

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

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|---|----------------------|
| A. Preliminary Plat: Omega Subdivision | Pugh Wright McAnally |
| B. Preliminary Plat: Southbrook Phase 1 | Pugh Wright McAnally |

3-6
7-10

Re-Zoning

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| A. Rezoning 1443-26 | Pugh Wright McAnally |
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Consent Agenda

Certificates

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| A. Certificate 3661-26 | Pugh Wright McAnally |
| B. Certificate 3662-26 | X-RAM |

15-18
19-22

Site Plans

- | | |
|-------------------------------|--------------|
| A. Foxwood Subdivision Island | Lennar Homes |
|-------------------------------|--------------|

23-24

Final Plat

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- | | |
|----------------------------------|----------------------|
| A. Final Plat: Omega Subdivision | Pugh Wright McAnally |
|----------------------------------|----------------------|

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Other Business

Other Business

PAGE NO.

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

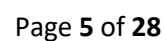
ONE DECATUR STREET TYPOLOGY: Old Moulton Road is a Minor Arterial, and Moulton Heights Road is a Local Road

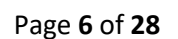
COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

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.







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

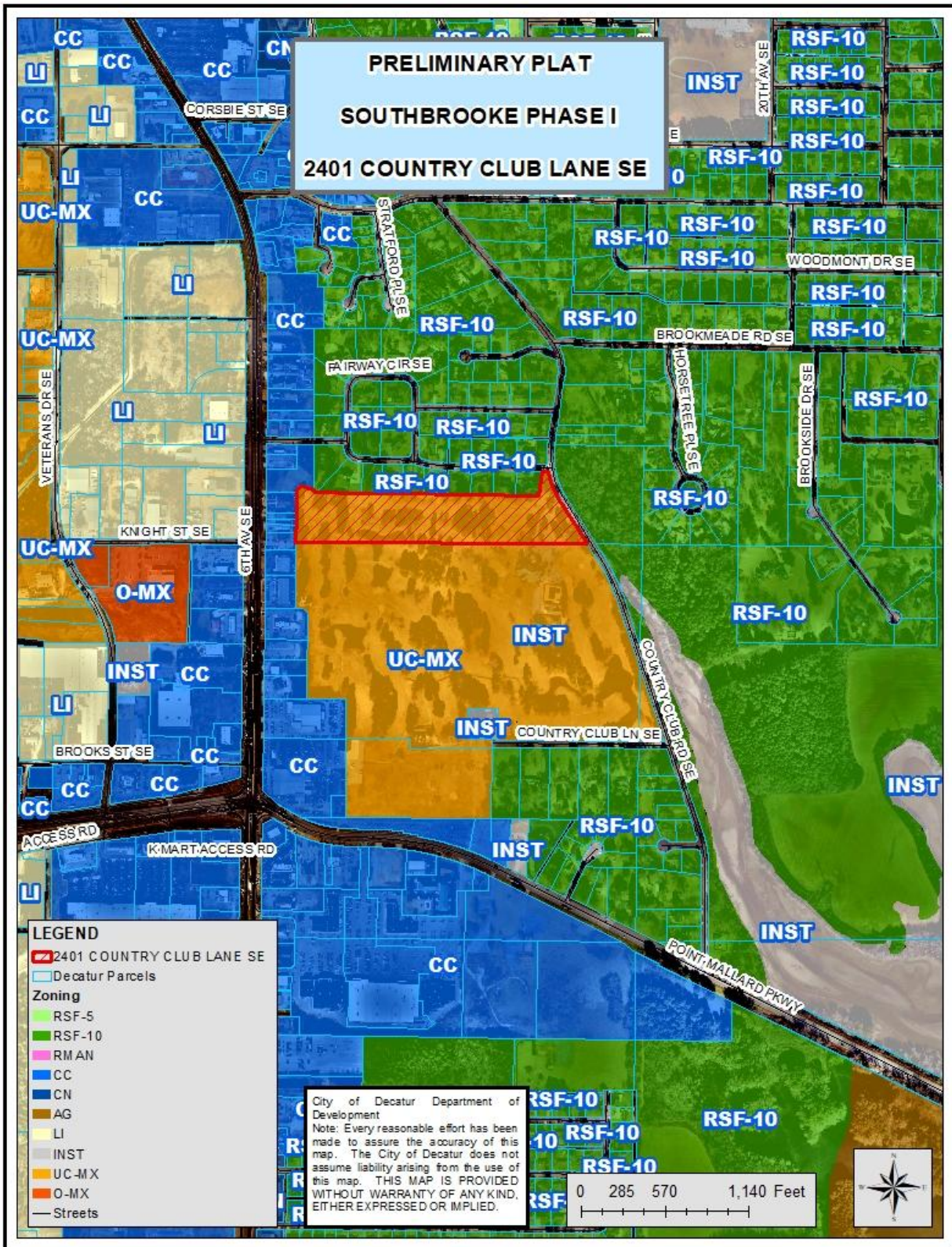
ONE DECATUR STREET TYPOLOGY: Country Club Road is a Minor Arterial

