

MEMORANDUM

DATE: February 17th, 2026

TO: Planning Commission

PLANNING COMMISSION MEETING

February 17th, 2026

Pre-Meeting – 3:00 p.m.

Meeting – 3:30 p.m.

City Council Chambers

Agenda

Planning Commission

City of Decatur, AL

February 17th, 2026

Time: 3:30 PM

City Council Chambers

Gary Borden, Chairman; Eddie Pike, Vice-Chairman; Larry Waye, Secretary; Barry Bullard; Frances Tate; Ross Terry; Myrna Burroughs; Forrest Temple, Steven Mosher

CALL MEETING TO ORDER

Public Meeting

Preliminary Plats

A. Preliminary Plat: Omega Subdivision	Pugh Wright McAnally	PAGE NO. 3-6
B. Preliminary Plat: Southbrook Phase 1	Pugh Wright McAnally	7-10

Re-Zoning

A. Rezoning 1443-26	Pugh Wright McAnally	PAGE NO. 11-14
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Consent Agenda

Certificates

A. Certificate 3661-26	Pugh Wright McAnally	PAGE NO. 15-18
B. Certificate 3662-26	X-RAM	19-22

Site Plans

A. Foxwood Subdivision Island	Lennar Homes	23-24
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Final Plat

A. Final Plat: Omega Subdivision	Pugh Wright McAnally	PAGE NO. 25-28
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Other Business

Other Business	PAGE NO.
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PUBLIC HEARING

PRELIMINARY PLATS

Preliminary Plat: Omega Subdivision

FILE NAME OR NUMBER: Preliminary Plat: Omega Subdivision

ACRES: 10.8 +/- acres

CURRENT ZONE: Community Commercial (CC)

APPLICANT: Pugh Wright McAnally

LAND OWNER: BCS Decatur, LLC

LOCATION AND/OR PROPERTY ADDRESS: 2251 Old Moulton Road SW

REQUEST: Approve Preliminary Plat to subdivide 10.8 +/- acres into five parcels

PROPOSED LAND USE: Community Commercial

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

ONE DECATUR STREET TYPOLOGY: Old Moulton Road is a Minor Arterial, and Moulton Heights Road is a Local Road

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

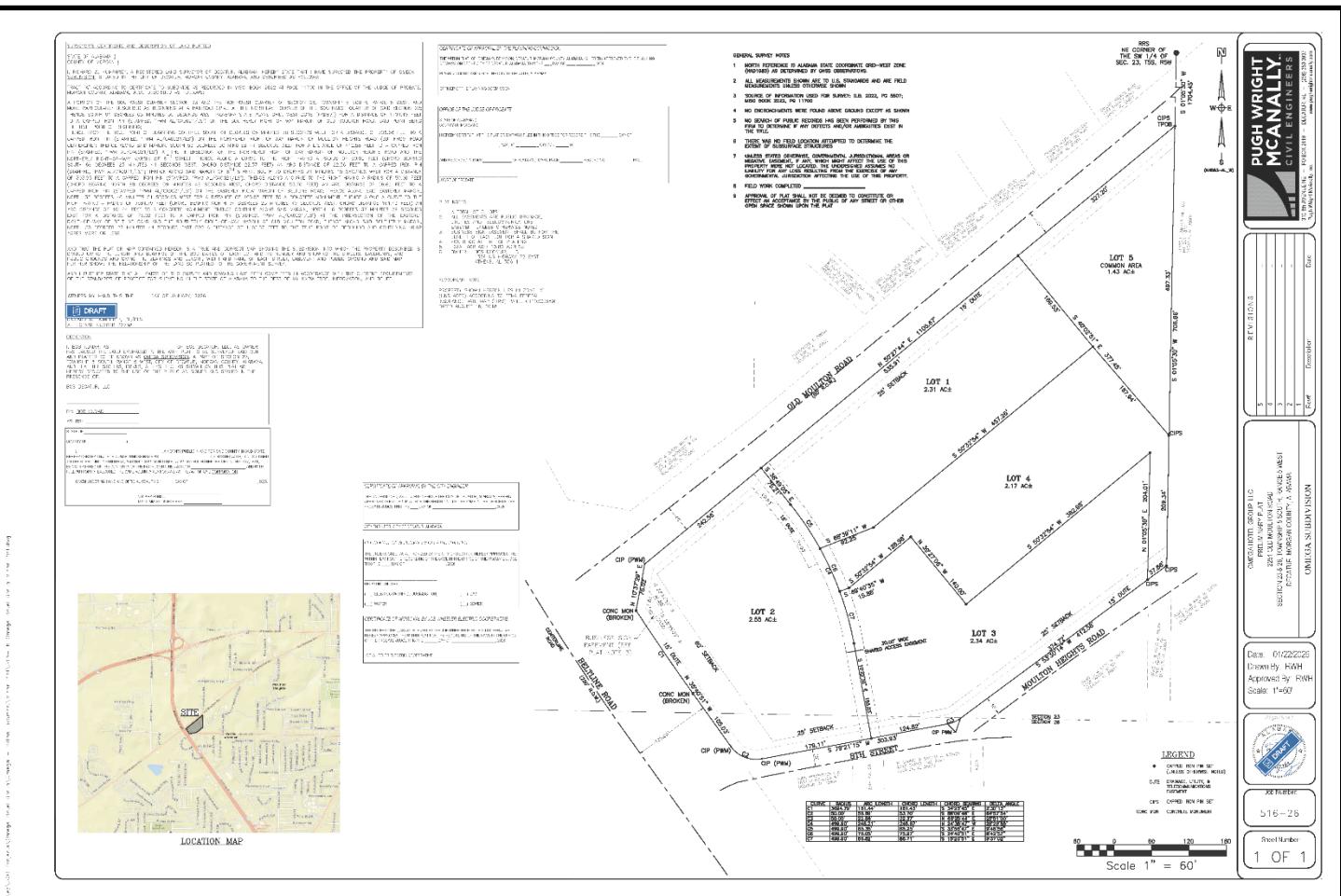
Conditions to be met:

