402 Lee Street
Decatur, Alabama 35601
November 17, 2026

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

I. Call Meeting to Order

II. Public Meeting

A. Zoning Text Amendment:

1. Zoning Text Amendment 254-26

B. Minor Plats:

1. Minor Plat - Riverstone Place Subdivision

III. Consent Agenda

A. Layout Plats:

1. Layout Plat - Wheeler Preserve Phase 1 & 2
2. Layout Plat - Grant Street Roundabout Removal

IV. Other Business

A. Resolutions:

1. Resolution 011-26
2. Resolution 012-26
3. Resolution 013-26

B. **Planning Commission Date Change Vote:** December 2026 Planning Commission Changed to December 15th, 2026 instead of December 22nd, 2026.

V. Adjournment

Planning Commission
Staff Report

FILE NAME: Zoning Text Amendment 254-26

MEETING DATE: November 17th, 2026

A. BACKGROUND:

Applicant/Representative:	City of Decatur Planning Department
Owner:	City of Decatur
Property Location:	N/A
Request:	Approve Zoning Text Amendment 254-26
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: *May not be exhaustive*	

Planning Analysis:

The proposed amendment provides greater specificity regarding the applicability of the state stormwater permitting requirement by identifying the one-acre disturbance threshold within the ordinance language. The existing provision generally requires an approved NPDES permit prior to grading, clearing, or construction but does not state this disturbance threshold. The proposed language therefore more clearly identifies the circumstances under which the state permitting requirement applies.

The amendment also changes the procedural language contained within the zoning ordinance. Rather than requiring that a copy of an approved permit be submitted to the City Engineering Department before site activity begins, the proposed provision requires a Notice of Intent to be submitted to ADEM prior to grading, clearing, or construction and requires the permittee to post and maintain the ADEM NPDES General Permit on site.

From a planning and development-review standpoint, the amendment provides clearer language regarding the responsibility of the owner or developer to obtain the applicable state stormwater permit and maintain the permit at the development site. The revised language continues to recognize ADEM as the permitting authority for the applicable stormwater runoff permit while updating the requirements stated in the City's zoning regulations.

Conditions:

Planning Conditions:

Engineering Conditions: N/A

Fire Conditions: N/A

Decatur Utilities Conditions: N/A

Gas:

Power:

Wastewater:

Joe Wheeler Conditions: N/A

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 254-26 - REDLINED

The effect of the proposed amendment will be to amend Sec 25-5.11.3(b)

Section 1: That subparagraph (b) of Section Sec 25-5.11.3 of the Code of Decatur, Alabama is hereby amended to read as follows:

b) **State Permit Required**
~~Prior to any grading or clearing activity or site construction, a copy of an approved National Pollutant Discharge Elimination System (NPDES) general permit for stormwater runoff control (Permit ALR 100000) shall be submitted to the city engineering department. This permit will be obtained from ADEM (Alabama Department of Environmental Management) by the owner or developer of the property.~~

b) **State Permit Required**
Construction which disturbs one acre or more of ground surface within the city limits of Decatur will require a general permit for storm water runoff control. This permit will be obtained from ADEM (Alabama Department of Environmental Management) by the owner/ developer of the property. Prior to any grading or clearing activity or site construction, a Notice of Intent must be submitted to ADEM. The permittee shall post and maintain the ADEM NPDES General Permit on site.

DECATUR CITY PLANNING DEPARTMENT

Publish one time on Tuesday, November 10th, 2026

Ordinance NO.

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

Zoning Text Amendment 254-26

The effect of the proposed amendment will be to amend Sec 25-5.11.3(b)

Section 1: That subparagraph (b) of Section Sec 25-5.11.3 of the Code of Decatur, Alabama is hereby amended to read as follows:

b) State Permit Required

Construction which disturbs one acre or more of ground surface within the city limits of Decatur will require a general permit for storm water runoff control. This permit will be obtained from ADEM (Alabama Department of Environmental Management) by the owner/ developer of the property. Prior to any grading or clearing activity or site construction, a Notice of Intent must be submitted to ADEM. The permittee shall post and maintain the ADEM NPDES General Permit on site.

ADOPTED this the _____day of _____, 20 _____.

APPROVED this the _____day of _____, 20 _____.

BY: _____

Mayor

ATTESTED this the _____day of _____, 20 _____.

BY:_____

City Clerk

Planning Commission
Staff Report

FILE NAME: Minor Plat: Riverstone Place Subdivision

MEETING DATE: November 17th, 2026

A. BACKGROUND:

Applicant/Representative:	Pugh Wright McAnally
Owner:	WLP, LLC; William L Prince Management Trust
Property Location:	1401 Point Mallard Parkway SE
Request:	Consolidate four parcels into one
Property Size (Acres):	19.33 +/- acres
Future Land Use Map (FLUM) Designation:	Community Commercial & Mixed Neighborhood
Current Zoning District:	Community Commercial
Existing Land Use:	Vacant

B. DEVELOPMENT STATUS & HISTORY:

Previous Requests: *May not be exhaustive*	Rezonings: 1456, 1457, 1458, 1459-26; was approved in August

C. SURROUNDING LAND USE AND ZONING:

Direction	Land Use	Zoning
North	Residential	RS-10
South	Residential	RS-10
East	Vacant	RS-10 & CC
West	Commercial & Vacant	CC & RS-10

D. EVALUATION/COMMENTS:

Street Connectivity: Will consist of the currently developed 50' ROW & Arms Street

District Standards: Community Commercial

	Community Commercial
Minimum Lot Size	[1] Lots shall be of sufficient size so that the allowed use can reasonably locate on the site and comply with all applicable standards in this Ordinance.
Front Setback	60 | 25 [2] The minimum front setback is 60 feet for property adjacent to Beltline Road and 25 feet otherwise.
Rear Yard	20
Side Yards	None | 25 [3] The minimum side setback is 25 feet from any lot classified in a residential zoning district

Planning Analysis:

The minor plat proposes to consolidate five existing parcels into one parcel containing approximately 19.33 acres. The property is part of a larger development planned to include both residential and retail uses. As part of the development, the City of Decatur will assist with the construction of the proposed 50-foot right-of-way (ROW) shown on the plat.

Conditions:

Planning Conditions:

1. Please add the street name to the 50' ROW.
2. Please identify the adjacent property owners on the plat in their corresponding locations, ensuring each owner's name is shown next to the adjoining parcel.

Engineering Conditions: N/A

Fire Conditions: N/A

Decatur Utilities Conditions:

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

Gas:

Power:

Wastewater:

- **POI:** Please verify the location of the existing 8" sewer main along the southern property line – approximately 400 LF of 8" gravity sewer runs along the southern-most property boundary, to the east of Arms Ave SE and to the North of Alpine St SE.

Joe Wheeler Conditions: N/A

- **POI:** Will the center 50' ROW be right in, right out?

Reviewed by:	Tommie Williams
Recommendation from Planning:	Approval

PUGH WRIGHT MCANALLY, INC.
CIVIL ENGINEERS
310 8th AVENUE NE - PO BOX 2419 - DECATUR, AL - (256) 353-3937
Pugh Wright McAnally, Inc. www.pughwrightmcanally.com

REVISIONS

Rev#	Description	Date
5	..	..
4	..	..
3	..	..
2	..	..
1	..	..

RIVERSTONE CAPITAL GROUP
AL HWY 67 - POINT MALLARD PARKWAY
RIVERSTONE PLACE??? SUBDIVISION
SECTION 32, T5S, R4W AND SECTION 5, T6S, R4W
DECATUR, MORGAN COUNTY, ALABAMA

LAYOUT PLAT

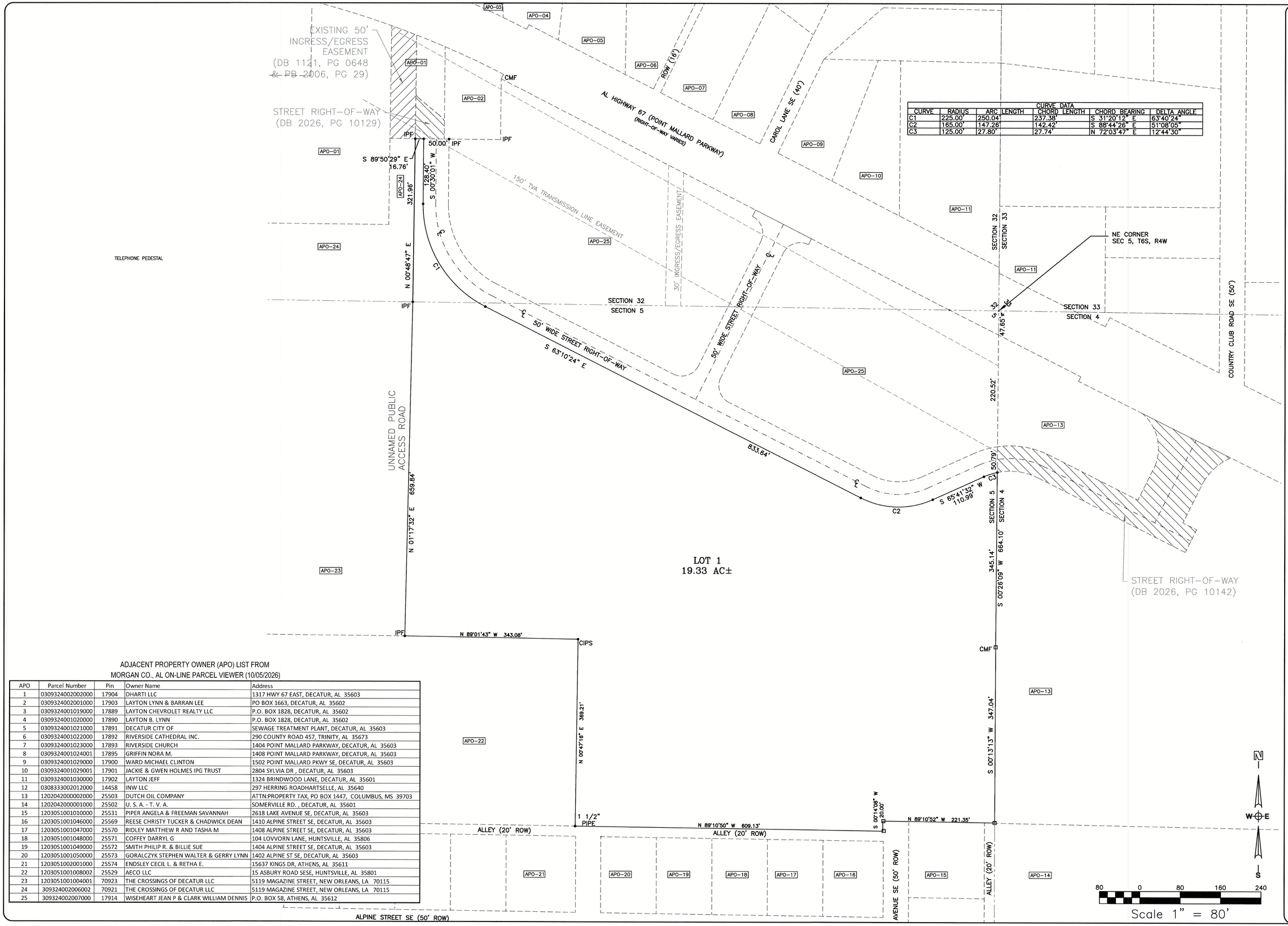
Date: 10/26/2026
Drawn By: RWH
Approved By: RWH
Scale: 1"=80'

Sign/Seal
PRAC
10/26/26
REG

Job Number:
712-26

Sheet Number:
1 OF 1

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CURVE DATA					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	225.00'	250.04'	237.38'	S 31°20'12" E	63°40'24"
C2	165.00'	147.26'	142.42'	S 88°44'26" E	51°08'05"
C3	125.00'	27.80'	27.74'	N 72°03'47" E	12°44'30"

