



**402 LEE STREET  
DECATUR, ALABAMA 35601  
FEBRUARY 2, 2026**

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<b>Council Chambers</b>	<b>Regular City Council Meeting</b>	<b>6:00 PM</b>
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**I. CALL MEETING TO ORDER:**

**II. INVOCATION:**

**III. PLEDGE OF ALLEGIANCE:**

**IV. ROLL CALL OF ELECTED OFFICIALS:**

*Council President Kyle Pike, District 2*

*Council Pro-Tempore Carlton McMasters, District 3*

*Council Member Terrance Adkins, District 1*

*Council Member Pam Werstler, District 4*

*Council Member Barry Bullard, District 5*

**V. AGENDA RELATED PUBLIC COMMENTS:**

**VI. APPROVAL OF MINUTES:**

A. January 12, 2026 - 5:00 PM Council Work Session  
[01 12 2026 WS.pdf](#)

B. January 20, 2026 - 9:30 AM Council Work Session  
[01 20 2026 WS.pdf](#)

C. January 20, 2026 - 10:00 AM Council Meeting  
[01 20 2026 CM.pdf](#)

**VII. SET PUBLIC HEARING:**

A. Ordinance No. 26-4636: Approve Re-Zoning Request 1442-26 for property located at 3430 Indian Hills Drive SE to CC, Community Commercial  
Set Public Hearing for March 2, 2026 at 6:00pm  
[Ord 26-4636\\_Rezoning\\_1442-26\\_3430\\_Indian\\_Hills.pdf](#)  
[Legal\\_1\\_document\\_1442-26 Rezoning.docx](#)

[Legal\\_2\\_document\\_1442-26 Rezoning.docx](#)

[\(3\) Legal \(3.30 acre tract\) 12-8-2025.docx](#)

[Zoning Map.pdf](#)

B. Ordinance No. 26-4637: Approve Re-Zoning Request 1443-26 for property located at 112 Oxmore Flint Road SW to Institutional District  
Set Public Hearing for March 2, 2026 at 6:00pm  
[Ord 26-4637\\_Rezoning\\_1443-26\\_112\\_Oxmore\\_Flint\\_Rd.pdf](#)  
[Legal\\_1\\_document\\_1443-26 Rezoning.docx](#)  
[Legal\\_2\\_document\\_1443-26 Rezoning.docx](#)  
[Legal\\_Description\\_112\\_Oxmore\\_Flint\\_Road\\_SW.pdf](#)  
[Zoning Map.pdf](#)

## **VIII.PUBLIC HEARINGS:**

A. Resolution No. 26-026: Approve request for Restaurant Retail Liquor for Responsible Partners LLC DBA Mother's Italian Kitchen at 209 2nd Ave SE Decatur, AL 35601  
[Res 26-026\\_Responsibe\\_Partners\\_dba\\_Mothers\\_Italian.pdf](#)

B. Resolution No. 26-027: Approve request for Retail Beer and Wine (Off-Premise Only) for SDA Legal Corporation DBA Webb's Busy Bee at 1801 6th Ave SE, Decatur, AL 35601  
[Res 26-027\\_SDA\\_dba\\_Webbs\\_Busy\\_Bee.pdf](#)

C. Ordinance No. 26-4627: Approve Pre-Zoning Request 1433-25 for property located West of 370 McEntire Lane SW  
Public Hearing was set January 5, 2026  
[OrdNo 26-4627\\_PreZone\\_1433-25\\_W\\_370 McEntire LN SW.pdf](#)  
[Legal\\_1\\_document\\_1433-25 West of 370 McEntire LN SW.docx](#)  
[Legal\\_2\\_document\\_1433-25 West of 370 McEntire LN SW.docx](#)  
[Zoning Map.pdf](#)

D. Ordinance No. 26-4628: Approve Pre-Zoning Request 1434-25 for property located West of 505 16th Ave NW  
Public Hearing was set January 5, 2026  
[OrdNo 26-4628\\_PreZoning1434-25\\_West at 505 16th Ave NW.pdf](#)  
[Legal\\_1\\_document\\_1434-25 505 16th Ave NW.docx](#)  
[Legal\\_2\\_document\\_1434-25 505 16th Ave NW.docx](#)  
[Zoning Map.jpg](#)

E. Ordinance No. 26-4629: Approve Rezoning Request 1438-25 for property located North of 221 Beltline Place  
Public Hearing was set January 5, 2026  
[OrdNo 26-4629\\_ReZoning\\_1438-25\\_221\\_Beltline\\_Place.pdf](#)  
[Legal\\_1\\_document\\_1438-25 Rezoning.docx](#)  
[Legal\\_2\\_document\\_1438-25 Rezoning.docx](#)  
[Rezoning 1438-25 Zoning Map.jpg](#)

F. Ordinance No. 26-4630: Approve Rezoning Request 1440-25 for property located West of 2607 Highway 31 S

Public Hearing was set January 5, 2026  
[OrdNo 26-4630\\_Rezoning\\_1440-25\\_West of 2607 Hwy 31 South.pdf](#)  
[Legal\\_1\\_document\\_1440-25 Rezoning.docx](#)  
[Legal\\_2\\_document\\_1440-25 Rezoning.docx](#)  
[Map.pdf](#)

G. Ordinance No. 26-4631: Approve Rezoning Request 1441-25 for property located South of 1101 Beltline Rd SE  
Public Hearing was set January 5, 2026  
[OrdNo 26-4631\\_Rezoning\\_1441-25\\_South of 1101 Beltline Rd SE.pdf](#)  
[Legal\\_1\\_document\\_1441-25 Rezoning.docx](#)  
[Legal\\_2\\_document\\_1441-25 Rezoning.docx](#)  
[Map.pdf](#)

H. Ordinance No. 26-4633: Approve Short Term Rental Addition to Zoning Ordinance  
Public Hearing was set January 5, 2026  
[OrdNo 26-4633\\_Short\\_Term\\_Rental.pdf](#)  
[Legal\\_1\\_document\\_STR.docx](#)  
[Legal\\_2\\_document\\_STR.docx](#)

I. Ordinance No. 26-4634: Approve Rezoning Request 1439-25 for property located at 2626 Central Parkway SW  
Public Hearing was set January 5, 2026  
[OrdNo 26-4634 Rezoning 1439-25.pdf](#)  
[Legal\\_1\\_document\\_1439-25 Rezoning.docx](#)  
[Legal\\_2\\_document\\_1439-25 Rezoning.docx](#)  
[Rezoning 1439-25 Zoning Map.jpg](#)

## **IX. RESOLUTIONS:**

A. Resolution No. 26-028: Approve Retirement of K-9 Officer Bane from the Decatur Police Department  
[Res 26-028\\_K-9\\_Officer\\_Bane\\_Retirement.pdf](#)  
[K-9 Officer Bane Medical Letter.pdf](#)  
[K-9 Letter from Officer Reynolds.pdf](#)

B. Resolution No. 26-029: Authorize Mayor to Accept Public Use and Maintenance of River Road Estates Phase 3, Plat Book 2024 - Page 41  
[Res 26-029\\_River\\_Road\\_Estates\\_Phase\\_3.pdf](#)  
[River Road Estates Phase 3 Letter.pdf](#)

C. Resolution No. 26-030: Approve Budget Amendment for the purchase of additional garbage carts from Otto Environmental Services  
[Res 26-030\\_Otto\\_Environmental\\_Garbage\\_Carts.pdf](#)  
[Otto Quote 2,016 Carts.pdf](#)

D. Resolution No. 26-031: Authorize Mayor to execute agreement with Redbeard Solutions for Replacement of Tornado Siren Batteries  
[Res 26-031\\_Tornado\\_Siren\\_Battery\\_Replacement.pdf](#)  
[Est\\_75165\\_from\\_DECATUR\\_ELECTRONICS\\_COMMUNICATIONS\\_LLC\\_26228.p](#)

E. Resolution No. 26-032: Authorize Mayor to execute agreement with General Repair Service, Inc. for Replacement of Council Chambers Flooring in the amount of \$22,510.65

[Res 26-032\\_Council\\_Chambers\\_flooring\\_General\\_Repair\\_Svc.pdf](#)  
[CCE12222025\\_0001.pdf](#)

F. Resolution No. 26-033: Authorize the Capital Purchase of Replacement Seating in Council Chambers in the amount of \$6,375.70

[Res 26-033\\_Council\\_Chambers\\_Replacement\\_Seating.pdf](#)  
[SOQ-1365751\\_01\\_21\\_2026\\_03\\_38\\_24.pdf](#)

## **X. PUBLIC COMMENT:**

## **XI. ADJOURNMENT:**

*The next Council Work Session will be held on February 9, 2026 at 5:00pm.*

*The next Regular Council Meeting will be held on February 16, 2026 at 10:00am.*

*Note: Changes to a City Council Agenda may be necessary prior to the City Council Meeting. Such changes may not be included on the City Council Agenda on the website.*

***PLEASE BE ADVISED: ANYONE PLANNING TO MAKE A PRESENTATION TO THE COUNCIL AT A WORK SESSION OR RELATED TO AN ITEM BEING ADDRESSED AT A COUNCIL MEETING THAT WILL REQUIRE AUDIO/VISUAL EQUIPMENT (I.E. POWERPOINT, SCREEN, PROJECTOR, ETC.) ARE REQUIRED TO NOTIFY THE INFORMATION SYSTEMS DEPARTMENT TWO BUSINESS DAYS BEFORE THE PRESENTATION AT 256-341-4700.***

**CITY COUNCIL AGENDA ITEM REPORT**

**DATE:** February 2, 2026

**SUBMITTED BY:** Stephanie Simon, City Clerk

**ITEM TYPE:** Minutes

**AGENDA SECTION:** APPROVAL OF MINUTES:

**SUBJECT:** January 12, 2026 - 5:00 PM Council Work Session

**FINANCIAL IMPACT:** NA

**SUGGESTED ACTION:**

**ATTACHMENTS:**  
[01 12 2026 WS.pdf](#)

**CITY HALL, DECATUR, ALABAMA, JANUARY 12, 2025– 5:00 PM WORK SESSION**

The members of the City Council of the City of Decatur, Alabama met on Monday, January 12, 2026 at 5:00 p.m. in the Council Chambers on the 1<sup>st</sup> floor of Decatur City Hall located at 402 Lee Street, Decatur, AL.

The following members were present: Pike, McMasters, Adkins, Werstler and Bullard

Present at the work session were Mayor Lawrence, City Attorney Herman Marks, Assistance City Attorney Ruth Priest, CFO Kyle Demeester, City Engineer Carl Prewitt, City Engineer Alejandra Arriaga, Planning Director Chad Bowman, Communications Manager Carter Watkins, Deputy Police Chief Eric Stisher, Fire Chief Nathan Springer, Parks & Recreation Director Hunter Allen, Economic Development Director Dane Shaw, Community Development Building Inspector Josh Sloan and City Clerk Stephanie Simon.

Council President Pike began the meeting with department updates:

Economic Development Director Dane Shaw updated Council on various projects:

- \*6<sup>th</sup> Avenue from Delano Park to river bridge has begun on the East side going North and will move to the West side and head South. The project is scheduled to be completed in 18 months.
- \*The building project of a 510-space parking deck at 4<sup>th</sup> Ave/Holly Street
- \*There will be 150 new homes with another 63 by March. Also, larger homes 2000-2500 square feet.
- \* Multifamily on 2<sup>nd</sup> Avenue and Bank Street will begin by late Spring
- \*Mixed use development at Country Club & Target

Building Department:

- Building Codes will be updated this spring,
- New City View software has launched
- Enforcement of the new zoning ordinance

City Engineer Carl Prewitt spoke on the Wilson Morgan entrance and closing of the median and Deerfoot design is at bid.

Community Development Inspector Josh Sloan updated Council on the CDBG grants, bike trail and Dinsmore Slouth. The launch of City View software, enforce new zoning ordinance and asking for a volunteer mowing list to help the elderly and disabled.

Discussion:

Mayor Lawrence suggested asking mowing contractors and churches to volunteer to mow for the elderly and disabled.

Council Member Werstler asked if a link could be added to city website.

Terrance asked about the Kings Estates Subdivison.

Mr. Shaw stated he will reach out to the developer and update.

Council Member McMasters asked for updates on the following:

- Go Live date for new traffic signals on 6<sup>th</sup> Ave, and cones/work signs be moved on the far east side when allowable
  - Mr. Shaw will contact ALDOT and developer.
- Explain timeframe for HWY 67
  - Mr. Prewitt said funding is being provided by the State and additional steps are required. It takes 18 months to 2 years to move through the process from preliminary, property appraisals to offers, condemnations when needed and closing on the properties.
- Amount of activity on City View
  - Mr. Sloan stated City View portal for Community Development activity has been light but they are helping people to use it.

Parks & Recreation Director Hunter Allen updated Council on the new recreation center and a large outdoor playground showing where construction phase is at and renderings of the finished project. Mr. Allen also spoke on the inside walking track, pool and multiple basketball/volleyball courts that will be available to the public.

Mayor Lawrence asked about the recreation center finances.

CFO Kyle Demeester stated there are monthly meetings with the construction manager, all invoices are tied to the project for budget to actual summary which shows the progress being made up to that point.

Council reviewed the January 20, 2026 Agenda.

Resolution No. 26-022: Point Mallard Event Center – Change Order #3

Mr. Allen stated invoices have been updated and the same work will be completed totaling \$125,435.90.

Resolution No. 26-023: Accept Public Use & Maintenance of Hollon Meadows Subdivision

City Engineer Alejandra Arriaga stated the letter needed to be updated with an effective date of January 20, 2026.

Council President Pike asked about Short Term Rental scheduled for February 2<sup>nd</sup> agenda.

City Attorney Herman Marks stated an amendment needed to be done unless Council double votes the amendment.

There being no further business the meeting adjourned at 5:53pm

**CITY COUNCIL AGENDA ITEM REPORT**

**DATE:** February 2, 2026

**SUBMITTED BY:** Stephanie Simon, City Clerk

**ITEM TYPE:** Minutes

**AGENDA SECTION:** APPROVAL OF MINUTES:

**SUBJECT:** January 20, 2026 - 9:30 AM Council Work Session

**FINANCIAL IMPACT:** na

**SUGGESTED ACTION:**

**ATTACHMENTS:**  
[01 20 2026 WS.pdf](#)

**CITY HALL, DECATUR, ALABAMA, JANUARY 20, 2026 – 9:30 AM WORK SESSION**

The members of the City Council of the City of Decatur, Alabama met on Tuesday, January 20, 2026 at 9:30 a.m. in the Council Chambers on the 1<sup>st</sup> floor of Decatur City Hall located at 402 Lee Street, Decatur, AL.

The following members were present: Pike, McMasters, Werstler and Bullard  
Absent: Adkins

Present at the work session were Mayor Lawrence, City Attorney Herman Marks, Assistant City Attorney Ruth Priest, CFO Kyle Demeester, Finance Manager Dawn Runager, City Engineer Alejandra Arriaga, Community Development Manager Allen Stover, Development Director Dane Shaw, Environmental Services Director Daniel Boutwell, Communications Manager Carter Watkins, Community Development Inspections Manager Josh Sloan, Parks & Recreation Director Hunter Allen and City Clerk Stephanie Simon.

Council reviewed the January 20, 2026 Agenda.