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

2251 OLD MOULTON ROAD SW
PRELIMINARY AND FINAL PLAT OMEGA SUBDIVISION







Preliminary Plat: South Brooke Phase 1

FILE NAME OR NUMBER: Preliminary Plat: South Brooke Phase 1

ACRES: 11.1 +/- acres

CURRENT ZONE: Urban Corridor Mixed-Use (UC-MX)

APPLICANT: Pugh Wright McAnally

LAND OWNER: Cook Properties, LLC

LOCATION AND/OR PROPERTY ADDRESS: 2401 Country Club Road

REQUEST: Approve Preliminary Plat to subdivide 11.1 acres +/- into 55 Residential Lots and 3 Community Lots

PROPOSED LAND USE: Urban Corridor Mixed-Use (UC-MX)

ONE DECATUR FUTURE LAND USE: Mixed Neighborhood

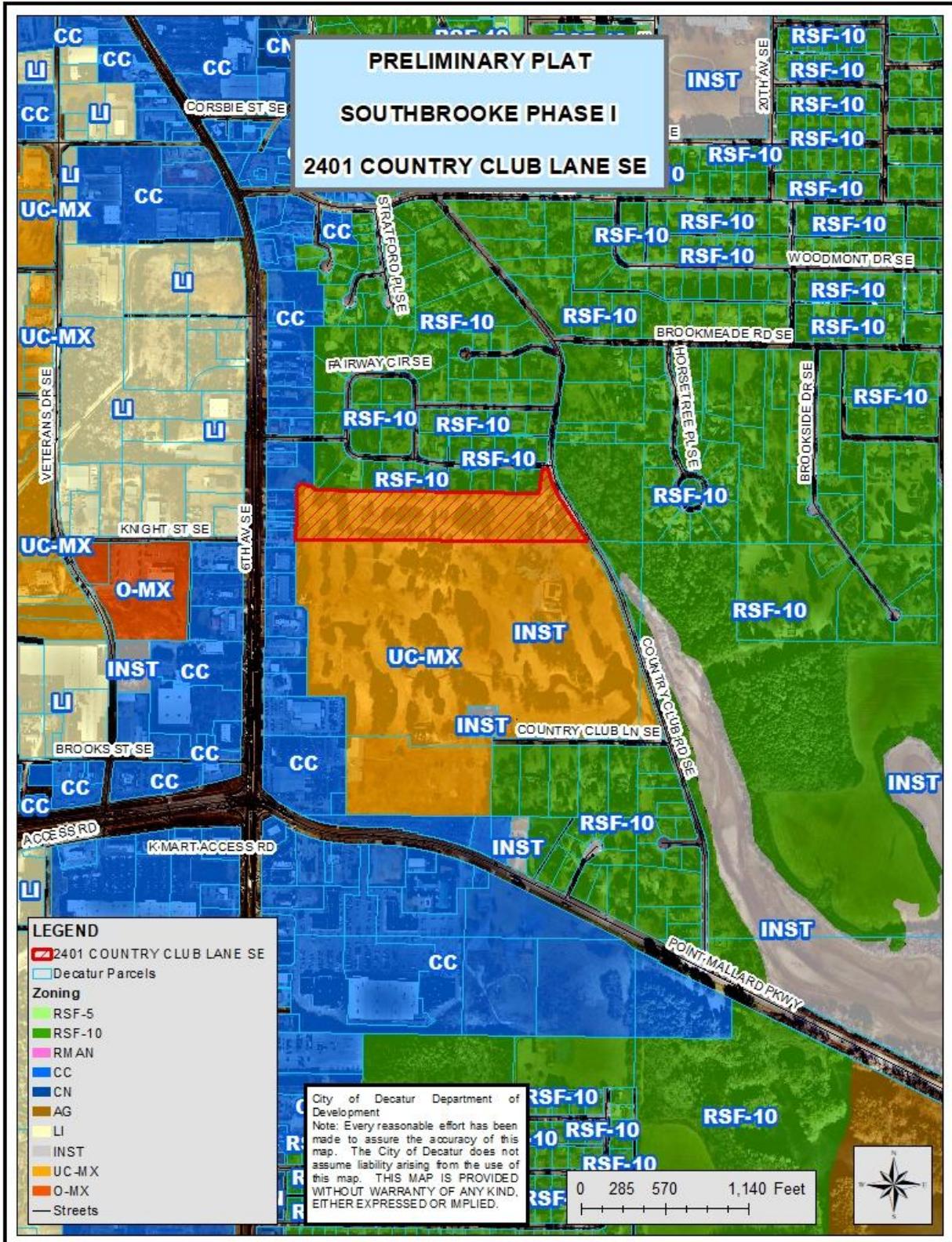
ONE DECATUR STREET TYPOLOGY: Country Club Road is a Minor Arterial

