimmy Ray Smith, Its Chairman

2019 2198
DEED Book & Page

The State Products Mart Authority
Located in Morgan County, a public corporation

By: Lance Stidham (SEAL)
Lance Stidham, Its Secretary - Treasurer

STATE OF ALABAMA )
)
COUNTY OF MORGAN )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Jimmy Ray Smith, whose name as Chairman of The State Products Mart Authority Located in Morgan County, a public corporation, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this 19th day of March, 2019.

EMILY J. NORRIS NOTARY PUBLIC ALABAMA STATE AT LARGE

Emily Norris (SEAL)
Notary Public
My Commission Expires: 8-18-2019

STATE OF ALABAMA )
)
COUNTY OF MORGAN )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Lance Stidham, whose name as Secretary - Treasurer of the State Products Mart Authority Located in Morgan County, a public corporation, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this 19th day of March, 2019.

EMILY J. NORRIS NOTARY PUBLIC ALABAMA STATE AT LARGE

Emily Norris (SEAL)
Notary Public
My Commission Expires: 8-18-2019

GRANTOR'S ADDRESS: 67 Horse Center Road, Ste. A, Decatur, AL 35603
GRANTEES' ADDRESS: P. O. Box 1965, Decatur, AL 35602

This Instrument Prepared By:
Barnes F. Lovelace, Jr.
HARRIS, CADDELL & SHANKS, P.C.
P. O. Box 2688
Decatur, AL 35602-2688
256-340-8043

# Exhibit "A"

## Tract One

Begin at a ¾" rebar on the northwest corner of Tract One of the Resubdivision of Lot 1 Fairgrounds Subdivision, as recorded by map or plat in the Morgan County Probate Judge's Office, in Map Book 2007, at Page 9, thence N 84°12'39" E (Alabama State Coordinate grid – West Zone [NAD83]) along the south right-of-way margin of Wimberly Drive SW (50' ROW) a distance of 545.69 feet to an iron pin; thence along a curve to the right having a radius of 30.00 feet (chord bearing S 47°33'37" E, chord distance 44.75 feet) an arc distance of 50.51 feet to a capped iron pin (stamped "PWM AL/CA0021/LS") on the west right-of-way margin of Fairgrounds Road SW (60' ROW); thence S 00°40'06" W along the west right-of-way margin of Fairgrounds Road SW a distance of 891.72 feet to a capped iron pin (stamped "PWM AL/CA0021/LS"); thence N 89°19'54" W a distance of 205.50 feet to a capped iron pin (stamped "PWM AL/CA0021/LS") and the true point of beginning of the tract herein described; thence from the true point of beginning S 00°40'06" W a distance of 205.50 feet to a capped iron pin (stamped "PWM AL/CA0021/LS"); thence S 89°19'54" E a distance of 205.50 feet to a capped iron pin (stamped "PWM AL/CA0021/LS") on the west right-of-way margin of Fairgrounds Road SW; thence S 00°40'06" W along the west right-of-way margin of Fairgrounds Road SW a distance of 90.34 feet to a capped iron pin (stamped "PWM AL/CA0021/LS") on the south right-of-way margin of Sims Street SW (ROW Varies); thence S 89°38'28" E along the south right-of-way margin of Sims Street SW a distance of 78.55 feet to a capped iron pin (stamped "PWM AL/CA0021/LS"); thence along the south right-of-way margin of Sims Street SW and along a curve to the right having a radius of 35.00 feet (chord bearing N 69°44'08" E, chord distance 24.79 feet) an arc distance of 25.34 feet to a capped iron pin (stamped "PWM AL/CA0021/LS"); thence S 89°31'35" E along the south right-of-way margin of Sims Street SW a distance of 651.35 feet to a capped iron pin on the northwest corner of Springdale Acres Subdivision, as recorded by map or plat in the Morgan County Probate Judge's Office, in Map Book 5, at Page 2; thence S 00°35'50" W along the west boundary of said subdivision a distance of 921.71 feet to a ¾" rebar on the north boundary of Oak Lea Addition No. 7, as recorded by map or plat in the Morgan County Probate Judge's Office, in Map Book 7, at Page 83; thence N 89°47'41" W along the north boundary of said Oak Lea Addition No. 7 and along the north boundary of Oak Lea Addition No. 10, as recorded by map or plat in the Morgan County Probate Judge's Office, in Map Book 10, at Page 56, a distance of 1324.85 feet to a capped iron pin (stamped "PWM

AL/CA0021/LS") on the east boundary of Autumnwood Townhomes VII, as recorded by map or plat in the Morgan County Probate Judge's Office, in Map Book 11, at Page 3; thence N 00°13'45" E along the east boundary of said Autumnwood Townhomes VII a distance of 688.53 feet to a capped iron pin on the northeast corner of said Autumnwood Townhomes VII which is also the southeast corner of Garden Apartments, as recorded by map or plat in the Morgan County Probate Judge's Office, in Map Book 7, at Page 26; thence N 00°40'51" E along the east boundary of said Garden Apartments a distance of 528.25 feet to a capped iron pin (stamped "PWM AL/CA0021/LS"); thence S 89°19'54" E a distance of 370.28 feet to the true point of beginning, lying and being within Section 1, Township 6 South, Range 5 West, Decatur, Morgan County, Alabama, and containing **31.00 acres**, more or less. **Also described as Unit Three of that certain Certificate to Subdivide dated February 8, 2019 and of record in Misc Book 2019, at Page 1067 in the Office of the Judge of Probate of Morgan County, Alabama.**

Term/Cashier: FR010-07 / cindys
Trans: 18494,41995,560024
Off Special Fee (Act 95-424) 5.00
DEE Deed Tax 162.50
MTL Filing Fee 1.00
REC Recording Fee 15.00
Total Fees: $ 183.50

**Tract Two**

Beginning an Iron Pin in the northwest corner of SPRINGDALE ACRES SUBDIVISION as recorded by map or plat in the office of the Judge of Probate for Morgan County Alabama, in Plat Book 5, at Page 2 thence S 00°59'45" W for a distance of 1323.04 feet to an iron pin in the northerly right-of-way margin of Sims Road (80 foot right-of-way); thence N 89°33'14" W along the said right-of-way for a distance of 461.41 feet to a point and being the **True Point of Beginning** for Unit two; thence from the true point of beginning N 89°33'14" W for a distance of 621.25 feet to an iron pin; thence along a curve to the right having a radius of 35.00 feet (chord bearing N 49°05'20" E, chord distance of 45.43 feet) an arc distance of 49.44 feet to an iron pin in the easterly right-of-way margin of Fairgrounds Road (60 foot right-of-way); thence N 8°37'27" W along the easterly right-of-way margin of Fairgrounds Road right-of-way for a distance of 74.94 feet to an iron pin; thence N 00°38'10" E along the easterly right-of-way margin of Fairgrounds Road (60 foot right-of-way) for a distance of 299.37 feet to an iron pin; thence S 89°21'33" E for a distance of 668.00 feet to an iron pin; thence S 00°38'27" W for a distance of 400.59 feet to a point and the point of beginning lying and being within Section 1, Township 6 South, Range 5 West, Decatur, Morgan County, Alabama and containing **6.1361 acres** more or less. **Also described as Unit Two in that certain Certificate to Subdivide dated July 16, 2008 and of record in Misc Book 2008, at Page 7887 in the Office of the Judge of Probate of Morgan County, Alabama.**

State of Alabama, Morgan County
I certify this instrument was filed on
03-20-2019 10:22:54 AM
and recorded in DEED Book
2019 at pages 2197 - 2201
Greg Cain - Probate Judge

# Planning Commission
# Staff Report

**FILE NAME:** Annexation 389-26

**MEETING DATE:** October 30th, 2026

## A. BACKGROUND:

| | |
|---|---|
| **Applicant/Representative:** | Pugh Wright McAnally |
| **Owner:** | Durango Partners, Inc. |
| **Property Location:** | SW corner of AL Hwy 20/Red Hat Road NW intersection, on the south side of AL Hwy 20 |
| **Request:** | Annex 16.21 +/- acres into the city limits |
| **Property Size (Acres):** | 16.21 +/- acres |
| **Future Land Use Map (FLUM) Designation:** | N/A |
| **Current Zoning District:** | Unincorporated |
| **Existing Land Use:** | Vacant |

## B. DEVELOPMENT STATUS & HISTORY:

| | |
|---|---|
| **Previous Requests:**<br>*May not be exhaustive* | Pre-Zoning 1466-26 & 1468-26 |

## C. SURROUNDING LAND USE AND ZONING:

| Direction | Land Use | Zoning |
|---|---|---|
| North | Industrial & Vacant | Industrial |
| South | Vacant | Unincorporated |
| East | Vacant | Unincorporated |
| West | Industrial | Unincorporated |

## D. EVALUATION/COMMENTS:

**Street Connectivity:** The proposed development will be served by Highway 20.

**District Standards:** N/A

| | |
|---|---|
| | N/A |
| Minimum Lot Size | N/A |
| Front Setback | N/A |
| Rear Yard | N/A |
| Side Yards | N/A |

**Planning Analysis:**

The applicant is requesting to annex approximately 16.21 acres into the City of Decatur as part of a larger annexation effort. Upon annexation, approximately 5.19 acres along the northern portion of the property are proposed to be zoned Commercial Regional (CR), with the southern portion consisting of 11.02 +/- acres proposed for Industrial (I) zoning, consistent with the intended development pattern and surrounding land uses.

Prior to the pre-zoning request being presented to the City Council, the Planning Department requests that a certified plat be submitted dividing the property along the proposed zoning district boundaries. This will ensure that each zoning district corresponds to a separate parcel and that no individual parcel is split between two zoning classifications.

## Conditions:

**Planning Conditions:**

1. Submit a certificate subdividing the two parcels along proposed zoning boundaries.

**Engineering Conditions:** N/A

**Fire Conditions:** N/A

**Decatur Conditions:** N/A

Gas:

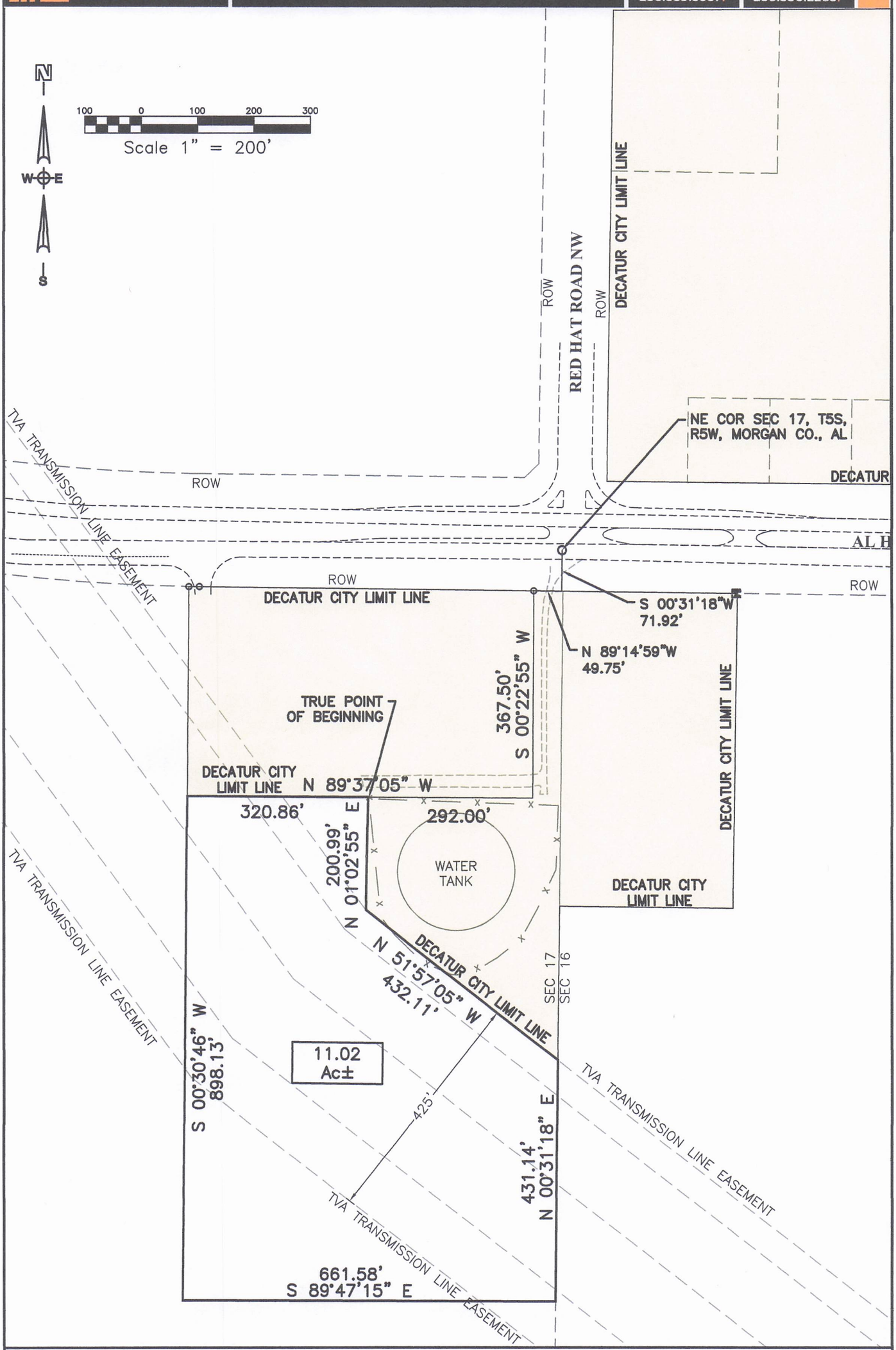
Power:

Waste Water:

**Joe Wheeler Conditions:** N/A

| | |
|---|---|
| **Reviewed by:** | Tommie Williams |
| **Recommendation from Planning:** | Approval |

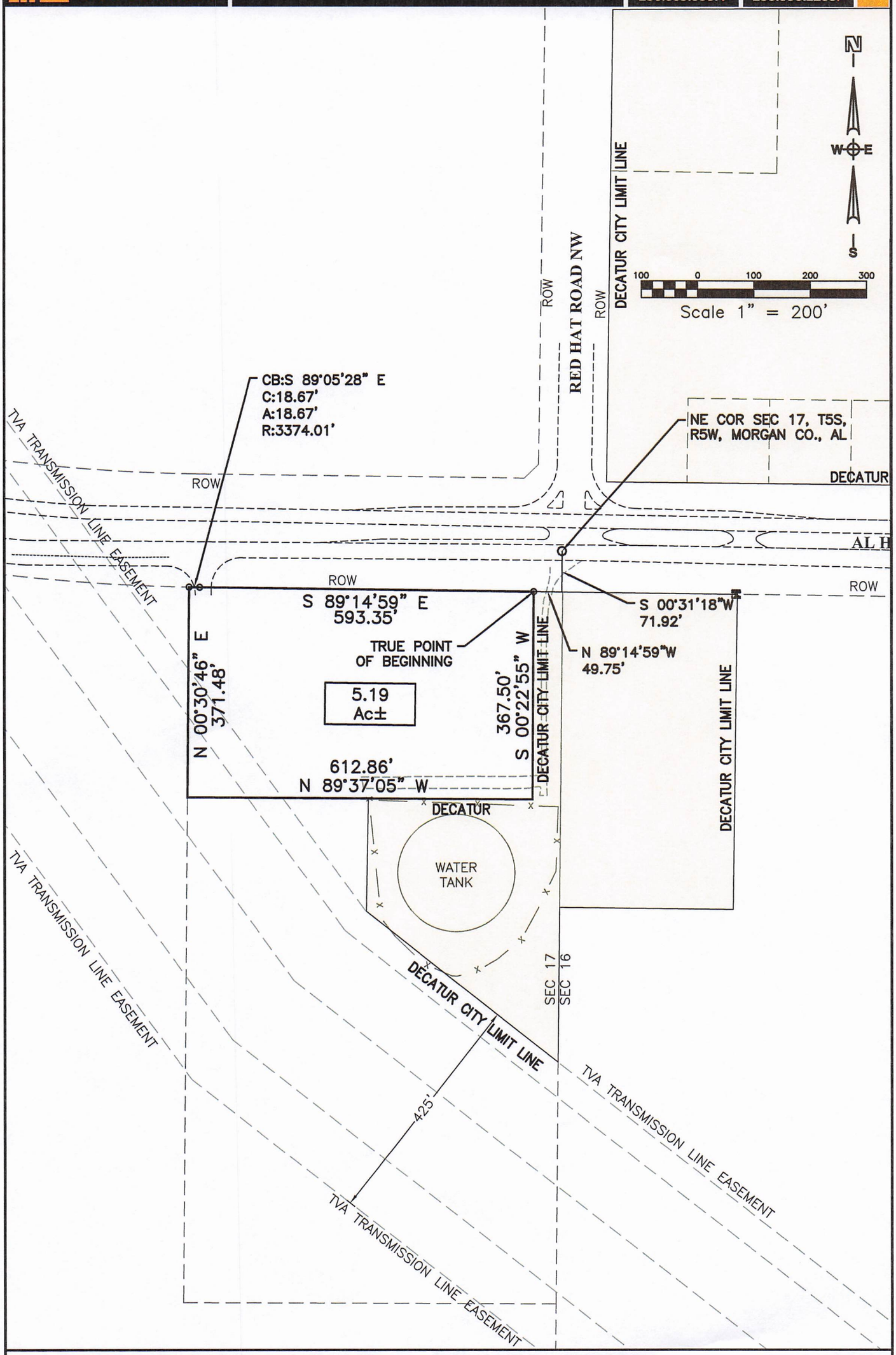
PUGH WRIGHT McANALLY CIVIL ENGINEERS
310 8TH AVENUE NE | DECATUR, ALABAMA 35601 | POST OFFICE BOX 2419 | 35602
256.353.3937P | 256.350.2285F




PRE–ZONING MAP –– DURANGO PARTNERS, INC. –– HWY 20, DECATUR

| DRAWING DATE: 09/28/2026 | DRAWN BY: DDP | APPROVED BY: HBM | JOB No. D–191–26 | SCALE: 1"=200' | PAGE 13 OF 14 |
|---|---|---|---|---|---|

PUGH WRIGHT MCANALLY CIVIL ENGINEERS
310 8TH AVENUE NE | DECATUR, ALABAMA 35601 | POST OFFICE BOX 2419 | 35602
256.353.3937P 256.350.2285F




PRE-ZONING MAP -- DURANGO PARTNERS, INC. (FUTURE WEIGEL'S) -- HWY 20, DECATUR

| DRAWING DATE: 09/28/2026 | DRAWN BY: DDP | APPROVED BY: HBM | JOB No. D-191-26 | SCALE: 1"=200' | PAGE 11 OF 14 |
|---|---|---|---|---|---|

# Planning Commission
# Staff Report

**FILE NAME:** Annexation 390-26

**MEETING DATE:** October 30th, 2026

## A. BACKGROUND:

| | |
|---|---|
| **Applicant/Representative:** | Pugh Wright McAnally |
| **Owner:** | Hickory Creek Properties, LLC |
| **Property Location:** | SE corner of AL Hwy 20/Red Hat Road NW intersection, on the south side of AL Hwy 20 |
| **Request:** | Annex 4.00 +/- acres into the city limits |
| **Property Size (Acres):** | 4.00 +/- acres |
| **Future Land Use Map (FLUM) Designation:** | N/A |
| **Current Zoning District:** | Unincorporated |
| **Existing Land Use:** | Vacant |

## B. DEVELOPMENT STATUS & HISTORY:

| | |
|---|---|
| **Previous Requests:**<br>*May not be exhaustive* | Pre-Zoning 1467-26 |

## C. SURROUNDING LAND USE AND ZONING:

| Direction | Land Use | Zoning |
|---|---|---|
| North | Vacant | Unincorporated |
| South | Vacant | Unincorporated |
| East | Vacant | Unincorporated |
| West | Vacant | Unincorporated |

## D. EVALUATION/COMMENTS:

**Street Connectivity:** The proposed development will be served by Highway 20.

**District Standards:** N/A

| | |
|---|---|
| | N/A |
| Minimum Lot Size | N/A |
| Front Setback | N/A |
| Rear Yard | N/A |
| Side Yards | N/A |

**Planning Analysis:**

The applicant is requesting to annex approximately 4.00 +/- acres into the City of Decatur as part of a larger annexation effort. Upon annexation, approximately 4.00 +/- acres will be zoned Commercial Regional (CR) which is consistent with the intended development pattern and surrounding land uses.

