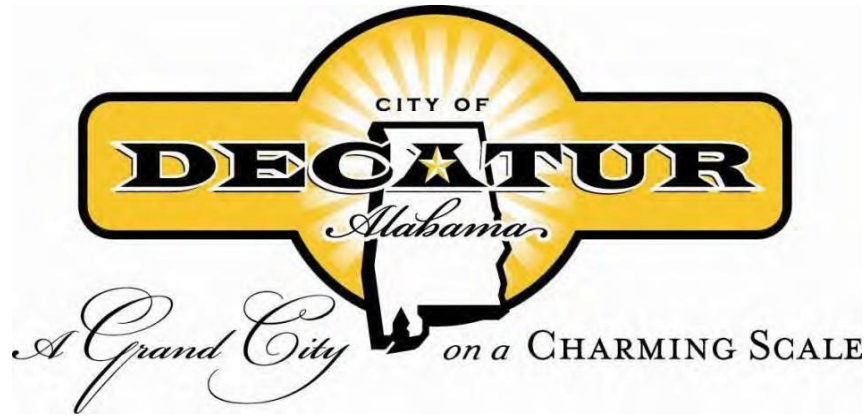




MEMORANDUM

DATE: June 23rd, 2026

TO: Planning Commission

PLANNING COMMISSION MEETING

June 23rd, 2026

Pre-Meeting – 3:00 p.m.

Meeting – 3:30 p.m.

City Council Chambers

Agenda

Planning Commission

City of Decatur, AL

June 23rd, 2026

Time: 3:30 PM

City Council Chambers

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

CALL MEETING TO ORDER

Public Meeting

Re-Zoning

A. Re-Zoning 1446-26

Builders R US

PAGE NO.

3-12

Annexations

A. Annexation 386-26

Pugh Wright McAnally

PAGE NO.

13-23

B. Annexation 387-26

Pugh Wright McAnally

24-34

Pre-Zonings

C. Pre-Zoning 1450-26

Pugh Wright McAnally

PAGE NO.

35-45

D. Pre-Zoning 1451-26

Pugh Wright McAnally

46-51

Preliminary Plats

E. Preliminary Plat-Glenmont Acres Ph.4A Pugh Wright McAnally

PAGE NO.

52-59

F. Preliminary Plat-Glenmont Acres Ph.4B Pugh Wright McAnally

60-66

Consent Agenda

Final Plats

A. Final Plat-Glenmont Acres Ph.4A Pugh Wright McAnally

PAGE NO.

67-77

Other Business

Other Business

A. Performance Bond-Glenmont Acres Ph.4A

Pugh Wright McAnally

PAGE NO.

78-84

B. Zoning Text Amendments 251-26

City of Decatur

85-91

Planning Commission Staff Report



FILE NAME: Rezoning 1446-26

MEETING DATE: June 23rd, 2026

A. BACKGROUND:

Applicant/Representative:	Builders R US
Owner:	Atul Patel for Gaureesuta LLC
Property Location:	East of 1001 14 th Ave SW
Request:	Rezone 5.32 +/- acres from RS-10 to RS-5 (Residential Single-Family)
Property Size (Acres):	5.32 +/- acres
Future Land Use Map (FLUM) Designation:	Park Conservation Area
Current Zoning District:	RS-10 (Residential Single-Family)
Existing Land Use:	Vacant land

B. DEVELOPMENT STATUS & HISTORY:

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

C. SURROUNDING LAND USE AND ZONING:

Direction	Land Use	Zoning
North	Vacant	RM-H (Residential High Density)
South	Vacant	RS-10
East	Vacant	RS-10
West	Residential	RS-10

D. EVALUATION/COMMENTS:

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

Water/Sewer: Available

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

	RS-5 (Residential Single-Family)
Minimum Lot Size	5000 sq. ft.
Front Setback	20 ft.
Rear Yard	20 ft.
Side Yards	5 ft & 8 [1] ft [1] The minimum side setback is five feet, however, at least one side setback shall be a minimum of eight feet

Planning Comments:

The applicant is requesting to rezone approximately 5.32 acres from Residential Single-Family 10,000 (RS-10) to Residential Single-Family 5,000 (RS-5) to facilitate the development of a single-family residential subdivision. The subject property is currently undeveloped and consists primarily of vacant land with existing tree cover.

The proposed rezoning would allow for smaller lot sizes while maintaining a single-family residential character that is generally consistent with surrounding residential development patterns. The applicant intends to construct single-family homes on the property, which would contribute to the City's housing inventory and provide additional residential opportunities within the area.

The site has access to the existing street network through 14th Avenue SW, which connects to 2nd Street SW to the north and 8th Street SW to the south. This connectivity provides multiple points of access to the surrounding roadway system and supports efficient traffic circulation within the area.

Staff has reviewed the request and evaluated the proposed rezoning in relation to surrounding land uses, transportation connectivity, and the City's development objectives. The rezoning would allow for residential development of the vacant property while maintaining compatibility with the established residential character of the area.

Conditions:

Planning Conditions: No comment

Engineering Conditions: N/A

Fire Comments: N/A

Decatur Utilities: N/A

Gas:

Power:

Waste Water: **Point of Information-** Sewer main extension required for sewer service

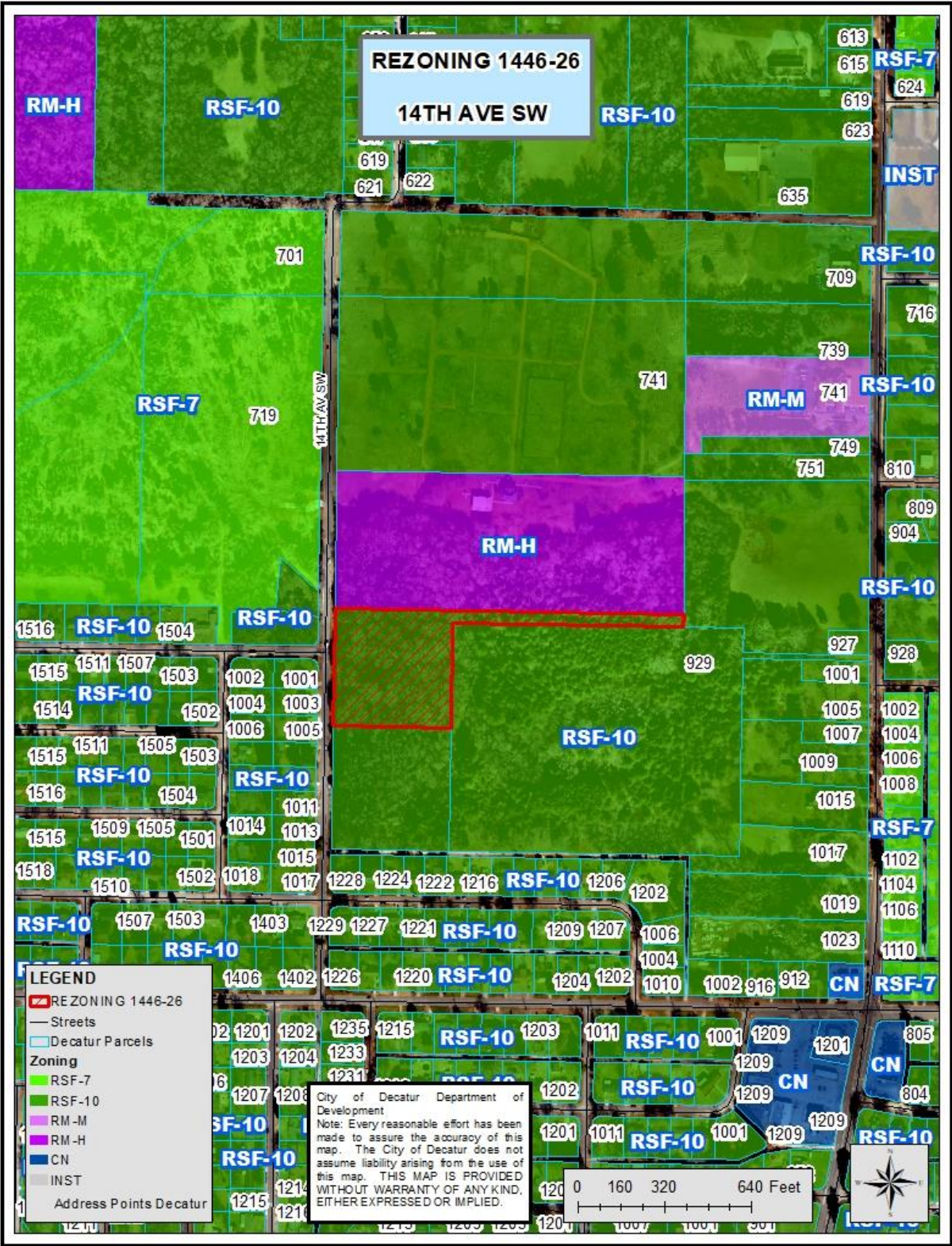
Joe Wheeler Comments: N/A

Reviewed by:	Tommie Williams
Recommendation from Planning:	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): Builders R US Phone: 256-621-8540
Address: 2204 Beltline Rd Email: Ken@buildersRUS.org
Name of Owner(s): ~~Kendrick & Jerri Orr~~ Phone: Atul Patel 512-638-5834
Address: _____ Email: atul.1@hotmail.com

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

In City Limits? Yes ☒ No ☐ Current Zoning: R10 Proposed Zoning: R5 Total Acreage: _____ Total Lots: _____

Any annexation requests must be accompanied by appropriate application.

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

Describe the location of the property:

Open Land

Describe existing use of property:

None

Describe proposed use of property:

Subdivision

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: 2 / 24 / 26
- ☒ Accurate boundary map and/or sketch plan *The date of the next available meeting is: 3 / 17 / 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: [Signature] Date: 2 / 23 / 26

STATE OF ALABAMA

COUNTY OF Laurens

I, Glenda Owens, a Notary Public in and for said State at Large, hereby certify that Jerri Orr, whose name is signed to the foregoing document, and

_____ Who is known to me, or

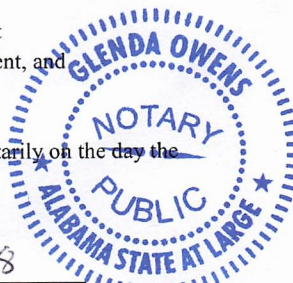
☒ Whose identity I proved on the basis of De ID # 6802879

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 23rd day of Feb., 20 26.

Glenda Owens, Notary Public

My Commission Expires: 1/4/2028



DESIGNATION OF AGENT
CITY OF DECATUR



I, Atul R. Patel ^{for Gaureesata LLC} being owner of the property which is the subject of this application (Subdivision - Rezoning), hereby authorize Builders R Us, LLC 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: 2/23/26

Date: _____

STATE OF ALABAMA

COUNTY OF Lawrence

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

____ Who is known to me, or

☒ Whose identity I proved on the basis of AL DL# 10240711

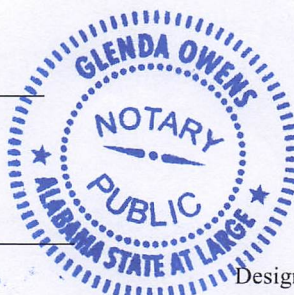
and that being informed of the contents of the document, he/she, as such officer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 23rd day of Feb., 2026.

[Signature]

Notary Public

My Commission Expires: 1/4/2028



Reformed Deed Area

Beginning at a ½" iron pin and cap "HLC Inc PLS 17833" on the east right-of-way margin for 14th Avenue SW Decatur, Alabama, having a 60 foot right-of-way width, measured 30 feet on either side of the asphalt centerline as it exists and as recovered in June 18th, 2024, at the northwest corner of Lot 27, Block "A", Garth Heights Subdivision, as shown by map or plat of said subdivision on file and of record in Map Book 1 at Page 28, the true point of beginning;

Course 1, thence S 89°00'09" E along the north line of said Lot 27 a distance of 1312.43 to a ½" iron pin and cap stamped "GREENE LS 29090" at the northeast corner of said Lot 27;

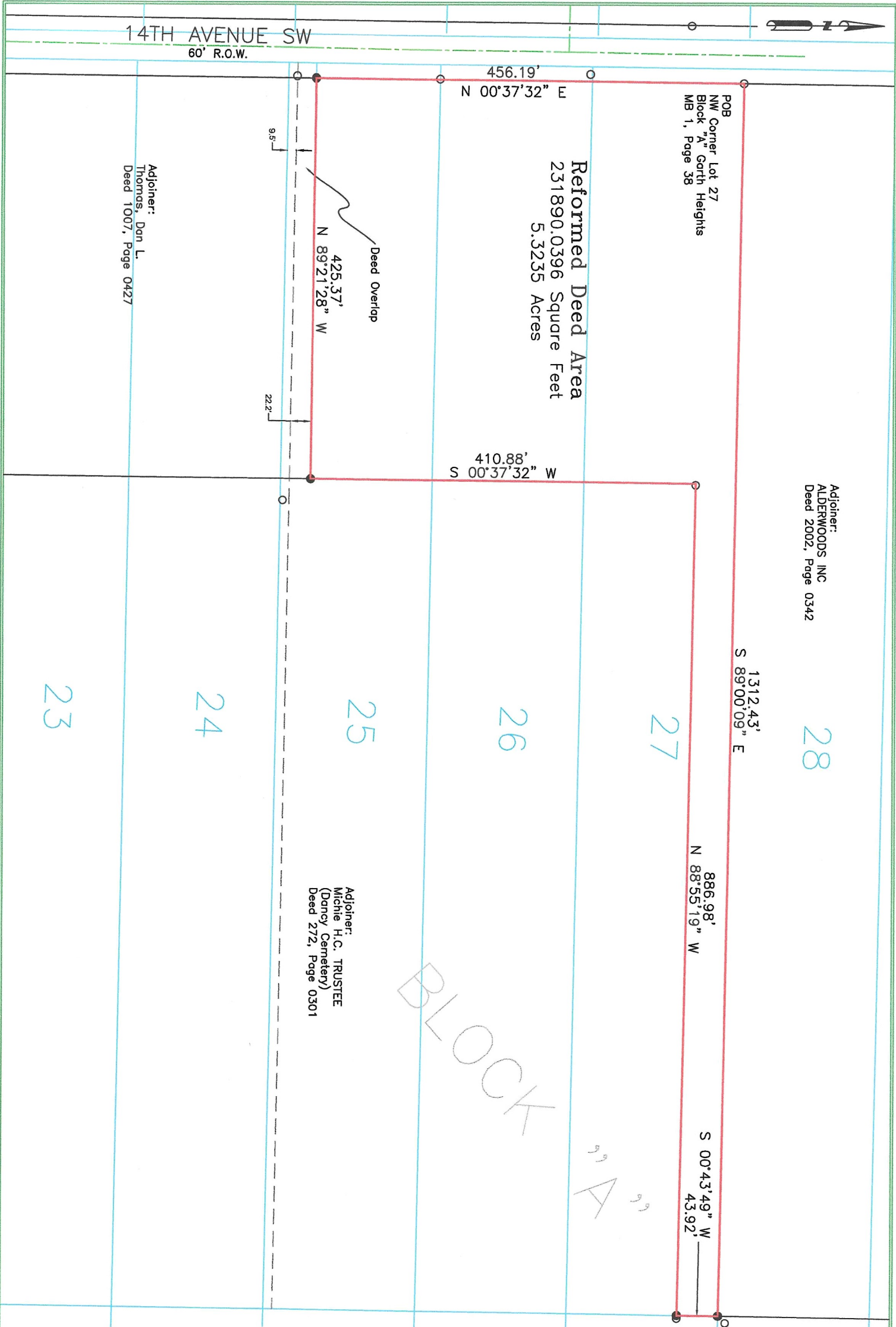
Course 2, thence S 00°43'49" W a distance of 43.92 feet to a ½" iron pin and cap stamped "GREENE LS 29090" on the north line of Dancy Cemetery, as described in Deed 272, at Page 0301;

Course 3, thence N 88°55'19" W along the north line of said Dancy Cemetery a distance of 886.98 feet to a ½" iron pin and cap "HLC Inc PLS 17833";

Course 4, thence S 00°37'32" W a distance of 410.88 feet to a ½" iron pin and cap stamped "GREENE LS 29090", said pin being 31.70 feet north of the south line of Lot 25, Block "A", of said Garth Heights Subdivision;

Course 5, thence N 89°21'28" W a distance of 425.37 feet to a ½" iron pin and cap stamped "GREENE LS 29090" on the east right-of-way margin for said 14th Avenue SW;

Course 6, thence N 00°37'32" E a distance of 456.19 feet along the east right-of-way margin for said 14th Avenue SW, the true point of beginning, having an area of 231890.0 square feet, 5.323 acres, more or less.