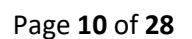
COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

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

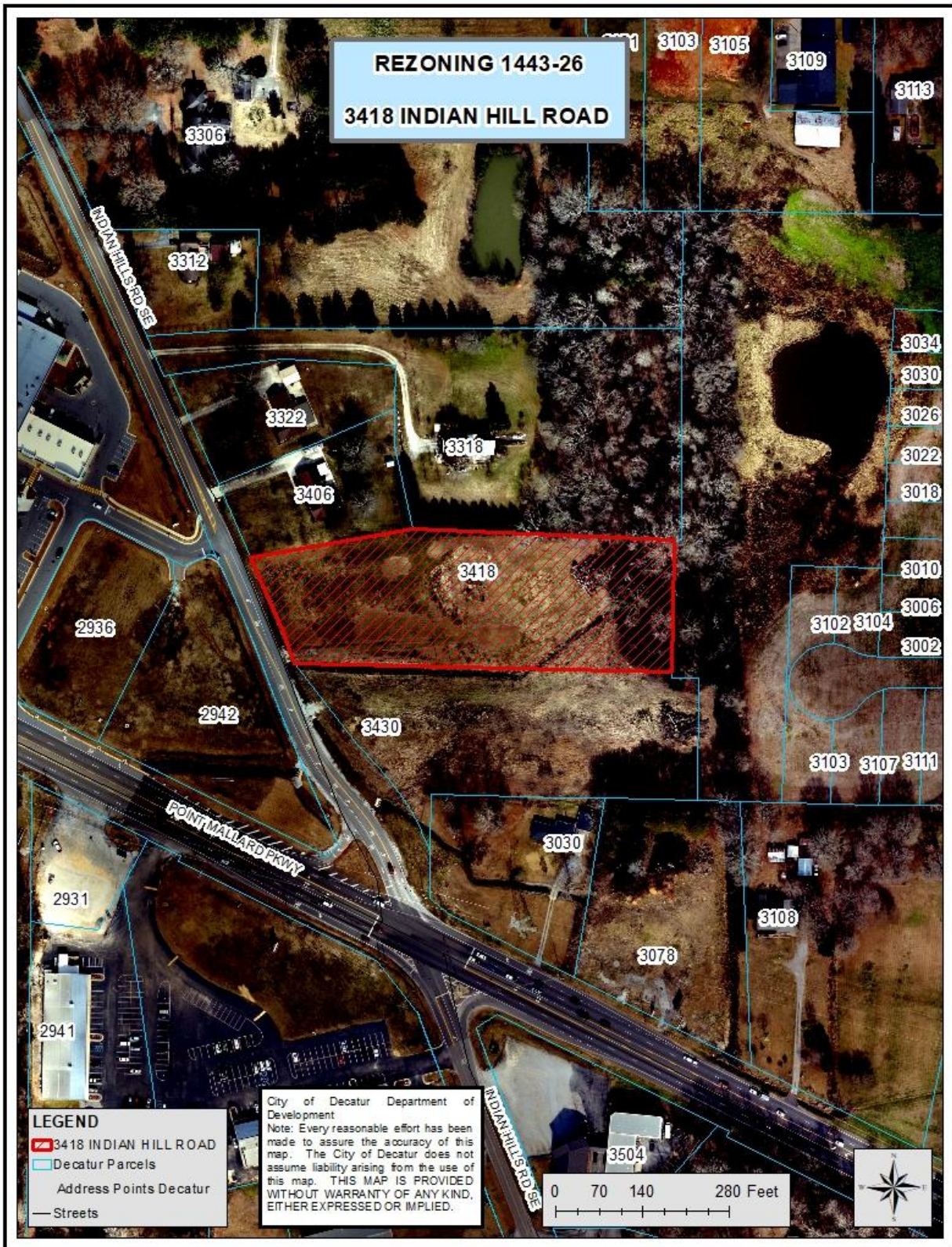
ONE DECATUR FUTURE LAND USE: Neighborhood Commercial

