

MEMORANDUM

DATE: March 24th, 2026

TO: Planning Commission

PLANNING COMMISSION MEETING

March 24th, 2026

Pre-Meeting – 3:00 p.m.

Meeting – 3:30 p.m.

City Council Chambers

Agenda

Planning Commission

City of Decatur, AL

March 24th, 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

Consent Agenda

Certificates

		PAGE NO.
A. Certificate 3663-26	Peyton Morris	7-10
B. Certificate 3664-26	Pugh Wright McAnally	11-14
C. Certificate 3665-26	Pugh Wright McAnally	15-18

Site Plans

A. Site Plan 724-24	Chris Bostick P.E.	19-22
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Other Business

Other Business

		PAGE NO.
A. Foxwood Addition 4 Bond Reduction	Pugh Wright McAnally	23-25
B. Subdivision Regulation Amendments	City of Decatur	26-31
C. Zoning Ordinance Committee	City of Decatur	32

CONSENT AGENDA

CERTIFICATES

CERTIFICATE 3663-26

FILE NAME OR NUMBER: Certificate 3663-26

ACRES: 0.47 +/- acres

CURRENT ZONE: RM-M (Residential Mixed Medium Density)

APPLICANT: Peyton Morris

LAND OWNER: Peyton Morris & Walk in the Park, LLC

LOCATION AND/OR PROPERTY ADDRESS: East of 1816 Chestnut (Corner of Chestnut and 19th Ave SE)

REQUEST: Consolidate two lots into one

PROPOSED LAND USE: Residential

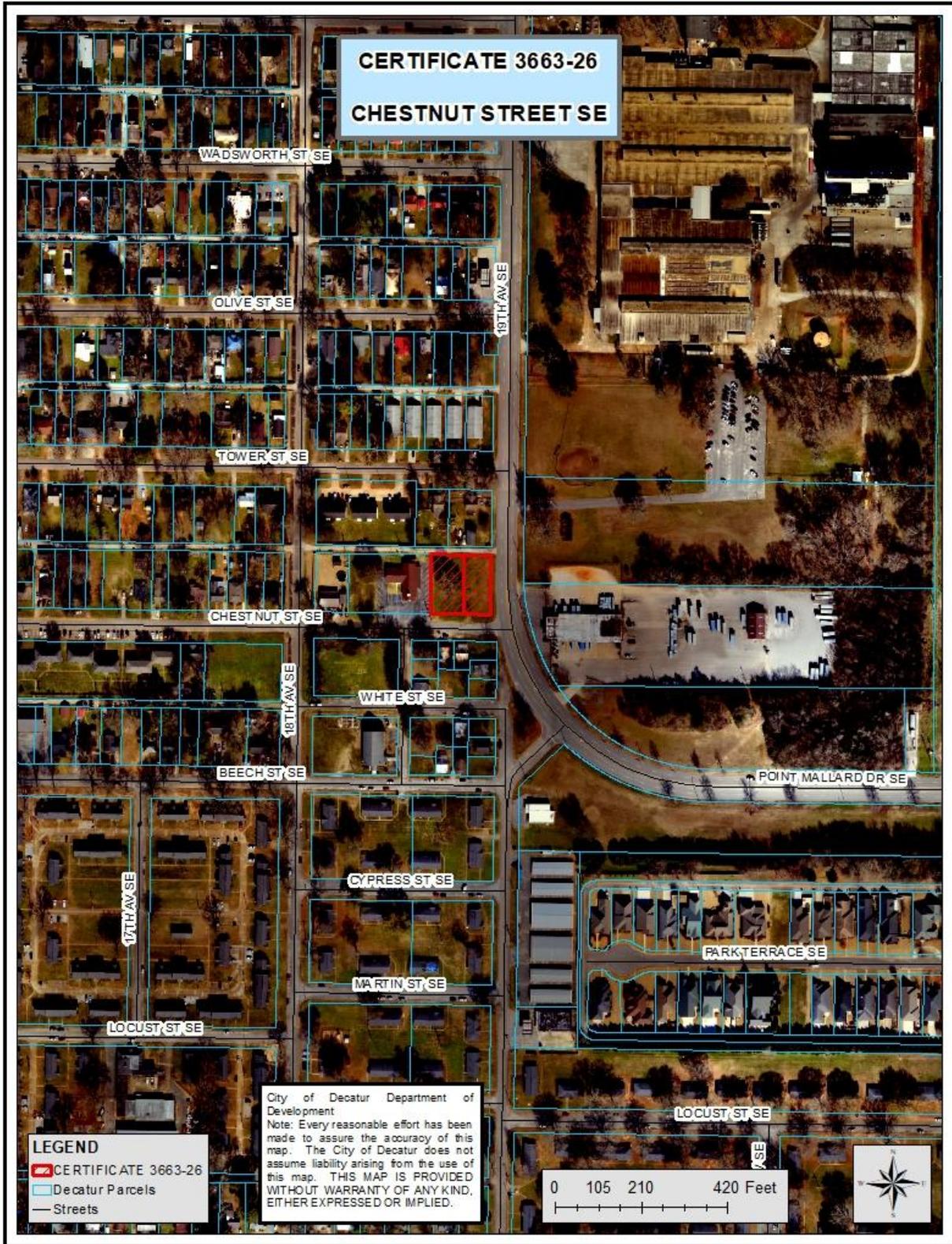
ONE DECATUR FUTURE LAND USE: Core Neighborhood