LEGEND OF SYMBOLS
Fence Line (Possession)
Centerline
Overhead Utility Lines
1/2" Iron Pin Set w/ Cop Stamped "GREENE 29090-S"
Monument Found
Utility Pole
POC = Point of Commencement
POB = Point of Beginning
X = Not set at owner's request

⊠ Bearings based on deed on plat.
⊠ Bearings and coordinates shown hereon are based on Alabama State Plane Grid, West Zone, NAD83, and were determined from GPS observations. Contours and spot elevations are based on the NAVD88 datum and were determined from GPS observations.
No subsurface investigation was performed to locate underground utilities. Utilities shown hereon are limited to and are per observed evidence only.

I hereby certify (or 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.

Surveyor's Signature: _____ Date: _____, 2024
Alabama License Number: 29090-S
Not Original without Red Seal and Dated Signature.
Copyright © 2024, Lee Y. Greene & Associates, Inc.
All Rights Reserved

Checked By: _____



Lee Y. Greene & Associates, Inc.
Engineering & Surveying
121 Sparkman Street SW, Hartselle, AL 35640
(256) 773-2304 (256) 773-2361 FAX
www.leeegreene.com
Alabama CA Number: 1332-E, 389-LS

Drawing Date: 6/18/24 Field Survey: 12/5/23
Drawn By: LYG-2 File Number: 2023089.dwg Sheet: 1 of 1

Planning Commission Staff Report



FILE NAME: Annexation 386-26- 3203 Deere Road SE

MEETING DATE: June 23rd, 2026

A. BACKGROUND

Applicant/Representative:	Pugh Wright McAnally
Owner:	Old House 2, LLC
Property Location:	3203 Deere Road SE
Request:	Annex 15.01 +/- acres into the city limits
Property Size(Acres):	15.01+/- acres
Future Land Use Map (FLUM) Designation:	Mixed Neighborhood
Current Zoning District:	Unincorporated
Existing Land Use:	Single-Family Residential

B. DEVELOPMENT STATUS & HISTORY:

Previous Requests: <i>May not be exhaustive</i>	Pre-Zoning 1450-26
---	--------------------

C. SURROUNDING LAND USE AND ZONING:

Direction	Land Use	Zoning
North	Residential	RS-7
South	Residential	Unincorporated & AG
East	Vacant	Unincorporated
West	Residential	RS-7

D. EVALUATION/COMMENTS:

Street Connectivity: Deere Road connects to Upper River Road, and Upper River Road connects to Point Mallard Pkwy SE

Water/Sewer: N/A

District Standards: N/A

Lot requirements for uses in: _____

	RS-7 (Single-Family Residential)
Minimum Lot Size	N/A
Front Setback	N/A
Rear Yard	N/A
Side Yards	N/A

Planning Comments:

The proposed annexation of approximately 15.01 acres is consistent with both the current and long-term planning objectives of the City of Decatur. A key goal of the City is to eliminate unincorporated "donut holes" within and adjacent to the municipal boundaries, thereby creating a more contiguous and logical municipal service area. Annexing properties that already utilize or are expected to utilize City infrastructure and services helps ensure that municipal boundaries accurately reflect the areas benefiting from those services.

The annexation will contribute to a more cohesive and efficient land use pattern, improve the consistency of zoning administration, and reduce fragmented jurisdictional areas that can complicate planning, development review, code enforcement, and service delivery. Incorporating this property into the City will further support orderly growth, enhance coordination of future development, and advance the City's efforts to maintain a comprehensive and unified zoning map. As such, the proposed annexation is considered to be in the best interest of the City and is compatible with the City's adopted planning and growth management objectives.

Conditions:

Planning Conditions: No comment

Engineering Conditions: N/A

Fire Comments: N/A

Decatur Utilities: N/A

Gas: **Point of Information-** Gas is available

Water:

Waste Water: **Point of Information-** Sewer is not available

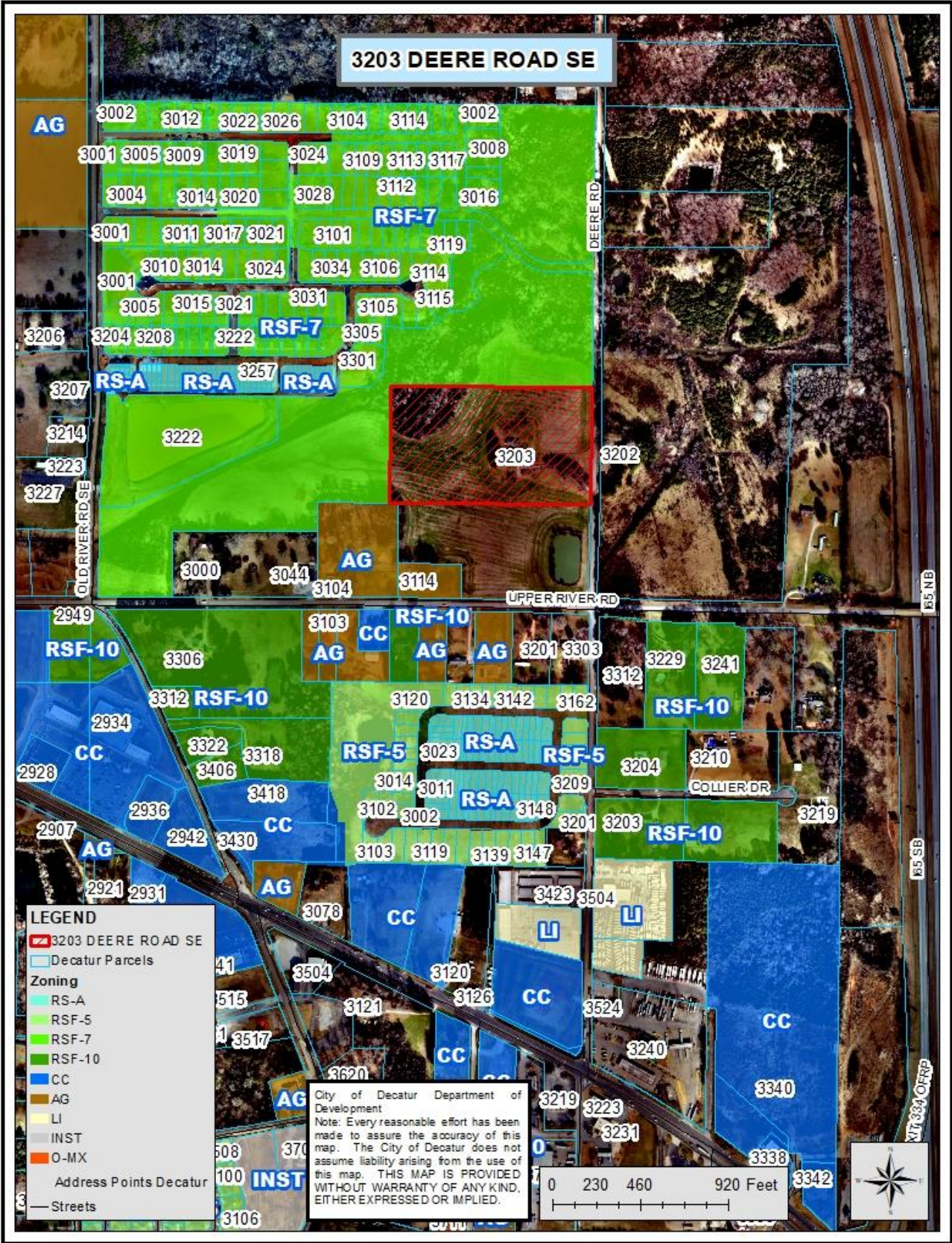
Joe Wheeler Comments: N/A

Reviewed by:	Tommie Williams
Recommendation from Planning:	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): Old House 2 LLC Pugh Wright McNally Phone: 256-353-3937
Address: 310 8th Ave NE, Decatur, AL Email: michael b@pughwrightmcnally.com
Name of Owner(s): Old House 2, LLC

Attach additional sheets if necessary

Describe the location of property:
Lot 3 of Morris Brothers Subdivision of Plat Book 2018 Page 15.

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: Michael Buchanan Date: 5 / 29 / 26
Signature: _____ Date: ____ / ____ / ____
Signature: _____ Date: ____ / ____ / ____
Signature: _____ Date: ____ / ____ / ____

STATE OF ALABAMA

COUNTY OF Morgan

I, Kimberly A. Farris, a Notary Public in and for said State at Large, hereby certify that Michael S Buchanan, whose name(s) is/are signed to the foregoing document, and

☒ Who is known to me, or

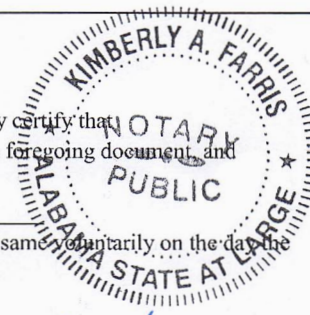
☐ Whose identity I proved on the basis of _____

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 29th day of May, 20 26.

Kimberly A. Farris, Notary Public

My Commission Expires: 12/05/2027



DESIGNATION OF AGENT
CITY OF DECATUR



I, Jack Fite (Old House 2, LLC), being owner of the property which is the subject of this application (Application for Annex), 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): [Signature] Date: 05/26/2026
Date: _____

STATE OF ALABAMA

COUNTY OF Morgan

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

☒ Who is known to me, or

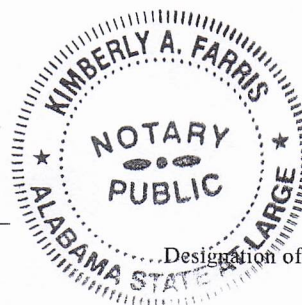
_____ Whose identity I proved on the basis of _____

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 26th day of May, 2026.

Kimberly A. Farris
Notary Public

My Commission Expires: 12/05/2027



This instrument prepared by:

**H. M. Nowlin
Nowlin & Associates, LLC
P.O. Box 1149
Decatur, AL 35602**

Send Tax Notice to:

**Old House 2, LLC
3209 Carlisle Road
Birmingham AL 35213**

WARRANTY DEED

STATE OF ALABAMA

MORGAN COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One Million and 00/100 (\$1,000,000.00) Dollars**, and other good and valuable consideration, which can be verified by a closing statement, the undersigned GRANTOR,

Barbara A. Guthrie, a single woman,

whose address is **PO Box 515, Decatur, AL 35602**, (herein referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Old House 2, LLC,

an Alabama limited liability company, whose address is **3209 Carlisle Road Birmingham AL 35213**, (herein referred to as GRANTEE,) the following described real estate situated in **Morgan** County, Alabama, with an address of **3203 Deere Rd, Decatur, AL 35603**, to wit:

Lot 3, Morris Brothers Subdivision, Minor Plat, as shown by map or plat of said subdivision on file and of record in the Office of the Judge of Probate of Morgan County, Alabama, in Map Book 2018 at Page 15.

and

Lot 4, Morris Brothers Subdivision, Minor Plat, as shown by map or plat of said subdivision on file and of record in the Office of the Judge of Probate of Morgan County, Alabama, in Map Book 2018 at Page 15.

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

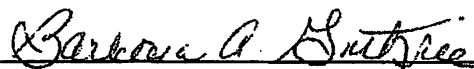
TO HAVE AND TO HOLD unto the said GRANTEE, its successors and assigns, forever.

Tran: 25628.562212.725988 CLERK: Knowles

REC:\$6.00 DFE:\$1000.00 AFF:\$5.00 CER:\$3.00 TOTAL:\$1014.00

And said GRANTOR does for herself, and her heirs and assigns, covenant with the said GRANTEE, its successors and assigns, that she is lawfully seized in fee simple of said premises, that it is free from all encumbrances, unless otherwise noted above, that she has a good right to sell and convey the same as aforesaid, that she, and her heirs 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, the said GRANTOR has hereto set her signature and seal, this the **24th** day of **November, 2025**. 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 §40-22-1 (h), Code of Alabama, 1975, as amended.

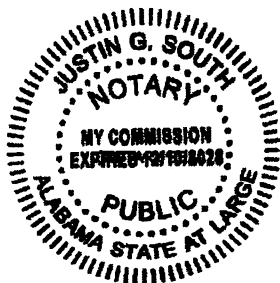
 (Seal)
Barbara A. Guthrie

STATE OF ALABAMA

COUNTY OF MORGAN

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Barbara A. Guthrie**, 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 the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this **24th** day of **November, 2025**.