There being no further business the meeting adjourned at 9:32am

**CITY COUNCIL AGENDA ITEM REPORT**

**DATE:** February 2, 2026

**SUBMITTED BY:** Stephanie Simon, City Clerk

**ITEM TYPE:** Minutes

**AGENDA SECTION:** APPROVAL OF MINUTES:

**SUBJECT:** January 20, 2026 - 10:00 AM Council Meeting

**FINANCIAL IMPACT:** na

**SUGGESTED ACTION:**

**ATTACHMENTS:**  
[01 20 2026 CM.pdf](#)



**I. CALL MEETING TO ORDER:**

Council President Pike called the meeting to order at 10:00am.

**II. INVOCATION:**

Development Director Dane Shaw provided the invocation.

**III. PLEDGE OF ALLEGIANCE:**

Development Director Dane Shaw led the Pledge of Allegiance.

**IV. ROLL CALL OF ELECTED OFFICIALS:**

*Present - Council President Kyle Pike, District 2*

*Present - Council Pro-Tempore Carlton McMasters, District 3*

*Present - Council Member Terrance Adkins, District 1*

*Present - Council Member Pam Werstler, District 4*

*Present - Council Member Barry Bullard, District 5*

**V. PRESENTATIONS:**

*Historic Preservation Specialist Caroline Swope - Annual Historic Report*

Ms. Swope discussed the benefits of being a Certified Local Government (CLG) in that we can receive special federal grants, state technical assistance and are consulting stakeholders in federal funded projects. She also spoke on the Historic Preservation Commission and Architectural Review Board members being required by State to receive training in their roles. Ms. Swope reviewed the 2025 Grants

Completed: Updated National Register Nomination of 2nd Ave -Albany Commercial

Carnegie building assessment

Under Represented Community Grant

\*First Missionary Baptist Church Podcast

\*Architect Carolyn Cortner Smith Podcast

\*Old Decatur Walking/Driving Tours

Continuing: Old Town Walking/Driving Tour

Design Review Guidelines

Old State Bank Renovations

Awarded: Delano Park Tree Assessment & Plan

Fairview and Penny Acres Survey

Ms. Swope concluded the update that 80 applications were received with 80% fast tracked

and 94% approved. She also discussed that with historical oversight property values increase in the district.

Discussion:

Council President Pike asked if a property value assessment could be done on the properties to see the difference.

Council Member Adkins asked about information on the Old State Bank showing it was built by slaves.

Ms. Swope stated she would send the requested information.

*Finance Manager Dawn Runager - Rebuild Alabama Act (RAA) Report*

Ms. Runager discussed the various projects funded by the Rebuild Alabama Act enacted in 2019. The fuel tax has increased to 10 cents and ALDOT funding is used for economic development, construction relief and grants.

Decatur's Projects funded by RAA include

\*Resurfacing portions of Somerville Road SE and Danville Road SW

\*ATRPII Funds – awarded \$1,606,028.20 for the intersection improvements on Beltline Rd at Sandlin Rd & Central Parkway

\*ATRPII funds – expecting \$1,534,156.69 for intersection improvements at HWY 67 and Upper River Road

**VI. AGENDA RELATED PUBLIC COMMENTS:**

Mike Faruqui spoke on downtown and 6th Avenue streetscape upgrades and the need for it to be done in other areas.

**VII. APPROVAL OF MONTHLY BILLS:**

A. Approve December 2025, Monthly Bills

Discussion:

Council Member Adkins asked why Red Sage was paid twice.

Finance Manager Dawn Runager stated it was lag-time due to the holidays.

[December 2025 AP Checks.pdf](#)

Moved by Carlton McMasters; seconded by Pam Werstler to Approve.

Motion Passed: 5- 0

Voting For: Barry Bullard, Terrance Adkins, Pam Werstler, Carlton McMasters, Kyle Pike

Voting Against: None

**VIII. APPROVAL OF MINUTES:**

A. December 29, 2025 - 5:00PM Work Session

[12 29 2025 WS.pdf](#)

Moved by Carlton McMasters; seconded by Pam Werstler to Approve.

Motion Passed: 5- 0

Voting For: Barry Bullard, Terrance Adkins, Pam Werstler, Carlton McMasters, Kyle Pike  
Voting Against: None

B. January 5, 2026 - 5:30 PM Council Work Session

[01 05 2026 WS.pdf](#)

Moved by Carlton McMasters; seconded by Pam Werstler to Approve.

Motion Passed: 5- 0

Voting For: Barry Bullard, Terrance Adkins, Pam Werstler, Carlton McMasters, Kyle Pike

Voting Against: None

C. January 5, 2026 - 6:00 PM Council Meeting

[01 05 2026 CM.pdf](#)

Moved by Carlton McMasters; seconded by Pam Werstler to Approve.

Motion Passed: 5- 0

Voting For: Barry Bullard, Terrance Adkins, Pam Werstler, Carlton McMasters, Kyle Pike

Voting Against: None

**IX. SET PUBLIC HEARINGS:**

A. Resolution No. 26-015: Authorize abatement of unsafe conditions at 1604 Cedar Street SW  
Set Public Hearing for Monday, February 16, 2026 at 10:00

[AM 1604\\_Cedar\\_St\\_RES.pdf](#)

B. Resolution No. 26-016: Authorize abatement of unsafe conditions at 2260 Kooken Ave. SW  
Set Public Hearing for Monday, February 16, 2026 at 10:00 AM

[2260 Kooken Ave RES.pdf](#)

C. Resolution No. 26-017: Authorize abatement of unsafe conditions at 612 3rd Ave. SW  
Set Public Hearing for Monday, February 16, 2026 at 10:00 AM

[Res 26-017\\_612\\_3rd\\_Ave.\\_SW\\_Demo.pdf](#)

D. Ordinance No. 26-4635: Approve Pre-Zoning 1436-25 for property located at 2520 Point Mallard Drive  
Set Public Hearing for Monday, February 16, 2026 at 10:00am

[Ord 26-4635\\_PreZoning\\_1436-25\\_2520 Point Mallard Dr.pdf](#)  
[Legal\\_1\\_document\\_1436-25 2520 Point Mallard Drive.docx](#)  
[Legal\\_2\\_document\\_1436-25 2520 Point Mallard Drive.docx Zoning Map.jpg](#)

**X. WEED ABATEMENTS:**

A. Resolution No. 26-018: Assess \$348 against 602 3rd Ave. SW for cost of abatement of nuisance

[Res 26-018\\_602\\_3rd\\_Ave\\_SW\\_Weed\\_Abatement.pdf](#)

Moved by Carlton McMasters; seconded by Pam Werstler to Approve.

Motion Passed: 5- 0

Voting For: Barry Bullard, Terrance Adkins, Pam Werstler, Carlton McMasters, Kyle Pike

Voting Against: None

B. Resolution No. 26-019: Assess \$348 against 1409 7th Ave. SE for cost of abatement of nuisance

[Res 26-019\\_1409\\_7th\\_Ave.\\_SE\\_Weed\\_Abatement.pdf](#)

Moved by Carlton McMasters; seconded by Pam Werstler to Approve.

Motion Passed: 5- 0

Voting For: Barry Bullard, Terrance Adkins, Pam Werstler, Carlton McMasters, Kyle Pike

Voting Against: None

C. Resolution No. 26-020: Assess \$348 against 3128 Ray Ave. SW for cost of abatement of nuisance

[Res 26-020\\_3128\\_Ray\\_Ave.\\_SW\\_Weed\\_Abatement.pdf](#)

Moved by Carlton McMasters; seconded by Pam Werstler to Approve.

Motion Passed: 5- 0

Voting For: Barry Bullard, Terrance Adkins, Pam Werstler, Carlton McMasters, Kyle Pike

Voting Against: None

D. Resolution No. 26-021: Assess \$348 against 2804 Lake Knoll Dr. SW for cost of abatement of nuisance

[Res 26-021\\_2804\\_Lake\\_Knoll\\_Dr.\\_SW\\_Weed\\_Abatement.pdf](#)

Moved by Carlton McMasters; seconded by Pam Werstler to Approve.

Motion Passed: 5- 0

Voting For: Barry Bullard, Terrance Adkins, Pam Werstler, Carlton McMasters, Kyle Pike

Voting Against: None

## XI. RESOLUTIONS:

A. Resolution No. 26-022: Approve and Authorize Mayor to Sign Point Mallard Event Center Change Order #3 in the amount of \$125,435.90

[Res 26-022\\_PM\\_Event\\_Ctr\\_Chg\\_Order\\_3.pdf](#)

[FA Change Order 3R.pdf](#)

Discussion:

Council Member Adkins asked about the sprinkler chargers.

PR Director Hunter Allen stated due to issues part of the original sprinkler was unable to be used therefore it is an entirely new system.

Moved by Terrance Adkins; seconded by Carlton McMasters to Approve.

Motion Passed: 5- 0

Voting For: Barry Bullard, Terrance Adkins, Pam Werstler, Carlton McMasters, Kyle Pike

Voting Against: None

B. Resolution No. 26-023: Authorize Mayor to Accept Public Use and Maintenance of Hollon Meadows Subdivision, Plat Book 2023 - Page12

[Res 26-023\\_Accept Public Use Hollon Meadows](#)

[Subdivision.pdf](#) [Hollon Meadows Letter.pdf](#)

Moved by Carlton McMasters; seconded by Terrance Adkins to Approve.

Motion Passed: 5- 0

Voting For: Barry Bullard, Terrance Adkins, Pam Werstler, Carlton McMasters, Kyle Pike

Voting Against: None

C. Resolution No. 26-024: Acceptance of Proposed Downtown Streetscape Improvements Analysis by Barnett Planning + Architecture

[Res 26-](#)

[024\\_Downtown\\_Streetscape\\_Improvements\\_Analysis\\_Proposal\\_Barnett\\_Approval.pdf](#) [City of Decatur Streetscape Analysis Proposal \(111225\).pdf](#)  
[Downtown Proposed Streetscape Improvements Map.pdf](#)

Moved by Carlton McMasters; seconded by Pam Werstler to Approve.

Motion Passed: 5- 0

Voting For: Barry Bullard, Terrance Adkins, Pam Werstler, Carlton McMasters, Kyle Pike

Voting Against: None

D. Resolution No. 26-025: City Acceptance of two parcels of land needed for the Parking Deck as part of the Cook Museum of Natural Science expansion

Res 26-  
025\_Cook\_Museum\_of\_Natural\_Science\_Expansion\_related\_acceptance\_of\_parcel  
s\_fo  
UNIT\_ONE.pdf  
UNIT\_TWO.pdf

Moved by Carlton McMasters; seconded by Pam Werstler to Approve.

Motion Passed: 5- 0

Voting For: Barry Bullard, Terrance Adkins, Pam Werstler, Carlton McMasters, Kyle Pike

Voting Against: None

## XII. ORDINANCES:

A. Ordinance No. 26-4632: Approve Annexation #385-25 for Decatur Utility property located at 2520 Point Mallard Drive SE

[OrdNo 26-4632\\_Annexation\\_385-25\\_Decatur\\_Utilsities.pdf](#)  
[Annexation Application - 385-25.pdf](#)  
[Legal Description - Annexation 385-25 and Pre-Zoning](#)  
[1436-25.docx Zoning Map.pdf](#)

Moved by Carlton McMasters; seconded by Barry Bullard to Approve.

Motion Passed: 5- 0

Voting For: Barry Bullard, Terrance Adkins, Pam Werstler, Carlton McMasters, Kyle Pike

Voting Against: None

## XIII. PUBLIC COMMENT:

Mike Faruqui spoke on utilizing smart objectives and DDRA providing meeting minutes.

## XIV. ADJOURNMENT:

*The next Council Work Session will be held on January 26, 2026 at 5:00pm.*

*The next Regular Council Meeting will be held on February 2, 2026 at 6:00pm.*

*Note: Changes to a City Council Agenda may be necessary prior to the City Council Meeting.*

*Such changes may not be included on the City Council Agenda on the website.*

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There being no further business the meeting adjourned at 10:40am.

**CITY COUNCIL AGENDA ITEM REPORT**

**DATE:** February 2, 2026

**SUBMITTED BY:** Tommie Williams, Planning

**ITEM TYPE:** Re-Zoning

**AGENDA SECTION:** SET PUBLIC HEARING:

**SUBJECT:** Ordinance No. 26-4636: Approve Re-Zoning Request 1442-26 for property located at 3430 Indian Hills Drive SE to CC, Community Commercial  
Set Public Hearing for March 2, 2026 at 6:00pm

**FINANCIAL IMPACT:** NONE

**SUGGESTED ACTION:**

**ATTACHMENTS:**  
[Ord 26-4636\\_Rezoning\\_1442-26\\_3430\\_Indian\\_Hills.pdf](#)  
[Legal\\_1\\_document\\_1442-26 Rezoning.docx](#)  
[Legal\\_2\\_document\\_1442-26 Rezoning.docx](#)  
[\(3\) Legal \(3.30 acre tract\) 12-8-2025.docx](#)  
[Zoning Map.pdf](#)

ORDINANCE NO. 26-4636

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DECATUR, ALABAMA

Section 1. That the district boundaries of the City of Decatur Official Zoning Map, heretofore adopted by Section 27-1, Code of Decatur, Alabama, 1956, now Section 25-1, Code of Decatur, Alabama, as thereafter amended, are further amended, changed and modified as follows:

**Rezoning Request No. 1442-26**

The property being considered for Rezoning is a tract of land containing 3.30 +/- acres zoned AG, (Agriculture) District to CC (Community Commercial) District, located at 3430 Indian Hills Drive SE

Commence at the Northwest corner of the Northwest one-fourth of the Northeast one-fourth of Section 11, Township 6 South, Range 4 West, Morgan County, Alabama; thence proceed South 29° 15' 48" East for a distance of 1304.60 feet (set 1/2" rebar CA-0114-LS), said point being located on the Easterly right-of-way of Indian Hills Road SE (set 1/2" rebar CA-0114-LS), said point being the point of beginning. From this beginning point South 89° 09' 56" East for a distance of 709.91 feet to a 5/8" rebar in place; thence proceed South 01° 01' 55" West for a distance of 196.66 feet to a 1/2" capped rebar in place- thence proceed North 86° 24' 23" West for a distance of 200.41 feet to a 1/2" open top pipe in place; thence proceed North 86° 21' 00" West for a distance of 46.47 feet (set 1/2" rebar CA-0114-LS); thence proceed North 86° 21' 00" West for a distance of 149.63 feet (set 1/2" rebar CA-0114-LS); thence proceed North 86° 21' 00" West for a distance of 90.37 feet to a 1/2" rebar in place; thence proceed South 03° 45' 01" West for a distance of 134.17 feet to a 5/8" rebar in place, said point being located on the Easterly right-of-way of said Indian Hills Road SE; thence proceed North 21° 01' 17" West along the Easterly right-of-way of said road for a distance of 32.06 feet to a 5/8" rebar in place, said point being the P. C. of a concave left having an arc length of 125.79 feet and a radius of 395.00 feet; thence proceed Northwesterly along the Easterly right-of-way of said road and along the curvature of said curve for a chord bearing and distance of North 30° 15' 48" West, 125.26 feet to a 5/8" capped rebar in place (Pugh Wright McAnally); thence proceed North 39° 26' 23" West along the Easterly right-of-way of said road for a distance of 50.02 feet to a 5/8" capped rebar in place (Pugh Wright McAnally); thence proceed North 33° 58' 41" West along the Easterly right-of-way of said road for a distance of 106.68 feet; thence proceed North 33° 58' 41" West along the Easterly right-of-way of said road for a distance of 48.04 feet; thence proceed North 33° 58' 41" West along the Easterly right-of-way of said road for a distance of 11.14 feet to a 5/8" capped rebar in place (Pugh Wright McAnally); thence proceed North 22° 14' 05" West along the Easterly right-of-way of said road for a distance of 33.53 feet to the point of beginning.