ADJACENT PROPERTY OWNER (APO) LIST FROM
MORGAN CO., AL ON-LINE PARCEL VIEWER (10/05/2026)

APO	Parcel Number	Pin	Owner Name	Address
1	0309324002002000	17904	DHARTI LLC	1317 HWY 67 EAST, DECATUR, AL 35603
2	0309324002001000	17903	LAYTON LYNN & BARRAN LEE	PO BOX 1663, DECATUR, AL 35602
3	0309324001019000	17889	LAYTON CHEVROLET REALTY LLC	P.O. BOX 1828, DECATUR, AL 35602
4	0309324001020000	17890	LAYTON B. LYNN	P.O. BOX 1828, DECATUR, AL 35602
5	0309324001021000	17891	DECATUR CITY OF	SEWAGE TREATMENT PLANT, DECATUR, AL 35603
6	0309324001022000	17892	RIVERSIDE CATHEDRAL INC.	290 COUNTY ROAD 457, TRINITY, AL 35673
7	0309324001023000	17893	RIVERSIDE CHURCH	1404 POINT MALLARD PARKWAY, DECATUR, AL 35603
8	0309324001024001	17895	GRIFFIN NORA M.	1408 POINT MALLARD PARKWAY, DECATUR, AL 35603
9	0309324001029000	17900	WARD MICHAEL CLINTON	1502 POINT MALLARD PKWY SE, DECATUR, AL 35603
10	0309324001029001	17901	JACKIE & GWEN HOLMES IPG TRUST	2804 SYLVIA DR , DECATUR, AL 35603
11	0309324001030000	17902	LAYTON JEFF	1324 BRINDWOOD LANE, DECATUR, AL 35601
12	0308333002012000	14458	INW LLC	297 HERRING ROADHARTSELLE, AL 35640
13	1202042000002000	25503	DUTCH OIL COMPANY	ATTN:PROPERTY TAX, PO BOX 1447, COLUMBUS, MS 39703
14	1202042000001000	25502	U. S. A. - T. V. A.	SOMERVILLE RD. , DECATUR, AL 35601
15	1203051001010000	25531	PIPER ANGELA & FREEMAN SAVANNAH	2618 LAKE AVENUE SE, DECATUR, AL 35603
16	1203051001046000	25569	REESE CHRISTY TUCKER & CHADWICK DEAN	1410 ALPINE STREET SE, DECATUR, AL 35603
17	1203051001047000	25570	RIDLEY MATTHEW R AND TASHA M	1408 ALPINE STREET SE, DECATUR, AL 35603
18	1203051001048000	25571	COFFEY DARRYL G	104 LOVVORN LANE, HUNTSVILLE, AL 35806
19	1203051001049000	25572	SMITH PHILIP R. & BILLIE SUE	1404 ALPINE STREET SE, DECATUR, AL 35603
20	1203051001050000	25573	GORALCZYK STEPHEN WALTER & GERRY LYNN	1402 ALPINE ST SE, DECATUR, AL 35603
21	1203051002001000	25574	ENDSLEY CECIL L. & RETHA E.	15637 KINGS DR, ATHENS, AL 35611
22	1203051001008002	25529	AECO LLC	15 ASBURY ROAD SESE, HUNTSVILLE, AL 35801
23	1203051001004001	70923	THE CROSSINGS OF DECATUR LLC	5119 MAGAZINE STREET, NEW ORLEANS, LA 70115
24	309324002006002	70921	THE CROSSINGS OF DECATUR LLC	5119 MAGAZINE STREET, NEW ORLEANS, LA 70115
25	3093240002007000	17914	WISEHEART JEAN P & CLARK WILLIAM DENNIS	P.O. BOX 58, ATHENS, AL 35612

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RIVERSTONE CAPITAL GROUP
AL HWY 67 - POINT MALLARD PARKWAY
RIVERSTONE PLACE??? SUBDIVISION
SECTION 32, T5S, R4W AND SECTION 5, T6S, R4W
DECATUR, MORGAN COUNTY, ALABAMA

MINOR PLAT

Date: 10/26/2026
Drawn By: DDP
Approved By: RWH
Scale: 1"=80'

Sign/Seal
ALABAMA
10/26/26
PROFESSIONAL ENGINEER
LAND SURVEYOR

Job Number:
699-26

Sheet Number:
1 OF 2

S:\wp\500 Projects\Riverstone - Hwy 67\Subdivision Plat\699-26 - Riverstone - Minor Plat - Hwy 67 Decatur.dwg 699-26 Minor Plat, 10/26/2026 3:17:56 PM, HP PageWide XL 4000ps MFP PDF V4

FLOOD NOTE

THE PROPERTY IS LOCATED IN THE FOLLOWING FLOOD ZONE: ZONE 'X (UNSHADED)', AS DEFINED ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR MORGAN COUNTY, ALABAMA AND INCORPORATED AREAS 010176, MAP NUMBER 01103C0087F, EFFECTIVE DATE OF AUGUST 16, 2018. AS DEFINED UNDER THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAPS FOR MORGAN COUNTY, ALABAMA, AND INCORPORATED AREAS.

GENERAL SURVEY NOTES

1 NORTH REFERENCE IS ALABAMA STATE COORDINATE SYSTEM GRID BEARING – WEST ZONE [NAD83] AND USING A VERTICAL DATUM OF NAVD 88 AS SHOWN HEREON.

2 ALL MEASUREMENTS SHOWN ARE TO U.S. STANDARDS AND ARE FIELD MEASUREMENTS UNLESS OTHERWISE SHOWN.

3 PROPERTY IS LOCATED ON THE SOUTH BOUNDARY OF ALABAMA HIGHWAY No. 67 (POINT MALLARD PARKWAY), WEST OF COUNTRY CLUB ROAD, SE, DECATUR, AL 35603

4 NO SEARCH OF PUBLIC RECORDS HAS BEEN PERFORMED BY THIS FIRM TO DETERMINE IF ANY DEFECTS AND/OR AMBIGUITIES EXIST IN THE TITLE.

5 THERE WAS NO FIELD LOCATION ATTEMPTED TO DETERMINE THE EXTENT OF SUBSURFACE STRUCTURES.

6 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.

7 UTILITY LOCATOR SERVICE: CONTRACTOR SHALL NOTIFY ALABAMA ONE CALL FOR UTILITY LOCATIONS PRIOR TO START OF WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES THROUGHOUT CONSTRUCTION AND SHALL BE SOLELY RESPONSIBLE FOR REPAIRING ANY DAMAGE DUE TO CONSTRUCTION ACTIVITIES.

8 FIELD WORK COMPLETED IN _____, 2026.

DEDICATION

I, NAME, OWNER, HAVE CAUSED THE LAND EMBRACED IN THE WITHIN PLAT TO BE SURVEYED, LAID OUT AND PLATTED TO BE KNOWN AS RIVERSTONE PLACE ?? SUBDIVISION, DESCRIBED AS ....., AND THAT THE PUBLIC IMPROVEMENTS, INCLUDING STREETS, EASEMENTS, RIGHTS-OF-WAY, DRAINAGE FACILITIES, EXT. AS SHOWN ON SAID PLAT ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC. I ALSO CERTIFY THAT THEY ARE THE OWNER OF SAID LANDS AND THAT THE SAME IS NOT SUBJECT TO A MORTGAGE.

IN WITNESS WHEREOF NAME, OWNER, HAS CAUSED THESE PRESENTS TO BE DULY EXECUTED AND HEREUNTO SET HER HAND, THIS THE _____ OF _____, 2026.

DRAFT

NAME, OWNER

ACKNOWLEDGEMENT

STATE OF ALABAMA)
COUNTY OF MORGAN)

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, HEREBY CERTIFY THAT NAME, OWNER, IS SIGNED TO THE FOREGOING CERTIFICATE, AND WHO IS KNOWN TO ME, AND ACKNOWLEDGED BEFORE ME ON THIS DAY THAT BEING INFORMED OF THE CONTENTS OF SAID CERTIFICATE, SHE, AS SUCH PERSONAL REPRESENTATIVE, AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY FOR AND AS THE ACT OF SAID PERSONAL REPRESENTATIVE, AS AFORESAID.

GIVEN UNDER MY HAND THIS THE _____ DAY OF _____, 2026.

_____
By: NOTARY PUBLIC
MY COMMISSION EXPIRES:_____

PLAT NOTES

1. A TOTAL OF 1 LOT
2. NO RESIDENTIAL LOTS
3. ALL EASEMENTS ARE PUBLIC DRAINAGE, UTILITIES AND TELECOMMUNICATIONS EASEMENT UNLESS OTHERWISE NOTED
4. LOT 1 – ?.?? ACRES±
5. ?.?? AC± IN PLAT

CERTIFICATE OF APPROVAL BY THE CITY ENGINEER

THE UNDERSIGNED, AS CITY ENGINEER OF THE CITY OF DECATUR, ALABAMA, HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF THE SAME IN THE OFFICE OF THE PROBATE JUDGE THIS THE _____ DAY OF _____, 2026.

_____
CITY ENGINEER, CITY OF DECATUR, ALABAMA

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION

THE WITHIN PLAT OF RIVERSTONE PLACE ?? SUBDIVISION, DECATUR, MORGAN COUNTY, ALABAMA, IS HEREBY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF DECATUR, ALABAMA, THIS THE _____ DAY OF _____, 2026.

PLANNING COMMISSION FOR THE CITY OF DECATUR, ALABAMA

_____
OFFICER OF THE PLANNING COMMISSION

OFFICE OF THE JUDGE OF PROBATE

STATE OF ALABAMA)
COUNTY OF MORGAN)

I HEREBY CERTIFY THAT THIS PLAT OR MAP WAS FILED IN THIS OFFICE FOR RECORD THIS THE _____ DAY OF _____, 2026, AT _____ O'CLOCK _____ M., AND RECORDED IN BOOK _____ OF PLATS AND MAPS, PAGE _____ RECORDING _____ PAID.

_____
JUDGE OF PROBATE

CERTIFICATE OF APPROVAL BY DECATUR UTILITIES

THE UNDERSIGNED, AS AUTHORIZED BY THE CITY OF DECATUR, HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF THE SAME IN THE OFFICE OF THE PROBATE JUDGE THIS THE _____ DAY OF _____, 2026.