## Conditions:

**Planning Conditions: N/A**

**Engineering Conditions:** N/A

**Fire Conditions:** N/A

**Decatur Conditions:** N/A

Gas:

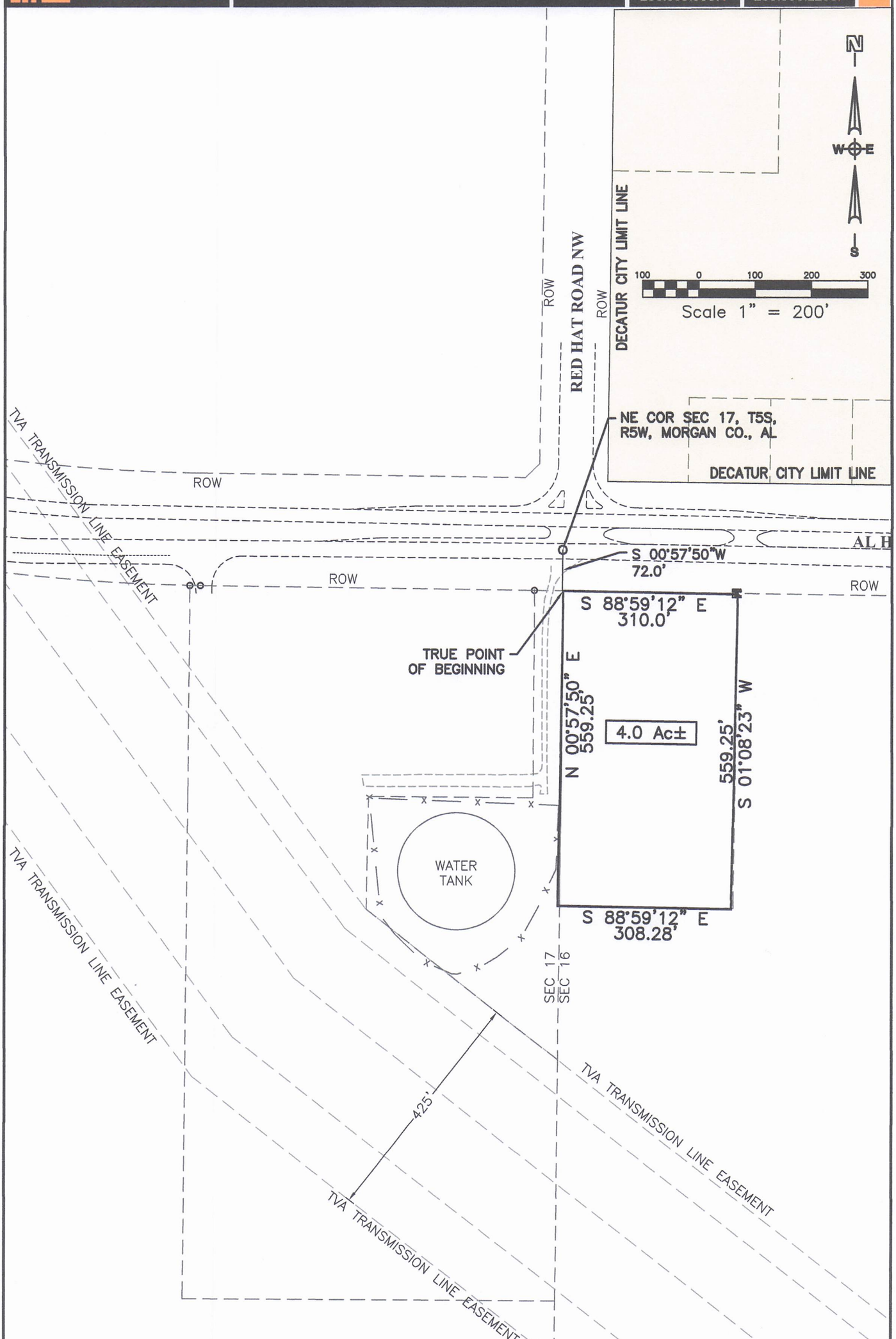
Power:

Waste Water:

**Joe Wheeler Conditions:** N/A

| | |
|---|---|
| **Reviewed by:** | Chad Bowman |
| **Recommendation from Planning:** | Approval |

PUGH WRIGHT McANALLY CIVIL ENGINEERS
310 8TH AVENUE NE | DECATUR, ALABAMA 35601 | POST OFFICE BOX 2419 | 35602
256.353.3937P | 256.350.2285F




PRE–ZONING MAP –– HICKORY CREEK PROPERTIES, LLC –– HWY 20, DECATUR

| DRAWING DATE: 09/28/2026 | DRAWN BY: DDP | APPROVED BY: HBM | JOB No. D–194–26 | SCALE: 1"=200' | PAGE 7 OF 14 |
|---|---|---|---|---|---|

# Planning Commission
# Staff Report

**FILE NAME:** Annexation 391-26

**MEETING DATE:** October 30th, 2026

## A. BACKGROUND:

| | |
|---|---|
| **Applicant/Representative:** | Pugh Wright McAnally |
| **Owner:** | Decatur Utilities |
| **Property Location:** | SW corner of AL Hwy 20/Red Hat Road NW intersection, on the south side of AL Hwy 20 |
| **Request:** | Annex 3.03+/- acres into the city limits |
| **Property Size (Acres):** | 3.03 +/- acres |
| **Future Land Use Map (FLUM) Designation:** | N/A |
| **Current Zoning District:** | Unincorporated |
| **Existing Land Use:** | Water Tower (Decatur Utilities) |

## B. DEVELOPMENT STATUS & HISTORY:

| | |
|---|---|
| **Previous Requests:**<br>*May not be exhaustive* | Pre-Zoning 1470-26 |

## C. SURROUNDING LAND USE AND ZONING:

| Direction | Land Use | Zoning |
|---|---|---|
| North | Vacant | Unincorporated |
| South | Vacant | Unincorporated |
| East | Vacant | Unincorporated |
| West | Vacant | Unincorporated |

## D. EVALUATION/COMMENTS:

**Street Connectivity:** The proposed development will be served by Highway 20 with an utilities access easement to service and maintain the water tower.

**District Standards:** N/A

| | |
|---|---|
| | N/A |
| Minimum Lot Size | N/A |
| Front Setback | N/A |
| Rear Yard | N/A |
| Side Yards | N/A |

**Planning Analysis:**

The applicant is requesting to annex approximately 3.03 +/- acres into the City of Decatur as part of a larger annexation effort. Decatur Utilities' Water Tower is a part of Decatur's water infrastructure and should be within the corporate limits of the City. An access easement to service and maintain the water tower will remain intact. The annexation and the pre-zoning are compatible with the surrounding land uses and is also compatible with the desired future land uses as detailed in the One Decatur Plan.

## Conditions:

**Planning Conditions: N/A**

**Engineering Conditions:** N/A

**Fire Conditions:** N/A

**Decatur Conditions:** N/A

Gas:

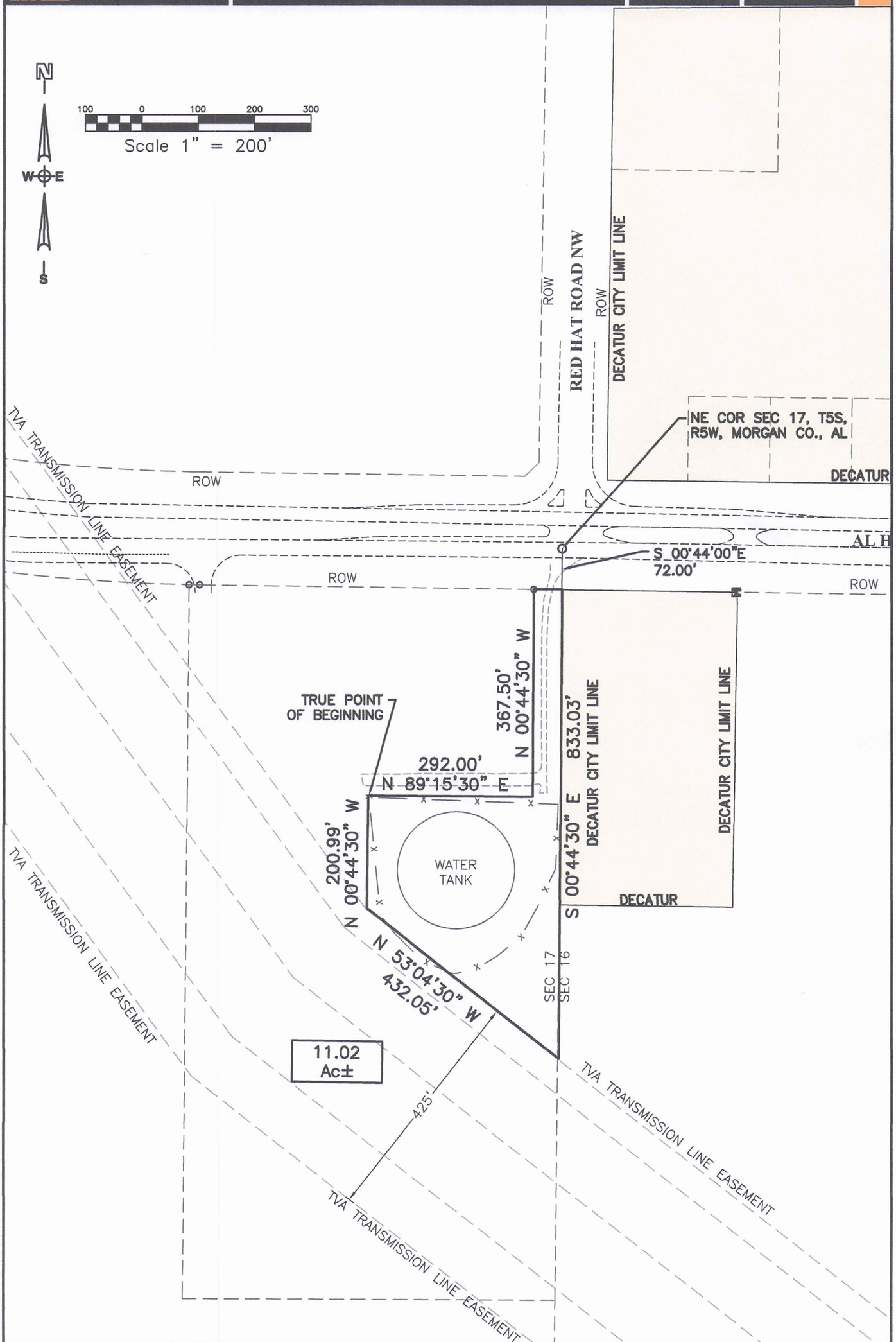
Power:

Waste Water:

**Joe Wheeler Conditions:** N/A

| | |
|---|---|
| **Reviewed by:** | Chad Bowman |
| **Recommendation from Planning:** | Approval |

PUGH WRIGHT McANALLY CIVIL ENGINEERS
310 8TH AVENUE NE | DECATUR, ALABAMA 35601 | POST OFFICE BOX 2419 | 35602
256.353.3937P | 256.350.2285F




PRE-ZONING MAP -- DURANGO PARTNERS, INC. -- HWY 20, DECATUR

| DRAWING DATE: 09/28/2026 | DRAWN BY: DDP | APPROVED BY: HBM | JOB No. D-191-26 | SCALE: 1"=200' | PAGE 9 OF 14 |
|---|---|---|---|---|---|

# Planning Commission
# Staff Report

**FILE NAME:** Annexation 392-26 (Tract 1)

**MEETING DATE:** October 30th, 2026

## A. BACKGROUND:

| | |
|---|---|
| **Applicant/Representative:** | Pugh Wright McAnally |
| **Owner:** | Hickory Creek Properties |
| **Property Location:** | Northeast corner of AL Hwy 20/Red Hat Road NW intersection on the north side of AL Hwy 20. |
| **Request:** | Annex 2.00 +/- acres into the city limits |
| **Property Size (Acres):** | 2.00 +/- acres |
| **Future Land Use Map (FLUM) Designation:** | General Industrial |
| **Current Zoning District:** | Unincorporated |
| **Existing Land Use:** | Residential |

## B. DEVELOPMENT STATUS & HISTORY:

| | |
|---|---|
| **Previous Requests:**<br>*May not be exhaustive* | Pre-Zoning 1471-26 |

**C. SURROUNDING LAND USE AND ZONING:**

| Direction | Land Use | Zoning |
|---|---|---|
| North | Industrial | Industrial |
| South | Vacant | Unincorporated |
| East | Vacant | Unincorporated |
| West | Vacant | Unincorporated |

**D. EVALUATION/COMMENTS:**

**Street Connectivity:** The proposed development will be served by Highway 20 and Red Hat Road.

**District Standards:** N/A

| | |
|---|---|
| | N/A |
| Minimum Lot Size | N/A |
| Front Setback | N/A |
| Rear Yard | N/A |
| Side Yards | N/A |

**Planning Analysis:**

The applicant is requesting to annex approximately 2.00 +/- acres into the City of Decatur as part of a larger annexation effort. Upon annexation, the property is proposed to be pre-zoned to Industrial, which is consistent and compatible to the surrounding land uses and the future land use for the area. This is (Tract 1) of 7 contiguous parcels proposed for annexation and pre-zoning owned by Hickory Creek Properties, LLC or Durango Properties, which both companies have the same agent/owner.

## Conditions:

**Planning Conditions: N/A**

**Engineering Conditions:** N/A

**Fire Conditions:** N/A

**Decatur Conditions:** N/A

Gas:

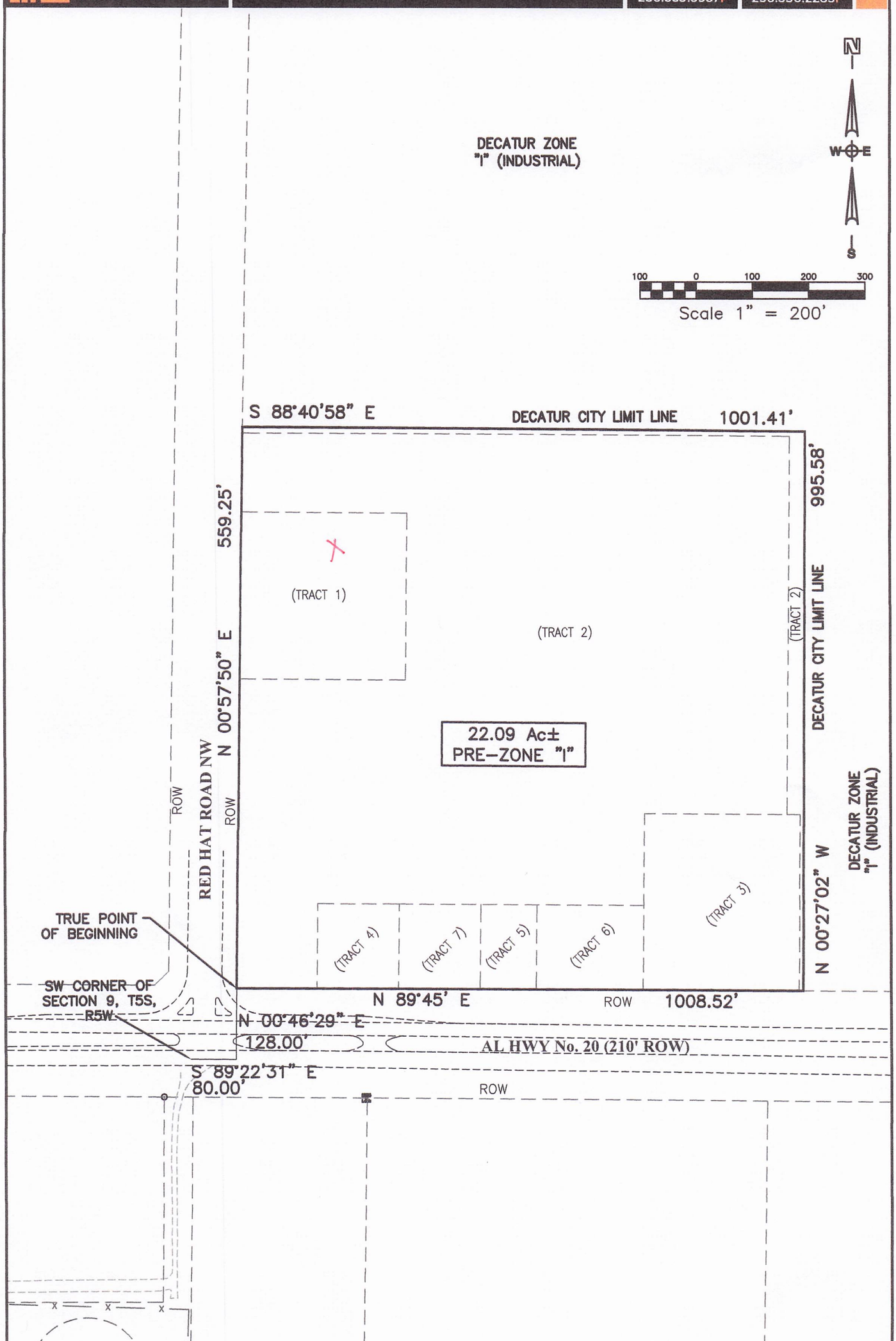
Power:

Waste Water:

**Joe Wheeler Conditions:** N/A

| | |
|---|---|
| **Reviewed by:** | Chad Bowman |
| **Recommendation from Planning:** | Approval |

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CIVIL ENGINEERS
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PRE-ZONING MAP -- HICKORY CREEK PROPERTIES, LLC -- HWY 20, DECATUR

| DRAWING DATE: 09/28/2026 | DRAWN BY: DDP | APPROVED BY: HBM | JOB No. D-194-26 | SCALE: 1"=200' | PAGE 2 OF 14 |
|---|---|---|---|---|---|

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392
1471

# Planning Commission
# Staff Report

**FILE NAME:** Annexation 393-26 (Tract 6)

**MEETING DATE:** October 30th, 2026

## A. BACKGROUND:

| | |
|---|---|
| **Applicant/Representative:** | Pugh Wright McAnally |
| **Owner:** | Durango Partners, Inc. |
| **Property Location:** | (Tract 6) 2nd parcel west of Decatur City Limits on Northside of Red Hat Road |
| **Request:** | Annex 0.65 +/- acres into the city limits |
| **Property Size (Acres):** | 0.65 +/- acres |
| **Future Land Use Map (FLUM) Designation:** | General Industrial |
| **Current Zoning District:** | Unincorporated |
| **Existing Land Use:** | Vacant |

## B. DEVELOPMENT STATUS & HISTORY:

| | |
|---|---|
| **Previous Requests:**<br>*May not be exhaustive* | Pre-Zoning 1472-26 |

**C. SURROUNDING LAND USE AND ZONING:**

| Direction | Land Use | Zoning |
|---|---|---|
| North | Vacant | Unincorporated |
| South | Industrial/Light Industrial | Trinity City Limits |
| East | Vacant | Unincorporated |
| West | Residential | Unincorporated |

**D. EVALUATION/COMMENTS:**

**Street Connectivity:** The proposed development will be served by Highway 20.

**District Standards:** N/A

| | |
|---|---|
| | N/A |
| Minimum Lot Size | N/A |
| Front Setback | N/A |
| Rear Yard | N/A |
| Side Yards | N/A |

**Planning Analysis:**

The applicant is requesting to annex approximately 0.65 +/- acres into the City of Decatur as part of a larger annexation effort. Upon annexation, the property is proposed to be pre-zoned to Industrial, which is consistent and compatible to the surrounding land uses and the future land use for the area. This is (Tract 6) of 7 contiguous parcels proposed for annexation and pre-zoning owned by Hickory Creek Properties, LLC or Durango Partners, which both companies have the same agent/owner.

## Conditions:

**Planning Conditions: N/A**

**Engineering Conditions:** N/A

**Fire Conditions:** N/A

**Decatur Conditions:** N/A

Gas:

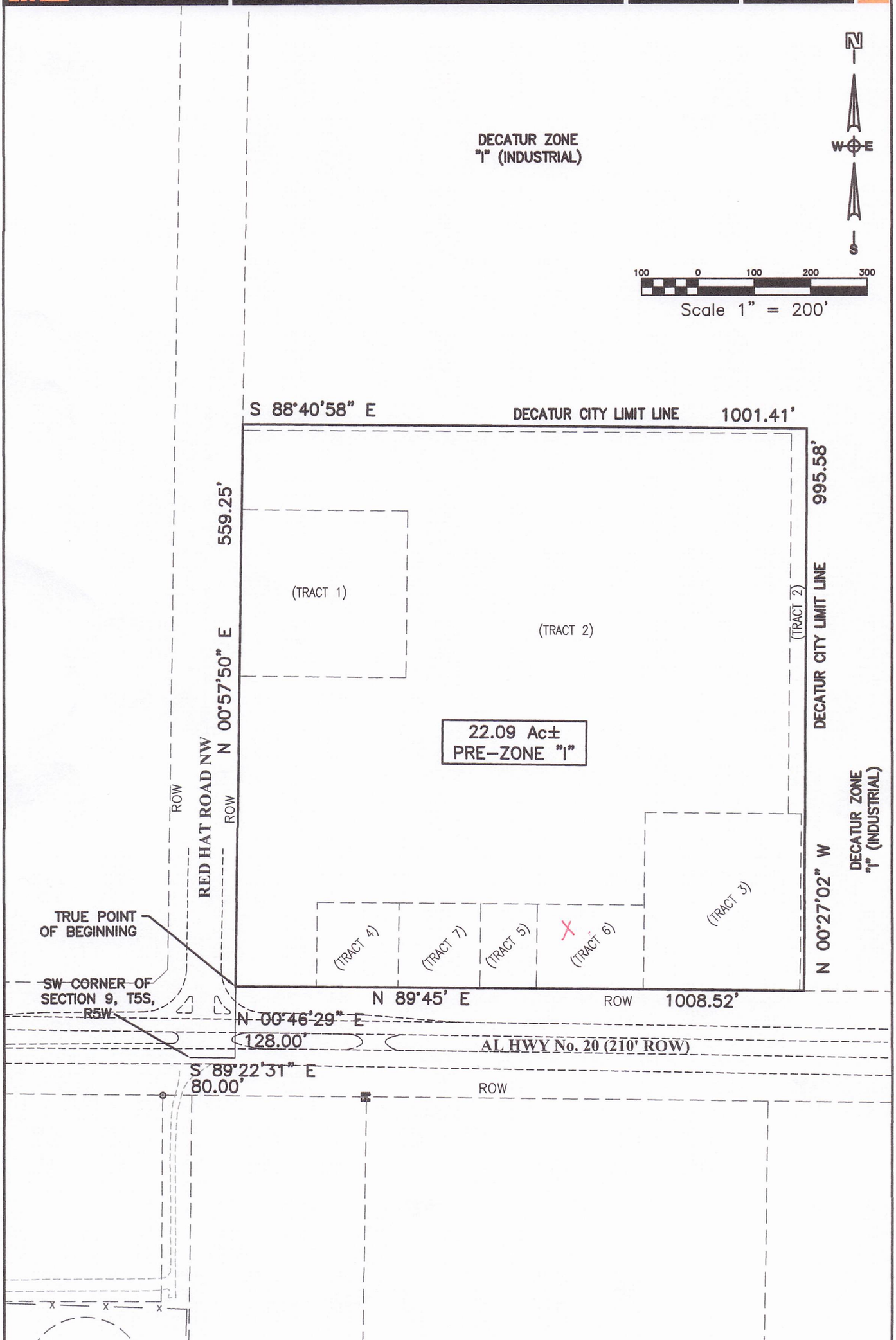
Power:

Waste Water:

**Joe Wheeler Conditions:** N/A

| | |
|---|---|
| **Reviewed by:** | Chad Bowman |
| **Recommendation from Planning:** | Approval |

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310 8TH AVENUE NE | DECATUR, ALABAMA 35601 | POST OFFICE BOX 2419 | 35602
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PRE-ZONING MAP -- HICKORY CREEK PROPERTIES, LLC -- HWY 20, DECATUR

| DRAWING DATE: 09/28/2026 | DRAWN BY: DDP | APPROVED BY: HBM | JOB No. D-194-26 | SCALE: 1"=200' | PAGE 2 OF 14 |
|---|---|---|---|---|---|

# Planning Commission
# Staff Report

**FILE NAME:** Annexation 394-26 (Tract 2)

**MEETING DATE:** October 30th, 2026

## A. BACKGROUND:

| | |
|---|---|
| **Applicant/Representative:** | Pugh Wright McAnally |
| **Owner:** | Durango Partners, Inc. |
| **Property Location:** | (Tract 2) East of 606 Red Hat Road |
| **Request:** | Annex 17.0 +/- acres into the city limits |
| **Property Size (Acres):** | 17.0 +/- acres |
| **Future Land Use Map (FLUM) Designation:** | General Industrial |
| **Current Zoning District:** | Unincorporated |
| **Existing Land Use:** | Vacant |

## B. DEVELOPMENT STATUS & HISTORY:

| | |
|---|---|
| **Previous Requests:**<br>*May not be exhaustive* | Pre-zoning 1473-26 |

## C. SURROUNDING LAND USE AND ZONING:

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

## D. EVALUATION/COMMENTS:

**Street Connectivity:** The proposed development will be served by Red Hat Road on the west and Hwy 20 on the South.

**District Standards:** N/A

| | |
|---|---|
| | N/A |
| Minimum Lot Size | N/A |
| Front Setback | N/A |
| Rear Yard | N/A |
| Side Yards | N/A |

**Planning Analysis:**

The applicant is requesting to annex approximately 17.0 +/- acres into the City of Decatur as part of a larger annexation effort. Upon annexation, the property is proposed to be pre-zoned to Industrial, which is consistent and compatible to the surrounding land uses and the future land use for the area. This is (Tract 2) of 7 contiguous parcels proposed for annexation and pre-zoning owned by Hickory Creek Properties, LLC or Durango Partners, which both companies have the same agent/owner.

