



402 Lee Street  
Decatur, Alabama 35601  
September 22, 2026

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|               |                                     |         |
|---------------|-------------------------------------|---------|
| 402 Lee St NE | Regular Planning Commission Meeting | 3:30 PM |
|---------------|-------------------------------------|---------|

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**I. Call Meeting to Order**

**II. Minutes**

Approval of previous months' minutes.

**III. Public Meeting**

A. Annexations:

1. Annexation 388-26

B. Pre-Zonings:

1. Pre-Zoning 1463-26

C. Re-Zonings:

1. Re-Zoning 1460-26
2. Re-Zoning 1461-26
3. Re-Zoning 1462-26
4. Re-Zoning 1464-26
5. Re-Zoning 1465-26

**IV. Consent Agenda**

A. Site Plans:

1. Site Plan 736-26

B. Sketch Plans:

1. Sketch Plan - Idlewind Subdivision

**V. Other Business**

A. Resolutions:

1. Resolution 010-26 - Street Name Change - Vestavia Drive to Vestavia Private Drive

- B. Vacations:

1. Vacation 603-26

## **VI. Adjournment**



# Planning Commission Staff Report



**FILE NAME:** Annexation 388-26- 215 Pine Circle

**MEETING** September 22<sup>nd</sup>, 2026

**DATE:**

## A. BACKGROUND

|                                                |                                           |
|------------------------------------------------|-------------------------------------------|
| <b>Applicant/Representative:</b>               | David & Michelle Carle                    |
| <b>Owner:</b>                                  | Sumang Sherrod                            |
| <b>Property Location:</b>                      | South of 215 Pine Circle                  |
| <b>Request:</b>                                | Annex 4.68 +/- acres into the city limits |
| <b>Property Size (Acres):</b>                  | 4.68+/- acres                             |
| <b>Future Land Use Map (FLUM) Designation:</b> | Rural Edge/Agricultural                   |
| <b>Current Zoning District:</b>                | Unincorporated                            |
| <b>Existing Land Use:</b>                      | Vacant land                               |

## B. DEVELOPMENT STATUS & HISTORY:

|                                                           |                    |
|-----------------------------------------------------------|--------------------|
| <b>Previous Requests:</b><br><i>May not be exhaustive</i> | Pre-Zoning 1463-26 |
|-----------------------------------------------------------|--------------------|

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

| <b>Direction</b> | <b>Land Use</b> | <b>Zoning</b>  |
|------------------|-----------------|----------------|
| North            | Residential     | RS-10          |
| South            | Residential     | Unincorporated |
| East             | Residential     | Unincorporated |
| West             | Vacant          | Unincorporated |

**D. EVALUATION/COMMENTS:**

**Street Connectivity:** Pine Circle connects to Norris Mill Road

**Water/Sewer:** Currently, the parcel does not have water or gas

**District Standards:** N/A

**Lot requirements for uses in:** N/A

|                  |                                   |
|------------------|-----------------------------------|
|                  | RS-10 (Single-Family Residential) |
| Minimum Lot Size | N/A                               |
| Front Setback    | N/A                               |
| Rear Yard        | N/A                               |
| Side Yards       | N/A                               |

**Planning Analysis:**

The proposed annexation of approximately 4.68 acres is consistent with the City of Decatur's current and long-term planning objectives. The City has an established interest in reducing unincorporated areas, including isolated areas or "donut holes" located within or adjacent to the municipal limits, to promote more logical and contiguous municipal boundaries.

Annexation of the property would create a more cohesive land use pattern and support consistent administration of zoning, development regulations, and code enforcement. Incorporating the property into the City would also reduce the potential for fragmented jurisdictional areas and improve coordination of municipal services and future development activities.

**Conditions:**

**Planning Conditions:** No comment

**Engineering Conditions:** N/A

**Fire Conditions:** N/A

**Decatur Utilities Conditions:**

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

Gas:

Power:

Wastewater:

- **POI:** The parcel currently does not have access to water and gas. (DU-Water & Gas)

**Joe Wheeler Conditions:** N/A

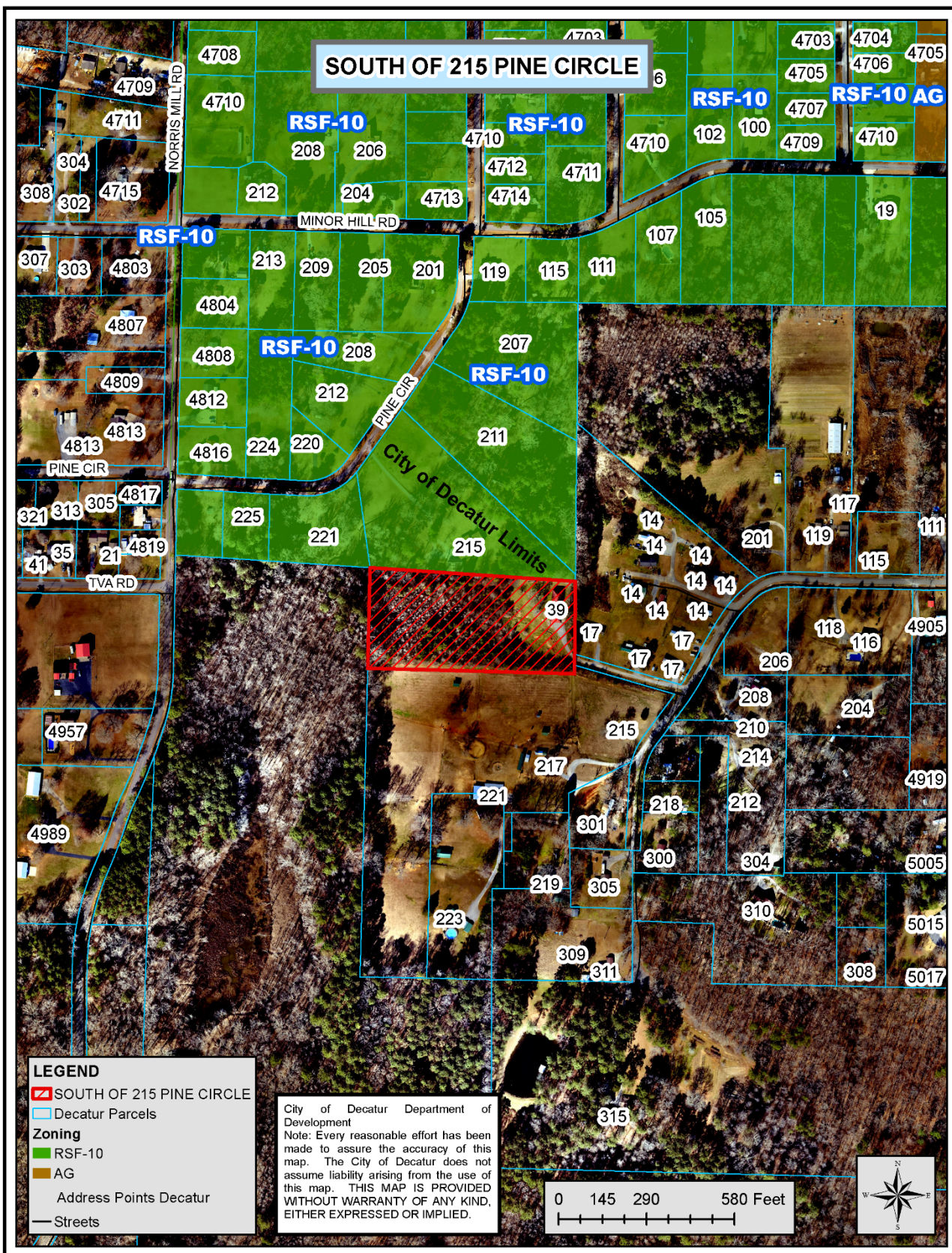
|                                      |                 |
|--------------------------------------|-----------------|
| <b>Reviewed by:</b>                  | Tommie Williams |
| <b>Recommendation from Planning:</b> | Approval        |

## AERIAL MAP -

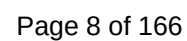




## ZONING MAP -







# Application/Petition to Annex

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



Name of Applicant(s): David Carle <sup>Lynette</sup> ~~Michelle~~ Carle Phone: 256 345 1150  
Address: 215 Pine Cir Hartsville AL 35640 Email: D100DAVE@GMAIL.COM  
Name of Owner(s): X Sumang Sherrod  
39 Rough Oak Put Dr. Decatur

Attach additional sheets if necessary

Describe the location of property:

South of 215 pine circle

All items must be marked as included with petition/application: (Digital & Paper Copies Required)

- ☒ Copy of deed for entire property or properties
- ☒ Copy of tax card or record indicating person whose name the property is assessed for ad valorem tax purposes
- ☐ Printed legal description and electronic copy in editable format (e.g. MS Word file or text file)
- ☒ Designation of Agent Form (Original Submitted)
- ☒ Map showing location of property in relation to city limits
- ☒ Rezoning Application

TO THE CITY OF DECATUR, ALABAMA:

I/We, the undersigned, constituting all of the owners of all of the herein described real property do hereby execute and file with the City Clerk this written petition asking and requesting that our property as described be annexed into the City of Decatur, under the authority of Sections 11-42-20 through 11-42-24, *Code of Alabama*, 1975.

Signature: David Carle Date: 8 / 28 / 26  
Signature: Lynette M Carle Date: 8 / 28 / 26  
Signature: \_\_\_\_\_ Date: \_\_\_\_ / \_\_\_\_ / \_\_\_\_  
Signature: \_\_\_\_\_ Date: \_\_\_\_ / \_\_\_\_ / \_\_\_\_

STATE OF ALABAMA  
COUNTY OF MORGAN

I, MELISSA BOWLING, a Notary Public in and for said State at Large, hereby certify that  
DAVID & LYNETTE CARLE, whose name(s) is/are signed to the foregoing document, and

\_\_\_\_\_ Who is known to me, or

X Whose identity I proved on the basis of AL DRIVER 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 28<sup>th</sup> day of AUGUST, 2026.

Melissa Bowling, Notary Public

My Commission Expires: 3/21



DESIGNATION OF AGENT  
CITY OF DECATUR



I, SUMANG K SHERROD, being owner of the property which is the subject of this application (Annexation + Pre-zoning), hereby authorize David Carle / michelle Carle 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): Sumang K Sherrod Date: 8/3/26  
\_\_\_\_\_  
Date: \_\_\_\_\_

STATE OF ALABAMA

COUNTY OF Mobile

I, FRANCISCO J. GONZALEZ, a Notary Public in and for said State at Large, hereby certify that SUMANG SHERROD, whose name is signed to the foregoing document, and

\_\_\_\_\_  
Who is known to me, or

☒ Whose identity I proved on the basis of ALDL 5995811

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 3RD day of AUGUST, 2026.

\_\_\_\_\_  
Notary Public

My Commission Expires: February 10, 2027

My Commission Expires: \_\_\_\_\_



This instrument prepared by:

**Douglas R. Bachuss Jr.**  
**Nowlin Bachuss & Gray Law Firm**  
**P.O. Box 1149**  
**Decatur, Alabama 35602**

Send Tax Notice to:

**David Eugene Carle and Lydia Michelle Carle**  
**215 Pine CIR**  
**Hartselle, AL35640**

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA

MORGAN COUNTY

2018 786

Recorded in the Above

DEED Book & Page

01-30-2018 05:06:50 PM

Greg Cain - Probate Judge

KNOW ALL MEN BY THESE PRESENTS, That in consideration of TEN AND NO/100 (10.00) DOLLARS and other good and valuable consideration, to the undersigned grantor or grantors in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, I/we,

**Timothy W. Stephenson, a married man**

(herein referred to as grantors) do grant, bargain, sell and convey unto

**David Eugene Carle and Lydia Michelle Carle, husband and wife**

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in **MORGAN** County, Alabama to wit:

**Beginning at the SE corner of the SW 1/4 of the NW 1/4, Section 20, Township 6 South, Range 4 West, said point being the true point of beginning; thence N 89°13' W along the south line of said SW 1/4 of the NW 1/4 a distance of 670.45 feet to TVA Monument No.156; thence N 6°38' W a distance of 328.12 feet; thence N 34°23' E a distance of 250.0 feet; thence S 46°11' E a distance of 784.50 feet to the true point of beginning, lying in the SW 1/4 of the NW 1/4 of Section 20, Township 6 South, Range 4 West, Morgan County, Alabama.**

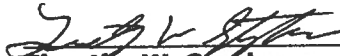
**There are excepted from the warranties of this deed all easements, plat notes, restrictions of record and current ad valorem taxes.**

No part of the above described property constitutes the homestead of the grantor or the spouse of the grantor under the laws of the State of Alabama.

TO HAVE AND TO HOLD unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s), this **26th** day of **January, 2018**.

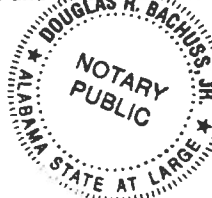
  
**Timothy W. Stephenson** (Seal)

(Seal)

**STATE OF ALABAMA, COUNTY OF MORGAN**

I, the undersigned authority, Notary Public in and for said County, in said State, hereby certify that **Timothy W. Stephenson, a married man**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, said grantor(s) executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this **26th** day of **January, 2018**.



  
Notary Public  
My Commission Expires: **9/14/20**

17-1690/vec

Real Estate Sales Validation Form

2018 787  
DEED Book & Page

*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name:  
Timothy W. Stephenson  
Mailing Address:  
902 Rice Road, Hartselle, AL 35640

Grantees' Name:  
David Eugene Carle and Lydia Michelle Carle, husband and wife  
Mailing Address:  
215 Pine CIR, Hartselle, AL 35640

Property Address:  
215 Pine CIR, Hartselle, AL 35640

Date of Sale: January 26, 2018  
Total Purchase Price: \$130000

or  
Actual Value Book/Pg: 2018/786  
or Term/Cashier: PR016-04 / kim  
Assessor's Market Value Tran: 17662.398772.531499  
Recorded: 01-30-2018 17:07:56

The purchase price or actual value claimed on this form can be verified in the following documentary evidence (Recordation of documentary evidence is not required)

\_\_\_\_\_ Bill of Sale  
\_\_\_\_\_ Sales Contract  
☒ Closing Statement

\_\_\_\_\_ Appraisal  
\_\_\_\_\_ Other:

5.00  
6.50  
1.00  
6.00  
Total Fees: \$ 18.50

If the conveyance document presented for recordation contains all of the required information reference above, the filing of this form is not required.

**Instructions**

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date: January 26, 2018

\_\_\_\_\_ Unattested \_\_\_\_\_  
(verified by)

Print: Timothy W Stephenson

Sign: [Signature]  
Grantor/Grantee/Owner/Agent circle one

State of Alabama, Morgan County  
I certify this instrument was filed on  
01-30-2018 05:06:50 PM  
and recorded in DEED Book  
2018 at pages 786 - 787  
Grantee - Probate Judge  
Form RT

# Planning Commission Staff Report



**FILE NAME:** Pre-Zoning 1463-26- South of 215 Pine Circle

**MEETING** September 22<sup>nd</sup>, 2026

**DATE:**

## A. BACKGROUND

|                                                |                                                        |
|------------------------------------------------|--------------------------------------------------------|
| <b>Applicant/Representative:</b>               | David & Michelle Carle                                 |
| <b>Owner:</b>                                  | Sumang Sherrod                                         |
| <b>Property Location:</b>                      | South of 215 Pine Circle                               |
| <b>Request:</b>                                | Pre-Zone 4.68 +/- to RS-10 (Residential Single-Family) |
| <b>Property Size (Acres):</b>                  | 4.68+/- acres                                          |
| <b>Future Land Use Map (FLUM) Designation:</b> | Rural Edge/Agricultural                                |
| <b>Current Zoning District:</b>                | Unincorporated                                         |
| <b>Existing Land Use:</b>                      | Vacant land                                            |

## B. DEVELOPMENT STATUS & HISTORY:

|                                                           |                   |
|-----------------------------------------------------------|-------------------|
| <b>Previous Requests:</b><br><i>May not be exhaustive</i> | Annexation 388-26 |
|-----------------------------------------------------------|-------------------|

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

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

**D. EVALUATION/COMMENTS:**

**Street Connectivity:** Pine Circle connects to Norris Mill Road

**Water/Sewer:** Currently, the parcel does not have water or gas

**District Standards:** N/A

**Lot requirements for uses in:** N/A

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



**Planning Analysis:**

The applicant is requesting that the approximately 4.68-acre property be pre-zoned RS-10 (Residential Single-Family) in conjunction with the proposed annexation into the City of Decatur.

The applicant intends to consolidate the property with the adjacent parcel located at 215 Pine Circle following annexation.

There are currently no water or gas lines located on the subject property.

**Conditions:**

**Planning Conditions:** No comment

**Engineering Conditions:** N/A

**Fire Comments:** N/A

**Decatur Utilities Conditions:**

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

Gas:

Power:

Wastewater:

- **POI:** The parcel currently does not have access to water and gas. (DU-Gas & Water)

**Joe Wheeler Conditions:** N/A

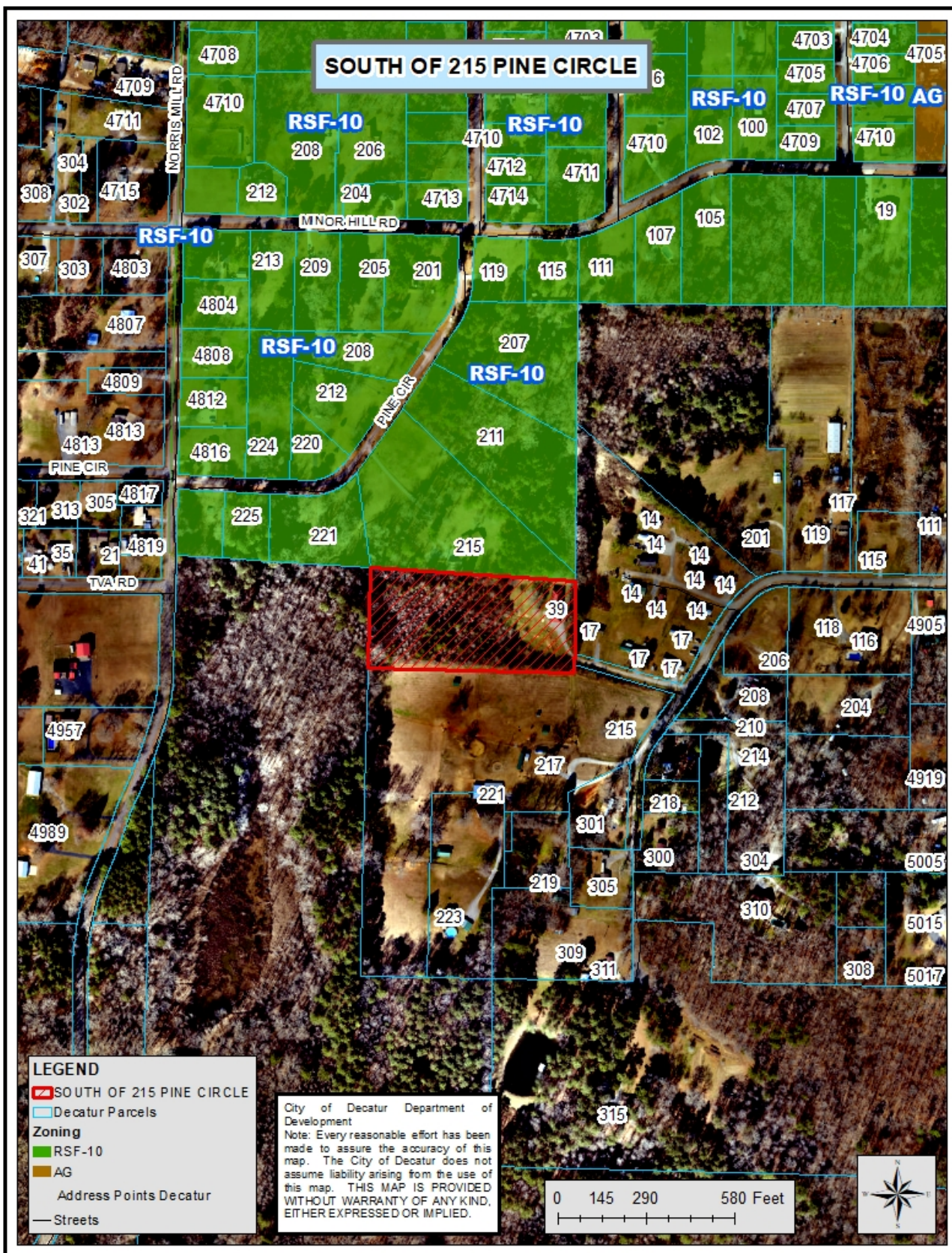
|                                      |                 |
|--------------------------------------|-----------------|
| <b>Reviewed by:</b>                  | Tommie Williams |
| <b>Recommendation from Planning:</b> | Approval        |

Aerial Map -





## ZONING Map -







## Zoning Map Amendment Application (Rezoning)

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



Name of Applicant(s): David and Michelle Carle Phone: (256) 345-1155 (256) 256-1073  
Address: 215 Pine Circle Hartsville AL Email: dioodave@gmail.com  
Name of Owner(s): Sumang S Herrod Phone: (256) 318-4995  
Address: 39 Rough Oak Pk Dr. Decatur Email: \_\_\_\_\_

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

In City Limits? Yes ☐ No ☒ Current Zoning: unincorporated Proposed Zoning: R5-10 Total Acreage: 4.68 Total Lots: 1

*Any annexation requests must be accompanied by appropriate application*

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

Describe the location of the property: South of 215 pine CIR

Describe existing use of property:

Vacant

Describe proposed use of property:

residential

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

- ☒ Proof of ownership
- ☒ Printed legal description and electronic copy in editable format (e.g. MS Word file or text file)
- ☒ Designation of Agent Form \*The deadline to apply for the next meeting is: 09 / 01 / 26
- ☒ Accurate boundary map and/or sketch plan \*The date of the next available meeting is: 09 / 22 / 26
- ☒ Fee (there is an initial fee; also, the applicant is responsible for covering the costs of legal advertising prior to the City Council public hearing)
- ☒ I agree to allow the City to place a sign or signs on this property notifying the public of this request
- ☒ I understand that the Planning Commission's and/or City Council's decision regarding this request will be based on the entire range of permitted uses in a zoning district, not solely the applicant's proposed use
- ☒ I understand the owner or designated agent must appear at the public hearings for this request (PC and Council)

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

Applicant Signature: David Carle Lydia Michelle Carle Date: 8 / 28 / 2026

STATE OF ALABAMA

COUNTY OF MORGAN

I, MELISSA BOWLING, a Notary Public in and for said State at Large, hereby certify that  
DAVID + LYDIA CARLE, whose name is signed to the foregoing document, and

\_\_\_\_\_ Who is known to me, or

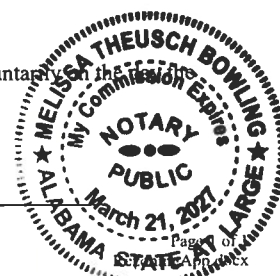
☒ Whose identity I proved on the basis of AL DRIVER LICENSE

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 same bears date.

Given under my hand and official seal this 28<sup>th</sup> day of AUGUST, 2020.

Melissa Bowling, Notary Public

My Commission Expires: 3/21/27





DESIGNATION OF AGENT  
CITY OF DECATUR



I, SUMANG K SHERROD, being owner of the property which is the subject of this application (Annexation + Pre-zoning), hereby authorize David Carle / michelle Carle 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): Sumang K Sherrod Date: 8/3/26  
\_\_\_\_\_  
Date: \_\_\_\_\_

STATE OF ALABAMA

COUNTY OF Mobile

I, FRANCISCO J. GONZALEZ, a Notary Public in and for said State at Large, hereby certify that SUMANG SHERROD, whose name is signed to the foregoing document, and

\_\_\_\_\_  
Who is known to me, or

☒ Whose identity I proved on the basis of ALDL 5995811

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 3RD day of AUGUST, 2026.

\_\_\_\_\_  
Notary Public

My Commission Expires: February 10, 2027

My Commission Expires: \_\_\_\_\_

This instrument prepared by:

**Douglas R. Bachuss Jr.**  
**Nowlin Bachuss & Gray Law Firm**  
**P.O. Box 1149**  
**Decatur, Alabama 35602**

Send Tax Notice to:

**David Eugene Carle and Lydia Michelle Carle**  
**215 Pine CIR**  
**Hartselle, AL35640**

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA

MORGAN COUNTY

2018 786

Recorded in the Above

DEED Book & Page

01-30-2018 05:06:50 PM

Greg Cain - Probate Judge

KNOW ALL MEN BY THESE PRESENTS, That in consideration of TEN AND NO/100 (10.00) DOLLARS and other good and valuable consideration, to the undersigned grantor or grantors in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, I/we,

**Timothy W. Stephenson, a married man**

(herein referred to as grantors) do grant, bargain, sell and convey unto

**David Eugene Carle and Lydia Michelle Carle, husband and wife**

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in **MORGAN** County, Alabama to wit:

**Beginning at the SE corner of the SW 1/4 of the NW 1/4, Section 20, Township 6 South, Range 4 West, said point being the true point of beginning; thence N 89°13' W along the south line of said SW 1/4 of the NW 1/4 a distance of 670.45 feet to TVA Monument No.156; thence N 6°38' W a distance of 328.12 feet; thence N 34°23' E a distance of 250.0 feet; thence S 46°11' E a distance of 784.50 feet to the true point of beginning, lying in the SW 1/4 of the NW 1/4 of Section 20, Township 6 South, Range 4 West, Morgan County, Alabama.**

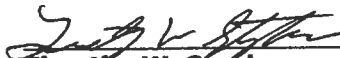
**There are excepted from the warranties of this deed all easements, plat notes, restrictions of record and current ad valorem taxes.**

No part of the above described property constitutes the homestead of the grantor or the spouse of the grantor under the laws of the State of Alabama.

TO HAVE AND TO HOLD unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s), this **26th** day of **January, 2018**.

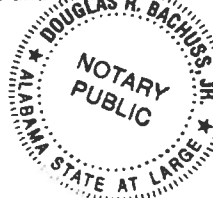
  
**Timothy W. Stephenson** (Seal)

(Seal)

**STATE OF ALABAMA, COUNTY OF MORGAN**

I, the undersigned authority, Notary Public in and for said County, in said State, hereby certify that **Timothy W. Stephenson, a married man**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, said grantor(s) executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this **26th** day of **January, 2018**.



  
Notary Public

My Commission Expires: 9/14/20

17-1690/vec

## Real Estate Sales Validation Form

2018 787  
DEED Book & Page*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

## Grantor's Name:

Timothy W. Stephenson

## Mailing Address:

902 Rice Road, Hartselle, AL 35640

## Grantees' Name:

David Eugene Carle and Lydia Michelle Carle, husband and wife

## Mailing Address:

215 Pine CIR, Hartselle, AL 35640

## Property Address:

215 Pine CIR, Hartselle, AL 35640

## Date of Sale: January 26, 2018

Total Purchase Price: \$130000

or

Actual Value

Book/Pg: 2018/786

or

Assessor's Market Value

Term/Cashier: PR016-04 / kimb

Tran: 17662.398772.531499

Recorded: 01-30-2018 17:07:56

The purchase price or actual value claimed on this form can be verified in the following documentary evidence (if any):  
 (Recordation of documentary evidence is not required)

5.00

6.50

1.00

6.00

Total Fees: \$ 18.50

Bill of Sale

Sales Contract

☒ Closing Statement

Appraisal

Other:

If the conveyance document presented for recordation contains all of the required information reference above, the filing of this form is not required.

**Instructions**

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date: January 26, 2018

Unattested

(verified by)

Print: Timothy W Stephenson

Sign

Grantor/Grantee/Owner/Agent circle one

Form RT

State of Alabama, Morgan County  
 I certify this instrument was filed on  
 01-30-2018 05:06:50 PM  
 and recorded in DEED Book  
 2018 at pages 786 - 787  
 by Notary Public Judge



This Instrument Prepared by:  
Kimberly L. Victorino  
Three Sisters Bonding Inc.  
213 Oak Street NE  
Decatur, AL 35601  
1-256-353-4100

2008 8455  
Recorded in the Above  
DEED Book & Page  
12-16-2008 11:20:55 AM  
Gres Cain - Probate Judge  
State of Alabama, Morgan County  
Term/Cashier: RECORD6 / Lorriet  
Tran: 10605.221991.304506  
AFF Special Fee (Act 95-424) 5.00  
DFE Deed Tax 0.50  
FIL Filing Fee 1.00  
REC Recording Fee 3.00  
Total Fees: \$ 9.50

## Quitclaim Deed

KNOWN ALL MEN BY THESE PRESENTS. THAT, Three Sisters Bonding Inc., for in and consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) cash in the premises and other good and valuable consideration, in hand paid by Sumang K. Sherrod, HEREINAFTER KNOWN AS Grantee, do hereby remise, quitclaim, and release all my right, title and interest to said Grantee in and to the following described real estate, situation in Morgan County, Alabama, to-wit:

**DESCRIPTION: 5 AC EVENLY OFF N SIDE OF E1/2 OF NW1/4 OF SW1/4,  
BOOK 1568, PAGE 0675**

**ADDRESS: 39 ROUGH OAK PVT. DR. DECATUR, AL 35603**

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

IN WITNESS WHEREOF, I/we have hereunto set our hands and

this 16 day of Dec., 2008.

Connie Peck

Three Sisters Bonding Inc./ Connie Peck

State of Alabama, Morgan County  
I certify this instrument was filed on  
12-16-2008 11:20:55 AM  
and recorded in DEED Book  
2008 at pages 8455 - 8455  
Gres Cain - Probate Judge

State of Alabama )  
Morgan County )

I hereby certify that Three Sisters Bonding Inc., whose name is signed on the foregoing conveyance and who is known to me, acknowledge before me on this date, being informed of the contents of the conveyance, he or she executed the same voluntarily on the same bears date.

Given under my hand and official seal, this 16 day of Dec., 2008.

Delinda Alvin

Notary Public

My commission expires: 3/29/2010

# Planning Commission Staff Report



**FILE NAME:** Rezoning 1460-26

**MEETING DATE:** September 22<sup>nd</sup>, 2026

## **A. BACKGROUND:**

|                                                |                                                                               |
|------------------------------------------------|-------------------------------------------------------------------------------|
| <b>Applicant/Representative:</b>               | Pugh Wright McAnally                                                          |
| <b>Owner:</b>                                  | Jeff Parker Properties LLC & Greystone Properties of Decatur LLC              |
| <b>Property Location:</b>                      | 3513 Highway 31 S                                                             |
| <b>Request:</b>                                | Rezone 1.65 +/- acres from CC (Community Commercial) to LI (Light-Industrial) |
| <b>Property Size (Acres):</b>                  | 1.65 +/- acres                                                                |
| <b>Future Land Use Map (FLUM) Designation:</b> | Flex Employment Center                                                        |
| <b>Current Zoning District:</b>                | CC (Community Commercial)                                                     |
| <b>Existing Land Use:</b>                      | Vacant                                                                        |

## **B. DEVELOPMENT STATUS & HISTORY:**

|                                                           |  |
|-----------------------------------------------------------|--|
| <b>Previous Requests:</b><br><i>May not be exhaustive</i> |  |
|-----------------------------------------------------------|--|

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

| Direction | Land Use                | Zoning  |
|-----------|-------------------------|---------|
| North     | Commercial              | CC      |
| South     | Commercial & Industrial | CC & LI |
| East      | Residential             | RM-H    |
| West      | Industrial              | LI      |

**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 1.65 ± acres from CC (Community Commercial) to LI (Light Industrial). The subject property is predominantly vacant and is located within an area that includes a mix of commercial, industrial, and residential uses. The surrounding properties are primarily developed with commercial and industrial uses, with residential development located nearby.

The property is designated as Flex-Employment Center on the Future Land Use Map. This designation is intended to accommodate a variety of employment-related uses, including light manufacturing, assembly and processing, warehousing and distribution, and flex space for technology, research, and development. The proposed LI zoning is consistent with the types of uses anticipated under this Future Land Use designation.

Any future development should be designed to limit potential impacts on surrounding properties. Industrial operations should be located within enclosed buildings where, with appropriate buffering and screening provided along property lines. Due to the property's frontage along Highway 31 S, careful attention should also be given to landscaping, site layout, and the overall appearance of the property to help maintain the character of this major roadway. Any required access or improvements within the state right-of-way will be subject to ALDOT review and approval.