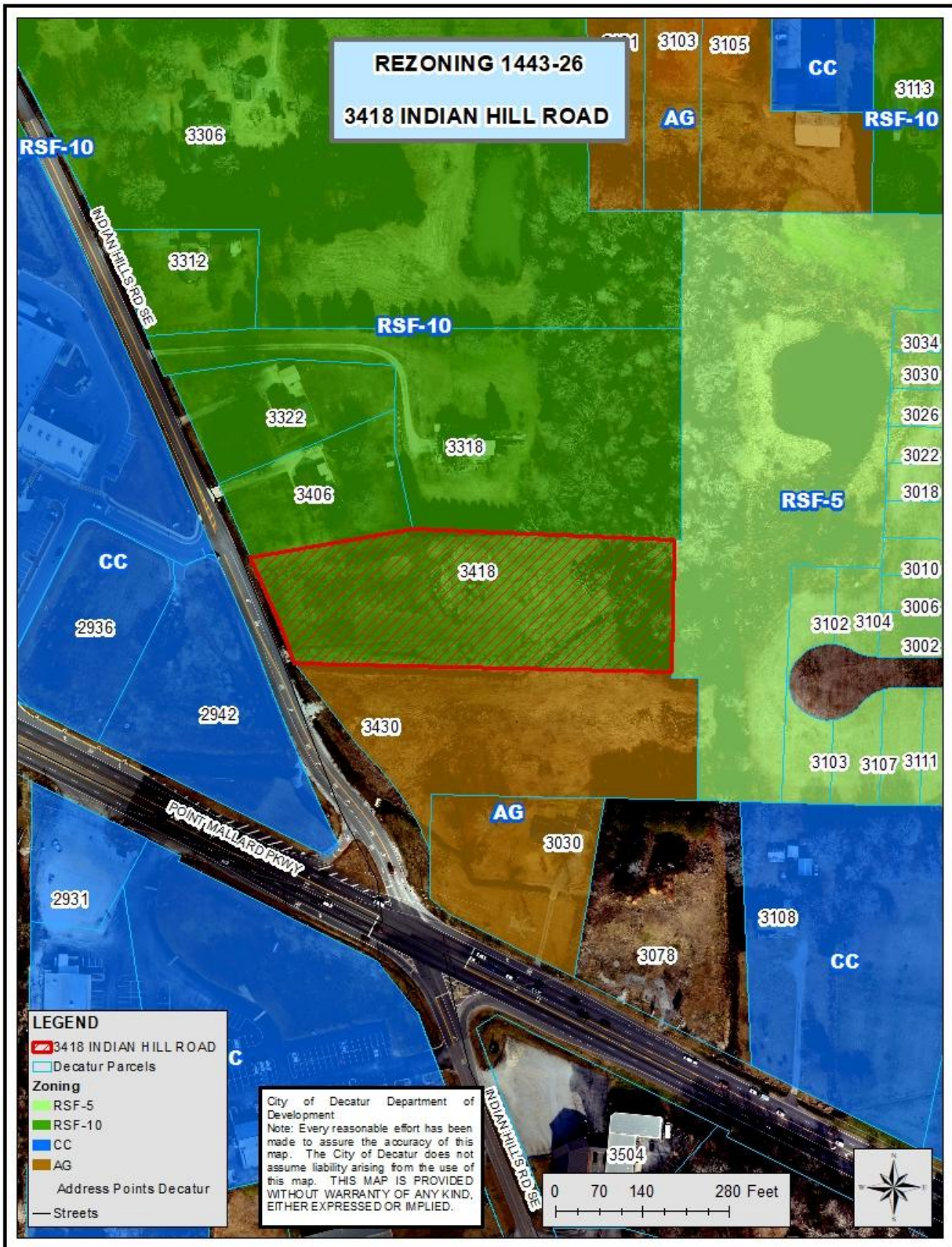
ONE DECATUR STREET TYPOLOGY: Indian Hills Road SE is a Collector Urban