ONE DECATUR STREET TYPOLOGY: Chestnut SE is a local street

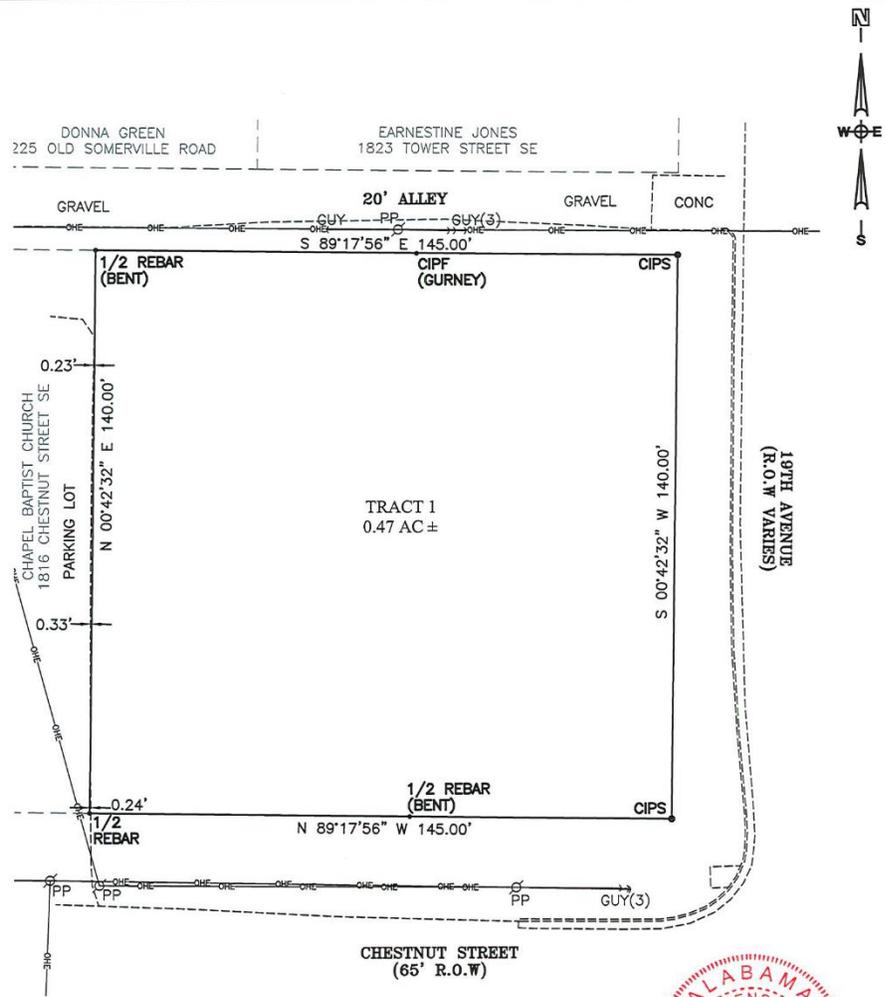
COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

Conditions to be met:

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







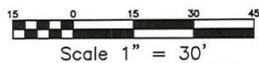
GENERAL NOTES

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: D.B. 2026, PG 1062
4. PROPERTY ADDRESS IS ON CHESTNUT STREET.
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 ON FEBRUARY 10, 2026.



LEGEND

CIPF	CAPPED IRON PIN FOUND
CIPS	CAPPED IRON PIN SET
PP	POWER POLE
OHE	OVERHEAD ELECTRIC LINE
GUY	GUY WIRE
CONC	CONCRETE



BOUNDARY SURVEY -- MORRIS DEVELOPMENT -- CORNER OF 19TH AVE AND CHESTNUT ST

DRAWING DATE: 02-10-26 DRAWN BY: MSB APPROVED BY: MSB JOB No. S-26-26 SCALE: 1"=30' PAGE 1 OF 1

PUGHWRIGHTMCANALLY.COM

CERTIFICATE 3664-26

FILE NAME OR NUMBER: Certificate 3664-26

ACRES: 2.39 +/- acres

CURRENT ZONE: RSF-10

APPLICANT: Pugh Wright McAnally

LAND OWNER: Austinville Methodist Church

LOCATION AND/OR PROPERTY ADDRESS: 910 Lamar Street

REQUEST: Subdivide one parcel into two

PROPOSED LAND USE: Institutional/Residential

ONE DECATUR FUTURE LAND USE: Core Neighborhood

ONE DECATUR STREET TYPOLOGY: Lamar 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.



910 LAMAR DRIVE SW
CERTIFICATE 3664-26

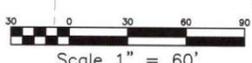
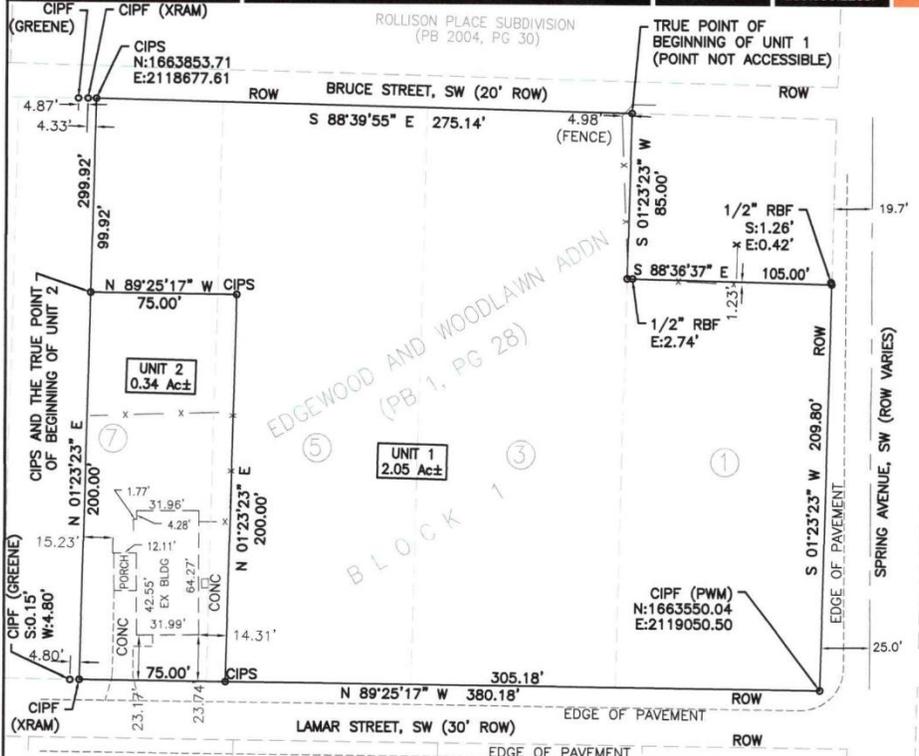
LEGEND
 910 LAMAR DRIVE SW
 Decatur Parcels
 Streets