### **Conditions**

**Planning Conditions:** No comment

**Engineering Conditions:** N/A

**Fire Conditions:** N/A

**Decatur Utilities Conditions:**

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

Gas:

Power:

Waste Water:

**Joe Wheeler Conditions:** N/A

|                                      |                 |
|--------------------------------------|-----------------|
| <b>Reviewed by:</b>                  | Tommie Williams |
| <b>Recommendation from Planning:</b> | Approval        |

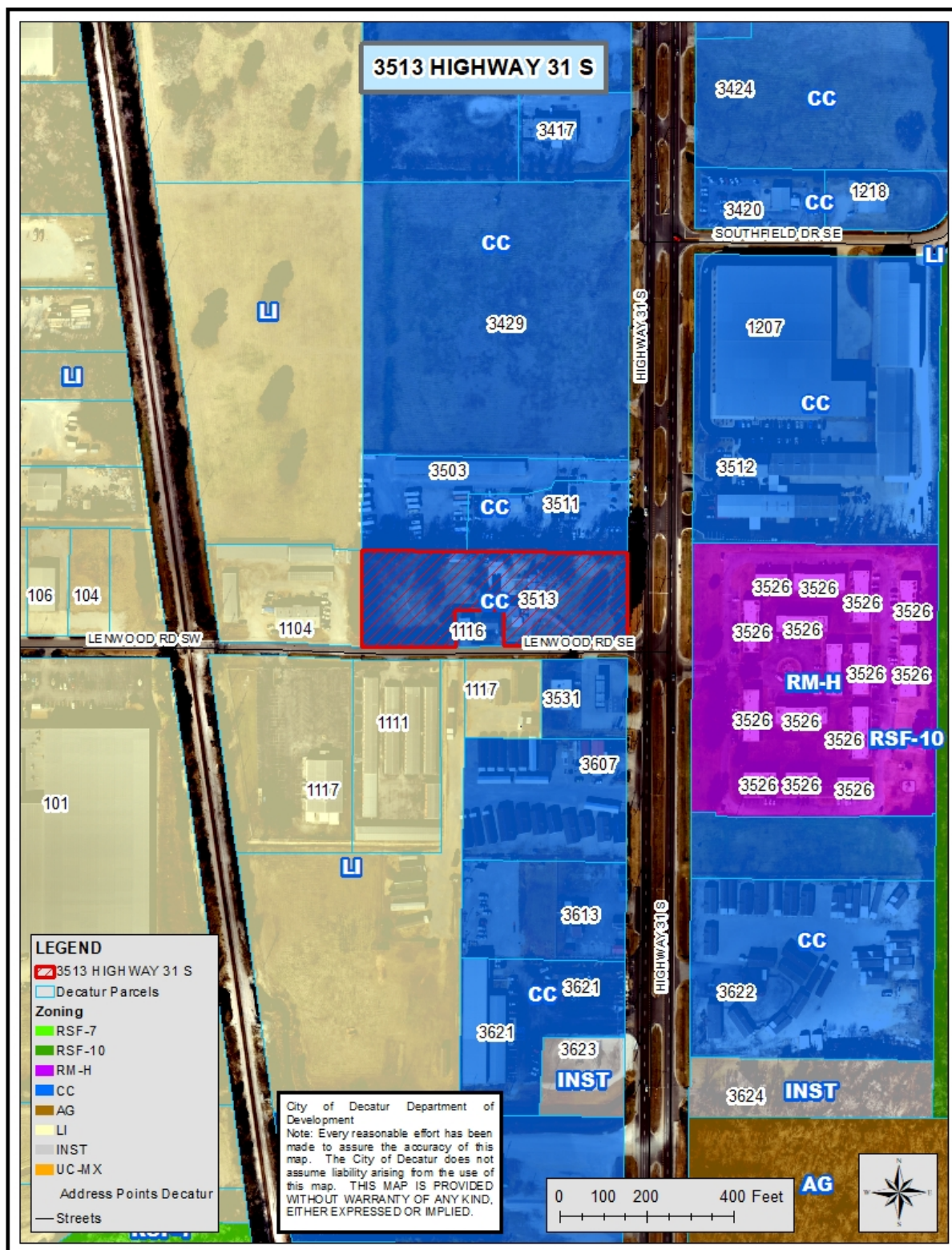


Aerial Map –



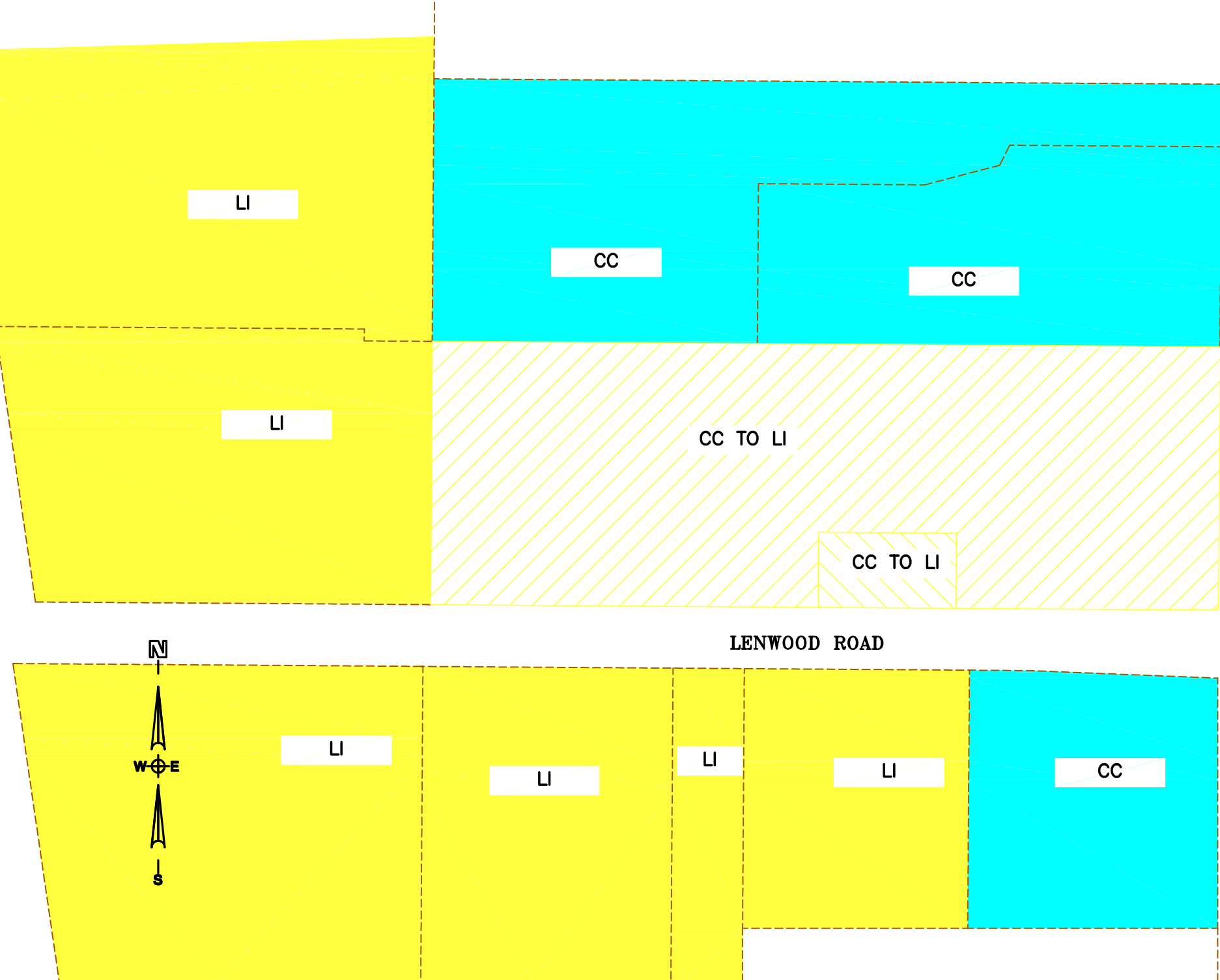


## ZONING Map -



HIGHWAY 31

LENWOOD ROAD





# 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): John Strickling, Jeff Parker Phone: 256-227-0531  
Address: P. O. BOX 671 Email: john.r.strickling@gmail.com  
Name of Owner(s): JEFF PARKER PROPERTIES LLC & GREYSTONE PROPERTIES OF DECATUR LLC Phone: 256-227-0531  
Address: P. O. BOX 1965 Email: john.r.strickling@gmail.com

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

In City Limits? Yes ☒ No ☐ Current Zoning: CC Proposed Zoning: LI Total Acreage: 1.65 Total Lots: 1  
*Any annexation requests must be accompanied by appropriate application*  
Future Land Use Map Classification (from current comprehensive plan): N/A

Describe the location of the property:  
Corner of Highway 31 S and Lenwood Rd. 3513 HIGHWAY 31 SOUTH

Describe existing use of property:  
Vacant

Describe proposed use of property:  
Large unit self storage.

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

- ☒ Proof of ownership
- ☒ Printed legal description and electronic copy in editable format (e.g. MS Word file or text file)
- ☒ Designation of Agent Form \*The deadline to apply for the next meeting is: 09 / 01 / 2026
- ☒ Accurate boundary map and/or sketch plan \*The date of the next available meeting is: 09 / 22 / 2026
- ☒ Fee (there is an initial fee; also, the applicant is responsible for covering the costs of legal advertising prior to the City Council public hearing)
- ☒ I agree to allow the City to place a sign or signs on this property notifying the public of this request
- ☒ I understand that the Planning Commission's and/or City Council's decision regarding this request will be based on the entire range of permitted uses in a zoning district, not solely the applicant's proposed use
- ☒ I understand the owner or designated agent must appear at the public hearings for this request (PC and Council)

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

Applicant Signature: [Signature] Date: 8 / 27 / 2026

STATE OF ALABAMA

COUNTY OF Morgan

I, Kimberly A. Farris, a Notary Public in and for said State at Large, hereby certify that Jeff Parker, whose name is signed to the foregoing document, and

☒ Who is known to me, or

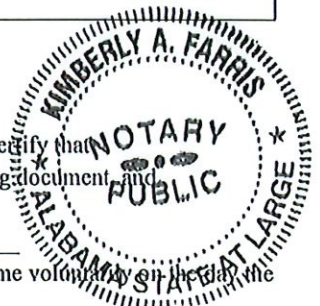
☐ Whose identity I proved on the basis of \_\_\_\_\_

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

Given under my hand and official seal this the 27th day of August, 2026.

Kimberly A. Farris, Notary Public

My Commission Expires: 12/05/2027





DESIGNATION OF AGENT  
CITY OF DECATUR



I, Jeff Parker, being owner of the property which is the subject of this application (Zoning Map Amendment Application (Rezoning) 3513 Highway 31 South), hereby authorize Pugh Wright McAnally, Inc. to act as my representative with the City of Decatur's staff, and/or Planning Commission, and/or Board of Zoning Adjustment, and/or Historic Preservation Commission, and/or City Council, as required by the type of request listed hereon.

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

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

Property owner's or owners' signature(s):  Date: 8/27/26  
\_\_\_\_\_  
Date: \_\_\_\_\_

STATE OF ALABAMA

COUNTY OF Morgan

I, Kimberly A. Farris, a Notary Public in and for said State at Large, hereby certify that Jeff Parker, whose name is signed to the foregoing document, and

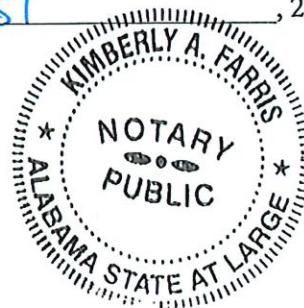
☒ Who is known to me, or

\_\_\_\_\_, Whose identity I proved on the basis of \_\_\_\_\_

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

Given under my hand and official seal this the 27<sup>th</sup> day of August, 2026.

Kimberly A. Farris  
Notary Public



My Commission Expires: 12/05/2027

DESIGNATION OF AGENT  
CITY OF DECATUR



I, Graystone Properties of Decatur LLC, being owner of the property which is the subject of this application (Zoning Map Amendment Application (Rezoning) 3513 Highway 31 South), hereby authorize Pugh Wright McAnally, Inc. to act as my representative with the City of Decatur's staff, and/or Planning Commission, and/or Board of Zoning Adjustment, and/or Historic Preservation Commission, and/or City Council, as required by the type of request listed hereon.

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

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

Property owner's or owners' signature(s): [Signature] Date: 8/31/26  
Date: \_\_\_\_\_

STATE OF ALABAMA

COUNTY OF Morgan

I, Kimberly A. Farris, a Notary Public in and for said State at Large, hereby certify that John R. Strickling, whose name is signed to the foregoing document, and

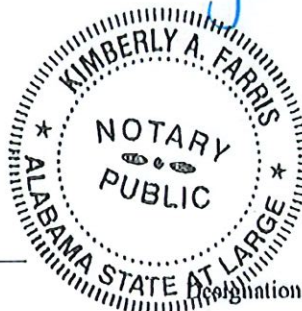
☒ Who is known to me, or

\_\_\_\_\_ Whose identity I proved on the basis of \_\_\_\_\_

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

Given under my hand and official seal this the 31<sup>ST</sup> day of August, 20 26.

Kimberly A. Farris  
Notary Public



My Commission Expires: 12/05/2027



This instrument was prepared by:  
Christy W. Richardson, Attorney at Law  
McBride Richardson & Gullion, P.C.  
225 Grant Street S.E.  
Decatur, Alabama 35601  
256-350-4100

GRANTEES ADDRESS:  
JEFF PARKER PROPERTIES, LLC  
GREYSTONE PROPERTIES OF DECATUR, LLC  
P. O. Box 1965  
Decatur, AL 35602-1965

WARRANTY DEED

STATE OF ALABAMA                   §  
COUNTY OF MORGAN               §

KNOW ALL MEN BY THESE PRESENTS, THAT, for and in consideration of the sum of **THREE HUNDRED TEN THOUSAND AND NO/100 (310,000.00) DOLLARS** and other good and valuable consideration, the amount of which can be verified in the Sales Contract between the parties hereto, in hand paid to the undersigned GRANTORS, the receipt whereof is hereby acknowledged, **MICHAEL RALPH JONES**, a married man, **MICHAEL RALPH JONES**, as Personal Representative of the Estate of **Glenna Dee Jones**, deceased, **MICHAEL RALPH JONES**, as Trustee of the **G. Ralph Jones Family Trust**, and **ANGELA DEE LEMAY**, a married woman (herein referred to as "GRANTORS"), do by these presents, grant, bargain, sell and convey a 50% undivided interest unto **JEFF PARKER PROPERTIES, LLC**, an Alabama limited liability company, whose mailing address is P. O. Box 1965, Decatur, AL 35602-1965, and a 50% undivided interest unto **GREYSTONE PROPERTIES OF DECATUR, LLC**, an Alabama limited liability company, whose mailing address is P. O. Box 671, Decatur, AL 35602 (herein referred to as "GRANTEES"), the following described real estate situated in **MORGAN** County, Alabama, the address of which is **3513 Hwy 31 S, Decatur, AL 35601**, to-wit:

**Tract 1:**

The East 630 feet of Lot 16 of the **Britt Davis and Riley R. Randel Addition to Decatur, Alabama**, according to map or plat of said Addition on file and of record in the Office of the Judge of Probate of Morgan County, Alabama, in Map Book 1 at Page 72.

**LESS AND EXCEPT:**

Beginning at the SE corner of Lot 16 of the **Britt Davis and Riley R. Randel Addition to Decatur, Alabama**, according to map or plat of said Addition on file and of record in the Office of the Judge of Probate of Morgan County, Alabama, in Map Book 1 at Page 72, and running Westerly along the Southerly line of said Lot 16 a distance of 210 feet to the true point of beginning; thence continuing along the Southerly line of said Lot 16 a distance of 110 feet to a point; thence Northerly 60 feet to a point; thence Easterly 110 feet to a point; and thence Southerly 60 feet to the true point of beginning.

**Tract 2:**

Beginning at the SE corner of Lot 16 of the **Britt Davis and Riley R. Randel Addition to Decatur, Alabama**, according to map or plat of said Addition on file and of record in the Office of the Judge of Probate of Morgan County, Alabama, in Map Book 1 at Page 72, and running Westerly along the Southerly line of said Lot 16 a distance of 210 feet to the true point of beginning; thence continuing along the Southerly line of said Lot 16 a distance of 110 feet to a point; thence Northerly 60 feet to a point; thence Easterly 110 feet to a point; and thence Southerly 60 feet to the true point of beginning.

There are excepted from the warranties of this deed all easements, restrictions of record and the lien for current ad valorem taxes.

The above described property does not constitute the homestead of the Grantors or that of their spouses, if married.

*Attached hereto as Exhibit "A" and incorporated herein by reference is a Certification of Trust for the G. Ralph Jones Family Trust in substantial conformity with Code of Alabama, § 19-3B-101 et. seq.*

Grantor's Address:

Estate of Glenna Dee Jones - P. O. Box 2107, Decatur, AL 35602  
G. Ralph Jones Family Trust - P. O. Box 2107, Decatur, AL 35602  
Michael Ralph Jones - P. O. Box 2107, Decatur, AL 35602  
Angela Dee LeMay - 707 Floral Avenue, Terrace Park, OH 45174

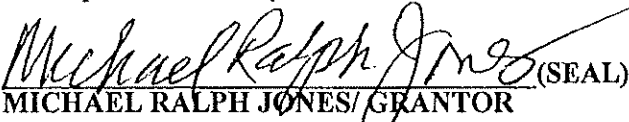
TO HAVE AND TO HOLD unto the said GRANTEES, their successors and assigns, forever.

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

IN WITNESS WHEREOF, the said GRANTORS, have hereunto set his/her/their signatures and seals, and hereby attest in compliance with Code of Alabama §40-22-1, as amended, that the information contained herein is true and accurate this the 29 day of May, 2025.

 (SEAL)  
MICHAEL RALPH JONES, as Personal  
Representative of the Estate of Glenna Dee  
Jones, Deceased/GRANTOR

 (SEAL)  
MICHAEL RALPH JONES, as Trustee of the  
G. Ralph Jones Family Trust/GRANTOR

 (SEAL)  
MICHAEL RALPH JONES/GRANTOR



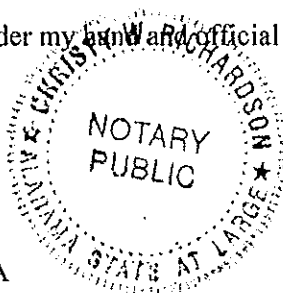
STATE OF ALABAMA §

COUNTY OF MORGAN §

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **MICHAEL RALPH JONES, whose name as Personal Representative of the Estate of Glenna Dee Jones, deceased,** 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 said conveyance, he, in his capacity as such Personal Representative and with full authority, executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal, this the 29 day of May, 2025

(NOTARY SEAL)



NOTARY PUBLIC

My Commission Expires: 1/15/2026

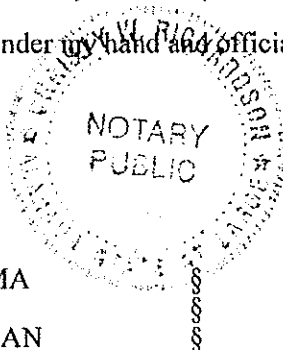
STATE OF ALABAMA §

COUNTY OF MORGAN §

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **MICHAEL RALPH JONES, whose name as Trustee of the G. Ralph Jones Family Trust,** 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 said conveyance, he, in his capacity as such Trustee and with full authority, executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal, this the 29 day of May, 2025

(NOTARY SEAL)



NOTARY PUBLIC

My Commission Expires: 1/15/2026

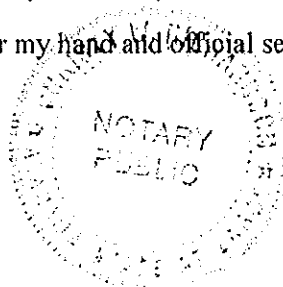
STATE OF ALABAMA

COUNTY OF MORGAN

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **MICHAEL RALPH JONES, whose name 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 said conveyance, he executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal, this the 29 day of May, 2025.

(NOTARY SEAL)



NOTARY PUBLIC

My Commission Expires: 1/15/2026

IN WITNESS WHEREOF, the said GRANTOR, has hereunto set her signature and seal, and hereby attest in compliance with Code of Alabama §40-22-1, as amended, that the information contained herein is true and accurate this the 23 day of May, 2025.

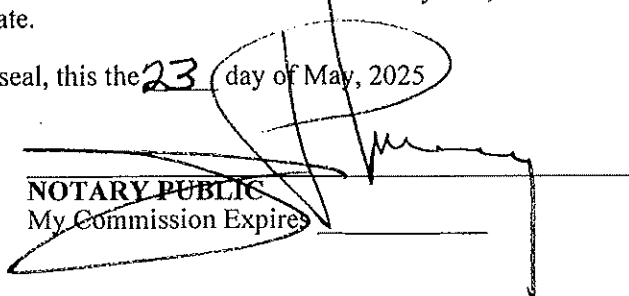
 (SEAL)  
ANGELA DEE LEMAY GRANTOR

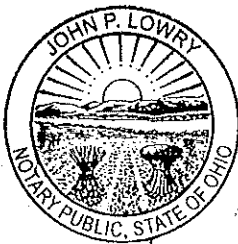
STATE OF Ohio §  
COUNTY OF Hamilton §

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **ANGELA DEE LEMAY**, whose name 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 said conveyance, she executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal, this the 23 day of May, 2025

(NOTARY SEAL)

  
NOTARY PUBLIC  
My Commission Expires



John P. Lowry,  
Attorney At Law  
NOTARY PUBLIC  
STATE OF OHIO

My Commission Has  
No Expiration

FILE ~~25-0499-JOHNSON~~ 25-0509

S:\WPWIN\DATA\Becky\Deeds\FORMS\PERSONAL REP.PROBATE.JTROS.parker&strickling.DD.wpd

Exhibit "A"

STATE OF ALABAMA           )  
                                          )  
COUNTY OF MORGAN        )

**CERTIFICATE OF TRUST FOR THE  
G. RALPH JONES FAMILY TRUST**

The undersigned, Michael Ralph Jones, being first duly sworn, deposes and says upon oath that he is over the age of nineteen (19) years and is currently acting as Trustee of the G. Ralph Jones Family Trust and further states as follows:

1. The G. Ralph Jones Family Trust is a valid, existing Trust. The Trust was established pursuant to the Last Will and Testament of G. Ralph Jones dated August 18, 2005. G. Ralph Jones died on June 13, 2008, and said Will was admitted to probate by the Judge of Probate of Morgan County, Alabama on July 9, 2008.

2. The Settlor or creator of the Trust is G. Ralph Jones.

3. The name and address of the currently acting Trustee are Michael Ralph Jones, P.O. Box 2107, Decatur, Alabama 35602.

4. Michael Ralph Jones was appointed as the Trustee of the G. Ralph Jones Family Trust pursuant to the Binding Nonjudicial Settlement Agreement Regarding Modification of Trust made and entered into by and among Michael Ralph Jones, Angela Dee LeMay, and First Bible Church of Decatur, Inc. effective as of November 21, 2023. The Trustee is authorized to sell, exchange, transfer, or convey all or any part of the Trust Estate pursuant to the provisions of Item VIII, paragraph 2, of the Last Will and Testament of G. Ralph Jones.

5. The Trust is irrevocable, and no person holds a right to revoke the Trust.

Tran: 25169.552164.714369 CLERK: Murphy

REC:\$20.00 DFE:\$310.00 NTX:\$0.00 AFF:\$5.00 FIL:\$1.00 MISC:\$0.00 TOTAL:\$336.00

6. Michael Ralph Jones is the sole acting Trustee of the Trust, and he alone has the authority to sign documents and instruments on behalf of the Trust.

7. The taxpayer identification number assigned to the Trust is XX-XXX0842.

8. Trust property should be titled as follows:

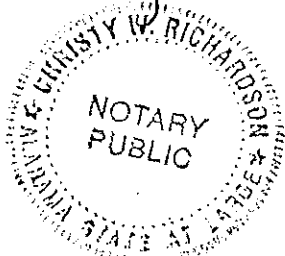
Michael Ralph Jones as Trustee of the  
G. Ralph Jones Family Trust

9. The Trust has not been revoked, modified, or amended after the execution of the Binding Nonjudicial Settlement Agreement Regarding Modification of Trust or in any manner that would cause the representations and statements contained herein to be incorrect.

DATED this 29 day of May, 2025.

Michael Ralph Jones (SEAL)  
Michael Ralph Jones, as Trustee of the  
G. Ralph Jones Family Trust

SWORN TO AND SUBSCRIBED TO BEFORE ME ON THIS THE 29 DAY OF  
May, 2025.



Christy W. Richardson (SEAL)  
Notary Public  
My Commission Expires: 1/5/2026

**THIS INSTRUMENT WAS PREPARED BY:**

Mark Daniel Maloney  
Blackburn, Maloney and Schuppert, LLC  
P. O. Box 1469  
Decatur, Alabama 35602  
Telephone: (256) 353-7826

3-24094-2.497



Legal Description of 3513 HIGHWAY 31 SOUTH and 1120 LENWOOD ROAD SE 1010-1012

**Tract 1:**

The East 630 feet of Lot 16 of the Britt Davis and Riley R. Randel Addition to Decatur, Alabama, according to map or plat of said Addition on file and of record in the Office of the Judge of Probate of Morgan County, Alabama, in Map Book 1 at Page 72.

**LESS AND EXCEPT:**

Beginning at the SE corner of Lot 16 of the Britt Davis and Riley R. Randel Addition to Decatur, Alabama, according to map or plat of said Addition on file and of record in the Office of the Probate of Morgan County, Alabama, in Map Book 1 at Page 72, and running Westerly along the Southerly line of said Lot 16 a distance of 210 feet to the true point of beginning; thence continuing along the Southerly line of said Lot 16 a distance of 110 feet to a point; thence Northerly 60 feet to a point; thence Easterly 110 feet to a point; and thence Southerly 60 feet to the true point of beginning.

**Tract 2:**

Beginning at the SE corner of Lot 16 of the Britt Davis and Riley R. Randel Addition to Decatur, Alabama, according to map or plat of said Addition on file and of record in the Office of the Judge of Probate of Morgan County, Alabama, in Map Book 1 at Page 72, and running Westerly along the Southerly line of said Lot 16 a distance of 210 feet to the true point of beginning; thence continuing along the Southerly line of said Lot 16 a distance of 110 feet to a point; thence Northerly 60 feet to a point; thence Easterly 110 feet to a point; and thence Southerly 60 feet to the true point of beginning.

# Planning Commission Staff Report



**FILE NAME:** Rezoning 1461-26  
**MEETING** September 22<sup>nd</sup>, 2026  
**DATE:**

## A. BACKGROUND

|                                                |                                                                     |
|------------------------------------------------|---------------------------------------------------------------------|
| <b>Applicant/Representative:</b>               | Pugh Wright McAnally                                                |
| <b>Owner:</b>                                  | Jeff Parker Properties LLC, & Greystone Properties of Decatur LLC.  |
| <b>Property Location:</b>                      | 1120 Lenwood Road SE                                                |
| <b>Request:</b>                                | Rezone 0.15 +/- acres from Community Commercial to Light Industrial |
| <b>Property Size(Acres):</b>                   | 0.15 +/- acres                                                      |
| <b>Future Land Use Map (FLUM) Designation:</b> | Flex Employment Center                                              |
| <b>Current Zoning District:</b>                | Community Commercial                                                |
| <b>Existing Land Use:</b>                      | Commercial                                                          |

## B. DEVELOPMENT STATUS & HISTORY:

|                                                           |  |
|-----------------------------------------------------------|--|
| <b>Previous Requests:</b><br><i>May not be exhaustive</i> |  |
|-----------------------------------------------------------|--|

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

| Direction | Land Use         | Zoning |
|-----------|------------------|--------|
| North     | Commercial       | CC     |
| South     | Light Industrial | LI     |
| East      | Residential      | RM-H   |
| West      | Light Industrial | LI     |

**D. EVALUATION/COMMENTS:**

**Street Connectivity:** Lenwood connects to Highway 31 S on the east and Central Ave SW on the west

**Water/Sewer:**

**District Standards:**

**Lot requirements for uses in: Community Commercial**

|                  | CC (Community Commercial)                                                                                                                              |
|------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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    | 60   25 [2]<br>The minimum front setback is 60 feet for property adjacent to Beltline Road and 25 feet otherwise                                       |
| Rear Yard        | 20 ft                                                                                                                                                  |
| Side Yards       | None   25 [3]<br>The minimum side setback is 25 feet from any lot classified in a residential zoning district                                          |

**Planning Analysis:**

The applicant is proposing to rezone approximately 0.15 acres from Community Commercial to Light Industrial. Under the previous zoning classification, the property was designated B-3 (Tourist Commercial). However, the Future Land Use Map identifies the property as Flex Employment, a designation intended to accommodate a range of employment-generating uses, including light industrial activities. Therefore, the proposed Light Industrial zoning is generally consistent with the adopted Future Land Use Map.

**Conditions:**

**Planning Conditions:** No comment

**Engineering Conditions:** N/A

**Fire Conditions:** N/A

**Decatur Utilities Conditions:**

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

Gas:

Power:

Wastewater:

- **POI:** The parcel currently does not have access to water and gas. (DU Gas & Water)

**Joe Wheeler Conditions:** N/A

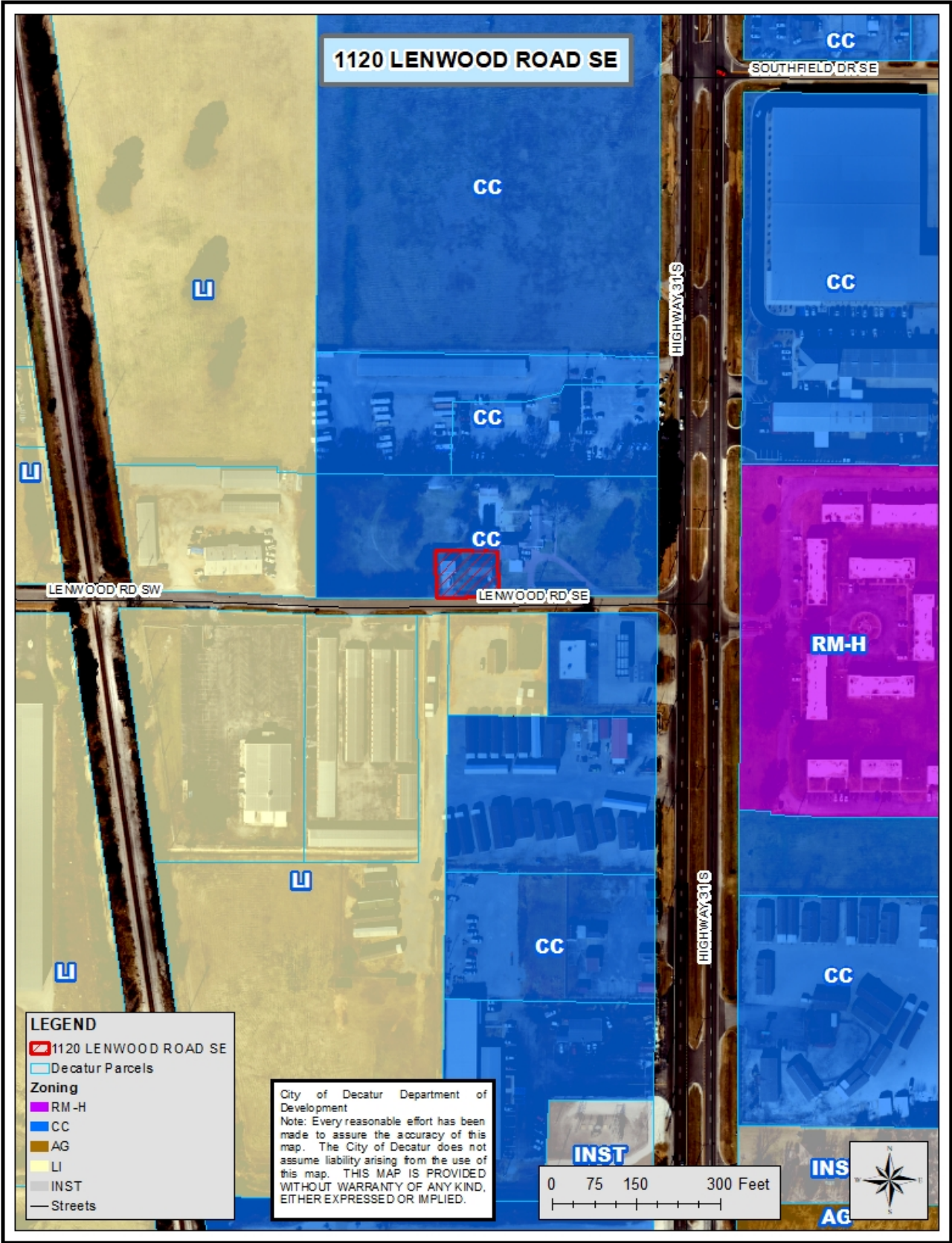
|                                      |                 |
|--------------------------------------|-----------------|
| <b>Reviewed by:</b>                  | Tommie Williams |
| <b>Recommendation from Planning:</b> | Approval        |



Aerial Map -

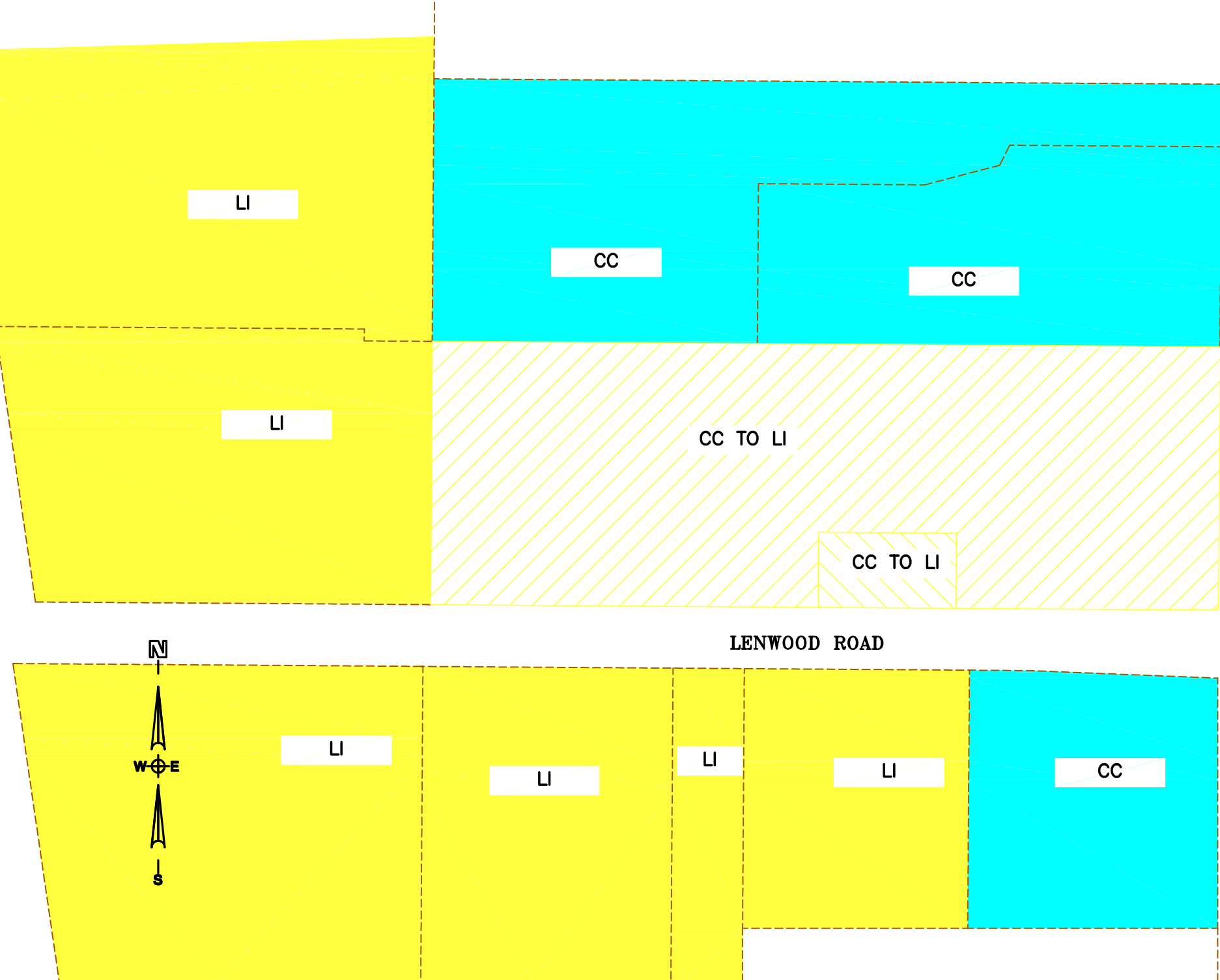






HIGHWAY 31

LENWOOD ROAD



REZONING SKETCH – JOHN STRICKLING – LENWOOD AND HIGHWAY 31

DRAWING DATE: 08-27-26 | DRAWN BY: LMH | APPROVED BY: NLT | JOB No. 665-26 | SCALE: 1"=100' | PAGE 1 OF 1

PUGHWRIGHTMCANALLY.COM



# 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): John Strickling, Jeff Parker Phone: 256-227-0531  
Address: P. O. BOX 671 Email: john.r.strickling@gmail.com  
Name of Owner(s): JEFF PARKER PROPERTIES LLC & GREYSTONE PROPERTIES OF DECATUR LLC Phone: 256-227-0531  
Address: P. O. BOX 1965 Email: john.r.strickling@gmail.com

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

In City Limits? Yes ☒ No ☐ Current Zoning: CC Proposed Zoning: LI Total Acreage: 0.15 Total Lots: 1  
*Any annexation requests must be accompanied by appropriate application*  
Future Land Use Map Classification (from current comprehensive plan): N/A

Describe the location of the property:  
Corner of Highway 31 S and Lenwood Rd. 1120 LENWOOD ROAD SE 1010-1012

Describe existing use of property:  
Vacant

Describe proposed use of property:  
Large unit self storage.

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

- ☒ Proof of ownership
- ☒ Printed legal description and electronic copy in editable format (e.g. MS Word file or text file)
- ☒ Designation of Agent Form \*The deadline to apply for the next meeting is: 09 / 01 / 2026
- ☒ Accurate boundary map and/or sketch plan \*The date of the next available meeting is: 09 / 22 / 2026
- ☒ Fee (there is an initial fee; also, the applicant is responsible for covering the costs of legal advertising prior to the City Council public hearing)
- ☒ I agree to allow the City to place a sign or signs on this property notifying the public of this request
- ☒ I understand that the Planning Commission's and/or City Council's decision regarding this request will be based on the entire range of permitted uses in a zoning district, not solely the applicant's proposed use
- ☒ I understand the owner or designated agent must appear at the public hearings for this request (PC and Council)

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

Applicant Signature: [Signature] Date: 8 / 27 / 26

STATE OF ALABAMA  
COUNTY OF Morgan

I, Kimberly A. Farris, a Notary Public in and for said State at Large, hereby certify that Jeff Parker, whose name is signed to the foregoing document, and

☒ Who is known to me, or

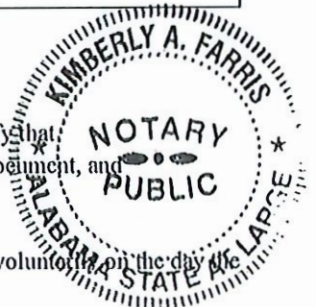
☐ Whose identity I proved on the basis of \_\_\_\_\_

and that being informed of the contents of the document, he/she, as such officer and with full authority, executed the same voluntarily on the day of \_\_\_\_\_, 2026.

Given under my hand and official seal this the 27th day of August, 2026.

Kimberly A. Farris, Notary Public

My Commission Expires: 12/05/2027





DESIGNATION OF AGENT  
CITY OF DECATUR



I, Jeff Parker, being owner of the property which is the subject of this application (Zoning Map Amendment Application (Rezoning) of 1120 Lenwood Rd), hereby authorize Pugh Wright McAnally, Inc. to act as my representative with the City of Decatur's staff, and/or Planning Commission, and/or Board of Zoning Adjustment, and/or Historic Preservation Commission, and/or City Council, as required by the type of request listed hereon.