And containing 3.30 +/- acres more or less which area is now shown as an CC (Community Commercial) District, subject to all rules, regulations and requirements therefore set forth in Section 25-3.2.5, Code of Decatur Alabama, and other provisions applicable therefore.

SECTION 2. This ordinance shall take effect and be in force from and after the date of its adoption and publication as required by law.

ADOPTED this the \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

Authenticated:

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Stephanie Simon

APPROVED this the \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

---

Kent Lawrence, Mayor

## LEGAL NOTICE

Notice of a proposed amendment to the district boundaries of the City of Decatur Official Zoning Map, heretofore adopted by Section 27-1, Code of Decatur, Alabama, 1956, now Section 25-1, Code of Decatur, Alabama, as thereafter amended.

Pursuant to instructions given by the City Council of the City of Decatur, Alabama, notice is hereby given that the proposed amendment herein below set forth to the Code of Decatur, Alabama, will be considered by the City Council of the City of Decatur, Alabama, at a meeting of said City Council in the Council Chambers in the City Hall of Decatur, Alabama, at 402 Lee Street, N.E. at \_\_\_\_\_, on \_\_\_\_\_, 20\_\_\_\_.

Section 1. That the district boundaries of the City of Decatur Official Zoning Map, heretofore adopted by Section 27-1, Code of Decatur, Alabama, 1956, now Section 25-1, Code of Decatur, Alabama, as thereafter amended, are further amended, changed and modified as follows:

### **Rezoning Request No. 1442-26**

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And containing 3.30 +/- acres more or less which area is now shown as an CC (Community Commercial) District, subject to all rules, regulations and requirements therefore set forth in Section 25-3.2.5, Code of Decatur Alabama, and other provisions applicable therefore.

SECTION 2. This ordinance shall take effect and be in force from and after the date of its adoption and publication as required by law.

ADOPTED this the \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

Authenticated:

---

Stephanie Simon

APPROVED this the \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

---

Kent Lawrence, Mayor

At the said time and place, all persons will have the right and are invited to be present and to be heard either for or against the adoption of said amendment.

An ordinance containing the proposed zoning ordinance changes may be reviewed in the office of the Planning Department.

This is the \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

---

Stephanie Simon  
CITY CLERK

## LEGAL NOTICE

The City Council of the City of Decatur, Alabama, will consider at their regular meeting of \_\_\_\_\_, at \_\_\_\_\_ in the Council Chambers of the City Hall at 402 Lee Street, N.E., the proposed amendment to the Zoning Ordinance of the City of Decatur set forth in Ordinance No. \_\_\_\_\_, as published in The Decatur Daily on \_\_\_\_\_.

Section 1. That the district boundaries of the City of Decatur Official Zoning Map, heretofore adopted by Section 27-1, Code of Decatur, Alabama, 1956, now Section 25-1, Code of Decatur, Alabama, as thereafter amended, are further amended, changed and modified as follows:

### **Rezoning Request No. 1442-26**

The property being considered for Rezoning is a tract of land containing 3.30 +/- acres zoned AG, (Agriculture) District to CC (Community Commercial) District, located at 3430 Indian Hills Drive SE

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proceed North 39° 26' 23" West along the Easterly right-of-way of said road for a distance of 50.02 feet to a 5/8" capped rebar in place (Pugh Wright McAnally); thence proceed North 33° 58' 41" West along the Easterly right-of-way of said road for a distance of 106.68 feet; thence proceed North 33° 58' 41" West along the Easterly right-of-way of said road for a distance of 48.04 feet; thence proceed North 33° 58' 41" West along the Easterly right-of-way of said road for a distance of 11.14 feet to a 5/8" capped rebar in place (Push Wright McAnally); thence proceed North 22° 14' 05" West along the Easterly right-of-way of said road for a distance of 33.53 feet to the point of beginning.

And containing 3.30 +\/- acres more or less which area is now shown as an CC (Community Commercial) District, subject to all rules, regulations and requirements therefore set forth in Section 25-3.2.5, Code of Decatur Alabama, and other provisions applicable therefore.

SECTION 2. This ordinance shall take effect and be in force from and after the date of its adoption and publication as required by law.

ADOPTED this the \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

Authenticated:

\_\_\_\_\_  
Stephanie Simon

APPROVED this the \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

\_\_\_\_\_  
Kent Lawrence, Mayor

At said hearing all persons will have the right and are invited to be present and to be heard either for or against the adoption of said amendment.

\_\_\_\_\_  
Stephanie Simon  
City Clerk

**3.30 ACRE TRACT:** Commence at the Northwest corner of the Northwest one-fourth of the Northeast one-fourth of Section 11, Township 6 South, Range 4 West, Morgan County, Alabama; thence proceed South  $29^{\circ} 15' 48''$  East for a distance of 1304.60 feet (set  $\frac{1}{2}''$  rebar CA-0114-LS), said point being located on the Easterly right-of-way of Indian Hills Road SE (set  $\frac{1}{2}''$  rebar CA-0114-LS), said point being the point of beginning. From this beginning point South  $89^{\circ} 09' 56''$  East for a distance of 709.91 feet to a  $5/8''$  rebar in place; thence proceed South  $01^{\circ} 01' 55''$  West for a distance of 196.66 feet to a  $\frac{1}{2}''$  capped rebar in place- thence proceed North  $86^{\circ} 24' 23''$  West for a distance of 200.41 feet to a  $\frac{1}{2}''$  open top pipe in place; thence proceed North  $86^{\circ} 21' 00''$  West for a distance of 46.47 feet (set  $\frac{1}{2}''$  rebar CA-0114-LS); thence proceed North  $86^{\circ} 21' 00''$  West for a distance of 149.63 feet (set  $\frac{1}{2}''$  rebar CA-0114-LS); thence proceed North  $86^{\circ} 21' 00''$  West for a distance of 90.37 feet to a  $\frac{1}{2}''$  rebar in place; thence proceed South  $03^{\circ} 45' 01''$  West for a distance of 134.17 feet to a  $5/8''$  rebar in place, said point being located on the Easterly right-of-way of said Indian Hills Road SE; thence proceed North  $21^{\circ} 01' 17''$  West along the Easterly right-of-way of said road for a distance of 32.06 feet to a  $5/8''$  rebar in place, said point being the P. C. of a concave left having an arc length of 125.79 feet and a radius of 395.00 feet; thence proceed Northwesterly along the Easterly right-of-way of said road and along the curvature of said curve for a chord bearing and distance of North  $30^{\circ} 15' 48''$  West, 125.26 feet to a  $5/8''$  capped rebar in place (Pugh Wright McAnally); thence proceed North  $39^{\circ} 26' 23''$  West along the Easterly right-of-way of said road for a distance of 50.02 feet to a  $5/8''$  capped rebar in place (Pugh Wright McAnally); thence proceed North  $33^{\circ} 58' 41''$  West along the Easterly right-of-way of said road for a distance of 106.68 feet; thence proceed North  $33^{\circ} 58' 41''$  West along the Easterly right-of-way of said road for a distance of 48.04 feet; thence proceed North  $33^{\circ} 58' 41''$  West along the Easterly right-of-way of said road for a distance of 11.14 feet to a  $5/8''$  capped rebar in place (Push Wright McAnally); thence proceed North  $22^{\circ} 14' 05''$  West along the Easterly right-of-way of said road for a distance of 33.53 feet to the point of beginning.

The above described land is located in the Northwest one-fourth of the Northeast one-fourth of Section 11, Township 6 South, Range 4 West, Morgan County, Alabama and contains 3.30 acres.

**REZONING 1442-26**

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.



AG-1 0 90 180 360 Feet

- 3430 INDIAN HILLS ROAD
- Ownership Parcels
- Zoning Districts**
- ZONETYPE**
- AG-1
- B-2
- R-1
- R-5
- R-6
- Address Points Decatur
- Streets

**CITY COUNCIL AGENDA ITEM REPORT**

**DATE:** February 2, 2026

**SUBMITTED BY:** Tommie Williams, Planning

**ITEM TYPE:** Re-Zoning

**AGENDA SECTION:** SET PUBLIC HEARING:

**SUBJECT:** Ordinance No. 26-4637: Approve Re-Zoning Request 1443-26 for property located at 112 Oxmore Flint Road SW to Institutional District  
Set Public Hearing for March 2, 2026 at 6:00pm

**FINANCIAL IMPACT:** none

**SUGGESTED ACTION:**

**ATTACHMENTS:**  
[Ord 26-4637\\_Rezoning\\_1443-26\\_112\\_Oxmore\\_Flint\\_Rd.pdf](#)  
[Legal\\_1\\_document\\_1443-26 Rezoning.docx](#)  
[Legal\\_2\\_document\\_1443-26 Rezoning.docx](#)  
[Legal\\_Description\\_112\\_Oxmore\\_Flint\\_Road\\_SW.pdf](#)  
[Zoning Map.pdf](#)

ORDINANCE NO. 26-4637

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DECATUR, ALABAMA  
Section 1. That the district boundaries of the City of Decatur Official Zoning Map, heretofore adopted by Section 27-1, Code of Decatur, Alabama, 1956, now Section 25-1, Code of Decatur, Alabama, as thereafter amended, are further amended, changed and modified as follows:

**Rezoning Request No. 1443-26**

The property being considered for rezoning is a tract of land containing 1.10 +/- acres zoned RSF-10 (Residential Single-Family) District to Institutional (Inst) District located at 112 Oxmore Flint Road SW.

BEGINNING AT THE SW CORNER OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 4 WEST; THENCE N0°36'30"E ALONG THE WEST LINE OF SAID SECTION 17 A DISTANCE OF 1030.01 FEET; THENCE N89°46'E A DISTANCE OF 975.94 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING N89°46'E A DISTANCE OF 146.0 FEET; THENCE S0°14'E A DISTANCE OF 300.0 FEET TO THE NORTHERLY MARGIN OF A COUNTY ROAD; THENCE S89°46'W ALONG THE NORTHERLY MARGIN OF SAID COUNTY ROAD A DISTANCE OF 146.0 FEET; THENCE N0° 14'W A DISTANCE OF 300.0 FEET TO THE TRUE POINT OF BEGINNING, LYING IN THE S1/2 OF THE SW1/4 OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 4 WEST AND CONTAINING 1.0 ACRES, MORE OR LESS, WHICH SAID PROPERTY IS FURTHER DESCRIBED AS LOT 10, PINE FOREST ESTATES, ADDITION NO. 1, AS SHOWN BY MAP OR PLAT OF SAID ADDITION ON FILE AND OF RECORD IN THE OFFICE OF THE JUDGE OF PROBATE OF MORGAN COUNTY, ALABAMA, IN MAP BOOK 5 AT PAGE 75.

And containing 1.10 +/- acres more or less which area is now shown as an Institutional (Inst) District, subject to all rules, regulations and requirements therefore set forth in Section 25-3.2.3, Code of Decatur Alabama, and other provisions applicable therefore.

SECTION 2. This ordinance shall take effect and be in force from and after the date of its adoption and publication as required by law.

ADOPTED this the \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

Authenticated:

---

Stephanie Simon

APPROVED this the \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

---

Kent Lawrence, Mayor

LEGAL NOTICE

Notice of a proposed amendment to the district boundaries of the City of Decatur Official Zoning Map, heretofore adopted by Section 27-1, Code of Decatur, Alabama, 1956, now Section 25-1, Code of Decatur, Alabama, as thereafter amended.

Pursuant to instructions given by the City Council of the City of Decatur, Alabama, notice is hereby given that the proposed amendment herein below set forth to the Code of Decatur, Alabama, will be considered by the City Council of the City of Decatur, Alabama, at a meeting of said City Council in the Council Chambers in the City Hall of Decatur, Alabama, at 402 Lee Street, N.E. at \_\_\_\_\_, on \_\_\_\_\_, 20\_\_\_\_.

Section 1. That the district boundaries of the City of Decatur Official Zoning Map, heretofore adopted by Section 27-1, Code of Decatur, Alabama, 1956, now Section 25-1, Code of Decatur, Alabama, as thereafter amended, are further amended, changed and modified as follows:

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SECTION 2. This ordinance shall take effect and be in force from and after the date of its adoption and publication as required by law.

ADOPTED this the \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

Authenticated:

---

Stephanie Simon

APPROVED this the \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

---

Kent Lawrence, Mayor

At the said time and place, all persons will have the right and are invited to be present and to be heard either for or against the adoption of said amendment.

An ordinance containing the proposed zoning ordinance changes may be reviewed in the office of the Planning Department.

This is the \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

---

Stephanie Simon  
CITY CLERK

LEGAL NOTICE

The City Council of the City of Decatur, Alabama, will consider at their regular meeting of \_\_\_\_\_, at \_\_\_\_\_ in the Council Chambers of the City Hall at 402 Lee Street, N.E., the proposed amendment to the Zoning Ordinance of the City of Decatur set forth in Ordinance No. \_\_\_\_\_, as published in The Decatur Daily on \_\_\_\_\_.

Section 1. That the district boundaries of the City of Decatur Official Zoning Map, heretofore adopted by Section 27-1, Code of Decatur, Alabama, 1956, now Section 25-1, Code of Decatur, Alabama, as thereafter amended, are further amended, changed and modified as follows:

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And containing 1.10 +/- acres more or less which area is now shown as an Institutional (Inst) District, subject to all rules, regulations and requirements

therefore set forth in Section 25-3.2.3, Code of Decatur Alabama, and other provisions applicable therefore.

SECTION 2. This ordinance shall take effect and be in force from and after the date of its adoption and publication as required by law.

ADOPTED this the \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

Authenticated:

---

Stephanie Simon

APPROVED this the \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

---

Kent Lawrence, Mayor

At said hearing all persons will have the right and are invited to be present and to be heard either for or against the adoption of said amendment.

---

Stephanie Simon  
City Clerk

BEGINNING AT THE SW CORNER OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 4 WEST; THENCE N0°36'30"E ALONG THE WEST LINE OF SAID SECTION 17 A DISTANCE OF 1030.01 FEET; THENCE N89°46'E A DISTANCE OF 975.94 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING N89°46'E A DISTANCE OF 146.0 FEET; THENCE S0°14'E A DISTANCE OF 300.0 FEET TO THE NORTHERLY MARGIN OF A COUNTY ROAD; THENCE S89°46'W ALONG THE NORTHERLY MARGIN OF SAID COUNTY ROAD A DISTANCE OF 146.0 FEET; THENCE N0° 14'W A DISTANCE OF 300.0 FEET TO THE TRUE POINT OF BEGINNING, LYING IN THE S1/2 OF THE SW1/4 OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 4 WEST AND CONTAINING 1.0 ACRES, MORE OR LESS, WHICH SAID PROPERTY IS FURTHER DESCRIBED AS LOT 10, PINE FOREST ESTATES, ADDITION NO. 1, AS SHOWN BY MAP OR PLAT OF SAID ADDITION ON FILE AND OF RECORD IN THE OFFICE OF THE JUDGE OF PROBATE OF MORGAN COUNTY, ALABAMA, IN MAP BOOK 5 AT PAGE 75.