Notary Public
My Commission Expires: 12/10/28

25-1179/abf



Property Record Card - 2025

Owner Name and Mailing Address GUTHRIE AARON J & BARBARA A P. O. BOX 515 DECATUR, AL35602	Parcel Number: 12 01 02 0 000 007.003 PIN: 203170	Property Address: DEERE ROAD
Tax District: 01 Tax Due: \$1,869.27 Tax Amount Paid: N/A Date Paid: N/A	Land Value: \$166,700 Improvement Value: \$132,300 Misc. Improvement Value: \$12,500 Total Value: \$311,500	Total Acres: 0.0 Square Feet: 0.00

Brief Legal Description

Lot: 3	Lot:
Block:	Block:
Subdivision/Plat Name: MORRIS BROTHERS SUBDIVISION	Subdivision/Plat Name:
Plat Book: 2018	Plat Book:
Plat Page: 15	Plat Page:

Deed Summary

Instrument Number	Instrument Date
2019-159-1	1/7/2019
2018-10148-1	11/7/2018

Improvement Summary

Building Number	Year Built	Base Area	Total Living Area	Story Height	Final Value
1-M	1958	2063	2063	1	\$132,300

Miscellaneous Improvements

Building Number	Category	Size	Base Rate	Sub Total	Index	Condition	Replacement Cost	Value
MISCIMP 1-M	UTILITY WOOD OR C.B. LOW COST [0 X 0]	144	13.6	1958	1.21	80	\$2,369	\$2,000
MISCIMP 1-M	GARAGE WOOD OR CB FLOOR AVERAGE [0 X 0]	936	29.1	27238	1.21	30	\$32,958	\$10,500

Planning Commission Staff Report



FILE NAME: Annexation 387-26- South of 3203 Deere Road SE

MEETING DATE: June 23rd, 2026

A. BACKGROUND:

Applicant/Representative:	Pugh Wright McAnally
Owner:	Old House 2, LLC
Property Location:	South of 3203 Deere Road SE
Request:	Annex 9.51 +/- acres into the city limits
Property Size(Acres):	9.51+/- acres
Future Land Use Map (FLUM) Designation:	Mixed Neighborhood
Current Zoning District:	Unincorporated
Existing Land Use:	Vacant land

B. DEVELOPMENT STATUS & HISTORY:

Previous Requests: <i>May not be exhaustive</i>	Pre-Zoning 1451-26
---	--------------------

C. SURROUNDING LAND USE AND ZONING:

Direction	Land Use	Zoning
North	Residential	Unincorporated
South	Residential	Unincorporated & AG
East	Vacant	Unincorporated
West	Residential	AG

D. EVALUATION/COMMENTS:

Street Connectivity: Deere Road connects to Upper River Road, and Upper River Road connects to Point Mallard Pkwy SE

Water/Sewer: N/A

District Standards: N/A

Lot requirements for uses in: N/A

	Institutional (INST)
Minimum Lot Size	N/A
Front Setback	N/A
Rear Yard	N/A
Side Yards	N/A

Planning Comments:

The proposed annexation of approximately 9.51 acres is consistent with both the current and long-term planning objectives of the City of Decatur. A key goal of the City is to eliminate unincorporated "donut holes" within and adjacent to the municipal boundaries, thereby creating a more contiguous and logical municipal service area. Annexing properties that already utilize or are expected to utilize City infrastructure and services helps ensure that municipal boundaries accurately reflect the areas benefiting from those services.

The annexation will contribute to a more cohesive and efficient land use pattern, improve the consistency of zoning administration, and reduce fragmented jurisdictional areas that can complicate planning, development review, code enforcement, and service delivery. Incorporating this property into the City will further support orderly growth, enhance coordination of future development, and advance the City's efforts to maintain a comprehensive and unified zoning map. As such, the proposed annexation is considered to be in the best interest of the City and is compatible with the City's adopted planning and growth management objectives.

Conditions:

Planning Conditions: No comment

Engineering Conditions: N/A

Fire Comments: N/A

Decatur Utilities: N/A

Gas: **Point of Information-** Gas is available

Power:

Waste Water: **Point of Information-** Sewer is not available

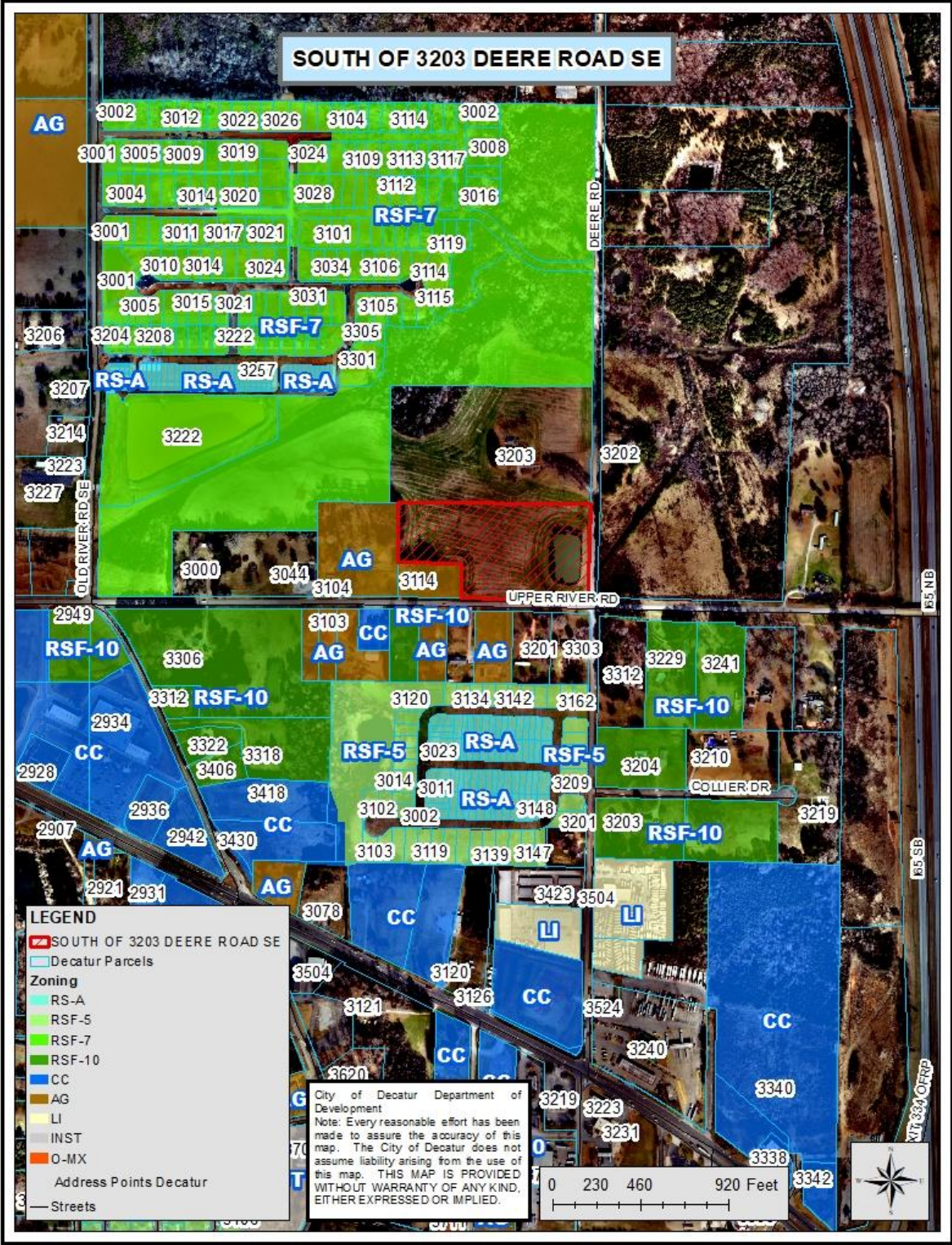
Joe Wheeler Comments: N/A

Reviewed by:	Tommie Williams
Recommendation from Planning:	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



Planning & Development

Name of Applicant(s): ~~Old House 2 LLC~~ Pugh Wright ^{McAnally} Phone: 256-353-3937
Address: 310 8th Ave NE, Decatur, AL Email: michael.b@pughwrightmcanally.com
Name of Owner(s): Old House 2, LLC

Attach additional sheets if necessary

Describe the location of property:
Lot 4 of Morris Brothers Subdivision of Plat Book 2018 Page 15.

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: Michael S. Buchanan Date: 5, 29, 26
Signature: _____ Date: ____/____/____
Signature: _____ Date: ____/____/____
Signature: _____ Date: ____/____/____

STATE OF ALABAMA

COUNTY OF Morgan

I, Kimberly A. Farris, a Notary Public in and for said State at Large, hereby certify that
Michael S. Buchanan, whose name(s) is/are signed to the foregoing document, and

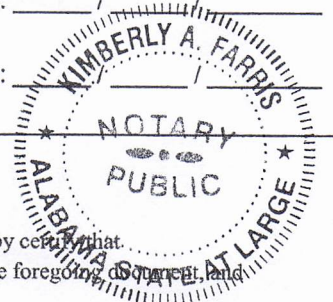
☒ Who is known to me, or

☐ 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 29th day of May, 2026.

Kimberly A. Farris, Notary Public My Commission Expires: 12/05/2027



DESIGNATION OF AGENT
CITY OF DECATUR



I, Jack Fite (Old House 2, LLC), being owner of the property which is the subject of this application (Application for Annex), 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): [Signature] Date: 05/26/2026

Date: _____

STATE OF ALABAMA

COUNTY OF Morgan

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

☒ Who is known to me, or

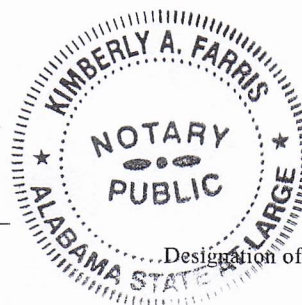
____ Whose identity I proved on the basis of _____

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 26th day of May, 2026.

Kimberly A. Farris
Notary Public

My Commission Expires: 12/05/2027



This instrument prepared by:

**H. M. Nowlin
Nowlin & Associates, LLC
P.O. Box 1149
Decatur, AL 35602**

Send Tax Notice to:

**Old House 2, LLC
3209 Carlisle Road
Birmingham AL 35213**

WARRANTY DEED

STATE OF ALABAMA

MORGAN COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One Million and 00/100 (\$1,000,000.00) Dollars**, and other good and valuable consideration, which can be verified by a closing statement, the undersigned GRANTOR,

Barbara A. Guthrie, a single woman,

whose address is **PO Box 515, Decatur, AL 35602**, (herein referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Old House 2, LLC,

an Alabama limited liability company, whose address is **3209 Carlisle Road Birmingham AL 35213**, (herein referred to as GRANTEE,) the following described real estate situated in **Morgan** County, Alabama, with an address of **3203 Deere Rd, Decatur, AL 35603**, to wit:

Lot 3, Morris Brothers Subdivision, Minor Plat, as shown by map or plat of said subdivision on file and of record in the Office of the Judge of Probate of Morgan County, Alabama, in Map Book 2018 at Page 15.

and

Lot 4, Morris Brothers Subdivision, Minor Plat, as shown by map or plat of said subdivision on file and of record in the Office of the Judge of Probate of Morgan County, Alabama, in Map Book 2018 at Page 15.

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

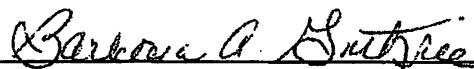
TO HAVE AND TO HOLD unto the said GRANTEE, its successors and assigns, forever.

Tran: 25628.562212.725988 CLERK: Knowles

REC:\$6.00 DFE:\$1000.00 AFF:\$5.00 CER:\$3.00 TOTAL:\$1014.00

And said GRANTOR does for herself, and her heirs and assigns, covenant with the said GRANTEE, its successors and assigns, that she is lawfully seized in fee simple of said premises, that it is free from all encumbrances, unless otherwise noted above, that she has a good right to sell and convey the same as aforesaid, that she, and her heirs 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, the said GRANTOR has hereto set her signature and seal, this the **24th** day of **November, 2025**. 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 §40-22-1 (h), Code of Alabama, 1975, as amended.

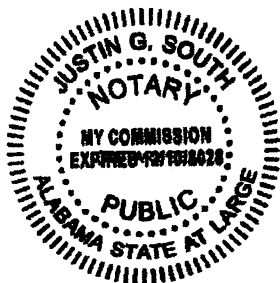
 (Seal)
Barbara A. Guthrie

STATE OF ALABAMA

COUNTY OF MORGAN

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Barbara A. Guthrie**, 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 the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this **24th** day of **November, 2025**.




Notary Public
My Commission Expires: 12/10/28

25-1179/abf



Property Record Card - 2025

Owner Name and Mailing Address
GUTHRIE AARON J & BARBARA A
P. O. BOX 515
DECATUR, AL35602

Parcel Number: 12 01 02 0 000 007.004

PIN: 203171

Property Address:
DEERE ROAD

Tax District: 01

Tax Due: \$703.12

Tax Amount Paid: N/A

Date Paid: N/A

Land Value: \$193,300

Improvement Value: \$0

Misc. Improvement Value: \$0

Total Value: \$193,300

Total Acres: 0.0

Square Feet: 0.00

Brief Legal Description

Lot: 4

Lot:

Block:

Block:

Subdivision/Plat Name: MORRIS BROTHERS SUBDIVISION

Subdivision/Plat Name:

Plat Book: 2018

Plat Book:

Plat Page: 15

Plat Page:

Deed Summary

Instrument Number	Instrument Date
2019-161-1	1/7/2019
2018-9938-1	11/1/2018

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
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Planning Commission Staff Report



FILE NAME: Pre-Zoning 1450-26 - 3203 Deere Road SE

MEETING DATE: June 23rd, 2026

A. BACKGROUND:

Applicant/Representative:	Pugh Wright McAnally
Owner:	Old House 2, LLC
Property Location:	3203 Deere Road SE
Request:	Pre-Zone 15.01 +/- acres to RSF-7
Property Size(Acres):	15.01+/- acres
Future Land Use Map (FLUM) Designation:	Mixed Neighborhood
Current Zoning District:	Unincorporated
Existing Land Use:	Vacant land

B. DEVELOPMENT STATUS & HISTORY:

Previous Requests: <i>May not be exhaustive</i>	Annexation 386-26
---	-------------------

C. SURROUNDING LAND USE AND ZONING:

Direction	Land Use	Zoning
North	Residential	Unincorporated
South	Residential	Unincorporated & AG
East	Vacant	Unincorporated
West	Residential	AG

D. EVALUATION/COMMENTS:

Street Connectivity: Deere Road connects to Upper River Road, and Upper River Road connects to Point Mallard Pkwy SE

Water/Sewer: N/A

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

	RS-7 (Residential Single-Family)
Minimum Lot Size	7000 sq. ft.
Front Setback	30 ft.
Rear Yard	35 ft.
Side Yards	6 ft & 8 ft

Planning Comments:

The proposed pre-zoning of the property to RS-7 (Residential Single-Family District) is consistent with the City of Decatur's current and long-range planning objectives. The city recognizes the continued need for a diverse supply of housing opportunities to accommodate residents at various stages of life, including first-time homebuyers, growing families, and individuals seeking to downsize while remaining within the community.

The RS-7 designation supports the development of quality single-family residential neighborhoods that contribute to the City's housing inventory and promote stable, well-planned growth. By providing additional residential lots, the proposed zoning will help meet existing and anticipated housing demand while expanding housing choices for a broad range of residents. Furthermore, the proposed district is compatible with surrounding residential development patterns and advances the City's goal of fostering sustainable neighborhood growth through the orderly expansion of residential areas.