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

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

Property owner's or owners' signature(s):  Date: 8/27/26  
\_\_\_\_\_  
Date: \_\_\_\_\_

STATE OF ALABAMA

COUNTY OF Morgan

I, Kimberly A. Farris, a Notary Public in and for said State at Large, hereby certify that Jeff Parker, whose name is signed to the foregoing document, and

☒ Who is known to me, or

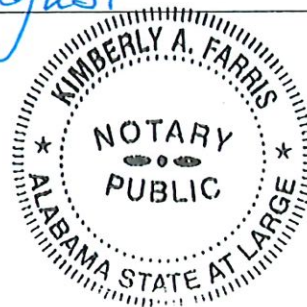
\_\_\_\_\_, Whose identity I proved on the basis of \_\_\_\_\_

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

Given under my hand and official seal this the 27th day of August, 2026.

Kimberly A. Farris  
Notary Public

My Commission Expires: 12/05/2027



DESIGNATION OF AGENT  
CITY OF DECATUR



I, Greystone Properties of Decatur LLC, being owner of the property which is the subject of this application (Zoning Map Amendment Application (Rezoning) 1120 Lenwood Rd), hereby authorize Pugh Wright McAnally, Inc. to act as my representative with the City of Decatur's staff, and/or Planning Commission, and/or Board of Zoning Adjustment, and/or Historic Preservation Commission, and/or City Council, as required by the type of request listed hereon.

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

Property owner's or owners' signature(s): [Signature] ms member Date: 8/31/26  
\_\_\_\_\_  
Date: \_\_\_\_\_

STATE OF ALABAMA

COUNTY OF Morgan

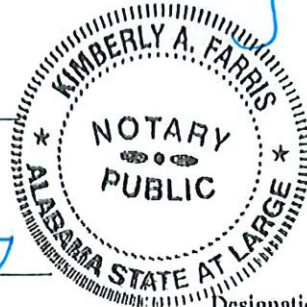
I, Kimberly A. Farris, a Notary Public in and for said State at Large, hereby certify that John R. Strickling, whose name is signed to the foregoing document, and ☒ Who is known to me, or

\_\_\_\_\_  
Whose identity I proved on the basis of \_\_\_\_\_

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

Given under my hand and official seal this the 31<sup>st</sup> day of August, 20 26.

Kimberly A. Farris  
Notary Public



My Commission Expires: 12/05/2027



DESIGNATION OF AGENT  
CITY OF DECATUR



I, Greystone Properties of Decatur LLC, being owner of the property which is the subject of this application (Zoning Map Amendment Application (Rezoning) 1120 Lenwood Rd), hereby authorize Pugh Wright McAnally, Inc. to act as my representative with the City of Decatur's staff, and/or Planning Commission, and/or Board of Zoning Adjustment, and/or Historic Preservation Commission, and/or City Council, as required by the type of request listed hereon.

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

Property owner's or owners' signature(s): [Signature] ms member Date: 8/31/26  
\_\_\_\_\_  
Date: \_\_\_\_\_

STATE OF ALABAMA

COUNTY OF Morgan

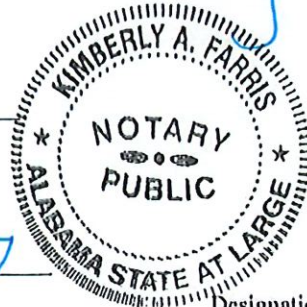
I, Kimberly A. Farris, a Notary Public in and for said State at Large, hereby certify that John R. Strickling, whose name is signed to the foregoing document, and ☒ Who is known to me, or

\_\_\_\_\_  
Whose identity I proved on the basis of \_\_\_\_\_

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

Given under my hand and official seal this the 31<sup>st</sup> day of August, 20 26.

Kimberly A. Farris  
Notary Public



My Commission Expires: 12/05/2027

This instrument was prepared by:  
Christy W. Richardson, Attorney at Law  
McBride Richardson & Gullion, P.C.  
225 Grant Street S.E.  
Decatur, Alabama 35601  
256-350-4100

GRANTEES ADDRESS:  
JEFF PARKER PROPERTIES, LLC  
GREYSTONE PROPERTIES OF DECATUR, LLC  
P. O. Box 1965  
Decatur, AL 35602-1965

**WARRANTY DEED**

STATE OF ALABAMA                   §  
COUNTY OF MORGAN               §

KNOW ALL MEN BY THESE PRESENTS, THAT, for and in consideration of the sum of **THREE HUNDRED TEN THOUSAND AND NO/100 (310,000.00) DOLLARS** and other good and valuable consideration, the amount of which can be verified in the Sales Contract between the parties hereto, in hand paid to the undersigned GRANTORS, the receipt whereof is hereby acknowledged, **MICHAEL RALPH JONES**, a married man, **MICHAEL RALPH JONES**, as Personal Representative of the Estate of **Glenna Dee Jones**, deceased, **MICHAEL RALPH JONES**, as Trustee of the **G. Ralph Jones Family Trust**, and **ANGELA DEE LEMAY**, a married woman (herein referred to as "GRANTORS"), do by these presents, grant, bargain, sell and convey a 50% undivided interest unto **JEFF PARKER PROPERTIES, LLC**, an Alabama limited liability company, whose mailing address is P. O. Box 1965, Decatur, AL 35602-1965, and a 50% undivided interest unto **GREYSTONE PROPERTIES OF DECATUR, LLC**, an Alabama limited liability company, whose mailing address is P. O. Box 671, Decatur, AL 35602 (herein referred to as "GRANTEES"), the following described real estate situated in **MORGAN** County, Alabama, the address of which is **3513 Hwy 31 S, Decatur, AL 35601**, to-wit:

**Tract 1:**

The East 630 feet of Lot 16 of the **Britt Davis and Riley R. Randel Addition to Decatur, Alabama**, according to map or plat of said Addition on file and of record in the Office of the Judge of Probate of Morgan County, Alabama, in Map Book 1 at Page 72.

**LESS AND EXCEPT:**

Beginning at the SE corner of Lot 16 of the **Britt Davis and Riley R. Randel Addition to Decatur, Alabama**, according to map or plat of said Addition on file and of record in the Office of the Judge of Probate of Morgan County, Alabama, in Map Book 1 at Page 72, and running Westerly along the Southerly line of said Lot 16 a distance of 210 feet to the true point of beginning; thence continuing along the Southerly line of said Lot 16 a distance of 110 feet to a point; thence Northerly 60 feet to a point; thence Easterly 110 feet to a point; and thence Southerly 60 feet to the true point of beginning.

**Tract 2:**

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There are excepted from the warranties of this deed all easements, restrictions of record and the lien for current ad valorem taxes.

The above described property does not constitute the homestead of the Grantors or that of their spouses, if married.

*Attached hereto as Exhibit "A" and incorporated herein by reference is a Certification of Trust for the G. Ralph Jones Family Trust in substantial conformity with Code of Alabama, § 19-3B-101 et. seq.*



Grantor's Address:

Estate of Glenna Dee Jones - P. O. Box 2107, Decatur, AL 35602  
G. Ralph Jones Family Trust - P. O. Box 2107, Decatur, AL 35602  
Michael Ralph Jones - P. O. Box 2107, Decatur, AL 35602  
Angela Dee LeMay - 707 Floral Avenue, Terrace Park, OH 45174

TO HAVE AND TO HOLD unto the said GRANTEES, their successors and assigns, forever.

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

IN WITNESS WHEREOF, the said GRANTORS, have hereunto set his/her/their signatures and seals, and hereby attest in compliance with Code of Alabama §40-22-1, as amended, that the information contained herein is true and accurate this the 29 day of May, 2025.

 (SEAL)  
MICHAEL RALPH JONES, as Personal  
Representative of the Estate of Glenna Dee  
Jones, Deceased/GRANTOR

 (SEAL)  
MICHAEL RALPH JONES, as Trustee of the  
G. Ralph Jones Family Trust/GRANTOR

 (SEAL)  
MICHAEL RALPH JONES/GRANTOR

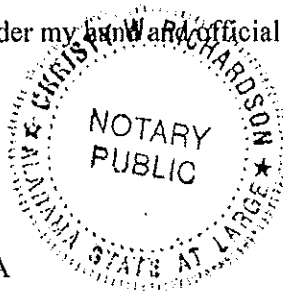
STATE OF ALABAMA §

COUNTY OF MORGAN §

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **MICHAEL RALPH JONES, whose name as Personal Representative of the Estate of Glenna Dee Jones, deceased,** 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 said conveyance, he, in his capacity as such Personal Representative and with full authority, executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal, this the 29 day of May, 2025

(NOTARY SEAL)



NOTARY PUBLIC

My Commission Expires: 1/15/2026

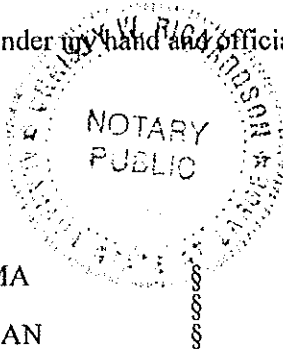
STATE OF ALABAMA §

COUNTY OF MORGAN §

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **MICHAEL RALPH JONES, whose name as Trustee of the G. Ralph Jones Family Trust,** 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 said conveyance, he, in his capacity as such Trustee and with full authority, executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal, this the 29 day of May, 2025

(NOTARY SEAL)



NOTARY PUBLIC

My Commission Expires: 1/15/2026

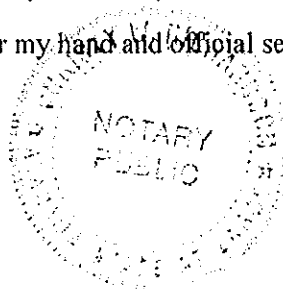
STATE OF ALABAMA

COUNTY OF MORGAN

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **MICHAEL RALPH JONES, whose name 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 said conveyance, he executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal, this the 29 day of May, 2025.

(NOTARY SEAL)



NOTARY PUBLIC

My Commission Expires: 1/15/2026

IN WITNESS WHEREOF, the said GRANTOR, has hereunto set her signature and seal, and hereby attest in compliance with Code of Alabama §40-22-1, as amended, that the information contained herein is true and accurate this the 23 day of May, 2025.

Angela Dee Lemay (SEAL)  
ANGELA DEE LEMAY GRANTOR

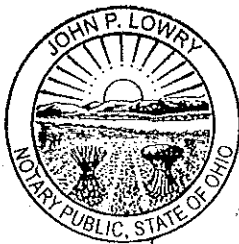
STATE OF Ohio §  
COUNTY OF Hamilton §

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **ANGELA DEE LEMAY**, whose name 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 said conveyance, she executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal, this the 23 day of May, 2025

(NOTARY SEAL)

[Signature]  
NOTARY PUBLIC  
My Commission Expires



John P. Lowry,  
Attorney At Law  
NOTARY PUBLIC  
STATE OF OHIO

My Commission Has  
No Expiration

FILE ~~25-0499-JOHNSON~~ 25-0509

S:\WPWIN\DATA\Becky\Deeds\FORMS\PERSONAL REP.PROBATE.JTROS.parker&strickling.DD.wpd

Exhibit "A"

STATE OF ALABAMA           )  
                                          )  
COUNTY OF MORGAN        )

**CERTIFICATE OF TRUST FOR THE  
G. RALPH JONES FAMILY TRUST**

The undersigned, Michael Ralph Jones, being first duly sworn, deposes and says upon oath that he is over the age of nineteen (19) years and is currently acting as Trustee of the G. Ralph Jones Family Trust and further states as follows:

1. The G. Ralph Jones Family Trust is a valid, existing Trust. The Trust was established pursuant to the Last Will and Testament of G. Ralph Jones dated August 18, 2005. G. Ralph Jones died on June 13, 2008, and said Will was admitted to probate by the Judge of Probate of Morgan County, Alabama on July 9, 2008.

2. The Settlor or creator of the Trust is G. Ralph Jones.

3. The name and address of the currently acting Trustee are Michael Ralph Jones, P.O. Box 2107, Decatur, Alabama 35602.

4. Michael Ralph Jones was appointed as the Trustee of the G. Ralph Jones Family Trust pursuant to the Binding Nonjudicial Settlement Agreement Regarding Modification of Trust made and entered into by and among Michael Ralph Jones, Angela Dee LeMay, and First Bible Church of Decatur, Inc. effective as of November 21, 2023. The Trustee is authorized to sell, exchange, transfer, or convey all or any part of the Trust Estate pursuant to the provisions of Item VIII, paragraph 2, of the Last Will and Testament of G. Ralph Jones.

5. The Trust is irrevocable, and no person holds a right to revoke the Trust.



Tran: 25169.552164.714369 CLERK: Murphy

REC:\$20.00 DFE:\$310.00 NTX:\$0.00 AFF:\$5.00 FIL:\$1.00 MISC:\$0.00 TOTAL:\$336.00

6. Michael Ralph Jones is the sole acting Trustee of the Trust, and he alone has the authority to sign documents and instruments on behalf of the Trust.

7. The taxpayer identification number assigned to the Trust is XX-XXX0842.

8. Trust property should be titled as follows:

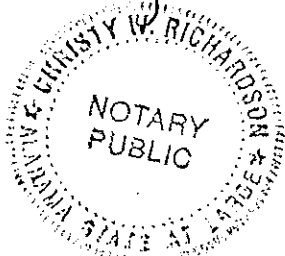
Michael Ralph Jones as Trustee of the  
G. Ralph Jones Family Trust

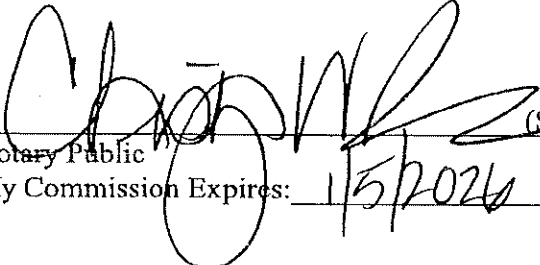
9. The Trust has not been revoked, modified, or amended after the execution of the Binding Nonjudicial Settlement Agreement Regarding Modification of Trust or in any manner that would cause the representations and statements contained herein to be incorrect.

DATED this 29 day of May, 2025.

  
\_\_\_\_\_  
Michael Ralph Jones, as Trustee of the  
G. Ralph Jones Family Trust

SWORN TO AND SUBSCRIBED TO BEFORE ME ON THIS THE 29 DAY OF  
May, 2025.



  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 1/5/2026

**THIS INSTRUMENT WAS PREPARED BY:**

Mark Daniel Maloney  
Blackburn, Maloney and Schuppert, LLC  
P. O. Box 1469  
Decatur, Alabama 35602  
Telephone: (256) 353-7826

3-24094-2.497

Legal Description of 3513 HIGHWAY 31 SOUTH and 1120 LENWOOD ROAD SE 1010-1012

**Tract 1:**

The East 630 feet of Lot 16 of the Britt Davis and Riley R. Randel Addition to Decatur, Alabama, according to map or plat of said Addition on file and of record in the Office of the Judge of Probate of Morgan County, Alabama, in Map Book 1 at Page 72.

**LESS AND EXCEPT:**

Beginning at the SE corner of Lot 16 of the Britt Davis and Riley R. Randel Addition to Decatur, Alabama, according to map or plat of said Addition on file and of record in the Office of the Probate of Morgan County, Alabama, in Map Book 1 at Page 72, and running Westerly along the Southerly line of said Lot 16 a distance of 210 feet to the true point of beginning; thence continuing along the Southerly line of said Lot 16 a distance of 110 feet to a point; thence Northerly 60 feet to a point; thence Easterly 110 feet to a point; and thence Southerly 60 feet to the true point of beginning.

**Tract 2:**

Beginning at the SE corner of Lot 16 of the Britt Davis and Riley R. Randel Addition to Decatur, Alabama, according to map or plat of said Addition on file and of record in the Office of the Judge of Probate of Morgan County, Alabama, in Map Book 1 at Page 72, and running Westerly along the Southerly line of said Lot 16 a distance of 210 feet to the true point of beginning; thence continuing along the Southerly line of said Lot 16 a distance of 110 feet to a point; thence Northerly 60 feet to a point; thence Easterly 110 feet to a point; and thence Southerly 60 feet to the true point of beginning.

# Planning Commission Staff Report



**FILE NAME:** Rezoning 1462-26  
**MEETING** September 22<sup>nd</sup>, 2026  
**DATE:**

## A. BACKGROUND

|                                                |                                                                 |
|------------------------------------------------|-----------------------------------------------------------------|
| <b>Applicant/Representative:</b>               | Pugh Wright McAnally                                            |
| <b>Owner:</b>                                  | Alabama Community College System                                |
| <b>Property Location:</b>                      | 621 Cherry Street NE                                            |
| <b>Request:</b>                                | Rezone 1.7 +/- acres from Institutional to Community Commercial |
| <b>Property Size(Acres):</b>                   | 1.7 +/- acres                                                   |
| <b>Future Land Use Map (FLUM) Designation:</b> | Urban Edge Mixed Use                                            |
| <b>Current Zoning District:</b>                | Community Commercial                                            |
| <b>Existing Land Use:</b>                      | Institutional                                                   |

## B. DEVELOPMENT STATUS & HISTORY:

|                                                           |  |
|-----------------------------------------------------------|--|
| <b>Previous Requests:</b><br><i>May not be exhaustive</i> |  |
|-----------------------------------------------------------|--|

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

| Direction | Land Use   | Zoning |
|-----------|------------|--------|
| North     | Vacant     | O-MX   |
| South     | Vacant     | LI     |
| East      | Office     | O-MX   |
| West      | Commercial | CC     |

**D. EVALUATION/COMMENTS:**

**Street Connectivity:** Cherry Street NE connects to 8<sup>th</sup> Ave NE on the east and 6<sup>th</sup> Ave on the west

**Water/Sewer:** Available

**District Standards:** Community Commercial

**Lot requirements for uses in:**

|                  | CC (Community Commercial)                                                                                                                              |
|------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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    | 60   25 [2]<br>The minimum front setback is 60 feet for property adjacent to Beltline Road and 25 feet otherwise                                       |
| Rear Yard        | 20 ft                                                                                                                                                  |
| Side Yards       | None   25 [3]<br>The minimum side setback is 25 feet from any lot classified in a residential zoning district                                          |



### **Planning Analysis:**

The applicant is proposing to rezone approximately 1.7 ± acres from Institutional to Community Commercial. The purpose of the rezoning is to facilitate the expansion of Calhoun Community College within the Downtown District and its immediate vicinity.

The Future Land Use Map (FLUM) designates the subject property as Urban Edge Mixed Use. The FLUM describes Urban Edge Mixed Use areas as:

“Areas generally on the edge of Downtown and along primary streets such as 6th Avenue and Moulton Street that serve as gateways to Downtown and Decatur's urban neighborhoods. These places offer various opportunities for revitalization through redevelopment of underutilized land. Depending on the location, these areas may be appropriate for single-use commercial or employment buildings, vertical mixed-use and a mix of residential development.”

The proposed Community Commercial zoning is consistent with the Urban Edge Mixed Use designation on the Future Land Use Map. The area is identified as appropriate for commercial and employment uses, particularly given its location near Downtown. The rezoning would allow Calhoun Community College to continue expanding its facilities in this area.

### **Conditions:**

**Planning Conditions:** No comment

**Engineering Conditions:** N/A

**Fire Conditions:** N/A

#### **Decatur Utilities Conditions:**

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

Gas:

Power:

Wastewater:

- **POI:** The parcel currently does not have access to water and gas. (DU Gas & Water)

**Joe Wheeler Conditions:** N/A

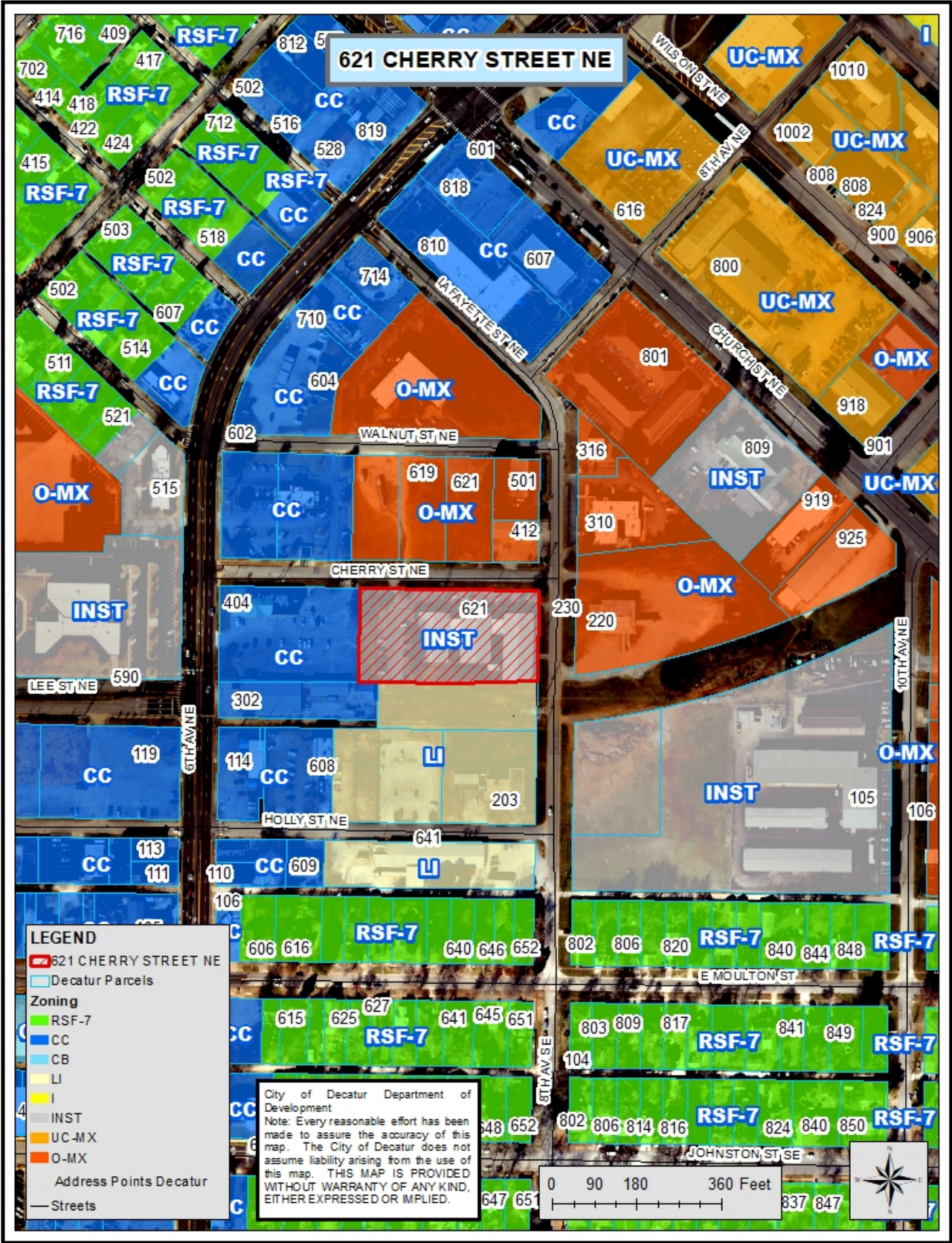
|                                      |                 |
|--------------------------------------|-----------------|
| <b>Reviewed by:</b>                  | Tommie Williams |
| <b>Recommendation from Planning:</b> | Approval        |

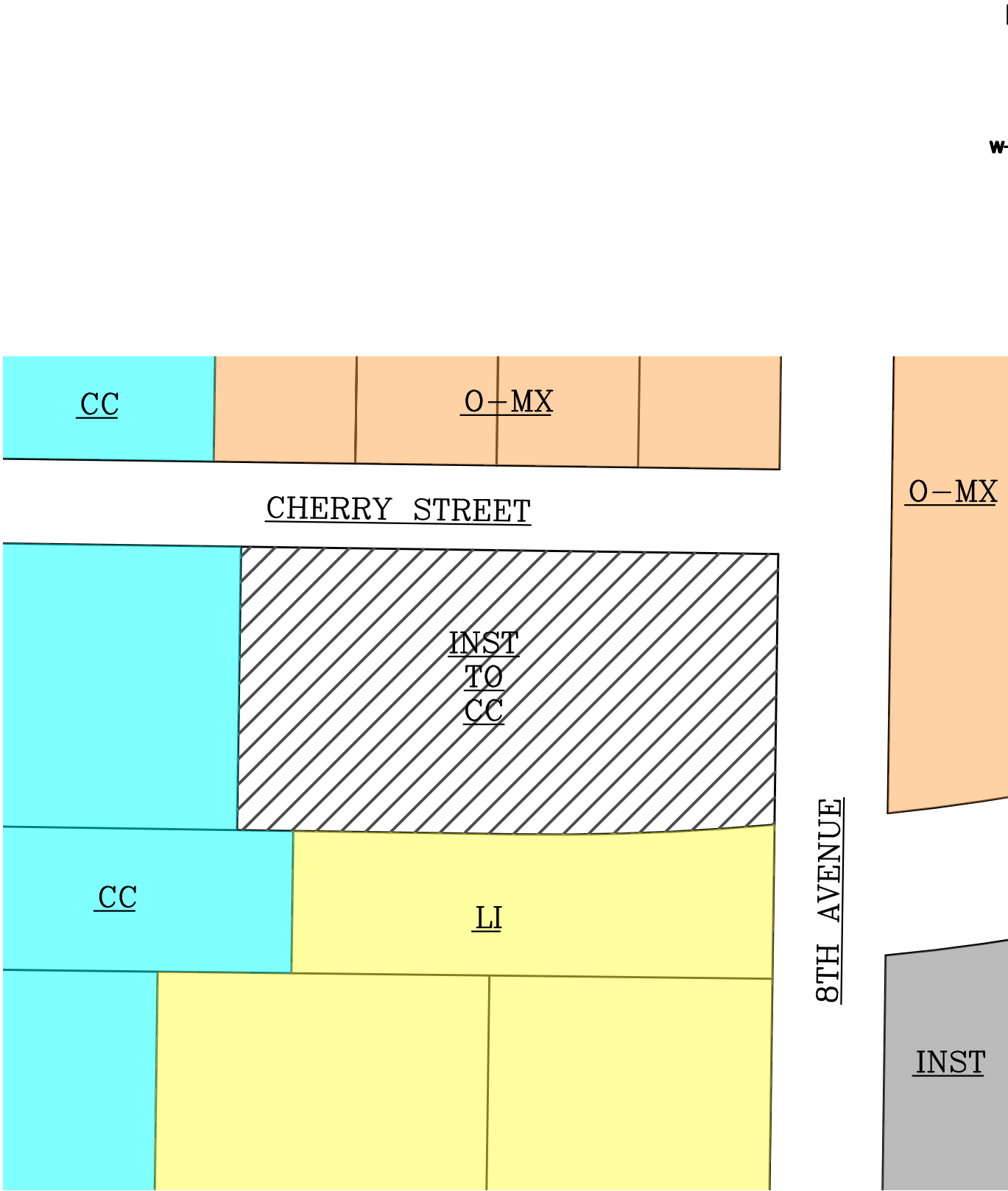
Aerial Map -





ZONING Map -





| LEGEND |                        |
|--------|------------------------|
| INST   | INSTITUTIONAL DISTRICT |
| CC     | COMMUNITY COMMERCIAL   |
| LI     | LIGHT INDUSTRIAL       |
| O-MX   | OFFICE MIXED USE       |



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): Alabama Community College or Pugh Wright McNally Phone: \_\_\_\_\_  
Address: 135 South Union Street Montgomery, AL 36111 Email: jesse.milton@accs.edu  
Name of Owner(s): Alabama Comm. College System Phone: 256-376-2545  
Address: \_\_\_\_\_ Email: \_\_\_\_\_

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

In City Limits? Yes ☒ No ☐ Current Zoning: INST Proposed Zoning: CC Total Acreage: 1.7± Total Lots: 1

Any annexation requests must be accompanied by appropriate application

Future Land Use Map Classification (from current comprehensive plan): urban edge mixed use

Describe the location of the property:

corner of Cherry St. + 8th Ave.

Describe existing use of property:

Describe proposed use of property:

Athletic Complex

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

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

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

Applicant Signature: Jenny Hodge

Date: 8 / 31 / 26

STATE OF ALABAMA  
COUNTY OF Madison

I, Carla A. Larry, a Notary Public in and for said State at Large, hereby certify that  
Jenny Hodge, whose name is signed to the foregoing document, and

☒ Who is known to me, or

Whose identity I proved on the basis of \_\_\_\_\_

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

Given under my hand and official seal this the 31st day of August, 2026.

Carla A. Larry

, Notary Public

My Commission Expires:

Carla A. Larry

Notary Public, Alabama State at Large  
My Commission Expires May 15, 2036

Planning Commission

Page 1 of 1  
RezoningApp.docx

DESIGNATION OF AGENT  
CITY OF DECATUR



I, Alabama Community College System being owner of the property which is the subject of this application (Rezoning Map (SK-177-26)), hereby authorize Pugh Wright McNally 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): Jerry Hodge Date: 8/31/26  
Date: \_\_\_\_\_

STATE OF ALABAMA

COUNTY OF Madison

I, Carla A. Larry, a Notary Public in and for said State at Large, hereby certify that Jerry Hodge, whose name is signed to the foregoing document, and

☒ Who is known to me, or  
\_\_\_\_\_ Whose identity I proved on the basis of \_\_\_\_\_

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

Given under my hand and official seal this the 31<sup>st</sup> day of August, 2026.

Carla A. Larry

Notary Public  
**Carla A. Larry**  
Notary Public, Alabama State at Large  
My Commission Expires May 15, 2030

| REAL ESTATE VALIDATION FORM                                                                                                 |                                               |                 |                                                  |
|-----------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|-----------------|--------------------------------------------------|
| The following information is provided pursuant to Alabama Code §40-22-1, and is verified by the signature of Grantor below: |                                               |                 |                                                  |
| Grantor's Name:                                                                                                             | Easter Seals Alabama                          | Grantee's Name: | Alabama Community College System                 |
| Mailing Address                                                                                                             | 5960 East Shirley Ln.<br>Montgomery, AL 36117 | Mailing Address | 135 South Union St.<br>Montgomery, AL 36104-2130 |
| Property Address:                                                                                                           | 621 Cherry St. NE<br>Decatur, AL 35601        | Date of Sale:   | April 9, 2025                                    |
|                                                                                                                             |                                               | Purchase Price: | \$975,000.00/sales contract                      |

This Instrument Prepared By:  
Jack P. Russell, Esq.  
Hand Arendall Harrison Sale LLC  
1801 5<sup>th</sup> Avenue North, Ste. 400  
Birmingham, AL 35203  
205.502.0108

\*Property is exempt from deed tax pursuant to Ala. Code 40-23-4(15)

STATE OF ALABAMA  
COUNTY OF MORGAN

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS EASTER SEALS ALABAMA, INC., an Alabama nonprofit corporation, surviving entity of the merger with ALABAMA SOCIETY FOR CRIPPLED CHILDREN AND ADULTS, INC. and the related name change ("Grantor"), for and in consideration of Nine Hundred Seventy-Five Thousand and 00/100 Dollars (\$975,000.00) and other good and valuable consideration hereby acknowledged to have been paid to Grantor by ALABAMA COMMUNITY COLLEGE SYSTEM, a body corporate of the State of Alabama ("Grantee"), does, upon and subject to any and all conditions, covenants, easements, exceptions, limitations, reservations, and restrictions hereinafter contained, hereby GRANT, BARGAIN, SELL and CONVEY unto Grantee the real property located in Morgan County, Alabama and described on hereto (the "Property"):

A tract of land described as beginning at the intersection of the Southerly line of Cherry Street, Northeast and the Westerly line of Eighth Avenue, Northeast and running thence Westerly along the Southerly line of Cherry Street, Northeast a distance of 380 feet; thence Southerly parallel with the Easterly line of Eighth Avenue, Northeast a distance of 200 feet to the North margin of said L&N Industrial Track right of way 200 feet to a point in a curve in the North margin of said right of way; thence continuing in an Easterly direction 180.3 feet measured along the

curve to the North margin of said right of way to the West margin of Eighth Avenue, Northeast; thence running Northerly along the West margin of Eighth Avenue, Northeast a distance of 190 feet, more or less, to the point of beginning.

Grantor’s conveyance of the Property is subject to those certain matters set forth in **Exhibit A** attached hereto and incorporated herein (the “Permitted Exceptions”).

**TO HAVE AND TO HOLD** unto Grantee, its successors and assigns, forever.

Grantor does hereby covenant and agree that, except for the Permitted Exceptions, it shall forever warrant and defend unto Grantee, its successors and assigns, the right and title of the Property against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through, or under Grantor, but not otherwise.

**IN WITNESS WHEREOF**, Grantor has caused this instrument to be executed by and through its duly Chief Executive Officer as of the 9 day of April 2025.

Easter Seals Alabama, Inc.,  
an Alabama non-profit corporation

By: *S. Lynne Stokley*  
Name: S. Lynne Stokley  
As Its: Chief Executive Officer

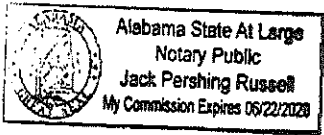
STATE OF ALABAMA                    )  
COUNTY OF MORGAN                )

I, the undersigned, a notary public in and for said county in said state, hereby certify that S. Lynne Stokley, as Chief Executive Officer of Easter Seals Alabama, Inc., is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, she as such Chief Executive Officer and with full authority, executed the same voluntarily for and as the act of said entity.

Given under my hand and official seal this 9 day of April, 2025.

[NOTARIAL SEAL]

*J.P.R.*  
Notary Public  
My commission expires: 6/22/28





Tran: 25046.549578.711377 CLERK: Knowles

REC:\$9.00 DFE:\$0.00 NTX:\$1.00 AFF:\$5.00 FIL:\$1.00 MISC:\$0.00 TOTAL:\$16.00

**EXHIBIT A**  
**PERMITTED EXCEPTIONS**

1. Taxes and assessments for 2025 and those not yet due and payable.
2. Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including, but not limited to oil, gas, and gravel, in, on, and under the Property.
3. Any encroachment, encumbrance, violation, variation or adverse circumstance, including boundary line disputes, affecting the Title that would be disclosed by an accurate and complete land survey of the Land.

# Planning Commission Staff Report



**FILE NAME:** Rezoning 1464-26

**MEETING DATE:** September 22<sup>nd</sup>, 2026

## A. BACKGROUND

|                                                |                                                                        |
|------------------------------------------------|------------------------------------------------------------------------|
| <b>Applicant/Representative:</b>               | City of Decatur                                                        |
| <b>Owner:</b>                                  | City of Decatur                                                        |
| <b>Property Location:</b>                      | 207 Church Street NE                                                   |
| <b>Request:</b>                                | Rezone 0.18 +/- acres from Residential Single-Famly-7 to Institutional |
| <b>Property Size(Acres):</b>                   | 0.18 +/- acres                                                         |
| <b>Future Land Use Map (FLUM) Designation:</b> | Core Neighborhood                                                      |
| <b>Current Zoning District:</b>                | Residential Single-Famly-7                                             |
| <b>Existing Land Use:</b>                      | Institutional                                                          |

## B. DEVELOPMENT STATUS & HISTORY:

|                                                           |  |
|-----------------------------------------------------------|--|
| <b>Previous Requests:</b><br><i>May not be exhaustive</i> |  |
|-----------------------------------------------------------|--|

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

| Direction | Land Use      | Zoning |
|-----------|---------------|--------|
| North     | Residential   | RS-7   |
| South     | Residential   | RS-7   |
| East      | Residential   | RS-7   |
| West      | Institutional | RS-7   |

**D. EVALUATION/COMMENTS:**

**Street Connectivity:** Church Street NE connects to Oak Street NE on the North West and Line Street NE on the South East

**Water/Sewer:** Available

**District Standards:** Residential Single-Famly-7

**Lot requirements for uses in:**

|                  | Residential Single-Famly-7 (RS-7) |
|------------------|-----------------------------------|
| Minimum Lot Size | Minimum area of 7,000 square feet |
| Front Setback    | 30 square feet                    |
| Rear Yard        | 35 square feet                    |
| Side Yards       | 6   8 [1]                         |

### **Planning Analysis:**

The applicant is proposing to rezone approximately 0.18 +/- acres from Residential Single-Family-7 (RS-7) to Institutional (INST). The purpose of the rezoning is to align the current civic land use to the most appropriate zoning district for the Carnegie Museum.