City of Decatur Department of Development
 Note: Every reasonable effort has been made to assure the accuracy of this map. The City of Decatur does not assume liability arising from the use of this map. THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESSED OR IMPLIED.

0 125 250 500 Feet







LEGEND

CIPS	CAPPED IRON PIN SET
RBF	REBAR FOUND
CIPF	CAPPED IRON PIN FOUND
(PWM)	(PUGH WRIGHT McANALLY)
N:	NORTHING
E:	EASTING
ROW	RIGHT-OF-WAY
-x-	FENCE

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 28; MISC 2021, PG 13520; MISC 2004, PG 30;
4. PROPERTY ADDRESS IS 912 LAMAR STREET SW, DECATUR, AL 35603
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 FEBRUARY 23, 2026.

CERTIFICATE TO SUBDIVIDE -- THE AUSTINVILLE METHODIST CHURCH -- 912 LAMAR STREET SW

DRAWING DATE: 02/23/26 DRAWN BY: DDP/RWH APPROVED BY: RWH JOB No. S-30-26 SCALE: 1"=60' PAGE 4 OF 4

CERTIFICATE 3665-26

FILE NAME OR NUMBER: Certificate 3665-26

ACRES: 38.71+/- acres

CURRENT ZONE: RSF-7

APPLICANT: Pugh Wright McAnally

LAND OWNER: Maund Family Limited Partnership

LOCATION AND/OR PROPERTY ADDRESS: 701 14th Ave SW

REQUEST: Subdivide one lot into three

PROPOSED LAND USE: Residential

ONE DECATUR FUTURE LAND USE: Mixed Neighborhood

ONE DECATUR STREET TYPOLOGY: Douthit Street is a Local Street & 14th Ave 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.