_____
DECATUR UTILITIES

(____) ELECTRIC (WITHIN DU JURISDICTION)

(____) GAS

(____) WATER

(____) SEWER

STATE OF ALABAMA)
COUNTY OF MORGAN)

I, RICHARD W. HUMPHREY, A PROFESSIONAL LAND SURVEYOR OF DECATUR, ALABAMA, HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT MAP OR PLAT OF THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED WITHIN THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 6 SOUTH, RANGE 4 WEST AND WITHIN THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 5 SOUTH, RANGE 4 WEST, DECATUR, MORGAN COUNTY, ALABAMA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGIN AT THE SOUTHEAST CORNER OF SOUTHEAST CORNER OF THE CROSSINGS OF DECATUR, AS RECORDED BY MAP OR PLAT IN THE MORGAN COUNTY, ALABAMA PROBATE JUDGE'S OFFICE, IN PLAT BOOK 2006, AT PAGE 29, AND THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

THENCE FROM THE TRUE POINT OF BEGINNING, RUN NORTH 01 DEGREES 17 MINUTES 32 SECONDS EAST (ALABAMA STATE COORDINATE SYSTEM – WEST ZONE [NAD83]) ALONG THE EAST BOUNDARY OF SAID SUBDIVISION A DISTANCE OF 659.84 FEET TO A CAPPED IRON PIN ON THE NORTH BOUNDARY OF SECTION 5, TOWNSHIP 6 SOUTH, RANGE 4 WEST, DECATUR, MORGAN COUNTY, ALABAMA;

THENCE NORTH 00 DEGREES 48 MINUTES 47 SECONDS EAST ALONG THE EAST BOUNDARY OF SAID SUBDIVISION A DISTANCE OF 321.96 FEET TO AN IRON PIN;

THENCE SOUTH 89 DEGREES 50 MINUTES 29 SECONDS EAST A DISTANCE OF 16.76 FEET TO A CAPPED IRON PIN (STAMPED 'PWM AL/CA0021/LS') ON THE WEST RIGHT-OF-WAY MARGIN OF A PUBLIC STREET, SE (50' ROW);

THENCE SOUTH 00 DEGREES 30 MINUTES 01 SECONDS WEST ALONG THE RIGHT-OF-WAY MARGIN OF SAID STREET A DISTANCE OF 128.40 FEET TO A CAPPED IRON PIN (STAMPED 'PWM AL/CA0021/LS');

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 225.00 FEET (CHORD BEARING SOUTH 31 DEGREES 20 MINUTES 12 SECONDS EAST, CHORD DISTANCE 237.38 FEET) AN ARC DISTANCE OF 250.04 FEET TO A CAPPED IRON PIN (STAMPED 'PWM AL/CA0021/LS');

THENCE SOUTH 63 DEGREES 10 MINUTES 24 SECONDS EAST A DISTANCE OF 833.64 FEET TO A CAPPED IRON PIN (STAMPED 'PWM AL/CA0021/LS');

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 165.00 FEET (CHORD BEARING SOUTH 88 DEGREES 44 MINUTES 26 SECONDS EAST, CHORD DISTANCE 142.42 FEET) AN ARC DISTANCE OF 147.26 FEET TO A CAPPED IRON PIN (STAMPED 'PWM AL/CA0021/LS');

THENCE NORTH 65 DEGREES 41 MINUTES 32 SECONDS EAST A DISTANCE OF 110.99 FEET TO A CAPPED IRON PIN (STAMPED 'PWM AL/CA0021/LS');

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 125.00 FEET (CHORD BEARING NORTH 72 DEGREES 03 MINUTES 47 SECONDS EAST (CHORD DISTANCE 27.74 FEET) AN ARC DISTANCE OF 27.80 FEET TO A CAPPED IRON PIN (STAMPED 'PWM AL/CA0021/LS') ON THE EAST BOUNDARY OF SAID SECTION 5;

THENCE LEAVING SAID RIGHT-OF-WAY MARGIN SOUTH 00 DEGREES 26 MINUTES 09 SECONDS WEST ALONG THE EAST BOUNDARY OF SAID SECTION 5 A DISTANCE OF 345.14 FEET TO A CONCRETE MONUMENT;

THENCE SOUTH 00 DEGREES 26 MINUTES 09 SECONDS WEST ALONG THE EAST BOUNDARY OF SAID SECTION 5 A DISTANCE OF 347.04 FEET TO A CONCRETE MONUMENT ON THE NORTHEAST CORNER OF BAYSIDE SUB-DIVISION ADDITION NO. 2, AS RECORDED BY MAP OR PLAT IN THE MORGAN COUNTY, ALABAMA PROBATE JUDGE'S OFFICE, IN PLAT BOOK 3, AT PAGE 42;

THENCE NORTH 89 DEGREES 10 MINUTES 52 SECONDS WEST ALONG THE NORTH BOUNDARY OF SAID BAYSIDE SUB-DIVISION ADDITION NO. 2 A DISTANCE OF 221.35 FEET TO A CONCRETE MONUMENT;

THENCE SOUTH 00 DEGREES 14 MINUTES 08 SECONDS WEST ALONG THE NORTH BOUNDARY OF SAID BAYSIDE SUB-DIVISION ADDITION NO. 2 A DISTANCE OF 20.00 FEET TO A CONCRETE MONUMENT;

THENCE NORTH 89 DEGREES 10 MINUTES 50 SECONDS WEST ALONG THE NORTH BOUNDARY OF SAID BAYSIDE SUB-DIVISION ADDITION NO. 2 A DISTANCE OF 609.13 FEET TO A 1 1/2 INCH PIPE;

THENCE NORTH 00 DEGREES 47 MINUTES 16 SECONDS EAST A DISTANCE OF 369.21 FEET TO CAPPED IRON PIN (STAMPED "PWM AL/CA0021/LS");

THENCE NORTH 89 DEGREES 01 MINUTES 43 SECONDS WEST A DISTANCE OF 343.08 FEET TO THE TRUE POINT OF BEGINNING, AND CONTAINING 19.33 ACRES, MORE OR LESS;

THAT THERE ARE NO ENCROACHMENTS BY BUILDINGS ON ADJOINING PROPERTY; THAT THERE ARE NO RIGHTS OF WAYS, EASEMENTS, OR JOINT DRIVEWAYS OVER OR ACROSS SAID LOT VISIBLE ON THE SURFACE EXCEPT AS SHOWN ON THE PLAT.

AND THAT THE PLAT OF MAP CONTAINED HEREIN IS A TRUE AND CORRECT MAP SHOWING THE SUBDIVISION INTO WHICH THE PROPERTY DESCRIBED IS DIVIDED GIVING THE LENGTH AND BEARINGS OF THE BOUNDARIES OF EACH LOT AND ITS NUMBER AND SHOWING STREETS ALLEYS AND PUBLIC GROUNDS AND GIVING THE BEARINGS, LENGTH, WIDTH AND NAME OF THE STREETS, SAID MAP FURTHER SHOWS THE RELATION OF THE LAND SO PLATTED TO THE GOVERNMENT SURVEY, AND THAT PERMANENT BOUNDARY/SURVEY MARKERS WILL BE PLACED AT POINTS MARKED THUS (O) AS HEREON SHOWN.

AND I FURTHER STATE THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

ACCORDING TO MY SURVEY, THIS THE _____ DAY OF _____, 2026.

_____
RICHARD W. HUMPHREY, PE/PLS
ALA. LIC. NO. 22738

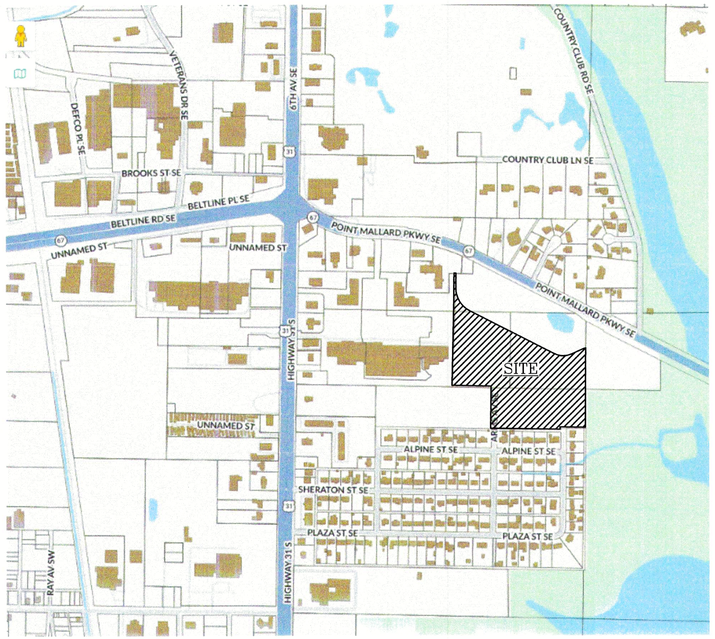
STATE OF ALABAMA)
COUNTY OF MORGAN)

I, _____, NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT RICHARD W. HUMPHREY, IS SIGNED TO THE FOREGOING INSTRUMENT, AND WHO IS KNOWN TO ME, ACKNOWLEDGE BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THE CONTENT OF THE INSTRUMENT, HE EXECUTED THE SAME VOLUNTARILY ON THE DAY SAME BEARS DATE.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS _____ OF _____, 2026.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____



LOCATION MAP

PUGH WRIGHT MCANALLY CIVIL ENGINEERS

310 8th AVENUE NE -- PO BOX 2419 -- DECATUR, AL -- (256) 353-3937
Pugh Wright McAnally, Inc. www.pughwrightmcanally.com

REVISIONS

Rev#	Description	Date
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RIVERSTONE CAPITAL GROUP
AL HWY 67 - POINT MALLARD PARKWAY
RIVERSTONE PLACE??? SUBDIVISION
SECTION 32, T5S, R4W AND SECTION 5, T6S, R4W
DECATUR, MORGAN COUNTY, ALABAMA

MINOR PLAT

Date: 10/26/2026
Drawn By: DDP
Approved By: RWH
Scale: NO SCALE

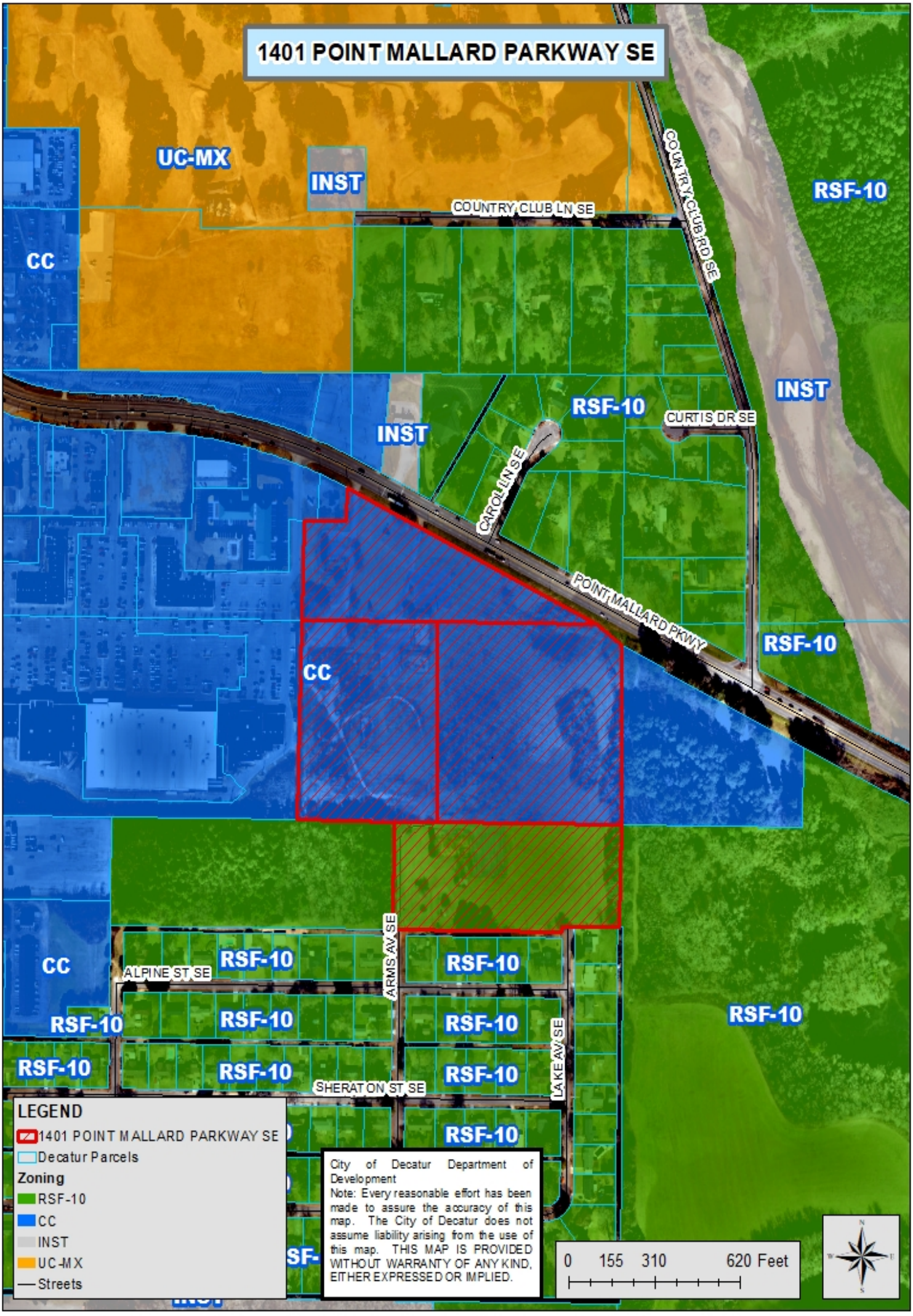
Sign/Seal
ALABAMA
RICHARD W. HUMPHREY
10/26/26
No. 22738
PROFESSIONAL
SURVEYOR