The Future Land Use Map (FLUM) designates the subject property as Core Neighborhood. The FLUM describes Core Neighborhood Use areas as:

“Decatur’s earliest neighborhoods that include several designated historic areas. Primarily single-family residential neighborhoods with a mix of house sizes and styles on small lots. Streets form a grid pattern with small blocks that typically include alleys. Most streets have sidewalks and street trees. These neighborhoods may include limited attached housing types as well as small office, commercial, and civic uses. Where these neighborhoods approach commercial corridors and employment centers, a greater mix of housing types, including townhomes, duplexes, and small multi-family buildings in addition to single-family houses.”

The proposed Institutional zoning is consistent with the Core Neighborhood Use designation on the Future Land Use Map. The area is identified as appropriate for small civic, office, and commercial uses, particularly given its location near Downtown Decatur and other civic/institutionally land use parcels. The rezoning would allow Carnegie Museum to match its current land use with the most appropriate zoning designation.

### **Conditions:**

**Planning Conditions:** No comment

**Engineering Conditions:** N/A

**Fire Conditions:** N/A

#### **Decatur Utilities Conditions:**

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

Gas:

Power:

Wastewater:

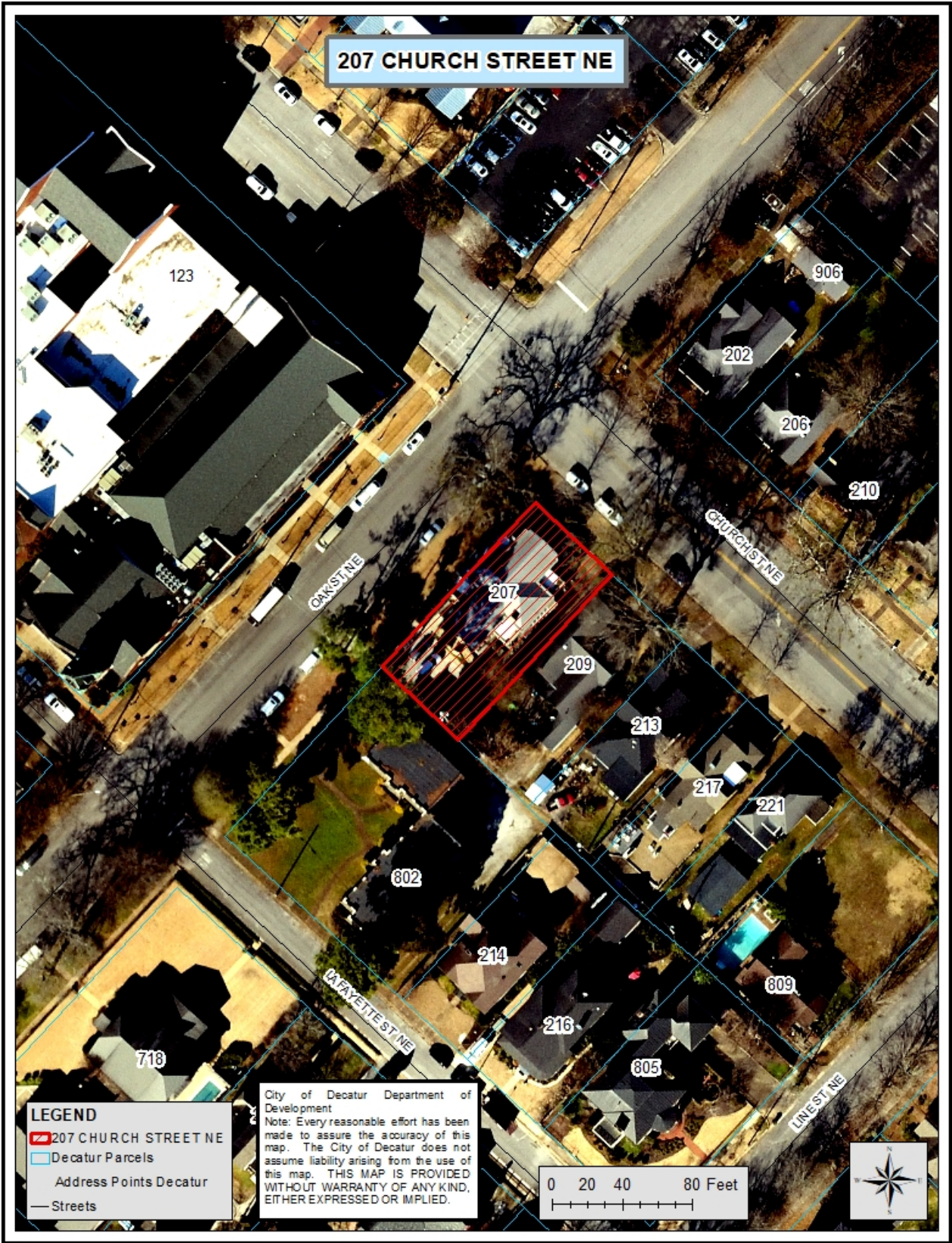
**Joe Wheeler Conditions:** N/A

#### **Historic Preservation/Community Development Conditions:**

- **POI:** Historic district overlay on the Carnegie and the house at 209 Church Street remains intact even when they are moved to institutional for the underlying zoning.

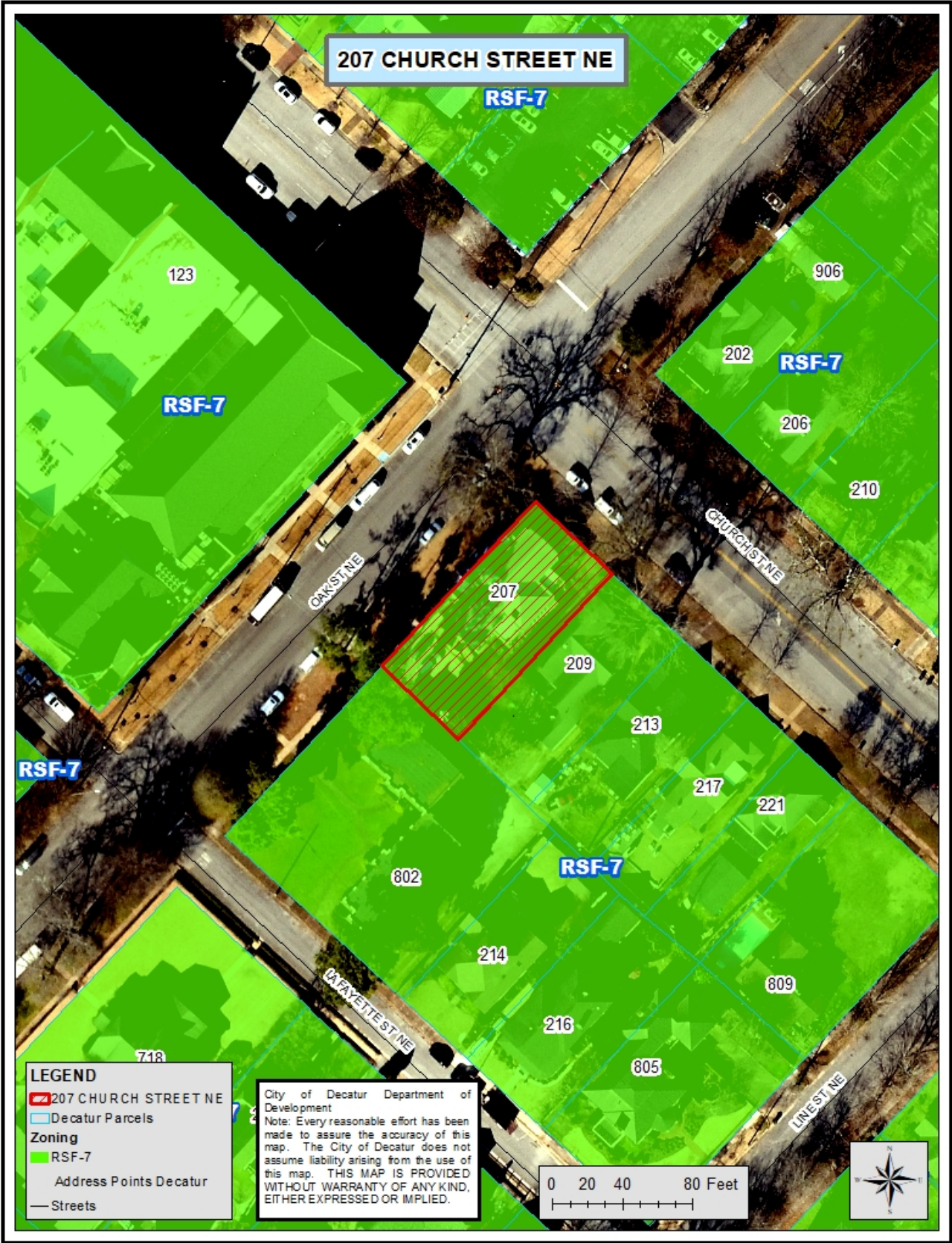
|                                      |                 |
|--------------------------------------|-----------------|
| <b>Reviewed by:</b>                  | Tommie Williams |
| <b>Recommendation from Planning:</b> | Approval        |







ZONING Map -



## Zoning Map Amendment Application (Rezoning)

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



Name of Applicant(s): City of Decatur Planning Department Phone: 256-341-4724  
Address: 402 Lee Street, 4th Floor, Decatur, AL 35601 Email: Planning@decatur-al.gov  
Name of Owner(s): City of Decatur, AL Phone: 256-341-4724  
Address: 402 Lee Street, 4th Floor, Decatur, AL 35601 Email: Planning@decatur-al.gov

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

In City Limits? Yes ☒ No ☐ Current Zoning: RS-7 Proposed Zoning: INST Total Acreage: 0.18 Total Lots: 1  
*Any annexation requests must be accompanied by appropriate application*  
Future Land Use Map Classification (from current comprehensive plan): Core Neighborhood

Describe the location of the property:  
Located at 207 Church St. NE (Carnegie Museum)

|                                                            |                                                            |
|------------------------------------------------------------|------------------------------------------------------------|
| Describe existing use of property:<br><b>Institutional</b> | Describe proposed use of property:<br><b>Institutional</b> |
|------------------------------------------------------------|------------------------------------------------------------|

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

- ☒ Proof of ownership
- ☒ Printed legal description and electronic copy in editable format (e.g. MS Word file or text file)
- ☒ Designation of Agent Form \*The deadline to apply for the next meeting is: 9 / 1 / 2026
- ☒ Accurate boundary map and/or sketch plan \*The date of the next available meeting is: 9 / 22 / 2026
- ☐ Fee (there is an initial fee; also, the applicant is responsible for covering the costs of legal advertising prior to the City Council public hearing)
- ☒ I agree to allow the City to place a sign or signs on this property notifying the public of this request
- ☒ I understand that the Planning Commission's and/or City Council's decision regarding this request will be based on the entire range of permitted uses in a zoning district, not solely the applicant's proposed use
- ☒ I understand the owner or designated agent must appear at the public hearings for this request (PC and Council)

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

Applicant Signature: [Signature] Date: 9 / 9 / 26

STATE OF ALABAMA

COUNTY OF MORGAN

I, MEISSA BOWLING, a Notary Public in and for said State at Large, hereby certify that CHAD BOWMAN, whose name is signed to the foregoing document,

☒ Who is known to me, or  
Whose identity I proved on the basis of \_\_\_\_\_

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

Given under my hand and official seal this the 9<sup>th</sup> day of SEPTEMBER, 2026.

[Signature], Notary Public

My Commission Expires: 3/21/27





1479 0041

STATE OF ALABAMA, §  
COUNTY OF MORGAN. §

KNOW ALL MEN, By these Presents, That we, John L. Brock and Mary L. Brock, his wife, for and in consideration of the sum of Twelve Hundred and Fifty (\$1250.00) to us in hand paid by the Mayor and City Council of the City of Decatur, Alabama, the receipt whereof is hereby acknowledged, do by these presents bargain, sell and convey to the said Mayor and Council of the City of Decatur, their successors and assigns, the following described property, to-wit:

Part of Lot Number Eleven (11), situated on the corner of Church and Oak Streets, in Decatur, Alabama, more particularly described as follows, to-wit: Beginning at the North East corner of said Lot Number Eleven (11), and running along Church Street, in a South Easterly direction, sixty (60) feet; thence, at right angles with Church Street, in a South Westerly direction, one hundred and thirty two (132) feet; thence, in a North Westerly direction, sixty (60) feet, to Oak Street; thence along Oak Street in a North Easterly direction, to point of beginning;



situated and lying and being in the County of Morgan, State of Alabama.

TO HAVE AND TO HOLD to the said Mayor and Council of the said City of Decatur, Alabama, their successors and assigns, forever.

And we hereby covenant with the said Mayor and Council of the City of Decatur, their successors and assigns, that we are seized in fee of the aforegranted premises, and agree forever to defend the same from the lawful claims of all persons whomsoever..

And I, Mary L. Brock, wife of John L. Brock, join my husband



KNOW ALL MEN BY THESE PRESENTS, THAT ME JOHN L. BROCK

COUNCIL OF THE CITY OF DECATUR

ALABAMA

page 2

in the execution of this conveyance, and in consideration of the premises, hereby remise, release and quit claim unto the said Mayor and Council of the City of Decatur, Alabama, all my right, claim and title to dower and homestead in and to the lands above described.

IN WITNESS WHEREOF, we hereby set our hands and seals, on this the twenty-ninth day of September, A. D. One thousand, nine hundred and three.

John L. Brock  
Mary L. Brock

ATTEST :

A. P. Sampson

State of Alabama  
DeKalb County

I, A. P. Sampson, Notary Public in and for said County and State, hereby certify that on the 29th day of September 1903, before me, the undersigned, John L. Brock and Mary L. Brock, both of said County and State, personally appeared, and acknowledged to me that they executed the foregoing instrument for the purposes and consideration therein expressed.



STATE OF ALABAMA:

Page 3

STATE OF ALABAMA:

MORGAN COUNTY:

I, A. B. Lampkin Notary Public in and for said County and State, hereby certify that Jno. L. Brock and wife, Mary L. Brock/ whose names are signed to the foregoing conveyance, and who are known to me, "acknowledged before me this day that being informed of the contents of this conveyance, they executed the same voluntarily, on the day the same bears date.

Given under my hand and seal, this 29th. day of Sept. 1903

*A B Lampkin*  
.....  
Notary Public

STATE OF ALABAMA:

MORGAN COUNTY:

I, A. B. Lampkin, Notary Public, in and for said County and State, hereby certify that on the 29th. day of Sept. 1903, came before me the within named Mary L. Brock, known to me to be the wife of the within named Jno. L. Brock, who being examined separate and apart from her husband touching her signature to the within Deed, acknowledged that she signed the same of her own free will and accord, and with out fear, constraints, or threats on the part of her husband.

In Witness Whereof, I have hereunto set my hand, this 29th. day of Sept. 1903.

*A B Lampkin*  
.....  
Notary Public



No. 1479

WARRANTY DEED.

To

*Carnegie Library  
Sister*

The Mayor and Council of

the City of Decatur,

Alabama.

FROM

John L. Brock and Mary. L.

Brock, his wife.

=====

*7-29-1903*

State of Alabama. )  
County of Morgan. ) ss.

*T. C. Almon*  
I, ~~H. A. Skaggs~~, Judge of  
Probate of the County afore-  
said, do hereby certify that  
the within conveyance was  
filed in office for record  
on the 5 day of Dec  
A. D. 1903 and was duly re-  
corded on this 27 day  
of May A. D. 1904, in

Record 436

Folio 8

*T. C. Almon*

Judge of Probate.

*90*

# Planning Commission Staff Report



**FILE NAME:** Rezoning 1465-26

**MEETING DATE:** September 22<sup>nd</sup>, 2026

## A. BACKGROUND

|                                                |                                                                        |
|------------------------------------------------|------------------------------------------------------------------------|
| <b>Applicant/Representative:</b>               | City of Decatur                                                        |
| <b>Owner:</b>                                  | City of Decatur                                                        |
| <b>Property Location:</b>                      | 209 Church Street NE                                                   |
| <b>Request:</b>                                | Rezone 0.16 +/- acres from Residential Single-Famly-7 to Institutional |
| <b>Property Size(Acres):</b>                   | 0.16+ +/- acres                                                        |
| <b>Future Land Use Map (FLUM) Designation:</b> | Core Neighborhood                                                      |
| <b>Current Zoning District:</b>                | Residential Single-Famly-7                                             |
| <b>Existing Land Use:</b>                      | Institutional                                                          |

## B. DEVELOPMENT STATUS & HISTORY:

|                                                           |  |
|-----------------------------------------------------------|--|
| <b>Previous Requests:</b><br><i>May not be exhaustive</i> |  |
|-----------------------------------------------------------|--|



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

| Direction | Land Use      | Zoning |
|-----------|---------------|--------|
| North     | Residential   | RS-7   |
| South     | Residential   | RS-7   |
| East      | Residential   | RS-7   |
| West      | Institutional | RS-7   |

**D. EVALUATION/COMMENTS:**

**Street Connectivity:** Church Street NE connects to Oak Street NE on the North West and Line Street NE on the South East

**Water/Sewer:** Available

**District Standards:** Residential Single-Famly-7

**Lot requirements for uses in:**

|                  | Residential Single-Famly-7 (RS-7) |
|------------------|-----------------------------------|
| Minimum Lot Size | Minimum area of 7,000 square feet |
| Front Setback    | 30 square feet                    |
| Rear Yard        | 35 square feet                    |
| Side Yards       | 6   8 [1]                         |

### **Planning Analysis:**

The applicant is proposing to rezone approximately 0.16 +/- acres from Residential Single-Family-7 to Institutional. The purpose of the rezoning is to adaptively reuse the single-family home as administrative space ancillary to the Carnegie Museum. The rezoning will not disrupt the historical context of the neighborhood through the change in land use because the home will remain as it currently exists.

The Future Land Use Map (FLUM) designates the subject property as Core Neighborhood. The FLUM describes Core Neighborhood Use areas as:

“Decatur’s earliest neighborhoods that include several designated historic areas. Primarily single-family residential neighborhoods with a mix of house sizes and styles on small lots. Streets form a grid pattern with small blocks that typically include alleys. Most streets have sidewalks and street trees. These neighborhoods may include limited attached housing types as well as small office, commercial, and civic uses. Where these neighborhoods approach commercial corridors and employment centers, a greater mix of housing types, including townhomes, duplexes, and small multi-family buildings in addition to single-family houses.”

The proposed Institutional zoning is consistent with the Core Neighborhood Use designation on the Future Land Use Map. The proposed use of office space is identified as appropriate, particularly given its location near Downtown Decatur and other civic/institutionally land use parcels. The rezoning would allow Carnegie Museum to expand with the most appropriate zoning district.

### **Conditions:**

**Planning Conditions:** No comment

**Engineering Conditions:** N/A

**Fire Conditions:** N/A

**Decatur Utilities Conditions:**

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

Gas:

Power:

Wastewater:

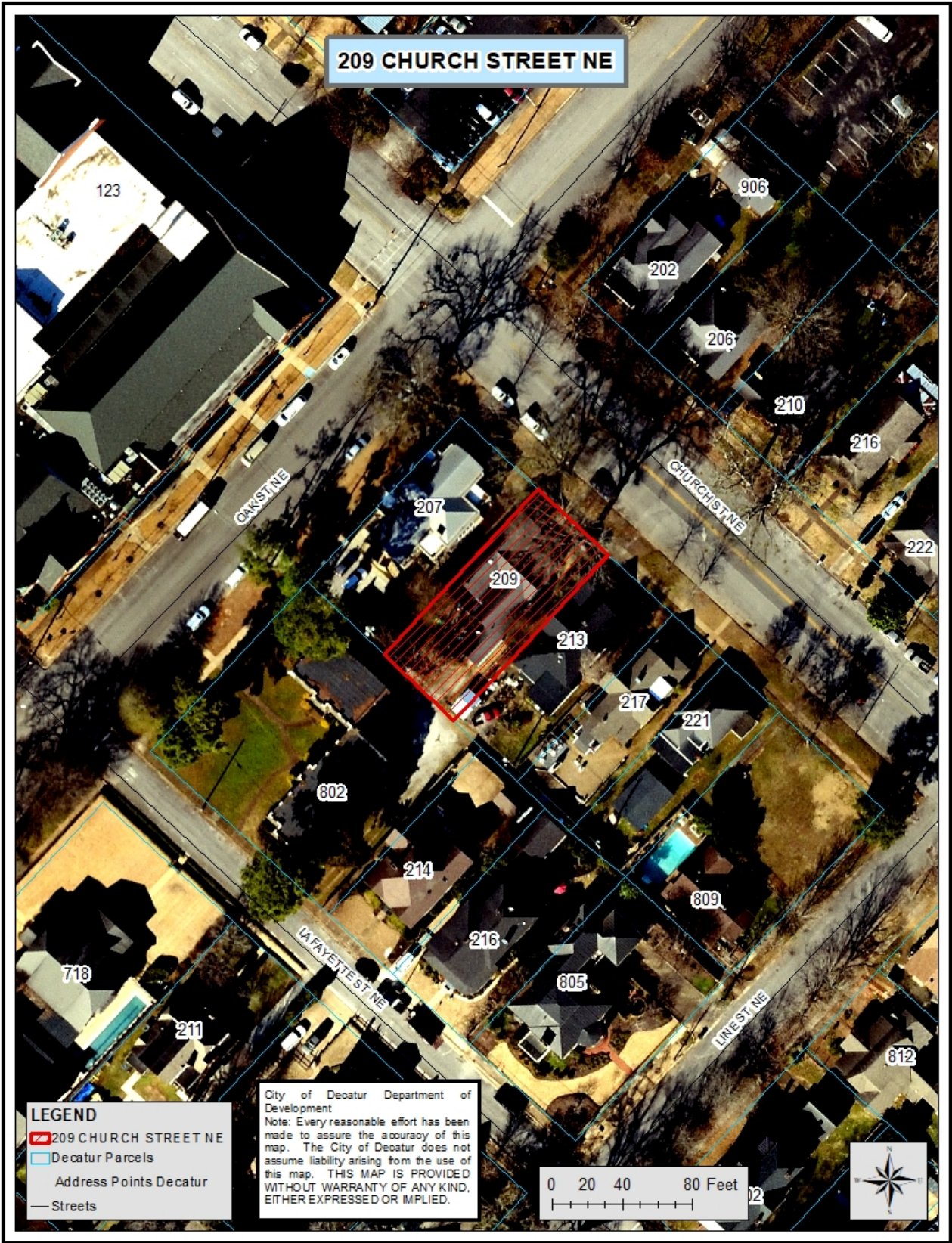
**Joe Wheeler Conditions:** N/A

**Historic Preservation/Community Development Conditions:**

- **POI:** Historic district overlay on the Carnegie and the house at 209 Church Street remains intact even when they are moved to institutional for the underlying zoning.

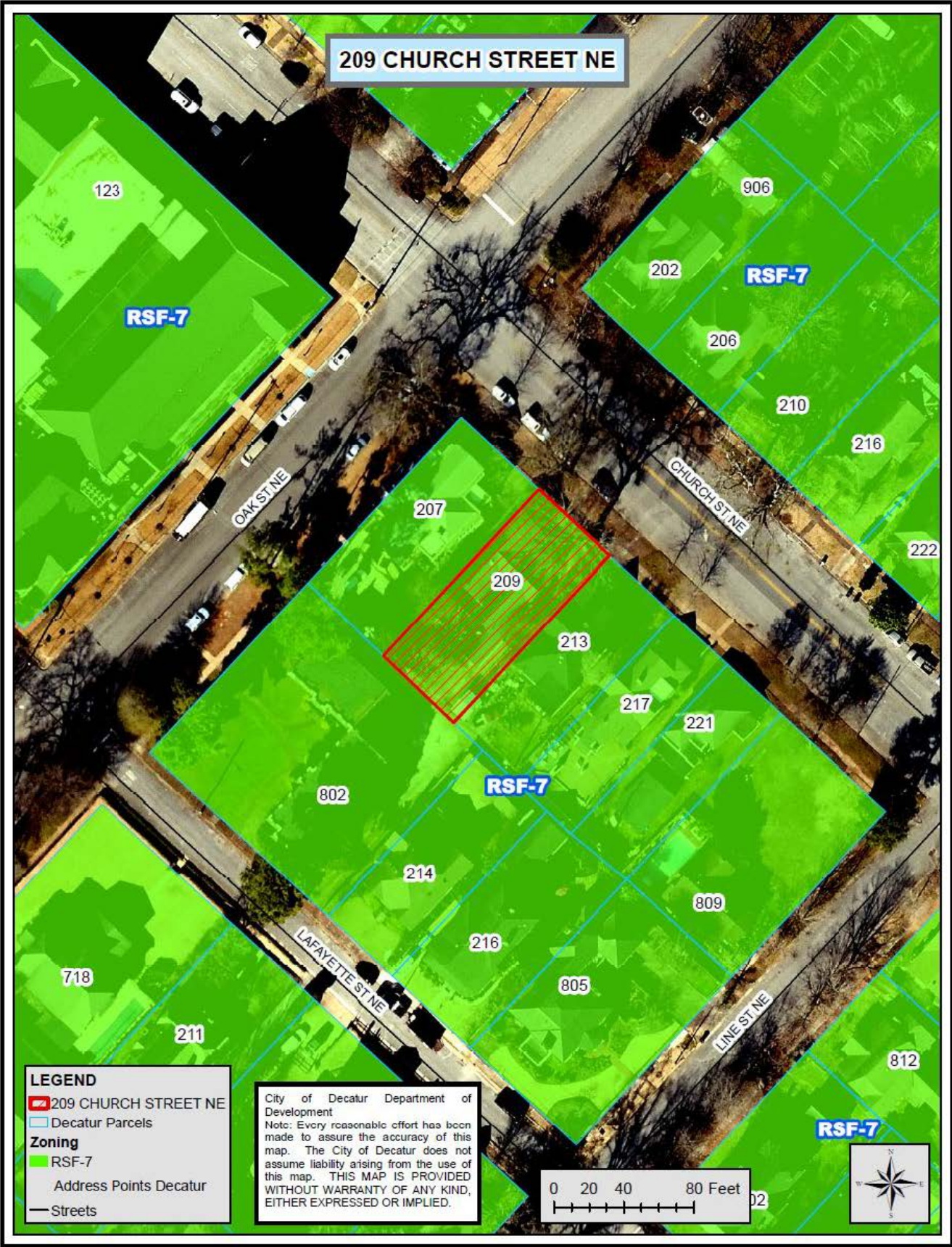
|                                      |                 |
|--------------------------------------|-----------------|
| <b>Reviewed by:</b>                  | Tommie Williams |
| <b>Recommendation from Planning:</b> | Approval        |

AERIAL MAP -





ZONING MAP -





## Zoning Map Amendment Application (Rezoning)

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



Name of Applicant(s): City of Decatur Planning Department Phone: 256-341-4724  
Address: 402 Lee Street, 4th Floor, Decatur, AL 35601 Email: Planning@decatur-al.gov  
Name of Owner(s): Hugh K. Long Phone: \_\_\_\_\_  
Address: 209 Church Street NE, Decatur, AL 35601 Email: \_\_\_\_\_

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

In City Limits? Yes ☒ No ☐ Current Zoning: RS-7 Proposed Zoning: INST Total Acreage: 0.17 Total Lots: 1  
*Any annexation requests must be accompanied by appropriate application*  
Future Land Use Map Classification (from current comprehensive plan): Core Neighborhood

Describe the location of the property:  
Located at 209 Church St. NE (Next door to Carnegie Museum)

Describe existing use of property:  
**Single family residential**

Describe proposed use of property:  
**Institutional**

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

- ☒ Proof of ownership
- ☒ Printed legal description and electronic copy in editable format (e.g. MS Word file or text file)
- ☒ Designation of Agent Form \*The deadline to apply for the next meeting is: 9 / 1 / 2026
- ☒ Accurate boundary map and/or sketch plan \*The date of the next available meeting is: 9 / 22 / 2026
- ☐ Fee (there is an initial fee; also, the applicant is responsible for covering the costs of legal advertising prior to the City Council public hearing)
- ☒ I agree to allow the City to place a sign or signs on this property notifying the public of this request
- ☒ I understand that the Planning Commission's and/or City Council's decision regarding this request will be based on the entire range of permitted uses in a zoning district, not solely the applicant's proposed use
- ☒ I understand the owner or designated agent must appear at the public hearings for this request (PC and Council)

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

Applicant Signature: \_\_\_\_\_

Date: 9 / 9 / 26

STATE OF ALABAMA

COUNTY OF MORGAN

I, MELISSA BOWLING, a Notary Public in and for said State at Large, hereby certify that  
CHAD BOWMAN, whose name is signed to the foregoing document

☒ Who is known to me, or

Whose identity I proved on the basis of \_\_\_\_\_

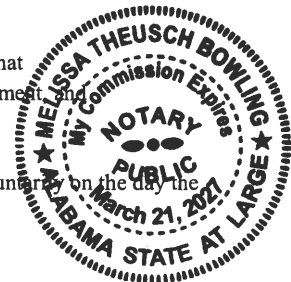
and that being informed of the contents of the document, he/she, as such officer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 9 day of SEPTEMBER, 20 26.

Melissa Bowling, Notary Public

My Commission Expires: 3/21/27

Planning Commission



DESIGNATION OF AGENT  
CITY OF DECATUR



I, Hugh Long and Leslie Long, being owner of the property which is the subject of this application (209 Church Street NE , Decatur, Al. 35601), hereby authorize City Of Decatur 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): Leslie Long Date: 9-9-26  
M.H. Long Date: 9/9/26

STATE OF ALABAMA

COUNTY OF Morgan

I, Michelle Lee Voss, a Notary Public in and for said State at Large, hereby certify that Hugh Long and Leslie Long, whose name is signed to the foregoing document, and

Who is known to me, or

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

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

Given under my hand and official seal this the 9th day of September, 2026.

Michelle Lee Voss  
Notary Public



My Commission Expires: 7/8/2029





**EXHIBIT "A"**

2015 1641  
Recorded in the Above  
DEED Book & Page  
03-03-2015 04:04:03 PM

PART OF LOT 11 IN OLD TOWN DECATUR, ALABAMA, BEGINNING AT A POINT OF THE SOUTHERLY SIDE OF CHURCH STREET, 60 FEET SOUTHEASTERLY FROM THE INTERSECTION OF THE SOUTHERLY LINE OF CHURCH STREET WITH THE EASTERLY LINE OF OAK STREET AND RUNNING THENCE SOUTHWESTERLY PARALLEL WITH OAK STREET 132 FEET, THENCE SOUTHEASTERLY PARALLEL WITH CHURCH STREET 55 FEET, THENCE NORTHEASTERLY AND PARALLEL WITH OAK STREET 132 FEET; AND THENCE NORTHWESTERLY ALONG THE SOUTHERLY BOUNDARY OF CHURCH STREET 55 FEET TO THE POINT OF BEGINNING.

2015 1642  
DEED Book & Page

Term/Cashier: RECORD-10 / cindys  
Tran: 15521.343096.458767  
AFF Special Fee (Act 95-424) 5.00  
DFE Deed Tax 8.00  
FIL Filing Fee 1.00  
REC Recording Fee 9.00  
Total Fees: \$ 23.00

### Real Estate Sales Validation Form

*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Jaimee Lucelia Clarke  
Mailing Address 1810 Autumn Ridge Road SW  
Decatur, Alabama 35603

Grantee's Name Hugh K. Long  
Mailing Address 209 Church Street NE  
Decatur, Alabama 35601

Property Address 209 Church Street NE  
Decatur, Alabama 35601

Date of Sale 03/02/2015

Total Purchase Price \$ 159,000.00

or

Actual Value \$ \_\_\_\_\_

or

Assessor's Market Value \$ \_\_\_\_\_

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale

☐ Appraisal

☒ Sales Contract

☐ Other \_\_\_\_\_

☐ Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

### Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 3/2/15

Print Ernest W. Ball

Unattested \_\_\_\_\_

Sign Ernest W. Ball

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1

State of Alabama, Morgan County  
I certify this instrument was filed on  
03-03-2015 04:04:03 PM  
and recorded in DEED book  
2015 at pages 1643 - 1642  
Greg Cain - Probate Judge

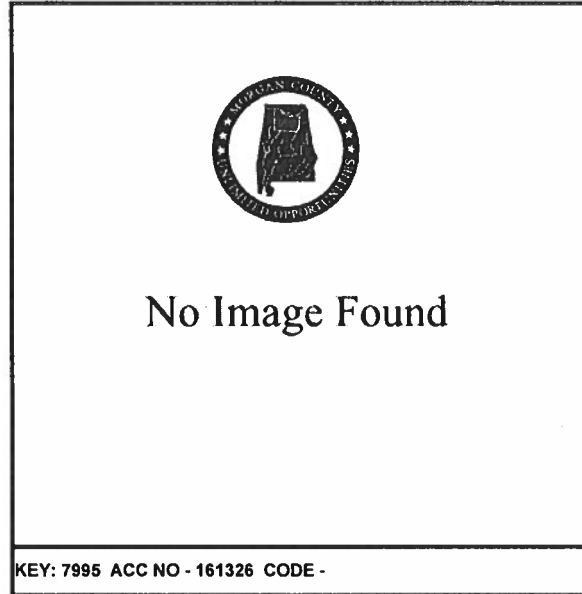


**AMANDA G. SCOTT, CPA  
BOE CHAIRMAN  
PROPERTY RECORD CARD - 2027**

302 LEE STREET, NE, SECOND  
FLOOR  
DECATUR AL 36104  
Tel: 256-351-4690  
Printed On: 9/3/2026

Parcel 03 04 18 1 030 003.000  
Land Use 111 - SINGLE FAMILY  
Nbh DECHIST  
Mun. 06 LF: 0% BF: 0%  
Assmt. 2  
Cycle/Dt. 1 10/3/2025  
Zoning/C  
Terr LL  
Current Owners:  
**LONG HUGH K.**

**209 CHURCH STREET NE,  
DECATUR, AL 35601**  
2015-0001640  
ACT 2024-344 7% CAP  
**STATUS: EXCLUDED**  
**OVERRIDE: NO**  
Last Modified: 10/03/2025  
Modified By: JACKSON PETERS



AMENITIES 0  
NBHD 0  
NUISANCES 0  
OWNERSHIP 0  
ROAD ACCESS 0  
TOPO. 0  
UTILITIES-GAS 0  
UTILITIES-SEWER 0  
UTILITIES-WATER 0

Land Value \$32,900.00  
CU Deactivated \$0.00  
Bldg 1 \$177,400.00

**Total Appr. Value** \$210,300.00  
**Total Living Area:** 1700 sqft.

Property Address: (M) Edit  
209 CHURCH STREET NE  
AL

| Land Computation Edit |     |                   |                 |                    |                 |            |              |              |                  | Acc. No: 161326 Sort Code - 161326 |    |                 |  |
|-----------------------|-----|-------------------|-----------------|--------------------|-----------------|------------|--------------|--------------|------------------|------------------------------------|----|-----------------|--|
| CODE                  | CLS | LAND USE          | ACTUAL FRONTAGE | EFFECTIVE FRONTAGE | EFFECTIVE DEPTH | UNIT PRICE | DEPTH FACTOR | ACTUAL PRICE | INFLUENCE FACTOR | MARKET VALUE                       | CU | CU. PRICE/VALUE |  |
| LOTS LM [OVER/03R00]2 |     | 111 SINGLE FAMILY | 50              | 50                 | 132             | 665        | 0.99         | 658.35       | 100%             | \$32,900.00                        | -0 | add             |  |

**CALC ACREAGE: 0.000 LEGAL ACREAGE: 0.000 TOTAL ACRES: 0.000**

**Rollback/Homesite/Miscellaneous**

**Legal Description**

SUB DIVISON1: OLD TOWN DECATUR  
SUB DIVISON2:

MAP BOOK: PAGE:  
MAP BOOK: PAGE:

PRIMARY BLOCK:  
PRIMARY LOT:PT 11

SECONDARY BLOCK:  
SECONDARY LOT:

CONDO NAME:

CONDO BOOK: PAGE: Units: 0

**METES AND BOUNDS:** PT LT 11 CITY OF DECATUR PLAT 1-88 COM AT INT SE ROW OAK ST & SW ROW CHURCH ST TH SE 60' ON SW ROW CHURCH ST TO BEG TH SE 55' ON ROW TH SW 132' TH NW 55'TH NE 132' TO POB

**Sales Information New Sale**

|            |           |           |              |                 |           |
|------------|-----------|-----------|--------------|-----------------|-----------|
| 3/2/2015   | \$159,000 | BOOK:2015 | PAGE:0001640 | Land & Building | CNF:20161 |
| 7/20/2009  | \$135,000 | BOOK:2009 | PAGE:0003862 | Land & Building | CNF:20101 |
| 8/27/2004  | \$153,000 | BOOK:2004 | PAGE:0006718 | Land & Building |           |
| 10/30/1998 | \$102,000 | BOOK:1751 | PAGE:0000014 | Land & Building |           |
| 7/1/1996   | \$0       | BOOK:1618 | PAGE:0000728 | Land & Building |           |

**Notes**

1/1/1900 NEIGH CHANGE FROM DECHIST - - TO DECHIST - -  
1/1/1900 ON 8/10/2011 BY CBASWELL USING APMCNC02  
1/1/1900 2010 CORRECTED FHA/AC,CHNG FLOORING  
1/1/1900 2008 LOWERED COND OF HSE  
1/1/1900 2008 UPDATED LAND VALUES  
1/1/1900 2007 UPDATED LAND VALUES  
1/1/1900 CHANGED CLASS/COND ON HOUSE, ADDED FHA-AC FOR 2005.  
1/1/1900 FLAGGED TO ENTER SALE OF \$152900. WHEN ABLE. DB 2004 PG 6718



# Planning Commission Staff Report



**FILE NAME:** Site Plan 736-26

**MEETING DATE:** September 22<sup>nd</sup>, 2026

## **A. BACKGROUND:**

|                                                |                           |
|------------------------------------------------|---------------------------|
| <b>Applicant/Representative:</b>               | Pugh Wright McAnally      |
| <b>Owner:</b>                                  | BCS Decatur, LLC          |
| <b>Property Location:</b>                      | 2255 Old Moulton Road     |
| <b>Request:</b>                                | Approve Site Plan 736-26  |
| <b>Property Size (Acres):</b>                  | 2.52 +/- acres            |
| <b>Future Land Use Map (FLUM) Designation:</b> | Community Commercial      |
| <b>Current Zoning District:</b>                | Community Commercial (CC) |
| <b>Existing Land Use:</b>                      | Vacant                    |

## **B. DEVELOPMENT STATUS & HISTORY:**

|                                                           |                                                                                                                                                                                                                        |
|-----------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Previous Requests:</b><br><i>May not be exhaustive</i> | July 2026 BZA – Variance 260331-04 (Foundation Landscaping)<br>February 2026 Special Session – Omega Preliminary & Final Plat Approved<br>November 2025 Planning Commission – Site Plan 719-25 – Hilton LivSmart Hotel |
|-----------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

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

| Direction | Land Use   | Zoning         |
|-----------|------------|----------------|
| North     | Commercial | CC             |
| South     | Commercial | Unincorporated |
| East      | Commercial | CC             |
| West      | Commercial | CC             |

**D. EVALUATION/COMMENTS:**

**Street Connectivity:** The proposed development will be served by two points of access on a newly constructed road that connects 8<sup>th</sup> Street SW on the South side of the parcel to Old Moulton Road on the North side.