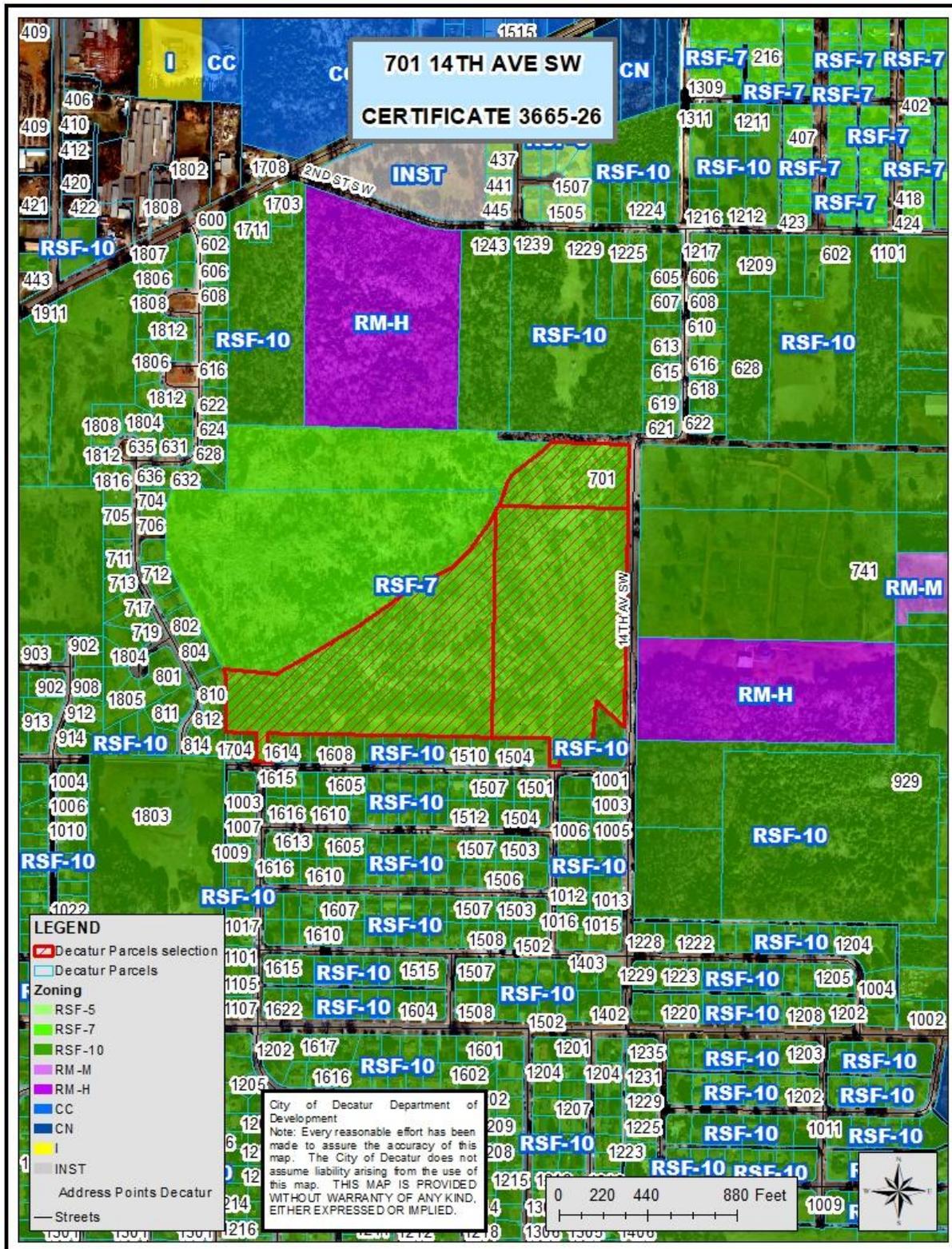
701 14TH AVE SW
CERTIFICATE 3665-26

LEGEND
 [Red outline] Decatur Parcels selection
 [Blue outline] Decatur Parcels
 [Black dot] Address Points Decatur
 [Black line] Streets

City of Decatur Department of Development
 Note: Every reasonable effort has been made to assure the accuracy of this map. The City of Decatur does not assume liability arising from the use of this map. THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESSED OR IMPLIED.

0 220 440 880 Feet





SITE PLANS

SITE PLAN 724-26

FILE NAME OR NUMBER: Site Plan 724-26

ACRES: 19.66 +/- acres

CURRENT ZONE: RM-H (Residential Mixed High Density)

APPLICANT: Chris Bostick P.E.

LAND OWNER: Anthony L. Allen, Jr

LOCATION AND/OR PROPERTY ADDRESS: West of 1243 2nd Street SW

REQUEST: Approve site plan to construct multi-family housing

PROPOSED LAND USE: Residential

ONE DECATUR FUTURE LAND USE: Mixed Neighborhood

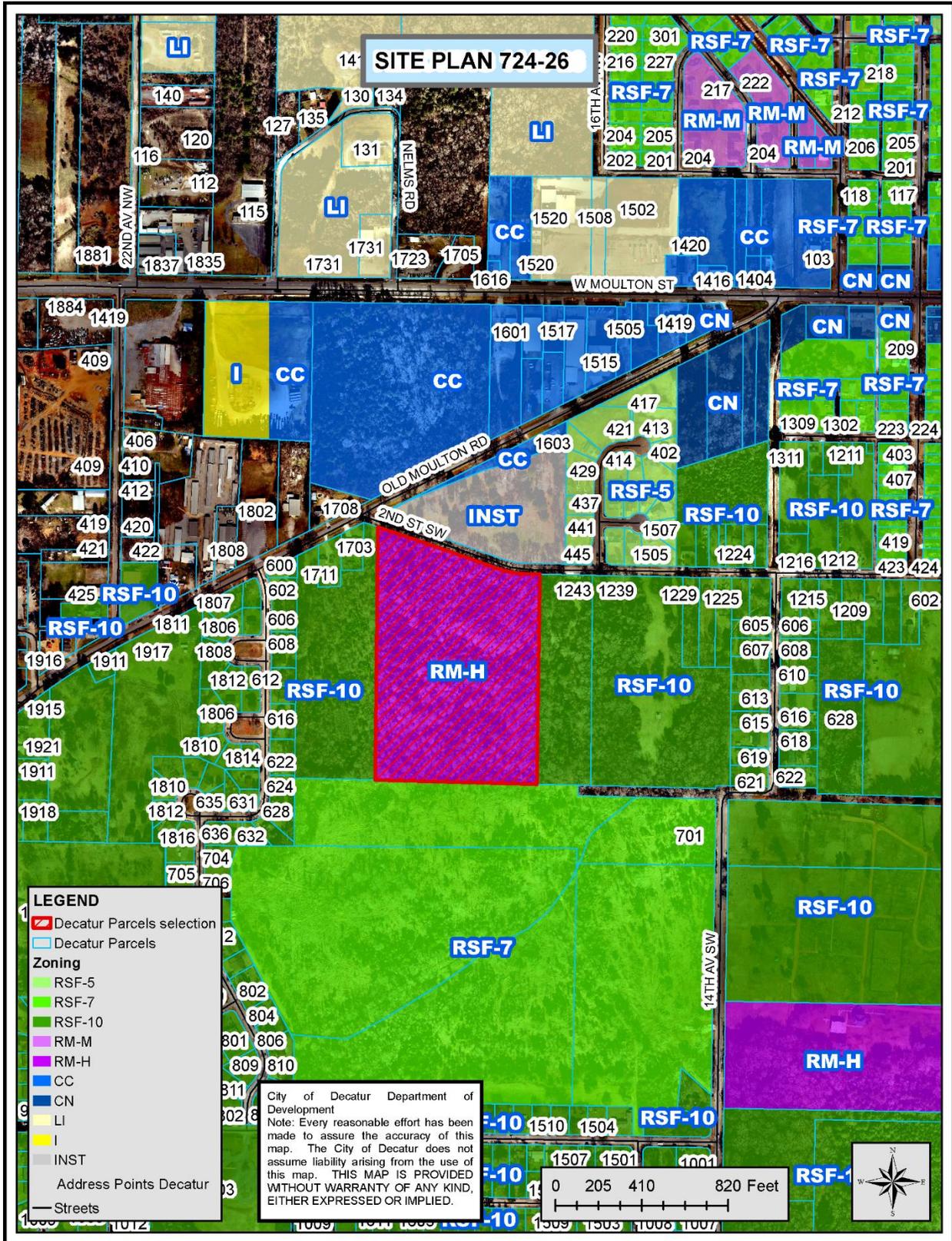
ONE DECATUR STREET TYPOLOGY: 2nd is a Collector Urban Street