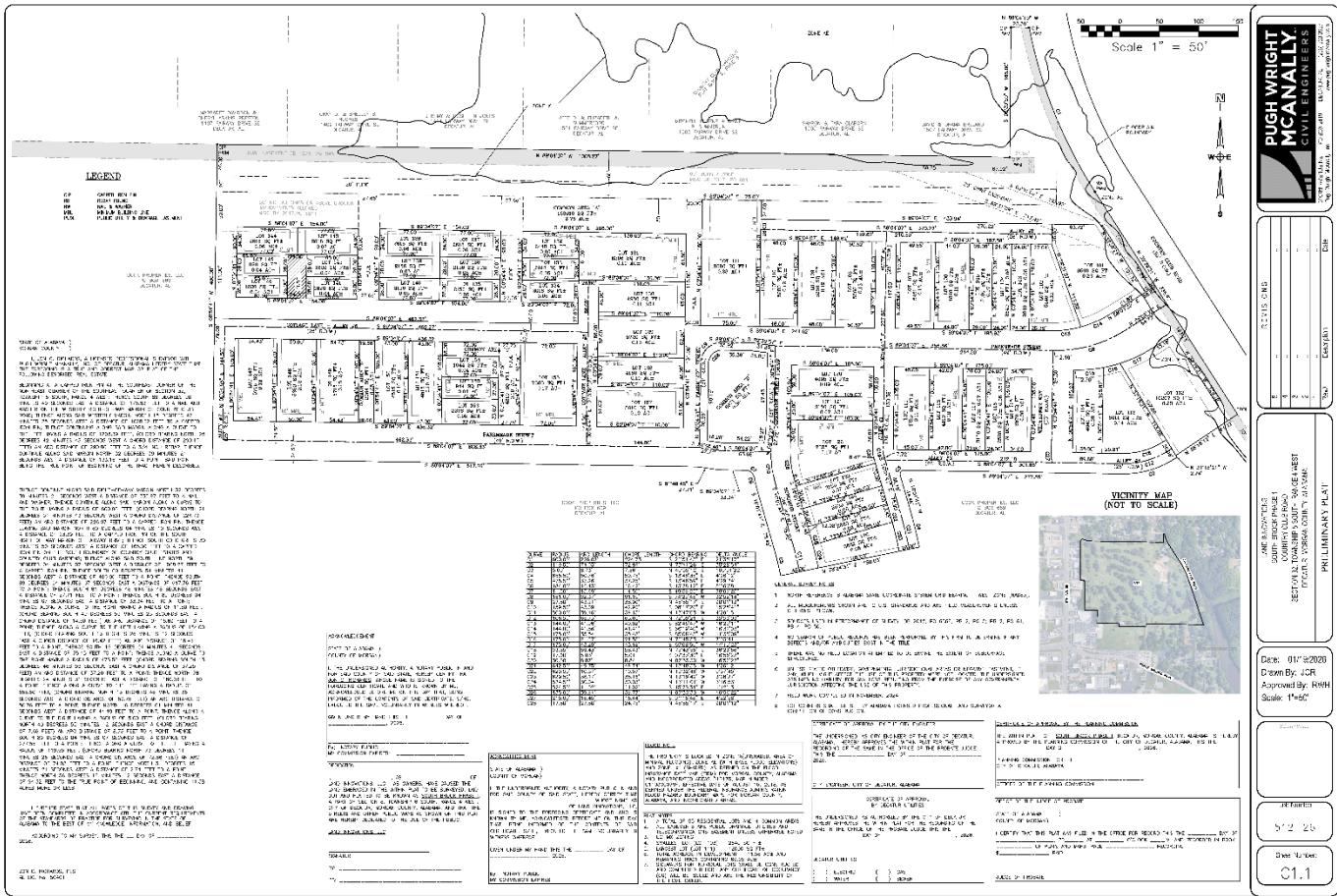
COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

Conditions to be met:

Point of Information: Any relocation of utilities will be at the owner's expense, and specific timing of relocations will need to be agreed upon between Decatur Utilities and the Developer.