Job Number:
699-26

Sheet Number:
2 OF 2

S:\ep\500 Projects\Riverstone - Hwy 67\Subdivision Plat\699-26 - Riverstone - Minor Plat - Hwy 67 Decatur.dwg, 699-26 Minor Plat (2), 10/26/2026 3:17:16 PM, HP PageWide XL 4000ps MFP PDF V4


1401 POINT MALLARD PARKWAY SE
COUNTRY CLUB LN SE
COUNTRY CLUB RD SE
CURTIS DR SE
CAROLLIN SE
POINT MALLARD PKWY
ARMS AV SE
ALPINE ST SE
LAKE AV SE
SHERATON ST SE
AVALON AV SE
PLAZA ST SE
LEGEND
1401 POINT MALLARD PARKWAY SE
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.
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1401 POINT MALLARD PARKWAY SE
UC-MX
INST
COUNTRY CLUB LN SE
COUNTRY CLUB RD SE
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CURTIS DR SE
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CAROLLIN SE
POINT MALLARD PKWY
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ALPINE ST SE
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LAKE AV SE
SHERATON ST SE
RSF-10
LEGEND
1401 POINT MALLARD PARKWAY SE
Decatur Parcels
Zoning
RSF-10
CC
INST
UC-MX
Streets
City of Decatur Department of Development
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0 155 310 620 Feet

Minor 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/Development: _____

Name of Applicant: Pugh Wright McAnally, Inc. Phone: 256-353-3937

Address: 310 8th Avenue NE Email: richardh@pughwrightmcanally.com

Name of Owner: WLP, LLC; William L Prince Management Trust Phone: _____

Address: 216 Johnston St, Suite 201, Decatur, AL

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

Address: 310 8th Avenue NE Email: richardh@pughwrightmcanally.com

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

Address: 310 8th Avenue NE Email: richardh@pughwrightmcanally.com

Current Zoning: RM-H Total Acreage: 19.33 ac Total Lots: 1

Describe the Location of Property to be Subdivided: South of Highway 67 west of Country Club Road

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.

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: William P. Clark, Trustee **Date:** 10/26/26

William P Clark, trustee, manager 10/26/26

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

Minor Plat Application and Checklist

Name of Subdivision: _____

Name of Applicant: Pugh Wright McAnally, Inc.

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.**

- ___ Name of subdivision
- ✓ North arrow, graphic scale, legend, number of total lots, number of residential lots (if applicable), total acreage, date
- ___ Standard scale not less than 1"=100'
- ✓ Name and address of owner
- ✓ Name and address of subdivider, if different from the owner
- ✓ Name and address of plat designer (must be licensed surveyor or engineer)
- ✓ Names and addresses of owners of record of all adjoining or adjacent parcels of land as they appear on the current tax records; adjacent properties include across rights-of-way, bodies of water, and properties sharing a corner
- ✓ Locations, widths, and purpose of proposed and existing rights-of-way and easements
- ✓ Locations of existing and proposed property lines, existing buildings, water courses, and railroads within the proposed subdivision and at least 50 feet around the perimeter thereof
- ✓ Location and dimensions of existing sanitary sewer and water lines, including fire hydrants. In the event the subdivision will be served by septic tanks or private wells, this should be stated on the plat
- ✓ Proposed lot lines, numbers, and dimensions, including lot areas
- ✓ Building setbacks
- ✓ Number of Section, Township, and Range, with approximate ties to all identifiable section corners within or close to proposed subdivision
- na County boundary line, if in vicinity
- ✓ Vicinity map showing general location of the proposed subdivision
- ✓ Existing zoning
- ___ The current FEMA FIRM panel and location of any special flood hazard areas, floodway, and base flood elevation; if no flood hazard areas exist, then a statement indicating such
- ✓ Contours shall be shown at intervals of not more than 5 feet. In areas where existing slope is less than 3% on one acre or more, the contour interval shall be 2 feet or less (this requirement may be waived upon request to the Planning Director or City Engineer)
- ___ Location of stormwater management facilities

Additional Required Items for Submission: mark if included

- ✓ One (1) paper copies of plat
- ✓ Electronic copy of plat (PDF; may be submitted via USB flash drive or emailed—we can't receive email >25mb)
- ✓ Designation of Agent form
- ✓ I will allow the City to place a sign on my property notifying the public of the public hearing on this plat
- ✓ I understand that I (or my designated agent) must attend the Planning Commission meeting and public hearing
- ✓ I understand that a Minor Plat shall be effective for a period of 12 months from the date of Planning Commission approval
- ✓ I understand that Minor Plat approval is not permission to begin grading or any other site improvements
- ✓ $250 Application Fee + $5 Per Lot Fee(s)

I have completed the above information and warrant in good faith that it is correct and complete.

Applicant Signature: John P. Chuselheart, trustee **Date:** 10/26/26

William D Clark, trustee, manager 10/26/26

DESIGNATION OF AGENT
CITY OF DECATUR

DECATUR Alabama Planning & Development

I, WLP, LLC and Trust Estate "B" of the William L. Private Management Trust, being owner of the property which is the subject of this application (Layout plat and minor Plat), hereby authorize Pugh Wright McAnally, Inc. to act as my representative/ applicant/DOA 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): Jean P. Wiseheart, Trustee Date: 10/26/26

William D Clark, trustee, manager Date: 10/26/26

STATE OF ALABAMA

COUNTY OF Morgan

I, Dow M. Perry, Jr, a Notary Public in and for said State at Large, hereby certify that Jean P. Wiseheart and William Dennis Clark, whose name~~is~~ are signed to the foregoing document, and

✓ Who ~~is~~ are 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 October, 2026.

Dow M. Perry, Jr.

Notary Public

DOW M. PERRY, JR. NOTARY PUBLIC ALABAMA STATE AT LARGE

My Commission Expires February 13, 2030

My Commission Expires: _____

HARRIS, CADDELL & SHANKS, P.C.
ATTORNEYS AT LAW
P. O. BOX 2688
DECATUR, ALABAMA, 35602-2688
WWW.HARRISCADDELL.COM

214 JOHNSTON STREET, S.E. (35601)
TELEPHONE (256) 340-8000
FACSIMILE (256)340-8039

JULIAN HARRIS (1904 - 1994)
NORMAN W. HARRIS (1907 - 1998)
PHILIP T. SHANKS, JR. (1911 - 2002)
JOHN A. CADDELL (1910 - 2006)
JON H. MOORES (1933 - 2009)
ROBERT H. HARRIS (1930 - 2012)
WILLIAM E. SHINN, JR. (1939 - 2019)
CHARLES L. MURPHREE (1927 - 2024)
THOMAS A. CADDELL (1936 – 2025)
DOW M. PERRY, JR.
BARNES F. LOVELACE, JR.
JEFFREY S. BROWN
DAVID W. LANGSTON
PHIL D. MITCHELL*
ZACHARY H. STARNES
KIMBERLY DOBBS+

RETIRED
GARY A. PHILLIPS

+ADMITTED IN TENNESSEE
*REGISTERED MEDIATOR

WRITER'S INFORMATION
DIRECT DIAL: (256) 340-8047
E-MAIL: MPERRY@HARRISCADDELL.COM

OCTOBER 23, 2026

The Planning Commission of the City of Decatur
c/o City of Decatur Planning Department
PO Box 488
Decatur, AL 35602

Re: Riverstone Place Subdivision

Commission Members:

Based solely upon our examination of the results of an examination of records on file in the Office of the Judge of Probate of Morgan County, Alabama, from January 1, 1980 through October 22, 2026, at 5:00 p.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 "Riverstone Place Subdivision" (a copy of which is attached hereto as Exhibit "A" and by this reference is incorporated herein),

(the "Property") is vested in WLP, LLC, an Alabama Limited Liability Company and Jean P. Wiseheart and William Dennis Clark, as Trustees of Trust Estate "B" of the William L. Prince Management Trust, (hereinafter referred to as "Owner(s)") 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)"):

No liens other than current ad valorem tax and easements and restrictions of record.

Yours very truly,

HARRIS, CADDELL & SHANKS, P.C.

Dow M. Perry, Jr.

Planning Commission
Staff Report

FILE NAME: Layout Plat- Wheeler Preserve Phase 1 & 2

MEETING DATE: November 17th, 2026

A. BACKGROUND:

Applicant/Representative:	Pugh Wright McAnally
Owner:	Old House 2, LLC
Property Location:	SE of 3222 Old River Road SE
Request:	Approve layout Plan to construct 129 parcels on 56 +/- acres
Property Size (Acres):	56 +/- acres
Future Land Use Map (FLUM) Designation:	Mixed Neighborhood
Current Zoning District:	RS-7 (Residential Single-Family)
Existing Land Use:	Vacant

B. DEVELOPMENT STATUS & HISTORY:

Previous Requests: *May not be exhaustive*	Approved annexation 386-26 & 387-26; Pre- Zonings 1450-26 & 1451-26

C. SURROUNDING LAND USE AND ZONING:

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

D. EVALUATION/COMMENTS:

Street Connectivity: Deere Road

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

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

Planning Analysis:

The applicant is requesting approval of the Wheeler Preserve Layout Plat for Phases 1 & 2, which proposes to subdivide approximately 56 acres into 129 single-family residential lots. The proposed subdivision includes three points of vehicular access, with two connections to Deere Road and one connection to Upper River Road.

As part of the review, particular attention should be given to the proposed access points along Deere Road and Upper River Road. Staff should evaluate the spacing between the proposed entrances, sight distance, roadway conditions, and the potential impact of additional traffic on the existing street network. The proposed access to Upper River Road should also be reviewed to determine whether it provides adequate and safe access for the anticipated development. Given the number of residential lots proposed, consideration should be given to the potential increase in traffic and whether any additional traffic analysis or roadway improvements may be warranted.

Additionally, the City of Decatur is working with the proposed subdivision on a bicycle path connection between River Road Estates and Wheeler Preserve. This connection would help provide bicycle and pedestrian connectivity between the two residential developments and support the City's efforts to improve alternative transportation options within the area. Coordination of the proposed bicycle path with the subdivision layout, access points, and any applicable easements should be considered as the plat moves forward through the review process.

Conditions:

Planning Conditions:

- **POI:** Plat notes detailing the development agreement with the City's planned bike trail will be required during the preliminary plat stage.

Engineering Conditions: N/A

Building Conditions:

- **POI:** Anything developed after January 1st, 2027 must adhere to the Building Code updates which require grading permits.

Fire Comments: N/A

Decatur Utilities Conditions:

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

Gas:

- **POI:** Retirement of the existing gas service and meter off of Deere Rd (onto Parcel ID 12 01 02 0 000 007.003) will need to be handled through a demo permit.

Power:

Waste Water:

- **POI:** Please submit Utility Plan for DU review.
- **POI:** Retirement of the existing water service and meter off of Deere Rd (onto Parcel ID 12 01 02 0 000 007.003) will need to be handled through a demo permit.