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

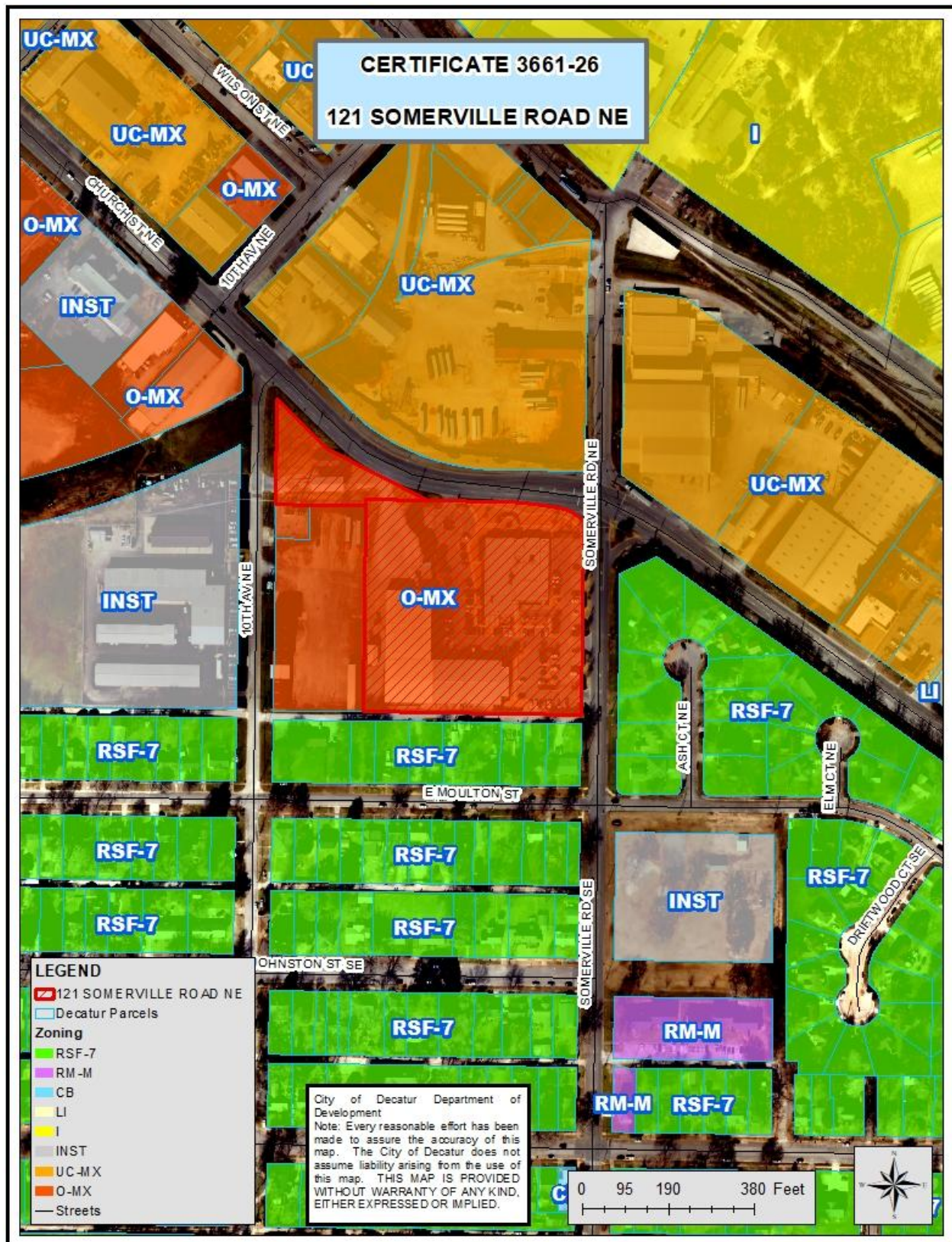
ONE DECATUR STREET TYPOLOGY: Somerville Road is a Minor Arterial