## Conditions:

**Planning Conditions: N/A**

**Engineering Conditions:** N/A

**Fire Conditions:** N/A

**Decatur Conditions:** N/A

Gas:

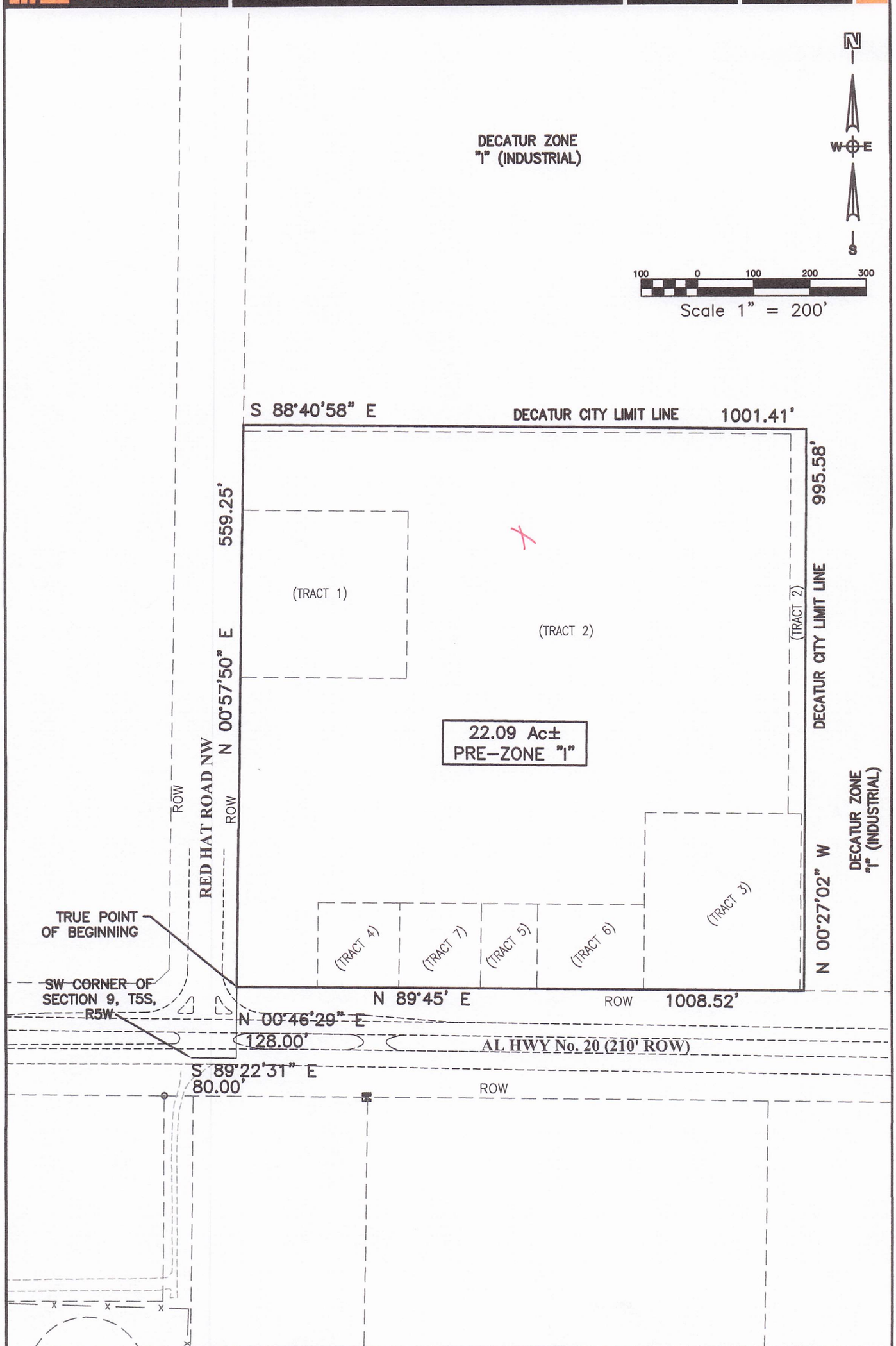
Power:

Waste Water:

**Joe Wheeler Conditions:** N/A

| | |
|---|---|
| **Reviewed by:** | Chad Bowman |
| **Recommendation from Planning:** | Approval |

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CIVIL ENGINEERS
310 8TH AVENUE NE | DECATUR, ALABAMA 35601 | POST OFFICE BOX 2419 | 35602
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PRE-ZONING MAP -- HICKORY CREEK PROPERTIES, LLC -- HWY 20, DECATUR

| DRAWING DATE: 09/28/2026 | DRAWN BY: DDP | APPROVED BY: HBM | JOB No. D-194-26 | SCALE: 1"=200' | PAGE 2 OF 14 |
|---|---|---|---|---|---|

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394 2-1473

# Planning Commission
# Staff Report

**FILE NAME:** Annexation 395-26 (Tract 3)

**MEETING DATE:** October 30th, 2026

## A. BACKGROUND:

| | |
|---|---|
| **Applicant/Representative:** | Pugh Wright McAnally |
| **Owner:** | Hickory Creek Properties, LLC. |
| **Property Location:** | (Tract 3) West of 3401 Hwy 20 |
| **Request:** | Annex 2.00 +/- acres into the city limits |
| **Property Size (Acres):** | 2.00 +/- acres |
| **Future Land Use Map (FLUM) Designation:** | General Industrial |
| **Current Zoning District:** | Unincorporated |
| **Existing Land Use:** | Vacant |

## B. DEVELOPMENT STATUS & HISTORY:

| | |
|---|---|
| **Previous Requests:**<br>*May not be exhaustive* | Pre-zoning 1474-26 |

## C. SURROUNDING LAND USE AND ZONING:

| Direction | Land Use | Zoning |
|---|---|---|
| North | Vacant | Unincorporated |
| South | Light Industrial/Industrial | Trinity City Limits |
| East | Industrial | Industrial |
| West | Vacant | Unincorporated |

## D. EVALUATION/COMMENTS:

**Street Connectivity:** The proposed development will be served by Red Hat Road on the west and Hwy 20 on the South.

**District Standards:** N/A

| | |
|---|---|
| | N/A |
| Minimum Lot Size | N/A |
| Front Setback | N/A |
| Rear Yard | N/A |
| Side Yards | N/A |

**Planning Analysis:**

The applicant is requesting to annex approximately 2.00 +/- acres into the City of Decatur as part of a larger annexation effort. Upon annexation, the property is proposed to be pre-zoned to Industrial, which is consistent and compatible to the surrounding land uses and the future land use for the area. This is (Tract 3) of 7 contiguous parcels proposed for annexation and pre-zoning owned by Hickory Creek Properties, LLC or Durango Partners, which both companies have the same agent/owner.

## Conditions:

**Planning Conditions: N/A**

**Engineering Conditions:** N/A

**Fire Conditions:** N/A

**Decatur Conditions:** N/A

Gas:

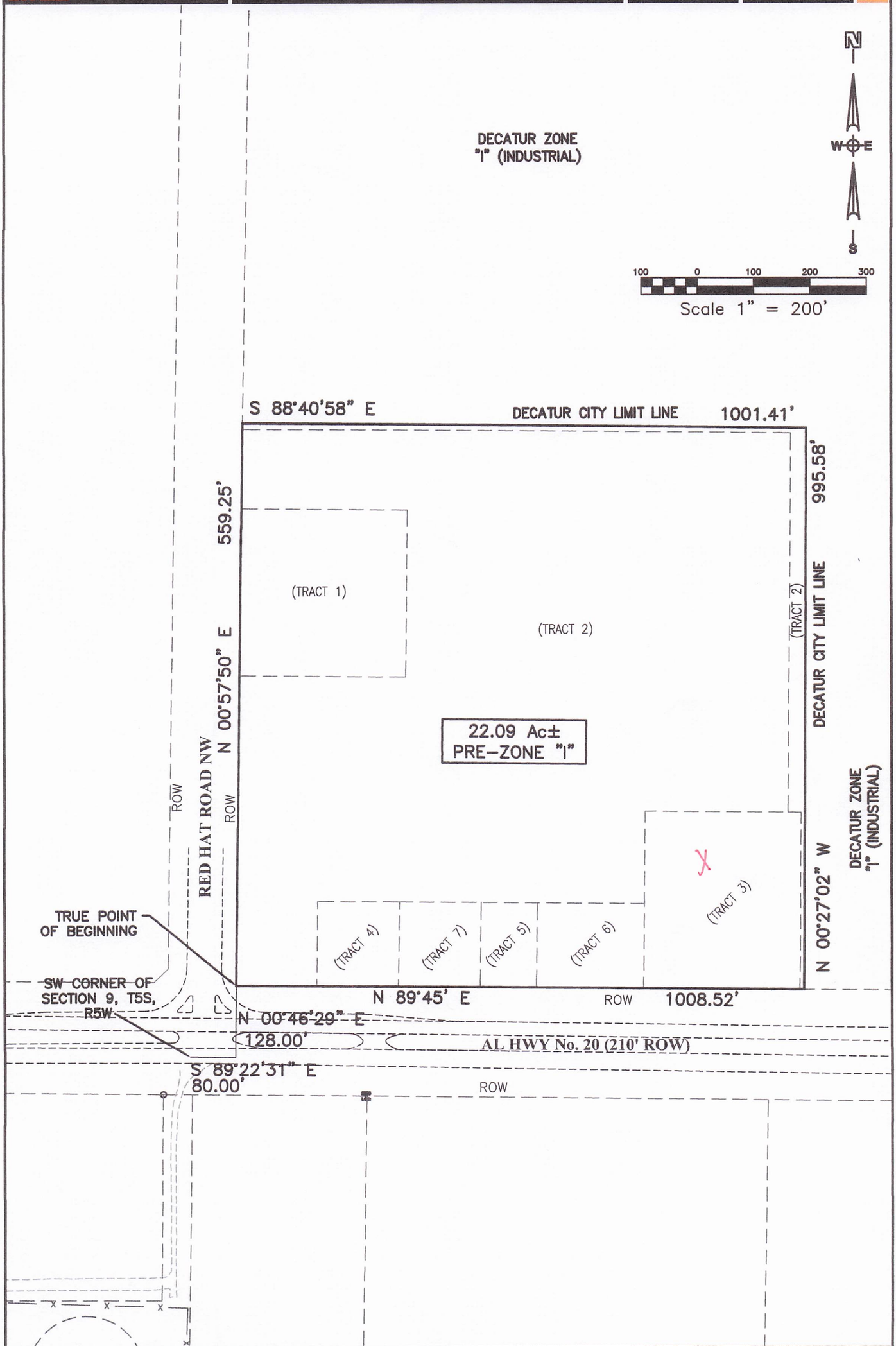
Power:

Waste Water:

**Joe Wheeler Conditions:** N/A

| | |
|---|---|
| **Reviewed by:** | Chad Bowman |
| **Recommendation from Planning:** | Approval |

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CIVIL ENGINEERS
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PRE-ZONING MAP -- HICKORY CREEK PROPERTIES, LLC -- HWY 20, DECATUR

| DRAWING DATE: 09/28/2026 | DRAWN BY: DDP | APPROVED BY: HBM | JOB No. D-194-26 | SCALE: 1"=200' | PAGE 2 OF 14 |
|---|---|---|---|---|---|

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Annex 395 & 1474

# Planning Commission
# Staff Report

**FILE NAME:** Annexation 396-26 (Tract 4)

**MEETING DATE:** October 30th, 2026

## A. BACKGROUND:

| | |
|---|---|
| **Applicant/Representative:** | Pugh Wright McAnally |
| **Owner:** | Hickory Creek Properties, LLC. |
| **Property Location:** | (Tract 4) Corner of Red Hat Road & Hwy 20 |
| **Request:** | Annex 0.50+/- acres into the city limits |
| **Property Size (Acres):** | 0.50 +/- acres |
| **Future Land Use Map (FLUM) Designation:** | General Industrial |
| **Current Zoning District:** | Unincorporated |
| **Existing Land Use:** | Vacant |

## B. DEVELOPMENT STATUS & HISTORY:

| | |
|---|---|
| **Previous/Upcoming Requests:** *May not be exhaustive* | Pre-zoning 1475-26 |

**C. SURROUNDING LAND USE AND ZONING:**

| Direction | Land Use | Zoning |
|---|---|---|
| North | Vacant | Unincorporated |
| South | Vacant | Unincorporated |
| East | Vacant | Unincorporated |
| West | Industrial | Unincorporated |

**D. EVALUATION/COMMENTS:**

**Street Connectivity:** The proposed development will be served by Red Hat Road on the west and Hwy 20 on the South.

**District Standards:** Industrial

| | |
|---|---|
| | N/A |
| Minimum Lot Size | N/A |
| Front Setback | N/A |
| Rear Yard | N/A |
| Side Yards | N/A |

**Planning Analysis:**

The applicant is requesting to annex approximately 0.50 +/- acres into the City of Decatur as part of a larger annexation effort. Upon annexation, the property is proposed to be pre-zoned to Industrial, which is consistent and compatible to the surrounding land uses and the future land use for the area. This is (Tract 4) of 7 contiguous parcels proposed for annexation and pre-zoning owned by Hickory Creek Properties, LLC or Durango Partners, which both companies have the same agent/owner.

## Conditions:

**Planning Conditions: N/A**

**Engineering Conditions:** N/A

**Fire Conditions:** N/A

**Decatur Conditions:** N/A

Gas:

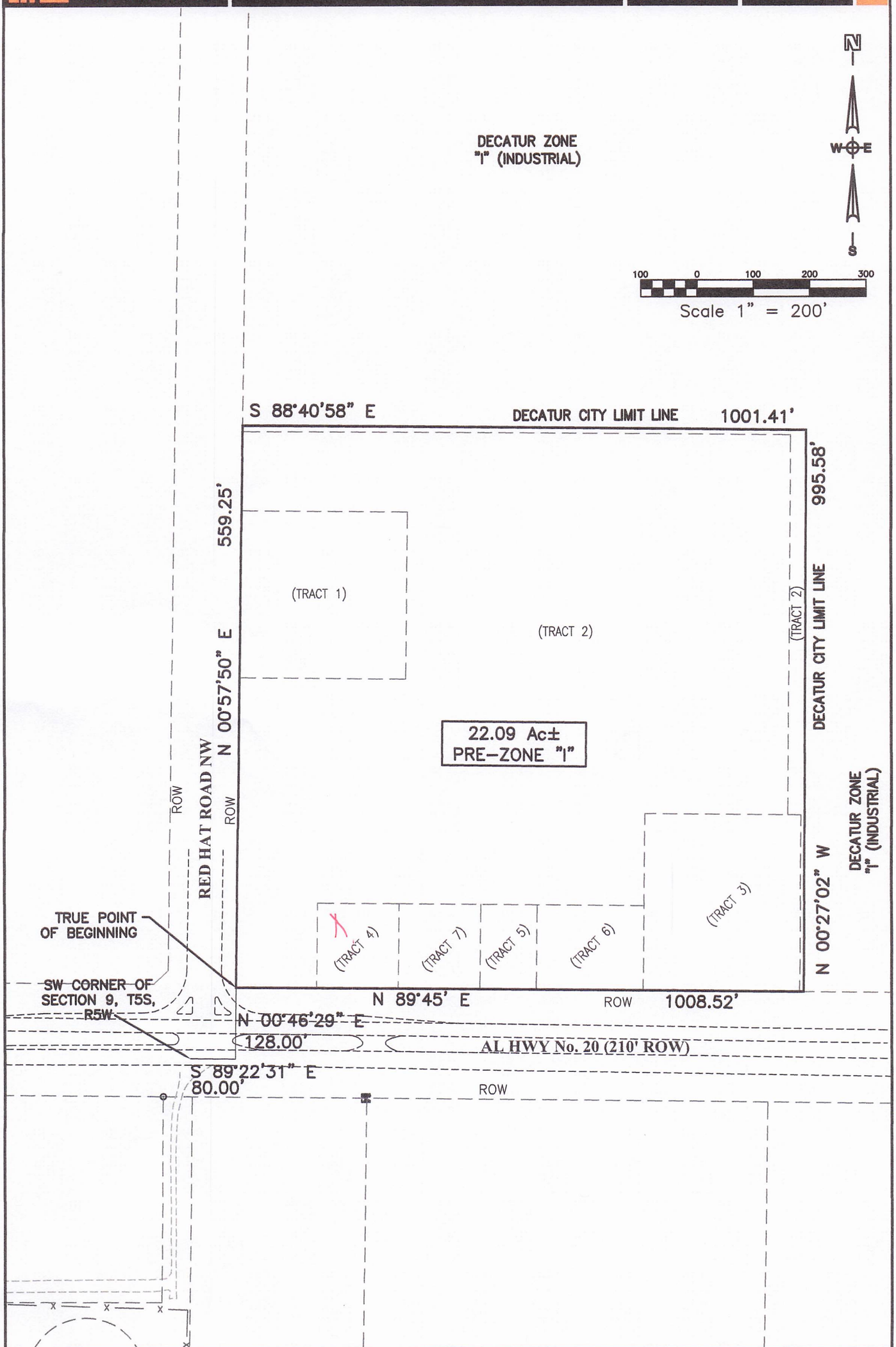
Power:

Waste Water:

**Joe Wheeler Conditions:** N/A

| | |
|---|---|
| **Reviewed by:** | Chad Bowman |
| **Recommendation from Planning:** | Approval |

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CIVIL ENGINEERS
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PRE-ZONING MAP -- HICKORY CREEK PROPERTIES, LLC -- HWY 20, DECATUR

| DRAWING DATE: 09/28/2026 | DRAWN BY: DDP | APPROVED BY: HBM | JOB No. D-194-26 | SCALE: 1"=200' | PAGE 2 OF 14 |
|---|---|---|---|---|---|

# Planning Commission
# Staff Report

**FILE NAME:** Annexation 397-26 (Tract 5)

**MEETING DATE:** October 30th, 2026

## A. BACKGROUND:

| | |
|---|---|
| **Applicant/Representative:** | Pugh Wright McAnally |
| **Owner:** | Durango Partners, Inc. |
| **Property Location:** | (Tract 5) Northside of Red Hat and Hwy 20 |
| **Request:** | Annex 0.34 +/- acres into the city limits |
| **Property Size (Acres):** | 0.34 +/- acres |
| **Future Land Use Map (FLUM) Designation:** | General Industrial |
| **Current Zoning District:** | Unincorporated |
| **Existing Land Use:** | Single Family Residential |

## B. DEVELOPMENT STATUS & HISTORY:

| | |
|---|---|
| **Previous/Upcoming Requests:** *May not be exhaustive* | Pre-zoning 1476-26 |

## C. SURROUNDING LAND USE AND ZONING:

| Direction | Land Use | Zoning |
|---|---|---|
| North | Vacant | Unincorporated |
| South | Office/Light Industrial | Trinity City Limits |
| East | Vacant | Unincorporated |
| West | Residential | Unincorporated |

## D. EVALUATION/COMMENTS:

**Street Connectivity:** The proposed development will be served by Red Hat Road on the west and Hwy 20 on the South.

**District Standards:** N/A

| | |
|---|---|
| | N/A |
| Minimum Lot Size | N/A |
| Front Setback | N/A |
| Rear Yard | N/A |
| Side Yards | N/A |

**Planning Analysis:**

The applicant is requesting to annex approximately 0.34 +/- acres into the City of Decatur as part of a larger annexation effort. Upon annexation, the property is proposed to be pre-zoned to Industrial, which is consistent and compatible to the surrounding land uses and the future land use for the area. This is (Tract 5) of 7 contiguous parcels proposed for annexation and pre-zoning owned by Hickory Creek Properties, LLC or Durango Partners, which both companies have the same agent/owner.