REZONINGS

Rezoning 1443-26

FILE NAME OR NUMBER: Rezoning 1443-26

ACRES: 3.24 +/- acres

CURRENT ZONE: RSF-10

APPLICANT: Pugh Wright McAnally

LAND OWNER: Barbara Guthrie

LOCATION AND/OR PROPERTY ADDRESS: 3418 Indian Hills Road

REQUEST: Rezone 3.24+/- acres from (RSF-10) Single-Family Residential to Community Commercial (CC)

PROPOSED LAND USE: Community Commercial

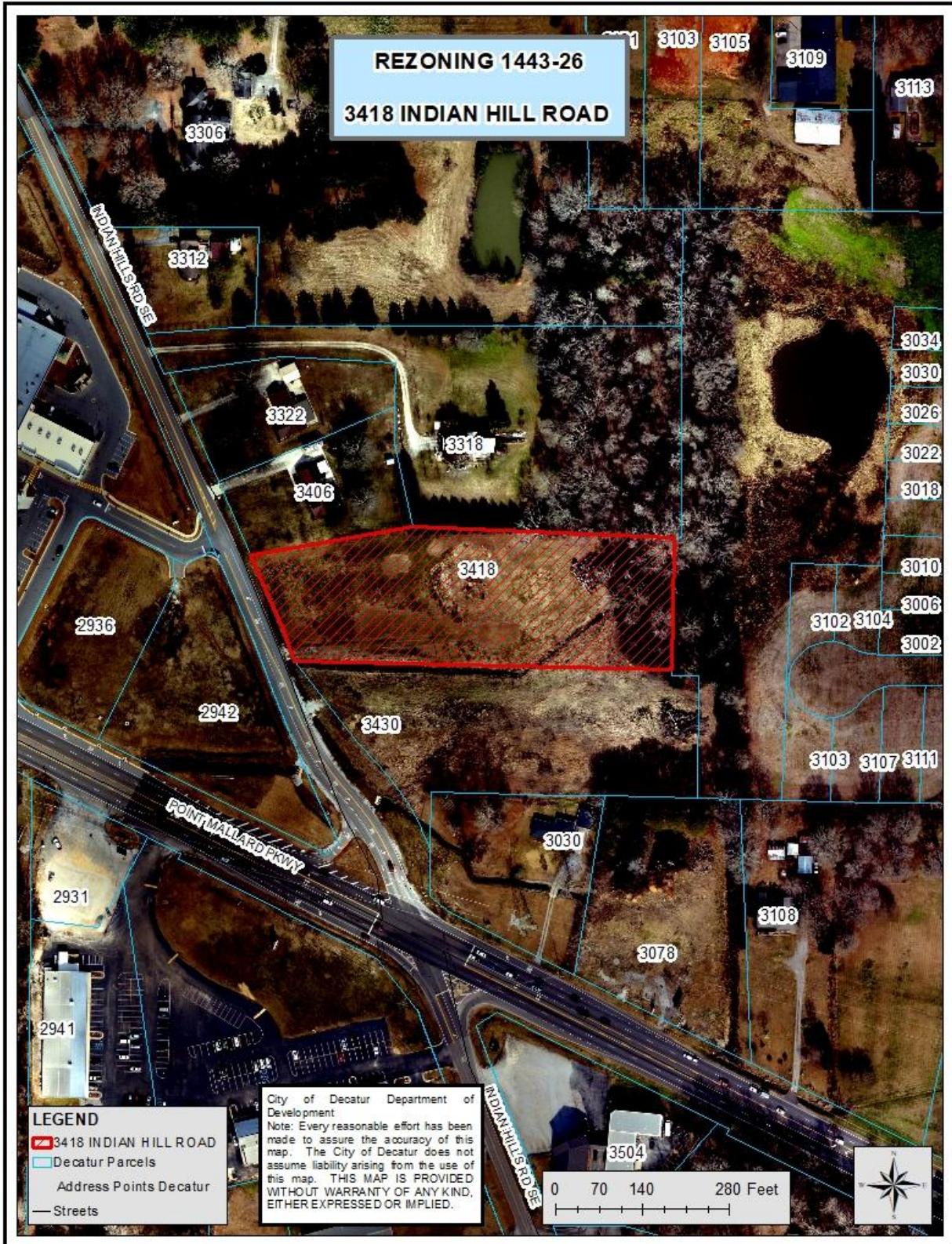
ONE DECATUR FUTURE LAND USE: Neighborhood Commercial