## REZONING 1443-26

### 114 OXMORE FLINT ROAD SW



**CITY COUNCIL AGENDA ITEM REPORT**

**DATE:** February 2, 2026

**SUBMITTED BY:** Christine Weed, Revenue

**ITEM TYPE:** Alcohol License

**AGENDA SECTION:** PUBLIC HEARINGS:

**SUBJECT:** Resolution No. 26-026: Approve request for Restaurant Retail Liquor for Responsible Partners LLC DBA Mother's Italian Kitchen at 209 2nd Ave SE Decatur, AL 35601

**FINANCIAL IMPACT:** NONE

**SUGGESTED ACTION:** Approved by Council

**ATTACHMENTS:**  
[Res 26-026\\_Responsibile\\_Partners\\_dba\\_Mothers\\_Italian.pdf](#)

RESOLUTION NO. 26-026

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DECATUR, ALABAMA that the application for an alcoholic beverage license by Responsible Partners LLC DBA Mother's Italian Kitchen for Restaurant Retail Liquor located at 209 2<sup>nd</sup> Ave SE, Decatur, AL 35601 is hereby approved, subject to the approval of the Building, Fire, Police, Health, Community Development and Revenue Departments.

Approved this 2nd day of February, 2026.

**CITY COUNCIL AGENDA ITEM REPORT**

**DATE:** February 2, 2026

**SUBMITTED BY:** Christine Weed, Revenue

**ITEM TYPE:** Alcohol License

**AGENDA SECTION:** PUBLIC HEARINGS:

**SUBJECT:** Resolution No. 26-027: Approve request for Retail Beer and Wine (Off-Premise Only) for SDA Legal Corporation DBA Webb's Busy Bee at 1801 6th Ave SE, Decatur, AL 35601

**FINANCIAL IMPACT:** NONE

**SUGGESTED ACTION:** Approved by Council

**ATTACHMENTS:**  
[Res 26-027\\_SDA\\_dba\\_Webbs\\_Busy\\_Bee.pdf](#)

RESOLUTION NO. 26-027

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DECATUR, ALABAMA that the application for an alcohol license by SDA Legal Corporation DBA Webb's Busy Bee for Retail Beer and Wine (Off-Premise Only) located at 1801 6<sup>th</sup> Ave SE, Decatur, AL 35601 is hereby approved, subject to the approval of Building, Fire, Police, Health, Community Development, and Revenue Departments.

Approved this 2nd day of February, 2026.

**CITY COUNCIL AGENDA ITEM REPORT**

**DATE:** February 2, 2026

**SUBMITTED BY:** Tommie Williams, Planning

**ITEM TYPE:** Pre-Zoning

**AGENDA SECTION:** PUBLIC HEARINGS:

**SUBJECT:** Ordinance No. 26-4627: Approve Pre-Zoning Request 1433-25 for property located West of 370 McEntire Lane SW  
Public Hearing was set January 5, 2026

**FINANCIAL IMPACT:** none

**SUGGESTED ACTION:**

**ATTACHMENTS:**  
[OrdNo 26-4627\\_PreZone\\_1433-25\\_W\\_370 McEntire LN SW.pdf](#)  
[Legal\\_1\\_document\\_1433-25 West of 370 McEntire LN SW.docx](#)  
[Legal\\_2\\_document\\_1433-25 West of 370 McEntire LN SW.docx](#)  
[Zoning Map.pdf](#)

ORDINANCE NO. 26-4627

BE IT ORDAINED by the City Council of the City of Decatur, in the State of Alabama, as follows:

Section 1. Section 11-52-85 of the *Code of Alabama* (1975) authorizes the City of Decatur ("City") to pre-zone territory proposed for annexation by the City prior to the effective date of the annexation. The Alabama Code further requires that any pre-zoned property be annexed into the City within one hundred (180) days of the initiation of annexation proceedings as provided by law. If the annexation of such pre-zoned property is not completed within such period of time, then the pre-zoning shall be null and void.

Section 2. That the district boundaries of the City of Decatur Official Zoning Map, heretofore adopted by Section 27-1, Code of Decatur, Alabama, 1956, now Section 25-1, Code of Decatur, Alabama, as thereafter amended, are further amended, changed and modified as follows:

**Pre-zoning Request No. 1433-25**

The property being considered for pre-zoning is a tract of land containing 6.67 acres more or less and is located West of 370 McEntire LN SW

TRACT ONE AND TRACT 2, THE ESTATE OF MABLE GERTRUDE MORGAN, A MINOR SUBDIVISION, AS RECORDED BY MAP OR PLAT IN THE MORGAN COUNTY, ALABAMA PROBATE JUDGE'S OFFICE, IN MAP BOOK 2002, AT PAGE 34.

shall be shown as a M-1A (Expressway Commercial) subject to all rules, regulations and requirements therefore set forth in Section 25-12, Code of Decatur Alabama, and other provisions applicable therefore.

Section 3. This ordinance shall take effect and be in force from and after the date of its adoption and publication as required by law.

ADOPTED this the \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

Authenticated:

---

Stephanie Simon, City Clerk

APPROVED this the \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

---

Kent Lawrence, Mayor

## LEGAL NOTICE

Notice of a proposed amendment to the district boundaries of the City of Decatur Official Zoning Map, heretofore adopted by Section 27-1, Code of Decatur, Alabama, 1956, now Section 25-1, Code of Decatur, Alabama, as thereafter amended.

Pursuant to instructions given by the City Council of the City of Decatur, Alabama, notice is hereby given that the proposed amendment hereinbelow set forth to the Code of Decatur, Alabama, will be considered by the City Council of the City of Decatur, Alabama, at a meeting of said City Council in the Council Chambers in the City Hall of Decatur, Alabama, at 402 Lee Street, N.E. at \_\_\_\_\_, on \_\_\_\_\_, 20\_\_\_\_.

Section 1. Section 11-52-85 of the *Code of Alabama* (1975) authorizes the City of Decatur ("City") to pre-zone territory proposed for annexation by the City prior to the effective date of the annexation. The Alabama Code further requires that any pre-zoned property be annexed into the City within one hundred (180) days of the initiation of annexation proceedings as provided by law. If the annexation of such pre-zoned property is not completed within such period of time, then the pre-zoning shall be null and void.

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Section 3. This ordinance shall take effect and be in force from and after the date of its adoption and publication as required by law.

ADOPTED this the \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

Authenticated:

---

Stephanie Simon

APPROVED this the \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

---

Kent Lawrence, Mayor

At the said time and place, all persons will have the right and are invited to be present and to be heard either for or against the adoption of said amendment.

An ordinance containing the proposed zoning ordinance changes may be reviewed in the office of the Planning Department.

This is the \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

---

Stephanie Simon  
CITY CLERK

## LEGAL NOTICE

The City Council of the City of Decatur, Alabama, will consider at their regular meeting of \_\_\_\_\_, at \_\_\_\_\_ in the Council Chambers of the City Hall at 402 Lee Street, N.E., the proposed amendment to the Zoning Ordinance of the City of Decatur set forth in Ordinance No. \_\_\_\_\_, as published in The Decatur Daily on \_\_\_\_\_.

Section 1. Section 11-52-85 of the *Code of Alabama* (1975) authorizes the City of Decatur ("City") to pre-zone territory proposed for annexation by the City prior to the effective date of the annexation. The Alabama Code further requires that any pre-zoned property be annexed into the City within one hundred (180) days of the initiation of annexation proceedings as provided by law. If the annexation of such pre-zoned property is not completed within such period of time, then the pre-zoning shall be null and void.

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TRACT ONE AND TRACT 2, THE ESTATE OF MABLE GERTRUDE MORGAN, A MINOR SUBDIVISION, AS RECORDED BY MAP OR PLAT IN THE MORGAN COUNTY, ALABAMA PROBATE JUDGE'S OFFICE, IN MAP BOOK 2002, AT PAGE 34

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Section 3. This ordinance shall take effect and be in force from and after the date of its adoption and publication as required by law.

ADOPTED this the \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

Authenticated:

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Stephanie Simon

APPROVED this the \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

---

Kent Lawrence, Mayor

At said hearing all persons will have the right and are invited to be present and to be heard either for or against the adoption of said amendment.

---

Stephanie Simon  
City Clerk

**ANNEXATION 382-25**  
**PRE-ZONING 1433-25**  
**WEST OF 370 MCENTIRE LN**

2805

GORDON TERRY PKWY

An aerial view of a racing track, likely a go-kart track, with a grid pattern. Three green circular markers are placed on the track, each associated with a race number: 452, 440, and 451. The track is surrounded by a dark, possibly paved, area.

70  
MCENTIRE LN  
371  
361

**M-1A**

R-4

R-3

0 150 300 600 Feet

## LEGEND

WEST OF 370 MCE  
 Ownership Parcels

## Zoning Districts

ZONETYPE

 M-1A

R-2

R-3

R-5

● Audres  
— Streets

## Streets

City of Decatur Department of Development

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.

0 150 300 600 Feet

2020 R-2 2020/2018 49

**CITY COUNCIL AGENDA ITEM REPORT**

**DATE:** February 2, 2026

**SUBMITTED BY:** Tommie Williams, Planning

**ITEM TYPE:** Pre-Zoning

**AGENDA SECTION:** PUBLIC HEARINGS:

**SUBJECT:** Ordinance No. 26-4628: Approve Pre-Zoning Request 1434-25 for property located West of 505 16th Ave NW  
Public Hearing was set January 5, 2026

**FINANCIAL IMPACT:** none

**SUGGESTED ACTION:**

**ATTACHMENTS:**  
[OrdNo 26-4628\\_PreZoning1434-25\\_West at 505 16th Ave NW.pdf](#)  
[Legal\\_1\\_document\\_1434-25 505 16th Ave NW.docx](#)  
[Legal\\_2\\_document\\_1434-25 505 16th Ave NW.docx](#)  
[Zoning Map.jpg](#)

ORDINANCE NO. 26-4628

BE IT ORDAINED by the City Council of the City of Decatur, in the State of Alabama, as follows:

Section 1. Section 11-52-85 of the *Code of Alabama* (1975) authorizes the City of Decatur ("City") to pre-zone territory proposed for annexation by the City prior to the effective date of the annexation. The Alabama Code further requires that any pre-zoned property be annexed into the City within one hundred (180) days of the initiation of annexation proceedings as provided by law. If the annexation of such pre-zoned property is not completed within such period of time, then the pre-zoning shall be null and void.

Section 2. That the district boundaries of the City of Decatur Official Zoning Map, heretofore adopted by Section 27-1, Code of Decatur, Alabama, 1956, now Section 25-1, Code of Decatur, Alabama, as thereafter amended, are further amended, changed and modified as follows:

**Pre-zoning Request No. 1434-25**

The property being considered for pre-zoning is a tract of land containing 2.38 acres more or less and is located West at 505 16th Ave NW

BEGINNING AT THE SE CORNER OF THE SW $\frac{1}{4}$  OF SECTION 13, TOWNSHIP 5 SOUTH, RANGE 5 WEST, AND RUNNING ALONG THE HALF SECTION LINE A DISTANCE OF 2555.38 FEET TO THE TRUE POINT OF BEGINNING; THENCE TURNING A DEFLECTION ANGLE OF 88 DEGREES 54 MINUTES TO THE LEFT AND RUNNING WESTERLY 320 FEET; THENCE TURNING AN ANGLE OF 90 DEGREES 7 MINUTES MEASURED COUNTERCLOCKWISE FROM BACK TANGENT AND RUNNING NORTHERLY 350.37 FEET TO A POINT; THENCE TURNING AN ANGLE OF 90 DEGREES 2 MINUTES AND RUNNING EASTERLY 330 FEET, MORE OR LESS TO THE EAST LINE OF W $\frac{1}{2}$  OF SAID SECTION 13; THENCE SOUTHERLY ALONG SAID EAST LINE 350.72 FEET TO THE TRUE POINT OF BEGINNING.

shall be shown as a I-D (Institutional) subject to all rules, regulations and requirements therefore set forth in Section 25-12.2, Code of Decatur Alabama, and other provisions applicable therefore.

Section 3. This ordinance shall take effect and be in force from and after the date of its adoption and publication as required by law.

ADOPTED this the \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

Authenticated:

---

Stephanie Simon, City Clerk

APPROVED this the \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

---

Kent Lawrence, Mayor

## LEGAL NOTICE

Notice of a proposed amendment to the district boundaries of the City of Decatur Official Zoning Map, heretofore adopted by Section 27-1, Code of Decatur, Alabama, 1956, now Section 25-1, Code of Decatur, Alabama, as thereafter amended.

Pursuant to instructions given by the City Council of the City of Decatur, Alabama, notice is hereby given that the proposed amendment hereinbelow set forth to the Code of Decatur, Alabama, will be considered by the City Council of the City of Decatur, Alabama, at a meeting of said City Council in the Council Chambers in the City Hall of Decatur, Alabama, at 402 Lee Street, N.E. at \_\_\_\_\_, on \_\_\_\_\_, 20\_\_\_\_.

Section 1. Section 11-52-85 of the *Code of Alabama* (1975) authorizes the City of Decatur ("City") to pre-zone territory proposed for annexation by the City prior to the effective date of the annexation. The Alabama Code further requires that any pre-zoned property be annexed into the City within one hundred (180) days of the initiation of annexation proceedings as provided by law. If the annexation of such pre-zoned property is not completed within such period of time, then the pre-zoning shall be null and void.

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TURNING AN ANGLE OF 90 DEGREES 7 MINUTES MEASURED COUNTERCLOCKWISE FROM BACK TANGENT AND RUNNING NORTHERLY 350.37 FEET TO A POINT; THENCE TURNING AN ANGLE OF 90 DEGREES 2 MINUTES AND RUNNING EASTERLY 330 FEET, MORE OR LESS TO THE EAST LINE OF W½ OF SAID SECTION 13; THENCE SOUTHERLY ALONG SAID EAST LINE 350.72 FEET TO THE TRUE POINT OF BEGINNING.

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Section 3. This ordinance shall take effect and be in force from and after the date of its adoption and publication as required by law.

ADOPTED this the \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

Authenticated:

---

Stephanie Simon

APPROVED this the \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

---

Kent Lawrence, Mayor

At the said time and place, all persons will have the right and are invited to be present and to be heard either for or against the adoption of said amendment.

An ordinance containing the proposed zoning ordinance changes may be reviewed in the office of the Planning Department.

This is the \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

---

Stephanie Simon  
CITY CLERK

## LEGAL NOTICE

The City Council of the City of Decatur, Alabama, will consider at their regular meeting of \_\_\_\_\_, at \_\_\_\_\_ in the Council Chambers of the City Hall at 402 Lee Street, N.E., the proposed amendment to the Zoning Ordinance of the City of Decatur set forth in Ordinance No. \_\_\_\_\_, as published in The Decatur Daily on \_\_\_\_\_.

Section 1. Section 11-52-85 of the *Code of Alabama* (1975) authorizes the City of Decatur ("City") to pre-zone territory proposed for annexation by the City prior to the effective date of the annexation. The Alabama Code further requires that any pre-zoned property be annexed into the City within one hundred (180) days of the initiation of annexation proceedings as provided by law. If the annexation of such pre-zoned property is not completed within such period of time, then the pre-zoning shall be null and void.

Section 2. That the district boundaries of the City of Decatur Official Zoning Map, heretofore adopted by Section 27-1, Code of Decatur, Alabama, 1956, now Section 25-1, Code of Decatur, Alabama, as thereafter amended, are further amended, changed and modified as follows:

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OF SAID SECTION 13; THENCE SOUTHERLY ALONG SAID EAST LINE 350.72 FEET TO THE TRUE POINT OF BEGINNING.

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Section 3. This ordinance shall take effect and be in force from and after the date of its adoption and publication as required by law.