**District Standards:** CC (Community Commercial)

|                  | CC (Community Commercial)                                                                                                                              |
|------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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    | 60   25 [2]<br>[2] The minimum front setback is 60 feet for property adjacent to Beltline Road and 25 feet otherwise.                                  |
| Rear Yard        | 20 square feet                                                                                                                                         |
| Side Yards       | None   25 [3]<br>[3] The minimum side setback is 25 feet from any lot classified in a residential zoning district.                                     |

## **Planning Analysis:**

The applicant is proposing a new convenience store at the intersection of Old Moulton Road and Beltline SW. The applicant has received a variance from the foundation landscaping requirements of the Zoning Ordinance. As part of the site plan review, the applicant has also submitted a traffic study evaluating a full-access connection to Old Moulton Road.

The traffic study considers the anticipated traffic generated by the proposed hotel, gas station, and medical office uses; however, it does not appear to account for the potential closure of the left-turn movement from 8th Street onto the Beltline. A separate traffic study is currently being considered to evaluate whether this left-turn movement should be removed. The outcome of that study could affect traffic patterns in the area and should be considered as part of the review of the proposed Old Moulton Road access.

If the left-turn movement from 8th Street onto the Beltline is removed, traffic currently using that movement may seek an alternate route. One potential route would be through the proposed development and onto Old Moulton Road in order to access the Beltline. This could result in additional traffic using the proposed access that was not reflected in the submitted traffic study. Staff recommends that the potential change in traffic patterns be addressed before a final determination is made regarding full access to Old Moulton Road.

If the Planning Commission approves the proposed full-access connection, staff recommends consideration of appropriate traffic-control measures along Old Moulton Road. This could include signage or other measures to alert motorists to changing traffic conditions and encourage reduced speeds near the development

## **Conditions:**

**Planning Conditions:** No comment

### **Engineering Conditions:**

1. On page C6.0 - Add rip rap to curb inlets/cuts
  2. On page C6.0 - Protect SMH in construction entrance
  3. On page C6.0 - Show concrete washout location
- **POI:** On page C3.0 - Headwall location may need to be changed

**Fire Conditions:** N/A

### **Decatur Utilities Conditions:**

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

Gas:

Power:

Waste Water:

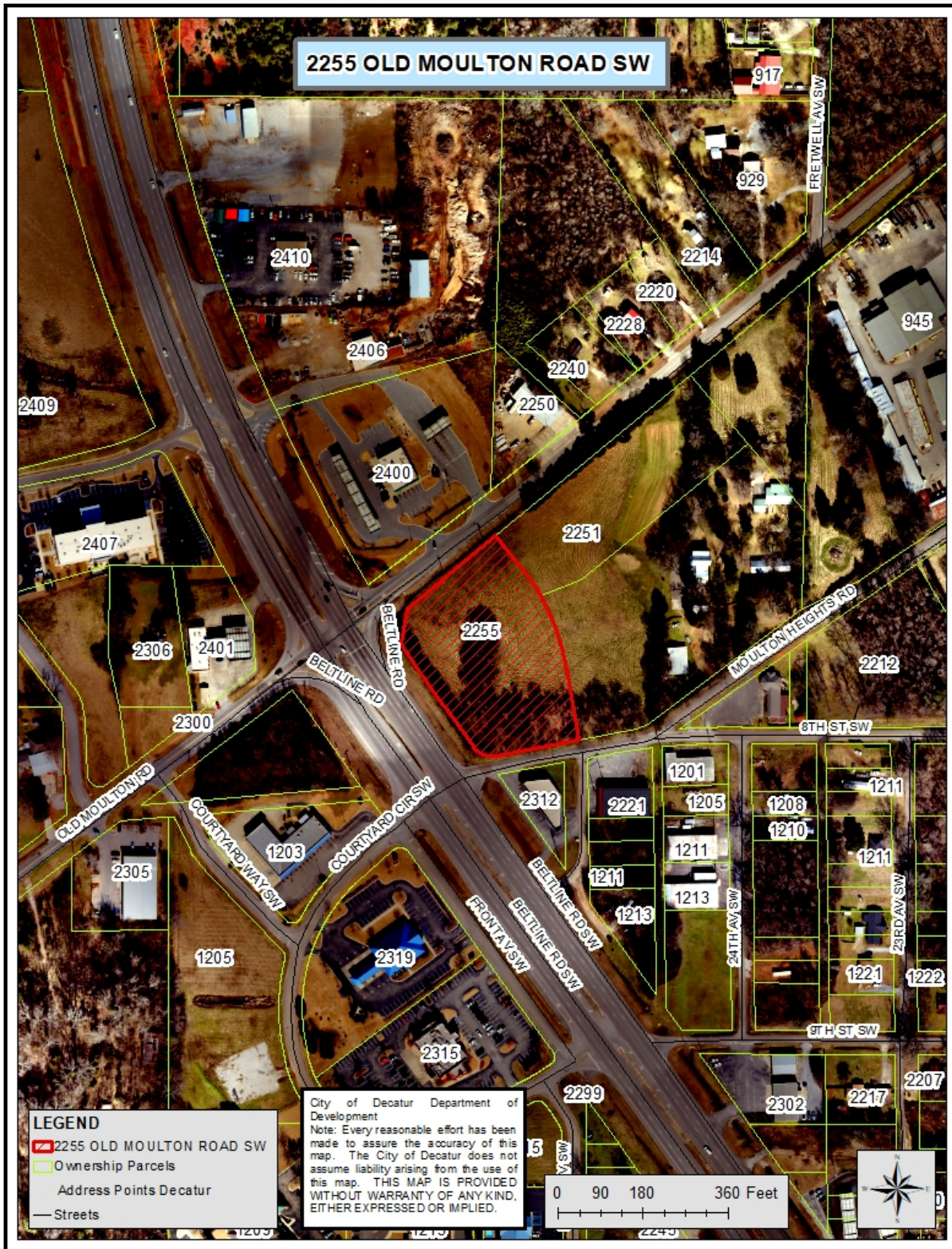
- **POI:** Will be required to submit a grease interceptor design to Decatur Utilities for review and approval prior to installation. (DU-Wastewater)

**Joe Wheeler Conditions:** N/A

|                                      |                      |
|--------------------------------------|----------------------|
| <b>Reviewed by:</b>                  | Tommie Williams      |
| <b>Recommendation from Planning:</b> | Conditional Approval |

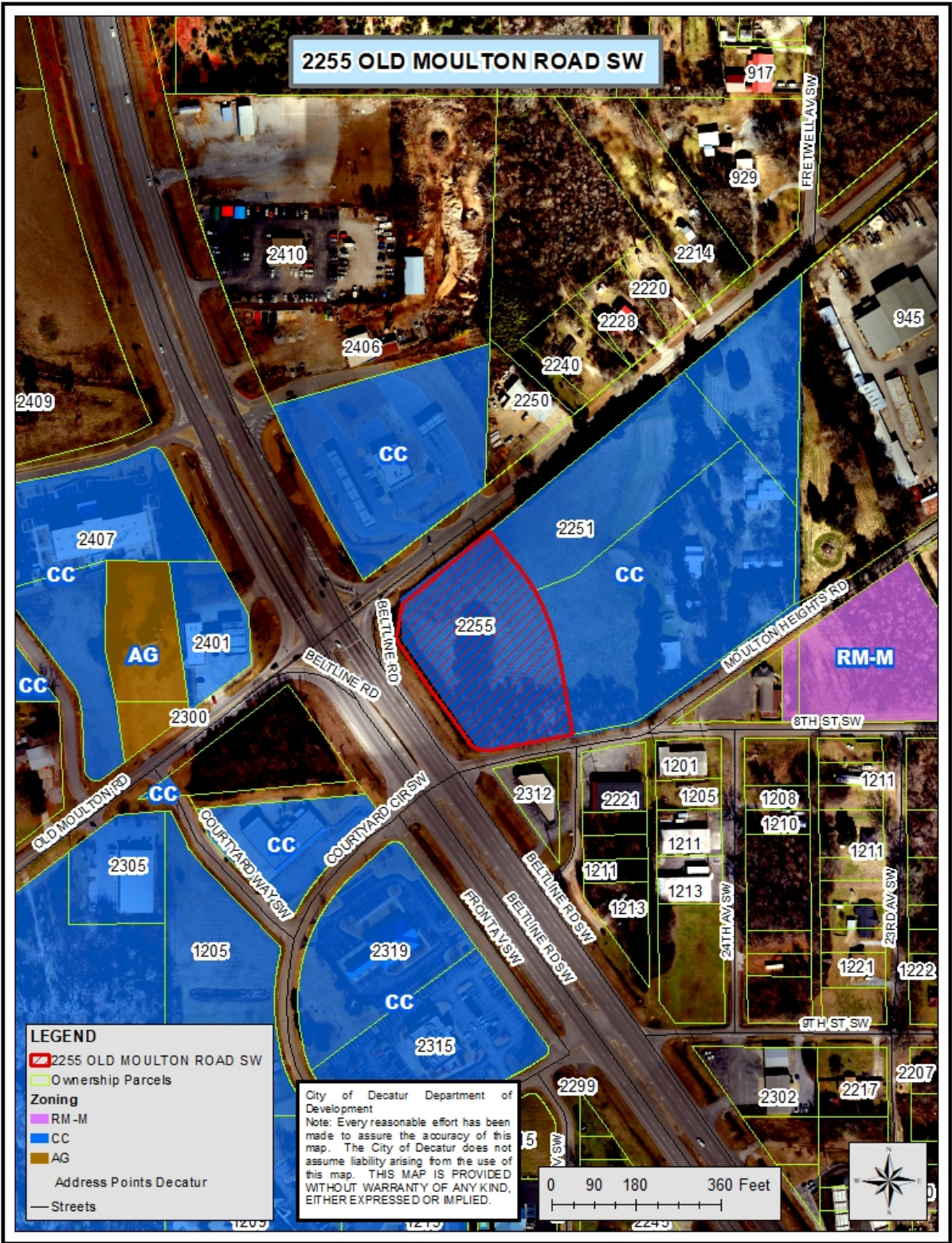


# AERIAL MAP -





ZONING MAP -









## Site Plan Application

City of Decatur, Planning & Development Department  
402 Lee Street NE  
Decatur, AL 35601

(256) 341-4720 / [planning@decatur-al.gov](mailto:planning@decatur-al.gov)

Name of Project: Weigel's Convenience Store

Location of Project: 2255 OLD MOULTON RD DECATUR, AL 35601

Name of Applicant: PUGH WRIGHT MCANALLY, INC. Phone: 256-353-3937

Address: 310 8TH AVENUE NE DECATUR, AL. 35601 Email: MaurieneF@pughwrightmcanally.com

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

Name of Owner: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_

Engineer: Nathan Tomberlin Phone: 256-353-3937

Address: 310 8TH AVENUE NE DECATUR, AL. 35601 Email: NathanT@pughwrightmcanally.com

Surveyor: Jon Richardson Phone: 256-353-3937

Address: 310 8TH AVENUE NE DECATUR, AL. 35601 Email: JonR@pughwrightmcanally.com

Describe the Proposed Project:

C-Store

In City Limits? Yes ☒ No ☐

Current Zoning: CC Proposed Zoning: N/A Total Acreage: +/-2.55

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

Date of Predesign/Pre-application Meeting: 07 / 29 / 2026 **Predesign required unless waived by Planner**

Site Plans are reviewed for compliance with the Zoning Ordinance and assurance of public safety and welfare with respect to traffic, drainage, flooding, fire hazards, compatibility with existing development, and other applicable regulations.

Required Items for Submission: *mark if included*

- ☒ One (1) Full Civil Set, Paper Copy, Sized 24x36
- ☒ Full Civil Set, Site Plan Application, All Supplemental Paperwork, Electronic Copies (PDF, Dropbox, Google Drive, USB, Etc.)
- ☒ Completed Site Plan Checklist (page 2 of this document)
- ☒ Property Deed & Ownership
- ☒ Original Designation of Agent Form (if applicant is not property owner)
- ☒ \$250.00 Site Plan Application Check (made payable to City of Decatur)

**Partial or incomplete applications will not be accepted.** No work may begin until a permit is issued.

Our standard site plan review process includes an initial review by all departments. A review letter will be returned to the applicant stating any deficiencies and needed corrections and a request for resubmittal. Once a resubmittal is received, it will be reviewed once again and will be approved, approved with conditions, or denied. If denied, applicant will need to begin application process again with new application, submittal, and fees.

**It is strongly recommended that application be submitted well in advance of deadline, especially for new, large, or complex developments. This will give staff time to point out needed corrections and offer any further suggestions.**

I have read the above statements and warrant in good faith that I understand and will comply, that my application is complete, and that the information submitted is true and correct.

Applicant Signature:  Date:        /        /



## Site Plan Application Checklist

Name of Project: Weigel's Convenience Store

All items must be marked. Plans must be fully compliant with the Decatur Zoning Ordinance and other applicable regulations. This checklist is provided as an aid in the process.

List in the blank the page number where item can be found, 'X' or '✓' if attached or understood, or 'N/A' if not applicable.

- ☒ Name of project, date, owner & applicant name, designer name, and contact information
- ☒ North arrow, legend (can just mark as included)
- ☒ Standard scale of not less than one inch = 100 feet, shown both graphically and as a written ratio (can just mark as included)
- ☒ Vicinity map
- ☒ Topography at not greater than two-foot contour intervals, or as otherwise required by the City
- ☒ Required yard setbacks
- ☒ The proposed location of all buildings and existing buildings with dimensions shown
- ☒ A description of the use of all buildings and premises
- ☒ Required open spaces, if applicable, and Management Plan, if required in accordance with Zoning Ordinance
- ☒ The areas, number of spaces, and dimensions of all parking
- ☒ The location of all streets, driveways, walks, ingresses and egresses, and curb cuts
- ☒ All service and loading spaces
- ☒ The location and areas of illumination of all exterior lighting
- ☒ The location, size, number, and character of all exterior signs (signs must still be permitted separately)
- ☒ The location, character, and extent of landscaping, retaining and screen walls, and other treatments
- ☒ The provision for surface drainage of the premises
- ☒ Public and private easements, existing and proposed, and their purpose
- ☒ Finished floor elevation, current FEMA FIRM panel information, and the location of any special flood hazard areas on or within 50 ft of the site; if there is no SFHA on or adjacent to the site, a note must be provided stating such
- ☒ The location of all existing and proposed water and sewer (sanitary and storm) lines and location of proposed taps to public lines, as well as other utilities, both underground and overhead
- ☒ The location of fire hydrants and other fire department connections, existing and proposed
- ☒ The findings of a registered engineer relative to the probable noise generated by the proposed use. This item is not required unless, in the opinion of the Director, the proposed use is likely to generate excessive noise or if the property upon which the use is to be carried out is adjacent to residential uses or zones.
- ☒ Landscape plan and parking plan, if required
- ☒ Floodplain Development Permit Application (required for any development in a Special Flood Hazard Area)
- ☐ Grading Permit Application, if required
- ☐ Post-construction Stormwater Permit Application, if required
- ☐ Certificate of Appropriateness, if located in Historic District
- ☒ I understand that work on the site may not begin until a permit is issued in hand
- ☒ I understand I must comply with the whole Zoning Ordinance and other applicable rules and regulations
- ☒ I understand that a Certificate of Occupancy or other final approval will not be given until ALL work is completed, inspected, and approved

I have completed the above and warrant in good faith that I understand and will comply, that my application is complete, and that the information submitted is true and correct.

Applicant Signature:  Date: 08 / 31 / 2026

DESIGNATION OF AGENT  
CITY OF DECATUR



I, Shaan Bhavesh Kumar, being owner of the property which is the subject of this application (Old Moulton and Beltline), hereby authorize Pugh, Wright 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): Shaan Bhavesh Kumar Date: 09/01/26  
\_\_\_\_\_  
Date: \_\_\_\_\_

STATE OF TENNESSEE

COUNTY OF Sumner

I, Antonio J Brooks, a Notary Public in and for said State at Large, hereby certify that Shaan Bhavesh Kumar, whose name is signed to the foregoing document, and

\_\_\_\_\_  
Who is known to me, or

☒ Whose identity I proved on the basis of Tennessee Driver 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 1 day of September, 2026.

Antonio J Brooks

Notary Public

My Commission Expires  
August 1, 2028

My Commission Expires: \_\_\_\_\_



Designation of Agent Blank Form - 2025.docx

DESIGNATION OF AGENT  
CITY OF DECATUR



I, William Weigel, being owner of the property which is the subject of this application (2251 Old Moulton Sw and Beltline Decatur Al), hereby authorize Pugh Wright 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): W B Weigel Date: 9/1/26  
\_\_\_\_\_  
Date: \_\_\_\_\_

STATE OF ~~ALABAMA~~ Tennessee

COUNTY OF Knox

I, Catherine M Sheahan, a Notary Public in and for said State at Large, hereby certify that William B Weigel, whose name is signed to the foregoing document, and

☒ Who is known to me, or

\_\_\_\_\_  
Whose identity I proved on the basis of \_\_\_\_\_

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

Given under my hand and official seal this the 1 day of September, 20 26.

Catherine M Sheahan  
Notary Public

My Commission Expires: 5/3/2028



Designation of Agent Blank Form - 2025.docx



This instrument prepared by:

Lawrence C. Weaver  
Wilmer & Lee, P.A.  
Post Office Box 1429  
Decatur, Alabama 35602

**STATE OF ALABAMA**

**COUNTY OF MORGAN**

**QUITCLAIM DEED**

**This deed is to perfect title.**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of TEN (\$10.00) DOLLARS and other good and valuable consideration, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, Allan Mundy Littrell and wife, Penelope H. Littrell (herein referred to as the "Grantors"), hereby remise, release, quitclaim, grant, sell, and convey to BCS Decatur, LLC, an Alabama limited liability company (hereinafter called the "Grantee"), all right, title, interest and claim in or to the following described real estate, situated in Morgan County, Alabama, to-wit:

A PORTION OF THE SOUTHWEST QUARTER SECTION 23 AND THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 5 WEST, AND MORE PARTICULARLY DESCRIBED AS BEGINNING AT A RAILROAD SPIKE AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 23; THENCE SOUTH 01 DEGREES 05 MINUTES 30 SECONDS WEST (ALABAMA STATE PLANE GRID, WEST ZONE [NAD83]) FOR A DISTANCE OF 1704.46 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY MARGIN OF OLD MOULTON ROAD, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE FROM THE TRUE POINT OF BEGINNING CONTINUE SOUTH 01 DEGREES 05 MINUTES 30 SECONDS WEST FOR A DISTANCE OF 740.66 FEET TO THE NORTH EDGE OF MOULTON HEIGHTS ROAD; THENCE ALONG SAID ROAD, SOUTH 54 DEGREES 40 MINUTES 31 SECONDS WEST FOR A DISTANCE OF 409.70 FEET TO POINT AT THE INTERSECTION OF MOULTON HEIGHTS ROAD AND 8TH STREET; THENCE ALONG 8TH STREET, SOUTH 79 DEGREES 22 MINUTES 57 SECONDS WEST FOR A DISTANCE OF 340.65 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY MARGIN OF BELTLINE ROAD; THENCE ALONG SAID MARGIN, NORTH 35 DEGREES 40 MINUTES 51 SECONDS WEST FOR A DISTANCE OF 158.15 FEET TO A CONCRETE MONUMENT ON THE EASTERLY RIGHT-OF-WAY MARGIN OF BELTLINE ROAD; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 3694.79 FEET (CHORD BEARING NORTH 34 DEGREES 25

MINUTES 45 SECONDS WEST, CHORD DISTANCE 161.43 FEET) AN ARC DISTANCE OF 161.44 FEET TO A CONCRETE MONUMENT; THENCE CONTINUE ALONG SAID MARGIN, NORTH 10 DEGREES 37 MINUTES 29 SECONDS EAST FOR A DISTANCE OF 76.02 FEET TO A POINT AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY OF BELTLINE ROAD AND THE SOUTHERLY RIGHT-OF-WAY MARGIN OF OLD MOULTON ROAD; THENCE ALONG SAID SOUTHERLY MARGIN, NORTH 50 DEGREES 27 MINUTES 44 SECONDS EAST FOR A DISTANCE OF 1105.67 FEET TO THE TRUE POINT OF BEGINNING AND CONTAINING 11.17 ACRES MORE OR LESS.

TO HAVE AND TO HOLD to said Grantee forever.

GIVEN under our hands and seals this the 11th day of May, 2022.

Allan Littrell (Seal)  
Allan Mundy Littrell

Penelope H. Littrell (Seal)  
Penelope H. Littrell

STATE OF ALABAMA

COUNTY OF MORGAN

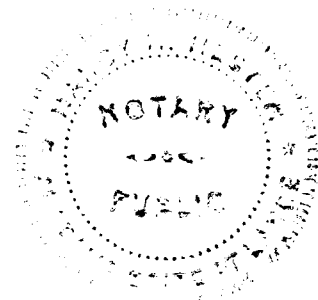
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Allan Mundy Littrell and Penelope H. Littrell, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of May, 2022.

Heather H. Hester  
NOTARY PUBLIC  
My commission expires: 2-5-2024

**Grantee's address:**  
BCS Decatur, LLC  
1329 U.S. Highway 72 East  
Athens, Alabama 35611

ESTATE\littrell, Betty M\Sale of Beltline Property\Quitclaim Deed Allan and Penelope.v2.doc



**Real Estate Sales Validation Form*****This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1***

**Grantor's Name** Allan Mundy Littrell and Penelope H. Littrell  
**Mailing Address** 2217 Old Moulton Road  
Decatur, Alabama 35601

**Grantee's Name** BCS Decatur, LLC  
**Mailing Address** 1329 U. S. Highway 72 East  
Athens, Alabama 35611

**Property Address** 2319 Old Moulton Road  
Decatur, Alabama 35601

**Date of Sale** 05/12/2022  
**Total Purchase Price** \$ NA  
or  
**Actual Value** \$ No Value, given to cure title  
or  
**Assessor's Market Value** \$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale  
☐ Sales Contract  
☒ Closing Statement

☐ Appraisal  
☐ Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

**Instructions**

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 05/12/2022

Print Barnes F. Lovelace, Jr.

☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

2022 5509.001

DEED Book & Page

Term/Cashier: PRB-16-TKNOWLES / tarsk

Tran: 22335.493572.645895

AFF Special Fee (Act 95-424) 5.00

FIL Filing Fee 1.00

REC Recording Fee 9.00

Total Fees: \$ 15.00

State of Alabama, Morgan County

I certify this instrument was filed on

05-12-2022 03:09:18 PM

and recorded in DEED Book

2022 at pages 5507 - 5509

Greg Cain - Probate Judge



STATE OF ALABAMA

DOMESTIC LIMITED LIABILITY COMPANY (LLC)  
CERTIFICATE OF FORMATION

PURPOSE: In order to form a Limited Liability Company (LLC) under Section 10A-5A-2.01 of the Code of Alabama 1975, this Certificate of Formation and the appropriate filing fees must be filed with the Office of the Secretary of State. **The information required in this form is required by Title 10A.**

1. The name of the limited liability company (must contain the words "Limited Liability Company" or the abbreviation "L.L.C." or "LLC," and comply with Code of Alabama, Section 10A-1-5.06. You may use Professional or Series before Limited Liability Company or LLC (or PLLC or SLLC) if they apply:

BCS Decatur, LLC

2. A copy of the Name Reservation Certificate from the Office of the Secretary of State must be attached.

3. The name of the registered agent (only one agent): Bhavesh Kumar

Street (**no PO Boxes**) address of registered office (**must be located in Alabama**):

1329 U.S. Highway 72 East Athens, AL 35611

**\*COUNTY** of above address: LIMESTONE

Mailing address **in Alabama** of registered office (if different from street address):

4. The undersigned certify that there is at least one member of the limited liability company.

(For SOS Office Use Only)

Alabama  
Sec. Of State  
001-018-557 DLL  
Date 05/06/2022  
Time 09:18:00  
File \$100.00  
County \$100.00  
-----  
Total \$200.00

## DOMESTIC LIMITED LIABILITY COMPANY (LLC) CERTIFICATE OF FORMATION

5. Check **only** if the type applies to the Limited Liability Company being formed:

☐ Series LLC complying with Title 10A, Chapter 5A, Article 11

☐ Professional LLC complying with Title 10A, Chapter 5A, Article 8

☐ Non-Profit LLC complying with Section 10A-5A-1.04(c)

6. The filing of the limited liability company is effective immediately on the date received by the office of the Secretary of State, Business Services Division or at the delayed filing date (cannot be prior to the filing date) specified in this filing complying with Section 10A-1-4.12

The undersigned specify 5 / 6 / 2022 as the effective date (must be on or after the date filed in the office of the Secretary of State, but no later than the 90th day after the date this instrument was signed) and the time of filing to be 9 : 18 ☒ AM or ☐ PM. (cannot be noon or midnight – 12:00)

☒ Attached are any other matters the members determine to include herein (if this item is checked there must be attachments with the filing).

5 / 6 / 2022  
Date (MM/DD/YYYY)

Barnes F. Lovelace, Jr.

Signature as required by 10A-5A-2.04

Organizer

Typed title (organizer or attorney-in-fact)

\*County of Registered Agent is requested in order to determine distribution of County filing fees.

## Additional Details

### Organizers

| Organizer             | Street Address                              | Mailing Address                                |
|-----------------------|---------------------------------------------|------------------------------------------------|
| Barnes F Lovelace Jr. | 214 Johnston Street SE<br>Decatur, AL 35601 | Post Office Box 2688<br>Decatur, AL 35602-2688 |

John H. Merrill  
Secretary of State

P.O. Box 5616  
Montgomery, AL 36103-5616

# STATE OF ALABAMA

**I, John H. Merrill, Secretary of State of Alabama, having custody of the  
Great and Principal Seal of said State, do hereby certify that**

pursuant to the provisions of Title 10A, Chapter 1, Article 5, Code of Alabama  
1975, and upon an examination of the entity records on file in this office, the  
following entity name is reserved as available:

**BCS Decatur, LLC**

This name reservation is for the exclusive use of Barnes F. Lovelace, Jr., Post  
Office Box 2688 , Decatur, AL 35602-2688 for a period of one year beginning  
May 03, 2022 and expiring May 03, 2023



RES020536

**In Testimony Whereof, I have hereunto set my  
hand and affixed the Great Seal of the State, at the  
Capitol, in the city of Montgomery, on this day.**

May 03, 2022

Date

A handwritten signature in black ink that reads 'J. H. Merrill'.

John H. Merrill

Secretary of State



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## ADDITIONAL PROVISIONS TO THE CERTIFICATE OF FORMATION OF BCS DECATUR, LLC

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BELOW ARE ADDITIONAL PROVISIONS TO THE CERTIFICATE OF FORMATION OF BCS DECATUR, LLC, WHICH PROVISIONS ARE NOT INCONSISTENT WITH APPLICABLE LAW RELATING TO THE ORGANIZATION, OWNERSHIP, GOVERNANCE, BUSINESS, OR AFFAIRS OF SUCH LIMITED LIABILITY COMPANY:

With regard to the formation of BCS Decatur, LLC (the “Company”), the following additional provisions are applicable:

### ARTICLE ONE Purposes for Which Company Formed

The purposes for which the Company is formed and the powers which it has in furtherance of its purposes are:

1.1. To engage in and carry on the business of buying, leasing, or otherwise acquiring real estate of every kind and description; to own, operate, and manage real estate, including rental and leasing operations of all types; to buy and sell all forms of personal property and to manage the same; to construct and erect, or to contract for the construction and erection of, buildings and structures in or upon real estate for any uses and purposes; to own, hold, improve, develop, subdivide, maintain, operate, lease, sell, mortgage, or otherwise dispose of real estate or any part thereof; and to do all things and engage in all matters associated with any of the foregoing;

1.2. To engage in and carry on the business of buying, leasing, or otherwise acquiring investments of every kind and description; to lend money and negotiate loans, both short and long term; to draw, accept, endorse, discount, buy, sell, and deliver bills of exchange, checks, drafts, promissory notes, bonds, debentures, coupons, and other negotiable instruments and securities; to finance the purchase or other acquisition of any item of real or personal property of any description or condition by any person, business, entity, or otherwise; and to do all things and engage in all matters associated with any of the foregoing;

1.3. To aggregate the assets of the Members, if more than one, for efficient investment, to facilitate the administration of the Company’s property and to protect the business of the Company and the Company’s property from being disturbed by the Members and their creditors, except for the purposes of the Company;

1.4. To conduct business under the Company's name and under such trade name(s) as the Company deems proper and appropriate;

1.5. To engage in any lawful business, act, or activity for which a limited liability company may be organized under the Alabama Limited Liability Company Law (the "ALLCL"), it being the purpose and intent of this Article to invest the Company with the broadest purposes, objects, and powers lawfully permitted a limited liability company formed under the ALLCL; and

1.6. To carry on any and all aspects, ordinary or extraordinary, of any lawful business, and to enter into and carry out any transaction, ordinary or extraordinary, permitted by law, having and exercising in connection herewith all powers given to limited liability companies by the laws of the State of Alabama.

## **ARTICLE TWO**

### **Admission of New Members**

From and after the date of the formation of the Company, any person or entity may become a Member in the Company either by the issuance by the Company of membership interests for such consideration as the Members determine, or as a transferee of a Member's membership interest, or any portion thereof, in the manner and subject to the terms and conditions of the Certificate of Formation and the Company Agreement.

## **ARTICLE THREE**

### **Management of the Company**

Management of the Company is to be vested in one (1) Manager. The name and address of the initial Manager, who is to serve as Manager of the Company until his successor is elected and begins serving is:

| <u>Name</u>   | <u>Address</u>                              |
|---------------|---------------------------------------------|
| Bhavesh Kumar | 208 Watterson Way<br>Madison, Alabama 35756 |

## **ARTICLE FOUR**

### **Authority of Manager**

4.1. The Manager has the power, on behalf of the Company, to do all things necessary or convenient to carry out the day-to-day business and affairs of the Company.

4.2. The authority of the Manager includes, without limitation, the authority to enter into contracts for the construction of homes and other structures, and to do all things connected with the ordinary day-to-day operation of the Company's business, specifically including the following:

4.2.1. Purchase, receive, lease, or otherwise acquire real estate by the Company;

4.2.2. Sell, convey, mortgage, pledge, lease, exchange, or otherwise dispose of real estate by the Company;

4.2.3. Institute, prosecute, or defend any lawsuit or legal proceeding in the Company's name;

4.2.4. Borrow money, or issue notes, bonds, or other obligations, and secure any of the Company's obligations by mortgage or pledge of any of the Company's real estate; and

4.2.5. Execute and deliver any instrument on behalf of the Company, including any deed, deed of trust, note, or other evidence of indebtedness, lease agreement, security agreement, financing statement, contract of sale, or other instrument purporting to convey or encumber, in whole or in part, any or all of the property of the Company, at any time held in its name, with no other signatures being required for any such instrument to be valid, binding, and enforceable against the Company in accordance with its terms.

4.3. Any change or limitation to the authority given the Manager hereunder may be made only by appropriate amendment to the Certificate of Formation. The Company Agreement may establish additional limitations on the authority of the Manager, but any such limitations will be binding only on persons with actual notice of such limitations.

4.4. Any third party may rely on any representation made in writing and signed by the Manager of the Company, as identified herein, and as the same may be amended from time to time, that an action to be taken by a Manager is within such Manager's authority and discretion, unless otherwise expressly stated in the Certificate of Formation, and such third party need not refer to the Company Agreement to determine the validity of such representation.

## **ARTICLE FIVE**

### **Indemnification**

5.1. In amplification, and not in limitation, of applicable provisions of the ALLCL and other provisions of Alabama law:

5.1.1. The Company will indemnify any person who was or is a party, or who is threatened to be made a party, to any threatened, pending, or completed claim, action, suit, or proceeding, whether civil, criminal, administrative, or investigative, including appeals (other than an action by or in the right of the Company), by reason of the fact that such person is or was a member, officer, employee, or agent of the Company, or is or was serving at the request of the Company as a director, officer, partner, employee, or agent of another limited liability company, partnership, joint venture, trust, or other enterprise, against expenses (including attorney's fees), judgments, fines, and amounts paid in settlement actually and reasonably incurred by the such person in connection with such claim, action, suit, or proceeding if he or she acted in good faith and in a manner he or she reasonably believed to be in, or not opposed to, the best interests of the Company, and, with respect to any criminal action or proceeding, had no reasonable cause to believe his or her conduct was unlawful. The termination of any claim, action, suit, or proceeding by judgment, order, settlement, conviction, or upon a plea of nolo contendere or its equivalent, will not, of itself, create a presumption that such person did not act in good faith and in a manner which he or she reasonably believed to be in, or not opposed to, the best interests of the Company, and, with respect to any criminal action or proceeding, had reasonable cause to believe that his or her conduct was unlawful.

5.1.2. The Company will indemnify any person who was or is a party, or who is threatened to be made a party, to any threatened, pending, or completed claim, action or suit by or in the right of the Company to procure a judgment in its favor by reason of the fact that he or she is or was a member, officer, employee, or agent of the Company, or is or was serving at the request of the Company as a director, officer, partner, member, employee, or agent of another limited liability company, partnership, joint venture, trust, or other enterprise against expenses (including attorney's fees) actually and reasonably incurred by him or her in connection with the defense or settlement of such action or suit if he or she acted in good faith and in a manner he or she reasonably believed to be in, or not opposed to, the best interests of the Company, and except that no indemnification will be made in respect of any claim, issue or matter as to which such person has been adjudged to be liable for negligence or misconduct in the performance of his or her duty to the Company unless and only to the extent that the court in which such action or suit was brought determines upon application that, despite the



adjudication of liability but in view of all circumstances of the case, such person is fairly and reasonably entitled to indemnity for such expenses which such court deems proper.