## Conditions:

**Planning Conditions: N/A**

**Engineering Conditions:** N/A

**Fire Conditions:** N/A

**Decatur Conditions:** N/A

Gas:

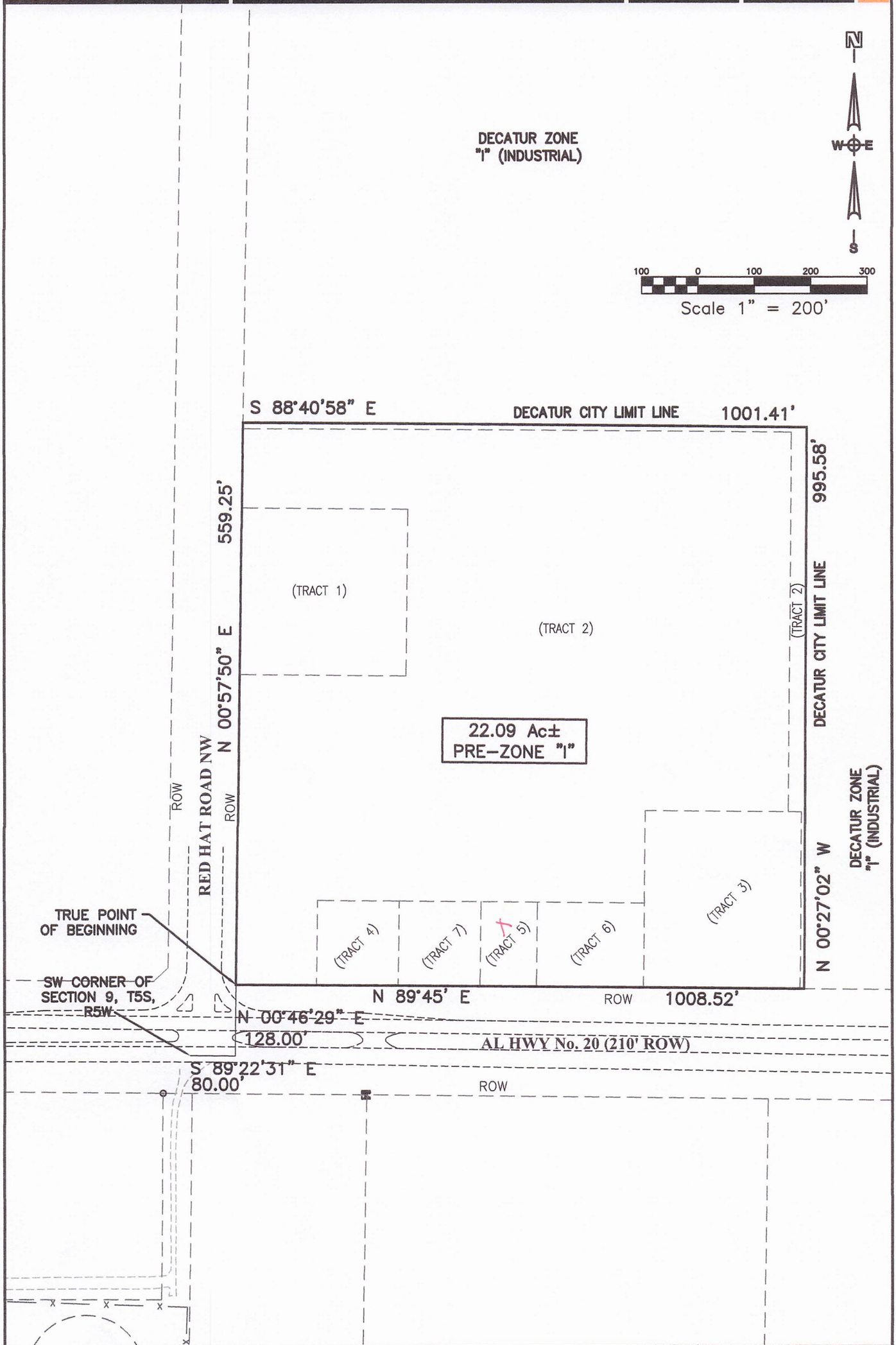
Power:

Waste Water:

**Joe Wheeler Conditions:** N/A

| | |
|---|---|
| **Reviewed by:** | Chad Bowman |
| **Recommendation from Planning:** | Approval |

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CIVIL ENGINEERS
310 8TH AVENUE NE | DECATUR, ALABAMA 35601 | POST OFFICE BOX 2419 | 35602
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PRE-ZONING MAP -- HICKORY CREEK PROPERTIES, LLC -- HWY 20, DECATUR

| DRAWING DATE: 09/28/2026 | DRAWN BY: DDP | APPROVED BY: HBM | JOB No. D-194-26 | SCALE: 1"=200' | PAGE 2 OF 14 |
|---|---|---|---|---|---|

# Planning Commission
# Staff Report

**FILE NAME:** Annexation 398-26 (Tract 7)

**MEETING DATE:** October 30th, 2026

## A. BACKGROUND:

| | |
|---|---|
| **Applicant/Representative:** | Pugh Wright McAnally |
| **Owner:** | Hickory Creek Properties, LLC |
| **Property Location:** | (Tract 7) Northside of Red Hat and Hwy 20 |
| **Request:** | Annex 0.50 +/- acres into the city limits |
| **Property Size (Acres):** | 0.50 +/- acres |
| **Future Land Use Map (FLUM) Designation:** | General Industrial |
| **Current Zoning District:** | Unincorporated |
| **Existing Land Use:** | Vacant |

## B. DEVELOPMENT STATUS & HISTORY:

| | |
|---|---|
| **Previous/Upcoming Requests:** *May not be exhaustive* | Pre-zoning 1477-26 |

## C. SURROUNDING LAND USE AND ZONING:

| Direction | Land Use | Zoning |
|---|---|---|
| North | Vacant | Unincorporated |
| South | Office/Light Industrial | Trinity City Limits |
| East | Residential | Unincorporated |
| West | Vacant | Unincorporated |

## D. EVALUATION/COMMENTS:

**Street Connectivity:** The proposed development will be served by Red Hat Road on the west and Hwy 20 on the South.

**District Standards:** N/A

| | |
|---|---|
| | N/A |
| Minimum Lot Size | N/A |
| Front Setback | N/A |
| Rear Yard | N/A |
| Side Yards | N/A |

**Planning Analysis:**

The applicant is requesting to annex approximately 0.50 +/- acres into the City of Decatur as part of a larger annexation effort. Upon annexation, the property is proposed to be pre-zoned to Industrial, which is consistent and compatible to the surrounding land uses and the future land use for the area. This is (Tract 7) of 7 contiguous parcels proposed for annexation and pre-zoning owned by Hickory Creek Properties, LLC or Durango Partners, which both companies have the same agent/owner.

## Conditions:

**Planning Conditions: N/A**

**Engineering Conditions:** N/A

**Fire Conditions:** N/A

**Decatur Conditions:** N/A

Gas:

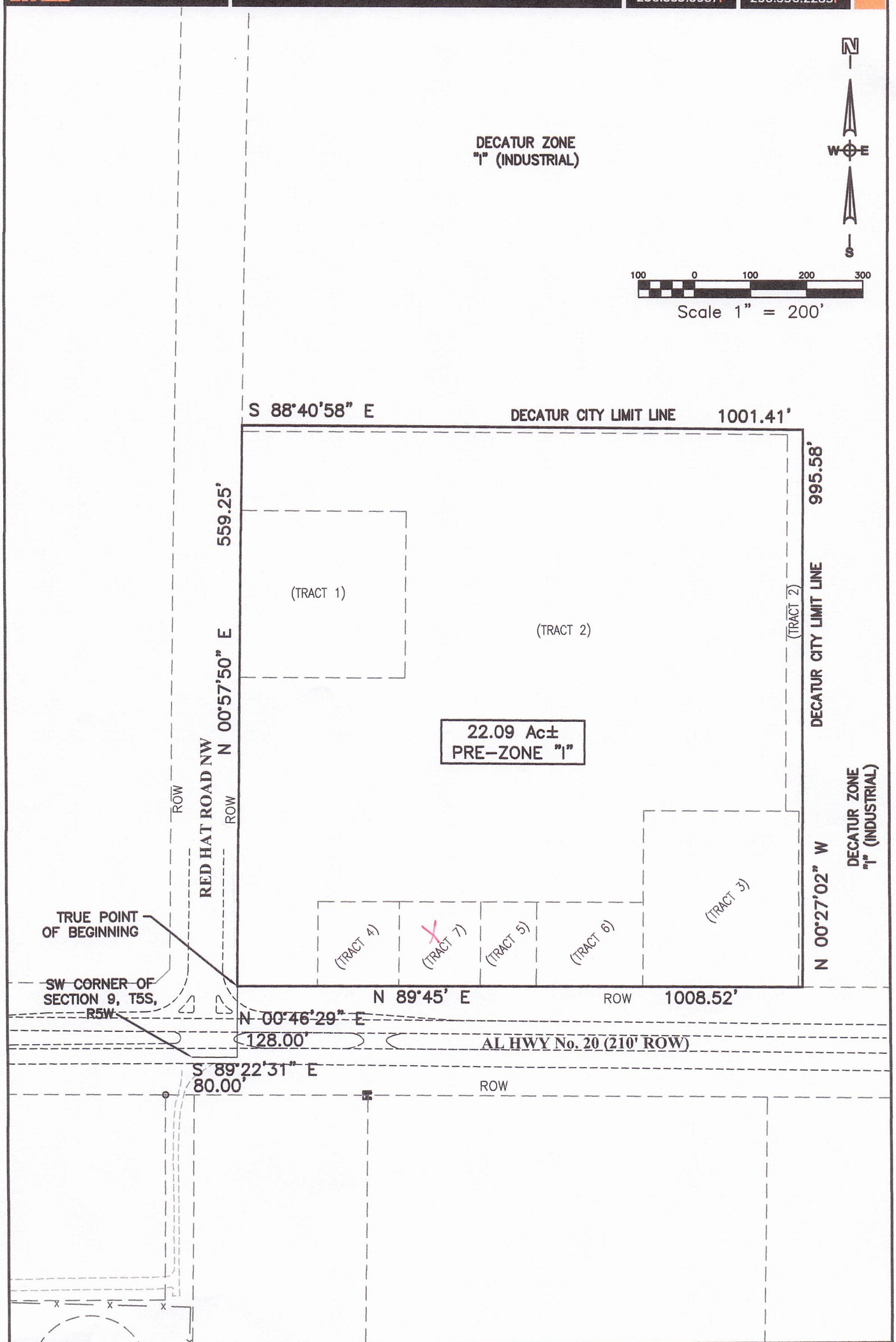
Power:

Waste Water:

**Joe Wheeler Conditions:** N/A

| | |
|---|---|
| **Reviewed by:** | Chad Bowman |
| **Recommendation from Planning:** | Approval |

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CIVIL ENGINEERS
310 8TH AVENUE NE | DECATUR, ALABAMA 35601 | POST OFFICE BOX 2419 | 35602
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PRE-ZONING MAP -- HICKORY CREEK PROPERTIES, LLC -- HWY 20, DECATUR

| DRAWING DATE: 09/28/2026 | DRAWN BY: DDP | APPROVED BY: HBM | JOB No. D-194-26 | SCALE: 1"=200' | PAGE 2 OF 14 |
|---|---|---|---|---|---|

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398 & 1477

# Planning Commission
# Staff Report

**FILE NAME:** Pre-Zoning 1466-26

**MEETING DATE:** October 30th, 2026

## A. BACKGROUND:

| | |
|---|---|
| **Applicant/Representative:** | Pugh Wright McAnally |
| **Owner:** | Durango Partners, Inc. |
| **Property Location:** | South of Highway 20 and Southwest of Red Hat Road |
| **Request:** | Pre-Zone 5.19 +/- acres to Commercial Regional (CR) |
| **Property Size (Acres):** | 5.19 +/- acres |
| **Future Land Use Map (FLUM) Designation:** | N/A |
| **Current Zoning District:** | Unincorporated |
| **Existing Land Use:** | Vacant |

## B. DEVELOPMENT STATUS & HISTORY:

| | |
|---|---|
| **Previous Requests:** *May not be exhaustive* | Annexation 389-26 |

## C. SURROUNDING LAND USE AND ZONING:

| Direction | Land Use | Zoning |
|---|---|---|
| North | Vacant | Unincorporated |
| South | Vacant/Industrial | Unincorporated |
| East | Vacant | Unincorporated |
| West | Industrial | Unincorporated |

## D. EVALUATION/COMMENTS:

**Street Connectivity:** The proposed development will be served by Highway 20

**District Standards:** Commercial Regional (CR)

| | N/A |
|---|---|
| Minimum Lot Size | [1] 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 | 35 (ft) |
| Rear Yard | 35 (ft) |
| Side Yards | None \| 35 [2]<br>[2] The minimum side setback is 35 feet from any lot classified in a residential zoning district. |

**Planning Analysis:**

The applicant is requesting to Pre-Zone approximately 5.19 +/- acres into the City of Decatur as part of a larger annexation effort. Upon annexation, approximately 5.19 +/- acres along the northern portion of the property are proposed to be zoned Commercial Regional (CR), with the southern portion proposed for Industrial (I) zoning, consistent with the intended development pattern and surrounding land uses.

Prior to the pre-zoning request being presented to the City Council, the Planning Department requests that a certified plat be submitted dividing the property along the proposed zoning district boundaries. This will ensure that each zoning district corresponds to a separate parcel and that no individual parcel is split between two zoning classifications.

## Conditions:

**Planning Conditions:**

1. Submit a certificate subdividing the two parcels along proposed zoning boundaries.

**Engineering Conditions:** N/A

**Fire Conditions:** N/A

**Decatur Conditions:** N/A

Gas:

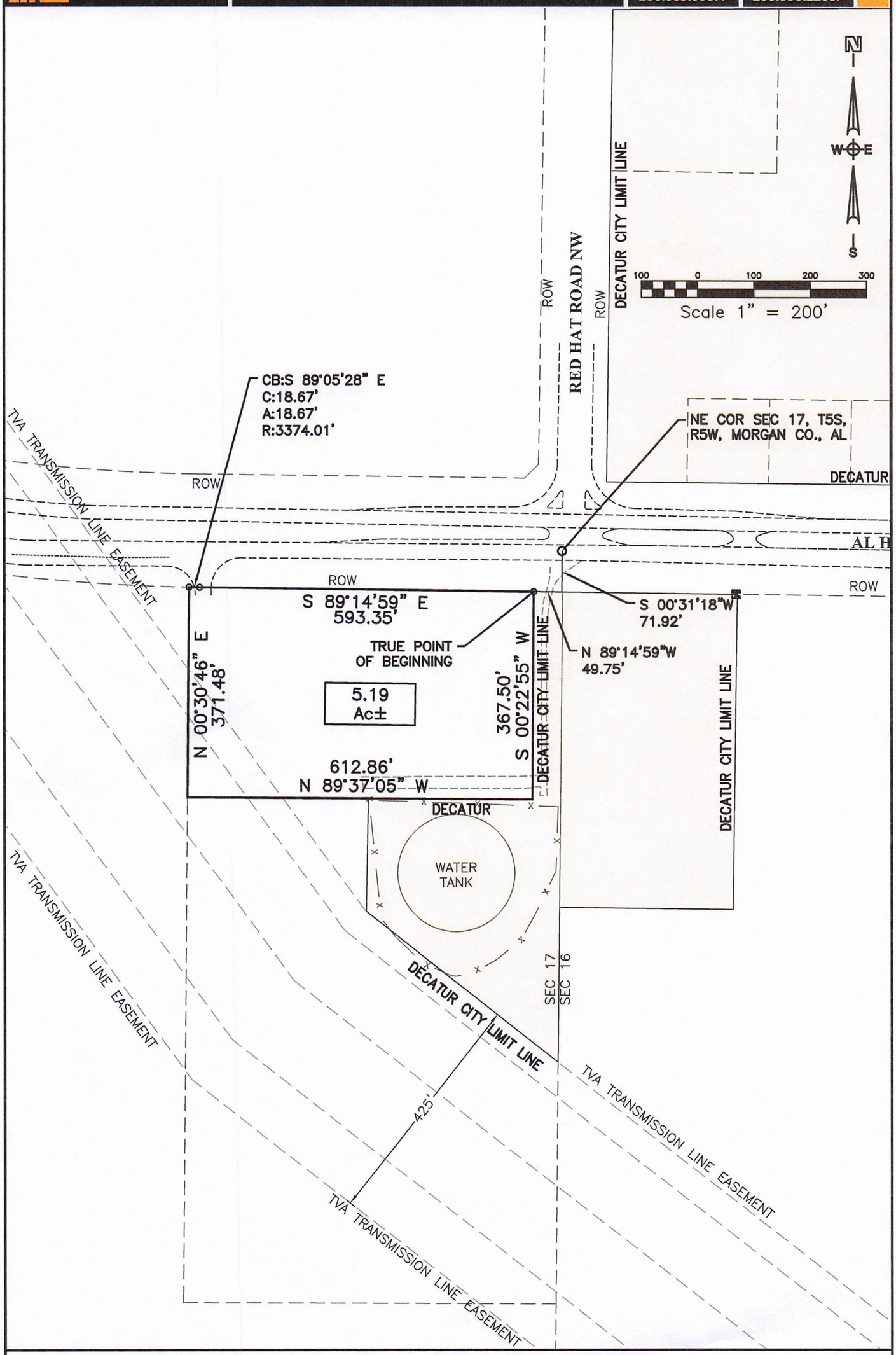
Power:

Waste Water:

**Joe Wheeler Conditions:** N/A

| | |
|---|---|
| **Reviewed by:** | Tommie Williams |
| **Recommendation from Planning:** | Approval |

PUGH WRIGHT MCANALLY CIVIL ENGINEERS
310 8TH AVENUE NE | DECATUR, ALABAMA 35601 | POST OFFICE BOX 2419 | 35602
256.353.3937P 256.350.2285F




PRE-ZONING MAP -- DURANGO PARTNERS, INC. (FUTURE WEIGEL'S) -- HWY 20, DECATUR

| DRAWING DATE: 09/28/2026 | DRAWN BY: DDP | APPROVED BY: HBM | JOB No. D-191-26 | SCALE: 1"=200' | PAGE 11 OF 14 |
|---|---|---|---|---|---|

# Planning Commission
# Staff Report

**FILE NAME:** Pre-Zoning 1467-26

**MEETING DATE:** October 30th, 2026

## A. BACKGROUND:

| | |
|---|---|
| **Applicant/Representative:** | Pugh Wright McAnally |
| **Owner:** | Hickory Creek Properties, LLC |
| **Property Location:** | SE corner of AL Hwy 20/Red Hat Road NW intersection, on the south side of AL Hwy 20 |
| **Request:** | Pre-Zone 4.00 +/- acres to Commercial Regional (CR) |
| **Property Size (Acres):** | 4.00 +/- acres |
| **Future Land Use Map (FLUM) Designation:** | N/A |
| **Current Zoning District:** | Unincorporated |
| **Existing Land Use:** | Vacant |

## B. DEVELOPMENT STATUS & HISTORY:

| | |
|---|---|
| **Previous Requests:**<br>*May not be exhaustive* | Annexation 390-26 |

## C. SURROUNDING LAND USE AND ZONING:

| Direction | Land Use | Zoning |
|---|---|---|
| North | Vacant | Unincorporated |
| South | Vacant | Unincorporated |
| East | Industrial | Unincorporated |
| West | Industrial | Unincorporated |

## D. EVALUATION/COMMENTS:

**Street Connectivity:** The proposed development will be served by Highway 20.

**District Standards:** Commercial Regional (CR)

| | N/A |
|---|---|
| Minimum Lot Size | [1] 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 | 35 (ft) |
| Rear Yard | 35 (ft) |
| Side Yards | None \| 35 [2]<br>[2] The minimum side setback is 35 feet from any lot classified in a residential zoning district. |

**Planning Analysis:**

The applicant is requesting to Pre-Zone approximately 4.00 +/- acres into the City of Decatur as part of a larger annexation effort. Upon annexation, approximately 4.00 +/- acres are proposed to be zoned Commercial Regional (CR), which is consistent with the intended development pattern and surrounding land uses.