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.





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

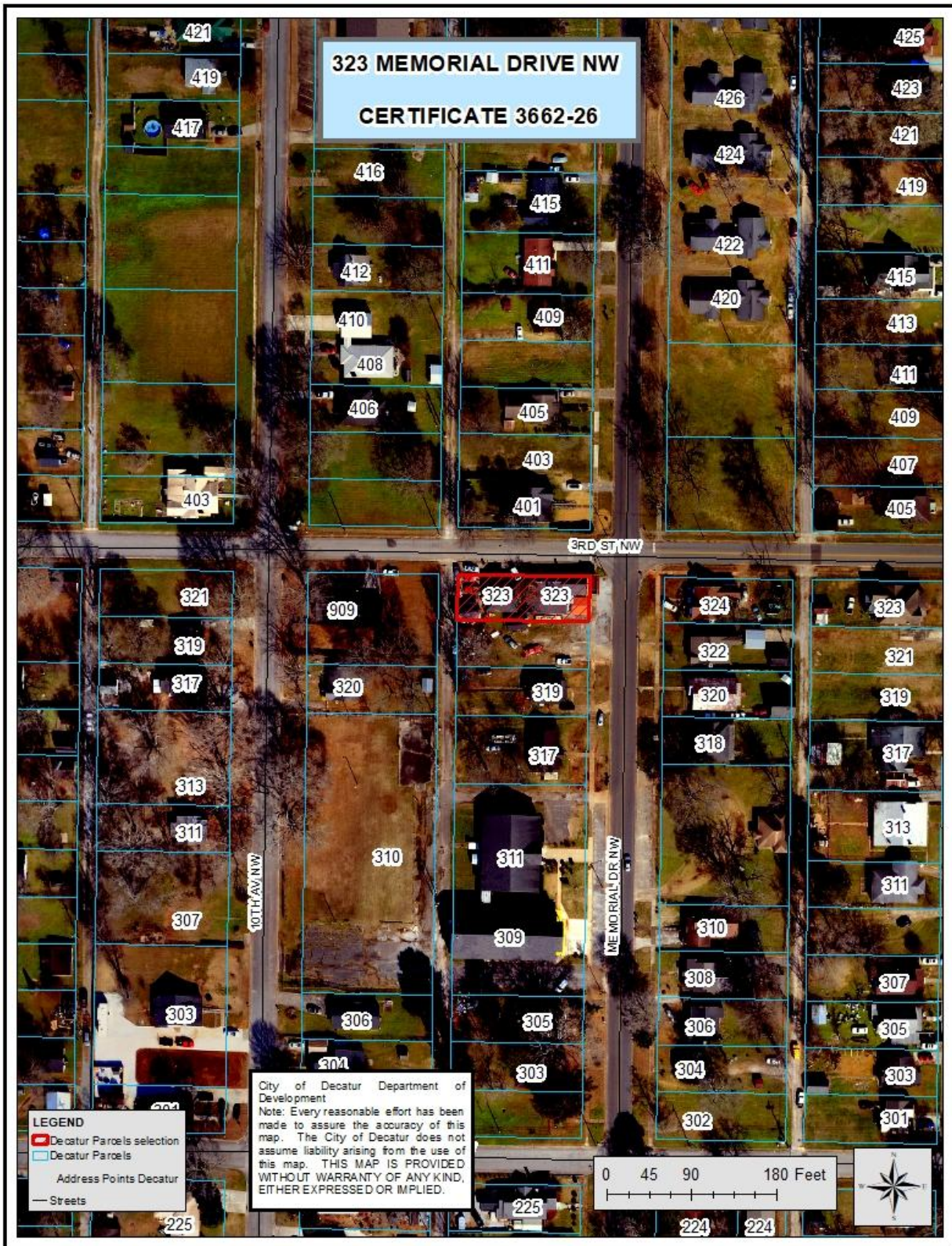
ONE DECATUR FUTURE LAND USE: Core Neighborhood