5.2. To the extent that a member, officer, employee, or agent of the Company has been successful on the merits or otherwise in defense of any action, suit, or proceeding referred to in Section 5.1, or in defense of any claim, issue, or matter therein, he or she will be indemnified against expenses (including attorney's fees) actually and reasonably incurred in connection therewith, notwithstanding that he or she has not been successful on any other claim, issue, or matter in any such action, suit, or proceeding.

5.3. Any indemnification under Section 5.1 (unless ordered by a court) will be made by the Company only as authorized in the specific case upon a determination that indemnification of the member, officer, employee, or agent is proper in the circumstances because he or she has met the applicable standard of conduct set forth in Section 5.1. Such determination will be made by the Members by a majority vote of a quorum consisting of members who were not parties to, or who have been wholly successful on, the merits, or otherwise with respect to such claim, action, suit or proceeding. If such a quorum is not obtainable, or even if obtainable, if a quorum of disinterested Members so directs, such determination will be made by independent legal counsel in a written opinion or by the Members.

5.4. Expenses (including attorneys' fees) incurred in defending a civil or criminal claim, action, suit or proceeding may be paid by the Company in advance of the final disposition of such claim, action, suit or proceeding as authorized in the manner provided in this Article upon receipt of an undertaking by or on behalf of the member, officer, employee or agent to repay such amount if, and to the extent that, it will ultimately be determined that he or she is not entitled to be indemnified by the Company as authorized in this Article.

5.5. The indemnification authorized by this Article will not be deemed exclusive of and will be in addition to, any other rights to which those indemnified may be entitled under any statute, rule of law, provision of certificate of formation, company agreement, other agreement, vote of Members or otherwise, both as to action in his or her official capacity and as to action in another capacity while holding such office, and will continue as to a person who has ceased to be a manager, officer, employee or agent and will inure to the benefit of the heirs, executors and administrators of such a person.

5.6. The Company will have the power to purchase and maintain insurance on behalf of any person who is or was a manager, officer, employee, or agent of the Company, or is or was serving at the request of the Company as a director, officer, partner, member, employee, or agent of another limited liability company, partnership,

joint venture, trust, or other enterprise against any liability asserted against him or her and incurred by him or her in any such capacity or arising out of his or her status as such, whether or not the Company would have the power to indemnify him or her against such liability under the provisions of this Article.

This instrument prepared by:

Barnes F. Lovelace, Jr.

HARRIS, CADDELL & SHANKS, P.C.

214 Johnston Street SE

Decatur, Alabama 35601

(256) 340 - 8043

3644 Vann Road, Suite 100  
Birmingham, Alabama 35235  
Phone (205) 655-8855 Fax (205) 655-8825  
Certificate of Authorization No. 26859

**To:** Melissa Clark, Weigle's  
3100 Weigle Lane, Powell, Tennessee 37849

**CC:** Blake McAnnally, P.E., Pugh Wright McAnally, Inc.

**From:** Colby West, P.E., Skipper Consulting, Inc.

**Date:** August 31, 2026

**RE:** Gap Study – Old Moulton Road Weigle's  
Decatur, Alabama



### ***Introduction***

The purpose of this study is to determine the sufficiency of viable gaps for traffic turning left onto Old Moulton Road for a proposed Fueling Facility development planned to be located on the east side of Old Moulton Road approximately 400 feet east of Beltline Road (State Route 67).

### ***Site Description and Study Roadways***

The proposed development is planned as a fueling facility with twenty (20) fueling positions. There are also plans to have an 85 room hotel and a 15,000 sf medical clinic that will share access with the fueling facility. Trip generation for these land uses has been included in the analysis for the gap study. Access to/from the site is planned via one full access driveway along Old Moulton Road that will be shared between the fueling facility, hotel, and medical clinic. An additional access further east on Old Moulton Road is planned solely for the hotel. A directional access (right-in/right-out/left-in only) is planned on Beltline Road south of the Old Moulton Road at Beltline Road intersection that all three land uses will be able to utilize. The preliminary site plan for the proposed development can be found in **Attachment A**. The proposed site location is illustrated in **Figure 1**.

**Figure 1 – Proposed Site Location**



### ***Trip Generation***

Trip generation estimates were developed for the proposed development based on data contained in the *Trip Generation Manual, 12<sup>th</sup> Edition*, as published by the Institute of Transportation Engineers (ITE). The trip generation estimates for the development are shown in **Table 1**.

**Table 1 – Trip Generation**

| ITE # | Land Use       | Units    | am in | am out | pm in | pm out |
|-------|----------------|----------|-------|--------|-------|--------|
| 630   | Medical Clinic | 15000 sf | 33    | 8      | 16    | 39     |
| 310   | Hotel          | 85 rooms | 15    | 14     | 20    | 20     |
| 945   | Gas Station    | 20 pumps | 208   | 208    | 230   | 230    |
| Total |                |          | 256   | 230    | 266   | 289    |

### **Trip Distribution**

For the purposes of this report, trips were distributed as follows:

- 40% of traffic was assumed to make a left turn onto Beltline Road from Old Moulton Road;
- 60% of traffic making a right turn onto Beltline Road from Old Moulton Road was assumed to use the Beltline Road at Old Moulton Road intersection;
- 40% of the hotel traffic was assumed to use the hotel only driveway; and
- 5% of overall traffic was assumed to use Old Moulton Road to go northeast.

Based on the previously made assumptions, it is anticipated that 162 vehicles will turn left onto Old Moulton Road out of the fueling facility access during the morning peak hour and 203 vehicles will turn left onto Old Moulton Road out of the fueling facility access during the afternoon peak hour.



## Gap Study

A gap study was performed to determine the opportunity for traffic exiting the proposed site access to find adequate gaps in the traffic flow on Old Moulton Road passing the proposed site access. Utilizing drone capabilities, the gap study was performed from 7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m. on Tuesday, August 11, 2026 by Skipper Consulting, Inc. The gap study assumes a one lane approach on the site access, with left and right turns sharing the one approach lane. In this case, the required gap for making a left turn from the site access onto Old Moulton Road is the controlling movement for the gap study.

Using information from the AASHTO *A Policy on the Geometric Design of Highways and Streets* (2018 Edition) and the Transportation Research Board 2000 *Highway Capacity Manual*, it was determined that a vehicle exiting the site and turning left onto Old Moulton Road requires a minimum of a 7.5 second gap in traffic to safely execute the maneuver. A gap above 7.5 seconds could allow for additional vehicles to make left turns onto Old Moulton Road.

During the hour from 7:00 a.m. to 8:00 a.m., there were 134 gaps of at least 7.5 seconds recorded, with sufficient time to allow up to 266 vehicles to exit the proposed site access. During the hour from 8:00 a.m. to 9:00 a.m., there were 119 gaps of at least 7.5 seconds recorded, with sufficient time to allow up to 298 vehicles to exit the proposed site access.

The calculated approach traffic volume on the proposed site access for the morning peak hour is 162 vehicles, so there are more than enough gaps as needed during the 7:00 a.m. to 8:00 a.m. time period and the 8:00 a.m. to 9:00 a.m. time period.

During the hour from 4:00 p.m. to 5:00 p.m., there were 154 gaps of at least 7.5 seconds recorded, with sufficient time to allow up to 286 vehicles to exit the proposed site access. During the hour from 5:00 p.m. to 6:00 p.m., there were 152 gaps of at least 7.5 seconds recorded, with sufficient time to allow up to 289 vehicles to exit the proposed site access.

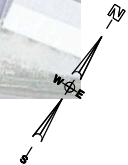
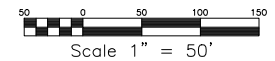
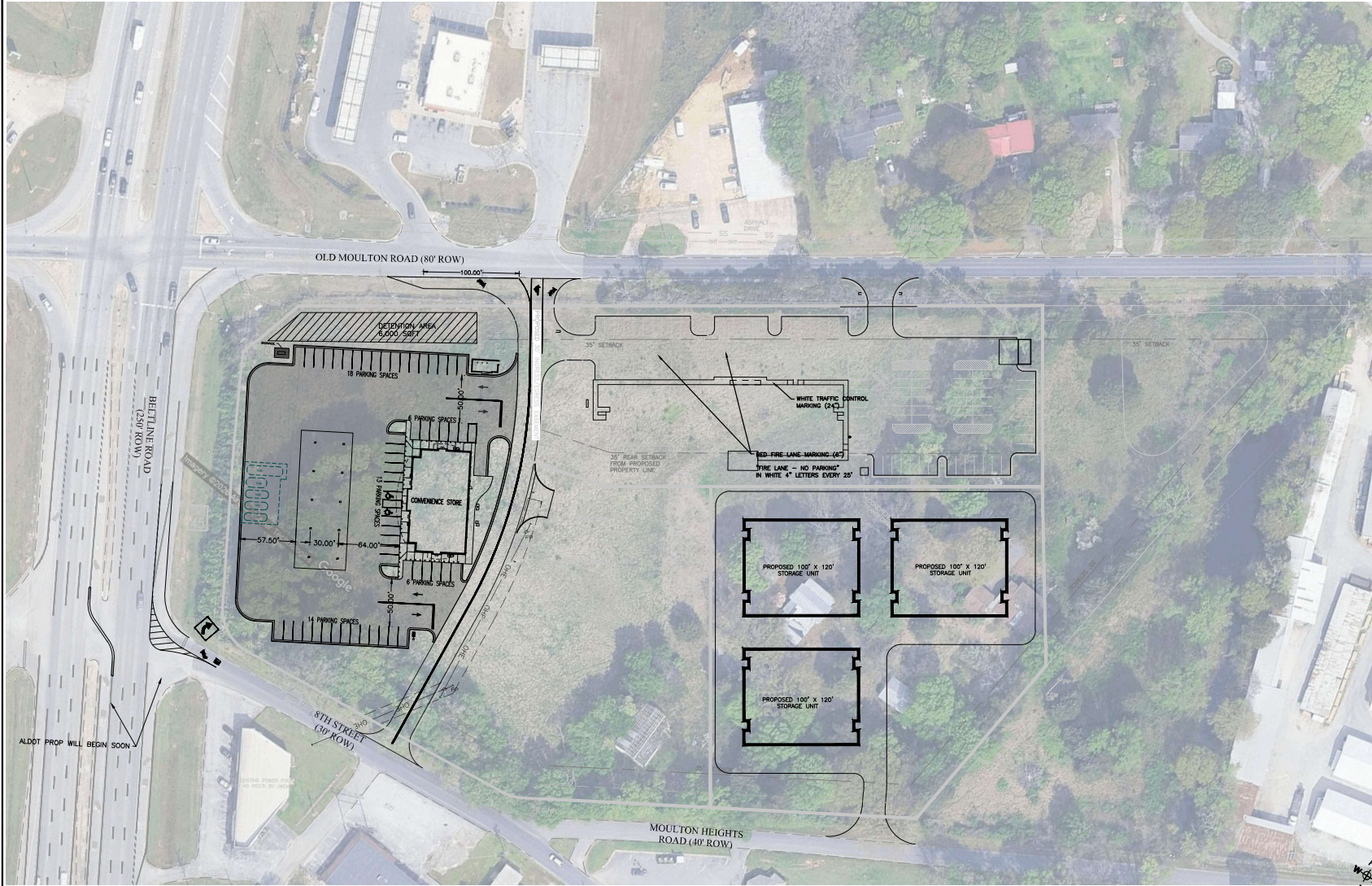
The calculated approach traffic volume on the proposed site access for the afternoon peak hour is 203 vehicles, so there are more than enough gaps as needed during the 4:00 p.m. to 5:00 p.m. time period and the 5:00 p.m. to 6:00 p.m. time period.

Based on the gap study, it is apparent that there are sufficient gaps in traffic on Old Moulton Road to allow access for the proposed development, and furthermore the gap study indicates that one approach lane on the site access is sufficient to provide egress from the proposed development. This information is summarized below in **Table 2**.

**Table 2 – Gap Summary**

| Time           | Viable Gaps | Allowable Left Turns | Calculated Left Turns During Peak Hour | Allowable Lefts Exceeds Calculated Lefts |
|----------------|-------------|----------------------|----------------------------------------|------------------------------------------|
| 7:00 - 8:00 AM | 134         | 266                  | 162                                    | Yes                                      |
| 8:00 - 9:00 AM | 119         | 298                  |                                        | Yes                                      |
| 4:00 - 5:00 PM | 154         | 286                  | 203                                    | Yes                                      |
| 5:00 - 6:00 PM | 152         | 289                  |                                        | Yes                                      |

## ***Attachment A – Preliminary Site Plan***



NOT FOR CONSTRUCTION

**PUGH WRIGHT  
MCANALLY**  
CIVIL ENGINEERS  
3108 AVENUE NE - PO BOX 2419 - DECATUR, AL - (256) 355-3837  
PughWrightMcAnally.com

| REV | DESCRIPTION | DATE |
|-----|-------------|------|
| 5   | -           | -    |
| 4   | -           | -    |
| 3   | -           | -    |
| 2   | -           | -    |
| 1   | -           | -    |

CONVENIENCE STORE  
OLD MOULTON ROAD SITE OVERVIEW  
SECTION 23, TOWNSHIP 16 SOUTH, RANGE 16 WEST  
CITY OF DECATUR, MORGAN COUNTY, ALABAMA  
CONCEPTUAL LAYOUT

Date: 04/16/2026  
Drawn By: MAF  
Approved By: HBM  
Scale: 1"=50'



Job Number:  
N/A

Sheet Number:  
DRAFT



# Planning Commission Staff Report

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**FILE NAME:** Layout Plan- Idlewind Subdivision

**MEETING DATE:** September 22, 2026

## **A. BACKGROUND:**

|                                                |                                                                          |
|------------------------------------------------|--------------------------------------------------------------------------|
| <b>Applicant/Representative:</b>               | Idlewind, LLC                                                            |
| <b>Owner:</b>                                  | Charles Brothers                                                         |
| <b>Property Location:</b>                      | South of 3405 Danville Road SW                                           |
| <b>Request:</b>                                | Approve layout Plan to construct 133 residential lots on 41.17 +/- acres |
| <b>Property Size (Acres):</b>                  | 41.17 +/- acres                                                          |
| <b>Future Land Use Map (FLUM) Designation:</b> | Core Neighborhood                                                        |
| <b>Current Zoning District:</b>                | RS-7 (Residential Single-Family)                                         |
| <b>Existing Land Use:</b>                      | Vacant                                                                   |

## **B. DEVELOPMENT STATUS & HISTORY:**

|                                                           |                                                      |
|-----------------------------------------------------------|------------------------------------------------------|
| <b>Previous Requests:</b><br><i>May not be exhaustive</i> | Approved rezoning of 41.17 +/- acres from AG to RS-7 |
|-----------------------------------------------------------|------------------------------------------------------|

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

| Direction | Land Use    | Zoning |
|-----------|-------------|--------|
| North     | Residential | AG     |
| South     | Residential | AG     |
| East      | Residential | AG     |
| West      | Residential | AG     |

**D. EVALUATION/COMMENTS:**

**Street Connectivity:** Danville Road

**District Standards:** RS-7 (Residential Single-Family)

|                  | RS-7 (Residential Single-Family)                                                                                        |
|------------------|-------------------------------------------------------------------------------------------------------------------------|
| Minimum Lot Size | 7,000 sq. ft.                                                                                                           |
| Front Setback    | 30 ft.                                                                                                                  |
| Rear Yard        | 35 ft                                                                                                                   |
| Side Yards       | 6 8 [1] ft<br>The minimum side setback is six feet; however, at least one side setback shall be a minimum of eight feet |

## **Planning Analysis:**

The applicant requests approval of the Idlewind Layout Plat, which proposes to subdivide approximately 41.17 +/- acres into 133 single-family residential lots. The proposed subdivision is designed with a single point of vehicular access from Danville Road.

***"Table 25-5.1.6(A)(2)(III): REQUIRED DEVELOPMENT ENTRY POINTS" of the Zoning Ordinance requires subdivisions containing 80 or more lots to provide a minimum of two points of ingress and egress to promote connectivity, improve emergency access, and distribute traffic more efficiently. As submitted, the proposed layout does not comply with this requirement, as only one access point is provided.***

***(iii) The minimum connectivity ratio required by subsection (Minimum Connectivity Ratio 1.5) above may be reduced by the Director if the landowner/applicant demonstrates it is infeasible to achieve due to natural features, existing road configurations, or adjacent existing development patterns. In these instances, internal street design shall achieve as high a connectivity ratio as reasonably practical, especially by providing stub-outs and other potential connections that may be made in the future, including through public infrastructure improvements.***

Given the size and density of the proposed development, the applicant should complete a traffic impact study to evaluate Danville Road's capacity to accommodate the anticipated increase in traffic volumes. The study should also assess the potential impacts on the surrounding roadway network, including intersection operations, traffic safety, and emergency access. The findings of the traffic study will help determine whether additional roadway improvements are necessary to mitigate traffic impacts and ensure compliance with the intent of the subdivision regulations.

Now that the traffic analysis has been completed, staff can determine whether the proposed subdivision provides adequate access points to serve the development or whether modifications to the layout will be required to satisfy the ordinance and accepted planning practices.

## **Conditions:**

### **Planning Conditions:**

- **POI:** Subdivisions greater than 80 homes must have two access points.

**Engineering Conditions:** N/A

**Fire Conditions:** N/A

### **Decatur Utilities Conditions:**

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

Gas:

Power:

Waste Water:

**Joe Wheeler Conditions:** N/A

|                                      |                 |
|--------------------------------------|-----------------|
| <b>Reviewed by:</b>                  | Tommie Williams |
| <b>Recommendation from Planning:</b> | Conditional     |

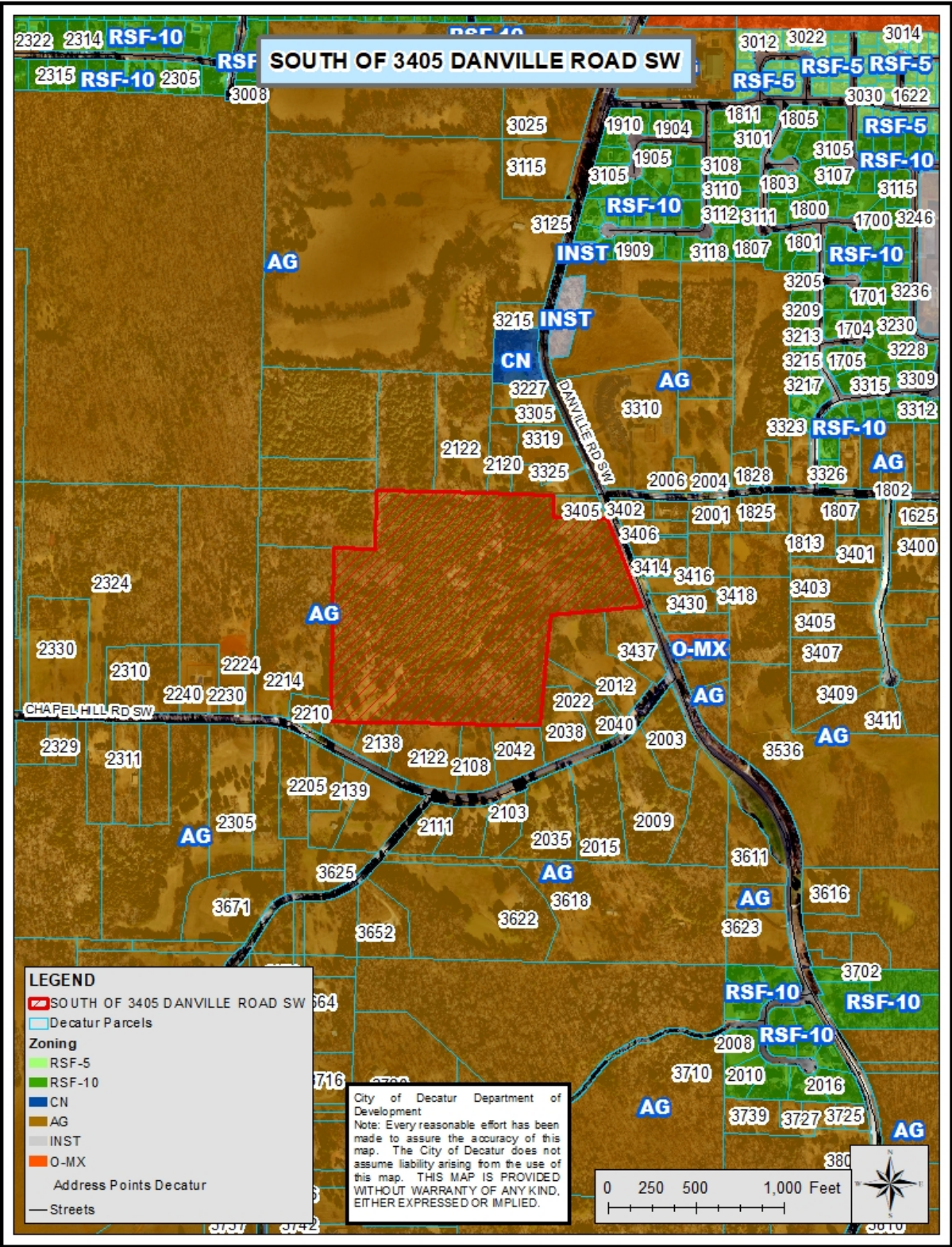


# Aerial Map –





ZONING Map -





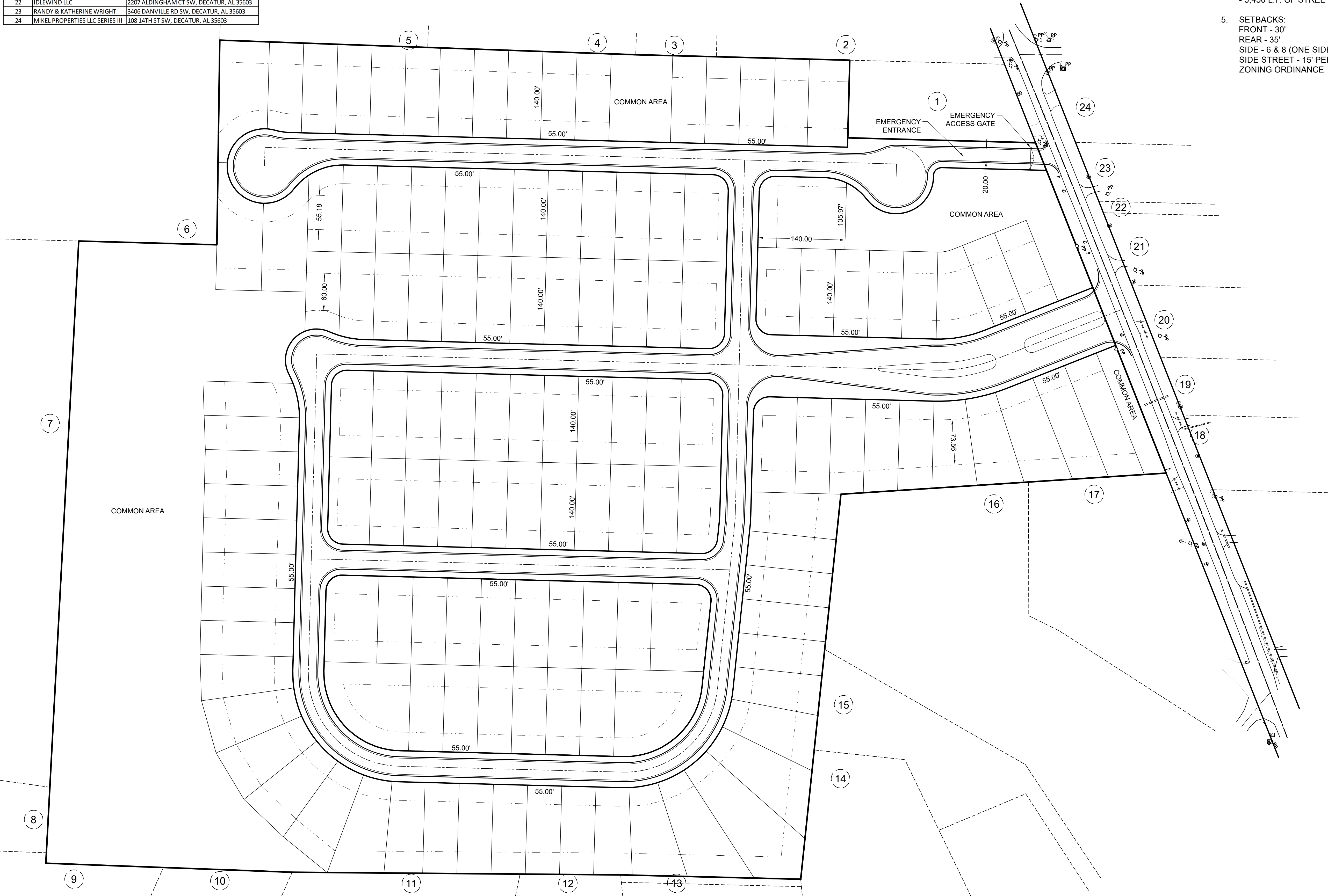
| ADJOINER TABLE |                                           |                                           |
|----------------|-------------------------------------------|-------------------------------------------|
| 1              | JERRY & VIRFINIA RINER                    | 3405 DANVILLE RD, DECATUR, AL 35603       |
| 2              | FRANCISCO HERNANDEZ                       | PO BOX 695, TRINITY, AL 35673             |
| 3              | JAMES MCGEE                               | 2120 VESTAVIA DR SW, DECATUR, AL 35603    |
| 4              | SHIRLEY BISHOP                            | 1247 BRANDYWINE LN SE, DECATUR, AL 35603  |
| 5              | FRANK MITCHELL                            | 108 DRIFTWOOD CT SE, DECATUR, AL 35603    |
| 6              | HUMBERTO HERNANDEZ                        | 2230 CHAPEL HILL RD SW, DECATUR, AL 35603 |
| 7              | TRACY & ANGELA LENTZ                      | 2214 CHAPEL HILL RD SW, DECATUR, AL 35603 |
| 8              | BEVERLY ANN WARD                          | 2210 CHAPEL HILL RD, DECATUR, AL 35603    |
| 9              | DONALD & SONYA SNOW                       | 2324 DANVILLE RD SW, DECATUR, AL 35603    |
| 10             | LYNN & ELLA DERRICK                       | 2138 CHAPEL HILL RD SW, DECATUR, AL 35603 |
| 11             | ROGER & VICKI STEPHENSON                  | 4204 ESTERS RD, IRVING, TX 75038          |
| 12             | GARY & WHITNEY FARRIS                     | 2108 CHAPEL HILL RD SW, DECATUR, AL 35603 |
| 13             | MIKE & LINDA RICHARDS                     | 2345 ALDINGHAM DR SW, DECATUR, AL 35603   |
| 14             | BETSY HURST                               | 2038 CHAPEL HILL RD SW, DECATUR, AL 35603 |
| 15             | ROBERT LATTER                             | 2040 CHAPEL HILL RD SW, DECATUR, AL 35603 |
| 16             | WILLIAM & FAYE TEMPLE                     | 2012 CHAPEL HILL RD, DECATUR, AL 35603    |
| 17             | BRYAN & SANDRA BESSANT                    | 3437 DANVILLE RD SW, DECATUR, AL 35603    |
| 18             | JAMES & BRENDA HENDRIX,<br>CYNTHIA WILSON | 3430 DANVILLE RD SW, DECATUR, AL 35603    |
| 19             | NICHOLAS BESSANT                          | 3418 DANVILLE RD SW, DECATUR, AL 35603    |
| 20             | MANER JANET BROTHERS                      | 3219 SWEETBRIAR RD SW, DECATUR, AL 35603  |
| 21             | PROGRESS HOMES LLC SERIES 90              | PO BOX 301, HARTSELLE, AL 35640           |
| 22             | IDLEWIND LLC                              | 2207 ALDINGHAM CT SW, DECATUR, AL 35603   |
| 23             | RANDY & KATHERINE WRIGHT                  | 3406 DANVILLE RD SW, DECATUR, AL 35603    |
| 24             | MIKEL PROPERTIES LLC SERIES III           | 108 14TH ST SW, DECATUR, AL 35603         |

CONNECTIVITY = 1.50

12 LINKS AND 8 NODES

GENERAL NOTES:

1. PROPERTY OWNER:  
IDLEWIND, LLC.  
2207 ALDINGHAM CT. SW  
DECATUR, AL 35603
2. DEED REFERENCE:  
RLPY 2003-8558
3. PROPERTY CONTAINS 41 AC. +/- WITH 133 RESIDENTIAL LOTS AND 4 COMMON AREAS.
4. PROPOSED LOT DIMENSIONS:  
- 55' +/- WIDE @ FRONT SETBACK - SOME LOTS WITH LESS THAN 50' OF FRONTAGE ARE NOTED AND PERMITTED PER 25-8.2.3.(C) OF THE LATEST ZONING ORDINANCE  
- 140' +/- DEEP  
- SMALLEST LOT CONTAINS 7,032 S.F.  
- 5,450 L.F. OF STREET
5. SETBACKS:  
FRONT - 30'  
REAR - 35'  
SIDE - 6 & 8 (ONE SIDE SHALL BE A MINIMUM OF 8')  
SIDE STREET - 15' PER 25-3.1.4.(C) OF THE LATEST ZONING ORDINANCE



| REVISIONS                                                                                  |  |
|--------------------------------------------------------------------------------------------|--|
|                                                                                            |  |
|                                                                                            |  |
|                                                                                            |  |
|                                                                                            |  |
| 711 E. HOBBS STREET ATHENS, AL 35611<br>PHONE: (256) 867-4857<br>WWW.MORELLENGINEERING.COM |  |



LAYOUT PLAN  
of  
IDLEWIND SUBDIVISION  
PRELIMINARY PLANS

|                                |                 |               |
|--------------------------------|-----------------|---------------|
| MORELL PROJECT NUMBER: 26-0067 | SCALE: 1" = 80' | DRAWN BY: MGH |
| DATE: 08/20/2026               | CHECKED BY: LIM |               |

|                                                                             |                          |
|-----------------------------------------------------------------------------|--------------------------|
| CLIENT:<br>IDLEWIND, LLC<br>2207 ALDINGHAM CT. SW<br>DECATUR, ALABAMA 35603 | SHEET NUMBER<br><b>1</b> |
|-----------------------------------------------------------------------------|--------------------------|



## Sketch Plan Application

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



Name of Subdivision/Project: Idlewind Subdivision

Name of Applicant: James Brothers Phone: 256 919 7800

Address: 2416 Aldingham Dr SW Decatur, AL 35603 Email: idlewind@hotmail.com

Name of Owner: Idlewind LLC Phone: 256 919 7800

Address: 2416 Aldingham Dr. SW Decatur, AL 35603

Engineer: Morell Engineering Phone: 256 867 4957

Address: 711 East Hobbs St Athens, AL Email: www.morellengineering.com

Surveyor: Pugh Wright & Associates Phone: 256 353 3937

Address: 310 8th Ave NE Decatur AL 35601 Email: \_\_\_\_\_

In City Limits? Yes ☒ No ☐ Current Zoning: R7 Proposed Zoning: \_\_\_\_\_ Total Acreage: 41 Total Lots: 141 +  
*Any rezoning or annexation requests must be accompanied by appropriate application*

Future Land Use Classification (from current comprehensive plan): \_\_\_\_\_

Date of Predesign/Pre-application Meeting: \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

Describe the Location of Property:  
Southwest corner of Vestavia Dr and Danville Road

### 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)

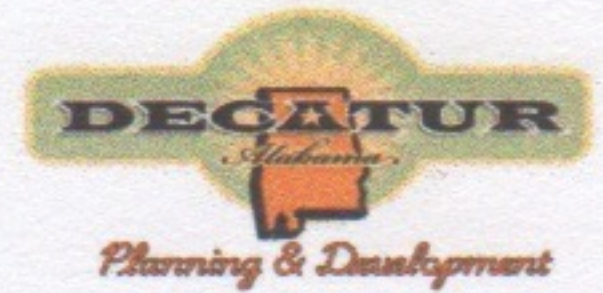
I have read the above statements and warrant in good faith that I understand and will comply, and that the information submitted is true and correct. I understand that a Sketch Plan is a non-binding, optional precursor to a preliminary plat, the purpose of which is to allow feedback from staff and the Planning Commission prior to submitting a master plan or a preliminary plat.

Applicant Signature: James L. Buckner Date: 8, 25, 2014

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



DESIGNATION OF AGENT  
CITY OF DECATUR



I, Charles Brothers (Idlewind, LLC), being owner of the property which is the subject of this application (Idlewind Subdivision), hereby authorize Luke Mathias 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): Charles Brothers MANAGER Date: 6-24-26  
\_\_\_\_\_  
Date: \_\_\_\_\_

STATE OF ALABAMA

COUNTY OF Morgan

I, Dow M. Perry Jr, a Notary Public in and for said State at Large, hereby certify that Charles Brothers, whose name is signed to the foregoing document, and

☒ Who is known to me, or

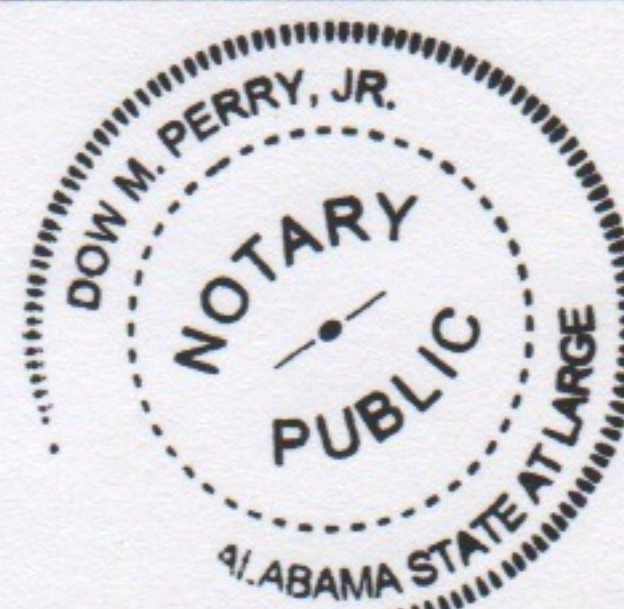
\_\_\_\_\_  
Whose identity I proved on the basis of \_\_\_\_\_

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

Given under my hand and official seal this the 24<sup>th</sup> day of June, 2026.

Dow M. Perry Jr.  
\_\_\_\_\_  
Notary Public

My Commission Expires: February 13, 2030



Designation of Agent Blank Form - 2025.docx



# Planning Commission Staff Report

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**FILE NAME:** Resolution 010-26 - Street Name Change

**MEETING DATE:** August 18<sup>th</sup>, 2026

## **A. BACKGROUND:**

|                                  |                                                                     |
|----------------------------------|---------------------------------------------------------------------|
| <b>Applicant/Representative:</b> | City of Decatur                                                     |
| <b>Owner:</b>                    | City of Decatur                                                     |
| <b>Property Location:</b>        | Vestavia Pvt Drive                                                  |
| <b>Request:</b>                  | Change Vestavia Drive (West of Danville Road) to Vestavia Pvt Drive |
| <b>Existing Land Use:</b>        | Residential and Vacant                                              |

## **B. DEVELOPMENT STATUS & HISTORY:**

|                                                           |                                                 |
|-----------------------------------------------------------|-------------------------------------------------|
| <b>Previous Requests:</b><br><i>May not be exhaustive</i> | Certificate 3298-26 was recorded in August 2016 |
|-----------------------------------------------------------|-------------------------------------------------|

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

| <b>Direction</b> | <b>Land Use</b>    | <b>Zoning</b> |
|------------------|--------------------|---------------|
| North            | Residential        | AG            |
| South            | Residential/Vacant | RS-7/AG       |
| East             | Residential        | AG            |
| West             | Residential        | AG            |

### **D. EVALUATION/COMMENTS:**

**Street Connectivity:** Vestavia Pvt Drive SW connects to Danville Road to the east

#### **Planning Analysis:**

The City of Decatur is requesting that the street name for Vestavia Drive, located west of Danville Road, be changed to Vestavia Private Drive SW. The proposed name change is intended to more accurately reflect the private status of the roadway and distinguish it from publicly maintained streets with similar naming.

The property owners/residents located along Vestavia Private Drive have signed statements indicating their support for the proposed street name change. In addition, Certificate 3298-16 identifies the roadway as Vestavia Pvt Drive, supporting the use of the proposed name as the established and correct street designation.

The roadway is a private street, and maintenance responsibilities for the street are therefore the responsibility of the affected property owners rather than the City. Updating the street name to Vestavia Private Drive SW would provide a clearer distinction between this private roadway and public streets and would more accurately communicate the roadway's private status.