## Conditions:

**Planning Conditions:**

**Engineering Conditions:** N/A

**Fire Conditions:** N/A

**Decatur Conditions:** N/A

Gas:

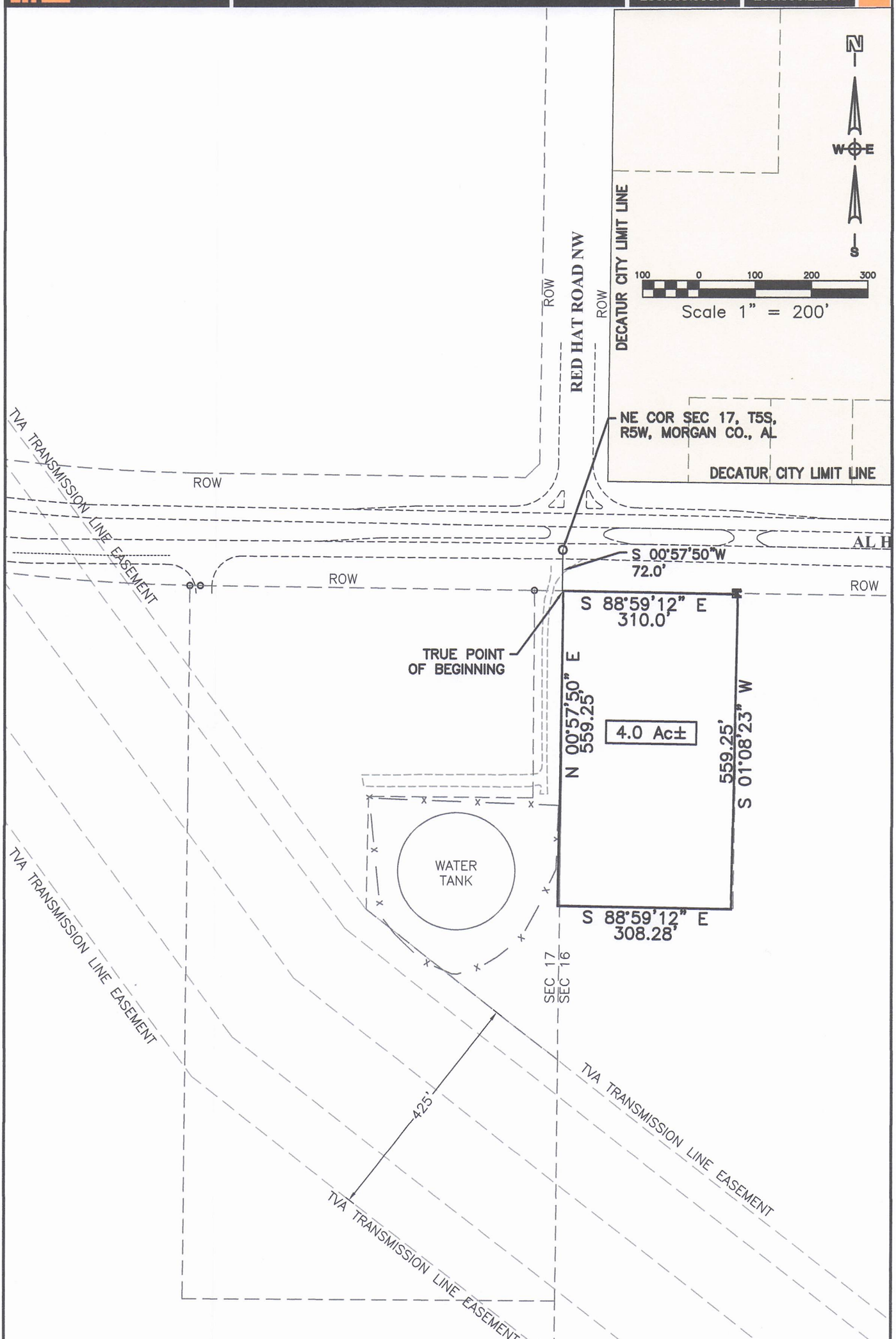
Power:

Waste Water:

**Joe Wheeler Conditions:** N/A

| | |
|---|---|
| **Reviewed by:** | Tommie Williams |
| **Recommendation from Planning:** | Approval |

PUGH WRIGHT McANALLY CIVIL ENGINEERS
310 8TH AVENUE NE | DECATUR, ALABAMA 35601 | POST OFFICE BOX 2419 | 35602
256.353.3937P | 256.350.2285F




PRE–ZONING MAP –– HICKORY CREEK PROPERTIES, LLC –– HWY 20, DECATUR

| DRAWING DATE: 09/28/2026 | DRAWN BY: DDP | APPROVED BY: HBM | JOB No. D–194–26 | SCALE: 1"=200' | PAGE 7 OF 14 |
|---|---|---|---|---|---|

# Planning Commission
# Staff Report

**FILE NAME:** Pre-Zoning 1468-26

**MEETING DATE:** October 30th, 2026

## A. BACKGROUND:

| | |
|---|---|
| **Applicant/Representative:** | Pugh Wright McAnally |
| **Owner:** | Durango Partners, Inc. |
| **Property Location:** | South of Highway 20 |
| **Request:** | Pre-Zone 11.02 +/- acres to Commercial Regional (CR) |
| **Property Size (Acres):** | 11.02 +/- acres |
| **Future Land Use Map (FLUM) Designation:** | N/A |
| **Current Zoning District:** | Unincorporated |
| **Existing Land Use:** | Vacant |

## B. DEVELOPMENT STATUS & HISTORY:

| | |
|---|---|
| **Previous Requests:**<br>*May not be exhaustive* | Annexation 389-26 |

**C. SURROUNDING LAND USE AND ZONING:**

| Direction | Land Use | Zoning |
|---|---|---|
| North | Vacant/Industrial | Unincorporated |
| South | Vacant | Unincorporated |
| East | Vacant | Unincorporated |
| West | Industrial | Unincorporated |

**D. EVALUATION/COMMENTS:**

**Street Connectivity:** The proposed development will be served by Highway 20 through future developments to the North.

**District Standards:** Industrial (I)

| | Industrial (I) |
|---|---|
| Minimum Lot Size | 25,000 (ft)<br>[1] 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 | [2] The minimum setback is 100 feet from any lot classified in a residential district. |
| Rear Yard | [2] The minimum setback is 100 feet from any lot classified in a residential district. |
| Side Yards | [2] The minimum setback is 100 feet from any lot classified in a residential district. |

**Planning Analysis:**

The applicant is requesting to Pre-Zone approximately 11.02+/- acres into the City of Decatur as part of a larger annexation effort. Upon annexation of Annexation 389-26 consisting of 16.21 +/- acres, approximately 11.02 +/- acres of the southernly portion is proposed to be zoned Industrial (I), which is consistent with the intended development pattern and surrounding land uses.

Prior to the pre-zoning request being presented to the City Council, the Planning Department requests that a certified plat be submitted dividing the property along the proposed zoning district boundaries. This will ensure that each zoning district corresponds to a separate parcel and that no individual parcel is split between two zoning classifications.

## Conditions:

**Planning Conditions:**

1. Submit a certificate subdividing the two parcels along proposed zoning boundaries.

**Engineering Conditions:** N/A

**Fire Conditions:** N/A

**Decatur Conditions:** N/A

Gas:

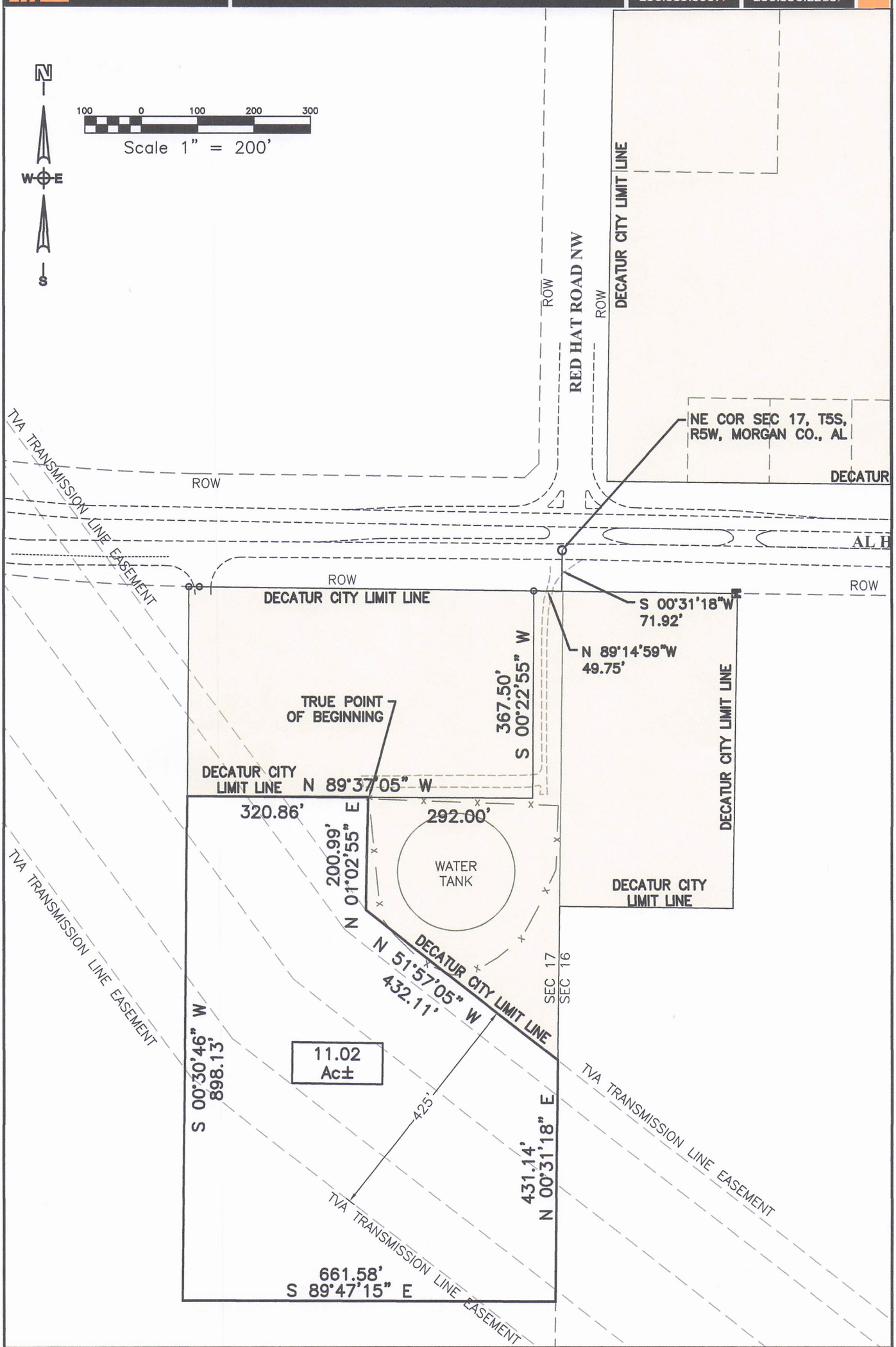
Power:

Waste Water:

**Joe Wheeler Conditions:** N/A

| | |
|---|---|
| **Reviewed by:** | Tommie Williams |
| **Recommendation from Planning:** | Approval |

PUGH WRIGHT McANALLY CIVIL ENGINEERS
310 8TH AVENUE NE | DECATUR, ALABAMA 35601 | POST OFFICE BOX 2419 | 35602
256.353.3937P | 256.350.2285F




PRE–ZONING MAP –– DURANGO PARTNERS, INC. –– HWY 20, DECATUR

| DRAWING DATE: 09/28/2026 | DRAWN BY: DDP | APPROVED BY: HBM | JOB No. D–191–26 | SCALE: 1"=200' | PAGE 13 OF 14 |
|---|---|---|---|---|---|

# Planning Commission
# Staff Report

**FILE NAME:** Pre-Zoning 1470-26

**MEETING DATE:** October 30th, 2026

## A. BACKGROUND:

| | |
|---|---|
| **Applicant/Representative:** | Pugh Wright McAnally |
| **Owner:** | Decatur Utilities |
| **Property Location:** | SW corner of AL Hwy 20/Red Hat Road NW intersection, on the south side of AL Hwy 20 |
| **Request:** | Pre-zone 3.03 +/- acres to Industrial |
| **Property Size (Acres):** | 3.03 +/- acres |
| **Future Land Use Map (FLUM) Designation:** | N/A |
| **Current Zoning District:** | Unincorporated |
| **Existing Land Use:** | Water Tower (Decatur Utilities) |

## B. DEVELOPMENT STATUS & HISTORY:

| | |
|---|---|
| **Previous Requests:**<br>*May not be exhaustive* | Annexation 391-26 |

## C. SURROUNDING LAND USE AND ZONING:

| Direction | Land Use | Zoning |
|---|---|---|
| North | Vacant | Unincorporated |
| South | Vacant | Unincorporated |
| East | Vacant | Unincorporated |
| West | Vacant | Unincorporated |

## D. EVALUATION/COMMENTS:

**Street Connectivity:** The proposed development will be served by Highway 20 with a utilities access easement to service and maintain the water tower.

**District Standards:** Industrial (I)

| | Industrial (I) |
|---|---|
| Minimum Lot Size | 25,000 (ft)<br>[1] 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 | [2] The minimum setback is 100 feet from any lot classified in a residential district. |
| Rear Yard | [2] The minimum setback is 100 feet from any lot classified in a residential district. |
| Side Yards | [2] The minimum setback is 100 feet from any lot classified in a residential district. |

**Planning Analysis:**

The applicant is requesting to pre-zone approximately 3.03 +/- acres to Industrial. The proposed Industrial zoning is compatible with the surrounding land uses and the desired future land uses as outlined in the One Decatur Plan. The pre-zoning will establish an appropriate zoning designation for the property consistent with its intended use and the City's long-term land use goals.

## Conditions:

**Planning Conditions: N/A**

**Engineering Conditions:** N/A

**Fire Conditions:** N/A

**Decatur Conditions:** N/A

Gas:

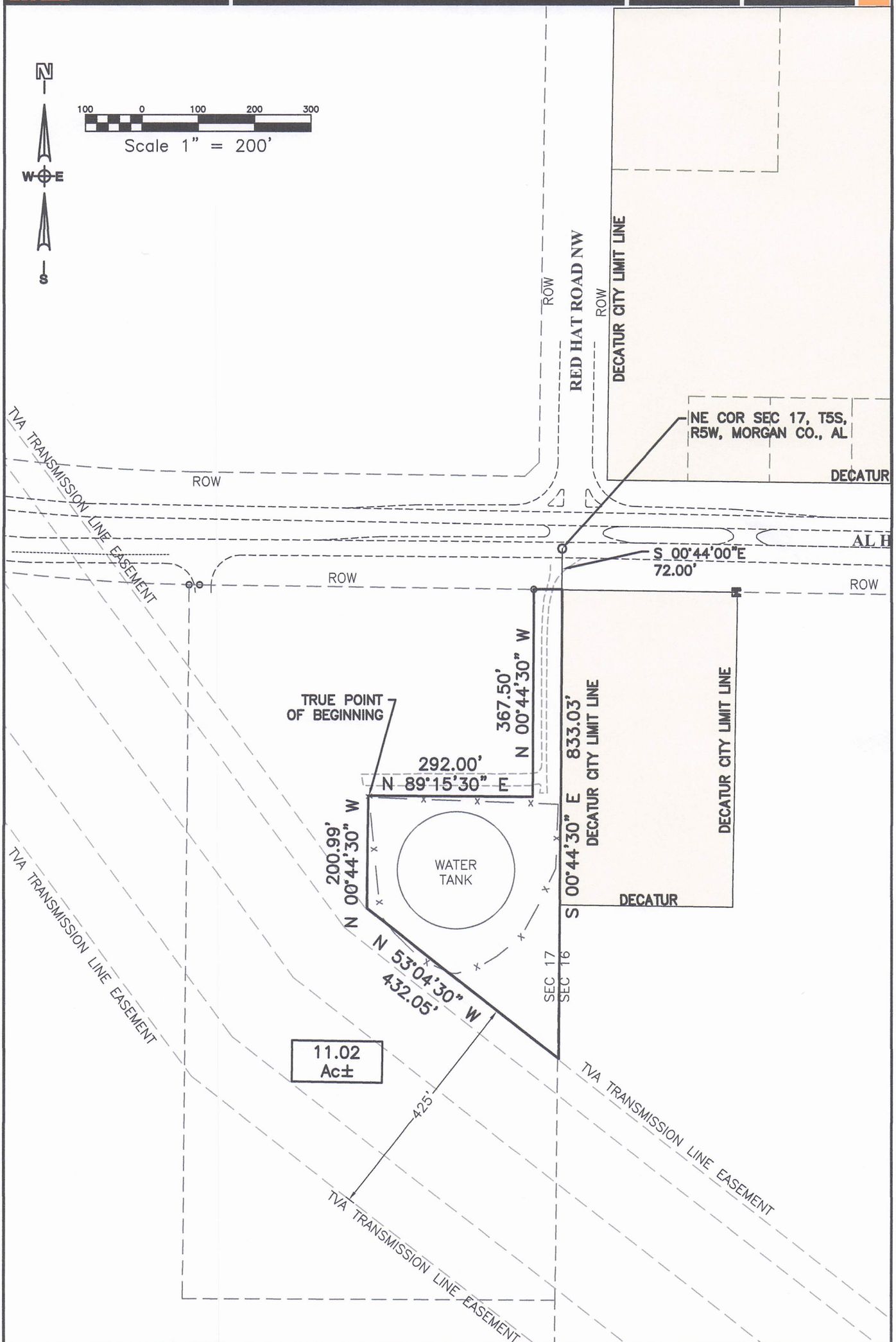
Power:

Waste Water:

**Joe Wheeler Conditions:** N/A

| | |
|---|---|
| **Reviewed by:** | Tommie Williams |
| **Recommendation from Planning:** | Approval |

PUGH WRIGHT McANALLY CIVIL ENGINEERS
310 8TH AVENUE NE | DECATUR, ALABAMA 35601 | POST OFFICE BOX 2419 | 35602
256.353.3937P | 256.350.2285F




PRE-ZONING MAP -- DURANGO PARTNERS, INC. -- HWY 20, DECATUR

| DRAWING DATE: 09/28/2026 | DRAWN BY: DDP | APPROVED BY: HBM | JOB No. D-191-26 | SCALE: 1"=200' | PAGE 9 OF 14 |
|---|---|---|---|---|---|

# Planning Commission
# Staff Report

**FILE NAME:** Pre-Zoning 1471-26 (Tract 1)

**MEETING DATE:** October 30th, 2026

## A. BACKGROUND:

| | |
|---|---|
| **Applicant/Representative:** | Pugh Wright McAnally |
| **Owner:** | Hickory Creek Properties |
| **Property Location:** | (Tract 1) West of Red Hat Road and North or Highway 20. |
| **Request:** | Pre-Zone 2.00 +/- acres into the city limits |
| **Property Size (Acres):** | 2.00 +/- acres |
| **Future Land Use Map (FLUM) Designation:** | General Industrial |
| **Current Zoning District:** | Unincorporated |
| **Existing Land Use:** | Residential |

## B. DEVELOPMENT STATUS & HISTORY:

| | |
|---|---|
| **Previous Requests:**<br>*May not be exhaustive* | Annexation 392-26 |

**C. SURROUNDING LAND USE AND ZONING:**

| Direction | Land Use | Zoning |
|---|---|---|
| North | Industrial | Industrial |
| South | Vacant | Unincorporated |
| East | Vacant | Unincorporated |
| West | Vacant | Unincorporated |

**D. EVALUATION/COMMENTS:**

**Street Connectivity:** The proposed development will be served by Highway 20 and Red Hat Road.

**District Standards:** Industrial (I)

| | Industrial (I) |
|---|---|
| Minimum Lot Size | 25,000 (ft)<br>[1] 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 | [2] The minimum setback is 100 feet from any lot classified in a residential district. |
| Rear Yard | [2] The minimum setback is 100 feet from any lot classified in a residential district. |
| Side Yards | [2] The minimum setback is 100 feet from any lot classified in a residential district. |

**Planning Analysis:**

The applicant is requesting to annex approximately 2.00 +/- acres into the City of Decatur as part of a larger annexation effort. Upon annexation, the property is proposed to be pre-zoned to Industrial, which is consistent and compatible to the surrounding land uses and the future land use for the area. This is (Tract 1) of 7 contiguous parcels proposed for annexation and pre-zoning owned by Hickory Creek Properties, LLC and/or Durango Properties, which both companies have the same agent/owner.