ADOPTED this the \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

Authenticated:

---

Stephanie Simon

APPROVED this the \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

---

Kent Lawrence, Mayor

At said hearing all persons will have the right and are invited to be present and to be heard either for or against the adoption of said amendment.

---

Stephanie Simon  
City Clerk



**CITY COUNCIL AGENDA ITEM REPORT**

**DATE:** February 2, 2026

**SUBMITTED BY:** Josiah Harris, Planning

**ITEM TYPE:** Re-Zoning

**AGENDA SECTION:** PUBLIC HEARINGS:

**SUBJECT:** Ordinance No. 26-4629: Approve Rezoning Request 1438-25 for property located North of 221 Beltline Place  
Public Hearing was set January 5, 2026

**FINANCIAL IMPACT:** NONE

**SUGGESTED ACTION:**

**ATTACHMENTS:**  
[OrdNo 26-4629\\_ReZoning\\_1438-25\\_221\\_Beltline\\_Place.pdf](#)  
[Legal\\_1\\_document\\_1438-25 Rezoning.docx](#)  
[Legal\\_2\\_document\\_1438-25 Rezoning.docx](#)  
[Rezoning 1438-25 Zoning Map.jpg](#)

ORDINANCE NO. 26-4629

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DECATUR, ALABAMA  
Section 1. That the district boundaries of the City of Decatur Official Zoning Map,  
heretofore adopted by Section 27-1, Code of Decatur, Alabama, 1956, now Section 25-  
1, Code of Decatur, Alabama, as thereafter amended, are further amended, changed  
and modified as follows:

**Rezoning Request No. 1438-25**

The property being considered for Rezoning is a tract of land containing 3.30 +/- acres  
zoned M-1, Light Industry, to M-1A, Expressway Commercial District, located North of  
221 Beltline Place SW.

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 31, TOWNSHIP 5  
SOUTH, RANGE 4 WEST, LYING IN THE CENTERLINE OF MODAUS ROAD, THE  
TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE  
SOUTH 87 DEGREES 13 MINUTES 40 SECONDS WEST ALONG THE SOUTHERN  
BOUNDARY OF SECTION 31 AND THE CENTERLINE OF MODAUS ROAD A  
DISTANCE OF 1206.30 FEET; THENCE NORTH 02 DEGREES 46 MINUTES 20  
SECONDS WEST A DISTANCE OF 169.32 FEET TO THE RIGHT-OF-WAY OF  
BELTLINE HIGHWAY, S.W.; THENCE IN A NORTHEASTERLY DIRECTION ALONG  
THE SOUTHEASTERLY RIGHT-OF-WAY MARGIN AND ALONG A CURVE TO THE  
RIGHT (CONCAVE SOUTHEASTERLY) HAVING A RADIUS OF 11334.19 FEET A  
DISTANCE OF 33.88 FEET (CHORD BEARING, NORTH 75 DEGREES 48 MINUTES  
51 SECONDS EAST; CHORD LENGTH 33.88 FEET); THENCE NORTH 80 DEGREES  
59 MINUTES 43 SECONDS EAST ALONG THE SOUTHEASTERLY RIGHT-OF-WAY  
MARGIN OF THE AFORESAID BELTLINE HIGHWAY, S.W., A DISTANCE OF 1180.27  
FEET TO THE EAST BOUNDARY OF THE SAID SECTION 31; THENCE SOUTH 02  
DEGREES 53 MINUTES 43 SECONDS EAST ALONG THE THE EAST BOUNDARY  
OF SECTION 31, A DISTANCE OF 304.16 FEET TO THE POINT OF BEGINNING,  
LYING IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 5 SOUTH,  
RANGE 4 WEST.

BEING THE SAME PREMISES CONVEYED TO DECATUR CHRISTIAN  
FELLOWSHIP, INC., AN ALABAMA NON-PROFIT CORPORATION, BY DEED FROM  
PARKVIEW BAPTIST CHURCH, A CHURCH CORPORATION, DATED APRIL 8, 1999,  
FILED FOR RECORD ON APRIL 8, 1999 IN BOOK 1781, PAGE 69, IN THE OFFICE  
OF THE JUDGE OF PROBATE OF MORGAN COUNTY, ALABAMA.

And containing 3.30 +/- acres zoned M-1, Light Industry, to M-1A, Expressway  
Commercial District, subject to all rules, regulations and requirements therefore set forth  
in Section 25-12, Code of Decatur Alabama, and other provisions applicable therefore.

SECTION 2. This ordinance shall take effect and be in force from and after the date of  
its adoption and publication as required by law.

ADOPTED this the \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

Authenticated:

\_\_\_\_\_  
Stephanie Simon, City Clerk

APPROVED this the \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

\_\_\_\_\_  
Kent Lawrence, Mayor

LEGAL NOTICE

Notice of a proposed amendment to the district boundaries of the City of Decatur Official Zoning Map, heretofore adopted by Section 27-1, Code of Decatur, Alabama, 1956, now Section 25-1, Code of Decatur, Alabama, as thereafter amended.

Pursuant to instructions given by the City Council of the City of Decatur, Alabama, notice is hereby given that the proposed amendment herein below set forth to the Code of Decatur, Alabama, will be considered by the City Council of the City of Decatur, Alabama, at a meeting of said City Council in the Council Chambers in the City Hall of Decatur, Alabama, at 402 Lee Street, N.E. at \_\_\_\_\_, on \_\_\_\_\_, 20\_\_\_\_.

Section 1. That the district boundaries of the City of Decatur Official Zoning Map, heretofore adopted by Section 27-1, Code of Decatur, Alabama, 1956, now Section 25-1, Code of Decatur, Alabama, as thereafter amended, are further amended, changed and modified as follows:

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The property being considered for Rezoning is a tract of land containing 3.30 +/- acres zoned M-1, Light Industry, to M-1A, Expressway Commercial District, located North of 221 Beltline Place SW.

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 4 WEST, LYING IN THE CENTERLINE OF MODAUS ROAD, THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE SOUTH 87 DEGREES 13 MINUTES 40 SECONDS WEST ALONG THE SOUTHERN BOUNDARY OF SECTION 31 AND THE CENTERLINE OF MODAUS ROAD A DISTANCE OF 1206.30 FEET; THENCE NORTH 02 DEGREES 46 MINUTES 20 SECONDS WEST A DISTANCE OF 169.32 FEET TO THE RIGHT-OF-WAY OF BELTLINE HIGHWAY, S.W.; THENCE IN A NORTHEASTERLY DIRECTION ALONG THE SOUTHEASTERLY RIGHT-OF-WAY MARGIN AND ALONG A CURVE TO THE RIGHT (CONCAVE SOUTHEASTERLY) HAVING A RADIUS OF 11334.19 FEET A DISTANCE OF 33.88 FEET (CHORD BEARING, NORTH 75 DEGREES 48 MINUTES 51 SECONDS EAST; CHORD LENGTH 33.88 FEET); THENCE NORTH 80 DEGREES 59 MINUTES 43 SECONDS EAST ALONG THE SOUTHEASTERLY RIGHT-OF-WAY MARGIN OF THE AFORESAID BELTLINE HIGHWAY, S.W., A DISTANCE OF 1180.27 FEET TO THE EAST BOUNDARY OF THE SAID SECTION 31; THENCE SOUTH 02 DEGREES 53 MINUTES 43 SECONDS EAST ALONG THE THE EAST BOUNDARY OF SECTION 31, A DISTANCE OF 304.16 FEET TO THE POINT OF BEGINNING, LYING IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 4 WEST.

BEING THE SAME PREMISES CONVEYED TO DECATUR CHRISTIAN FELLOWSHIP, INC., AN ALABAMA NON-PROFIT CORPORATION, BY DEED FROM PARKVIEW BAPTIST CHURCH, A CHURCH CORPORATION, DATED APRIL 8, 1999, FILED FOR RECORD ON APRIL 8, 1999 IN BOOK 1781, PAGE 69, IN THE OFFICE OF THE JUDGE OF PROBATE OF MORGAN COUNTY, ALABAMA.

And containing 3.30 +/- acres zoned M-1, Light Industry, to M-1A, Expressway Commercial District, subject to all rules, regulations and requirements therefore set forth in Section 25-12, Code of Decatur Alabama, and other provisions applicable therefore.

SECTION 2. This ordinance shall take effect and be in force from and after the date of its adoption and publication as required by law.

ADOPTED this the \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

Authenticated:

---

Stephanie Simon

APPROVED this the \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

---

Kent Lawrence, Mayor

At the said time and place, all persons will have the right and are invited to be present and to be heard either for or against the adoption of said amendment.

An ordinance containing the proposed zoning ordinance changes may be reviewed in the office of the Planning Department.

This is the \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

---

Stephanie Simon  
CITY CLERK

LEGAL NOTICE

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BEGINNING AT THE SOUTHEAST CORNER OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 4 WEST, LYING IN THE CENTERLINE OF MODAUS ROAD, THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE SOUTH 87 DEGREES 13 MINUTES 40 SECONDS WEST ALONG THE SOUTHERN BOUNDARY OF SECTION 31 AND THE CENTERLINE OF MODAUS ROAD A DISTANCE OF 1206.30 FEET; THENCE NORTH 02 DEGREES 46 MINUTES 20 SECONDS WEST A DISTANCE OF 169.32 FEET TO THE RIGHT-OF-WAY OF BELTLINE HIGHWAY, S.W.; THENCE IN A NORTHEASTERLY DIRECTION ALONG THE SOUTHEASTERLY RIGHT-OF-WAY MARGIN AND ALONG A CURVE TO THE RIGHT (CONCAVE SOUTHEASTERLY) HAVING A RADIUS OF 11334.19 FEET A DISTANCE OF 33.88 FEET (CHORD BEARING, NORTH 75 DEGREES 48 MINUTES 51 SECONDS EAST; CHORD LENGTH 33.88 FEET); THENCE NORTH 80 DEGREES 59 MINUTES 43 SECONDS EAST ALONG THE SOUTHEASTERLY RIGHT-OF-WAY MARGIN OF THE AFORESAID BELTLINE HIGHWAY, S.W., A DISTANCE OF 1180.27 FEET TO THE EAST BOUNDARY OF THE SAID SECTION 31; THENCE SOUTH 02 DEGREES 53 MINUTES 43 SECONDS EAST ALONG THE THE EAST BOUNDARY OF SECTION 31, A DISTANCE OF

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SECTION 2. This ordinance shall take effect and be in force from and after the date of its adoption and publication as required by law.

ADOPTED this the \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

Authenticated:

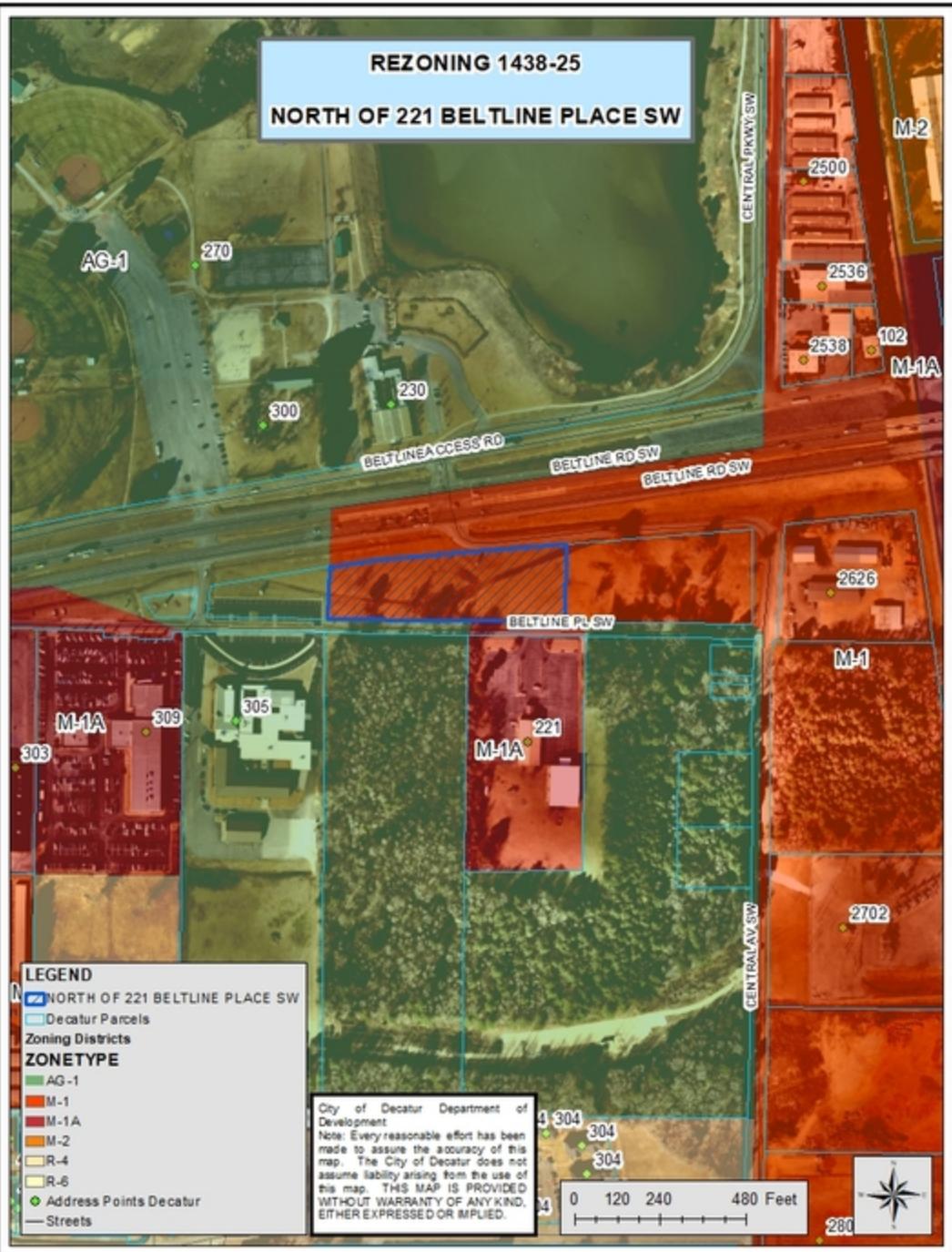
\_\_\_\_\_  
Stephanie Simon

APPROVED this the \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

\_\_\_\_\_  
Kent Lawrence, Mayor

At said hearing all persons will have the right and are invited to be present and to be heard either for or against the adoption of said amendment.

\_\_\_\_\_  
Stephanie Simon  
City Clerk



**CITY COUNCIL AGENDA ITEM REPORT**

**DATE:** February 2, 2026

**SUBMITTED BY:** Josiah Harris, Planning

**ITEM TYPE:** Re-Zoning

**AGENDA SECTION:** PUBLIC HEARINGS:

**SUBJECT:** Ordinance No. 26-4630: Approve Rezoning Request 1440-25 for property located West of 2607 Highway 31 S  
Public Hearing was set January 5, 2026

**FINANCIAL IMPACT:** NONE

**SUGGESTED ACTION:**

**ATTACHMENTS:**  
[OrdNo 26-4630\\_Rezoning\\_1440-25\\_West of 2607 Hwy 31 South.pdf](#)  
[Legal\\_1\\_document\\_1440-25 Rezoning.docx](#)  
[Legal\\_2\\_document\\_1440-25 Rezoning.docx](#)  
[Map.pdf](#)

ORDINANCE NO. 26-4630

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DECATUR, ALABAMA

Section 1. That the district boundaries of the City of Decatur Official Zoning Map, heretofore adopted by Section 27-1, Code of Decatur, Alabama, 1956, now Section 25-1, Code of Decatur, Alabama, as thereafter amended, are further amended, changed and modified as follows:

**Rezoning Request No. 1440-25**

The property being considered for Rezoning is a tract of land containing 27.00 +\/- acres zoned M-1, Light Industry, to M-1A, Expressway Commercial District, located West of 2607 Highway 31 South.