The residents have also requested that appropriate street signage be installed identifying the roadway as Vestavia Private Drive, rather than Vestavia Drive. Consistent street naming and signage would improve clarity for residents, visitors, emergency services, deliveries, and other users of the roadway.

Based on the property owners' support, the documentation provided in Certificate 3298-16, and the private status of the roadway, the proposed street name change to Vestavia Private Drive SW is consistent with the existing designation of the street and would provide greater clarity regarding its location and private maintenance status.

**Planning Conditions:**

**Engineering Conditions:**

**Fire Conditions:**

**Decatur Utilities Conditions:**

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

Gas:

Power:

Wastewater:

**Joe Wheeler Conditions:** N/A

|                                      |                 |
|--------------------------------------|-----------------|
| <b>Reviewed by:</b>                  | Tommie Williams |
| <b>Recommendation from Planning:</b> | Approval        |

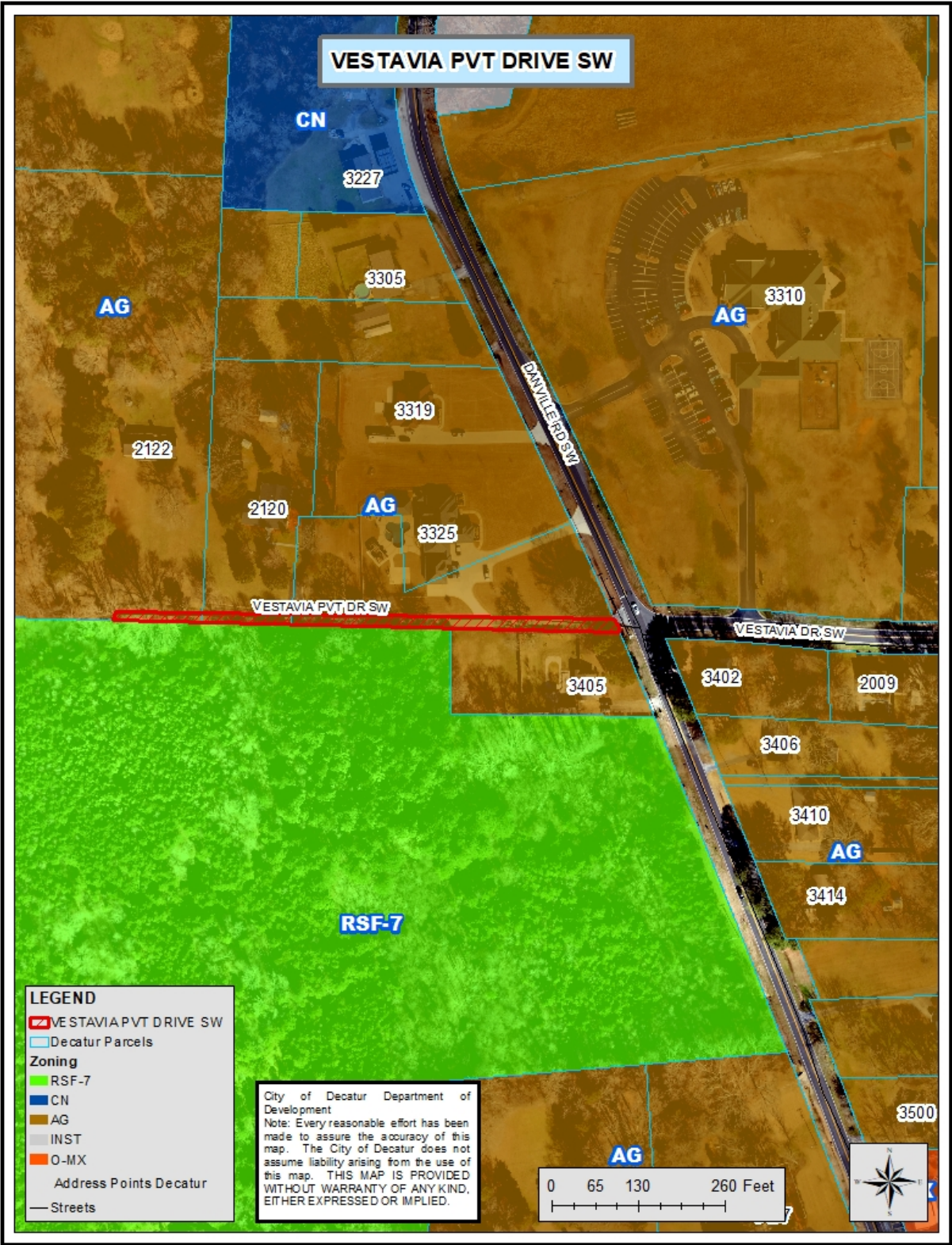


Aerial Map –





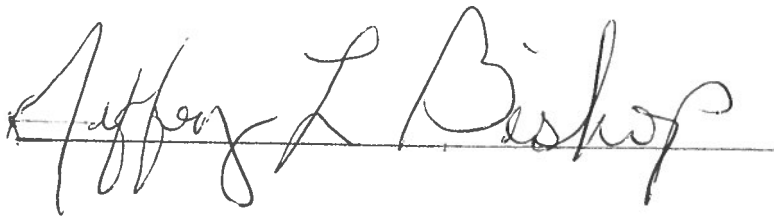
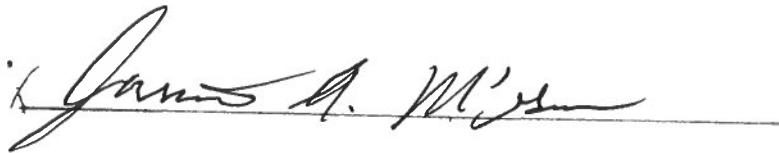
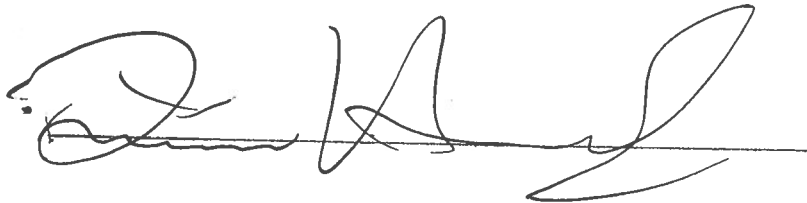
ZONING Map -



8/6/2026

To Whom It May Concern:

We, the owners of property on Vestavia Pvt Drive, would like to express our support for the proposed street name change from Vestavia Drive to Vestavia Pvt Drive for the western portion of Vestavia Drive located at the intersection of Danville Road and Vestavia Drive. We believe this change will improve address clarity and reduce confusion for residents, visitors, deliveries, and emergency responders.



STATE OF ALABAMA  
MORGAN COUNTY

CERTIFICATE TO CONSOLIDATE

KNOW ALL MEN BY THESE PRESENTS THAT:

The Decatur City Planning Commission does hereby certify that it has received a request from Frank Hernandez, the owner of the following described units of real estate, situated in Morgan County, Alabama, to wit:

STATE OF ALABAMA  
COUNTY OF MORGAN

Tract 1

A tract of land situated in the SE1/4 of the SE1/4 of Section 2, Township 6 South, Range 5 West, Morgan County, Alabama and containing 1.82 acres, more or less, being more particularly described as follows:

Commencing at a found 1/2" rebar the southwest corner of the SE1/4 of the SE1/4 of Section 2 thence South 88 degrees 40 minutes 42 seconds East along the southerly boundary of said SE1/4 of the SE1/4 for 129.68 feet to a found 1/2" capped rebar (unreadable); thence North 01 degrees 32 minutes 26 seconds East for 165.01 feet to a found nail and cap in an asphalt driveway; thence South 88 degrees 10 minutes 44 seconds East for 29.15 feet to a found 1" pipe, said point being the point of beginning; thence North 01 degrees 32 minutes 14 seconds East for 217.83 feet to a found 1.5" pipe; thence South 88 degrees 22 minutes 11 seconds East for 241.58 feet to found (bent) 1" pipe on the westerly right of way margin of Danville Road; thence South 25 degrees 23 minutes 49 seconds East for 242.91 feet to a point that is 165 feet north of the south line of the SE1/4 of the SE1/4, measured in a straight line; thence South 66 degrees 15 minutes 49 seconds West for 278.65 feet to a point that is north 46.2 feet and east 264 feet from the Southwest corner of the SE1/4 of the SE1/4; thence North 01 degrees 17 minutes 04 seconds West for 116.47 feet to a found 1" pipe; thence North 87 degrees 31 minutes 37 seconds West for 99.14 feet back to the point of beginning. Said tract being subject to any existing easements and rights of way, both recorded and unrecorded.

Tract 2

A tract of land situated in the SE1/4 of the SE1/4 of Section 2, Township 6 South, Range 5 West, Morgan County, Alabama and containing 1.26 acres, more or less, being more particularly described as follows:

Commencing at a found 1/2" rebar the southwest corner of the SE1/4 of the SE1/4 of Section 2 thence South 88 degrees 40 minutes 42 seconds East along the southerly boundary of said SE1/4 of the SE1/4 for 129.68 feet to a found 1/2" capped rebar (unreadable); thence North 01 degrees 32 minutes 26 seconds East for 165.01 feet to a found nail and cap in an asphalt driveway; thence South 88 degrees 10 minutes 44 seconds East for 29.15 feet to a found 1" pipe, said point being the point of beginning; thence South 87 degrees 31 minutes 37 seconds East for 99.14 feet to a found 1" pipe; thence South 01 degrees 17 minutes 04 seconds East for 116.47 feet to a point that is 46.2 feet north of and 264.00 feet east of the southwest corner of the SE1/4 of the SE1/4; thence North 66 degrees 15 minutes 49 seconds East for 278.65 feet to a point on the westerly right of way margin of Danville Road; thence South 25 degrees 23 minutes 49 seconds East for 185.20 feet to a found 5/8" rebar on the southerly boundary of the of the SE1/4 of the SE1/4; thence North 88 degrees 32 minutes 26 seconds West along the southerly boundary of the SE1/4 of the SE1/4 for 464.66 feet back to the point of beginning. Said tract being subject to any existing easements and rights of way, both recorded and unrecorded.

for permission to convey, hold, sell, purchase, or otherwise treat said property in 1 unit or parcel as follows to wit:

Total Tract

A tract of land situated in the SE1/4 of the SE1/4 of Section 2, Township 6 South, Range 5 West, Morgan County, Alabama and containing 3.08 acres, more or less, being more particularly described as follows:

Commencing at a found 1/2" rebar the southwest corner of the SE1/4 of the SE1/4 of Section 2, thence South 88 degrees 40 minutes 42 seconds East along the southerly boundary of said SE1/4 of the SE1/4 for 129.68 feet to a found 1/2" capped rebar (unreadable), said point being the point of beginning; thence North 01 degrees 32 minutes 26 seconds East for 165.01 feet to a found nail and cap in an asphalt driveway; thence South 88 degrees 10 minutes 44 seconds East for 29.15 feet to a found 1" pipe; thence North 01 degrees 32 minutes 14 seconds East for 217.83 feet to a found 1.5" pipe; thence South 88 degrees 22 minutes 11 seconds East for 241.58 feet to found (bent) 1" pipe on the westerly right of way margin of Danville Road; thence South 25 degrees 23 minutes 49 seconds East for 428.11 feet to a found 5/8" rebar on the southerly boundary of the of the SE1/4 of the SE1/4; thence North 88 degrees 32 minutes 26 seconds West along the southerly boundary of the SE1/4 of the SE1/4 for 464.66 feet back to the point of beginning. Said tract being subject to any existing easements and rights of way, both recorded and unrecorded.

I hereby certify that I have consulted the FIRM (Flood Insurance Rate Map) prepared by the U.S. Department of Housing and Urban Development in cooperation with the Federal Administration,



Community Panel No. 01103C0067 E, dated December 16, 2005 and found the above described property is located in a Floodway Zone "X". This determination has not been verified with field data, but from map overlays only.

It is further certified that the Decatur City Planning Commission has determined that the conveyance, holding, selling, purchasing, leasing and otherwise treating the said property in 1 unit or parcel as aforesaid is in harmony and conformity with the general requirements and minimum standards of design for the subdivision of land as contained in the Subdivision Regulations/Standards of both (the more stringent shall comply) the City of Decatur, Alabama, and the above described units may be conveyed without destroying the intent of said regulations/standards and in conformity with the general requirements and minimum standards, as aforesaid, and the said Decatur City Planning Commission does hereby authorize and approve the conveyance of deed, lease, mortgage, or other form of conveyance of said above described units by said owner and by any other person having an interest therein or being a successor in title thereto; provided, however that said unit as herein above particularly described and designated may not hereafter be conveyed without further approval of the Decatur City Planning Commission, except in the footages and frontages as herein approval for the conveyances of said unit and as complete units as herein above described

IN WITNESS WHEREOF, The Decatur City Planning Commission has caused this certificate to be issued and executed by its Chairman on this the 11<sup>th</sup> day of June, 2016.

DECATUR CITY PLANNING COMMISSION

BY: [Signature]  
Its Chairman

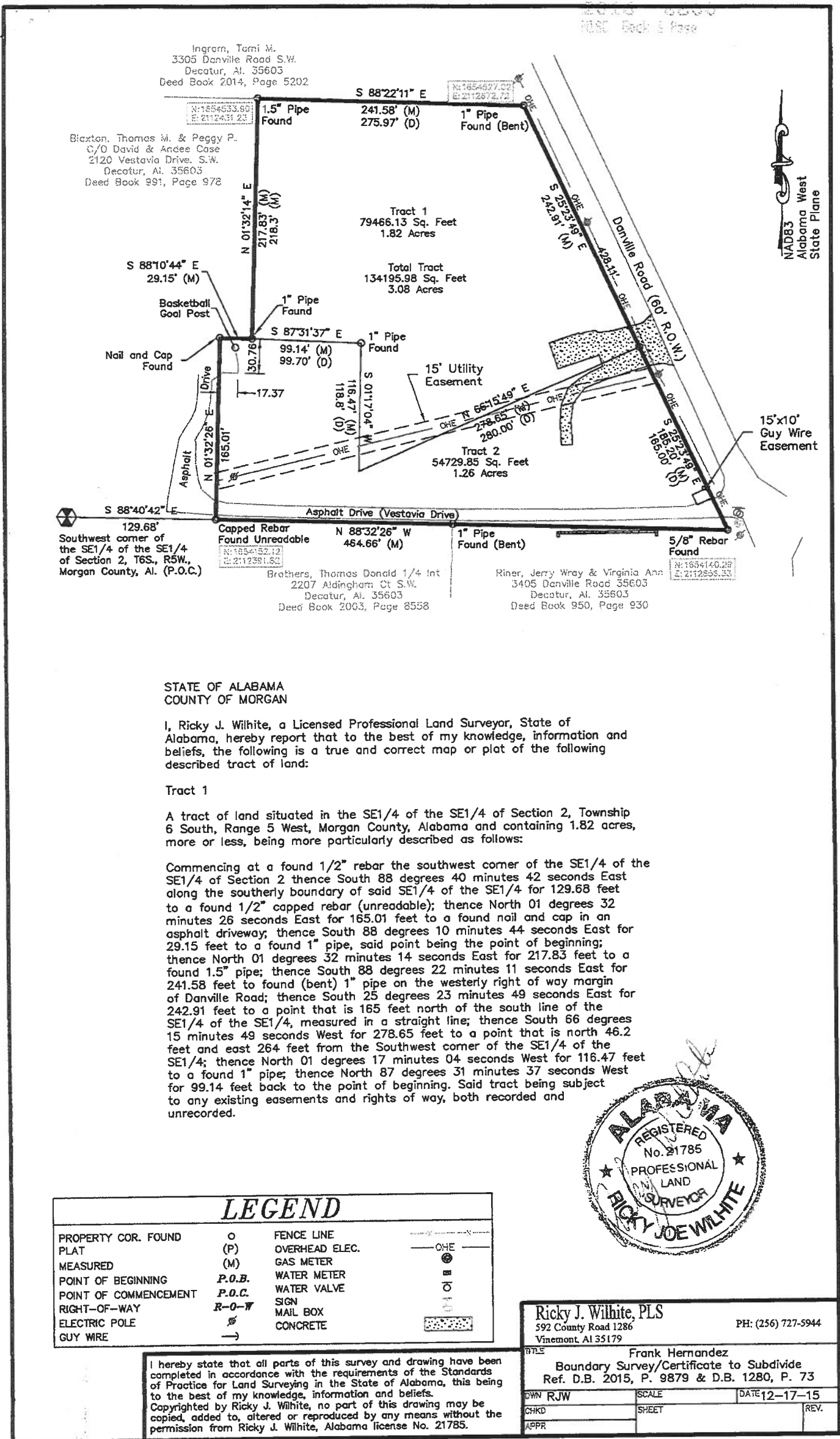
STATE OF ALABAMA  
COUNTY OF MORGAN

I, [Signature] a Notary Public in and for said County in said State hereby certify that [Signature], whose name as Chairman of the Decatur City Planning Commission is/signed to the foregoing certificate and who is known to me, acknowledged before me on this day that being informed of the contents of this certificate, he, in his capacity as Chairman of the Decatur City Planning Commission executed the same voluntarily for and as the act of said Planning Commission and with full authority.

GIVEN under my hand and the seal of my office, this the 10<sup>th</sup> day of June, 2016

[Signature]  
NOTARY PUBLIC

**My Commission Expires 02-19-2018**



Tract 2

A tract of land situated in the SE1/4 of the SE1/4 of Section 2, Township 6 South, Range 5 West, Morgan County, Alabama and containing 1.26 acres, more or less, being more particularly described as follows:

Commencing at a found 1/2" rebar the southwest corner of the SE1/4 of the SE1/4 of Section 2 thence South 88 degrees 40 minutes 42 seconds East along the southerly boundary of said SE1/4 of the SE1/4 for 129.68 feet to a found 1/2" capped rebar (unreadable); thence North 01 degrees 32 minutes 26 seconds East for 165.01 feet to a found nail and cap in an asphalt driveway; thence South 88 degrees 10 minutes 44 seconds East for 29.15 feet to a found 1" pipe, said point being the point of beginning; thence South 87 degrees 31 minutes 37 seconds East for 99.14 feet to a found 1" pipe; thence South 01 degrees 17 minutes 04 seconds West for 116.47 feet to a point that is 46.2 feet north of and 264.00 feet east of the southwest corner of the SE1/4 of the SE1/4; thence North 66 degrees 15 minutes 49 seconds East for 278.65 feet to a point on the westerly right of way margin of Danville Road; thence South 25 degrees 23 minutes 49 seconds East for 185.20 feet to a found 5/8" rebar on the southerly boundary of the of the SE1/4 of the SE1/4; thence North 88 degrees 32 minutes 26 seconds West along the southerly boundary of the SE1/4 of the SE1/4 for 464.66 feet back to the point of beginning. Said tract being subject to any existing easements and rights of way, both recorded and unrecorded.

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Commencing at a found 1/2" rebar the southwest corner of the SE1/4 of the SE1/4 of Section 2, thence South 88 degrees 40 minutes 42 seconds East along the southerly boundary of said SE1/4 of the SE1/4 for 129.68 feet to a found 1/2" capped rebar (unreadable), said point being the point of beginning; thence North 01 degrees 32 minutes 26 seconds East for 165.01 feet to a found nail and cap in an asphalt driveway; thence South 88 degrees 10 minutes 44 seconds East for 29.15 feet to a found 1" pipe; thence North 01 degrees 32 minutes 14 seconds East for 217.83 feet to a found 1.5" pipe; thence South 88 degrees 22 minutes 11 seconds East for 241.58 feet to found (bent) 1" pipe on the westerly right of way margin of Danville Road; thence South 25 degrees 23 minutes 49 seconds East for 428.11 feet to a found 5/8" rebar on the southerly boundary of the of the SE1/4 of the SE1/4; thence North 88 degrees 32 minutes 26 seconds West along the southerly boundary of the SE1/4 of the SE1/4 for 464.66 feet back to the point of beginning. Said tract being subject to any existing easements and rights of way, both recorded and unrecorded.

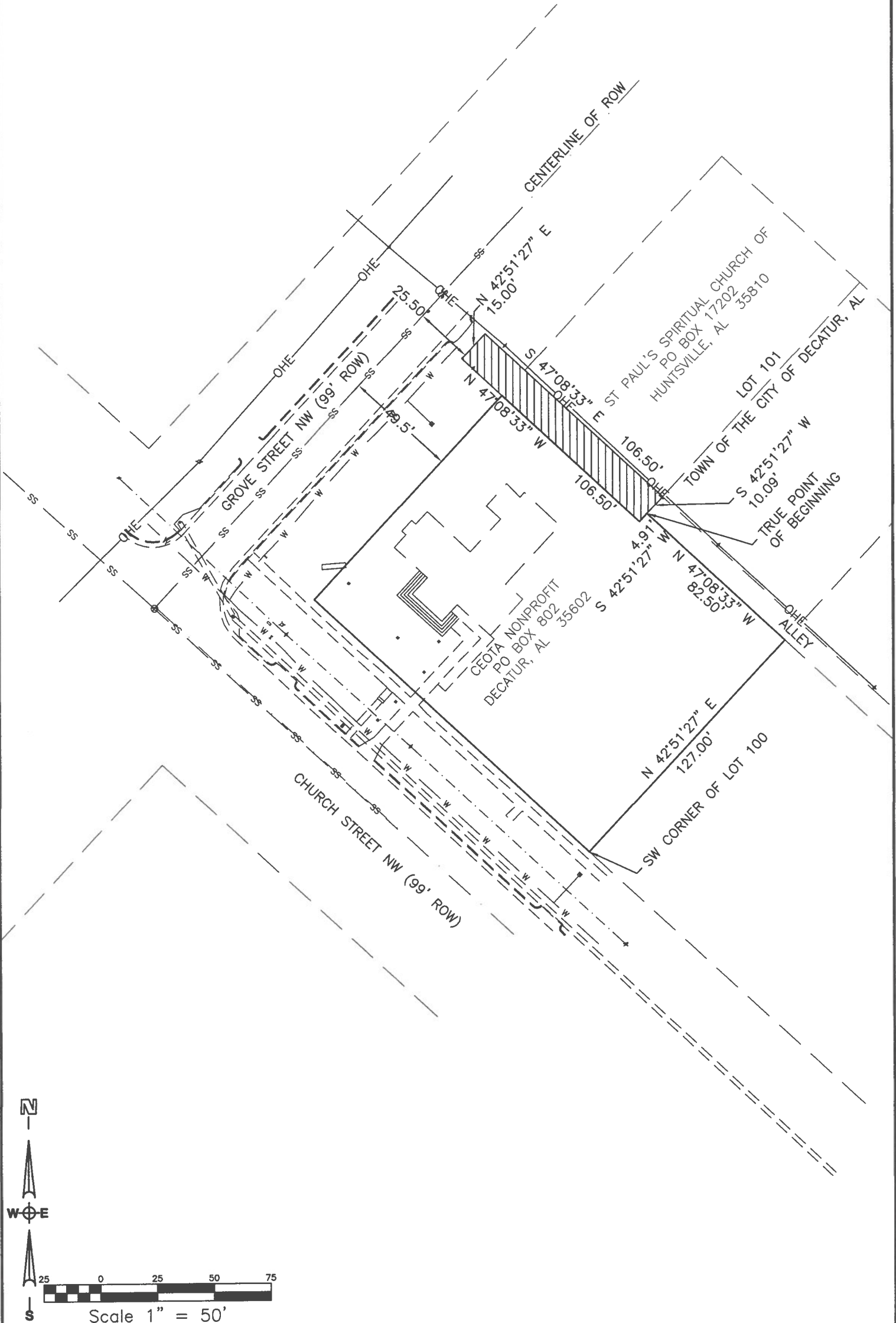
I hereby certify that I have consulted the FIRM (Flood Insurance Rate Map) prepared by the U.S. Department of Housing and Urban Development in cooperation with the Federal Administration, Community Panel No. 01103C0067 E, dated December 16, 2005 and found the above described property is located in a Floodway Zone "X". This determination has not been verified with field data, but from map overlays only.

Book/Pag 2016/6798  
Jern/Dashier: FND16-06 / Lorriet  
Tract: 16634.372301.496546  
Recorded: 08-26-2016 13:41:18  
REC Recording Fee 12.00  
APP Serial Fee (Act 95-124) 2.00  
FSL Filing Fee 1.00  
Total Fees: \$ 15.00  
State of Alabama, Morgan County  
I certify this instrument was filed on  
08-26-2016 01:40:21 PM  
and recorded in HISC Book  
2016 at pages 6798 - 6801  
Gree Cain - Probate Judge

I hereby state that all parts of this survey and drawing have been completed in accordance with the requirements of the Standards of Practice for Land Surveying in the State of Alabama, this being to the best of my knowledge, information and beliefs. Copyrighted by Ricky J. Wilhite, no part of this drawing may be copied, added to, altered or reproduced by any means without the permission from Ricky J. Wilhite, Alabama license No. 21785.

|                                                                                                                    |       |               |                    |
|--------------------------------------------------------------------------------------------------------------------|-------|---------------|--------------------|
| Ricky J. Wilhite, PLS<br>592 County Road 1286<br>Vinemont, AL 35179                                                |       |               | PH: (256) 727-5944 |
| TITLE<br>Frank Hernandez<br>Boundary Survey/Certificate to Subdivide<br>Ref. D.B. 2015, P. 9879 & D.B. 1280, P. 73 |       |               |                    |
| OWN RJW                                                                                                            | SCALE | DATE 12-17-15 |                    |
| CRKD                                                                                                               | SHEET | REV.          |                    |
| APPR                                                                                                               |       |               |                    |





VACATION REQUESTS -- CEOTA (FRANCES TATE) -- CHURCH ST, NW, GROVE ST, NW AND ALLEY

DRAWING DATE: 06-22-2026

DRAWN BY: DDP

APPROVED BY: RWH

JOB No. D-136-26R

SCALE: 1"=50'

PAGE 7 OF 7

PUGHWRIGHTMCANALLY.COM

This instrument was prepared by:  
Ernest W. Ball  
111 Grant Street, Decatur, Alabama 35601

Send tax notice to:  
CEOTA Nonprofit  
P. O. Box 602, Decatur, Alabama 35602

**\*\*\*ALABAMA GENERAL WARRANTY DEED**

STATE OF ALABAMA )  
COUNTY OF MORGAN ) KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE HUNDRED Dollars (\$100.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, the CANAAN COMMUNITY CHRISTIAN CHURCH, INC., an Alabama Non-Profit Corporation, now known as CANAAN COMMUNITY CHRISTIAN CHURCH AT ST. PAUL, INC., an Alabama Non-Profit Corporation, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto CEOTA NONPROFIT, an Alabama Non-Profit corporation (herein referred to as grantee, whether one or more), the following described real estate, situated in Morgan County, Alabama, to-wit:

THE SE ONE-HALF (SE 1/2) OF LOT 100, LESS FIVE (5) FEET OFF THE NORTHERLY SIDE FOR AN ALLEY, OLD TOWN, CITY OF DECATUR, MORGAN COUNTY, ALABAMA.

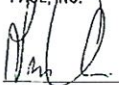
Parcel ID# 03-04-18-1-018-005.000  
Source of Title: Deed Book 2020, Page 9275

SUBJECT TO ALL EASEMENTS, RESTRICTIONS OF RECORD, RIGHT OF WAYS AND CURRENT AD VALOREM TAXES. \*\*\*SEE RESOLUTION OF CANAAN COMMUNITY CHRISTIAN CHURCH F/K/A CANAAN COMMUNITY CHRISTIAN CHURCH DATED THE 29<sup>th</sup> day of May, 2024, ATTACHED HERETO AS EXHIBIT "A". Canaan Community Christian Church, the grantee in that certain deed recorded in Deed Book 2020, at Page 9275 is the same entity as Canaan Community Christian Church, Inc., whose Articles of Incorporation are filed in Incorp Book 2013 at Page 1955 and the Articles of Amendment filed in Incorp Book 2019, at Pages 2005-2006; all in the Office of the Judge of Probate of Morgan County, Alabama. \*\*\*

TO HAVE AND TO HOLD to the said grantee, its successors and/or assigns.

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

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s), this 6<sup>th</sup> day of June, 2024.

CANAAN COMMUNITY CHRISTIAN CHURCH AT ST.  
PAUL, INC.  
  
TRAVIS ACKLIN, Director (Seal)

STATE OF ALABAMA §  
COUNTY OF MORGAN § GENERAL ACKNOWLEDGEMENT

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Travis Acklin, acting with full authority to convey property as Director of the CANAAN COMMUNITY CHRISTIAN CHURCH, INC., an Alabama Non-Profit Corporation, now known as CANAAN COMMUNITY CHRISTIAN CHURCH AT ST. PAUL, INC., an Alabama Non-Profit Corporation, who name is signed to the foregoing conveyance, and who(m) is/are known to me, acknowledged before me on this date, that, being informed of the contents of this conveyance, they each, in their official capacity, as Director and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6<sup>th</sup> day of June, 2024.



  
NOTARY PUBLIC  
My Commission Expires: 7/6/2027

EXHIBIT "A"

CANAAN COMMUNITY CHRISTIAN CHURCH AT ST. PAUL F/K/A CANAAN  
COMMUNITY CHRISTIAN CHURCH

RESOLUTION

A meeting was held by the board of CANAAN COMMUNITY CHRISTIAN CHURCH AT ST. PAUL F/K/A CANAAN COMMUNITY CHRISTIAN CHURCH. The board controls and makes all decisions for the CHURCH. (Hereinafter called CHURCH). One Hundred percent of the board members were present and voting.

A motion was made that TRAVIS ACKLIN be allowed to bind the CHURCH with his signature, sign conveyance paperwork, and collect any funds for the CHURCH, on the pending sale of property owed at 210 a/k/a 208 Church St. NW Decatur, AL 35601 a/k/a known as Morgan County Parcel # 03-04-18-1-018-005.000 hereinafter referred to as PARCEL, and that only 2 board members have to sign this resolution.

After a chance for discussion by the board members, a consensus was reached and the following matters were decided: TRAVIS ACKLIN is to sign any and all paperwork (binding the CHURCH with his/her signature) with his/her signature only, including but not limited to conveyance documents, and all documents to facilitate the sale of PARCEL, with his/her signature only, and that only two members have to sign this resolution.

THEREFORE, BE IT KNOWN BY ALL PRESENT that it is hereby RESOLVED that TRAVIS ACKLIN, is hereby vested with the authority to bind the CHURCH with his/her signature for the sale of PARCEL. He is hereby vested with the authority to receive any proceeds from this sale on behalf of the CHURCH, and he is vested with the authority to bind the CHURCH on any document pertaining to this sale without the need for the other members signatures, and that only two board members are vested with the power to sign and authorize this document.

We personally witnessed this meeting and were present at this meeting. We express the above by signing this on this the 29 day of MAY, 2024.

Kimberly S. Acklin  
board member signature  
Kimberly S. Acklin  
Printed name of board member

Theodis Acklin  
board member signature  
Theodis Acklin  
Printed name of board member



**Real Estate Sales Validation Form**  
*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Canaan Community Christian Church, Inc. Grantee's Name CEOTA Nonprofit  
N/A Canaan Community Christian Church  
At St. Paul, Inc.

Mailing Address P.O. Box 17202 Mailing Address 506 Monroe Drive  
Huntsville, AL 35810 Decatur, AL 35601

Property Address 208 Church St. NW Date of Sale 06/06/24  
Decatur, AL 35601 Total Purchase Price \$ 10,000.00  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ \_\_\_\_\_

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

- ☐ Bill of Sale ☐ Appraisal  
☒ Sales Contract ☐ Other  
☐ Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

**Instructions**

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available. Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 06/06/24

Print Ernest Byrd

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

**CERTIFICATE TO CONSOLIDATE**

2025 2711  
Recorded in the Above  
MISC Book & Page  
04-30-2025 03:18:54 PM  
Greg Cain - Probate Judge  
State of Alabama, Morgan County

**STATE OF ALABAMA )  
COUNTY OF MORGAN )**

The City of Decatur Planning Commission does hereby certify that it has received a request from **CEOTA NONPROFIT**, the Owners of the following described real estate, situated in Decatur, Morgan County, Alabama, to-wit:

**TRACT 1  
(Deed Book 2024, Page 4708)**

The SE one-half (SE ½) of Lot 100, less five (5) feet off the northerly side for an alley, Old Town, City of Decatur, Alabama.

**TRACT 2  
(Deed Book 2022, Page 10489)**

That part of Lot 100, Old Town, Decatur, Alabama, described as follows: Beginning at the intersection of the Southeasterly line of Grove Street with the Northeasterly line of Church Street and running thence Southeasterly along the Northeasterly line of Church Street, 82 ½ feet; thence Northeasterly parallel with Gove Street 128 feet to an alley; thence Northwesterly parallel with Church Street, 82 ½ feet to the southeasterly line of Grove Street; thence Southwesterly along the Southeasterly line of Grove Street to the point of beginning.

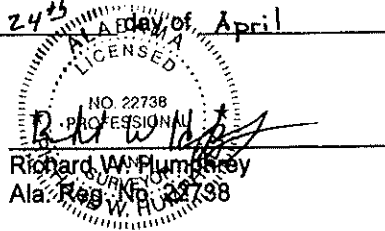
For permission to convey, hold, sell, purchase, or otherwise treat said property in 1 (one) unit or parcel as follows, to-wit:

**UNIT ONE – 0.47 Acres**

BEGIN AT A 5/8 INCH REBAR AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY MARGIN OF GROVE STREET NW (99' ROW) AND THE NORTHERLY RIGHT-OF-WAY MARGIN OF CHURCH STREET (99' ROW); AND THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;  
THENCE FROM THE TRUE POINT OF BEGINNING NORTH 42 DEGREES 51 MINUTES 27 SECONDS EAST (ALABAMA STATE PLANE – GRID BEARING [NAD83]) ALONG THE EASTERLY RIGHT-OF-WAY MARGIN OF GROVE STREET NW A DISTANCE OF 122.09 FEET TO A CAPPED IRON PIN (STAMPED "PWM AL/CA0021/LS") ON THE SOUTHERLY RIGHT-OF-WAY MARGIN OF AN ALLEY (ROW VARIES);  
THENCE SOUTH 47 DEGREES 08 MINUTES 33 SECONDS EAST ALONG THE SOUTHERLY RIGHT-OF-WAY MARGIN OF AN ALLEY A DISTANCE OF 82.50 FEET TO A CAPPED IRON PIN (STAMPED "PWM AL/CA0021/LS");  
THENCE NORTH 42 DEGREES 51 MINUTES 27 SECONDS EAST ALONG AN OFFSET IN THE ALLEY RIGHT-OF-WAY A DISTANCE OF 4.91 FEET TO A CAPPED IRON PIN (STAMPED "PWM AL/CA0021/LS");  
THENCE SOUTH 47 DEGREES 08 MINUTES 33 SECONDS EAST ALONG THE SOUTHERLY RIGHT-OF-WAY MARGIN OF AN ALLEY A DISTANCE OF 82.50 FEET TO A CAPPED IRON PIN (STAMPED "PWM AL/CA0021/LS");  
THENCE SOUTH 42 DEGREES 51 MINUTES 27 SECONDS WEST A DISTANCE OF 127.00 FEET TO A CAPPED IRON PIN (STAMPED "PWM AL/CA0021/LS") ON THE NORTHERLY RIGHT-OF-WAY MARGIN OF CHURCH STREET NW (99' ROW);  
THENCE NORTH 47 DEGREES 08 MINUTES 33 SECONDS WEST ALONG THE NORTHERLY RIGHT-OF-WAY MARGIN OF CHURCH STREET NW A DISTANCE OF 165.00 FEET TO THE TRUE POINT OF BEGINNING, LYING AND BEING WITHIN SECTION 18, TOWNSHIP 5 SOUTH, RANGE 4 WEST, DECATUR, MORGAN COUNTY, ALABAMA, AND CONTAINING 0.47 ACRES, MORE OR LESS.

I, Richard W. Humphrey, a Professional Land Surveyor of Decatur, Alabama, hereby state that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge and belief.

According to my survey, this the 24<sup>th</sup> day of April, 2025.