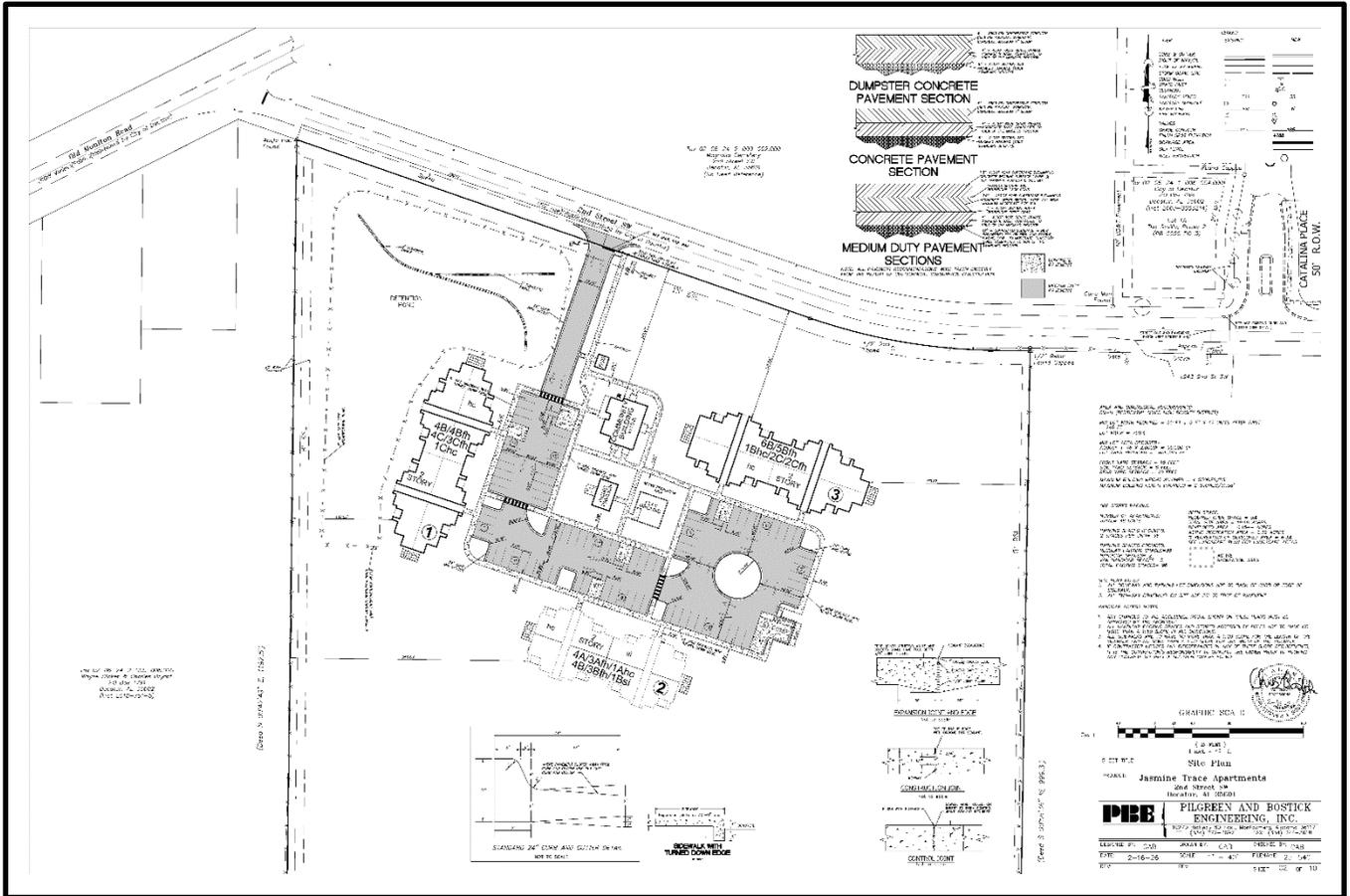
COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

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.







OTHER BUSINESS

FOXWOOD ADD.4 BOND REDUCTION

FILE NAME OR NUMBER: Foxwood Addition 4 Bond Reduction

ACRES: 18.73 +/- acres

CURRENT ZONE: RSF-7

APPLICANT: Pugh Wright McAnally

LAND OWNER: Lennar Homes

LOCATION AND/OR PROPERTY ADDRESS: Lakota Drive & Seminole Street SE

REQUEST: Reduce the bond amount from \$202,530 to \$172,530 for Street Paving and Curb & Gutter

PROPOSED LAND USE: Residential

ONE DECATUR FUTURE LAND USE: Residential Low

ONE DECATUR STREET TYPOLOGY: Lakota Drive & Seminole Street SE are local streets

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.