Conditions:

Planning Conditions: No comment

Engineering Conditions: N/A

Fire Comments: N/A

Decatur Utilities: N/A

Gas: **Point of Information-** Gas is available

Power:

Waste Water: **Point of Information-** Sewer is not available

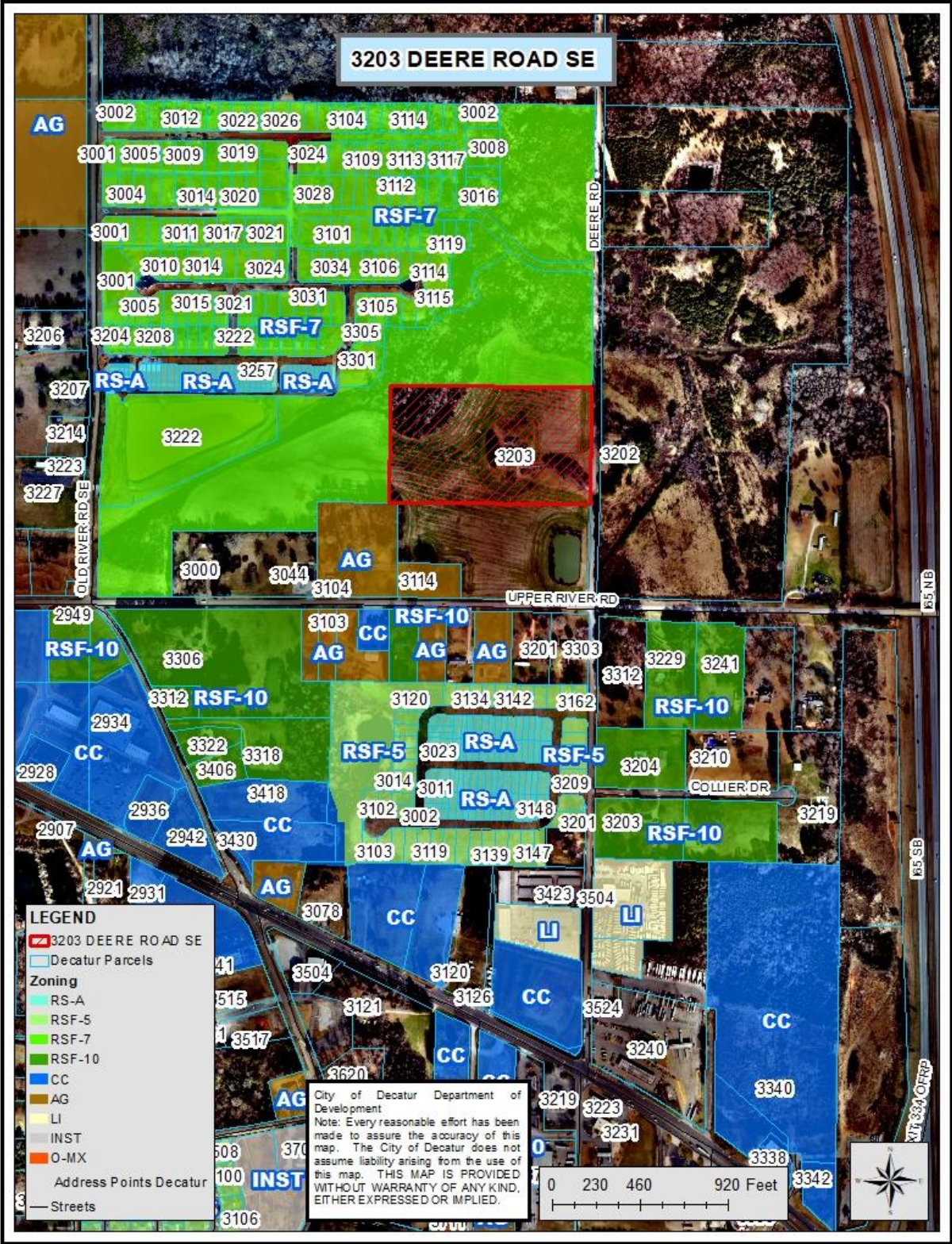
Joe Wheeler Comments: N/A

Reviewed by:	Tommie Williams
Recommendation from Planning:	Approval

AERIAL MAP -

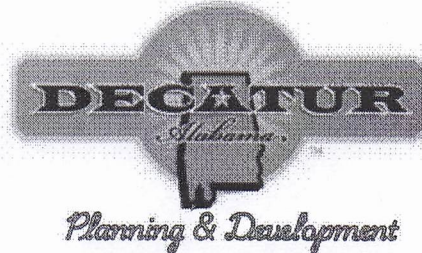


ZONING MAP -



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): Pugh Wright McAnally Phone: 256-353-3937
Address: 310 8th Ave NE, Decatur, AL Email: michaelb@pughwrightmcnally.com
Name of Owner(s): Old House 2, LLC Phone: _____
Address: _____ Email: _____

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

In City Limits? Yes ☐ No ☒ Current Zoning: _____ Proposed Zoning: RSF-7 Total Acreage: 1.5 Total Lots: 4

Any annexation requests must be accompanied by appropriate application

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

Corner of Upper River Rd & Deer Rd

Describe the location of the property:
Lot 3 of Morris Brothers Subdivision of Plat Book 2018 Page 15

Describe existing use of property:

Describe proposed use of property:

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: Michael S. Buchanan Date: 5 / 29 / 26

STATE OF ALABAMA

COUNTY OF Morgan

I, Kimberly A. Farris, a Notary Public in and for said State at Large, hereby certify that

Michael S. Buchanan, whose name is signed to the foregoing document, and

☒ Who is known to me, or

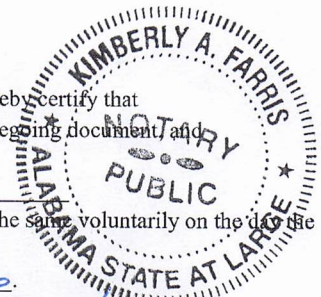
☐ Whose identity I proved on the basis of _____

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 date the same bears date.

Given under my hand and official seal this the 29th day of May, 20 26.

Kimberly A. Farris, Notary Public

My Commission Expires: 12/05/2027



DESIGNATION OF AGENT
CITY OF DECATUR



I, Jack Fite (Old House 2, LLC), being owner of the property which is the subject of this application (Application for Annex), 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): [Signature] Date: 05/26/2026

Date: _____

STATE OF ALABAMA

COUNTY OF Morgan

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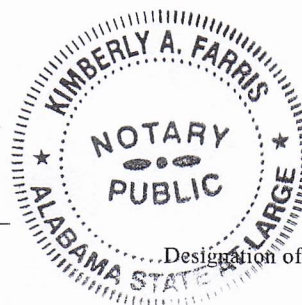
____ Whose identity I proved on the basis of _____

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 26th day of May, 2026.

Kimberly A. Farris
Notary Public

My Commission Expires: 12/05/2027



This instrument prepared by:

**H. M. Nowlin
Nowlin & Associates, LLC
P.O. Box 1149
Decatur, AL 35602**

Send Tax Notice to:

**Old House 2, LLC
3209 Carlisle Road
Birmingham AL 35213**

WARRANTY DEED

STATE OF ALABAMA

MORGAN COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One Million and 00/100 (\$1,000,000.00) Dollars**, and other good and valuable consideration, which can be verified by a closing statement, the undersigned GRANTOR,

Barbara A. Guthrie, a single woman,

whose address is **PO Box 515, Decatur, AL 35602**, (herein referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Old House 2, LLC,

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and

Lot 4, Morris Brothers Subdivision, Minor Plat, as shown by map or plat of said subdivision on file and of record in the Office of the Judge of Probate of Morgan County, Alabama, in Map Book 2018 at Page 15.

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

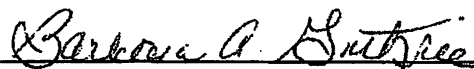
TO HAVE AND TO HOLD unto the said GRANTEE, its successors and assigns, forever.

Tran: 25628.562212.725988 CLERK: Knowles

REC:\$6.00 DFE:\$1000.00 AFF:\$5.00 CER:\$3.00 TOTAL:\$1014.00

And said GRANTOR does for herself, and her heirs and assigns, covenant with the said GRANTEE, its successors and assigns, that she is lawfully seized in fee simple of said premises, that it is free from all encumbrances, unless otherwise noted above, that she has a good right to sell and convey the same as aforesaid, that she, and her heirs 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, the said GRANTOR has hereto set her signature and seal, this the 24th day of **November, 2025**. 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 §40-22-1 (h), Code of Alabama, 1975, as amended.

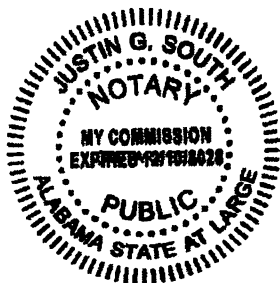
 (Seal)
Barbara A. Guthrie

STATE OF ALABAMA

COUNTY OF MORGAN

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Barbara A. Guthrie**, 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 the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of **November, 2025**.




Notary Public
My Commission Expires: 12/10/28

25-1179/abf



Property Record Card - 2025

Owner Name and Mailing Address GUTHRIE AARON J & BARBARA A P. O. BOX 515 DECATUR, AL35602	Parcel Number: 12 01 02 0 000 007.003 PIN: 203170	Property Address: DEERE ROAD
Tax District: 01 Tax Due: \$1,869.27 Tax Amount Paid: N/A Date Paid: N/A	Land Value: \$166,700 Improvement Value: \$132,300 Misc. Improvement Value: \$12,500 Total Value: \$311,500	Total Acres: 0.0 Square Feet: 0.00

Brief Legal Description

Lot: 3 Block: Subdivision/Plat Name: MORRIS BROTHERS SUBDIVISION Plat Book: 2018 Plat Page: 15	Lot: Block: Subdivision/Plat Name: Plat Book: Plat Page:
--	--

Deed Summary	
Instrument Number	Instrument Date
2019-159-1	1/7/2019
2018-10148-1	11/7/2018

Improvement Summary					
Building Number	Year Built	Base Area	Total Living Area	Story Height	Final Value
1-M	1958	2063	2063	1	\$132,300

Miscellaneous Improvements								
Building Number	Category	Size	Base Rate	Sub Total	Index	Condition	Replacement Cost	Value
MISCIMP 1-M	UTILITY WOOD OR C.B. LOW COST [0 X 0]	144	13.6	1958	1.21	80	\$2,369	\$2,000
MISCIMP 1-M	GARAGE WOOD OR CB FLOOR AVERAGE [0 X 0]	936	29.1	27238	1.21	30	\$32,958	\$10,500

Planning Commission Staff Report



FILE NAME: Pre-Zoning 1451-26 – South of 3203 Deere Road SE

MEETING DATE: June 23rd, 2026

A. BACKGROUND:

Applicant/Representative:	Pugh Wright McAnally
Owner:	Old House 2, LLC
Property Location:	South of 3203 Deere Road SE
Request:	Pre-Zone 9.51 +/- acres to RSF-7
Property Size (Acres):	9.51 +/- acres
Future Land Use Map (FLUM) Designation:	Mixed Neighborhood
Current Zoning District:	Unincorporated
Existing Land Use:	Vacant land

B. DEVELOPMENT STATUS & HISTORY:

Previous Requests: <i>May not be exhaustive</i>	Annexation 387-26
---	-------------------

C. SURROUNDING LAND USE AND ZONING:

Direction	Land Use	Zoning
North	Residential	Unincorporated
South	Residential	Unincorporated & AG
East	Vacant	Unincorporated
West	Residential	AG

D. EVALUATION/COMMENTS:

Street Connectivity: Deere Road connects to Upper River Road, and Upper River Road connects to Point Mallard Pkwy SE

Water/Sewer: N/A

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

	RS-7 (Residential Single-Family)
Minimum Lot Size	7000 sq. ft.
Front Setback	30 ft.
Rear Yard	35 ft.
Side Yards	6 ft & 8 ft

Planning Comments:

The proposed pre-zoning of the property to RS-7 (Residential Single-Family District) is consistent with the City of Decatur's current and long-range planning objectives. The city recognizes the continued need for a diverse supply of housing opportunities to accommodate residents at various stages of life, including first-time homebuyers, growing families, and individuals seeking to downsize while remaining within the community.

The RS-7 designation supports the development of quality single-family residential neighborhoods that contribute to the City's housing inventory and promote stable, well-planned growth. By providing additional residential lots, the proposed zoning will help meet existing and anticipated housing demand while expanding housing choices for a broad range of residents. Furthermore, the proposed district is compatible with surrounding residential development patterns and advances the City's goal of fostering sustainable neighborhood growth through the orderly expansion of residential areas.

Conditions:

Planning Conditions: No comment

Engineering Conditions: N/A

Fire Comments: N/A

Decatur Utilities: N/A

Gas: **Point of Information-** Gas is available

Power:

Waste Water: **Point of Information-** Sewer is not available

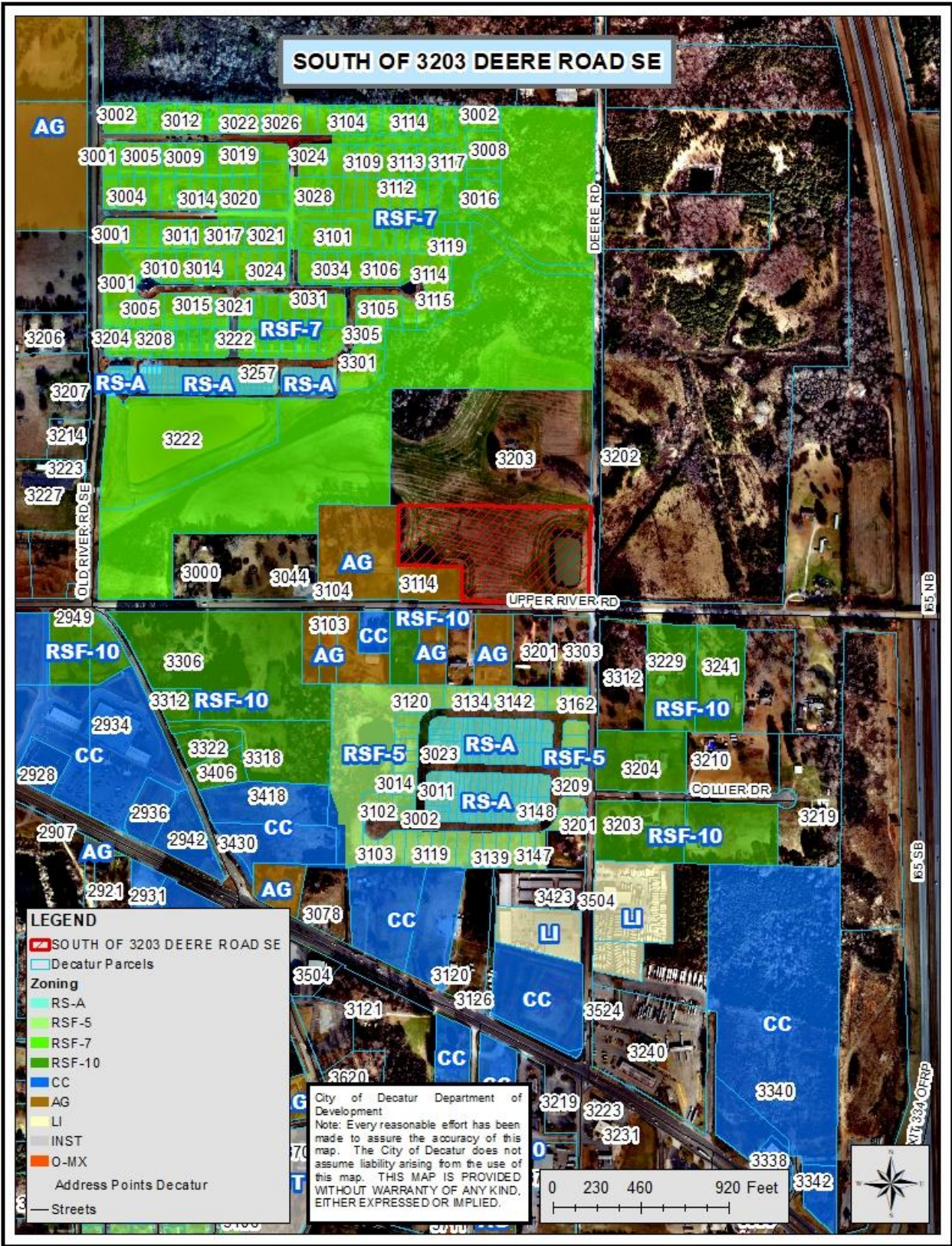
Joe Wheeler Comments: N/A

Reviewed by:	Tommie Williams
Recommendation from Planning:	Approval

AERIAL MAP -



ZONING MAP -



Planning Commission Staff Report



FILE NAME: Preliminary Plat- Glenmont Acres Phase 4A

MEETING DATE: June 23rd, 2026

A. BACKGROUND:

Applicant/Representative:	Pugh Wright McAnally
Owner:	Lennar Homes, LLC
Property Location:	Ayla Court SW
Request:	Approve Preliminary Plat to construct 45 residential lots
Property Size (Acres):	4.40 +/- acres
Future Land Use Map (FLUM) Designation:	Mixed Neighborhood
Current Zoning District:	RS-A (Residential Attached)
Existing Land Use:	Vacant land