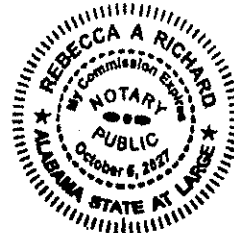


It is further certified that the Decatur City Planning Commission has determined that the conveyance, holding, selling, purchasing, leasing and otherwise treating the said property in 1 (one) unit or parcel as aforesaid is in harmony and conformity with the general requirements and minimum standards of design for the subdivision of land as contained in the Subdivision Regulations of the City of Decatur, and the above described units may be conveyed without destroying the intent of said regulations, and in conformity with the general requirements and minimum standards, as aforesaid, and the said Planning Commission does hereby authorize and approve the conveyance by deed, lease, mortgage, or other form of conveyance of said above described units by said owner and by any other person having an interest therein or being a successor in the title thereto; provided, however, that said units as hereinabove particularly described and designated may not hereafter be conveyed without further approval in the Planning Commission, except in the footages and frontages as herein approved for the conveyance of said units and as complete units as hereinabove described.

IN WITNESS WHEREOF, the Decatur City Planning Commission has caused this certificate to be issued and executed by its chairman on this the 29<sup>th</sup> day of April, 2025.

**DECATUR CITY PLANNING COMMISSION**

By: [Signature]  
It's Chairman



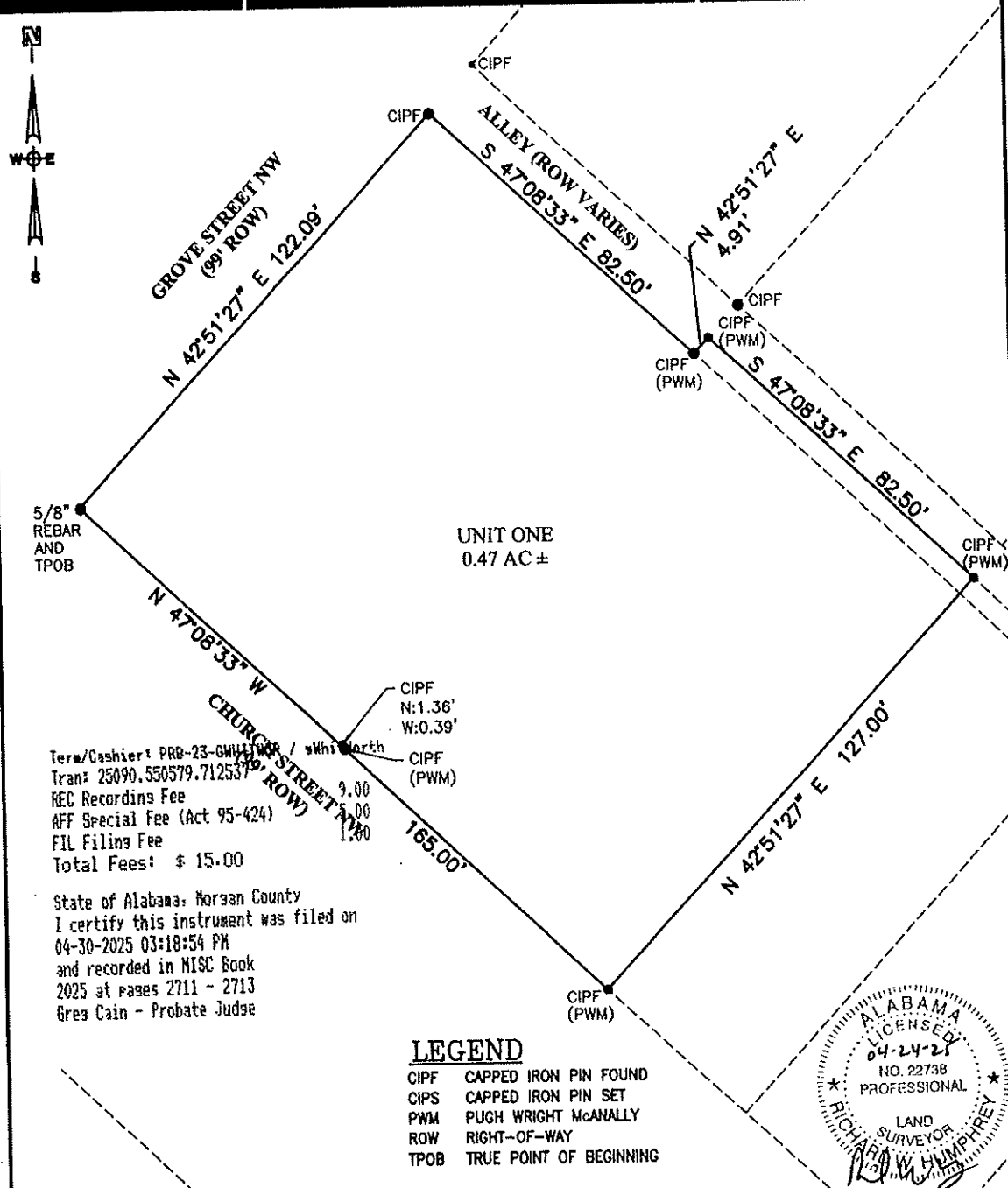
**STATE OF ALABAMA )  
COUNTY OF MORGAN )**

I, Rebecca A. Richard, a Notary Public in and for said County in said State hereby certify that Rent Lawrence, whose name as Chairman of the Decatur City Planning Commission is signed to the foregoing certificate and who is known to me, acknowledged before me on this day that being informed of the contents of the certificate, he, in his capacity as Chairman of the Decatur City Planning Commission executed the same voluntarily for and as the act of said Planning Commission and with full authority.

Given under my hand and the seal of my office, this 29<sup>th</sup> day of April, 2025.

Notary Public: [Signature]  
My Commission Expires: October 6, 2027

PUGH WRIGHT  
MCANALLY



### LEGEND

|      |                         |
|------|-------------------------|
| CIPF | CAPPED IRON PIN FOUND   |
| CIPS | CAPPED IRON PIN SET     |
| PWM  | PUGH WRIGHT McANALLY    |
| ROW  | RIGHT-OF-WAY            |
| TPOB | TRUE POINT OF BEGINNING |



### GENERAL NOTES

- GENERAL NOTES
1. NORTH REFERENCE IS ALABAMA STATE COORDINATE GRID—WEST ZONE (NAD1983) AS DETERMINED BY GNSS OBSERVATIONS.
  2. ALL MEASUREMENTS SHOWN ARE TO U.S. STANDARDS AND ARE FIELD MEASUREMENTS UNLESS OTHERWISE SHOWN
  3. SOURCE OF INFORMATION USED FOR SURVEY: MB 1, PG 88; DB 2022, PG 10498; DB 2024, PG 4708
  4. PROPERTY ADDRESS IS 212 CHURCH STREET NW DECATUR, AL 35601
  5. NO ENCROACHMENTS WERE FOUND ABOVE GROUND EXCEPT AS SHOWN
  6. NO SEARCH OF PUBLIC RECORDS HAS BEEN PERFORMED BY THIS FIRM TO DETERMINE IF ANY DEFECTS AND/OR AMBIGUITIES EXIST IN THE TITLE.
  7. THERE WAS NO FIELD LOCATION ATTEMPTED TO DETERMINE THE EXTENT OF SUBSURFACE STRUCTURES
  8. UNLESS STATED OTHERWISE, GOVERNMENTAL JURISDICTIONAL AREAS OR NEGATIVE EASEMENT, IF ANY, WHICH MIGHT AFFECT THE USE OF THIS PROPERTY WERE NOT LOCATED. THE UNDERSIGNED ASSUMES NO LIABILITY FOR ANY LOSS RESULTING FROM THE EXERCISE OF ANY GOVERNMENTAL JURISDICTION AFFECTING THE USE OF THIS PROPERTY.
  9. FIELD WORK WAS COMPLETED JULY 26, 2024.
- 15 0 15 30  
Scale: 1" = 30'

Scale 1" = 30'

CERTIFICATE TO CONSOLIDATE -- FRANCES TATE (CEOTA) -- 208 AND 212 CHURCH STREET NW

|                          |  |  |  |  |  |                   |  |                  |  |                 |  |               |  |             |  |
|--------------------------|--|--|--|--|--|-------------------|--|------------------|--|-----------------|--|---------------|--|-------------|--|
| DRAWING DATE: APRIL 2025 |  |  |  |  |  | DRAWN BY: MSB/DDP |  | APPROVED BY: RMH |  | JOB No. S-47-25 |  | SCALE: 1"=30' |  | PAGE 3 OF 3 |  |
|--------------------------|--|--|--|--|--|-------------------|--|------------------|--|-----------------|--|---------------|--|-------------|--|





# Property Record Card - 2025

STREET ROW and ALLEY ROW

|                                                                                     |                                                                                                       |                                                                                    |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|
| Owner Name and Mailing Address<br>CEOTA NONPROFIT<br>PO BOX 802<br>DECATUR, AL35602 | Parcel Number: 03 04 18 1 018 005.000<br>PIN: 7881                                                    | Property Address:<br>208 CHURCH ST NW                                              |
| Tax District: 06<br>Tax Due: \$0.00<br>Tax Amount Paid: N/A<br>Date Paid: N/A       | Land Value: \$5,300<br>Improvement Value: \$0<br>Misc. Improvement Value: \$0<br>Total Value: \$5,300 | Total Acres: 0.0<br>Square Feet: 0.00<br><br>Total Acres: 0.0<br>Square Feet: 0.00 |

Brief Legal Description  
SE1/2 LOT 100 OLD TOWN CITY OF DECATUR LESS 5' OFF N'LY & FOR ALLEY

|                        |                        |
|------------------------|------------------------|
| Lot:                   | Lot:                   |
| Block:                 | Block:                 |
| Subdivision/Plat Name: | Subdivision/Plat Name: |
| Plat Book:             | Plat Book:             |
| Plat Page:             | Plat Page:             |

## Deed Summary

| Instrument Number | Instrument Date |
|-------------------|-----------------|
| 2025-2711-5       | 4/24/2025       |
| 2024-4708-1       | 6/6/2024        |
| 2024/4708         | 5/29/2024       |
| 2020-9275-1       | 10/6/2020       |
| 2020/9275         | 10/6/2020       |
| 1487-0000030      | 9/15/1993       |

## Improvement Summary

| Building Number | Year Built | Base Area | Total Living Area | Story Height | Final Value |
|-----------------|------------|-----------|-------------------|--------------|-------------|
|-----------------|------------|-----------|-------------------|--------------|-------------|

## Miscellaneous Improvements

| Building Number | Category | Size | Base Rate | Sub Total | Index | Condition | Replacement Cost | Value |
|-----------------|----------|------|-----------|-----------|-------|-----------|------------------|-------|
|-----------------|----------|------|-----------|-----------|-------|-----------|------------------|-------|

CERTIFICATE TO CONSOLIDATE AND SUBDIVIDE

STATE OF ALABAMA )  
COUNTY OF MORGAN )

2022 12803  
Recorded in the Above  
Map Book & Page  
12-16-2022 02:14:37 PM  
Gres Cain - Probate Judge  
State of Alabama, Morgan County

The Decatur City Planning Commission does hereby certify that it has received a request from **ST. PAUL'S SPIRITUAL CHURCH OF DECATUR, INC.**, the Owners of the following described real estate, situated in Decatur, Morgan County, Alabama, to-wit:

LOT 94

Lot 94, according to the map or Plan of the Town or the City of Decatur, as recorded by map or plat in the Morgan County, Alabama Probate Judge's Office, in Map Book 1, at Page 88.

LOT 101

Lot 101, according to the map or Plan of the Town or the City of Decatur, as recorded by map or plat in the Morgan County, Alabama Probate Judge's Office, in Map Book 1, at Page 88.

. For permission to convey, hold, sell, purchase, or otherwise treat said property in 3 (three) units or parcels as follows, to-wit:

UNIT ONE

See PWM Job No. S-274-22 for survey and description.

UNIT TWO

See PWM Job No. S-274-22 for survey and description.

UNIT THREE

See PWM Job No. S-274-22 for survey and description.

It is further certified that the Decatur City Planning Commission has determined that the conveyance, holding, selling, purchasing, leasing and otherwise treating the said property in 3 (three) units or parcels as aforesaid is in harmony and conformity with the general requirements and minimum standards of design for the subdivision of land as contained in the Subdivision Regulations of the City of Decatur, and the above described units may be conveyed without destroying the intent of said regulations, and in conformity with the general requirements and minimum standards, as aforesaid, and the said Planning Commission does hereby authorize and approve the conveyance by deed, lease, mortgage, or other form of conveyance of said above described units by said owner and by any other person having an interest therein or being a successor in the title thereto; provided, however, that said units as hereinabove particularly described and designated may not hereafter be conveyed without further approval in the Planning Commission, except in the footages and frontages as herein approved for the conveyance of said units and as complete units as hereinabove described.

IN WITNESS WHEREOF, the Decatur City Planning Commission has caused this certificate to be issued and executed by its chairman on this the 16<sup>th</sup> day of December, 2022.

DECATUR CITY PLANNING COMMISSION

By: J. K. A. [Signature]

It's Chairman

PWM Job No. D-273-22  
Page 1 of 3

STATE OF ALABAMA )

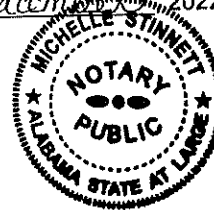
COUNTY OF MORGAN )

I, Michelle Stinnett, a Notary Public in and for said County in  
said State hereby certify that J Kent Lawrence, whose name as  
Chairman of the Decatur City Planning Commission is signed to the  
foregoing certificate and who is known to me, acknowledged before me on this day that  
being informed of the contents of the certificate, he, in his capacity as  
Chairman of the Decatur City Planning Commission  
executed the same voluntarily for and as the act of said Planning Commission and with  
full authority.

Given under my hand and the seal of my office, this 16<sup>th</sup> day of December, 2022.

Notary Public: Michelle Stinnett

My Commission Expires: My Commission Expires: May 27, 2025







STATE OF ALABAMA     )  
COUNTY OF MORGAN    )

I, Richard W. Humphrey, a Professional Land Surveyor of Decatur, Alabama, hereby certify that the foregoing is a true and correct map or plat of the following described real estate, situated within Section 18, Township 5 South, Range 4 West, Decatur, Morgan County, Alabama, and more particularly described as follows, to-wit:

#### UNIT ONE

Begin at a capped iron pin (stamped "PWM AL/CA0021/LS") at the intersection of the easterly right-of-way margin of Grove Street NW (99' ROW) and the southerly right-of-way margin of Wilson Street NW (99' ROW); and the true point of beginning of the tract herein described; thence from the true point of beginning South 47 degrees 08 minutes 33 seconds East (Alabama State Plane – Grid Bearing [NAD83]) along the southerly right-of-way margin of Wilson Street NW a distance of 82.50 feet to a capped iron pin (stamped "PWM AL/CA0021/LS"); thence South 42 degrees 51 minutes 27 seconds West a distance of 128.00 feet to a capped iron pin (stamped "PWM AL/CA0021/LS") on the northerly right-of-way margin of an alley (15' ROW); thence North 47 degrees 08 minutes 33 seconds West along the northerly right-of-way margin of an alley a distance of 82.50 feet to a capped iron pin (stamped "PWM AL/CA0021/LS") on the easterly right-of-way margin of Grove Street NW (99' ROW); thence North 42 degrees 51 minutes 27 seconds East along the easterly right-of-way margin of Grove Street NW a distance of 128.00 feet to the true point of beginning, lying and being within Section 18, Township 5 South, Range 4 West, Decatur, Morgan County, Alabama, and containing **0.24 acres**, more or less.

#### UNIT TWO

Begin at a capped iron pin (stamped "PWM AL/CA0021/LS") at the intersection of the easterly right-of-way margin of Grove Street NW (99' ROW) and the southerly right-of-way margin of Wilson Street NW (99' ROW), thence South 47 degrees 08 minutes 33 seconds East (Alabama State Plane – Grid Bearing [NAD83]) along the southerly right-of-way margin of Wilson Street NW a distance of 82.50 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 continue thence South 47 degrees 08 minutes 33 seconds East along the southerly right-of-way margin of Wilson Street NW a distance of 82.50 feet to a capped iron pin (stamped "PWM AL/CA0021/LS"); thence South 42 degrees 51 minutes 27 seconds West a distance of 128.00 feet to a capped iron pin (stamped "PWM AL/CA0021/LS") on the northerly right-of-way margin of an alley (15' ROW); thence North 47 degrees 08 minutes 33 seconds West along the northerly right-of-way margin of an alley a distance of 82.50 feet to a capped iron pin (stamped "PWM AL/CA0021/LS"); thence North 42 degrees 51 minutes 27 seconds East a distance of 128.00 feet to the true point of beginning, lying and being within Section 18, Township 5 South, Range 4 West, Decatur, Morgan County, Alabama, and containing **0.24 acres**, more or less.

#### UNIT THREE

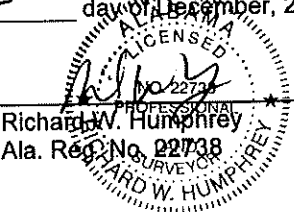
Begin at a capped iron pin (stamped "PWM AL/CA0021/LS") at the intersection of the easterly right-of-way margin of Grove Street NW (99' ROW) and the southerly right-of-way margin of Wilson Street NW (99' ROW), thence South 47 degrees 08 minutes 33 seconds East (Alabama State Plane – Grid Bearing [NAD83]) along the southerly right-of-way margin of Wilson Street NW a distance of 165.00 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 continue thence South 47 degrees 08 minutes 33 seconds East along the southerly right-of-way margin of Wilson Street NW a distance of 165.00 feet to a capped iron pin (stamped "PWM AL/CA0021/LS") on the northerly right-of-way margin of

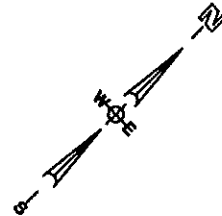
Sycamore Street NW (99' ROW); thence South 42 degrees 51 minutes 27 seconds West along the northerly right-of-way margin of Sycamore Street NW a distance of 128.00 feet to a capped iron pin (stamped "PWM AL/CA0021/LS") on the northerly right-of-way margin of an alley (15' ROW); thence North 47 degrees 08 minutes 33 seconds West along the northerly right-of-way margin of an alley a distance of 165.00 feet to a capped iron pin (stamped "PWM AL/CA0021/LS"); thence North 42 degrees 51 minutes 27 seconds East a distance of 128.00 feet to the true point of beginning, lying and being within Section 18, Township 5 South, Range 4 West, Decatur, Morgan County, Alabama, and containing 0.48 acres, more or less.

That there are no encroachments by buildings on adjoining property; that there are no rights of way, easements, or joint driveways over or across said lot visible on the surface, except as shown on the plat, and the is located at 211 Wilson Street NW, Decatur, AL 35601.

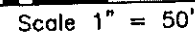
And I further state that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information, and belief.

According to my survey, this the 16<sup>th</sup> day of December, 2022.

  
Richard W. Humphrey  
Ala. Reg. No. 22738



## A circular professional seal for an Alabama Licensed Professional Land Surveyor. The outer ring contains the text "ALABAMA" at the top and "RICHARD D. HUMPHREY" at the bottom, separated by two stars. The inner circle contains the text "LICENSED" at the top, "NO. 22738" in the center, and "PROFESSIONAL" at the bottom. The words "LAND SURVEYOR" are written in a smaller font across the bottom of the inner circle. The date "12-16-22" is handwritten in the upper left of the inner circle. A signature, presumably of Richard D. Humphrey, is written across the bottom of the seal.



PUGHV'RIGHTMEANALLY

Term/Cashier: PRB-16-TKNOWLES / tarak  
Tran: 22898.506212.660693  
REC Recordins Fee 18.00  
AFF Special Fee (Act 95-424) 5.00  
FIL Filings Fee 1.00  
Total Fees: \$ 24.00

State of Alabama, Morgan County  
I certify this instrument was filed on  
12-16-2022 02:14:37 PM  
and recorded in MISC Book  
2022 at pages 12803 - 12808  
Grea Cain - Probate Judge





# Property Record Card - 2025

STREET ROW & ALLEY ROW

|                                                                                                         |                                                                                                       |                                        |
|---------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|----------------------------------------|
| Owner Name and Mailing Address<br>ST. PAUL'S SPIRITUAL CHURCH OF<br>PO BOX 17202<br>HUNTSVILLE, AL35810 | Parcel Number: 03 04 18 1 018 001.002<br>PIN: 206398                                                  | Property Address:<br>217 WILSON STREET |
| Tax District: 06<br>Tax Due: \$0.00<br>Tax Amount Paid: N/A<br>Date Paid: N/A                           | Land Value: \$5,400<br>Improvement Value: \$0<br>Misc. Improvement Value: \$0<br>Total Value: \$5,400 | Total Acres: 0.0<br>Square Feet: 0.00  |

Brief Legal Description  
BEG AT INT OF E'LY LINE OF GROVE ST & S'LY LINE OF WILSON ST TPOB. TH SE'LY ALG R/W 82.5', TH SW'LY 128', TH NW'LY 82.5', TH NE'LY 128', TO POB. LESS ROAD R/W.

|                        |                        |
|------------------------|------------------------|
| Lot:                   | Lot:                   |
| Block:                 | Block:                 |
| Subdivision/Plat Name: | Subdivision/Plat Name: |
| Plat Book:             | Plat Book:             |
| Plat Page:             | Plat Page:             |

| Deed Summary      |                 |
|-------------------|-----------------|
| Instrument Number | Instrument Date |
| 2022-12803-5      | 12/16/2022      |

| Improvement Summary |            |           |                   |              |             |
|---------------------|------------|-----------|-------------------|--------------|-------------|
| Building Number     | Year Built | Base Area | Total Living Area | Story Height | Final Value |

| Miscellaneous Improvements |          |      |           |           |       |           |                  |       |
|----------------------------|----------|------|-----------|-----------|-------|-----------|------------------|-------|
| Building Number            | Category | Size | Base Rate | Sub Total | Index | Condition | Replacement Cost | Value |

DECLARATION OF VACATION

STATE OF ALABAMA     )  
COUNTY OF MORGAN    )

KNOW ALL MEN BY THESE PRESENTS, THAT:

**CEOTA NONPROFIT, AN ALABAMA NON-PROFIT CORPORATION AND ST. PAUL’S SPIRITUAL CHURCH OF DECATUR, INC. AN ALABAMA NON-PROFIT CORPORATION**, the owners and interested parties of all the property adjacent to those certain right-of-way easements, hereinafter described and desiring to vacate the same, do hereby declare that the right-of-way easements heretofore granted to the City of Decatur, Alabama, situated in the City of Decatur, Morgan County, Alabama and particularly described as follows, to-wit:

**A PORTION OF GROVE STREET NW RIGHT-OF-WAY AND  
A PORTION OF AN ALLEY TO BE VACATED**

BEGIN AT THE SOUTHWEST CORNER OF LOT 100 OF THE MAP OF OLD TOWN OF DECATUR, MORGAN COUNTY, ALABAMA, AS RECORDED BY MAP OR PLAT IN THE MORGAN COUNTY, ALABAMA PROBATE JUDGE'S OFFICE, IN MAP BOOK 1, AT PAGE 88, AND RUN THENCE NORTH 42 DEGREES 51 MINUTES 27 SECOND EAST (ALABAMA STATE PLANE GRID, WEST ZONE [NAD83]) ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 100 A DISTANCE OF 127.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY MARGIN OF AN ALLEY; THENCE NORTH 47 DEGREES 08 MINUTES 33 SECONDS WEST A DISTANCE OF 82.50 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;  
THENCE FROM THE TRUE POINT OF BEGINNING SOUTH 42 DEGREES 51 MINUTES 27 SECONDS WEST A DISTANCE OF 4.91 FEET TO A POINT;  
THENCE NORTH 47 DEGREES 08 MINUTES 33 SECONDS WEST A DISTANCE OF 106.50 FEET TO A POINT;  
THENCE NORTH 42 DEGREES 51 MINUTES 27 SECONDS EAST A DISTANCE OF 15.00 FEET TO A POINT;  
THENCE SOUTH 47 DEGREES 08 MINUTES 33 SECONDS EAST A DISTANCE OF 106.50 FEET TO A POINT;  
THENCE SOUTH 42 DEGREES 51 MINUTES 27 SECONDS WEST A DISTANCE OF 10.09 FEET TO THE TRUE POINT OF BEGINNING, LYING AND BEING WITHIN SECTION 18, TOWNSHIP 5 SOUTH, RANGE 4 WEST, DECATUR, MORGAN COUNTY, ALABAMA, AND CONTAINING **0.04 ACRES**, MORE OR LESS.

be and the same is hereby vacated;

It is further declared that the assent to the foregoing vacation be procured from the City Council of the City of Decatur, the governing body of the municipality in which such easement was located, and shall be assented to by a resolution adopted by said City Council, a copy of which, certified by the City Clerk of the City of Decatur, Alabama shall be attached to, and filed and recorded with this written Declaration of Vacation, and further that the assent of the City of Decatur Planning Commission to the foregoing vacation shall be procured, and said assent to be evidenced by a resolution adopted by the said City of Decatur Planning Commission, a copy of which, certified by the Secretary thereof, shall be attached to and filed and recorded with this written Declaration of Vacation.

IN WITNESS WHEREOF, \_\_\_\_\_, whose name as \_\_\_\_\_ of **CEOTA NONPROFIT, AN ALABAMA NON-PROFIT CORPORATION AND ST. PAUL’S SPIRITUAL CHURCH OF DECATUR, INC. AN ALABAMA NON-PROFIT CORPORATION**, have caused this instrument to be executed in its duly authorized officer, effective as of the \_\_\_\_\_ day of \_\_\_\_\_, 2026.

CEOTA NONPROFIT, AN ALABAMA NON-PROFIT CORPORATION

BY: Frances D. Tate, CEOTA  
Frances D. Tate, as Its Founding CEO

ST. PAUL'S SPIRITUAL CHURCH OF DECATUR, INC.

BY: [Signature]  
St. Paul's Spiritual Church, as Its President  
of Decatur, Inc.

STATE OF ALABAMA     )  
COUNTY OF MORGAN    )

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Frances D. Tate, whose name as Founding CEO of **CEOTA NONPROFIT, AN ALABAMA NON-PROFIT CORPORATION**, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 1ST day of September, 2026.

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

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

STATE OF ALABAMA     )  
COUNTY OF MORGAN    )

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Travis Acklin, whose name as President of **ST. PAUL'S SPIRITUAL CHURCH OF DECATUR, INC.**, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 1ST day of September, 2026.

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

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

PLANNING COMMISSION RESOLUTION

STATE OF ALABAMA     )  
COUNTY OF MORGAN    )

BE IT RESOLVED by the City of Decatur Planning Commission, that, in accordance with Article 3 of Chapter 2 of Title 35 of the Code of Alabama, 1975, determination has been made upon presentation of material facts submitted by the adjacent owners of certain real property **CEOTA NONPROFIT, AN ALABAMA NON-PROFIT CORPORATION AND ST. PAUL’S SPIRITUAL CHURCH OF DECATUR, INC. AN ALABAMA NON-PROFIT CORPORATION**, that the right-of-way easements contained within the boundaries of the hereinafter described property, to-wit:

**A PORTION OF GROVE STREET NW RIGHT-OF-WAY AND**  
**A PORTION OF AN ALLEY TO BE VACATED**

BEGIN AT THE SOUTHWEST CORNER OF LOT 100 OF THE MAP OF OLD TOWN OF DECATUR, MORGAN COUNTY, ALABAMA, AS RECORDED BY MAP OR PLAT IN THE MORGAN COUNTY, ALABAMA PROBATE JUDGE'S OFFICE, IN MAP BOOK 1, AT PAGE 88, AND RUN THENCE NORTH 42 DEGREES 51 MINUTES 27 SECOND EAST (ALABAMA STATE PLANE GRID, WEST ZONE [NAD83]) ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 100 A DISTANCE OF 127.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY MARGIN OF AN ALLEY; THENCE NORTH 47 DEGREES 08 MINUTES 33 SECONDS WEST A DISTANCE OF 82.50 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE FROM THE TRUE POINT OF BEGINNING SOUTH 42 DEGREES 51 MINUTES 27 SECONDS WEST A DISTANCE OF 4.91 FEET TO A POINT; THENCE NORTH 47 DEGREES 08 MINUTES 33 SECONDS WEST A DISTANCE OF 106.50 FEET TO A POINT; THENCE NORTH 42 DEGREES 51 MINUTES 27 SECONDS EAST A DISTANCE OF 15.00 FEET TO A POINT; THENCE SOUTH 47 DEGREES 08 MINUTES 33 SECONDS EAST A DISTANCE OF 106.50 FEET TO A POINT; THENCE SOUTH 42 DEGREES 51 MINUTES 27 SECONDS WEST A DISTANCE OF 10.09 FEET TO THE TRUE POINT OF BEGINNING, LYING AND BEING WITHIN SECTION 18, TOWNSHIP 5 SOUTH, RANGE 4 WEST, DECATUR, MORGAN COUNTY, ALABAMA, AND CONTAINING **0.04 ACRES**, MORE OR LESS.

It is hereby acknowledged that the following language is contained within the Declaration of Vacation:

It is hereby declared that the said vacation does not interrupt public streets, and that the right-of-way easements so vacated are excessive to the needs of the City of Decatur as a public easement; and

BE IT FURTHER RESOLVED that the City of Decatur Planning Commission does hereby recommend to the City Council of Decatur, the governing body of the municipality having interest and jurisdiction in said right-of-way easements that said governing body adopt and place on file and of record in the Office of the Judge of Probate, Morgan County, Alabama, a duly certified resolution effecting the abandonment and vacation of any and all rights and interests under the Laws of Alabama to those certain right-of-way easements as described above.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2026.



STATE OF ALABAMA     )  
COUNTY OF MORGAN    )

I, \_\_\_\_\_, the duly elected, qualified Chairman of the **City of Decatur Planning Commission**, hereby certify that the above and foregoing is a true and correct copy of a resolution adopted by the City of Decatur Planning Commission at a meeting held thereof on the \_\_\_\_\_day of \_\_\_\_\_, 2026, as the same appears on file and of record in the minutes of said **City of Decatur Planning Commission**.

IN WITNESS whereof, I hereby affix my hand as **Chairman of the City of Decatur Planning Commission** on this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
\_\_\_\_\_, Chairman  
City of Decatur, Planning Commission

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CITY COUNCIL RESOLUTION

STATE OF ALABAMA     )  
COUNTY OF MORGAN    )

BE IT RESOLVED by the City Council of the City of Decatur, that, in accordance with Article 3 of Chapter 2 of Title 35 of the Code of Alabama, 1975, determination has been made upon presentation of material facts submitted by the owner of certain real property **CEOTA NONPROFIT, AN ALABAMA NON-PROFIT CORPORATION AND ST. PAUL'S SPIRITUAL CHURCH OF DECATUR, INC. AN ALABAMA NON-PROFIT CORPORATION**, that the right-of-way easements contained within the boundaries of the hereinafter described property, to-wit:

A PORTION OF GROVE STREET NW RIGHT-OF-WAY AND  
A PORTION OF AN ALLEY TO BE VACATED

BEGIN AT THE SOUTHWEST CORNER OF LOT 100 OF THE MAP OF OLD TOWN OF DECATUR, MORGAN COUNTY, ALABAMA, AS RECORDED BY MAP OR PLAT IN THE MORGAN COUNTY, ALABAMA PROBATE JUDGE'S OFFICE, IN MAP BOOK 1, AT PAGE 88, AND RUN THENCE NORTH 42 DEGREES 51 MINUTES 27 SECOND EAST (ALABAMA STATE PLANE GRID, WEST ZONE [NAD83]) ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 100 A DISTANCE OF 127.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY MARGIN OF AN ALLEY; THENCE NORTH 47 DEGREES 08 MINUTES 33 SECONDS WEST A DISTANCE OF 82.50 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE FROM THE TRUE POINT OF BEGINNING SOUTH 42 DEGREES 51 MINUTES 27 SECONDS WEST A DISTANCE OF 4.91 FEET TO A POINT; THENCE NORTH 47 DEGREES 08 MINUTES 33 SECONDS WEST A DISTANCE OF 106.50 FEET TO A POINT; THENCE NORTH 42 DEGREES 51 MINUTES 27 SECONDS EAST A DISTANCE OF 15.00 FEET TO A POINT; THENCE SOUTH 47 DEGREES 08 MINUTES 33 SECONDS EAST A DISTANCE OF 106.50 FEET TO A POINT; THENCE SOUTH 42 DEGREES 51 MINUTES 27 SECONDS WEST A DISTANCE OF 10.09 FEET TO THE TRUE POINT OF BEGINNING, LYING AND BEING WITHIN SECTION 18, TOWNSHIP 5 SOUTH, RANGE 4 WEST, DECATUR, MORGAN COUNTY, ALABAMA, AND CONTAINING **0.04 ACRES**, MORE OR LESS.

It is hereby declared that the said vacation does not interrupt public streets, and that the right-of-way easements so vacated are excessive to the needs of the City of Decatur as a public easement; and

BE IT FURTHER RESOLVED that the assent of the City Council of the City of Decatur, Alabama, being the governing body of the municipality in which the above described right-of-way easements are located, be and the same is given to the vacation by **CEOTA NONPROFIT, AN ALABAMA NON-PROFIT CORPORATION AND ST. PAUL'S SPIRITUAL CHURCH OF DECATUR, INC. AN ALABAMA NON-PROFIT CORPORATION**, the owners of all lands abutting thereon, of said right-of-way easements to be vacated.

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# Planning Commission Staff Report

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**FILE NAME:** Vacation 603-26

**MEETING DATE:** September 22<sup>nd</sup>, 2026

## A. BACKGROUND

|                                                |                                             |
|------------------------------------------------|---------------------------------------------|
| <b>Applicant/Representative:</b>               | Pugh Wright McAnally                        |
| <b>Owner:</b>                                  | CEOTA                                       |
| <b>Property Location:</b>                      | 212 Church Street NW                        |
| <b>Request:</b>                                | Vacate 0.04 +/- acres of alley right-of-way |
| <b>Property Size(Acres):</b>                   | 0.04 +/- acres                              |
| <b>Future Land Use Map (FLUM) Designation:</b> | Core Neighborhood                           |
| <b>Current Zoning District:</b>                | RS-7 (Single-Family Residential)            |
| <b>Existing Land Use:</b>                      | Institutional                               |

## B. DEVELOPMENT STATUS & HISTORY:

|                                                           |                 |
|-----------------------------------------------------------|-----------------|
| <b>Previous Requests:</b><br><i>May not be exhaustive</i> | Vacation 602-26 |
|-----------------------------------------------------------|-----------------|



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

| <b>Direction</b> | <b>Land Use</b> | <b>Zoning</b> |
|------------------|-----------------|---------------|
| North            | Residential     | RS-7          |
| South            | Vacant          | RS-5          |
| East             | Vacant          | RS-7          |
| West             | Residential     | RS-7          |

**D. EVALUATION/COMMENTS:**

**Street Connectivity:** N/A

**Water/Sewer:** N/A

**District Standards:** N/A

**Lot requirements for uses in:**

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

### **Planning Analysis:**

The applicant is requesting the vacation of approximately 0.04 +/- acres of an alley ROW to the North of the property. The Planning Commission approved a Certificate of Consolidation for the subject property in February 2025 which created a unified tract to accommodate the proposed improvement, and Vacation 602-26 in July 2026.

The requested alley right-of-way vacation will support the existing and planned development of the CEOTA Horton House Addition by removing excess public right-of-way that is no longer needed for public use. Approval of the request will provide a more functional development site and facilitate future improvements associated with the museum while maintaining compatibility with the surrounding area.

The CEOTA Horton House Addition serves as a Civil Rights Museum that preserves and interprets significant aspects of Decatur's history, including the nationally recognized Scottsboro Boys case and other important Civil Rights events. The proposed vacation will further the property's continued use as a cultural and educational resource, supporting historic preservation, heritage tourism, and public education within the community.

Provided the vacated right-of-way is determined to be unnecessary for public access, utilities, or other municipal purposes, the request is consistent with sound planning practices and will allow for the orderly development of the property without negatively affecting the surrounding transportation network or adjacent properties.

### **Conditions:**

#### **Planning Conditions:**

- **POI:** Easement dedication paperwork must be submitted to Planning before this agenda item can move on to the City Council.

**Engineering Conditions:** N/A

**Fire Comments:** N/A

#### **Decatur Utilities Conditions:**

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

Gas:

Power:

Wastewater: **POI:** The parcel currently does not have access to water and gas

**Joe Wheeler Conditions:** N/A

|                                      |                 |
|--------------------------------------|-----------------|
| <b>Reviewed by:</b>                  | Tommie Williams |
| <b>Recommendation from Planning:</b> | Approval        |

AERIAL MAP -





ZONING MAP -