## Conditions:

**Planning Conditions: N/A**

**Engineering Conditions:** N/A

**Fire Conditions:** N/A

**Decatur Conditions:** N/A

Gas:

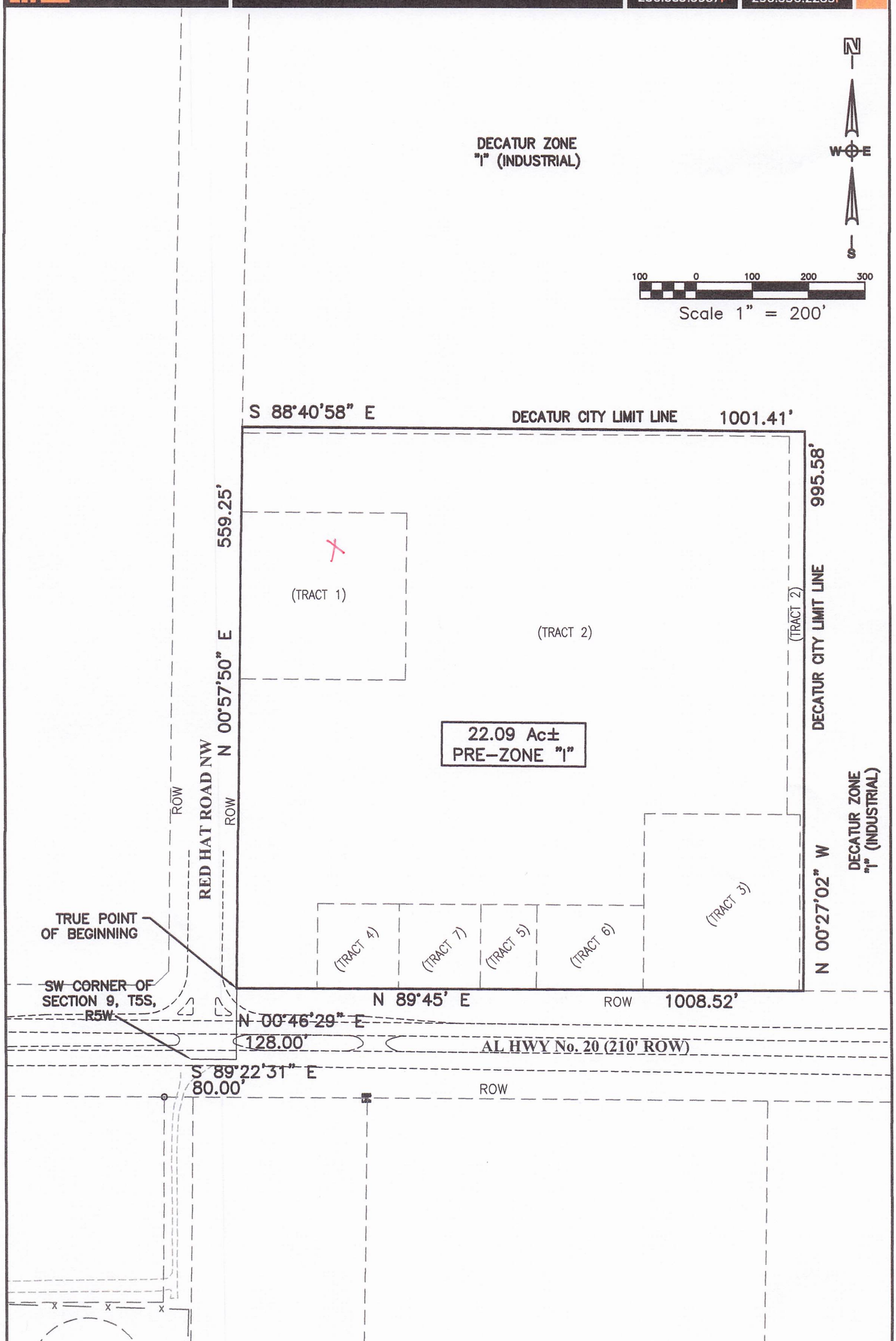
Power:

Waste Water:

**Joe Wheeler Conditions:** N/A

| | |
|---|---|
| **Reviewed by:** | Tommie Williams |
| **Recommendation from Planning:** | Approval |

PUGH WRIGHT MCANALLY INC
CIVIL ENGINEERS
310 8TH AVENUE NE | DECATUR, ALABAMA 35601 | POST OFFICE BOX 2419 | 35602
256.353.3937P 256.350.2285F




PRE-ZONING MAP -- HICKORY CREEK PROPERTIES, LLC -- HWY 20, DECATUR

| DRAWING DATE: 09/28/2026 | DRAWN BY: DDP | APPROVED BY: HBM | JOB No. D-194-26 | SCALE: 1"=200' | PAGE 2 OF 14 |
|---|---|---|---|---|---|

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392
1471


ANNEXATION 392-26 & PRE-ZONING 1471-26
RED HAT RD
DELTA DR
VAPOR TR
ROCKET RD
HIGHWAY 20
HIGHWAY 20
STEED RD
734
726
718
714
100
3476
3412
650
612
606
3401
3337
LEGEND
ANNEXATION 392-26 & PRE-ZONING 1471-26
Ownership Parcels
Decatur Parcels
Zoning
I
Address Points Decatur
Streets
City of Decatur Department of Development
Note: Every reasonable effort has been made to assure the accuracy of this map. The City of Decatur does not assume liability arising from the use of this map. THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESSED OR IMPLIED.
0 185 370 740 Feet

# Planning Commission
# Staff Report

**FILE NAME:** Pre-Zoning 1472-26 (Tract 6)

**MEETING DATE:** October 30th, 2026

## A. BACKGROUND:

| | |
|---|---|
| **Applicant/Representative:** | Pugh Wright McAnally |
| **Owner:** | Durango Partners, Inc. |
| **Property Location:** | (Tract 6) 2nd parcel west of Decatur City Limits on Northside of Red Hat Road |
| **Request:** | Annex 0.65 +/- acres into the city limits |
| **Property Size (Acres):** | 0.65 +/- acres |
| **Future Land Use Map (FLUM) Designation:** | N/A |
| **Current Zoning District:** | Unincorporated |
| **Existing Land Use:** | Vacant |

## B. DEVELOPMENT STATUS & HISTORY:

| | |
|---|---|
| **Previous Requests:**<br>*May not be exhaustive* | Annexation 393-26 |

**C. SURROUNDING LAND USE AND ZONING:**

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

**D. EVALUATION/COMMENTS:**

**Street Connectivity:** The proposed development will be served by Highway 20.

**District Standards:** Industrial (I)

| | Industrial (I) |
|---|---|
| Minimum Lot Size | 25,000 (ft)<br>[1] 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 | [2] The minimum setback is 100 feet from any lot classified in a residential district. |
| Rear Yard | [2] The minimum setback is 100 feet from any lot classified in a residential district. |
| Side Yards | [2] The minimum setback is 100 feet from any lot classified in a residential district. |

**Planning Analysis:**

The applicant is requesting to Pre-Zone approximately 0.65 +/- acres into the City of Decatur as part of a larger annexation effort. Upon annexation, the property is proposed to be pre-zoned to Industrial (I), which is consistent and compatible to the surrounding land uses and the future land use for the area. This is (Tract 6) of 7 contiguous parcels proposed for annexation and pre-zoning owned by Hickory Creek Properties, LLC or Durango Partners, which both companies have the same agent/owner.

## Conditions:

**Planning Conditions: N/A**

**Engineering Conditions:** N/A

**Fire Conditions:** N/A

**Decatur Conditions:** N/A

Gas:

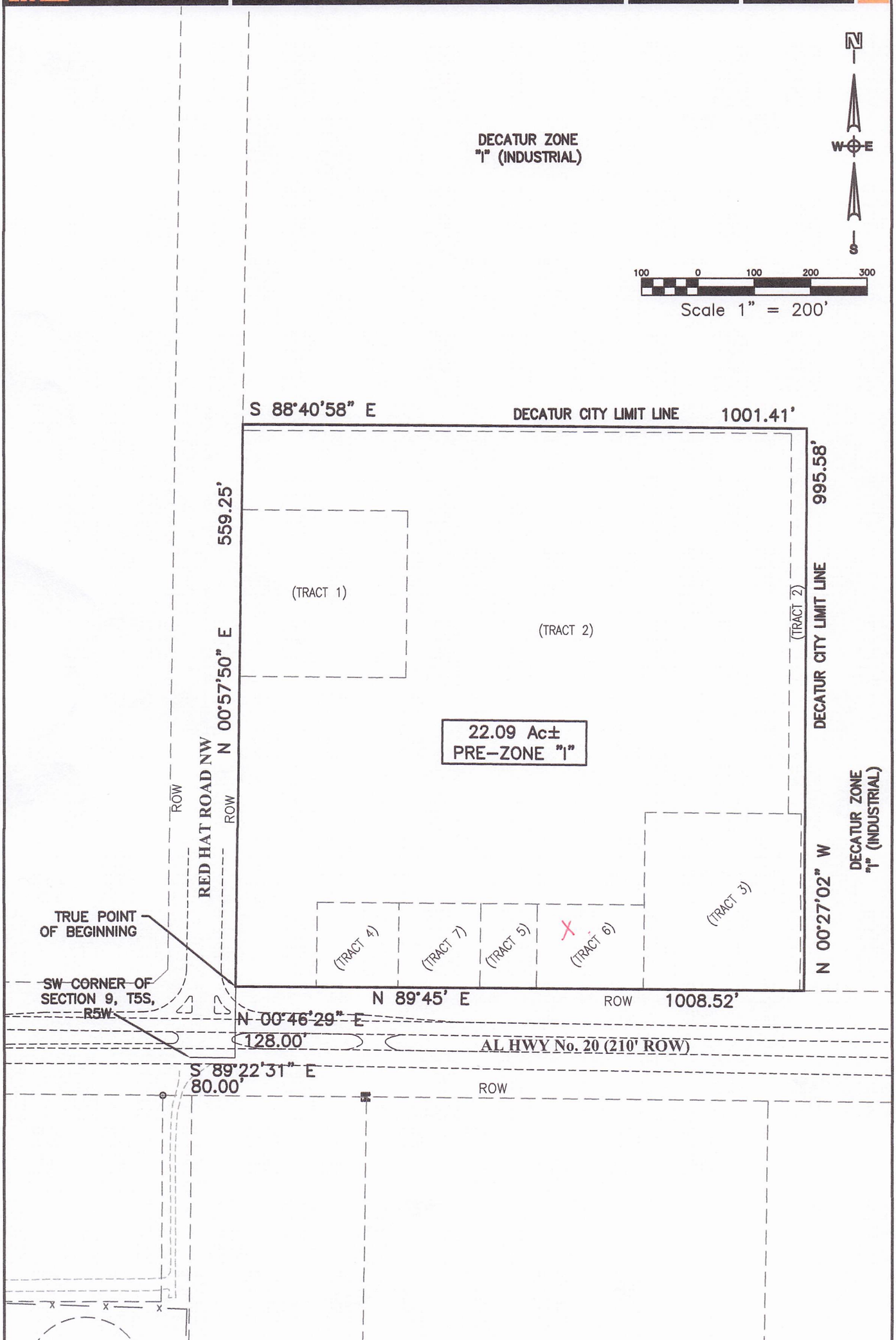
Power:

Waste Water:

**Joe Wheeler Conditions:** N/A

| | |
|---|---|
| **Reviewed by:** | Chad Bowman |
| **Recommendation from Planning:** | Approval |

PUGH WRIGHT McANALLY CIVIL ENGINEERS
310 8TH AVENUE NE | DECATUR, ALABAMA 35601 | POST OFFICE BOX 2419 | 35602
256.353.3937P 256.350.2285F




PRE-ZONING MAP -- HICKORY CREEK PROPERTIES, LLC -- HWY 20, DECATUR

| DRAWING DATE: 09/28/2026 | DRAWN BY: DDP | APPROVED BY: HBM | JOB No. D-194-26 | SCALE: 1"=200' | PAGE 2 OF 14 |
|---|---|---|---|---|---|

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393
1472


ANNEXATION 393-26 & PRE-ZONING 1472-26
3401
650
ROCKET RD
3401
612
606
RED HAT RD
RED HAT RD ext
HIGHWAY 20
HIGHWAY 20
STEED RD
LEGEND
ANNEXATION 393-26 & PRE-ZONING 1472-26
Ownership Parcels
Decatur Parcels
Zoning
I
Address Points Decatur
Streets
City of Decatur Department of Development
Note: Every reasonable effort has been made to assure the accuracy of this map. The City of Decatur does not assume liability arising from the use of this map. THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESSED OR IMPLIED.
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# Planning Commission
# Staff Report

**FILE NAME:** Pre-Zoning 1473-26

**MEETING DATE:** October 30th, 2026

## A. BACKGROUND:

| | |
|---|---|
| **Applicant/Representative:** | Pugh Wright McAnally |
| **Owner:** | Durango Partners, Inc. |
| **Property Location:** | (Tract 2) East of 606 Red Hat Road |
| **Request:** | Pre-zone 17.0 +/- acres to Industrial |
| **Property Size (Acres):** | 17.0 +/- acres |
| **Future Land Use Map (FLUM) Designation:** | General Industrial |
| **Current Zoning District:** | Unincorporated |
| **Existing Land Use:** | Vacant |

## B. DEVELOPMENT STATUS & HISTORY:

| | |
|---|---|
| **Previous Requests:**<br>*May not be exhaustive* | Annexation 394-26 |

**C. SURROUNDING LAND USE AND ZONING:**

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

**D. EVALUATION/COMMENTS:**

**Street Connectivity:** The proposed development will be served by Red Hat Road on the west and Hwy 20 on the South.

**District Standards:** Industrial

| | N/A |
|---|---|
| Minimum Lot Size | 25,000 [1]<br>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 | [2]<br>The minimum setback is 100 feet from any lot classified in a residential district |
| Rear Yard | [2]<br>The minimum setback is 100 feet from any lot classified in a residential district |
| Side Yards | [2]<br>The minimum setback is 100 feet from any lot classified in a residential district |

**Planning Analysis:**

The applicant is requesting to pre-zone approximately 17.0 +/- acres to Industrial. The proposed Industrial zoning is compatible with the surrounding land uses and the desired future land uses as outlined in the One Decatur Plan. The pre-zoning will establish an appropriate zoning designation for the property consistent with its intended use and the City's long-term land use goals.

## Conditions:

**Planning Conditions: N/A**

**Engineering Conditions:** N/A

**Fire Conditions:** N/A

**Decatur Conditions:** N/A

Gas:

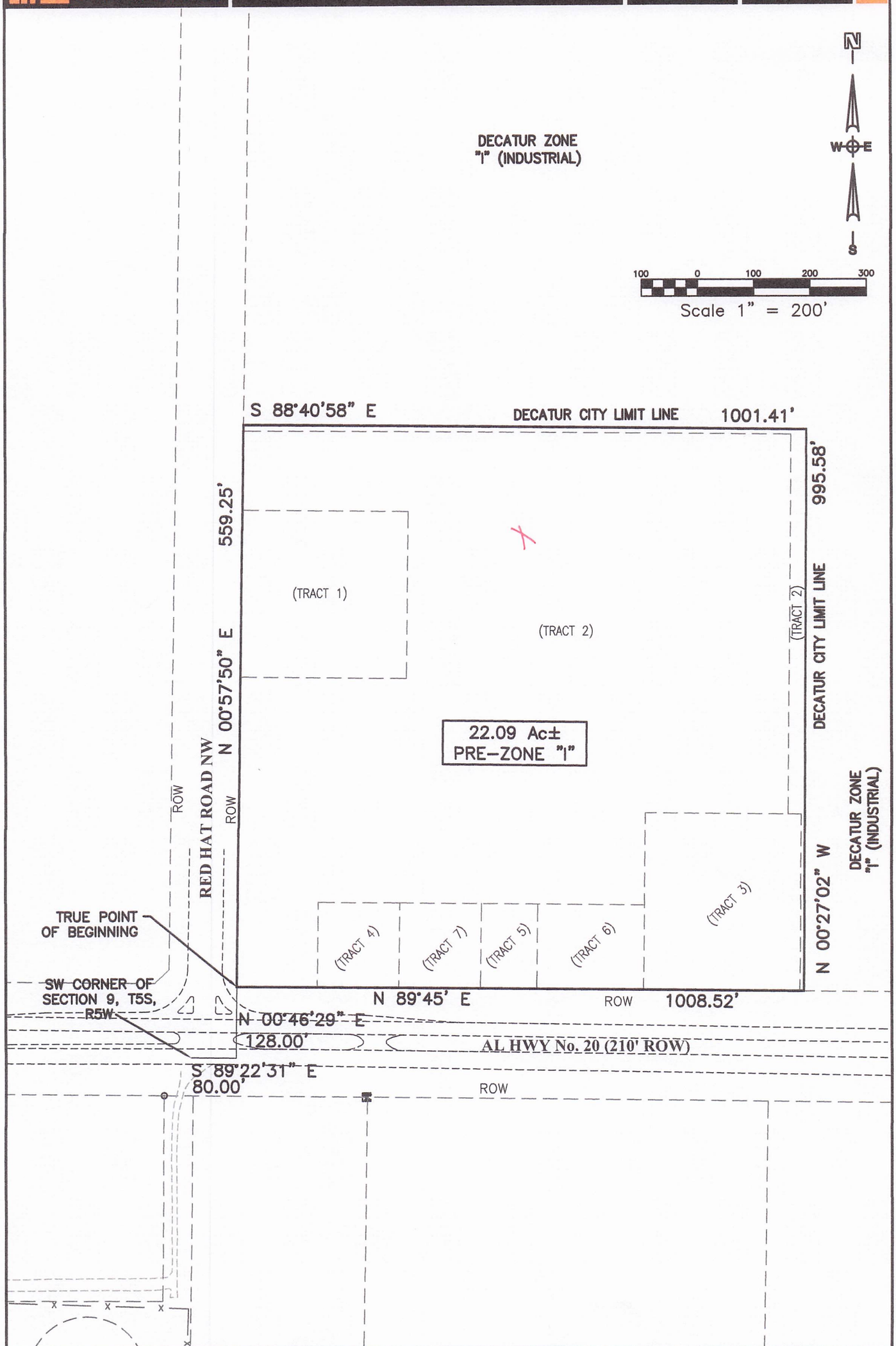
Power:

Waste Water:

**Joe Wheeler Conditions:** N/A

| | |
|---|---|
| **Reviewed by:** | Tommie Williams |
| **Recommendation from Planning:** | Approval |

PUGH WRIGHT McANALLY
CIVIL ENGINEERS
310 8TH AVENUE NE | DECATUR, ALABAMA 35601 | POST OFFICE BOX 2419 | 35602
256.353.3937P | 256.350.2285F




PRE-ZONING MAP -- HICKORY CREEK PROPERTIES, LLC -- HWY 20, DECATUR

| DRAWING DATE: 09/28/2026 | DRAWN BY: DDP | APPROVED BY: HBM | JOB No. D-194-26 | SCALE: 1"=200' | PAGE 2 OF 14 |
|---|---|---|---|---|---|

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394 2-1473


ANNEXATION 394-26 & PRE-ZONING 1473-26
DELTA DR
VAPOR TR
ROCKET RD
RED HAT RD
734
726
718
714
3476
3412
650
612
606
3401
3337
HIGHWAY 20
HIGHWAY 20
STEED RD
LEGEND
ANNEXATION 394-26 & PRE-ZONING 1473-26
Ownership Parcels
Decatur Parcels
Zoning
I
Address Points Decatur
Streets
City of Decatur Department of Development
Note: Every reasonable effort has been made to assure the accuracy of this map. The City of Decatur does not assume liability arising from the use of this map. THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESSED OR IMPLIED.
0 185 370 740 Feet
N
S

# Planning Commission
# Staff Report

**FILE NAME:** Pre-Zoning 1474-26

**MEETING DATE:** October 30th, 2026

## A. BACKGROUND:

| | |
|---|---|
| **Applicant/Representative:** | Pugh Wright McAnally |
| **Owner:** | Hickory Creek Properties, LLC. |
| **Property Location:** | (Tract 3) West of 3401 Highway 20 |
| **Request:** | Pre-zone 2.00 +/- acres to Industrial |
| **Property Size (Acres):** | 2.00 +/- acres |
| **Future Land Use Map (FLUM) Designation:** | General Industrial |
| **Current Zoning District:** | Unincorporated |
| **Existing Land Use:** | Vacant |

## B. DEVELOPMENT STATUS & HISTORY:

| | |
|---|---|
| **Previous Requests:**<br>*May not be exhaustive* | Annexation 395-26 |

## C. SURROUNDING LAND USE AND ZONING:

| Direction | Land Use | Zoning |
|---|---|---|
| North | Vacant | Unincorporated |
| South | Light Industrial/Industrial | Trinity City Limits |
| East | Industrial | Industrial |
| West | Vacant | Unincorporated |

## D. EVALUATION/COMMENTS:

**Street Connectivity:** The proposed development will be served by Red Hat Road on the west and Hwy 20 on the South.

**District Standards:** Industrial

| | |
|---|---|
| Minimum Lot Size | 25,000 [1]<br>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 | [2]<br>The minimum setback is 100 feet from any lot classified in a residential district |
| Rear Yard | [2]<br>The minimum setback is 100 feet from any lot classified in a residential district |
| Side Yards | [2]<br>The minimum setback is 100 feet from any lot classified in a residential district |

**Planning Analysis:**

The applicant is requesting to pre-zone approximately 2.00 +/- acres to Industrial. The proposed Industrial zoning is compatible with the surrounding land uses and the desired future land uses as outlined in the One Decatur Plan. The pre-zoning will establish an appropriate zoning designation for the property consistent with its intended use and the City's long-term land use goals.