Joe Wheeler Conditions: N/A

Reviewed by:	Tommie Williams
Recommendation from Planning:	Approval

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	39.27'	35.36'	N 44°38'49" W	90°00'00"
C2	60.00'	43.20'	42.28'	S 58°28'50" E	41°15'25"
C3	25.00'	39.18'	35.29'	S 45°27'42" W	89°46'57"
C4	25.00'	34.77'	32.03'	S 39°16'10" E	79°40'46"
C5	60.00'	69.02'	65.27'	S 04°53'57" E	65°54'21"
C6	60.00'	29.23'	28.94'	S 42°00'38" W	27°54'47"
C7	60.00'	39.33'	38.63'	S 74°44'50" W	37°33'38"
C8	60.00'	39.33'	38.63'	N 67°41'32" W	37°33'38"
C9	60.00'	39.33'	38.63'	N 30°07'54" W	37°33'38"
C10	60.00'	7.25'	7.25'	N 07°53'22" W	6°55'25"
C11	25.00'	39.36'	35.42'	N 44°32'18" W	90°13'03"
C12	117.94'	35.14'	35.01'	S 07°57'51" E	17°04'09"
C13	250.00'	121.55'	120.36'	S 76°25'27" W	27°51'27"
C14	25.00'	34.47'	31.80'	S 22°59'54" W	78°59'39"
C15	117.94'	51.82'	51.40'	S 13°09'25" W	25°10'23"
C16	117.94'	51.82'	51.40'	S 38°19'48" E	25°10'23"
C17	117.94'	51.82'	51.40'	S 63°30'11" W	25°10'23"
C18	117.94'	51.82'	51.40'	S 88°40'34" W	25°10'23"
C19	117.94'	51.82'	51.40'	N 66°09'03" W	25°10'23"
C20	117.94'	30.99'	30.90'	N 46°02'14" W	15°03'14"
C21	25.00'	34.47'	31.80'	N 78°00'27" W	78°59'39"
C22	60.00'	112.77'	96.89'	S 36°30'26" W	107°41'30"
C23	25.00'	34.83'	32.08'	S 22°34'42" W	79°50'03"
C24	60.00'	109.87'	95.15'	N 37°11'10" W	104°55'18"
C25	60.00'	40.26'	39.50'	N 34°29'43" E	38°26'27"
C26	60.00'	8.65'	8.65'	N 57°05'52" E	8°15'52"
C27	75.00'	117.81'	106.07'	N 45°21'11" E	90°00'00"
C28	25.00'	39.27'	35.36'	N 44°38'49" W	90°00'00"
C29	125.00'	23.03'	23.00'	N 84°22'07" W	10°33'25"
C30	265.00'	48.86'	48.79'	S 84°21'55" E	10°33'49"
C31	265.00'	94.03'	93.54'	S 68°55'05" E	20°19'51"
C32	125.00'	44.36'	44.12'	N 68°55'58" W	20°19'54"
C33	265.00'	94.03'	93.54'	S 48°35'15" E	20°19'51"
C34	125.00'	44.36'	44.13'	N 48°35'33" W	20°19'56"
C35	265.00'	94.03'	93.54'	S 28°15'24" E	20°19'51"
C36	125.00'	44.36'	44.13'	N 28°15'35" W	20°19'58"
C37	265.00'	85.31'	84.94'	S 08°52'09" E	18°26'39"
C38	125.00'	40.34'	40.16'	N 08°50'56" W	18°29'20"
C39	60.00'	0.07'	0.07'	N 00°21'32" W	0°04'13"
C40	60.00'	36.65'	36.08'	N 77°52'21" E	34°59'40"
C41	60.00'	36.70'	36.13'	S 67°01'19" E	35°02'59"
C42	60.00'	37.28'	36.68'	S 31°41'54" E	35°35'51"
C43	60.00'	66.74'	63.35'	S 17°57'59" W	63°43'56"
C44	60.00'	31.83'	31.46'	S 65°01'56" W	30°23'55"
C45	25.00'	34.83'	32.08'	S 40°18'49" W	79°50'09"
C46	75.00'	112.88'	102.52'	S 42°43'12" E	86°13'53"
C47	75.00'	4.99'	4.99'	S 87°44'29" E	3°48'41"
C48	60.00'	16.67'	16.62'	S 44°20'37" W	15°55'03"
C49	25.00'	23.55'	22.69'	S 63°27'08" W	53°58'05"
C50	60.00'	58.15'	55.90'	S 80°03'57" W	55°31'36"
C51	60.00'	75.99'	71.01'	N 35°53'15" W	72°34'00"
C52	60.00'	55.22'	53.29'	N 26°45'42" E	52°43'56"
C53	60.00'	35.51'	34.99'	N 70°04'54" E	33°54'27"
C54	60.00'	59.99'	57.52'	S 64°19'18" E	57°17'09"
C55	25.00'	4.56'	4.56'	S 40°54'35" E	10°27'42"
C56	25.00'	18.98'	18.53'	S 67°53'38" E	43°30'23"
C57	25.00'	3.85'	3.84'	N 85°56'39" E	8°49'03"
C58	25.00'	39.27'	35.36'	S 45°21'11" W	90°00'00"
C59	25.00'	39.37'	35.43'	N 44°31'47" W	90°14'04"
C60	125.00'	32.37'	32.28'	S 07°46'14" W	14°50'07"
C61	125.00'	44.35'	44.12'	S 25°21'13" W	20°19'51"
C62	125.00'	44.35'	44.12'	S 45°41'04" W	20°19'51"
C63	125.00'	44.35'	44.12'	S 66°00'55" W	20°19'51"
C64	125.00'	30.92'	30.84'	S 83°16'01" W	14°10'20"
C65	25.00'	39.18'	35.29'	S 45°27'42" W	89°46'57"
C66	25.00'	39.36'	35.42'	S 44°32'18" E	90°13'03"
C67	25.00'	4.32'	4.32'	N 85°23'56" E	9°54'28"
C68	25.00'	5.24'	5.23'	N 83°38'19" W	12°01'00"
C69	25.00'	39.27'	35.36'	S 45°21'11" W	90°00'00"

	Parcel Number	Owner Name	Address	City
1	1201020000007036	KETCH PROPERTIES LLC	417 BARNETT CHAPEL RD	HARTSELLE
2	1201020000007040	KETCH PROPERTIES LLC	417 BARNETT CHAPEL RD	HARTSELLE
3	1201020000007002	MORRIS HOLDINGS LLC	3209 CARLISLE RD	BIRMINGHAM
4	1201020000007044	KETCH PROPERTIES LLC	417 BARNETT CHAPEL RD	HARTSELLE
5	1201020000007096	FREUDENTHAL RICHARD & ROSEMARIE	3105 HENRY RD SE	DECATUR
6	1201010000021001	BROWN JUDY PAUSTAIN	P O BOX 661091	VESTAVIA HILLS
7	1201010000021000	HARVEY C. E. & HAZEL G.	P O BOX 661091	VESTAVIA HILLS
8	1201020000007034	KETCH PROPERTIES LLC	417 BARNETT CHAPEL RD	HARTSELLE
9	1201020000007048	MONTALVO CARLOS A CARBAJAL & CARBAJAL LAUREN ASHLEY	3305 MCCLELLAN WAY	DECATUR
10	1201020000007189	PARKER TODD JACKSON & CAILEY BREANNA	3121 JOSEPH DR SE	DECATUR
11	1201023001033000	MORRIS HOLDINGS L.L.C.	97 JACKSON WAY SE	DECATUR
12	1201110001001000	DEVINE PAULETTE & ALBRIGHT JULIE ANN	3303 DEERE ROAD SE	DECATUR
13	1201110001007004	MOSS ROGER H. JR. MD	1201 SOMERVILLE ROAD SE STE 4	DECATUR
14	1201020000009000	SUCHOMSKI DANIEL MICHAEL	3104 UPPER RIVER RD	DECATUR
15	1201120002006000	JOHNSON GERALD H & LESLIE H	3312 DEERE ROAD	DECATUR
16	1201020000007035	KETCH PROPERTIES LLC	417 BARNETT CHAPEL RD	HARTSELLE
17	1201020000007100	BURCH JESSICA AMOS & DUSTIN	3113 HENRY RD SE	DECATUR
18	1201112000003003	LOTUS PROPERTIES DECATUR LLC	2401 CROWN CIR SE	DECATUR
19	1201020000007042	WRIGHT JESSICA D	3271 MCCLELLAN WAY SE	DECATUR
20	1201110001006001	CARR KAREN D	426 CARRIDALE ST	DECATUR
21	1201010000021001	BROWN JUDY PAUSTAIN	P O BOX 661091	VESTAVIA HILLS
22	1201110001002000	MCKELVY JONATHAN D. & TELIA	3203 UPPER RIVER ROAD SE	DECATUR
23	1201111001003000	BLANKENSHIP TRACY A.	3129 UPPER RIVER ROAD SE	DECATUR
24	1201010000021000	HARVEY C. E. & HAZEL G.	P O BOX 661091	VESTAVIA HILLS
25	1201023001001007	BALL ANDREA JEAN	112 OAK MTN TRAIL	SOMERVILLE
26	1201020000007047	SOLOMON BRIAN & PATOUMVAN	3303 MCCLELLAN WAY	DECATUR
27	1201020000008000	6TH AVENUE COMMUNITY CHURCH	1308 MORNINGSIDE CT SE	DECATUR
28	1201020000007039	KENDRICK BRENDA	3265 MCCLELLAN WAY SE	DECATUR
29	1201010000021001	BROWN JUDY PAUSTAIN	P O BOX 661091	VESTAVIA HILLS
30	1201020000007038	KETCH PROPERTIES LLC	417 BARNETT CHAPEL RD	HARTSELLE
31	1201020000007045	FETNER JENNIFER BACHMAN & BACHMANN DAVID ANDREW	3277 MCCLELLAN WAY SE	DECATUR
32	1201020000007097	GRETZLER TIMOTHY	3107 HENRY RD SE	DECATUR
33	1201010000021000	HARVEY C. E. & HAZEL G.	P O BOX 661091	VESTAVIA HILLS
34	1201020000007098	COLLINS RICHARD F JR	3109 HENRY RD SE	DECATUR
35	1201020000007188	KILPATRIC JOHN	3016 WAYWARD DR SE	DECATUR
36	1201020000007043	HIXON MICHAEL	3273 MCCLELLAN WAY SE	DECATUR
37	1201020000007101	TRIGG PHILLIP & JANA	3115 HENRY RD SE	DECATUR
38	1201020000010000	PERSAUD MATTHEW	3114 UPPER RIVER RD	DECATUR
39	1201020000007046	YAFAI ADAY SAMEER & MOHAMMED JANNAH NASR	3301 MCCLELLAN WAY	DECATUR
40	1201020000007102	TUCKER-BLACKWOOD MIRANDA	3114 HENRY RD SE	DECATUR
41	1201110001002000	MCKELVY JONATHAN D. & TELIA	3203 UPPER RIVER ROAD SE	DECATUR
42	1201020000007006	OLD HOUSE LLC	3116 SEXTON RD SE	DECATUR
43	1201020000007037	LINDSEY HILARY	3261 MCCLELLAN WAY SE	DECATUR
44	1201020000007170	MORRIS HOLDINGS LLC	97 JACKSON WAY SE	DECATUR
45	1201023001001001	RIVER CITY BIBLE CHURCH	PO BOX 987	DECATUR
46	1201020000007099	DILLON CAROL G	3111 HENRY RD SE	DECATUR
47	1201020000007041	WYATT ROBERT O & LACKEY TERRI TRUSTEES OF THE ROBERT O	3269 MCCLELLAN WAY SE	DECATUR
48	1201110001015001	LOTUS PROPERTIES DECATUR LLC	2401 CROWN CIR SE	DECATUR

Lot	Sq. Feet
1	14811
2	10031
3	10031
4	10031
5	10031
6	11440
7	15056
8	9798
9	23316
10	14342
11	16147
12	17033
13	10089
14	9088
15	9100
16	9100
17	9100
18	9100
19	9702
20	15527
21	16413
22	23775
23	15276
24	11363
25	14602
26	12685
27	16405
28	15733
29	13540
30	11347
31	14092
32	15844
33	16442
34	9102
35	9100
36	9100
37	9100
38	9100
39	9100
40	9100
41	9100
42	9100
43	9100
44	9100
45	9100
46	9100
47	9100
48	9100
49	9100
50	9100
51	9100
52	9100
53	9100
54	9100
55	9100
56	9993
57	11066
58	7700
59	7700
60	7700
61	8732
62	9687
63	9687
64	9687
65	9502
66	7701
67	7703
68	7705
69	7707
70	18101
71	19460
72	12276
73	12758
74	12849
75	15736
76	8244
77	7425
78	7425
79	7425
80	7425
81	7425
82	7425
83	7425
84	7425
85	11278
86	11021
87	9519
88	25875
89	22639
90	13529
91	8136
92	9584
93	9621
94	10239
95	8774
96	8227
97	10351
98	13374
99	19155
100	12702
101	9406
102	9173
103	9157
104	9141
105	9125
106	9109
107	9093
108	9077
109	10320
110	10339
111	9061
112	9045
113	9029
114	9013
115	8996
116	8980
117	8964
118	8948
119	8932
120	8916
121	9444
122	10227
123	10002
124	10002
125	13062
126	11437
127	11437
128	11437
129	11437
Total	1406822

PUGH WRIGHT MCANALLY INC
CIVIL ENGINEERS
310 8th AVENUE NE - PO BOX 2419 - DECATUR, AL - (256) 353-3837
Pugh Wright McAnally, Inc. www.pughwrightmcanally.com

REVISIONS

Rev#	Description	Date
5	..	..
4	..	..
3	..	..
2	..	..
1	..	..