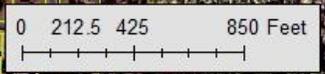
FINAL PLAT: FOXWOOD ADDITION IV



LEGEND

-  FINAL PLAT: FOXWOOD ADDITION IV
-  Ownership Parcels
-  Streets

City of Decatur Department of Development
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310 8TH AVENUE NE | DECATUR, ALABAMA 35601 | POST OFFICE BOX 2419 | 35602

256.353.3937P 256.350.2285F

February 17, 2026 – Performance Bond Reduction Letter

Mr. Tommie Williams, Planner
City of Decatur, Planning Department
308 Cain Street NE
PO Box 488
Decatur, AL 35602
Phone (256) 341-4720

Via E-mail : twilliams@decatur-al.gov

RE: Performance Bond Amount for Foxwood Farms Addition No. 4 – REDUCTION

The following are the items that are either completed or incomplete on the project, those that are incomplete indicate an amount remaining and require a Performance Bond:

Table with 4 columns: Item No., Description of Work, Estimated Completion, Amount Remaining. Rows include Earthwork, Storm Drainage, Curb & Gutter, Street Paving, Engineering & Erosion Control, Sanitary Sewer, Water Service, Electrical, and a Total row for Addition No. 4.

Please let me know if you have any questions concerning the bond amount shown above.

PUGH WRIGHT McANALLY, INC

Handwritten signature of David C. Lewis

David C. Lewis, P.E.
Director of Construction Administration

CC: Carl Prewitt, PE – City Engineer – City of Decatur

PUGHWRIGHTMCANALLY.COM

SUBDIVISION REGULATION UPDATE

CITY OF DECATUR, ALABAMA

SECTION I

I. AUTHORITY AND JURISDICTION

A. *Authority*

1. By authority of Resolution No. ~~004-95, September 26, 1995~~ the Planning Commission of Decatur, Alabama (hereinafter referred to as "Planning Commission") adopted pursuant to the powers and jurisdiction vested through Chapter 52 of Title II of the Code of Alabama and other applicable laws, statutes, ordinances, and regulations of the State of Alabama, **The Planning Commission does hereby exercise the power and authority to confer to the Planning Director the authority, as administrative agent of the Planning Commission, to review and approve Certificates to Subdivide as herein defined.** The Planning Commission does hereby exercise the power and authority to review, approve, and disapprove all types of plats for subdivision of land within the corporate limits of the municipality which show lots, blocks, or sites with or without new streets or highways.
2. **Administrative approval shall constitute approval of the Planning Commission for purposes of Alabama Code §11-52-32.**
3. **Thirty (30) Day Action Requirement: Upon submission of a complete Minor Subdivision application or Certificate to Subdivide, the Planning Director shall approve with or without conditions or disapprove the plat within thirty (30) days as required by state law.**
4. **Failure to act within thirty (30) days shall constitute approval as provided by Alabama Code §11-52-32.**
5. **Written Record: If disapproved or not approved as submitted, the Planning Director shall state the grounds for such actions in writing within the thirty (30) day period.**
6. **All administrative approvals, conditional approvals and disapprovals shall be entered into the official subdivision record and reported to the Planning Commission at its next regular meeting.**
7. By the same authority, Planning Commission does hereby exercise the power and authority to pass and approve the development of platted subdivisions of land already recorded in the office of the Judge of Probate, if such plats are entirely or partially undeveloped. The plat shall be considered to be entirely or partially undeveloped if:
 8. Said plat has been recorded with the Probate Judge's office without a prior approval by the Planning Commission, or
 9. Said plat has been approved by the Planning Commission where the approval has been granted more than three (3) years prior to granting a building permit, on the partially or entirely undeveloped land and/or the zoning regulations, either bulk or use, for the district in which the subdivision is located, have been changed subsequent to the original final ² subdivision approval.

APPEAL OF ADMINISTRATIVE DECISION: Any person aggrieved by an administrative approval, conditional approval or disapproval of a Minor Subdivision or Certificate to Subdivide may appeal to the Planning Commission within 14 days of the decision. The Planning Commission may affirm, reverse, or modify the administrative decision.

Limitation of Authority: The Planning Director shall not approve any Major Subdivision; any subdivision requiring a variance, waiver, or deviation from adopted regulations; any subdivision requiring public improvement construction; any subdivision that requires dedication of public right of ways or streets whether improved or not. If at any time the Planning Director or Technical Review Committee determines that for whatever determined reason an application exceeds the criteria for Certificate to Subdivide or a Minor Subdivision, the application shall be referred to the Planning Commission as a Major Subdivision.

PLANNING COMMISSION AUTHORITY RETAINED: All Major Subdivisions shall be placed on the Planning Commission agenda; be reviewed at a public meeting of the Planning Commission; require formal action and recorded vote for approval or denial. Pursuant to Alabama Code §11-52-32, approval shall be endorsed upon the plat prior to recording.

For all subdivision approvals: Plat Endorsement and Signature: Pursuant to Alabama Code § 11-52-32, no subdivision plat shall be recorded unless it has been approved by the Planning Commission. Although Alabama Code does not prescribe a specific officer who must sign the plat, the City requires endorsement on the face of the plat as evidence of official Planning Commission approval prior to recording

B. Jurisdiction

1. From and after the date of adoption these regulations shall govern all subdivision of land located within the corporate limits of the City of Decatur, as now and hereafter established. Any owner of land within the limits of said subdivision jurisdiction wishing to subdivide land shall submit to the Planning Commission such data, information, drawings, plans, specifications, and other details and matters hereinafter required including but not limited to, a plat of subdivision which shall conform to the minimum requirements set forth in these regulations. No plat of a subdivision lying within such territory or part thereof, shall be filed or recorded in the Office of the Probate Judge, and no subdivider shall proceed with improvements or obtain building permits for structures or sale of lots until such subdivision plat, or a Certificate to Subdivide, shall have been approved **administratively by the Planning Director** or the Planning Commission and such approval entered in writing on the plat by the **Planning Director and /or** an officer of the Planning Commission.