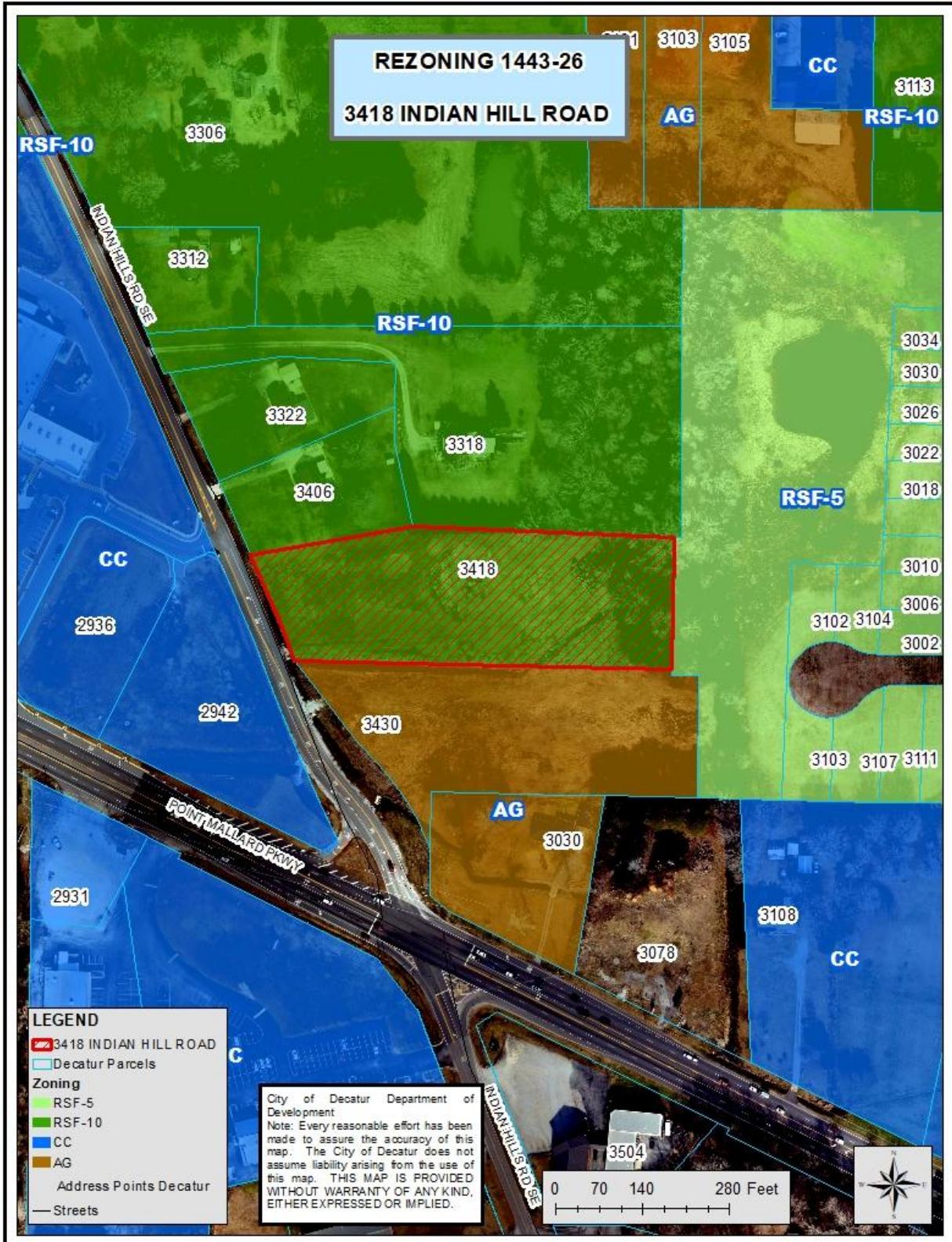
ONE DECATUR STREET TYPOLOGY: Indian Hills Road SE is a Collector Urban

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

Conditions to be met:

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







CONSENT AGENDA

CERTIFICATES

CERTIFICATE 3661-26

FILE NAME OR NUMBER: Certificate 3661-26

ACRES: 5.77 +/- acres

CURRENT ZONE: O-MX

APPLICANT: Pugh Wright McAnally

LAND OWNER: William L. Prince Management Trust

LOCATION AND/OR PROPERTY ADDRESS: 121 Somerville Road NE

REQUEST: Subdivide one parcel into two

PROPOSED LAND USE: Urban Mixed Use

ONE DECATUR FUTURE LAND USE: Urban Mixed Use

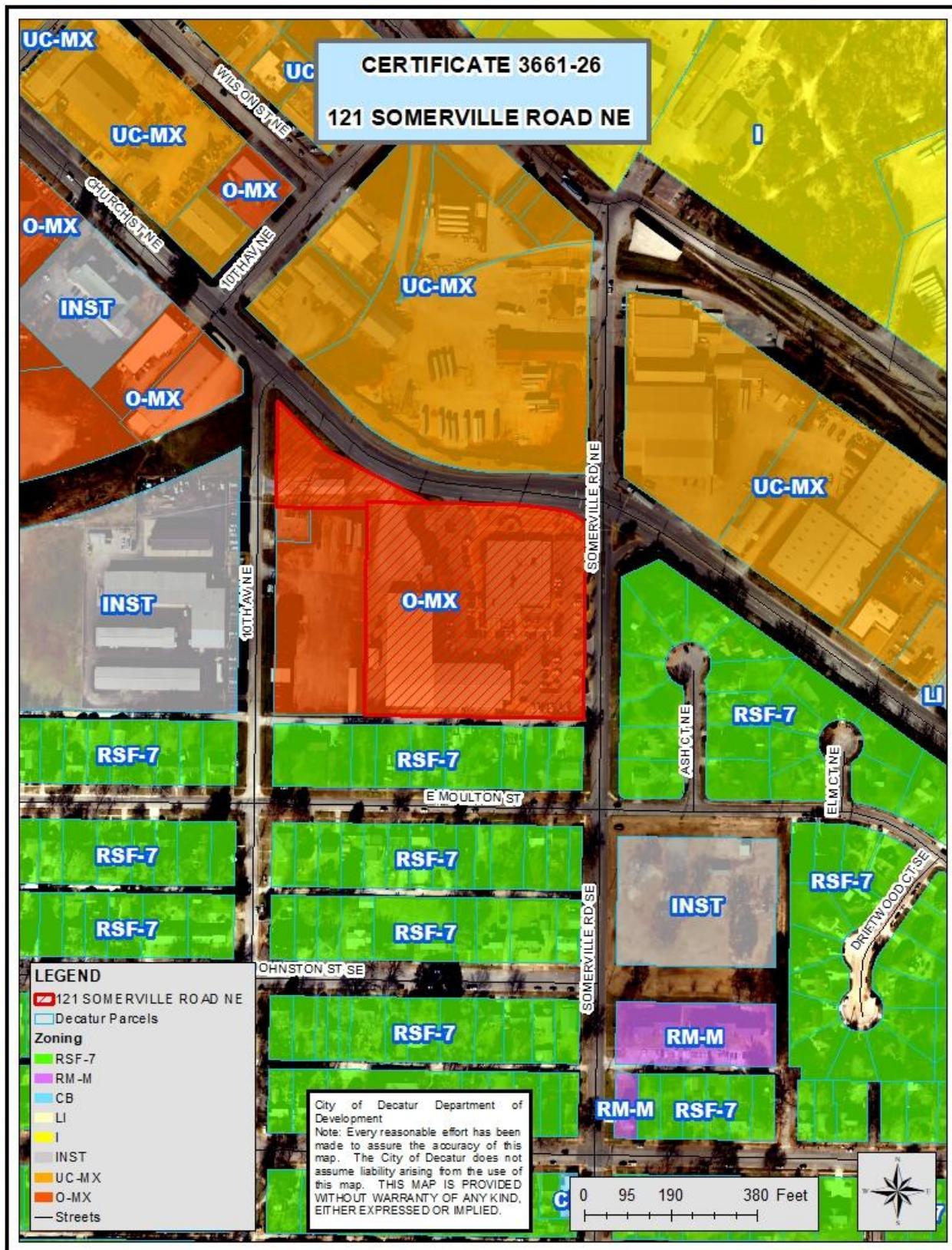
ONE DECATUR STREET TYPOLOGY: Somerville Road is a Minor Arterial

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

Conditions to be met:

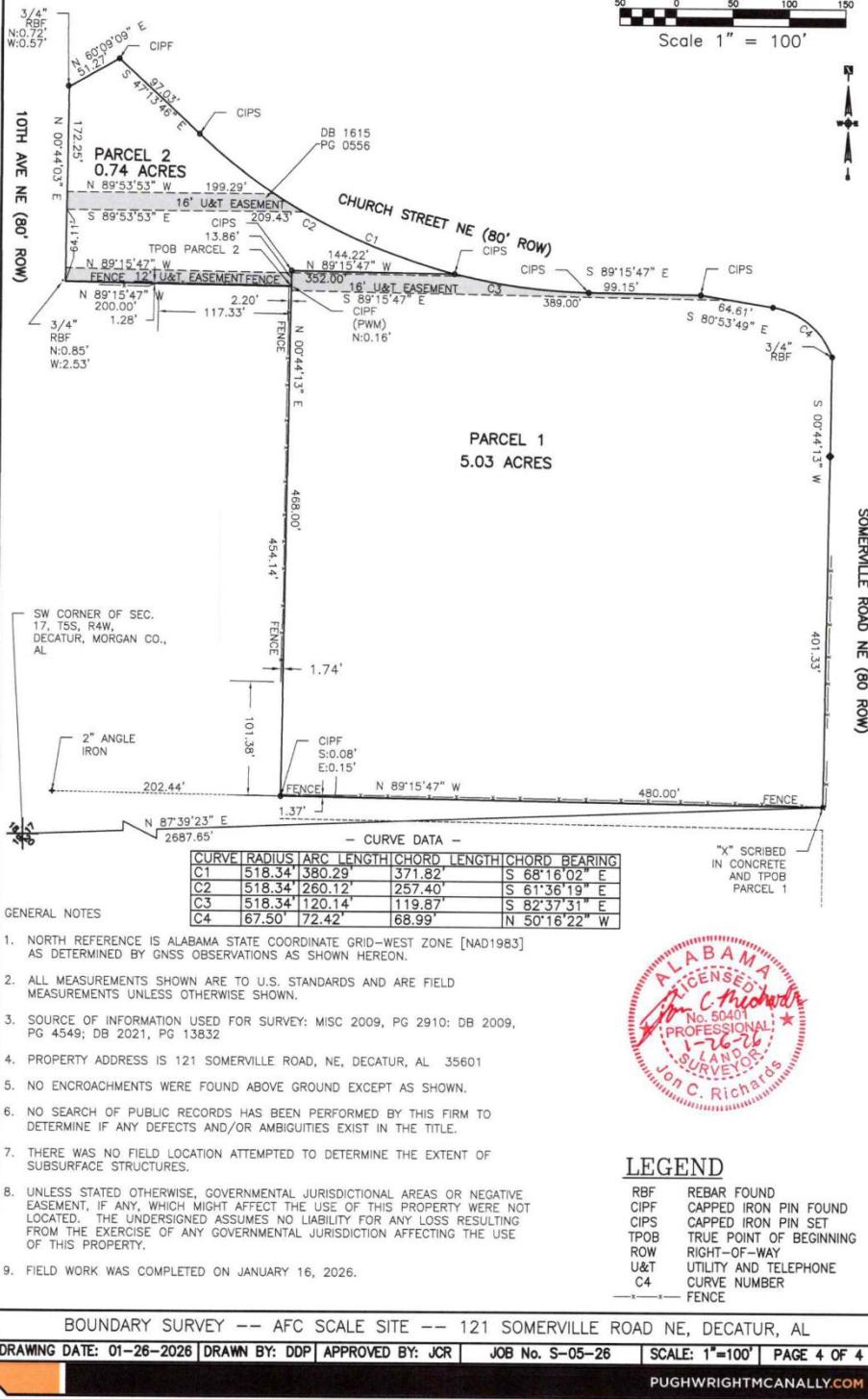
Point of Information: Any relocation of utilities will be at the owner's expense, and any relocation needs to occur before construction.