OLD HOUSE, LLC
WHEELER PRESERVE PHASE 1 & 2
UPPER RIVER ROAD
SECTION 02, TOWNSHIP 6 SOUTH, RANGE 4 WEST
DECATUR, MORGAN COUNTY, ALABAMA

SKETCH PLAN

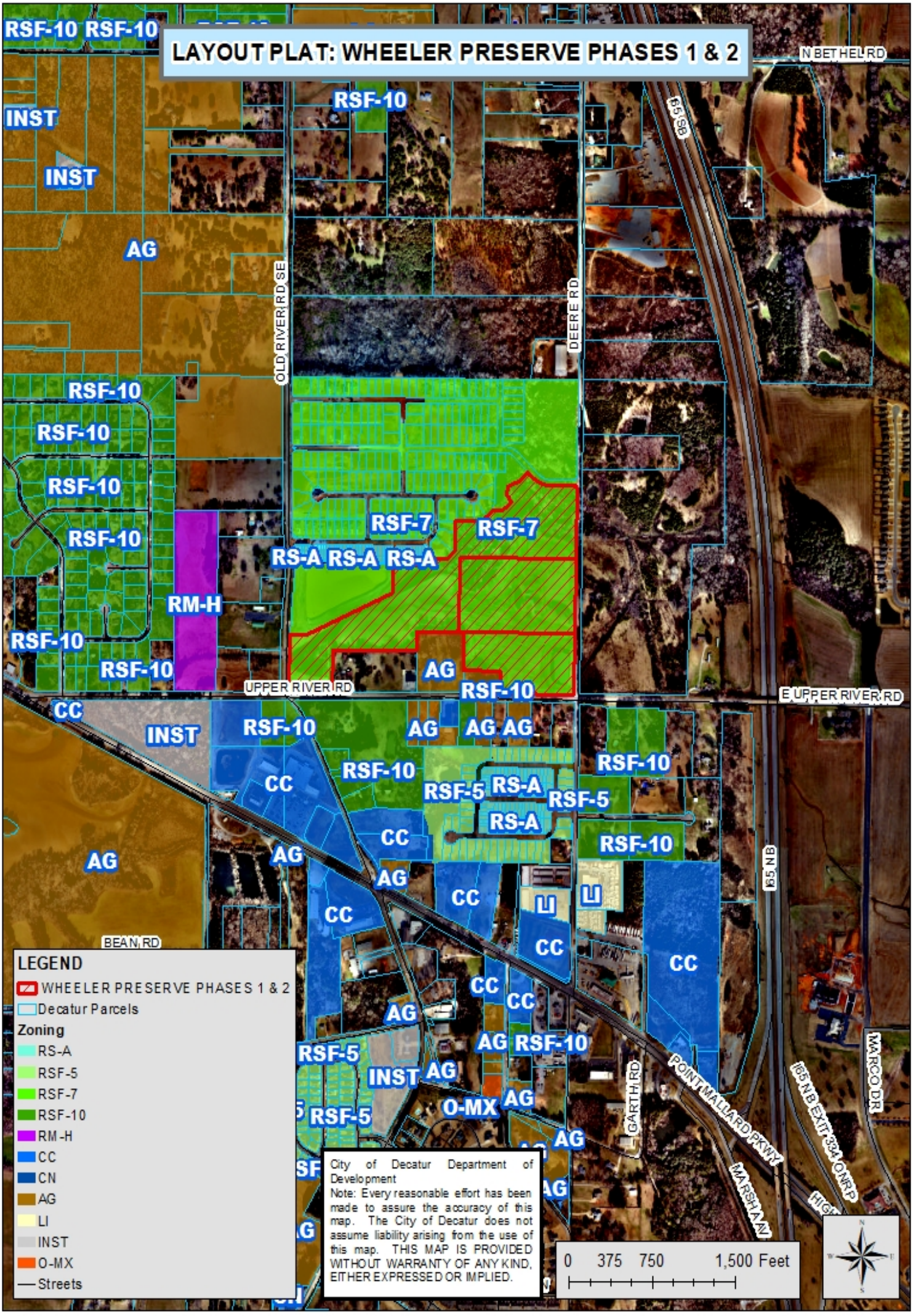
Date: 10/27/2026
Drawn By: GGL
Approved By: NLT
Scale: 1"=100'

Sign/Seal
ALABAMA
LICENSED
NOTARY
PROFESSIONAL
ENGINEERS
10/27/2026
NOT FOR CONSTRUCTION
NOAH L. TOMBLIN

Job Number:
554-26

Sheet Number:
1


LAYOUT PLAT: WHEELER PRESERVE PHASES 1 & 2
N BETHEL RD
I-65 SB
OLD RIVER RD SE
DEERE RD
SYLVIA DR SE
HUNTERWOOD DR SE
MOUNTAINVIEW DR SE
UPPER RIVER RD
E UPPER RIVER RD
POINT MALLARD PKWY
INDIAN HILLS RD SE
COLLIER DR
I-65 NB
BEAN RD
ALDRIDGE BEND
AZTEC DR SE
VAJO DR SE
GROVE RD
WILLIAMS LN SE
MOUNTAIN VALLEY RD
GARTH RD
DUBLOU DR SE
I-65 SB EXIT 334 OFF RP
I-65 NB EXIT 334 ON RP
MARCO DR
MARSHALL
LEGEND
WHEELER PRESERVE PHASES 1 & 2
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.
0 375 750 1,500 Feet
N
S


LAYOUT PLAT: WHEELER PRESERVE PHASES 1 & 2
N BETHEL RD
E UPPER RIVER RD
UPPER RIVER RD
OLD RIVER RD SE
DEERE RD
BEAN RD
I65 SB
I65 NB
POINT MALLARD PKWY
GARTH RD
MARSHAN
MARCO DR
I65 N B EXIT 334 ONRP
RSF-10
INST
AG
RSF-7
RS-A
RM-H
CC
RSF-5
LI
O-MX
LEGEND
WHEELER PRESERVE PHASES 1 & 2
Decatur Parcels
Zoning
RS-A
RSF-5
RSF-7
RSF-10
RM-H
CC
CN
AG
LI
INST
O-MX
Streets
City of Decatur Department of Development
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0 375 750 1,500 Feet

Sketch Plan Application

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

Name of Subdivision/Project: Wheeler Preserve Phase 1 & 2

Name of Applicant: Old House 2, LLC Phone: 256-476-3548

Address: Deere Road Email: jfite@fitebuilding.com

Name of Owner: Old House 2, LLC Phone: 256-476-3548

Address: 3116 Sexton Road SE

Engineer: Pugh Wright McAnally Phone: 256-353-3937

Address: 310 8th Ave NE Email: grantl@pughwrightmcanally.com

Surveyor: Pugh Wright McAnally Phone: 256-353-3937

Address: 310 8th Ave NE Email: michaelb@pughwrightmcanally.com

In City Limits? Yes ☒ No ☐ Current Zoning: RSF-7 Proposed Zoning: N/A Total Acreage: 56+/- Total Lots: 129

Any rezoning or annexation requests must be accompanied by appropriate application

Future Land Use Classification (from current comprehensive plan): Residential

Date of Predesign/Pre-application Meeting: 10 / 23 / 2026

Describe the Location of Property:
Northwest corner of Deere Road and Upper River Road

Additional Required Items for Submission: mark if included

- ✓ One (1) paper copies of plan
- ✓ Electronic copy of plan (PDF; may be submitted via USB flash drive or emailed—we can't receive email >25mb)
- ✓ Designation of Agent form
- ✓ I will allow the City to place a sign on my property notifying the public if there is a public hearing on this plan
- ✓ I understand that I (or my designated agent) must attend the Planning Commission meeting and public hearing
- ✓ I understand that a Sketch Plan is non-binding
- ✓ I understand that Sketch Plan approval is not permission to begin grading or any other site improvements
- ✓ Fee(s)

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

Applicant Signature: _____ **Date:** 10 / 27 / 2026

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

DESIGNATION OF AGENT
CITY OF DECATUR

OLD HOUSE LLC 2a

I, William Jackson Fite (member), being owner of the property which is the subject of this application (Sketch Plan Application), 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): _____ Date: 10/27/26

_____ Date: _____

STATE OF ALABAMA

COUNTY OF Morgan

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

✓ Who is known to me, or

_____ Whose identity I proved on the basis of _____

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

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

Kimberly A. Farris

Notary Public

KIMBERLY A. FARRIS NOTARY PUBLIC ALABAMA STATE AT LARGE

My Commission Expires: 12/05/2027

Planning Commission
Staff Report

FILE NAME: Roundabout Removal

MEETING DATE: November 17th, 2026

A. BACKGROUND:

Applicant/Representative:	City of Decatur
Owner:	City of Decatur
Property Location:	Grant & 10th Ave SE and Grant & 8th Ave SE
Request:	Approve plans to remove to Roundabouts on Grant St SE
Property Size (Acres):	N/A
Future Land Use Map (FLUM) Designation:	N/A
Current Zoning District:	N/A
Existing Land Use:	Roundabouts

B. DEVELOPMENT STATUS & HISTORY:

Previous Requests: *May not be exhaustive*	N/A

C. SURROUNDING LAND USE AND ZONING:

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

D. EVALUATION/COMMENTS:

Street Connectivity: N/A

District Standards: N/A

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

Planning Analysis:

Residents along Grant Street SE have expressed concerns regarding two existing roundabouts located within the historic district and have organized a petition seeking their removal. As part of this effort, residents have been gathering signatures in support of the proposed removal. However, the petition has not been formally presented to the City.

The residents' efforts bring attention to concerns regarding the existing roadway configuration and the role of the roundabouts within the surrounding neighborhood. Given their location within the historic district, any consideration of changes to the roadway should take into account not only traffic operations but also the established character and historic setting of the area.

From a planning perspective, several factors would be relevant in evaluating a request of this nature, including traffic circulation, pedestrian safety, accessibility, and the potential impacts that removing the roundabouts could have on the surrounding street network. Additionally, consideration should be given to whether the existing roundabouts contribute to the character of the historic district and whether any operational or safety concerns warrant further evaluation.

Although the petition reflects the concerns and preferences of participating neighborhood residents, any future consideration of removal should also account for the broader public interest and the long-term functionality of the roadway. A thorough evaluation would allow the City to consider the residents' concerns alongside applicable planning and transportation considerations, while also recognizing the importance of preserving the character of the historic district.