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

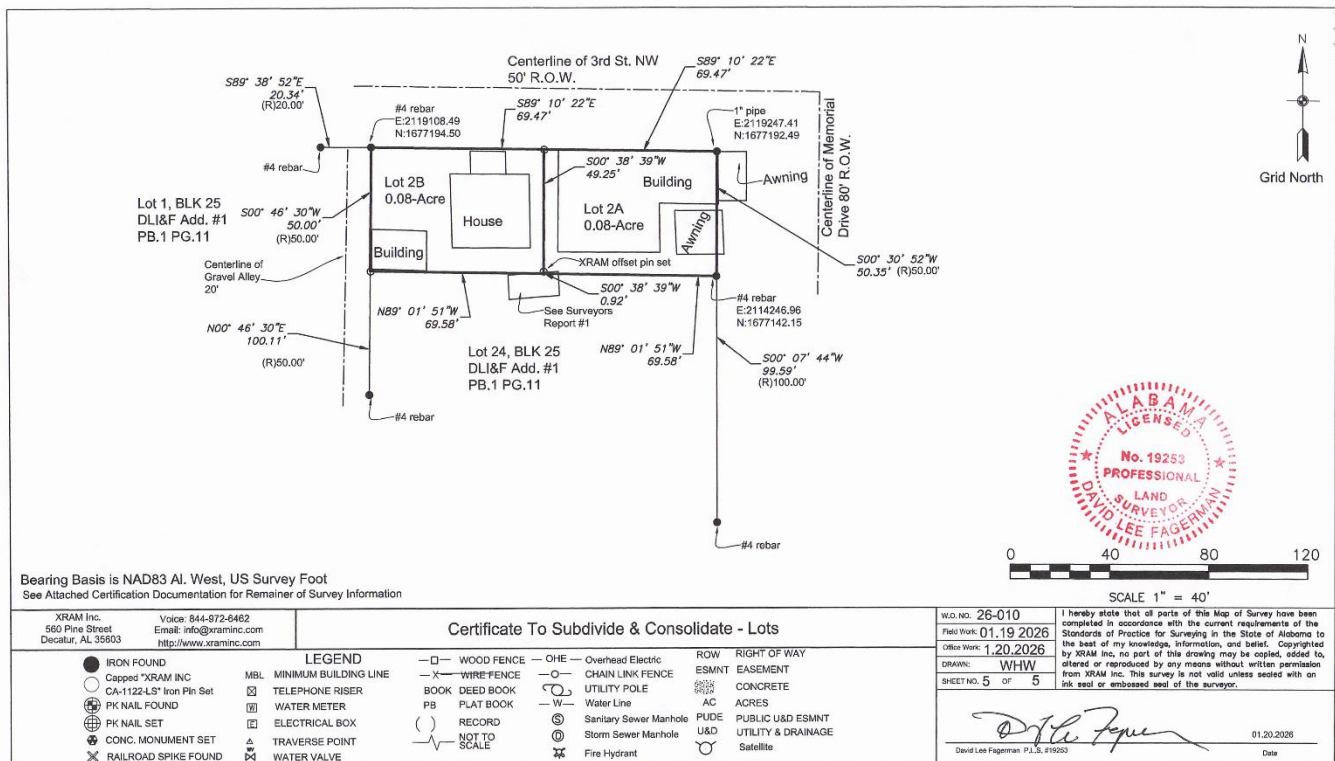
COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

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



NORTH

FINAL PLATS

FINAL PLAT: OMEGA SUBDIVISION

FILE NAME OR NUMBER: 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

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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

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