B. DEVELOPMENT STATUS & HISTORY:

Previous Requests: <i>May not be exhaustive</i>	Preliminary Plat Phase 4B & Final Plat Phase 4A
---	---

C. SURROUNDING LAND USE AND ZONING:

Direction	Land Use	Zoning
North	Residential	RS-5
South	Residential	RS-A
East	Residential	RS-A
West	Vacant	RS-A

D. EVALUATION/COMMENTS:

Street Connectivity: Ayla Court will connect to Hudson Court, Hudson Court will connect to Central Ave SW

Water/Sewer: Available

District Standards: RS-A (Residential Single-Family Attached)

	RS-A (Residential Single-Family Attached)
Density, max (dwelling unit per acre)	12
Front Setback	20 ft.
Rear Yard	20 ft.
Side Yards	10 ft & 12 [1] ft [1] This standard applies only on unattached sides of end units. The minimum side setback is ten feet for one-story structures and 12 feet for two-story structures

Planning Comments:

The applicant is requesting approval of the Glenmont Acres Phase 4A Preliminary Plat. The proposed subdivision represents an extension of the Glenmont Acres development and establishes the layout for future residential lots, streets, and associated infrastructure within this phase of the project.

Ayla Court will connect to Hudson Court, and Hudson Court will provide access to Central Avenue SW. This interconnected street layout promotes efficient traffic circulation, improves emergency access, and supports the City's goals for a connected transportation network.

Staff has reviewed the preliminary plat and finds that it substantially conforms to applicable subdivision regulations.

Conditions:

Planning Conditions: No comment

Engineering Conditions: N/A

Fire Comments: N/A

Decatur Utilities: N/A

Gas:

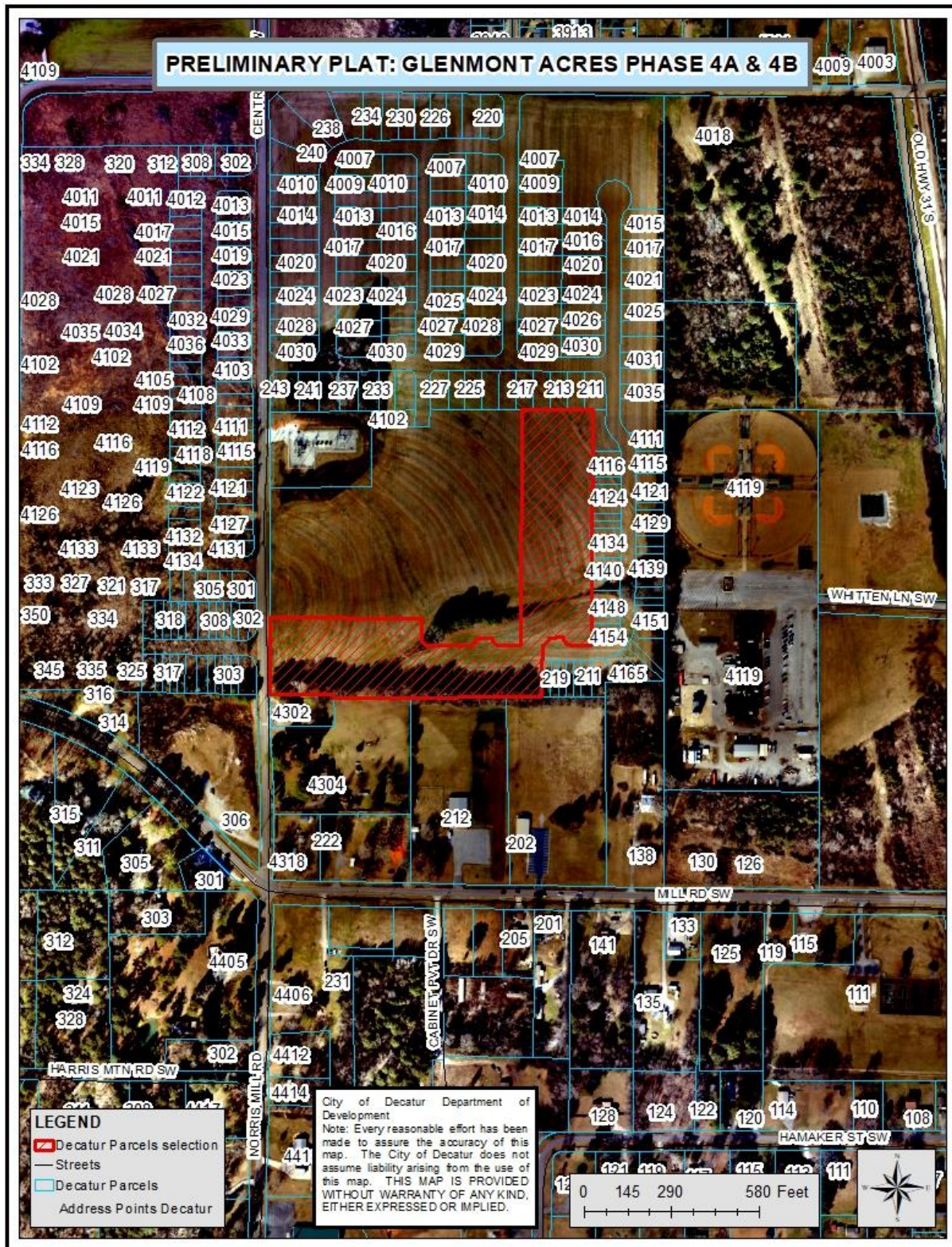
Power:

Waste Water:

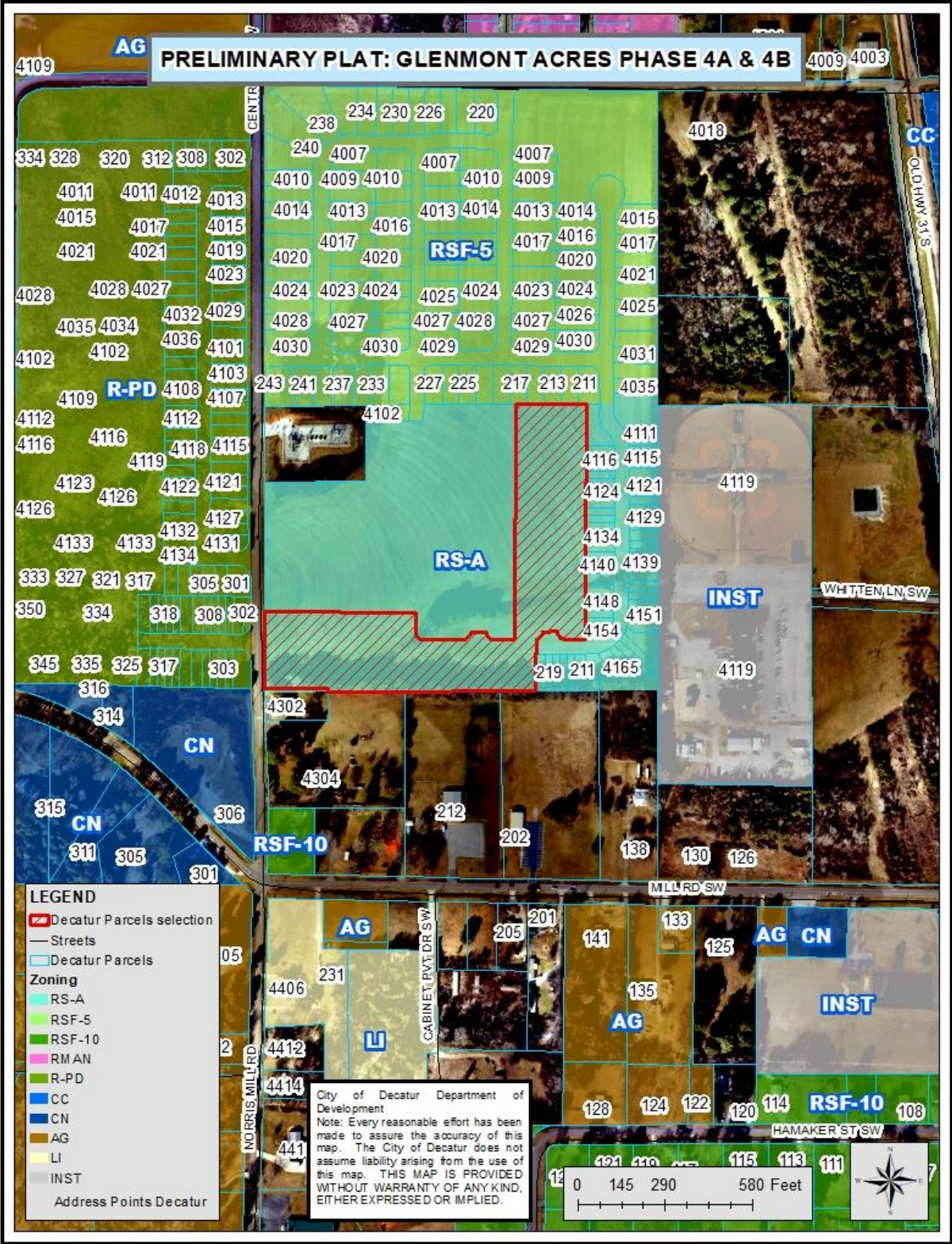
Joe Wheeler Comments: N/A

Reviewed by:	Tommie Williams
Recommendation from Planning:	Approval

AERIAL MAP -



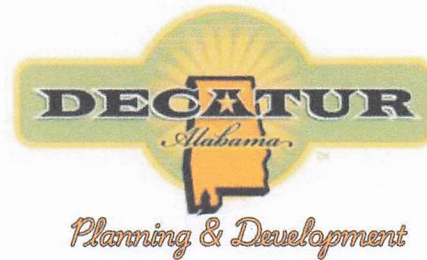
ZONING MAP -



PUGH WRIGHT
McANALLY
CIVIL ENGINEERS

Preliminary Plat Application

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



Name of Subdivision: Glenmont Acres Phase 4A

Name of Applicant: Lennar Homes, Kristopher Harris Phone: 205 441 3128

Address: 1300 Enterprise Way, Huntsville, AL Email: kristopher.harris@lennar.com

Name of Owner: Huntsville LD, LLC Phone: _____

Address: 4058 North College Ave., Suite 300 Fayetteville, AR 72703

Engineer: Pugh Wright McAnally, Inc. Phone: 256 353 3937

Address: P. O. Box 2419, Decatur, AL 35602 2419 Email: richardh@pughwrightmcanally.com

Surveyor: Pugh Wright McAnally, Inc. Phone: 256 353 3937

Address: P. O. Box 2419, Decatur, AL 35602 2419 Email: richardh@pughwrightmcanally.com

Current Zoning: RSF 5 Proposed Zoning: RSF 5 Total Acreage: 4.40 ac Total Lots: 46
Any rezoning or annexation requests must be accompanied by appropriate application

Date of Predesign/Pre-application Meeting: _____ / _____ / _____ *This is required unless specifically waived by Planner*

Is this part of a Master Plan? Yes ☐ No ☒ Name and date of most recently approved Master Plan: _____

Is this design in substantial compliance with approved Master Plan? Yes ☐ No ☒ N/A ☒

Is this part of a Build-to-Rent development? Yes ☐ No ☐

Describe the Location of Property to be Subdivided:
East of Central Avenue, SW; South of Glenmont Acres Phase 1

Will any waivers be requested? Yes ☐ No ☒ If yes, list them here and attach documentation explaining reason for request.
Note: without an approved waiver(s), you will be expected to fully comply with the Subdivision Regulations (e.g. construct sidewalks, curb & gutter, etc)

Waivers:

All plats must fully comply with the Subdivision Regulations, Public Works Manual, and other applicable codes and regulations, unless an item is explicitly waived. Failure to indicate a required item on plats or plans or incorrectly indicating a required item is not implicit permission not to comply.

It is strongly recommended that application be submitted well in advance of deadline, especially for new, large, or complex subdivisions. 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, and that the information submitted is true and correct.

Applicant Signature: [Signature] Date: 06 / 04 / 26

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

Planning Commission Staff Report



FILE NAME: Preliminary Plat- Glenmont Acres Phase 4B

MEETING DATE: June 23rd, 2026

A. BACKGROUND:

Applicant/Representative:	Pugh Wright McAnally
Owner:	Lennar Homes, LLC
Property Location:	Hudson Court SW
Request:	Approve Preliminary Plat to construct 40 residential lots
Property Size (Acres):	4.42 +/- acres
Future Land Use Map (FLUM) Designation:	Mixed Neighborhood
Current Zoning District:	RS-A (Residential Attached)
Existing Land Use:	Vacant land

B. DEVELOPMENT STATUS & HISTORY:

Previous Requests: <i>May not be exhaustive</i>	Preliminary Plat Phase 4A & Final Plat Phase 4A
---	---

C. SURROUNDING LAND USE AND ZONING:

Direction	Land Use	Zoning
North	Vacant	RS-A
South	Residential	Unincorporated
East	Residential	RS-A
West	Residential	RP-D

D. EVALUATION/COMMENTS:

Street Connectivity: Hudson Court will connect to Central Ave SW

Water/Sewer: Available

District Standards: RS-A (Residential Single-Family Attached)

	RS-A (Residential Single-Family Attached)
Density, max (dwelling unit per acre)	12
Front Setback	20 ft.
Rear Yard	20 ft.
Side Yards	10 ft & 12 [1] ft [1] This standard applies only on unattached sides of end units. The minimum side setback is ten feet for one-story structures and 12 feet for two-story structures

Planning Comments:

The applicant is requesting approval of the Glenmont Acres Phase 4B Preliminary Plat. The proposed subdivision represents an extension of the Glenmont Acres development and establishes the layout for future residential lots, streets, and associated infrastructure within this phase of the project.