Conditions:

Planning Conditions: N/A

Engineering Conditions: N/A

Fire Conditions: N/A

Decatur Utilities Conditions:

- **POI:** Any relocation of utilities will be at the owner's expense, and any relocation needs to occur before construction.
- **POI:** There may be irrigation meters on the roundabouts and that this will need to be verified before removal.

Gas:

Power:

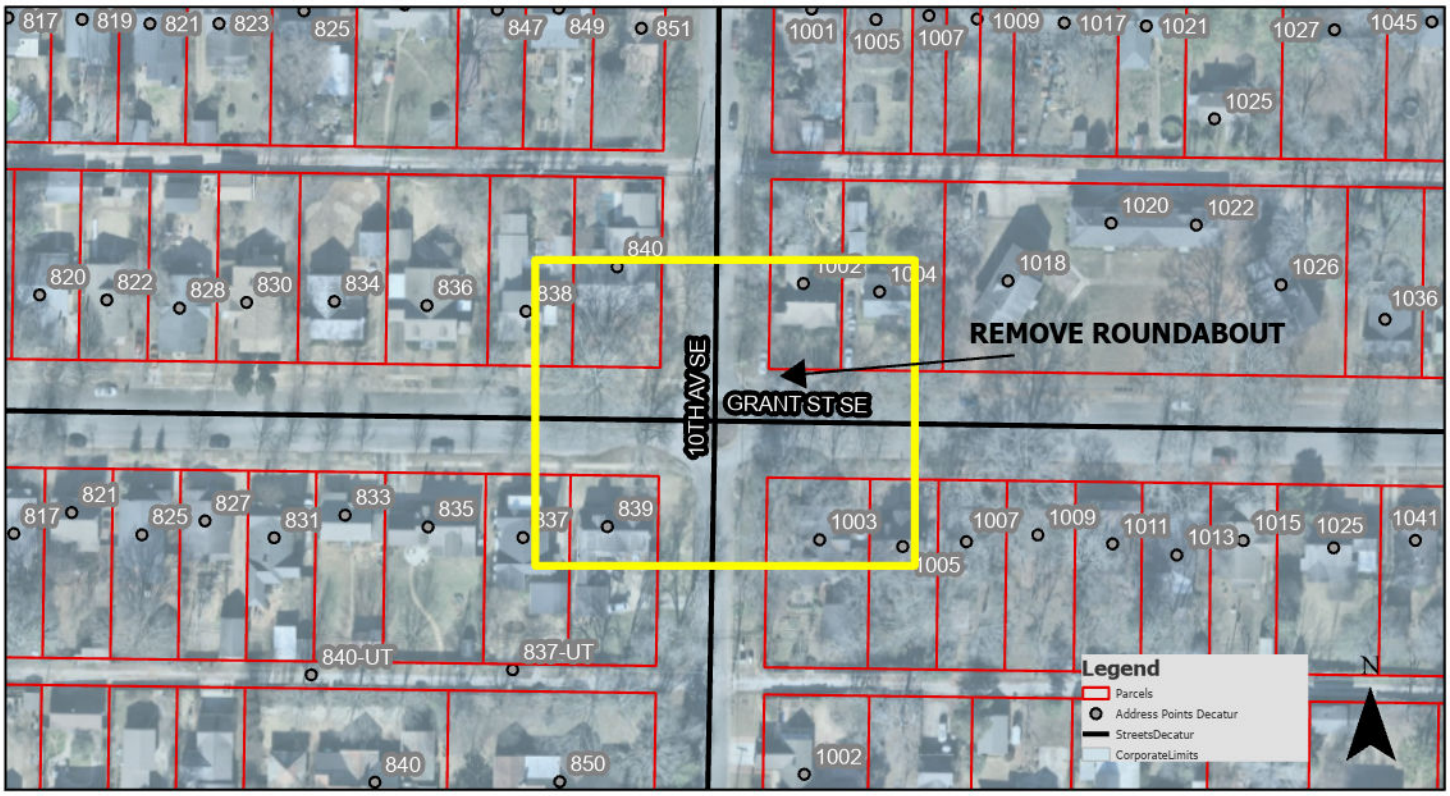
Water & Waste water:

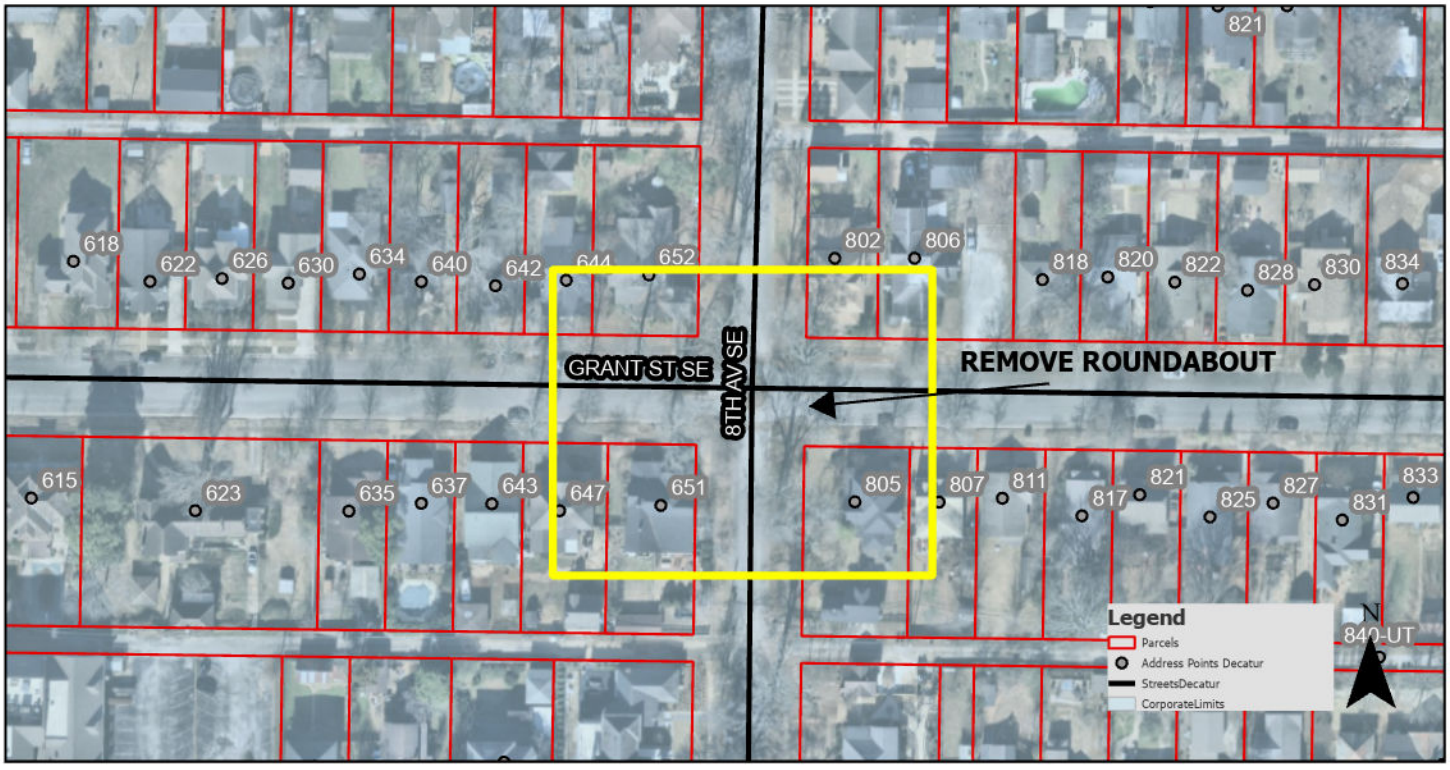
- **POI:** DU will need to be notified for the retirement of the existing 5/8” irrigation meters located at 8th Ave/Grant Street and 10th Ave/Grant Street, in the center of the roundabouts.
- **POI:** There is an existing sewer main under the roundabout at 10th Ave/Grant St that is approximately 7-12’ deep.

Joe Wheeler Conditions: N/A

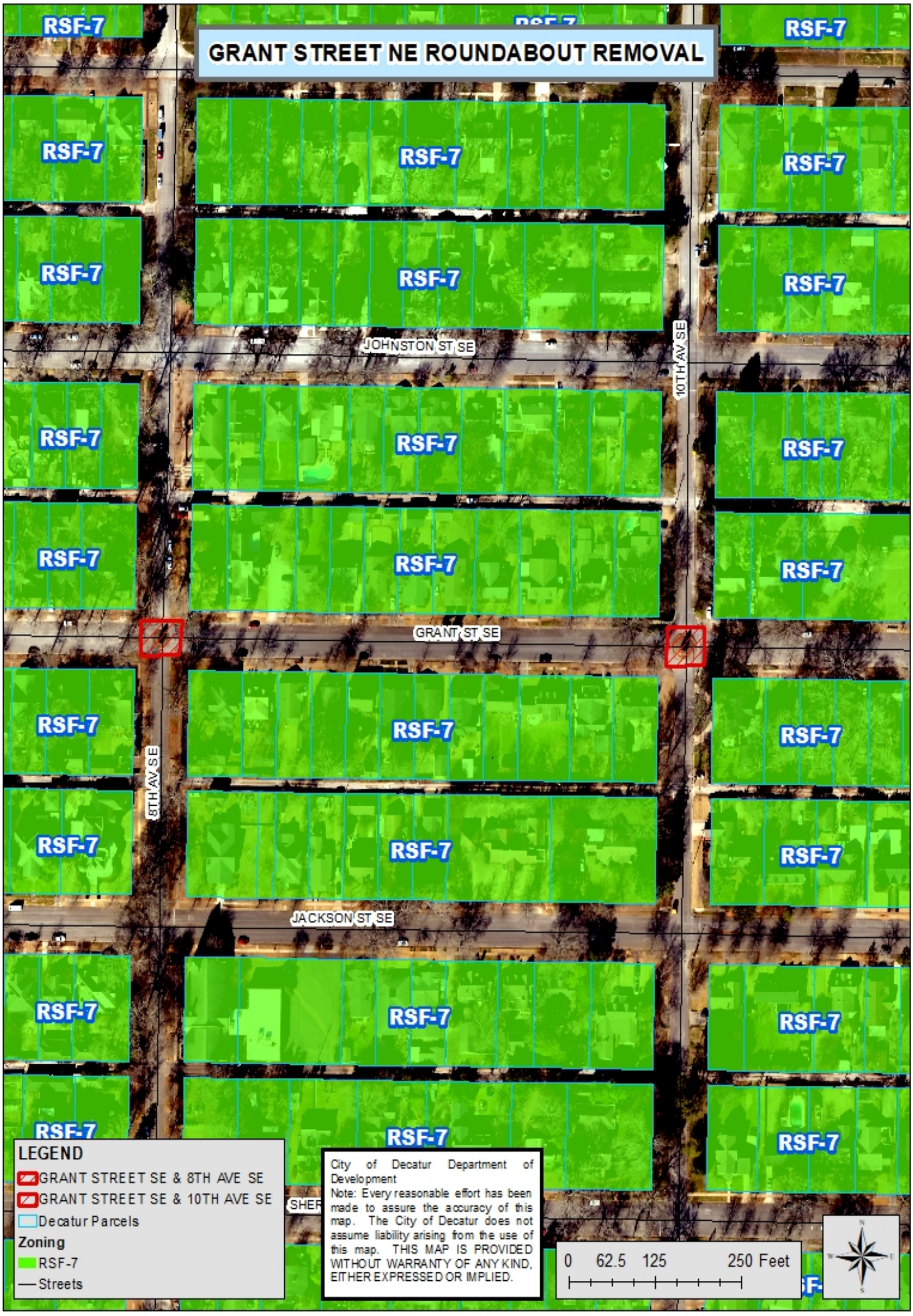
Reviewed by:	Tommie Williams
Recommendation from Planning:	Approval

REMOVAL OF ROUNDABOUTS AT GRANT ST SE & 10TH AV SE AND GRANT ST SE & 8TH AV SE






GRANT STREET NE ROUNDABOUT REMOVAL
JOHNSTON ST SE
10TH AV SE
GRANT ST SE
8TH AV SE
JACKSON ST SE
LEGEND
GRANT STREET SE & 8TH AVE SE
GRANT STREET SE & 10TH AVE SE
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.
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GRANT STREET NE ROUNDABOUT REMOVAL
RSF-7
JOHNSTON ST SE
10TH AV SE
GRANT ST SE
8TH AV SE
JACKSON ST SE
LEGEND
GRANT STREET SE & 8TH AVE SE
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Decatur Parcels
Zoning
RSF-7
Streets
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0 62.5 125 250 Feet

Sketch Plan Application

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

Name of Subdivision/Project: Grant Street Roundabout Removal

Name of Applicant: City of Decatur Engineering Department Phone: 256-341-4875

Address: 1802 Central Pkwy SW Email: Engineering@decatur-al.gov

Name of Owner: City of Decatur Phone: 256-341-4500

Address: 402 Lee St.