B. Certificate to Subdivide/Consolidate Procedures

Certificate to Subdivide Review/Approval

1. General

A certificate to subdivide can be issued in certain cases of subdivision or consolidation of land resulting in not more than three lots and meeting some specific criteria (See definition of Certificate to Subdivide). A certificate to subdivide should not be used in place of a minor subdivision plat. The purpose of a certificate to subdivide is to allow for the adjustment of lot lines or the transfer of a small number of lots.

A certificate to subdivide must be signed by ~~an officer of the~~ Planning Commission **and for** the Planning Director and recorded in the Office of the Judge of Probate prior to the transfer, sale or agreement to sell any lot created by said certificate to subdivide. Approval of a certificate to subdivide is good for one year from the date of approval by the **Planning Director and/or Planning Commission**. If all conditions have not been met within one year of submission to the Planning Department, said certificate to subdivide must be resubmitted.

2. Steps in Obtaining Approval

- a) The Applicant or his designated representative shall submit the original and two copies of a Certificate to Subdivide (see sample, Appendix 1), a letter requesting the Certificate to Subdivide, signed by the property owner, a copy of the property owner's deed, a map of the property (a survey will be required before recording the Certificate to Subdivide in the Office of the Judge of Probate), and a fee sufficient to cover the cost of recording the Certificate to Subdivide. **The Planning Commission Planning Director, or two members of the Subdivision Committee** may require a public hearing for a Certificate to Subdivide go before the Planning Commission. If a public hearing is required, the owner or his designated representative will be required to provide a list of adjoining property owners as shown in the County Tax Assessor's office. This information shall be submitted to the Planning Department no later than 5:00 PM CST, 21 days prior to the Planning Commission meeting. Applications to the Planning Department will be required to be both digital and paper format.
- b) Digital Submission of Documents: One digital copy in .dwg or .dxf of the plat. The drawing file should include all lines represented in the plat; including, but not limited to boundary lines, incorporation boundaries, jurisdictional boundaries, flood zones, wetlands, lot lines, easement lines, and road centerlines and annotations relating to the lines including, but not limited to block numbers, lot numbers, and road names. Each of these types of lines should be placed in a separate defined layer. It is not necessary to rotate or translate to a particular coordinate system or bearing structure. All supporting or accompanying documents should be scanned or saved as .pdf files and submitted
- c) The Planning Department will assign a file number to the Certificate to Subdivide and decide whether to **handle the application administratively, or make a decision to place it on the next Planning Commission agenda.**
- d) The Certificate to Subdivide will be submitted to the Planning Department and then distributed Subdivision Committee for its review and comments. The committee, with input from the Planning Department,

will review the request for conformance with the Subdivision Regulations, Zoning Ordinance, and other land use regulations (i.e., long range plan, master drainage plan, master street plan etc.). The Subdivision Committee will submit a recommendation to the **Planning Department** for action. ~~at their next meeting-~~ The **Planning Department or Planning Commission** will make a decision **vote** to approve, approve conditionally or disapprove the Certificate to Subdivide. The Applicant, or his designated representative will correspond with the Planning department, or **should will be invited to attend** those meetings of the Subdivision Committee and Planning Commission, **if the application is escalated up to the Planning Commission at which the application is to be discussed-**

- e) If the Certificate to Subdivide is conditionally approved, the applicant is responsible for meeting the conditions of approval and providing the Planning Department with documentation that the conditions have been met. Conditions imposed by the **Planning Department or the Planning Commission** which effect the future use of the land must be capitalized within the body of the certificate.
- f) When the Certificate to Subdivide is approved, the applicant will furnish the Planning Department a survey prepared by a registered land surveyor of the newly subdivided land.
- g) In addition to a survey Four (4) State Plane Coordinates (North American Datum 1983, Alabama West Zone) in US survey feet. State plane coordinates shall be as follows: One (1) point of beginning of the survey (Section Corner or quarter section corner), and three (3) boundary corners of the proposed plat. These coordinates shall be derived from field measurements in conformity with Section 35-2-5 and 6 of the Code of Alabama, 1975

Example of State Plane Coordinate Notation

The intended use of these coordinates is for GIS base mapping purposes and is intended for locational reference only.

Coordinates are State Plane Coordinates on the North American Datum 1983, Alabama West Zone.

Point	Northing	Easting	Description
POB			
1			
2			
3			

- h) After all conditions have been met and the survey submitted to the Planning Department, they will obtain the signature of the **Planning Director and/or** an Officer of the Planning Commission and record the Certificate to Subdivide in the Office of the Judge of Probate.
- i) The applicant may submit a "Corrective Certificate" to the Planning Department which correct scrivener's, errors or omissions in a certificate that has been properly approved by the **Planning Director and/or** Planning Commission. The Planning Director shall have the authority to review said corrective certificate and have it signed by an officer of the Planning Commission for recording in the Office of the Judge of Probate.