A part of Lot 8 of Terry Subdivision, Addition number 1 as shown by map or plat of said addition on file in the Office of the Judge of Probate, Morgan County, Alabama (in Plat Book 1 at Page 84,) described as commencing at the Southeast Corner of said Lot 8; thence run West along the South boundary of said Lot a distance of 819 feet to the east right-of-way of L & N Railroad; thence running North along said right-of-way a distance of 880 feet; thence run East a distance of 75 feet; thence run North a distance of 500 feet to a point on the North line of Section 5, Township 6 South, Range 4 West; thence run East a distance of 660 feet; thence run South a distance of 97 feet; thence run East a distance of 200 feet; thence run South a distance of 250 feet; thence run East a distance of 89 feet; thence run South a distance of 1010 feet to the point of beginning.

And containing 27.00 +\/- acres zoned M-1, Light Industry, to M-1A, Expressway Commercial District, subject to all rules, regulations and requirements therefore set forth in Section 25-12, Code of Decatur Alabama, and other provisions applicable therefore.

SECTION 2. This ordinance shall take effect and be in force from and after the date of its adoption and publication as required by law.

ADOPTED this the \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

Authenticated:

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Stephanie Simon, City Clerk

APPROVED this the \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

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Kent Lawrence, Mayor

LEGAL NOTICE

Notice of a proposed amendment to the district boundaries of the City of Decatur Official Zoning Map, heretofore adopted by Section 27-1, Code of Decatur, Alabama, 1956, now Section 25-1, Code of Decatur, Alabama, as thereafter amended.

Pursuant to instructions given by the City Council of the City of Decatur, Alabama, notice is hereby given that the proposed amendment herein below set forth to the Code of Decatur, Alabama, will be considered by the City Council of the City of Decatur, Alabama, at a meeting of said City Council in the Council Chambers in the City Hall of Decatur, Alabama, at 402 Lee Street, N.E. at \_\_\_\_\_, on \_\_\_\_\_, 20\_\_\_\_.

Section 1. That the district boundaries of the City of Decatur Official Zoning Map, heretofore adopted by Section 27-1, Code of Decatur, Alabama, 1956, now Section 25-1, Code of Decatur, Alabama, as thereafter amended, are further amended, changed and modified as follows:

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SECTION 2. This ordinance shall take effect and be in force from and after the date of its adoption and publication as required by law.

ADOPTED this the \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

Authenticated:

\_\_\_\_\_  
Stephanie Simon

APPROVED this the \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

\_\_\_\_\_  
Kent Lawrence, Mayor

At the said time and place, all persons will have the right and are invited to be present and to be heard either for or against the adoption of said amendment.

An ordinance containing the proposed zoning ordinance changes may be reviewed in the office of the Planning Department.

This is the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

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Stephanie Simon  
CITY CLERK

LEGAL NOTICE

The City Council of the City of Decatur, Alabama, will consider at their regular meeting of \_\_\_\_\_, at \_\_\_\_\_ in the Council Chambers of the City Hall at 402 Lee Street, N.E., the proposed amendment to the Zoning Ordinance of the City of Decatur set forth in Ordinance No. \_\_\_\_\_, as published in The Decatur Daily on \_\_\_\_\_.

Section 1. That the district boundaries of the City of Decatur Official Zoning Map, heretofore adopted by Section 27-1, Code of Decatur, Alabama, 1956, now Section 25-1, Code of Decatur, Alabama, as thereafter amended, are further amended, changed and modified as follows:

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SECTION 2. This ordinance shall take effect and be in force from and after the date of its adoption and publication as required by law.

ADOPTED this the \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

Authenticated:

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Stephanie Simon

APPROVED this the \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

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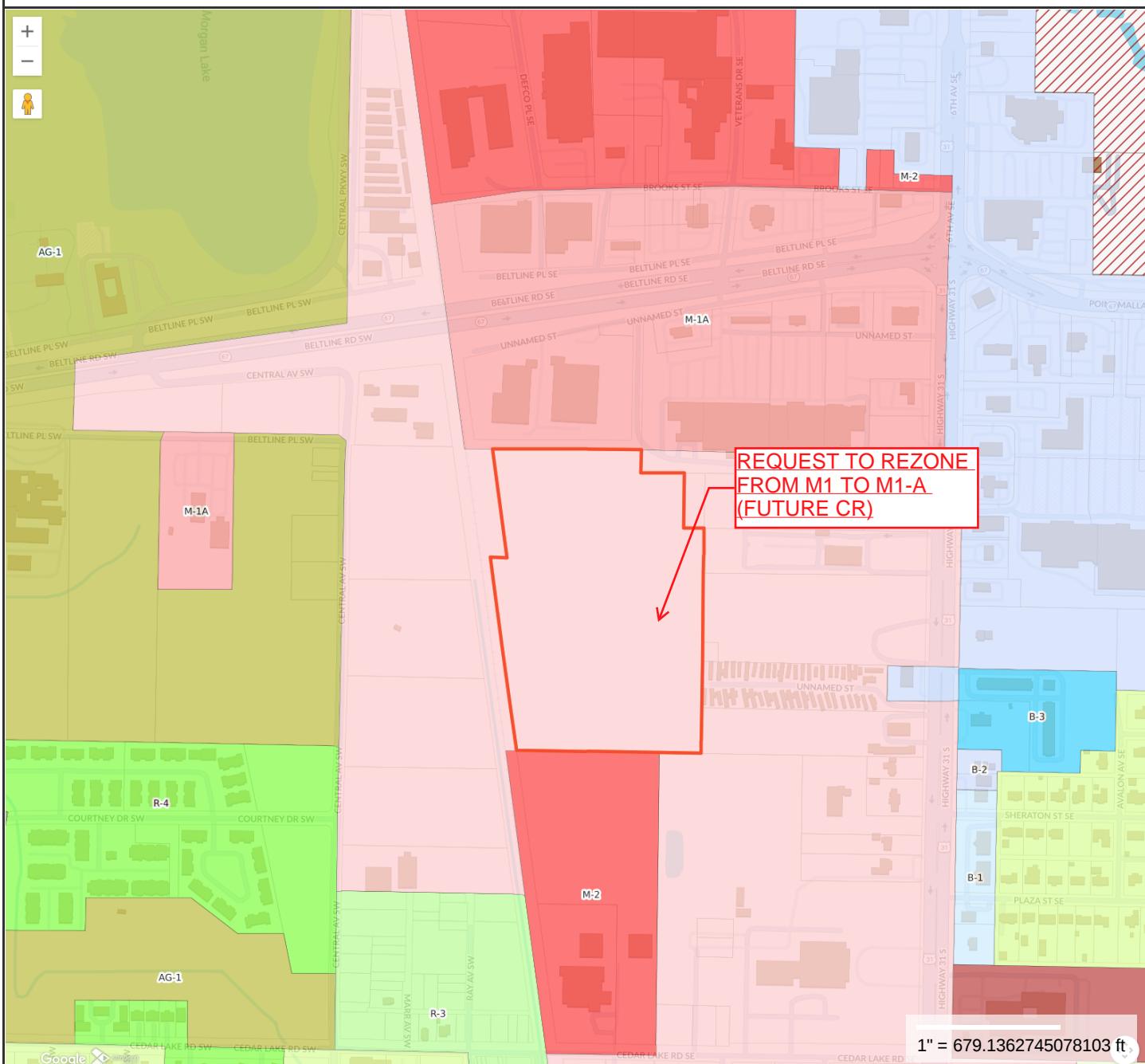
Kent Lawrence, Mayor

At said hearing all persons will have the right and are invited to be present and to be heard either for or against the adoption of said amendment.

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Stephanie Simon  
City Clerk

## Annie Terry Family, LLC - Parcel # 12 03 05 2 001 009.000 - Rezoning Request



## Property Information

Property ID 1203052001009000  
 Site Address W OF US HWY 31  
 Owner ANNIE TERRY FAMILY LLC



MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT

City of Decatur, AL makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 12/14/2021  
Data updated 11/25/2025

Print map scale is approximate.  
Critical layout or measurement activities should not be done using this resource.

## Map Theme Legends

### Zoning

#### ZONING

AG-1

AG-2

B-1

B-2

B-2-H

B-3

B-3R

B-4

B-5

B-5-H

B-6

B-6-H

I-D

I-D-H

M-1

M-1A

M-2

M-C

PRD-6

PRD-7

PRD-8

R-1

R-1E

R-2

R-3

R-3-H

R-4

R-4-H

R-4.0

R-5

R-6

R-MH

RD

RD-2



**CITY COUNCIL AGENDA ITEM REPORT**

**DATE:** February 2, 2026

**SUBMITTED BY:** Josiah Harris, Planning

**ITEM TYPE:** Re-Zoning

**AGENDA SECTION:** PUBLIC HEARINGS:

**SUBJECT:** Ordinance No. 26-4631: Approve Rezoning Request 1441-25 for property located South of 1101 Beltline Rd SE  
Public Hearing was set January 5, 2026

**FINANCIAL IMPACT:** NONE

**SUGGESTED ACTION:**

**ATTACHMENTS:**  
[OrdNo 26-4631\\_Rezoning\\_1441-25\\_South of 1101 Beltline Rd SE.pdf](#)  
[Legal\\_1\\_document\\_1441-25 Rezoning.docx](#)  
[Legal\\_2\\_document\\_1441-25 Rezoning.docx](#)  
[Map.pdf](#)

ORDINANCE NO. 26-4631

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Section 1. That the district boundaries of the City of Decatur Official Zoning Map, heretofore adopted by Section 27-1, Code of Decatur, Alabama, 1956, now Section 25-1, Code of Decatur, Alabama, as thereafter amended, are further amended, changed and modified as follows:

**Rezoning Request No. 1441-25**

The property being considered for Rezoning is a tract of land containing 0.50 +/- acres zoned M-1, Light Industry, to M-1A, Expressway Commercial District, located South of 1101 Beltline Road SE.

Part of Lot Number Eight of Terry Subdivision of part of Section 5, Township 6, Range 4 West, according to Map or Plat of said subdivision, made by T. R. Harrison, CE, for Joe Terry and filed for record in the Probate Office of Morgan County, Alabama, May 11, 1946; shown in Plat Book at Page 84, being described as that parcel of land beginning at a point on the West side of Federal Highway 31, (also known as the BeeLine Highway), a distance of 1170 feet North of the intersection of the West line of said highway, with the South line of the NE 1/4 of the NW 1/4 of Section 5, Township 6, Range 4 West; running thence from said point of beginning West 1,000 feet to the true point of beginning; thence South 170 feet; thence West 89 feet; thence North 250 feet; thence East 89 feet of the property conveyed to Lila E. Peck by Joe E. Terry by deed recorded in Deed Book 436, at Page 601.

And containing 0.50 +/- acres zoned M-1, Light Industry, to M-1A, Expressway Commercial District, subject to all rules, regulations and requirements therefore set forth in Section 25-12, Code of Decatur Alabama, and other provisions applicable therefore.

SECTION 2. This ordinance shall take effect and be in force from and after the date of its adoption and publication as required by law.

ADOPTED this the \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

Authenticated:

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Stephanie Simon, City Clerk

APPROVED this the \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

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Kent Lawrence, Mayor

LEGAL NOTICE

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Authenticated:

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Stephanie Simon

APPROVED this the \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

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Kent Lawrence, Mayor

At the said time and place, all persons will have the right and are invited to be present and to be heard either for or against the adoption of said amendment.

An ordinance containing the proposed zoning ordinance changes may be reviewed in the office of the Planning Department.

This is the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

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Stephanie Simon  
CITY CLERK

LEGAL NOTICE

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Authenticated:

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Stephanie Simon

APPROVED this the \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

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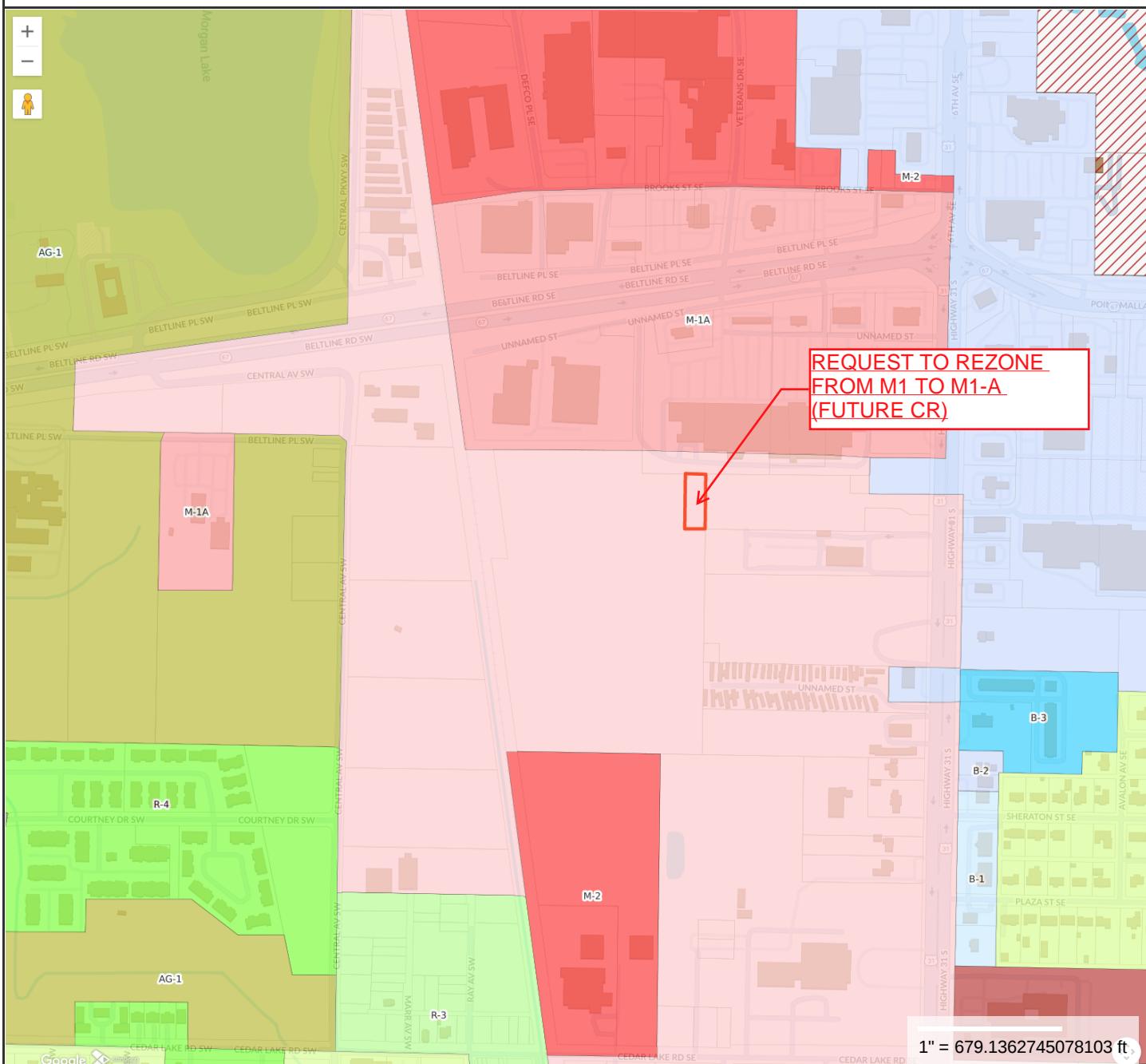
Kent Lawrence, Mayor

At said hearing all persons will have the right and are invited to be present and to be heard either for or against the adoption of said amendment.