Hudson Court will provide access to Central Avenue SW. This interconnected street layout promotes efficient traffic circulation, improves emergency access, and supports the City's goals for a connected transportation network.

Staff has reviewed the preliminary plat and finds that it substantially conforms to applicable subdivision regulations.

Conditions:

Planning Conditions: No comment

Engineering Conditions: N/A

Fire Comments: N/A

Decatur Utilities: N/A

Gas:

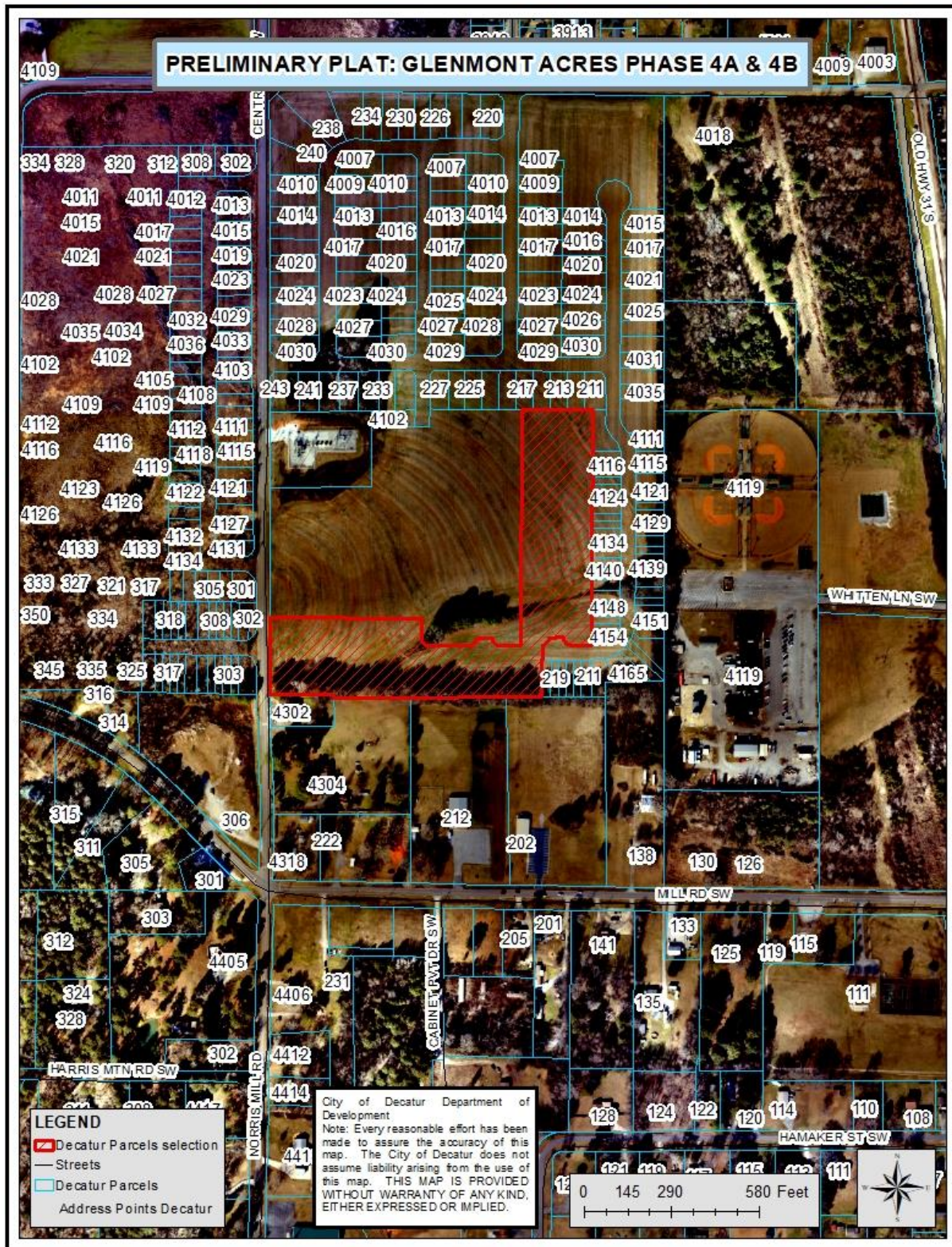
Power:

Waste Water:

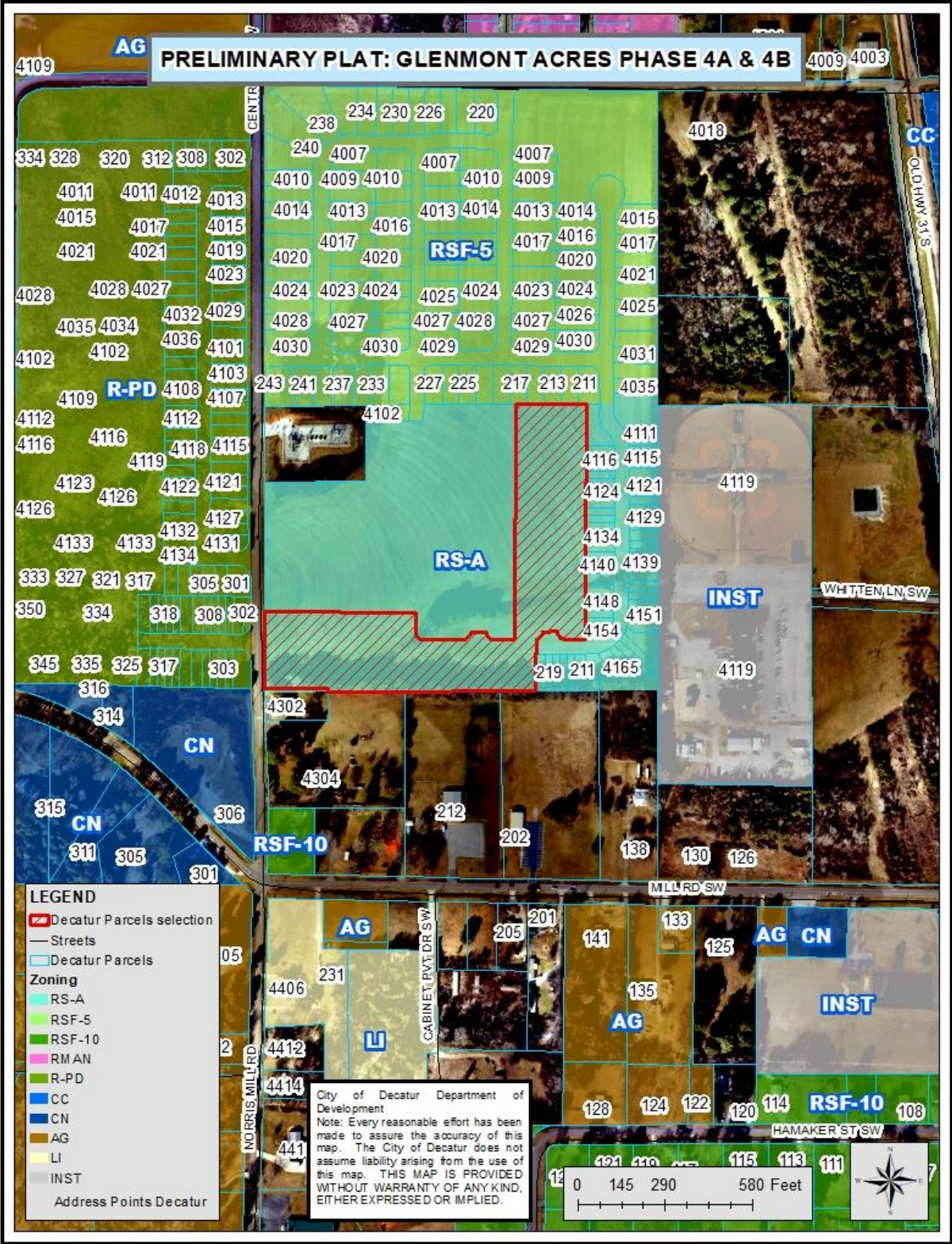
Joe Wheeler Comments: N/A

Reviewed by:	Tommie Williams
Recommendation from Planning:	Approval

AERIAL MAP -

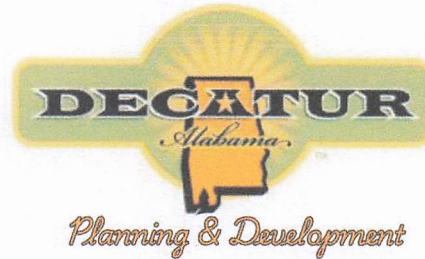


ZONING MAP -



Preliminary Plat Application

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



Name of Subdivision: Glenmont Acres Phase 4B

Name of Applicant: Lennar Homes, Kristopher Harris Phone: 205 441 3128

Address: 1300 Enterprise Way, Huntsville, AL Email: kristopher.harris@lennar.com

Name of Owner: Huntsville LD, LLC Phone: _____

Address: 4058 North College Ave., Suite 300 Fayetteville, AR 72703

Engineer: Pugh Wright McAnally, Inc. Phone: 256 353 3937

Address: P. O. Box 2419, Decatur, AL 35602 2419 Email: richardh@pughwrightmcanally.com

Surveyor: Pugh Wright McAnally, Inc. Phone: 256 353 3937

Address: P. O. Box 2419, Decatur, AL 35602 2419 Email: richardh@pughwrightmcanally.com

Current Zoning: RSF 5 Proposed Zoning: RSF 5 Total Acreage: 4.42 ac Total Lots: 40
Any rezoning or annexation requests must be accompanied by appropriate application

Date of Predesign/Pre-application Meeting: _____ / _____ / _____ *This is required unless specifically waived by Planner*

Is this part of a Master Plan? Yes ☐ No ☒ Name and date of most recently approved Master Plan: _____

Is this design in substantial compliance with approved Master Plan? Yes ☐ No ☒ N/A ☒

Is this part of a Build-to-Rent development? Yes ☐ No ☐

Describe the Location of Property to be Subdivided:
East of Central Avenue, SW; South of Glenmont Acres Phase 1

Will any waivers be requested? Yes ☐ No ☒ If yes, list them here and attach documentation explaining reason for request.
Note: without an approved waiver(s), you will be expected to fully comply with the Subdivision Regulations (e.g. construct sidewalks, curb & gutter, etc)

Waivers:

All plats must fully comply with the Subdivision Regulations, Public Works Manual, and other applicable codes and regulations, unless an item is explicitly waived. Failure to indicate a required item on plats or plans or incorrectly indicating a required item is not implicit permission not to comply.

It is strongly recommended that application be submitted well in advance of deadline, especially for new, large, or complex subdivisions. 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, and that the information submitted is true and correct.

Applicant Signature: [Signature] Date: 06 / 04 / 26

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

Planning Commission Staff Report



FILE NAME: Final Plat- Glenmont Acres Phase 4A

MEETING DATE: June 23rd, 2026

A. BACKGROUND:

Applicant/Representative:	Pugh Wright McAnally
Owner:	Lennar Homes, LLC
Property Location:	Ayla Court SW
Request:	Approve Final Plat to construct 45 residential lots
Property Size (Acres):	4.40 +/- acres
Future Land Use Map (FLUM) Designation:	Mixed Neighborhood
Current Zoning District:	RS-A (Residential Attached)
Existing Land Use:	Vacant land

B. DEVELOPMENT STATUS & HISTORY:

Previous Requests: <i>May not be exhaustive</i>	Preliminary Plat Phase 4A & 4B
---	--------------------------------

C. SURROUNDING LAND USE AND ZONING:

Direction	Land Use	Zoning
North	Residential	RS-5
South	Residential	RS-A
East	Residential	RS-A
West	Vacant	RS-A

D. EVALUATION/COMMENTS:

Street Connectivity: Ayla Court will connect to Hudson Court, Hudson Court will connect to Central Ave SW

Water/Sewer: Available

District Standards: RS-A (Residential Single-Family Attached)

	RS-7 (Residential Single-Family Attached)
Density, max (dwelling unit per acre)	12
Front Setback	20 ft.
Rear Yard	20 ft.
Side Yards	10 ft & 12 [1] ft [1] This standard applies only on unattached sides of end units. The minimum side setback is ten feet for one-story structures and 12 feet for two-story structures

Planning Comments:

The applicant is requesting approval of the Glenmont Acres Phase 4A Final Plat. The proposed subdivision phase is consistent with the previously approved preliminary plat. Prior to recordation of the final plat, the applicant shall provide a performance bond ensure completion of all required public improvements in accordance with City standards and subdivision regulations.

Ayla Court will connect to Hudson Court, and Hudson Court will provide access to Central Avenue SW. This interconnected street layout promotes efficient traffic circulation, improves emergency access, and supports the City's goals for a connected transportation network.

Staff has reviewed the final plat and finds that it substantially conforms to applicable subdivision regulations, subject to the provision of the required performance bond prior to recordation.

Conditions:

Planning Conditions: No comment

Engineering Conditions:

1. Show drainage easements
2. Show temporary turnaround

Fire Comments: N/A

Decatur Utilities: N/A

Gas:

Power:

Waste Water:

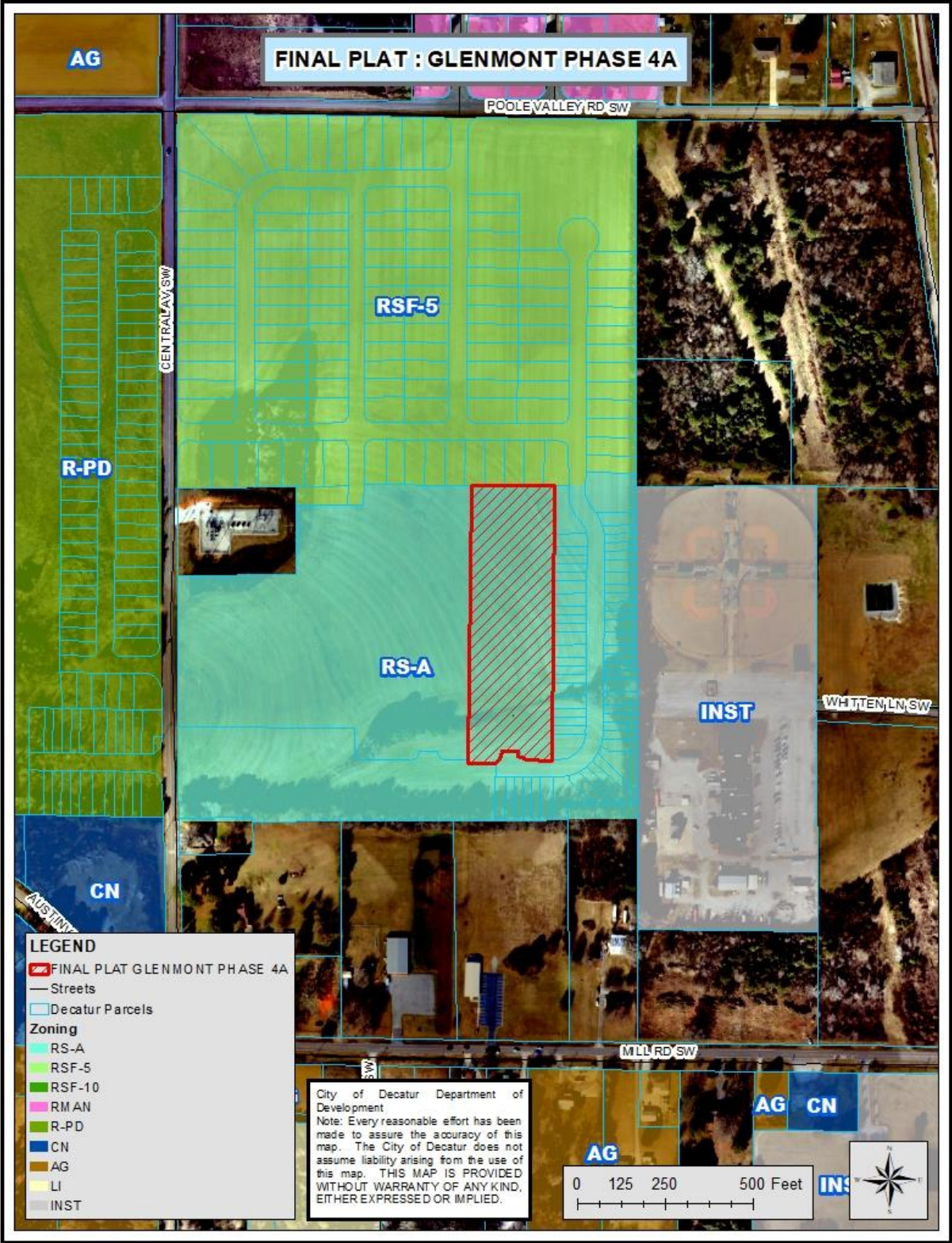
Joe Wheeler Comments: N/A

Reviewed by:	Tommie Williams
Recommendation from Planning:	Approval

AERIAL MAP -



ZONING MAP -





PUGH WRIGHT
McANALLY
CIVIL ENGINEERS

110 AVENUE NE -- PO BOX 2419 -- DECATUR, AL -- (256) 353-9337
www.pwr-mc.com

Final Plat Application

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



Name of Subdivision: Glenmont Acres Phase 4-A

Name of Applicant: Lennar Homes of Alabama, LLC

Phone: 205-441-3128

Address: 1300 Enterprise Way

Email: kristopher.harris@lennar.com

Name of Owner: Huntsville LD, LLC

Phone: _____

Address: 4508 N. College Avenue, Suite 300, Fayetteville, AL 72703

Engineer: Pugh Wright McAnally, Inc.

Phone: 256-353-3937

Address: P. O. Box 2419, Decatur, AL 35602-2419

Email: _____

Surveyor: Michael S. Buchanan

Phone: 256-353-3937

Address: P. O. Box 2419, Decatur, AL 35602-2419

Email: michaelb@pughwrightmcanally.com

Describe the Location of Property:

South of Poole Valley Rd, SW and east of Central Avenue, SW

Total Acreage: 8.67 Total Lots: 46 Residential Lots (if applicable): 45 Current Zoning: RSF-5

Date of preliminary plat approval: _____ / _____ / _____

Is this a Minor Subdivision? Yes ☐
No ☒

Items to be completed prior to final plat application:

*If required, these items must be completed **before** submitting Final Plat Application
Mark "N/A" if not applicable*

- ☒ As-built surveys submitted to and approved by the City
- ☒ All testing reports submitted to the City Engineer and any outstanding testing invoices paid to City Planner
- ☒ All agreements, documents, and fees required by stormwater ordinance submitted and approved by Decatur Utilities
- ☒ Any required performance guarantees submitted with proper amounts and approved by the City
- ☒ Any maintenance guarantees submitted with proper amounts and approved by the City
- ☒ Fire hydrant testing performed and approved by the Fire Marshal
- ☒ Sewer testing and approval by the Decatur Utilities
- ☒ All work is completed

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.

Applicant Signature: _____

Kristopher Harris

Date: 4 / 27 / 2026

Name of Subdivision: Glenmont Acres Phase 4-A

Name of Applicant: Lennar Homes of Alabama, LLC

All submissions must be on sheets no larger than 24"x36" and accompanied by appropriate application and checklist. All items must be marked as included or "N/A" if not applicable. Explain if not applicable. **Plats must be fully compliant with the Decatur Subdivision Regulations. This checklist is provided as an aid in the process.** It is recommended that applicant contact staff and request a preliminary review of plat prior to printing and obtaining signatures.

- ☒ Subdivision name
- ☒ North arrow, graphic scale, number of total lots, number of residential lots (if applicable), total acreage
- ☒ Standard scale not less than 1"=100'
- ☒ Purpose of all easements
- ☒ Reference to recorded subdivision plats of adjacent platted land, including across rights-of-way
- ☒ Relation of the land so platted to the government survey. Whenever section corners or half section corners occur along any platted boundary, they shall be clearly marked
- ☒ Boundary lines, right-of-way lines of streets, easements, and other rights-of-way, and property lines of lots, with accurate dimensions, bearings, or deflection angles, radii, arcs, central angles of all curves, front building lines
- ☒ Number to identify each lot and the approved street names
- ☒ Gross and net acreage of the property and number of lots
- ☐ County boundary line, if in vicinity
- ☒ Date of Preliminary Plat approval
- ☒ Location of monuments
- ☒ All dimensions shall be shown to the nearest one-hundredth of a foot and angles to the nearest minute
- ☒ The current FEMA FIRM panel and location of any special flood hazard areas, floodways, and base flood elevation; if no flood hazard areas exist, then include a statement indicating such
- ☒ Restrictive covenant language or references (e.g. stormwater requirements)
- ☒ Certificates and acknowledgements for designer and owner(s) as required in the *Code of Alabama* 1975, § 35-2-51
- ☒ Professional Engineer's construction certification, if applicable
- ☒ Note stating: "Approval of a plat shall not be deemed to constitute or effect an acceptance by the public of any street or other open space shown upon the plat."
- ☒ Signature blocks/certificates of approval for the Planning Commissioner, City Engineer, Decatur Utilities or Joe Wheeler, representative of the local Health Department(s), signature block or space for recording information of appropriate judge(s) of probate.

Required items to accompany this final plat application: mark if included

☒ Paper or mylar copy of final plat that is compliant with Decatur Subdivision Regulations

☒ Fee

No building permits, site plan approvals, or certificates of occupancy will be approved until the final plat has been recorded in the office of the Morgan County Probate Judge and the following are received by the City of Decatur:

- Mylar copy of recorded plat
- Electronic copy of recorded plat (PDF)

Applicant Signature: Katelyn Anne Date: 4 / 27 / 2026

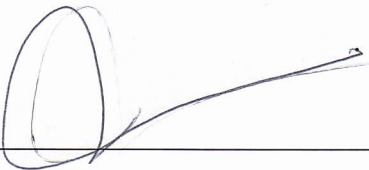
DESIGNATION OF AGENT
CITY OF DECATUR



I, Jason Williams, VP of Lennar Homes of AL, LLC, being owner of the property which is the subject of this application (Glenmont Acres Phase 4-A - Final Plat), 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: _____
_____ Date: _____

STATE OF ALABAMA

COUNTY OF Madison

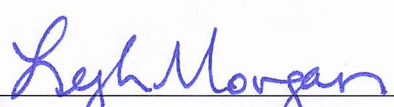
I, Leigh Morgan, a Notary Public in and for said State at Large, hereby certify that Jayson Williams, whose name is signed to the foregoing document, and

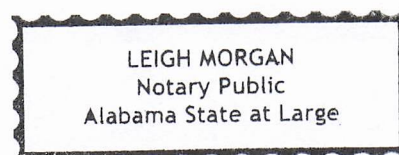
☒ Who is known to me, or

_____ 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 28th day of April, 2026.


Notary Public



My Commission Expires: 2.13.27

HARRISON | GAMMONS

ATTORNEYS AT LAW

April 30, 2026

The Planning Commission of the City of Decatur
c/o City of Decatur Planning Department
308 Cain Street NE
Decatur, AL 35601

Attention: Mr. Kent Lawrence, Chairman

RE: Glenmont Acres Phase 4-A

Commission Members:

Based solely upon our examination of the results of an examination of the records on file in the Office of the Judge of Probate of Morgan County, Alabama, through April 24, 2026 at 8:00 a.m., it is our opinion that title to the following-described real property situated and lying and being in the City of Decatur, County of Morgan, State of Alabama, to-wit:

Real property embraced by, and included within, the proposed, unrecorded plat of **"Glenmont Acres Phase 4-A"** (a copy of which is attached hereto as Exhibit "A" and by this reference is incorporated herein),

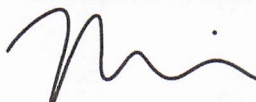
(the "Property") is vested in Huntsville LD, LLC, an Alabama limited liability company, (hereinafter referred to as "Owner(s)") by that certain general warranty deed filed of record in the Office of the Judge of Probate of Morgan County, Alabama on February 2, 2023 in Deed Book 2022 Page 1968, subject to the following liens and/or encumbrances which grant title to all and/or any portion of the Property to the holder and/or owner thereof (hereinafter referred to as "Lien Holder(s)"):

a. NONE.

This opinion is rendered solely to The Planning Commission of the City of Decatur for the purpose of establishing the names of all of the record Owner(s) of the Property to be placed upon the proposed plat of **"Glenmont Acres Phase 4-A"**, a copy of which is attached hereto, and may not be relied upon by any other person, firm or entity for any other purpose or use whatsoever.

Yours very truly,

HARRISON & GAMMONS, P.C.



Matthew R. Harrison

Planning Commission Staff Report



FILE NAME: Performance Bond Acceptance

MEETING DATE: June 23rd, 2026

A. BACKGROUND:

Applicant/Representative:	Pugh Wright McAnally
Owner:	Old House 2, LLC
Property Location:	Glenmont Acres 4A
Request:	Accept Performance Bond for \$1,351,506.75

B. DEVELOPMENT STATUS & HISTORY:

Previous Requests: <i>May not be exhaustive</i>	N/A
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Planning Comments:

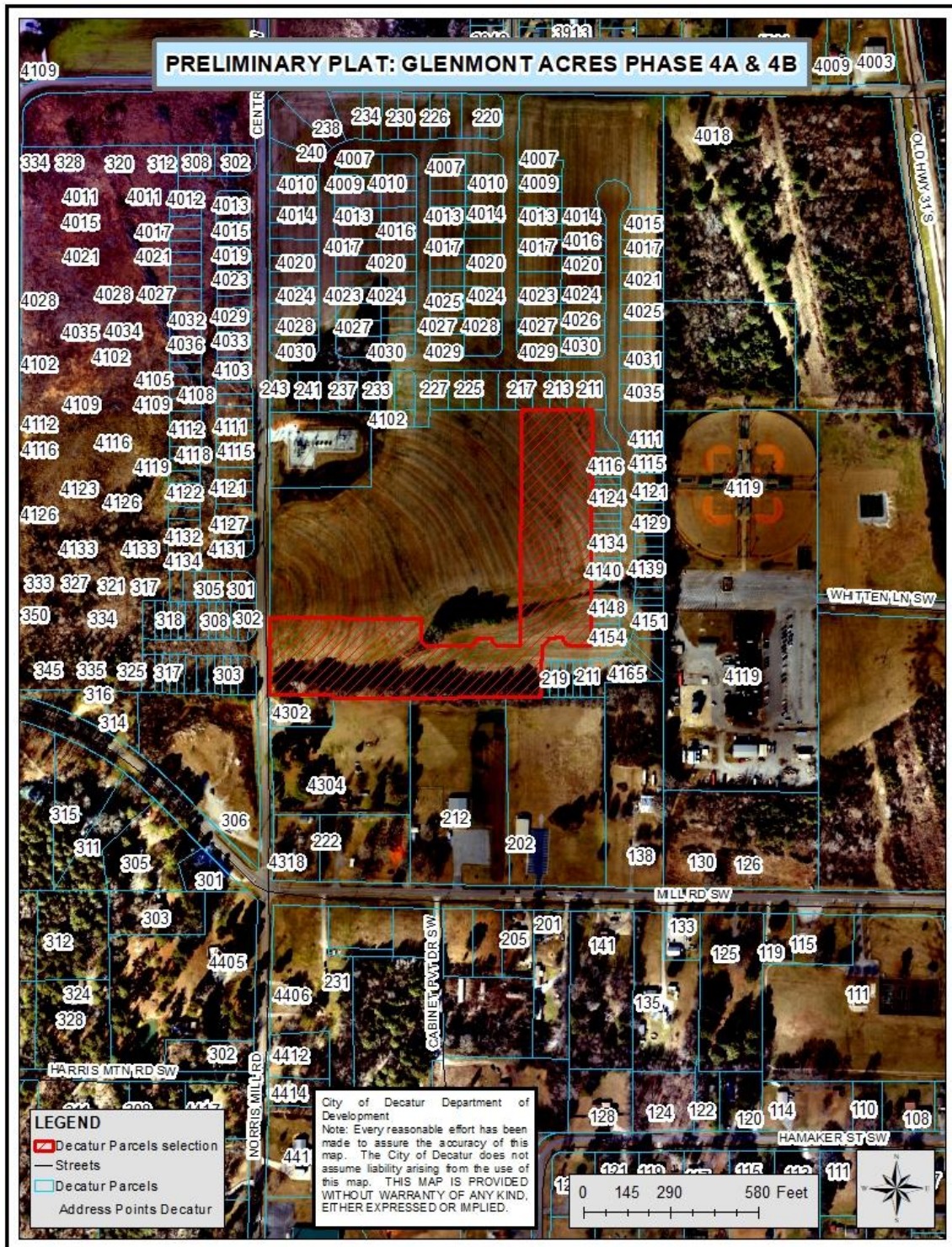
The applicant has submitted a performance bond in the amount of \$1,351,506.75 to guarantee the installation and completion of required public improvements associated with Glenmont Acres Phase 4. The proposed bond amount has been reviewed and approved by the Engineering Department and is considered sufficient to cover the estimated cost of the required infrastructure improvements.

The performance bond applies to the entirety of the Glenmont Acres Phase 4 subdivision and serves as financial assurance that all required public improvements, including streets, utilities, drainage facilities, and other infrastructure, will be constructed in accordance with approved plans and City standards.