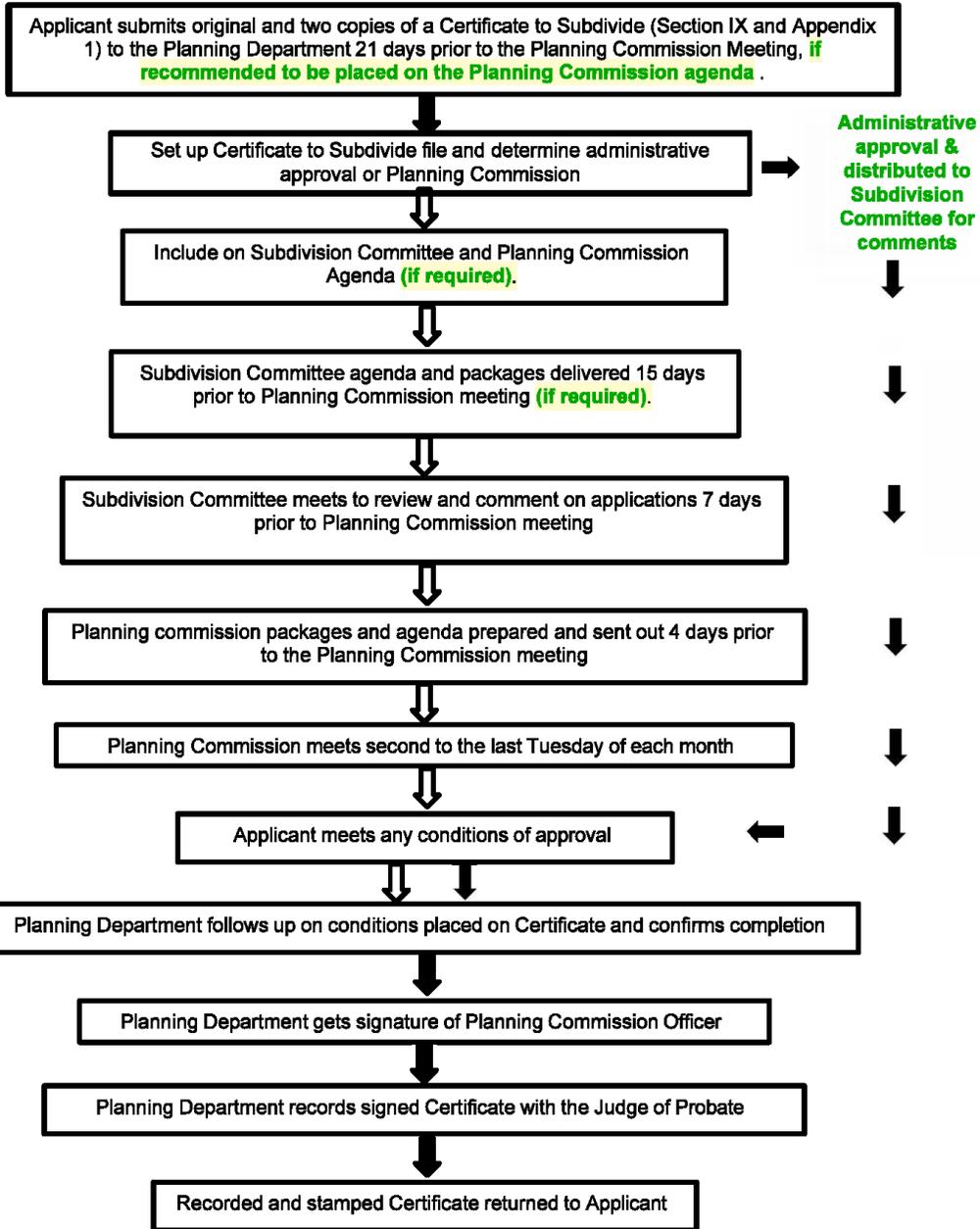
C. Conditions

In granting variances, modifications, and approval for experimental subdivisions, the Planning Commission may require such conditions as will, in its judgment, secure substantially the objective of the standards or requirements so varied, modified, or approved. These may include, without being limited to: personal, security, performance, or maintenance bonds; affidavits, covenants, or other legal instruments.

D. Gated neighborhoods with private streets shall be permitted as a platted subdivision provided that:

1. All private streets must be constructed to City Standards as stated in the Subdivision Regulations or as approved by the Planning Commission.
2. Homeowners Associations, or other entity as approved by the Planning Commission, shall be responsible for maintenance of all streets within the subdivision. Also, provisions for construction and maintenance shall be made for utilities and drainage. However, if utilities are public, then they shall be maintained publicly.
3. Provisions for "acceptable" access by all public safety and emergency agencies and essential services (i.e., police, fire, trash and garbage, water, sewer, gas, electric, post office, telecable, telephone) shall be made prior to Planning Commission approval of the plat.
4. Adequate review and consideration so that the creation of private streets (gated neighborhoods) shall not create a barrier to the extension of major thoroughfares, and thus impede traffic flow in critical "cross" (east/west, north/south) City locations.
5. Even though "private streets" are permitted, the Zoning Ordinance shall be adhered to regarding the measurement of all setbacks from rights-of-way, and all other district regulations and standards, just as if the streets were "public."

Certificate to Subdivide - Approval Flow Chart



ZONING ORDINANCE COMMITTEE

Purpose

The purpose of forming a **Zoning Ordinance Committee** is to assist the Planning Department in reviewing, updating, and recommending improvements to Decatur's zoning ordinance. The committee will provide technical review, stakeholder input, and policy guidance to ensure the ordinance reflects current development trends, community goals, and legal requirements.

Objectives

The committee will focus on the following objectives:

- Evaluate the existing zoning ordinance for clarity, effectiveness, and consistency.
- Identify conflicts and areas needing modernization.
- Incorporate best practices in planning, zoning administration, and land-use management.
- Ensure compliance with state law and alignment with the municipality's comprehensive plan.
- Recommend revisions to the Planning Department for consideration and eventual adoption by the governing body.

Members

1. Wally Terry
2. Andrea Stewart
3. Brett Backer
4. Sonia Morris
5. Tony Brown, Jr.
6. Tracee M. Penchion
7. Blake McAnally