Scale 1" = 100'



CERTIFICATE 3662-26

FILE NAME OR NUMBER: Certificate 3662-26

ACRES: 0.16 +/- acres

CURRENT ZONE: RSF-7

APPLICANT: X-RAM

LAND OWNER: Saint Andrews Church of Grace of the Apostolic Faith

LOCATION AND/OR PROPERTY ADDRESS: 323 Memorial Drive NW

REQUEST: Subdivide One Parcel into Two

PROPOSED LAND USE: Residential & Commercial

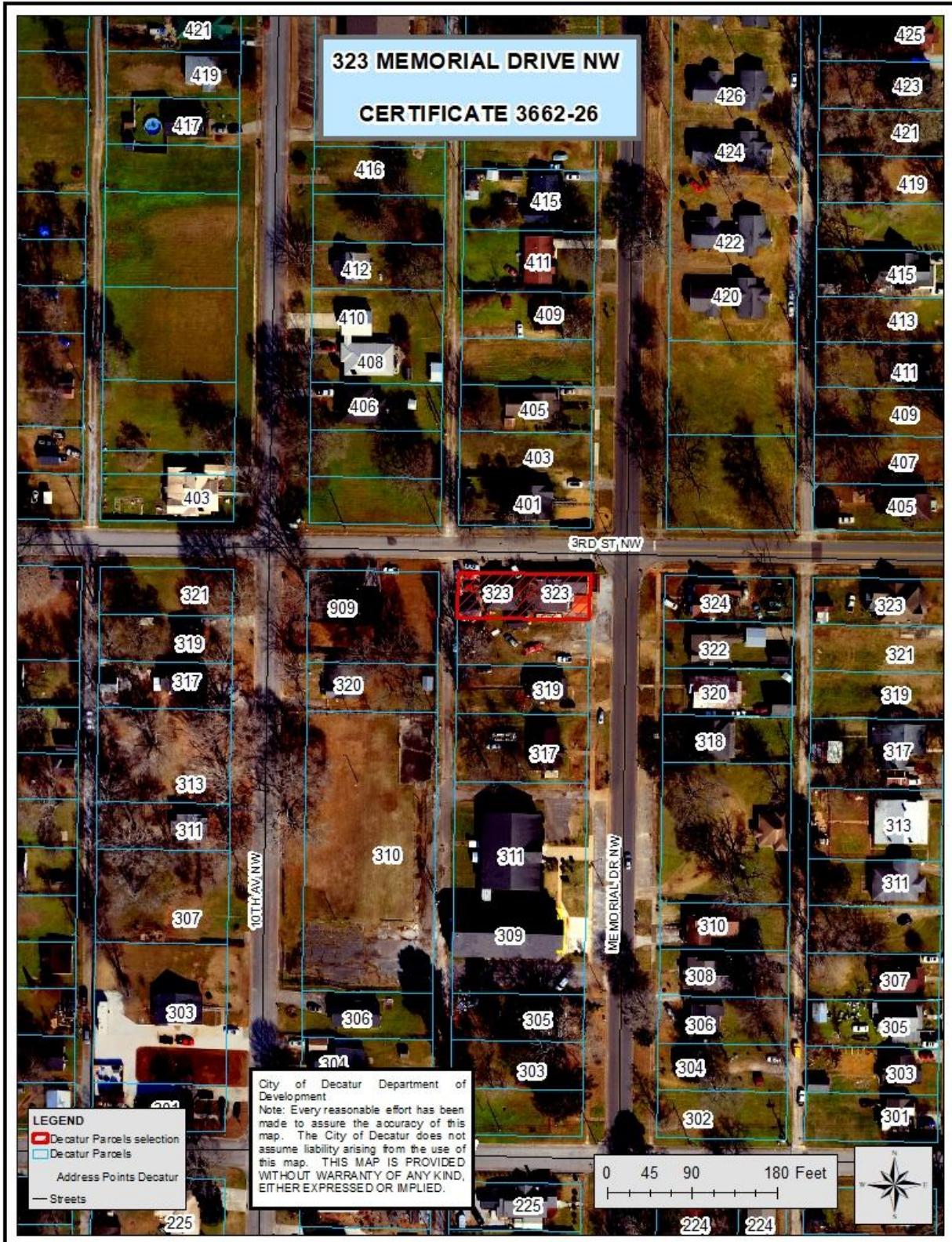
ONE DECATUR FUTURE LAND USE: Core Neighborhood