## Conditions:

**Planning Conditions: N/A**

**Engineering Conditions:** N/A

**Fire Conditions:** N/A

**Decatur Conditions:** N/A

Gas:

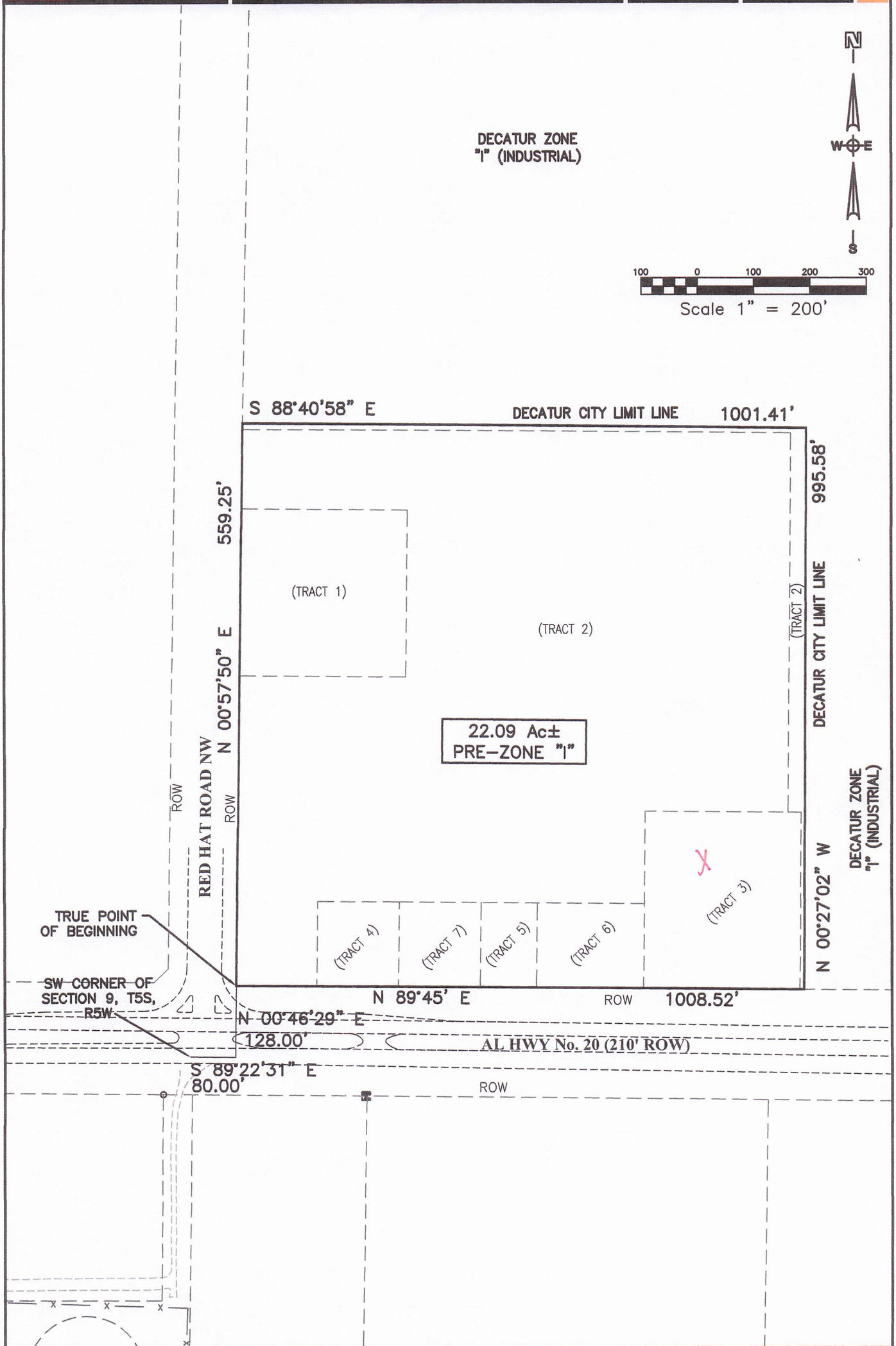
Power:

Waste Water:

**Joe Wheeler Conditions:** N/A

| | |
|---|---|
| **Reviewed by:** | Tommie Williams |
| **Recommendation from Planning:** | Approval |

PUGH WRIGHT McANALLY
CIVIL ENGINEERS
310 8TH AVENUE NE | DECATUR, ALABAMA 35601 | POST OFFICE BOX 2419 | 35602
256.353.3937P | 256.350.2285F




PRE-ZONING MAP -- HICKORY CREEK PROPERTIES, LLC -- HWY 20, DECATUR

| DRAWING DATE: 09/28/2026 | DRAWN BY: DDP | APPROVED BY: HBM | JOB No. D-194-26 | SCALE: 1"=200' | PAGE 2 OF 14 |
|---|---|---|---|---|---|

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Annex 395 ± 1474


ANNEXATION 395-26 & PRE-ZONING 1474-26
DELTA DR
VAPOR TR
ROCKET RD
RED HAT RD
734
726
718
714
650
612
606
3476
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3401
3337
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HIGHWAY 20
STEED RD
LEGEND
ANNEXATION 395-26 & PRE-ZONING 1474-26
Ownership Parcels
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Address Points Decatur
Streets
City of Decatur Department of Development
Note: Every reasonable effort has been made to assure the accuracy of this map. The City of Decatur does not assume liability arising from the use of this map. THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESSED OR IMPLIED.
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# Planning Commission
# Staff Report

**FILE NAME:** Pre-Zoning 1475-26

**MEETING DATE:** October 30th, 2026

## A. BACKGROUND:

| | |
|---|---|
| **Applicant/Representative:** | Pugh Wright McAnally |
| **Owner:** | Hickory Creek Properties, LLC. |
| **Property Location:** | (Tract 4) Corner of Red Hat Road & Hwy 20 |
| **Request:** | Pre-zone 0.50+/- acres to Industrial |
| **Property Size (Acres):** | 0.50 +/- acres |
| **Future Land Use Map (FLUM) Designation:** | General Industrial |
| **Current Zoning District:** | Unincorporated |
| **Existing Land Use:** | Vacant |

## B. DEVELOPMENT STATUS & HISTORY:

| | |
|---|---|
| **Previous Requests:**<br>*May not be exhaustive* | Annexation 396-26 |

## C. SURROUNDING LAND USE AND ZONING:

| Direction | Land Use | Zoning |
|---|---|---|
| North | Vacant | Unincorporated |
| South | Vacant | Unincorporated |
| East | Vacant | Unincorporated |
| West | Industrial | Unincorporated |

## D. EVALUATION/COMMENTS:

**Street Connectivity:** The proposed development will be served by Red Hat Road on the west and Hwy 20 on the South.

**District Standards:** Industrial

| | |
|---|---|
| Minimum Lot Size | 25,000 [1]<br>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 | [2]<br>The minimum setback is 100 feet from any lot classified in a residential district |
| Rear Yard | [2]<br>The minimum setback is 100 feet from any lot classified in a residential district |
| Side Yards | [2]<br>The minimum setback is 100 feet from any lot classified in a residential district |

**Planning Analysis:**

The applicant is requesting to pre-zone approximately 0.50 +/- acres to Industrial. The proposed Industrial zoning is compatible with the surrounding land uses and the desired future land uses as outlined in the One Decatur Plan. The pre-zoning will establish an appropriate zoning designation for the property consistent with its intended use and the City's long-term land use goals.

## Conditions:

**Planning Conditions: N/A**

**Engineering Conditions:** N/A

**Fire Conditions:** N/A

**Decatur Conditions:** N/A

Gas:

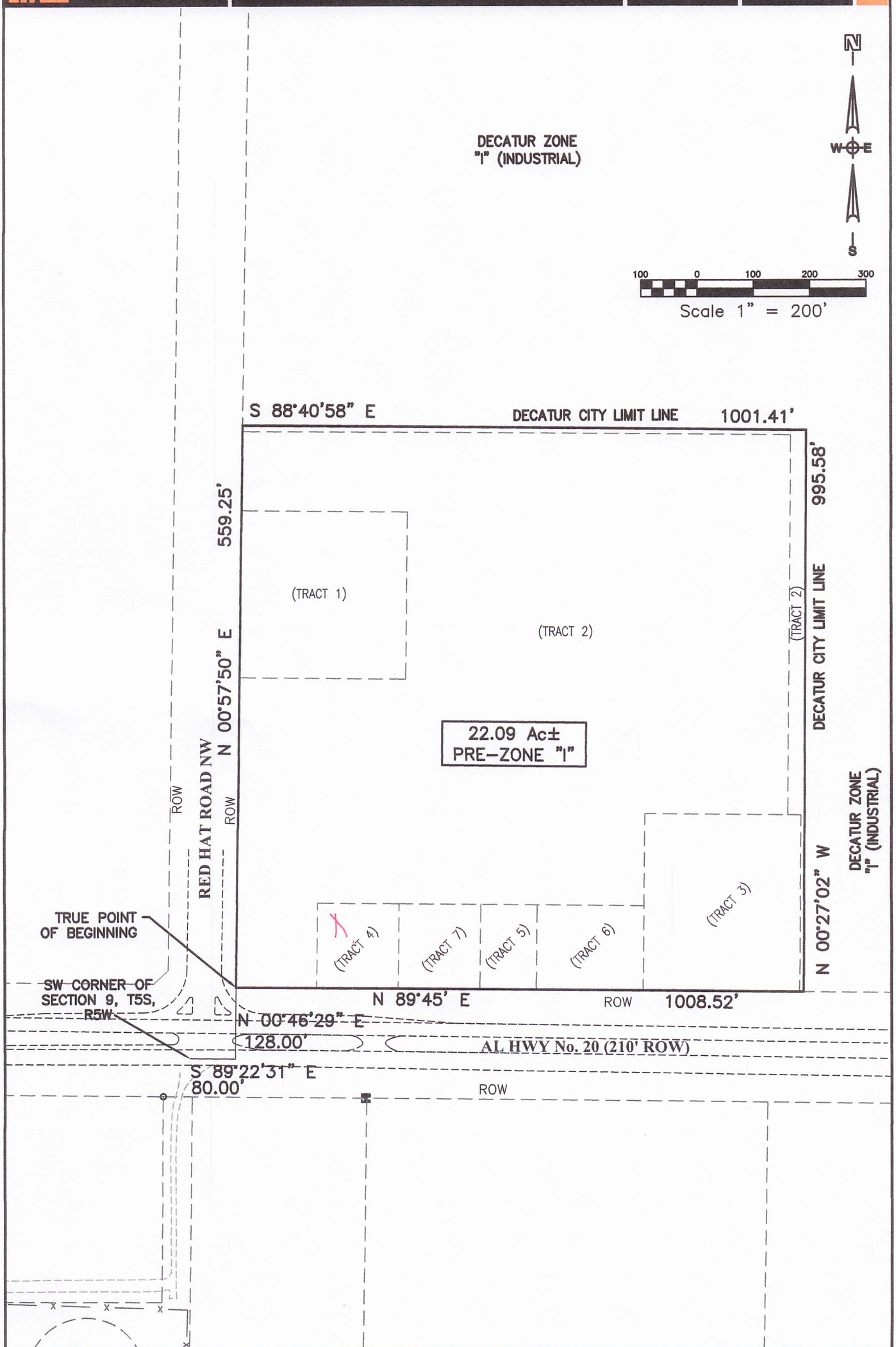
Power:

Waste Water:

**Joe Wheeler Conditions:** N/A

| | |
|---|---|
| **Reviewed by:** | Tommie Williams |
| **Recommendation from Planning:** | Approval |

PUGH WRIGHT McANALLY
CIVIL ENGINEERS
310 8TH AVENUE NE | DECATUR, ALABAMA 35601 | POST OFFICE BOX 2419 | 35602
256.353.3937P | 256.350.2285F




PRE-ZONING MAP -- HICKORY CREEK PROPERTIES, LLC -- HWY 20, DECATUR

| DRAWING DATE: 09/28/2026 | DRAWN BY: DDP | APPROVED BY: HBM | JOB No. D-194-26 | SCALE: 1"=200' | PAGE 2 OF 14 |
|---|---|---|---|---|---|

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394 21475


ANNEXATION 396-26 & PRE-ZONING 1475-26
3401
650
ROCKET RD
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606
RED HAT RD
RED HAT RD exit
HIGHWAY 20
HIGHWAY 20
STEED RD
LEGEND
ANNEXATION 396-26 & PRE-ZONING 1475-26
Ownership Parcels
Decatur Parcels
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Address Points Decatur
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City of Decatur Department of Development
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# Planning Commission
# Staff Report

**FILE NAME:** Pre-Zoning 1476-26

**MEETING DATE:** October 30th, 2026

## A. BACKGROUND:

| | |
|---|---|
| **Applicant/Representative:** | Pugh Wright McAnally |
| **Owner:** | Durango Partners, Inc. |
| **Property Location:** | (Tract 5) Northside of Red Hat and Hwy 20 |
| **Request:** | Pre-zone 0.34+/- acres to Industrial |
| **Property Size (Acres):** | 0.34 +/- acres |
| **Future Land Use Map (FLUM) Designation:** | General Industrial |
| **Current Zoning District:** | Unincorporated |
| **Existing Land Use:** | Single-Family Residential |

## B. DEVELOPMENT STATUS & HISTORY:

| | |
|---|---|
| **Previous Requests:**<br>*May not be exhaustive* | Annexation 397-26 |

## C. SURROUNDING LAND USE AND ZONING:

| Direction | Land Use | Zoning |
|---|---|---|
| North | Vacant | Unincorporated |
| South | Office/Light Industrial | Trinity City Limits |
| East | Vacant | Unincorporated |
| West | Residential | Unincorporated |

## D. EVALUATION/COMMENTS:

**Street Connectivity:** The proposed development will be served by Red Hat Road on the west and Hwy 20 on the South.

**District Standards:** Industrial

| | |
|---|---|
| Minimum Lot Size | 25,000 [1]<br>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 | [2]<br>The minimum setback is 100 feet from any lot classified in a residential district |
| Rear Yard | [2]<br>The minimum setback is 100 feet from any lot classified in a residential district |
| Side Yards | [2]<br>The minimum setback is 100 feet from any lot classified in a residential district |

**Planning Analysis:**

The applicant is requesting to pre-zone approximately 0.34 +/- acres to Industrial. The proposed Industrial zoning is compatible with the surrounding land uses and the desired future land uses as outlined in the One Decatur Plan. The pre-zoning will establish an appropriate zoning designation for the property consistent with its intended use and the City's long-term land use goals.

## Conditions:

**Planning Conditions: N/A**

**Engineering Conditions:** N/A

**Fire Conditions:** N/A

**Decatur Conditions:** N/A

Gas:

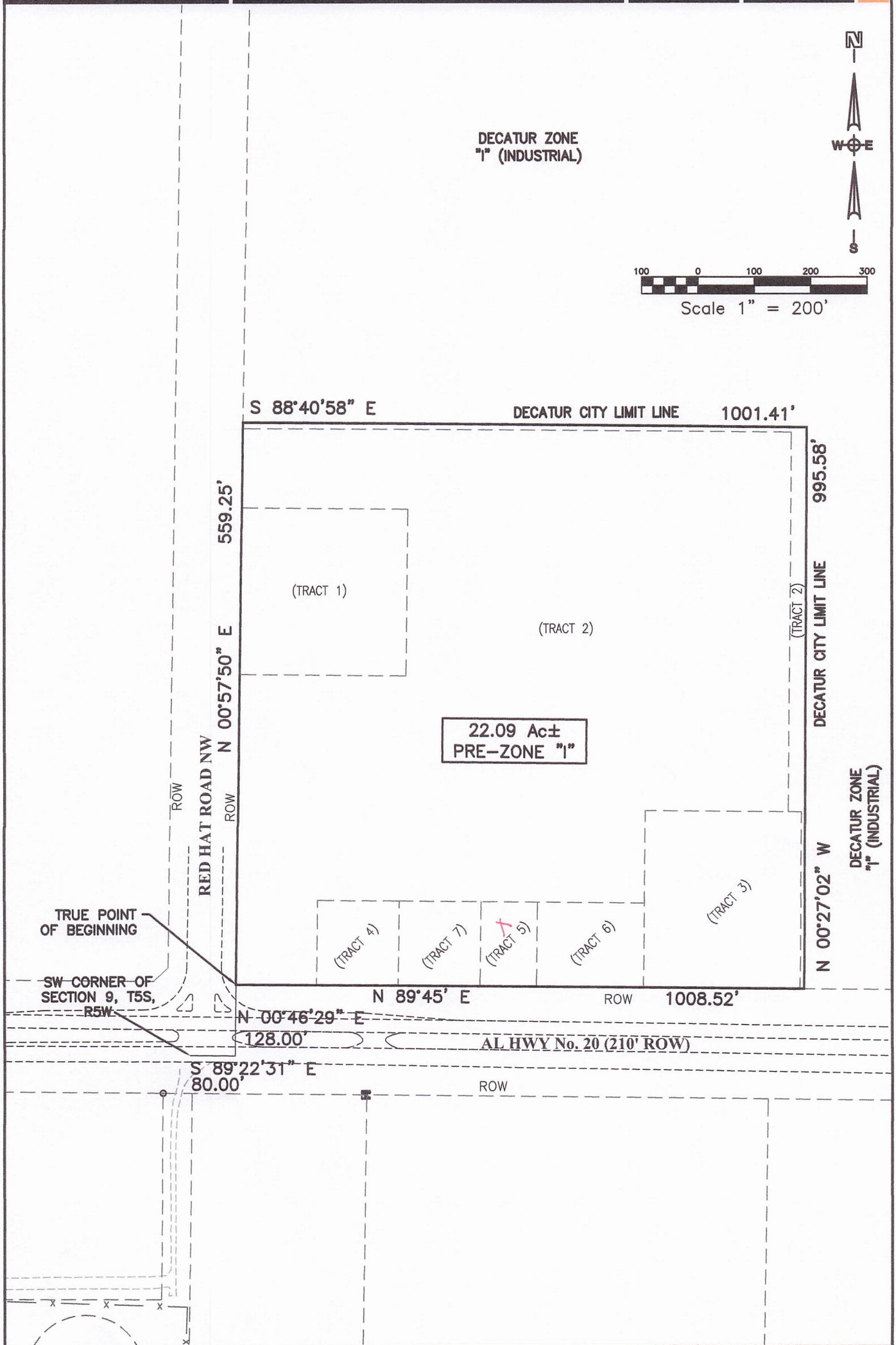
Power:

Waste Water:

**Joe Wheeler Conditions:** N/A

| | |
|---|---|
| **Reviewed by:** | Tommie Williams |
| **Recommendation from Planning:** | Approval |

PUGH WRIGHT MCANALLY
CIVIL ENGINEERS
310 8TH AVENUE NE | DECATUR, ALABAMA 35601 | POST OFFICE BOX 2419 | 35602
256.353.3937P 256.350.2285F




PRE-ZONING MAP -- HICKORY CREEK PROPERTIES, LLC -- HWY 20, DECATUR

| DRAWING DATE: 09/28/2026 | DRAWN BY: DDP | APPROVED BY: HBM | JOB No. D-194-26 | SCALE: 1"=200' | PAGE 2 OF 14 |
|---|---|---|---|---|---|


ANNEXATION 397-26 & PRE-ZONING 1476-26
3401
650
ROCKET RD
3401
612
606
RED HAT RD
RED HAT RD ext
HIGHWAY 20
HIGHWAY 20
STEED RD
LEGEND
ANNEXATION 397-26 & PRE-ZONING 1476-26
Ownership Parcels
Decatur Parcels
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City of Decatur Department of Development
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# Planning Commission
# Staff Report

**FILE NAME:** Pre-Zoning 1477-26

**MEETING DATE:** October 30th, 2026

## A. BACKGROUND:

| | |
|---|---|
| **Applicant/Representative:** | Pugh Wright McAnally |
| **Owner:** | Hickory Creek Properties, LLC |
| **Property Location:** | (Tract 7) Northside of Red Hat and Hwy 20 |
| **Request:** | Pre-zone 0.50+/- acres to Industrial |
| **Property Size (Acres):** | 0.50 +/- acres |
| **Future Land Use Map (FLUM) Designation:** | General Industrial |
| **Current Zoning District:** | Unincorporated |
| **Existing Land Use:** | Single-Family Residential |

## B. DEVELOPMENT STATUS & HISTORY:

| | |
|---|---|
| **Previous Requests:**<br>*May not be exhaustive* | Annexation 398-26 |

**C. SURROUNDING LAND USE AND ZONING:**

| Direction | Land Use | Zoning |
|---|---|---|
| North | Vacant | Unincorporated |
| South | Office/Light Industrial | Trinity City Limits |
| East | Residential | Unincorporated |
| West | Vacant | Unincorporated |

**D. EVALUATION/COMMENTS:**

**Street Connectivity:** The proposed development will be served by Red Hat Road on the west and Hwy 20 on the South.

**District Standards:** Industrial

| | |
|---|---|
| Minimum Lot Size | 25,000 [1]<br>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 | [2]<br>The minimum setback is 100 feet from any lot classified in a residential district |
| Rear Yard | [2]<br>The minimum setback is 100 feet from any lot classified in a residential district |
| Side Yards | [2]<br>The minimum setback is 100 feet from any lot classified in a residential district |

**Planning Analysis:**

The applicant is requesting to pre-zone approximately 0.50 +/- acres to Industrial. The proposed Industrial zoning is compatible with the surrounding land uses and the desired future land uses as outlined in the One Decatur Plan. The pre-zoning will establish an appropriate zoning designation for the property consistent with its intended use and the City's long-term land use goals.