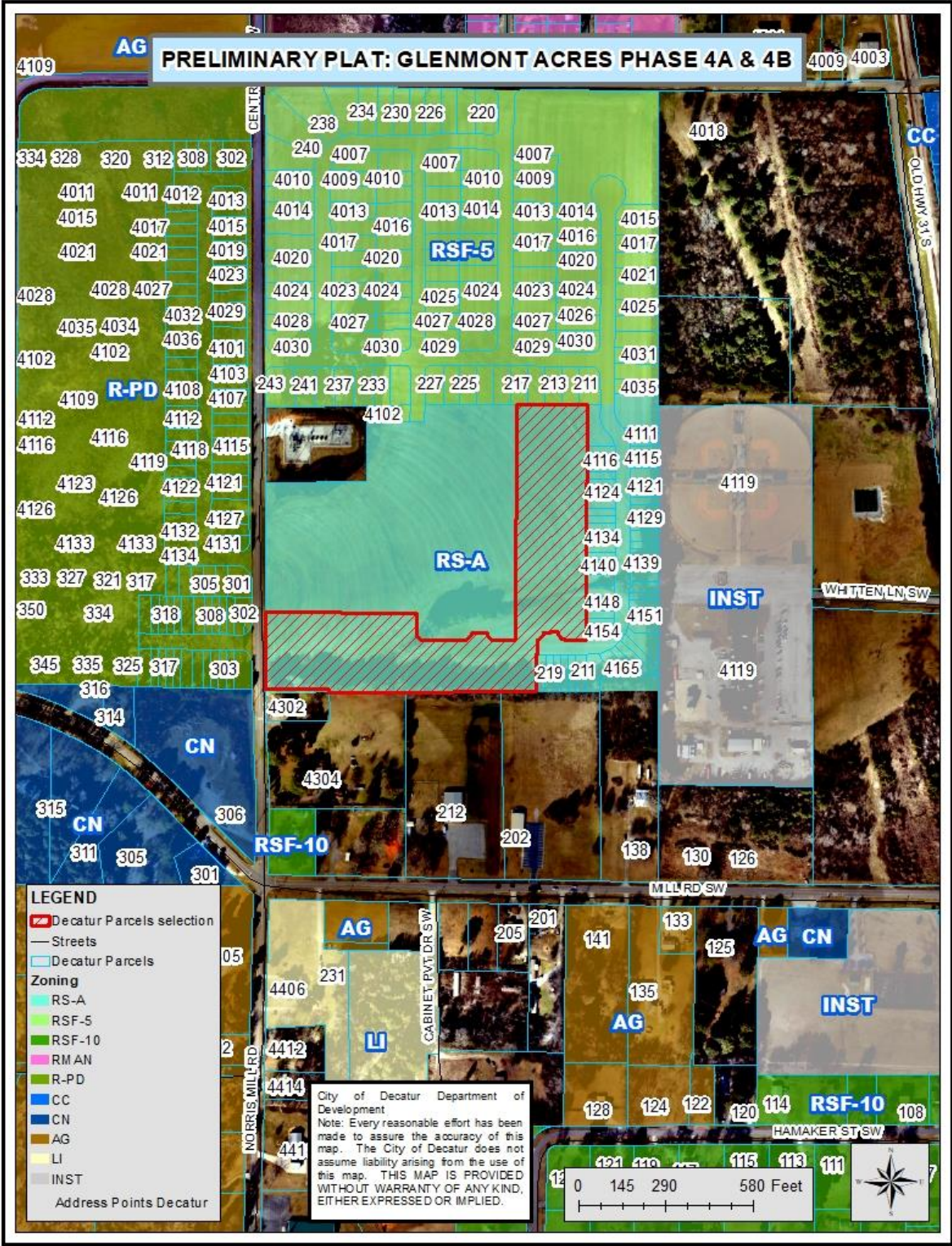
Based on the Engineering Department's review and approval of the bond amount, staff finds that the submitted performance bond satisfies the subdivision requirements for financial guarantees associated with the development of Glenmont Acres Phase

Reviewed by:	Tommie Williams
Recommendation from Planning:	Approval

AERIAL MAP -



ZONING MAP -



June 4, 2026

Mr. Chad Bowman, Planning Director
City of Decatur, Planning Department
402 Lee Street NE
Fourth Floor
Decatur, AL 35601
Phone (256) 341-4720

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

RE: Performance Bond Amount for Glenmont Acres – Phase 4A

Dear Mr. Bowman:

The following are the items that remain to be completed for the construction of this subdivision project and require a Performance Bond:

Glenmont Acres Phase 4A - Performance Bond Calculations					
Earthwork Item No.	Description of Work	QTY	UNIT	UNIT COST	TOTAL
1	Fine Grade Pads	45	EA	\$315.00	\$14,175.00
2	Fine Grade Roads / Curb Line	2620	SY	\$7.50	\$19,650.00
3	Post Utility Install - Regrade	45	EA	\$195.00	\$8,775.00
Earthwork Total					\$42,600.00
Erosion Control Item No.	Description of Work	QTY	UNIT	UNIT COST	TOTAL
1	Silt Fence	1300	LF	\$3.50	\$4,550.00
2	Construction Exit Pad	1	LS	\$2,500.00	\$2,500.00
3	Inlet Protection	18	EA	\$138.00	\$2,484.00
4	Wattles	7	EA	\$105.00	\$735.00
5	Seed, Fertilizer, & Mulch (Perm.)	3	AC	\$3,650.00	\$10,950.00
6	Solid Sod	750	SY	\$5.65	\$4,237.50
7	Silt Fence at completion of grading	1600	LF	\$3.50	\$5,600.00
Erosion Control Total					\$31,056.50
Roadway Item No.	Description of Work	QTY	UNIT	UNIT COST	TOTAL
1	Dense Graded Base	2620	SY	\$16.00	\$41,920.00
2	Curb & Gutter	1600	LF	\$18.00	\$28,800.00
3	Asphalt Paving: Binder Layer	195	TON	\$115.00	\$22,425.00
4	Asphalt Paving: Wearing Surface	110	TON	\$190.00	\$20,900.00
Roadway Total					\$114,045.00

Sidewalks Item No.	Description of Work	QTY	UNIT	UNIT COST	TOTAL
1	Common Area Sidewalk	800	SF	\$10.00	\$8,000.00
Sidewalks Total					\$8,000.00
Storm Drainage Item No.	Description of Work	QTY	UNIT	UNIT COST	TOTAL
1	15 Inch RCP	472	LF	\$64.00	\$30,208.00
2	18 Inch RCP	184	LF	\$70.00	\$12,880.00
3	24 Inch RCP	536	LF	\$91.00	\$48,776.00
4	30 Inch RCP	240	LF	\$117.00	\$28,080.00
5	Single Wing Inlet	6	EA	\$4,400.00	\$26,400.00
6	Double Wing Inlet	2	EA	\$4,750.00	\$9,500.00
7	Junction Box	4	EA	\$4,150.00	\$16,600.00
8	Open Throat Inlet	6	EA	\$4,500.00	\$27,000.00
9	Slope Paved Headwall	1	EA	\$950.00	\$950.00
10	Rip Rap	30	SY	\$65.00	\$1,950.00
Storm Drainage Total					\$202,344.00
Sanitary Sewer Item No.	Description of Work	QTY	UNIT	UNIT COST	TOTAL
1	8 inch PVC SDR 26 (8'-10' depth)	965	LF	\$67.00	\$64,655.00
2	4 inch PVC SDR 26	1300	LF	\$59.50	\$77,350.00
3	San Sew Manhole (8' - 10' depth)	4	EA	\$5,600.00	\$22,400.00
4	Testing - Labor/Material/SubCont.	1	LS	\$2,650.00	\$2,650.00
Sanitary Sewer Total					\$167,055.00
Water System Item No.	Description of Work	QTY	UNIT	UNIT COST	TOTAL
1	8 inch DIP CL350	1031	LF	\$84.00	\$86,604.00
2	Water Services	45	EA	\$890.00	\$40,050.00
3	Fire Hydrant (installation only)	2	EA	\$2,050.00	\$4,100.00
4	Testing - Labor/Material/SubCont.	1	LS	\$1,650.00	\$1,650.00
Water System Total					\$132,404.00
Electric System Item No.	Description of Work	QTY	UNIT	UNIT COST	TOTAL
1	Conduit Installation	45	EA	\$2,100.00	\$94,500.00
Electric System Total					\$94,500.00

JWEMC Item No.	Description of Work	QTY	UNIT	UNIT COST	TOTAL
1	Underground Electrical System	1	LS	\$59,000.00	\$59,000.00
JWEMC Total					\$59,000.00
DU Item No.	Description of Work	QTY	UNIT	UNIT COST	TOTAL
1	Testing, Inspection, Project Coord.	1	LS	\$20,000.00	\$20,000.00
2	Contingencies, Submittal Reviews, etc.	1	LS	\$30,000.00	\$30,000.00
DU Total					\$50,000.00
	Phase 4A Total =				\$901,004.50
Performance Bond Amount at 150% =					\$1,351,506.75

Please contact PWM at your convenience if you have any questions concerning the bond amount shown above.

PUGH WRIGHT McANALLY, INC



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

Planning Commission Staff Report



FILE NAME: Zoning Text Amendment

MEETING DATE: June 23rd, 2026

A. BACKGROUND:

Applicant/Representative:	City of Decatur
Owner:	N/A
Property Location:	N/A
Request:	Zoning Text Amendment 251-26
Property Size (Acres):	N/A
Future Land Use Map (FLUM) Designation:	N/A
Current Zoning District:	N/A
Existing Land Use:	N/A

B. DEVELOPMENT STATUS & HISTORY:

Previous Requests: <i>May not be exhaustive</i>	
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Planning Comments:

The proposed Zoning Ordinance Text Amendment is intended to update and clarify several provisions of the Unified Development Ordinance related to permitted uses, use-specific standards, accessory uses, fence regulations, and definitions. The amendment affects Sections 25-4.2.2(E), 25-4.2.4, 25-4.3.2, 25-5.5, and 25-8.3.

A primary component of the amendment is the introduction and regulation of Data Centers as a land use. The amendment would establish Data Centers as a Special Exception Use within the O-MX (Office Mixed-Use), LI (Light Industrial), I (Industrial), and MEC-PD (Major Employment Center Planned Development) zoning districts. In addition, the amendment creates operational standards for Data Centers located outside of the Industrial District, including limitations on building size, requirements that equipment and generators be enclosed within a structure, and provisions authorizing the City to require additional studies and mitigation measures related to fire protection, water consumption, power consumption, noise, hazardous materials, waste management, and other health and safety concerns. These standards are intended to provide the City with appropriate oversight of a rapidly evolving land use while ensuring compatibility with surrounding development and protecting public health, safety, and welfare.

The amendment also updates the Principal Use Table to permit personal vehicle sales and rental establishments and personal vehicle service and repair uses within the LI (Light Industrial) and I (Industrial) districts. Staff finds that these uses are consistent with the purpose and intent of industrial zoning districts and are appropriately located in areas designed to accommodate higher-intensity commercial and industrial activities.

The proposed amendment further modifies the accessory use regulations by prohibiting the keeping of chickens as an accessory use within the RS-A (Residential Single-Family Attached) district. Staff finds that this change recognizes the increased residential density and closer proximity of dwelling units typically found within attached residential developments and helps minimize the potential for nuisance impacts on neighboring properties.

The amendment also revises the Fence and Wall Standards by expanding and clarifying exemptions from the requirements of Section 25-5.5. The proposed changes identify specific types of fences and walls that are exempt from regulation, including temporary construction fencing, erosion control measures, agricultural fencing, public facility fencing, and other structures already exempted through the Building Code. Staff finds that these revisions improve ordinance administration by reducing unnecessary permitting requirements while maintaining appropriate regulatory oversight for permanent fencing installations.

Finally, the amendment updates the ordinance definitions by establishing a revised definition of "Data Center" and introducing a definition for "Adverse Impact." The updated Data Center definition more accurately reflects the scale, infrastructure, and operational characteristics associated with modern data center facilities, including supporting equipment such as cooling systems, generators, battery storage systems, substations, and security infrastructure. The addition of an Adverse Impact definition provides clearer guidance for evaluating potential impacts during the review of Special Exception applications and other discretionary land use approvals.

Overall, staff finds that the proposed text amendments enhance clarity, improve ordinance administration, address emerging land use trends, and provide additional safeguards to ensure compatibility between land uses. The amendments are consistent with the goals and objectives of the Comprehensive Plan by promoting orderly growth, protecting established neighborhoods, supporting economic development opportunities, and ensuring that development occurs in a manner that protects public health, safety, and welfare.

Based upon the foregoing analysis, staff finds that the proposed Zoning Ordinance Text Amendment is reasonable, serves a legitimate public purpose, and is in the best interest of the City. Therefore, staff recommends approval of the proposed amendments.

Reviewed by:	Tommie Williams
Recommendation from Planning:	Approval

Ordinance NO.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DECATUR, ALABAMA
As follows:

Zoning Text Amendment 251-26

The effect of the proposed amendment will be to amend Sec 25-4.2.2(e); Sec 25-4.2.4; Section 25-4.3; Sec 25-5.5; and Section 25-8.3.

Section 1: That the categories Data Center, Personal Vehicle Sales and Rental; and Personal Vehicle Service and Repair within Section 25-4.2.2 (e): Principal Use Table are hereby amended to read as follows:

Sec. 25-4.2.2 (e): Principal Use Table

"Data Center will be a Special Exception Use in zone I (Industrial) only. Referencing Sec. 25-4.2.4(d)(1)(i)

Personal vehicle sale and rental; and Personal vehicle service and repair will be permitted in CC (Community Commercial), CR (Commercial Regional), LI (Light Industrial) and I (Industrial). Referencing Sec. 25-4.2.4(e)(5)(ii) & Sec. 25-4.2.4(e)(5)(iii)."

Section 2: That Subsection (d) Civic/Institutional (1) Communication Uses (i) Data Center of Section 25-4.2.4 Standards Specific to Principal Uses is hereby amended to read as follows:

"A data center shall comply with the following standards:

- a) The gross floor area shall not exceed 10,000 square feet; and
- b) All equipment necessary for cooling, ventilating, or otherwise operating the facility, and any emergency power generators and emergency power supply equipment, shall be contained within an enclosed building where the use is located.
- c) The applicant will be required to comply with additional stipulations or study requirements to address health and safety concerns, which may include but are not limited to fire protection, water consumption, power consumption, on-site energy generation, noise, and hazardous materials, waste, and to mitigate adverse impact to existing uses."

Section 3: That the category of Keeping of chickens (as accessory to a single-family detached dwelling unit or manufactured home) of Table 25-4.3.2(C): Accessory Uses And Structures is hereby amended as follows:

"Keeping of chickens (as accessory to a single-family detached dwelling unit or manufactured home) will be prohibited in an RS-A district (Residential Single-Family Attached)."

Section 4: That Subsection (b) Exemption (1) The following fences and walls are exempt from the standards of this section of Sec. 25-5.5.2. Applicability is hereby amended by deleting:

"(ix) Fences and walls exempt from permitting by the Building Code."

Section 5: That Section 25-8.3 Definitions is hereby amended to add the following:

"Adverse Impact

A condition that creates, imposes, aggravates, or leads to inadequate, impractical, unsafe, or unhealthy conditions on a site or on off-tract property or facilities."

Section 6: The definition of Data Center in Section 25-8.3 Definitions is hereby amended to read as follows:

"Data center

A facility used to house computer systems, servers, networking equipment, data storage devices, and associated components for the processing, storage, management, or transmission of digital data. A Data Center may include mechanical yards, cooling systems, battery energy storage systems, generators, backup generators, security facilities, fire suppression systems, enhanced security features, and on site substations. The term does not include incidental server rooms within office or commercial buildings."

Section 7: This ordinance shall become effective on August 17th, 2026 after the date of its adoption and publication as required by law.

ADOPTED this the _____ day of _____, 20 _____.

APPROVED this the _____ day of _____, 20 _____.

BY: _____

Mayor

ATTESTED this the _____ day of _____, 20 _____.

BY: _____

City Clerk