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Stephanie Simon  
City Clerk

## Joe Terry Family, LLC - Parcel # 12 03 05 2 001 010.000 - Rezoning Request



## Property Information

Property ID 1203052001010000  
 Site Address SAME AS DESC  
 Owner JOE TERRY FAMILY LLC



MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT

City of Decatur, AL makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 12/14/2021  
Data updated 11/25/2025

Print map scale is approximate.  
Critical layout or measurement activities should not be done using this resource.

## Map Theme Legends

### Zoning

#### ZONING

AG-1

AG-2

B-1

B-2

B-2-H

B-3

B-3R

B-4

B-5

B-5-H

B-6

B-6-H

I-D

I-D-H

M-1

M-1A

M-2

M-C

PRD-6

PRD-7

PRD-8

R-1

R-1E

R-2

R-3

R-3-H

R-4

R-4-H

R-4.0

R-5

R-6

R-MH

RD

RD-2



**CITY COUNCIL AGENDA ITEM REPORT**

**DATE:** February 2, 2026

**SUBMITTED BY:** Herman Marks,Legal

**ITEM TYPE:** Zoning

**AGENDA SECTION:** PUBLIC HEARINGS:

**SUBJECT:** Ordinance No. 26-4633: Approve Short Term Rental Addition to Zoning Ordinance  
Public Hearing was set January 5, 2026

**FINANCIAL IMPACT:** None

**SUGGESTED ACTION:**

**ATTACHMENTS:**

[OrdNo 26-4633\\_Short\\_Term\\_Rental.pdf](#)  
[Legal\\_1\\_document\\_STR.docx](#)  
[Legal\\_2\\_document\\_STR.docx](#)

ORDINANCE NO. 26-4633

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

**Short Term Rental Ordinance**

**Section 1. That subdivision 25-4.2.4(e)(6) is amended by adding (ii) Homestay to read as follows:**

“(ii) Homestay

- a. Homestays must comply with all regulations for short-term rentals listed under Tourist homes in Section 25-4.2.4(e)(6)(iii).
- b. In addition to the requirements listed in the above referenced section for Tourist homes, the following shall apply to all Homestays:
  - (1) Only a single room may be rented in any single family dwelling licensed as a short-term rental
  - (2) A bathroom, either full or three-quarter bath, shall be made available and be accessible at all times during the duration of a booking
  - (3) The renter of a homestay shall have access to at least one common area of the dwelling outside of the rented room during the duration of the booking.”

**Section 2. That subdivision 25-4.2.4(e)(6) is amended by adding (iii) Tourist Home to read as follows:**

“(iii) Tourist home

- a. The intent of this section of the zoning ordinance is to provide a set of use regulations that will allow short-term rental dwellings within the city limits and establish standards for their use while also minimizing the impact on surrounding residential areas. Short-term rental regulations shall apply to Tourist Homes and Homestays as defined in Section 25-8.3.
- b. Short-term rental certificate application procedures:
  - (1) No person or entity shall rent, lease, or otherwise exchange for compensation all or part of a dwelling unit as a short-term rental unit without first obtaining a Short-term rental certificate from the Planning Department.
  - (2) Short-term dwelling units must obtain a valid business privilege license from and remit all taxes due to the City of Decatur Revenue Department.
  - (3) All applications for a short-term rental certificate are unique to each individual property being applied for and are issued to the current owner of the property and are not transferrable.
  - (4) Applications for a short-term rental certificate shall be reviewed to ensure they comply with the regulations listed below.
    - A. Applicants for a short-term rental certificate shall submit, on an annual basis from the time of an approved application, an application for a short-term rental certificate to the Planning Department. The application shall be accompanied by a non-refundable application deposit fee in the amount of \$250.00. Upon approval, the remaining application balance of \$250.00 will be due before obtaining a STR certificate. Such application shall include:
      - I. The address of the unit to be used as a short-term rental;
      - II. Proof of ownership of the property being applied for by the applicant;
      - III. The name, address, telephone number and email address of the short-term rental agent, which shall constitute his or her 24-hour contact information;
        - (a) A rental agent address must be within Decatur City Limits to ensure that they are nearby and available to respond to any violations of these regulations. The address may be a commercial property, if the property is managed by a real estate or property management company.
      - IV. The short-term rental agent's signed acknowledgement that he or she has reviewed this chapter and understands its requirements;
      - V. The number and location of parking spaces allotted to the premises;
      - VI. The short-term rental agent's agreement to use his or her best efforts to assure that use of the premises by short-term rental occupants will not disrupt

the neighborhood, and will not interfere with the rights of neighboring property owners to the quiet enjoyment of their properties;

VII. A deed, or mortgage, and proof of insurance coverage for the property that includes liability coverage appropriate for the use of the property as a short-term rental unit;

VIII. Initial application shall be accompanied by certification that the owner and/or rental agent has attended and completed an education/orientation course approved by the City of Decatur on the operation of short-term rentals;

IX. Any other information that this chapter requires the short term rental agent to provide to the city as part of an application for a short-term rental license. The Director or his or her designee shall have the authority to obtain additional information from the applicant as necessary to achieve the objectives of these regulations.

B. Approval of a Short-term Rental Certificate shall require an inspection of the property by a City of Decatur Building Inspector and Fire Marshal to ensure safety and compliance with all applicable building and fire codes. Including but not limited to: fire extinguisher, appropriately located smoke alarm, map placed in room for location of unobstructed ingress/egress, etc.)

I. Should any violations be identified during the inspections, proof that the violations have been addressed will be required prior to issuance of the Short-term Rental Certificate. The inspector that identified the violation must sign off that every violation identified has been corrected.

C. No short-term rental unit shall be permitted in a Residential Zoning District in a location where there are already 3 or more short-term rental units within a 1,000 foot radius of a point placed at the center of the dwelling being applied for.

I. Short-term rental units located in a Commercial Zoning District and within the 1,000 foot radius shall not count toward the total for the density requirement. Also, Short-term rental units with frontage on the Tennessee River shall not be subject to this requirement.

II. A short-term rental unit will be considered within the 1,000 foot radius if any part of the dwelling (not including accessory structures) falls within the 1,000 foot radius.

III. A maximum of 135 Short-term rentals will be approved annually.

D. No short-term rental unit shall be permitted in a Residential Zoning District if it would create a situation where there are more than 2 contiguous properties holding a Short-term Rental Certificate.

I. Short-term rental units located in a Commercial Zoning District and Short-term rental units with frontage on the Tennessee River shall not be subject to this requirement.

II. For the purposes of this section, properties shall be considered contiguous if they border each other on either side or if they are located directly across the street from one another.

III. If a property is located behind the property being considered, having frontage on a different street, it will not count as a contiguous property.

E. Notice of approval of a new short-term rental certificate shall be mailed to all adjacent property owners. This notice shall include the following information:

I. Property address of approved short-term rental dwelling;

II. Map identifying said property;

III. A copy of this section of the City Code;

IV. Maximum occupancy allowed;

V. Number of parking spaces provided;

VI. Contact information of applicable City Departments where violations of any part of this ordinance can be reported for investigation;

VII. And, any other information deemed appropriate by The Director.

F. Applications for renewal of short-term rental certificates shall be submitted to the Planning Department, and will be accepted within 30 days of the initial approval anniversary date. Applications will not be accepted prior to then. Once application is received, a yearly Fire Marshal inspection will be scheduled and conducted before issuance of renewal certificate for the next calendar year.

- I. Applications for renewal received after the annual approval date shall be subject to a \$25 late fee penalty.
- II. If application for renewal is not received by the Planning Department by the approval anniversary the currently issued short-term rental certificate shall be subject to revocation and loss of ability to operate until a new renewal application is received and approved by the Planning Department.
- III. Renewals are not subject to yearly Building Inspection unless a registered complaint of a violation of any items included in the initial building inspection is received within the previous calendar year.
- IV. A yearly self-inspection including pictures of fire extinguishers, appropriately located smoke alarms, and a map placed in room for location of unobstructed ingress/egress shall be required to be submitted by the property owner upon application for renewal on forms provided by the Planning Department.

G. Before a Short-term Rental Certificate and Business License can be renewed, the owner shall submit to an audit to determine the number of nights which the owner has rented the premises in the previous calendar year. In the event that the owner has not rented the premises for a minimum of 5 nights, the business license shall not be renewed.

- I. It is the responsibility of the property owner to maintain adequate records of the rental history of the property in order to comply with this requirement. If this requirement cannot be satisfied, the certificate will not be renewed.

H. The provisions of this Subsection shall be in addition to any criminal, civil, or legal remedy established by law that may be pursued to address violations of this ordinance.

- I. A violation of any provision of this section relating to short-term rentals by the property owner, rental agent, a renter, or a renter's guest(s) shall result in a fine to the holder of the short-term rental certificate of \$500.00 per occurrence.
- II. Notification of a violation by a renter or a renter's guest(s) shall be provided by phone to the number of the 24 hour contact given at the time of application. The owner or rental agent shall respond to the notice of this violation within 30 minutes and shall promptly notify the renter of the violation and take such action as is necessary to correct the action and prevent a recurrence.
- III. Upon discovery of the operation of a short-term rental unit without first obtaining a Short-Term Rental Certificate, notice shall be given to the property owner to cease operations and remove any advertisement until such time application can be made to and approved by the Planning Department. Failure to cease operation after receiving notification shall result in the initial monetary fine, plus \$20 per day until operations have ceased or a Short-Term Rental Certificate and Business License is issued, whichever happens first.
- I. If 3 or more founded, registered complaints with any city department, where the complainant leaves both name and address, are received on a short-term rental property, or violations of this ordinance that result in citation, within one twelve (12) month period, the Short-term Rental Certificate shall immediately be revoked.
  - I. A complaint shall be considered a founded, registered complaint if it is not deemed to be a frivolous or inaccurate complaint upon further investigation by a staff member of the relevant City Department conducting the investigation.
  - II. If any criminal activity conducted by the holder of the short-term rental certificate on any individual property for which they hold a certificate results in formal charges, all Short-Term Rental Certificates issued to said holder shall immediately be revoked.
  - III. Notice of each complaint or violation shall be mailed to the certificate holder identifying the complaint or violation, any corrections needed relating to the complaint or violation, and a time period in which to make the corrections. Failure to make said corrections within the specified time period shall result in revocation of the Short-Term Rental Certificate.

- IV. In the case of a certificate being revoked, or failure to issue a certificate due to density, the certificate holder may appeal to BOZA within 30 days of the revocation, or the next scheduled BOZA hearing for reinstatement.
- V. Following a notice of repeal of the Short-Term Rental Certificate and/or a denial of an appeal for reinstatement by BOZA, operation of the short-term rental shall cease immediately and the property shall not be allowed to obtain another Short-term Rental Certificate for a period of no less than 3 years from the time it was revoked unless and until the property's ownership changes and the new property owner applies for a new certificate.
- VI. Should a new owner of a property whose certificate has been revoked in the previous 3 year period apply for a new Short-term Rental Certificate, proof that ownership has changed will be a requirement for approval of the certificate.

J. Applications for short-term rental certificates shall begin being accepted upon adoption of this ordinance.

- I. Monetary fines for violations of any part of this ordinance shall be imposed 90 days after the effective date.
- II. Any operator of a short-term rental found to have violated any provisions of this ordinance within the first 90 days of the effective date of this ordinance shall be given written notice identifying the violation and any corrective actions required to be taken.
- III. Requirements for operation of a short-term rental property:
  - a. A dwelling must be located on the site, able to be occupied.
  - b. The property must be located in a zoning district where short-term rentals are permitted, or in a district where short-term rentals are a special exception use with a BOZA variance to allow the use.
  - c. Tents, recreational vehicles, or accessory structures are prohibited from being used for a short-term rental.
  - d. Meals shall not be provided by the operator of the short-term rental property to a paying guest as an amenity of the rental.
  - e. Short-term rental properties must abide by any covenants or HOA requirements agreed to upon the purchase of the property.
  - f. No commercial events, such as concerts, weddings, or other large events are permitted.
  - g. Short-term rentals shall not adversely affect the residential character of the surrounding neighborhood.
  - h. Short-term rentals shall not be obnoxious, offensive, or detrimental to neighboring properties by reason of dust, smoke, vibration, noise, odor, effluence, or appearance.
  - i. Occupancy is limited to 2 times the number of bedrooms available for rent. Children under the age of 6 do not count towards the maximum guest occupancy.
  - j. Total occupancy at any time on the licensed property shall not exceed one and one-half times the calculated occupancy based on the number of bedrooms available for rent.
  - k. Total number of bedroom available for rent in any short-term rental unit in any residential zoning district shall not exceed four, unless proof can be provided that the original construction of the dwelling unit exceeded four bedrooms.
  - l. A minimum of 2 off-street parking spaces are required for each short-term rental unit.
    - i. Additionally, a minimum of 1 parking space shall be provided per bedroom in the dwelling unit.
    - ii. On-street parking shall not be used to meet the minimum parking spaces required by this section. However, administrative discretion maybe used in districts with limited off-street parking.
    - iii. The total number of vehicles shall not exceed the minimum number of parking spaces required.

- iv. Any trailered vehicle parked on the premises of a short-term rental unit must be parked off-street.
- m. The total occupancy allowed and number of parking spaces provided shall be published in the listing for the short-term rental.
- n. Any animals kept at a short-term rental unit must comply with all City laws and regulations on the keeping of animals (see Chapter 4 of the City Code).
- o. A short-term rental property shall not be occupied for a period of less than 24 hours, or less than an overnight stay.
- p. Short-term dwelling units shall not be rented to one person or group for a period of more than 29 consecutive days”

SECTION 3. This ordinance shall take effect on March 1, 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

LEGAL NOTICE

Notice of a proposed amendment to Section 25-4.2.4(e)(6), Code of Decatur, Alabama, to include (ii) Homestay & (iii) Tourist Home. The full ordinance is on file and available with the Planning Department at 402 Lee Street NW on the 4<sup>th</sup> Floor. This ordinance is also available on the City of Decatur Planning Department webpage under December 2025 Agenda.

Pursuant to instructions given by the City Council of the City of Decatur, Alabama, notice is hereby given that the proposed amendment herein below set forth to the Code of Decatur, Alabama, will be considered by the City Council of the City of Decatur, Alabama, at a meeting of said City Council in the Council Chambers in the City Hall of Decatur, Alabama, at 402 Lee Street, N.E. at \_\_\_\_\_, on \_\_\_\_\_, 20\_\_\_\_\_. The full Ordinance is attached on separate pages.

SECTION 2. This ordinance shall take effect and be in force from and after the date of its adoption and publication as required by law.

ADOPTED this the \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_.  
Authenticated:

\_\_\_\_\_  
Stephanie Simon

APPROVED this the \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_.  
\_\_\_\_\_  
Kent Lawrence, Mayor

At the said time and place, all persons will have the right and are invited to be present and to be heard either for or against the adoption of said amendment.

An ordinance containing the proposed zoning ordinance changes may be reviewed in the office of the Planning Department.