ONE DECATUR STREET TYPOLOGY: Memorial Drive NW is a Minor Arterial & 3rd Street NW is a Collector Urban

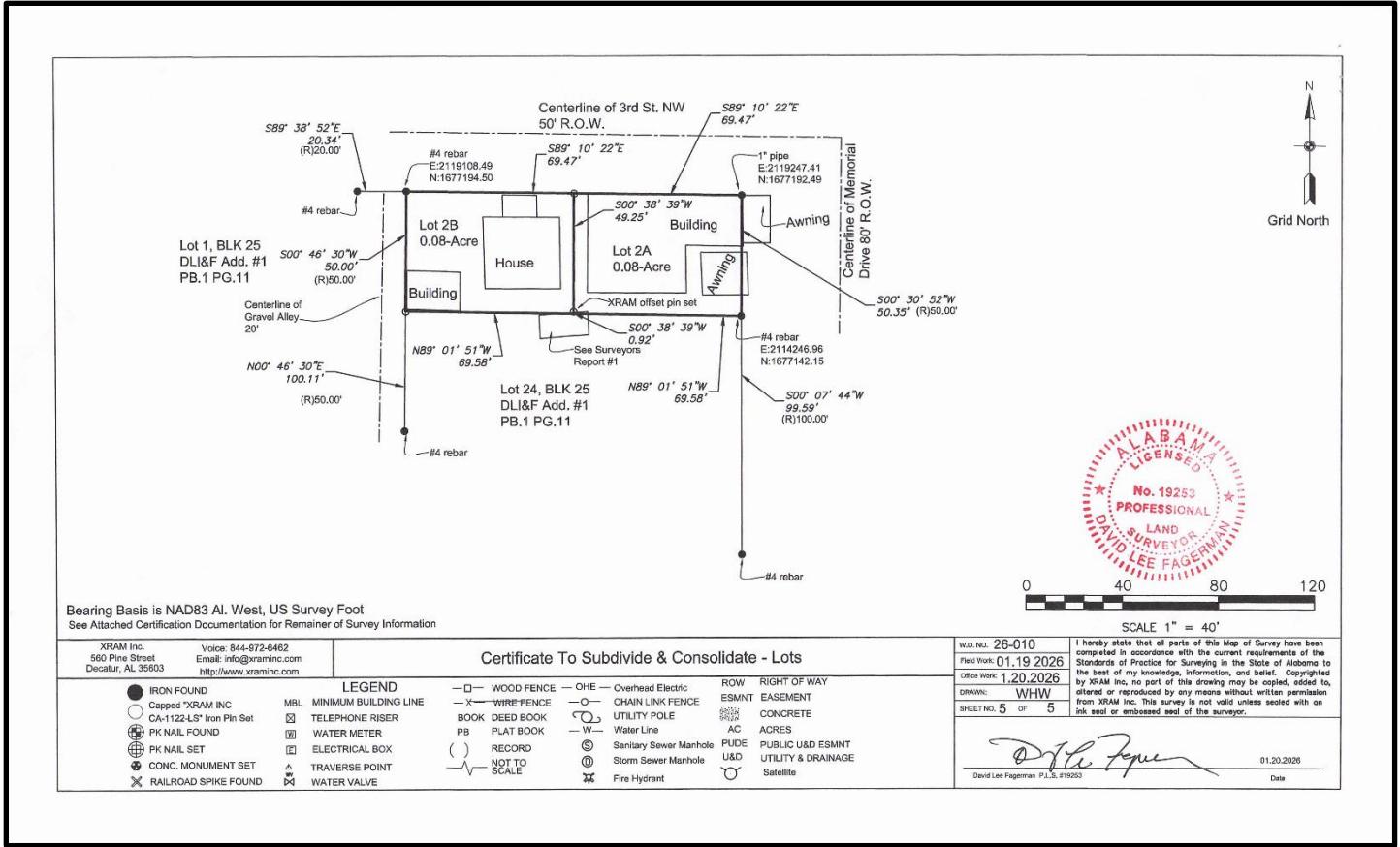
COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

Conditions to be met:

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SITE PLANS

SITE PLAN 723-26

FILE NAME OR NUMBER: Site Plan 723-26: Foxwood Subdivision Island

CURRENT ZONE: RS-7 (Residential Single-Family)

APPLICANT: Lennar Homes

LAND OWNER: Lennar Homes

LOCATION AND/OR PROPERTY ADDRESS: North of intersection of Foxwood Dr & Arapaho Tr. SE

REQUEST: Approve the Site Plan for Foxwood subdivision

PROPOSED LAND USE: Residential

ONE DECATUR FUTURE LAND USE: Low Residential

ONE DECATUR STREET TYPOLOGY: Foxwood drive is a local street

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

Conditions to be met:

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

FOXWOOD SUBDIVISION ISLAND



FINAL PLATS

FINAL PLAT: OMEGA SUBDIVISION

FILE NAME OR NUMBER: Omega Subdivision

ACRES: 10.8 +\/- acres

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