## Conditions:

**Planning Conditions: N/A**

**Engineering Conditions:** N/A

**Fire Conditions:** N/A

**Decatur Conditions:** N/A

Gas:

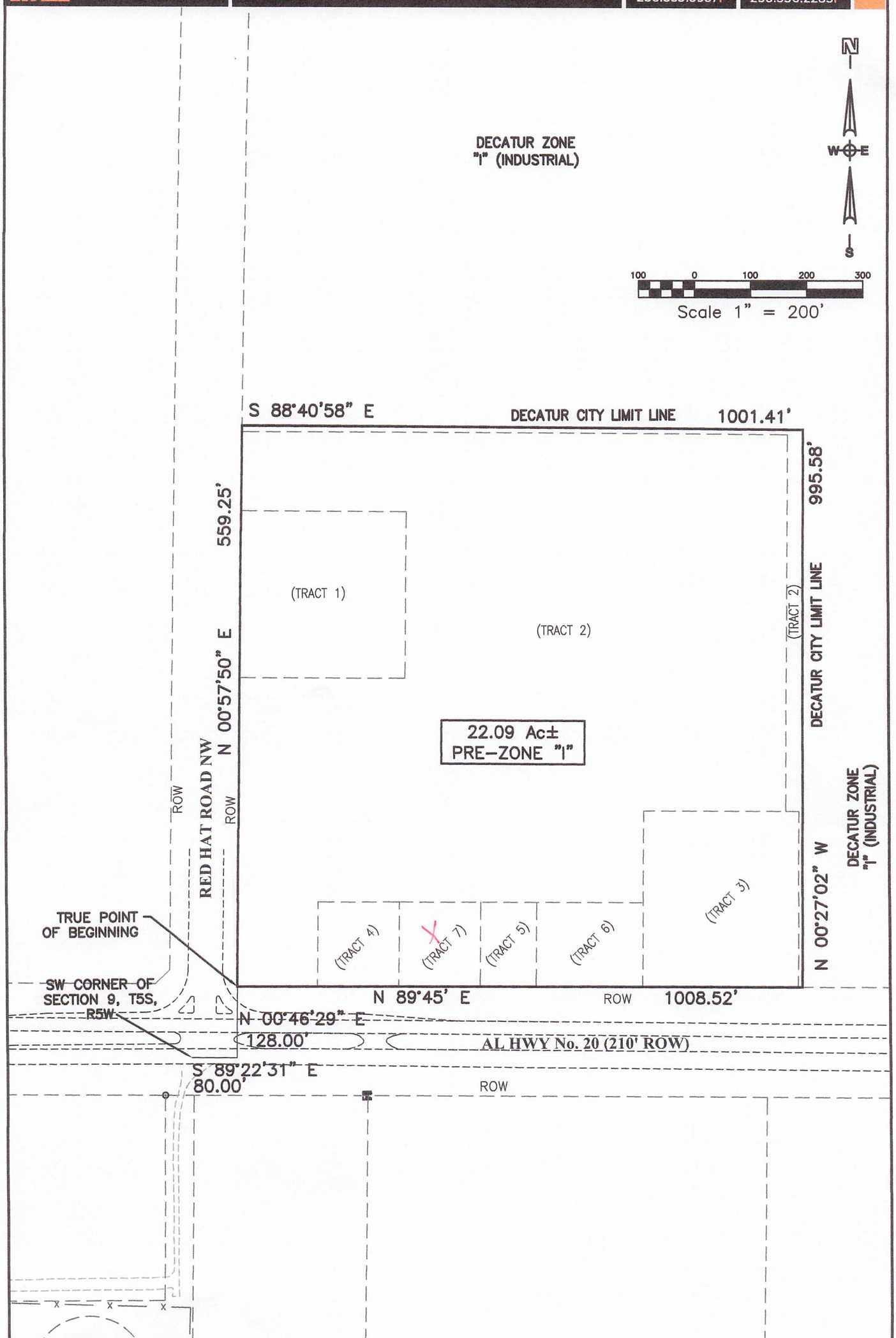
Power:

Waste Water:

**Joe Wheeler Conditions:** N/A

| | |
|---|---|
| **Reviewed by:** | Tommie Williams |
| **Recommendation from Planning:** | Approval |

PUGH WRIGHT McANALLY
CIVIL ENGINEERS
310 8TH AVENUE NE | DECATUR, ALABAMA 35601 | POST OFFICE BOX 2419 | 35602
256.353.3937P 256.350.2285F




PRE-ZONING MAP -- HICKORY CREEK PROPERTIES, LLC -- HWY 20, DECATUR

| DRAWING DATE: 09/28/2026 | DRAWN BY: DDP | APPROVED BY: HBM | JOB No. D-194-26 | SCALE: 1"=200' | PAGE 2 OF 14 |
|---|---|---|---|---|---|

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398 & 1477


ANNEXATION 397-26 & PRE-ZONING 1477-26
3401
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ROCKET RD
3401
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RED HAT RD
RED HAT RD exit
HIGHWAY 20
HIGHWAY 20
STEED RD
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# Planning Commission
# Staff Report

**FILE NAME:** Layout Plat- Ram Estates

**MEETING DATE:** October 30th, 2026

## A. BACKGROUND:

| | |
|---|---|
| **Applicant/Representative:** | Pugh Wright McAnally |
| **Owner:** | Gaureesuta LLC |
| **Property Location:** | East of 1001 14th Ave SW |
| **Request:** | Approve layout Plan to construct 27 parcels on 5.2+/- acres |
| **Property Size (Acres):** | 5.2 +/- acres |
| **Future Land Use Map (FLUM) Designation:** | Parks/Conservation Area |
| **Current Zoning District:** | RS-5 (Residential Single-Family) |
| **Existing Land Use:** | Vacant |

## B. DEVELOPMENT STATUS & HISTORY:

| | |
|---|---|
| **Previous Requests:** *May not be exhaustive* | Approved Re-zoning of 5.2 +/- acres from RS-10 to RS-5 |

## C. SURROUNDING LAND USE AND ZONING:

| Direction | Land Use | Zoning |
|---|---|---|
| North | Cemetery | RM-H |
| South | Vacant | RS-10 |
| East | Vacant | RS-10 |
| West | Residential | RS-10 |

## D. EVALUATION/COMMENTS:

**Street Connectivity:** 14th Ave SW connects to 2nd St SW to the north and 8th St SW to the south

**District Standards:** RS-5 (Residential Single-Family)

| | RS-5 (Residential Single-Family) |
|---|---|
| Minimum Lot Size | 5,000 sq. ft. |
| Front Setback | 20 ft. |
| Rear Yard | 35 ft |
| Side Yards | 5\|8 [1] ft<br>The minimum side setback is five feet; however, at least one side setback shall be a minimum of eight feet |

**Planning Comments:**

The applicant is requesting approval of the Ram Estates Sketch Plat. The plat proposes to subdivide approximately 5.2± acres into 27 single-family residential lots. The development will have one point of vehicular access to the existing roadway network.

Access to the proposed lots will be provided by 14th Avenue SW, which will connect to 2nd Street SW to the north and 8th Street SW to the south. This will provide access to the surrounding street network and allow traffic to enter and exit the subdivision through the existing streets.

## Conditions:

**Planning Conditions:** N/A

**Engineering Conditions:**

1. Please provide sight triangle.
2. Please provide turnaround for garbage trucks.
    - **POI:** ADEM construction general permit is required.

**Fire Conditions:**

1. Provide turnarounds for fire apparatus on dead end streets in excess of 150'. See IFC 2021/2009 App. D103.4.
2. Add hydrants as necessary to provide adequate fire protection, within allowed distances. See IFC 2021/2009 App. B, Table B105.1(1) for flow requirements and 507.5.1 for distance maximums.

**Decatur Utilities Conditions:**

Gas:

Power:

1. Please show standard 15' DUTE along roadways.

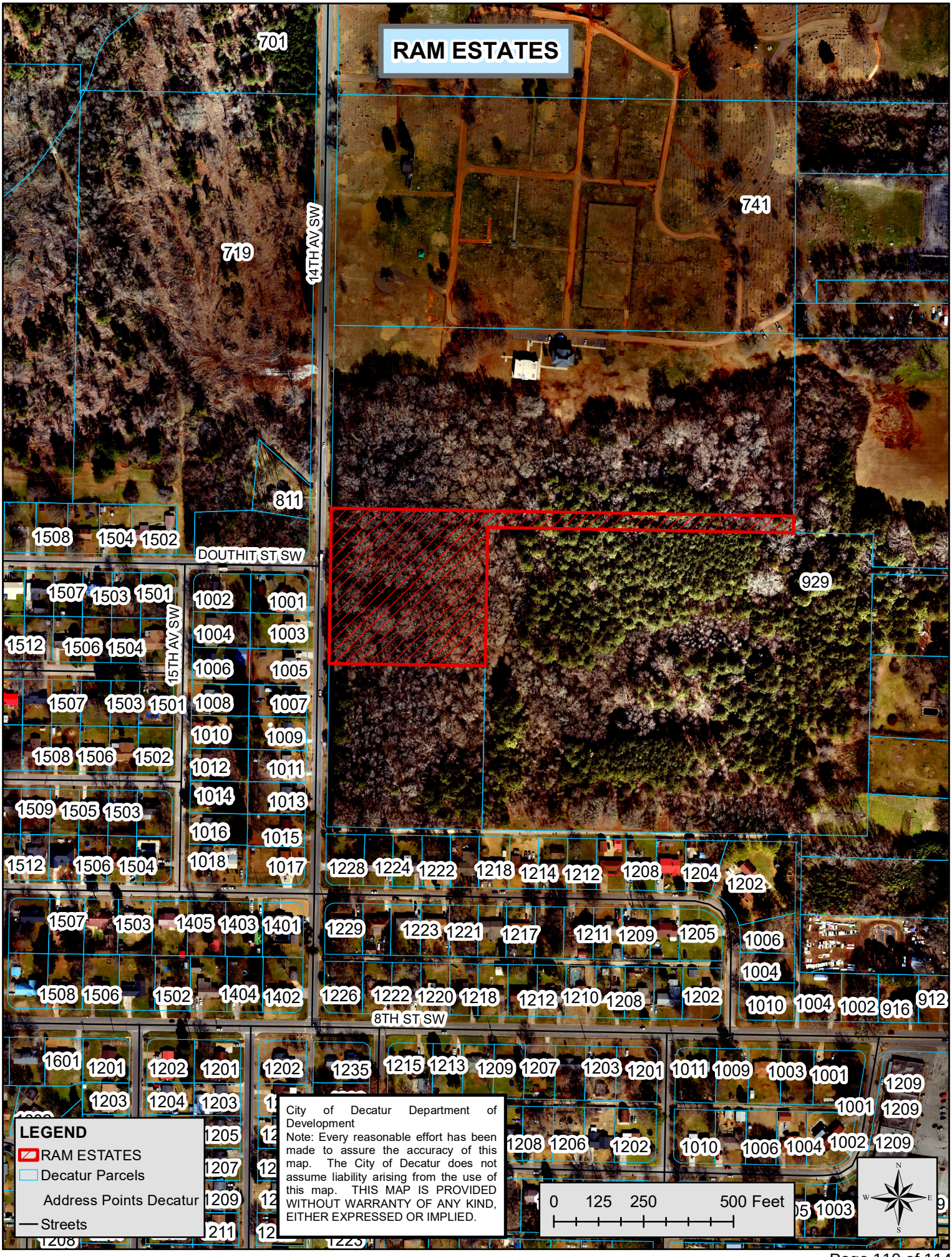
Waste Water:

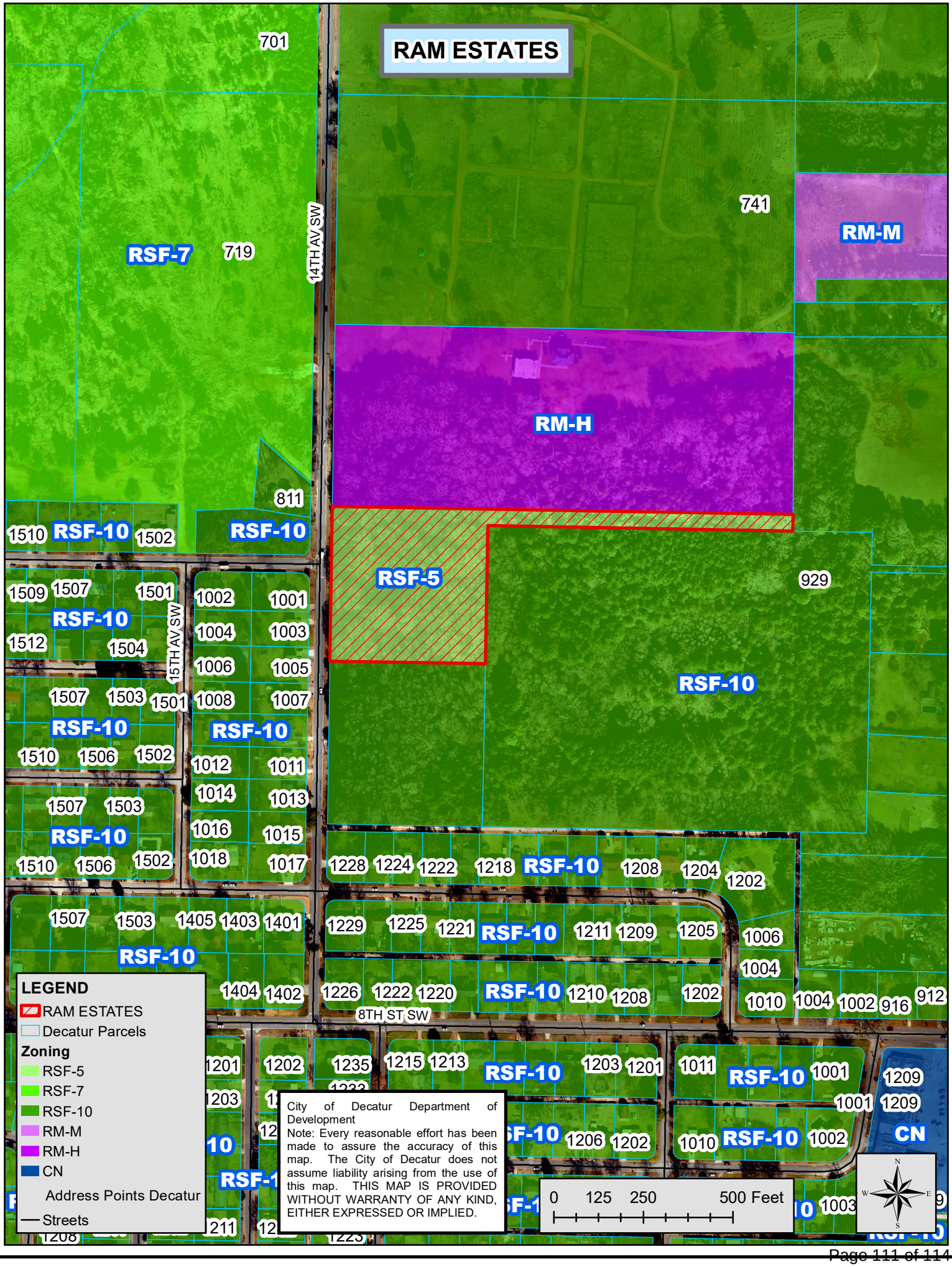
- **POI:** Please submit a utility plan for our review.

**Joe Wheeler Conditions:** N/A

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

| | |
|---|---|
| **Reviewed by:** | Tommie Williams |
| **Recommendation from Planning:** | Approval |


RAM ESTATES
701
719
741
811
929
14TH AV SW
15TH AV SW
DOUTHIT ST SW
8TH ST SW
1508 1504 1502
1507 1503 1501
1512 1506 1504
1002 1001
1004 1003
1006 1005
1008 1007
1010 1009
1012 1011
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1016 1015
1018 1017
1509 1505 1503
1228 1224 1222 1218 1214 1212 1208 1204 1202
1229 1223 1221 1217 1211 1209 1205
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1010 1004 1002 916 912
1507 1503 1405 1403 1401
1508 1506 1502 1404 1402
1226 1222 1220 1218 1212 1210 1208 1202
1601 1201 1202 1201 1202 1235 1215 1213 1209 1207 1203 1201 1011 1009 1003 1001
1203 1204 1203
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LEGEND
RAM ESTATES
Decatur Parcels
Address Points Decatur
Streets
City of Decatur Department of Development
Note: Every reasonable effort has been made to assure the accuracy of this map. The City of Decatur does not assume liability arising from the use of this map. THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESSED OR IMPLIED.
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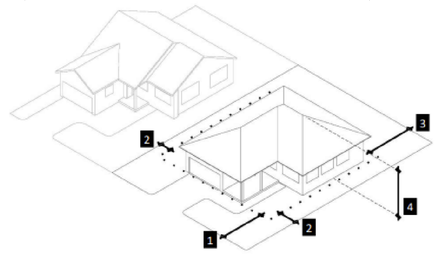

RAM ESTATES
701
741
719
RSF-7
RM-M
14TH AV SW
RM-H
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1510
RSF-10
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RSF-10
RSF-5
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Decatur Parcels
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| LABEL | Parcel Number | Owner Name | Address | City |
|---|---|---|---|---|
| 1 | 0206244001003000 | PARRISH S. R. & RACHEL | 39 DALEVIEW CIR | DECATUR |
| 2 | 0206244001026000 | ALDERWOODS (ALABAMA) INC. | 50 E. RIVER CENTER BLVD STE 80 | COVINGTON, KY |
| 3 | 0206244001007000 | ALDERWOODS (ALABAMA) INC. | 50 E. RIVER CENTER BLVD STE 80 | COVINGTON, KY |
| 4 | 0206244002029000 | COUSIN ALBERT & SYLVIA | 1003 14TH AVENUE, S.W. | DECATUR |
| 5 | 0206244001003002 | JACKSON THEODORIA & JACKSON | 1203 2ND ST SW | DECATUR |
| 6 | 0206244002030000 | DAVIS CHESTER LEON & BARBARA | 1005 14TH AVE. S.W. | DECATUR |
| 7 | 0206244001010000 | MICHIE H. C. TRUSTEE | DANCY CEMETERY | DECATUR |
| 8 | 0206244001003001 | FUQUA TROY | 811 14TH AVE. S. W. | DECATUR |
| 9 | 0206244002031000 | JONES BRITTANY N. | 1007 14TH AVE SW | DECATUR |
| 10 | 0206244002028000 | WILLIAMS LARRY JAMES & DOROT | 1001 14TH AVE SW | DECATUR |
| 11 | 0206244001009000 | THOMAS DAN L. & JUDY | 805 LINE ST. NE. | DECATUR |

| Lot | Sq. Feet |
|---|---|
| 1 | 5215 |
| 2 | 7310 |
| 3 | 11468 |
| 4 | 10796 |
| 5 | 6543 |
| 6 | 5073 |
| 7 | 5082 |
| 8 | 5091 |
| 9 | 5039 |
| 10 | 5031 |
| 11 | 5005 |
| 12 | 5005 |
| 13 | 5005 |
| 14 | 5745 |
| 15 | 6818 |
| 16 | 5005 |
| 17 | 5005 |
| 18 | 5005 |
| 19 | 5062 |
| 20 | 5013 |
| 21 | 5005 |
| 22 | 5005 |
| 23 | 5005 |
| 24 | 5005 |
| 25 | 5092 |
| 26 | 5312 |
| 27 | 6039 |
| Total | 156879 |

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|---|---|---|---|---|---|
| C1 | 125.00' | 35.20' | 35.09' | S 83°07'18" W | 16°08'11" |
| C2 | 25.00' | 46.15' | 39.87' | N 52°04'02" W | 105°45'31" |
| C3 | 125.00' | 47.07' | 46.79' | N 09°58'32" W | 21°34'31" |
| C4 | 125.00' | 49.14' | 48.83' | N 32°01'33" W | 22°31'31" |
| C5 | 125.00' | 49.14' | 48.83' | N 54°33'03" W | 22°31'30" |
| C6 | 125.00' | 48.83' | 48.52' | N 77°00'17" W | 22°22'57" |
| C7 | 125.00' | 2.16' | 2.16' | N 88°41'31" W | 0°59'31" |
| C8 | 75.00' | 117.81' | 106.07' | S 44°11'17" E | 90°00'00" |
| C9 | 25.00' | 39.27' | 35.36' | S 45°48'43" W | 90°00'00" |
| C10 | 125.00' | 40.70' | 40.52' | N 81°29'04" E | 18°39'19" |
| C11 | 75.00' | 20.94' | 20.88' | N 60°50'45" E | 15°59'58" |
| C12 | 125.00' | 42.13' | 41.93' | N 62°30'05" E | 19°18'39" |
| C13 | 75.00' | 29.25' | 29.06' | N 80°01'04" E | 22°20'39" |

Scale 1" = 30'




| | Standard | All Development |
|---|---|---|
| | Lot area, min. (sq. ft.) | 5,000 |
| | Lot width, min. (ft.) | 50 |
| 1 | Front setback, min. (ft.) | 20 |
| 2 | Side setback, min. (ft.) | 5 \| 8 [1] |
| 3 | Rear setback, min. (ft.) | 20 |
| 4 | Building height, max. (ft.) | 35 |

NOTES:

[1] The minimum side setback is five feet, however, at least one side setback shall be a minimum of eight feet.


PUGH WRIGHT MCANALLY INC
CIVIL ENGINEERS
310 8th AVENUE NE. – PO BOX 2419 – DECATUR, AL – (256) 353-3837
Pugh Wright McAnally, Inc. www.pughwrightmcanally.com


REVISIONS

| Rev# | Description | Date |
|---|---|---|
| 5 | .. | .. |
| 4 | .. | .. |
| 3 | .. | .. |
| 2 | .. | .. |
| 1 | .. | .. |

ATUL PATEL & BUILDERS R US
14TH AVE SUBDIVISION
SECTION, TOWNSHIP, RANGE
DECATUR, MORGAN COUNTY, ALABAMA

# SKETCH PLAT

Date: 09/29/2026
Drawn By: GGL
Approved By: NLT
Scale: 1"=30'

Sign/Seal

Job Number: 687–26

Sheet Number: 1

## Sketch Plan Application

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

Pugh Wright McAnally (Grant)

Name of Subdivision/Project: RAM Estates

Name of Applicant: Patel, Atul - Builders R Us Phone: 256-212-0122

Address: 14th Ave Email: kenn@buildersrus.org

Name of Owner: Gaureesuta LLC Phone:

Address: 1703 Camellia Drive SW

Engineer: Pugh Wright McAnally Phone: 256-353-3937

Address: 310 8th Ave NE Email: grantl@pughwrightmcanally.com

Surveyor: Pugh Wright McAnally Phone: 256-353-3937

Address: 310 8th Ave NE Email: richardh@pughwrightmcanally.com

In City Limits? Yes ☒ No ☐ Current Zoning: RSF-5 Proposed Zoning: - Total Acreage: +/- 5.2 Total Lots: 27

*Any rezoning or annexation requests must be accompanied by appropriate application*

Future Land Use Classification (from current comprehensive plan): Residential Housing

Date of Predesign/Pre-application Meeting: 09 / 17 / 2026

Describe the Location of Property:
East of 14th Ave and Douthit intersection. North of 8th Street

**Additional Required Items for Submission:** mark if included

- ✓ One (1) paper copies of plan
- ✓ Electronic copy of plan (PDF; may be submitted via USB flash drive or emailed—we can't receive email >25mb)
- ✓ Designation of Agent form
- ✓ I will allow the City to place a sign on my property notifying the public if there is a public hearing on this plan
- ✓ I understand that I (or my designated agent) must attend the Planning Commission meeting and public hearing
- ✓ I understand that a Sketch Plan is non-binding
- ✓ I understand that Sketch Plan approval is not permission to begin grading or any other site improvements
- ✓ Fee(s)

**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 understand that a Sketch Plan in a non-binding, optional precursor to a preliminary plat, the purpose of which is to allow feedback from staff and the Planning Commission prior to submitting a master plan or a preliminary plat.**

**Applicant Signature:** Builders R Us Jenn On **Date:** 9/29/26

Please contact the Planning Department at (256) 341-4720 with any questions.

**DESIGNATION OF AGENT**
**CITY OF DECATUR**

I, Atul Patel-Gaureesuta, LLC, being owner of the property which is the subject of this application ( East of 14th Ave & Douthit, North of 8th St. ), hereby authorize Builders R Us, LLC / P. W. McAnally 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): _____ Date: 9/29/26

_____ Date: _____

STATE OF ALABAMA

COUNTY OF Morgan

I, Crystal Nicole Borden, a Notary Public in and for said State at Large, hereby certify that Atul Patel, whose name is signed to the foregoing document, and

_____ Who is known to me, or

✓ Whose identity I proved on the basis of Alabama 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 29th day of September, 2026.

Crystal Nicole Borden
Notary Public

My Commission Expires: 04/16/29

CRYSTAL NICOLE BORDEN NOTARY PUBLIC ALABAMA STATE AT LARGE