Engineer: City Engineering Phone: 256-341-4875

Address: 1802 Central Pkwy SW Email: Engineering@decatur-al.gov

Surveyor: _____ Phone: _____

Address: _____ Email: _____

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

Any rezoning or annexation requests must be accompanied by appropriate application

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

Date of Predesign/Pre-application Meeting: _____ / _____ / _____

Describe the Location of Property:
Grant St. SE at 8th Ave SE
Grant St. SE at 10th Ave SE

Additional Required Items for Submission: mark if included

_____ One (1) paper copies of plan
_____ Electronic copy of plan (PDF; may be submitted via USB flash drive or emailed—we can't receive email >25mb)
_____ Designation of Agent form
_____ I will allow the City to place a sign on my property notifying the public if there is a public hearing on this plan
x____ I understand that I (or my designated agent) must attend the Planning Commission meeting and public hearing
x____ I understand that a Sketch Plan is non-binding
x____ I understand that Sketch Plan approval is not permission to begin grading or any other site improvements
_____ Fee(s)

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

Applicant Signature: Carl Prewitt **Date:** 11 / 03 / 2026

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

Planning Commission
Staff Report

FILE NAME: Resolution 011-26

MEETING DATE: November 17th, 2026

A. BACKGROUND:

Applicant/Representative:	City of Decatur Planning Department
Owner:	City of Decatur
Property Location:	N/A
Request:	Approve Zoning Resolution 011-26
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: *May not be exhaustive*	

Planning Analysis:

The proposed amendment updates the Subdivision Regulations by revising how the ADEM permitting requirement is addressed during the development process. The amendment maintains the existing requirement that construction disturbing one acre or more requires a general stormwater runoff permit obtained from ADEM, while changing the language concerning what must occur before construction, grading, or clearing begins.

The current text requires the owner/developer to submit a copy of the approved ADEM permit to the City Engineering Department before site construction, grading, or clearing began. The updated language removes that requirement and instead states that a Notice of Intent must be submitted directly to ADEM before those activities begin, with the permittee also required to post and maintain the ADEM NPDES General Permit on site.

Conditions:

Planning Conditions:

Engineering Conditions: N/A

Fire Conditions: N/A

Decatur Utilities Conditions: N/A
Gas:

Power:

Wastewater:

Joe Wheeler Conditions: N/A

Reviewed by:	Tommie Williams
Recommendation from Planning:	Approval

BE IT ORDAINED BY THE PLANNING COMMISION OF THE CITY OF DECATUR, ALABAMA

As follows:

Resolution No. 011-26 - REDLINED

The effect of the proposed revision will be to amend Section VI; VI. K.1. of the Subdivision Regulations of the City of Decatur, Alabama;

Section 1: That subparagraph 1. of subsection K. of Section VI; VI; Design Standards of the Subdivision Regulations of the City of Decatur, Alabama is hereby amended to read as follows:

1. Construction which disturbs one acre or more of ground surface within the city limits of Decatur will require a general permit for storm water runoff control. This permit will be obtained from ADEM (Alabama Department of Environmental Management) by the owner/ developer of the property. ~~A copy of the approved permit will be submitted to the City Engineering department prior to the beginning site construction, grading or clearing activity.~~ Prior to the beginning of site construction, grading, or clearing activity a Notice of Intent must be submitted to ADEM. The permittee shall post and maintain the ADEM NPDES General Permit on site. The owner/ developer, along with his construction plans will be responsible for preparing the Construction Best Management Practices Plan (CBMPP) using good engineering practices that will result in specific strategies to protect water quality. The CBMPP must use the basic design principles available in the Alabama Handbook for Erosion Control, Sediment Control and Storm Water Management on Construction Sites and Urban Areas (Alabama Handbook) and other recognized best management practices (BMP) documents. The Alabama Handbook, as such may be amended from time to time, can be downloaded from the ADEM website. The CBMPP will describe in detail the use of silt fences, hay bales, rip rap, siltation basins or other means to be used for erosion control.

APPROVED this _____ day of _____, 20___.

City of Decatur Planning Commission

By its Chairman: _____

Gary Borden, Chairman

BE IT ORDAINED BY THE PLANNING COMMISSION OF THE CITY OF DECATUR, ALABAMA

as follows:

Resolution No. 011-26

The effect of the proposed revision will be to amend Section VI; VI. K.1. of the Subdivision Regulations of the City of Decatur, Alabama;

Section 1: That subparagraph 1. of subsection K. of Section VI; VI; Design Standards of the Subdivision Regulations of the City of Decatur, Alabama is hereby amended to read as follows:

1. "Construction which disturbs one acre or more of ground surface within the city limits of Decatur will require a general permit for storm water runoff control. This permit will be obtained from ADEM (Alabama Department of Environmental Management) by the owner/ developer of the property. Prior to the beginning of site construction, grading, or clearing activity a Notice of Intent must be submitted to ADEM. The permittee shall post and maintain the ADEM NPDES General Permit on site. The owner/ developer, along with his construction plans will be responsible for preparing the Construction Best Management Practices Plan (CBMPP) using good engineering practices that will result in specific strategies to protect water quality. The CBMPP must use the basic design principles available in the Alabama Handbook for Erosion Control, Sediment Control and Storm Water Management on Construction Sites and Urban Areas (Alabama Handbook) and other recognized best management practices (BMP) documents. The Alabama Handbook, as such may be amended from time to time, can be downloaded from the ADEM website. The CBMPP will describe in detail the use of silt fences, hay bales, rip rap, siltation basins or other means to be used for erosion control."

APPROVED this _____ day of _____, 20___.

City of Decatur Planning Commission

By its Chairman: _____

Gary Borden, Chairman

Planning Commission
Staff Report

FILE NAME: Resolution 012-26- Maintenance Bond Acceptance

MEETING DATE: November 17th, 2026

A. BACKGROUND:

Applicant/Representative:	Pugh Wright McAnally
Owner:	Lennar Homes, LLC
Property Location:	N/A
Request:	Accept Maintenance Bond for $17,489.45
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: *May not be exhaustive*	October 2023- Preliminary Plat Approval; June 2026- Preliminary Plat Approval, Final Plat Approval & Performance Bond Acceptance

Planning Analysis:

The applicant has submitted a Maintenance Bond in the amount of $17,489.45 to provide financial assurance for the maintenance and repair of the completed improvements associated with the development. The bond ensures that the required improvements remain in satisfactory condition and that any necessary repairs or deficiencies identified during the maintenance period are addressed in accordance with City requirements.

The Maintenance Bond will remain in effect for one year, which is the required maintenance period. During this time, the applicant is responsible for addressing any issues or deficiencies related to the improvements covered by the bond.

Based on the information provided, staff recommends acceptance of the Maintenance Bond in the amount of $17,489.45 to ensure the continued maintenance of the completed improvements.

Conditions:

Planning Conditions:

Engineering Conditions: N/A

Fire Conditions: N/A

Decatur Utilities Conditions: N/A
Gas:

Power:

Wastewater:

Joe Wheeler Conditions: N/A

Reviewed by:	Tommie Williams
Recommendation from Planning:	Approval

PUGH WRIGHT McANALLY CIVIL ENGINEERS
310 8TH AVENUE NE | DECATUR, ALABAMA 35601 | POST OFFICE BOX 2419 | 35602
256.353.3937P 256.350.2285F

November 2, 2026

Mr. Chad Bowman, *Planning Director* *Via E-mail :* cbowman@decatur-al.gov
City of Decatur, **Planning Department**
402 Lee Street NE
Fourth Floor
Decatur, AL 35601
Phone (256) 341-4720

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

Dear Mr. Bowman,

The following items are included in the completed construction of the project and will require a Maintenance Bond:

Glenmont Acres Phase 4A - Maintenance Bond Calculations					
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	$30.00	$48,000.00
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					**$133,245.00**
Sidewalks Item No.	**Description of Work**	**QTY**	**UNIT**	**UNIT COST**	**TOTAL**
1	Common Area Sidewalk	800	SF	$15.00	$12,000.00
Sidewalks Total					**$12,000.00**
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	$1,500.00	$1,500.00
10	Rip Rap	30	SY	$120.00	$3,600.00
Storm Drainage Total					**$204,544.00**
	Phase 4A Total =				**$349,789.00**
Maintenance Bond Amount at 5% =					**$17,489.45**

Please let me know 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: Resolution 013-26- Release Performance Bond

MEETING DATE: November 17th, 2026

A. BACKGROUND:

Applicant/Representative:	Pugh Wright McAnally
Owner:	Lennar Homes, LLC
Property Location:	N/A
Request:	Release Performance Bond in the amount of $ 1,351,506.75
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: *May not be exhaustive*	October 2023- Preliminary Plat Approval; June 2026- Preliminary Plat Approval, Final Plat Approval & Performance Bond Acceptance	

Planning Analysis:

A final inspection was conducted in coordination with City Engineering on October 30, 2026, to review the completed improvements associated with the development. Based on the inspection, all required improvements related to earthwork, erosion control, roadway, sidewalks, storm drainage, sanitary sewer, water system, and electrical system have been completed, inspected, and approved. Additionally, the contractor/developer responsibilities associated with utility requirements for DU and JWEMC have been addressed.

Based on the completion and approval of these improvements, staff has determined that the Performance Bond in the amount of $1,351,506.75 is no longer necessary. The completed work satisfies the applicable infrastructure and development requirements covered under the bond. Staff supports the reduction and release of the Performance Bond based on the final inspection and confirmation from City Engineering that the required improvements have been completed and approved.

Conditions:

Planning Conditions:

Engineering Conditions: N/A

Fire Conditions: N/A

Decatur Utilities Conditions: N/A
Gas:

Power:

Wastewater:

Joe Wheeler Conditions: N/A

Reviewed by:	Tommie Williams
Recommendation from Planning:	Approval

PUGH WRIGHT McANALLY CIVIL ENGINEERS
310 8TH AVENUE NE | DECATUR, ALABAMA 35601 | POST OFFICE BOX 2419 | 35602
256.353.3937P 256.350.2285F

October 30, 2026

Mr. Chad Bowman, *Planning Director* *Via E-mail :* cbowman@decatur-al.gov
City of Decatur, **Planning Department**
402 Lee Street NE
Fourth Floor
Decatur, AL 35601
Phone (256) 341-4720

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

Dear Mr. Bowman:

Per a final inspection conducted with City Engineering on October 30, 2026, all items within the following categories have been completed: Earthwork, Erosion Control, Roadway, Sidewalks, Storm Drainage, Sanitary Sewer, Water System, Electrical System, and Contractor/Developer related responsibilities for items required by DU and JWEMC.

With these items completed, inspected, and approved, a Performance Bond is no longer required.

Please let this letter serve as a reduction and release of the previous Performance Bond Letter.

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

Thank you,

PUGH WRIGHT McANALLY, INC

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