This is the \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_.  
\_\_\_\_\_  
Stephanie Simon  
CITY CLERK

LEGAL NOTICE

The City Council of the City of Decatur, Alabama, will consider at their regular meeting of \_\_\_\_\_, at \_\_\_\_\_ in the Council Chambers of the City Hall at 402 Lee Street, N.E., the proposed amendment to the Zoning Ordinance of the City of Decatur set forth in Ordinance No. \_\_\_\_\_, as published in The Decatur Daily on \_\_\_\_\_.

Proposed amendment to Section 25-4.2.4(e)(6) of the Decatur Code to add (ii) Homestay and (iii) Tourist Home. Full ordinance is available at the Planning Department (402 Lee Street NW, 4th Floor) and on the Planning department's webpage under the December 2025 Agenda.

SECTION 2. This ordinance shall take effect and be in force from and after the date of its adoption and publication as required by law.

ADOPTED this the \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

Authenticated:

\_\_\_\_\_  
Stephanie Simon

APPROVED this the \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

\_\_\_\_\_  
Kent Lawrence, Mayor

At said hearing all persons will have the right and are invited to be present and to be heard either for or against the adoption of said amendment.

\_\_\_\_\_  
Stephanie Simon  
City Clerk

**CITY COUNCIL AGENDA ITEM REPORT**

**DATE:** February 2, 2026

**SUBMITTED BY:** Josiah Harris, Planning

**ITEM TYPE:** Re-Zoning

**AGENDA SECTION:** PUBLIC HEARINGS:

**SUBJECT:** Ordinance No. 26-4634: Approve Rezoning Request 1439-25 for property located at 2626 Central Parkway SW  
Public Hearing was set January 5, 2026

**FINANCIAL IMPACT:** NONE

**SUGGESTED ACTION:**

**ATTACHMENTS:**

[OrdNo 26-4634 Rezoning 1439-25.pdf](#)  
[Legal\\_1\\_document\\_1439-25 Rezoning.docx](#)  
[Legal\\_2\\_document\\_1439-25 Rezoning.docx](#)  
[Rezoning 1439-25 Zoning Map.jpg](#)

ORDINANCE NO. 26-4634

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DECATUR, ALABAMA

Section 1. That the district boundaries of the City of Decatur Official Zoning Map, heretofore adopted by Section 27-1, Code of Decatur, Alabama, 1956, now Section 25-1, Code of Decatur, Alabama, as thereafter amended, are further amended, changed and modified as follows:

**Rezoning Request No. 1439-25**

The property being considered for Rezoning is a tract of land containing 3.30 +/- acres zoned M-1, Light Industry, to M-1A, Expressway Commercial District, located West of 2626 Central Parkway SW.

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 4 WEST, LYING IN THE CENTERLINE OF MODAUS ROAD, THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE SOUTH 87 DEGREES 13 MINUTES 40 SECONDS WEST ALONG THE SOUTHERN BOUNDARY OF SECTION 31 AND THE CENTERLINE OF MODAUS ROAD A DISTANCE OF 1206.30 FEET; THENCE NORTH 02 DEGREES 46 MINUTES 20 SECONDS WEST A DISTANCE OF 169.32 FEET TO THE RIGHT-OF-WAY OF BELTLINE HIGHWAY, S.W.; THENCE IN A NORTHEASTERLY DIRECTION ALONG THE SOUTHEASTERLY RIGHT-OF-WAY MARGIN AND ALONG A CURVE TO THE RIGHT (CONCAVE SOUTHEASTERLY) HAVING A RADIUS OF 11334.19 FEET A DISTANCE OF 33.88 FEET (CHORD BEARING, NORTH 75 DEGREES 48 MINUTES 51 SECONDS EAST; CHORD LENGTH 33.88 FEET); THENCE NORTH 80 DEGREES 59 MINUTES 43 SECONDS EAST ALONG THE SOUTHEASTERLY RIGHT-OF-WAY MARGIN OF THE AFORESAID BELTLINE HIGHWAY, S.W., A DISTANCE OF 1180.27 FEET TO THE EAST BOUNDARY OF THE SAID SECTION 31; THENCE SOUTH 02 DEGREES 53 MINUTES 43 SECONDS EAST ALONG THE THE EAST BOUNDARY OF SECTION 31, A DISTANCE OF 304.16 FEET TO THE POINT OF BEGINNING, LYING IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 4 WEST.

BEING THE SAME PREMISES CONVEYED TO DECATUR CHRISTIAN FELLOWSHIP, INC., AN ALABAMA NON-PROFIT CORPORATION, BY DEED FROM PARKVIEW BAPTIST CHURCH, A CHURCH CORPORATION, DATED APRIL 8, 1999, FILED FOR RECORD ON APRIL 8, 1999 IN BOOK 1781, PAGE 69, IN THE OFFICE OF THE JUDGE OF PROBATE OF MORGAN COUNTY, ALABAMA.

And containing 3.30 +/- acres more or less which area is now shown as an M-1, Light Industry, to M-1A, Expressway Commercial District, subject to all rules, regulations and

requirements therefore set forth in Section 25-12, Code of Decatur Alabama, and other provisions applicable therefore.

SECTION 2. This ordinance shall take effect and be in force from and after the date of its adoption and publication as required by law.

ADOPTED this the \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

Authenticated:

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Stephanie Simon

APPROVED this the \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

---

Kent Lawrence, Mayor

LEGAL NOTICE

Notice of a proposed amendment to the district boundaries of the City of Decatur Official Zoning Map, heretofore adopted by Section 27-1, Code of Decatur, Alabama, 1956, now Section 25-1, Code of Decatur, Alabama, as thereafter amended.

Pursuant to instructions given by the City Council of the City of Decatur, Alabama, notice is hereby given that the proposed amendment herein below set forth to the Code of Decatur, Alabama, will be considered by the City Council of the City of Decatur, Alabama, at a meeting of said City Council in the Council Chambers in the City Hall of Decatur, Alabama, at 402 Lee Street, N.E. at \_\_\_\_\_, on \_\_\_\_\_, 20\_\_\_\_.

Section 1. That the district boundaries of the City of Decatur Official Zoning Map, heretofore adopted by Section 27-1, Code of Decatur, Alabama, 1956, now Section 25-1, Code of Decatur, Alabama, as thereafter amended, are further amended, changed and modified as follows:

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And containing 3.30 +/- acres more or less which area is now shown as an M-1, Light Industry, to M-1A, Expressway Commercial District, subject to all rules,

regulations and requirements therefore set forth in Section 25-12, Code of Decatur Alabama, and other provisions applicable therefore.

SECTION 2. This ordinance shall take effect and be in force from and after the date of its adoption and publication as required by law.

ADOPTED this the \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

Authenticated:

---

Stephanie Simon

APPROVED this the \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

---

Kent Lawrence, Mayor

At the said time and place, all persons will have the right and are invited to be present and to be heard either for or against the adoption of said amendment.

An ordinance containing the proposed zoning ordinance changes may be reviewed in the office of the Planning Department.

This is the \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

---

Stephanie Simon  
CITY CLERK

LEGAL NOTICE

The City Council of the City of Decatur, Alabama, will consider at their regular meeting of \_\_\_\_\_, at \_\_\_\_\_ in the Council Chambers of the City Hall at 402 Lee Street, N.E., the proposed amendment to the Zoning Ordinance of the City of Decatur set forth in Ordinance No. \_\_\_\_\_, as published in The Decatur Daily on \_\_\_\_\_.

Section 1. That the district boundaries of the City of Decatur Official Zoning Map, heretofore adopted by Section 27-1, Code of Decatur, Alabama, 1956, now Section 25-1, Code of Decatur, Alabama, as thereafter amended, are further amended, changed and modified as follows:

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And containing 3.30 +/- acres more or less which area is now shown as an M-1, Light Industry, to M-1A, Expressway Commercial District, subject to all rules, regulations and requirements therefore set forth in Section 25-12, Code of Decatur Alabama, and other provisions applicable therefore.

SECTION 2. This ordinance shall take effect and be in force from and after the date of its adoption and publication as required by law.

ADOPTED this the \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

Authenticated:

\_\_\_\_\_  
Stephanie Simon

APPROVED this the \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

\_\_\_\_\_  
Kent Lawrence, Mayor

At said hearing all persons will have the right and are invited to be present and to be heard either for or against the adoption of said amendment.

\_\_\_\_\_  
Stephanie Simon  
City Clerk



**CITY COUNCIL AGENDA ITEM REPORT**

**DATE:** February 2, 2026

**SUBMITTED BY:** Jeff Clem, Police Department

**ITEM TYPE:** Resolutions

**AGENDA SECTION:** RESOLUTIONS:

**SUBJECT:** Resolution No. 26-028: Approve Retirement of K-9 Officer Bane from the Decatur Police Department

**FINANCIAL IMPACT:** NONE

**SUGGESTED ACTION:** K-9 Officer Bane is at the end of his service time and needs to retire. It is also requested that custody be transferred to K-9 Officer Julie Reynolds during his retirement years where she will be responsible at her expense for his care and well-being.

**ATTACHMENTS:**

[Res 26-028\\_K-9\\_Officer\\_Bane\\_Retirement.pdf](#)

[K-9 Officer Bane Medical Letter.pdf](#)

[K-9 Letter from Officer Reynolds.pdf](#)

RESOLUTION NO. 26-028

WHEREAS, K-9 Officer Bane was purchased by the City of Decatur in October 2018 and completed K-9 School at Huntsville PD in February 2019; and

WHEREAS, K-9 Officer Bane has maintained a dual certification in Explosives and Patrol from the United States Police Canine Association during his career; and

WHEREAS, Bane has served the city with distinction; and

WHEREAS, it will be time for Bane to retire and end his career with the city due to his age and health issues,

THEREFORE, BE IT RESOLVED by the City Council of the City of Decatur, Alabama that the City recognizes and states its great appreciation for K-9 Officer Bane in carrying out his duties and his service to the City and its citizens over the last seven years;

BE IT FURTHER RESOLVED that since Bane is unable to serve the City as a K-9 Officer effective February 3<sup>rd</sup>, 2026 it is appropriate that the custody of Bane on that date be given to his Officer Partner Julie Reynolds, who will be personally responsible at her expense to maintain the well-being of Bane during his retirement years.

Approved this the 2<sup>nd</sup> day of February, 2026.



---

Chief Torry Mack  
402 Lee Street NE  
First Floor  
Decatur, Alabama 35601

Chief Mack,

My name is Dr. Laura Macedonia Morgenroth, Chief of Staff veterinarian at Banfield Pet Hospital in Decatur, Alabama. This letter is in follow-up to a consultation with Officer Julie Reynolds regarding her K-9 Officer, "Bane" Reynolds. Our hospital has been providing medical care for Bane since he joined the force in the fall of 2018. Over the years, Bane has served the citizens of Decatur with great stamina and courage, and it has been our pleasure to assist in his preventive care and treatment.

Unfortunately, he is showing the effects of the demanding lifestyle he has been asked to maintain in service to this community. He is now over eight years of age, which places him, physiologically, as a human in their late sixties or early seventies. As with us when we age, Bane's heart is still in the job, but his body can no longer perform as it once did, and it takes him much longer to recover after strenuous activity. At his last comprehensive physical examination on January 3, 2026, we noticed times when he moved slowly and with difficulty, especially in his hind quarters. When we performed radiographs on his joints, we discovered the presence of osteoarthritis (degenerative joint disease) in his right hip and desmitis (degenerative ligament disease) in his left knee. While we are managing his clinical signs with joint supplements, cartilage injections and anti-inflammatory medication, these degenerative diseases will progress and likely impact his ability to complete the required duties of a working canine officer.

Based on these physical exam findings and discussions with Officer Reynolds about Bane's working abilities, it is my recommendation that Bane be retired from active service. If you have any further questions regarding this matter, please feel free to contact me at 256-301-6899. On behalf of the citizens of Decatur, we salute Bane for a job well done and thank him for his service.

Respectfully,

*Laura Macedonia Morgenroth, DVM*

Laura Macedonia Morgenroth, DVM  
Chief of Staff Veterinarian

Banfield Pet Hospital Decatur  
1241 Point Mallard Parkway  
Building A-6  
Decatur, Alabama 35601  
256-301-6899



*Loyalty ★ Accountability ★ Trust ★ Transparency*



Explosives Canine Detection "Bane" is over eight years old currently (D.O.B. October 2017) and he has come to the end of his service time with the Decatur Police Department after seven years. His age is showing and his ability to perform his explosives detection/patrol duties is diminishing and is coming to an end due to his advanced age. I (Officer Julie Reynolds) am requesting to retire "Bane" as soon as applicable and I am requesting ownership of the canine as a pet. Attached to this request is the recommendation for retirement provided by K9 Bane's veterinarian Dr. Laura Macedonia who is the Chief Veterinarian at Banfield Hospital. Thank you for your consideration into this matter.

Respectfully, Officer Julie Reynolds.

**CITY COUNCIL AGENDA ITEM REPORT**

**DATE:** February 2, 2026

**SUBMITTED BY:** Debbie Terry, Engineering Department

**ITEM TYPE:** Resolutions

**AGENDA SECTION:** RESOLUTIONS:

**SUBJECT:** Resolution No. 26-029: Authorize Mayor to Accept Public Use and Maintenance of River Road Estates Phase 3, Plat Book 2024 - Page 41

**FINANCIAL IMPACT:** TBD

**SUGGESTED ACTION:** Approve resolution

**ATTACHMENTS:**

[Res 26-029\\_River\\_Road\\_Estates\\_Phase\\_3.pdf](#)

[River Road Estates Phase 3 Letter.pdf](#)

RESOLUTION NO. 26-029  
Acceptance – Public Use and Maintenance  
River Road Estates Phase 3  
Plat Book 2024 – Page 41

**BE IT RESOLVED** by the City Council of the City of Decatur in the State of Alabama that upon the recommendation of the City Engineer, Carl Prewitt, that effective February 2, 2026 the City accepts for public use and maintenance the streets, storm drainage and utilities within the rights of way and easements dedicated for River Roads Estates Phase 3, as recorded in the Office of the Judge of Probate of Morgan County, AL, in Plat Book 2024 at Page 41. The value of public improvements is \$200,241 for .38 miles of 2 lane asphalt street with curb and gutter, and \$364,158 for .58 miles of stormwater drainage.

Approved this 2<sup>nd</sup> of February



**Engineering Department**

February 02, 2026

Honorable Mayor and City Council  
 City of Decatur  
 City Hall  
 402 Lee Street NE  
 Decatur, AL 35601

**RE: Public Use and Maintenance  
 Streets, Drainage and Utilities for  
 River Road Estates Phase 3**

Dear Mayor and Council:

This is to advise that streets, storm drainage and utilities required by the above referenced subdivision have been completed in accordance with the approved construction plans.

I recommend that you accept for public use and maintenance by resolution, effective February 02, 2026, the streets, drainage and utilities within the rights of way and easements dedicated for River Road Estates Phase 3, as recorded in the Morgan County Probate Office in Plat Book 2024 at Page 41. The value of the public improvements for .38 miles of 2 lane asphalt street with curb and gutter is \$200,241 and \$364,158 for .58 miles of stormwater drainage.

Sincerely,

Carl Prewitt,  
 City Engineer

**CC: Herman Marks, City Attorney  
 Stephanie Simon, City Clerk  
 Dane Shaw, Director of Development  
 Daniel Boutwell, Public Works  
 Ray Hardin, Decatur Utilities  
 Gene Kanikovsky, Joe  
 Wheeler  
 Davidson Homes, Developer**

**CITY COUNCIL AGENDA ITEM REPORT**

**DATE:** February 2, 2026

**SUBMITTED BY:** Erin Mowery, Street & Environmental Services Department

**ITEM TYPE:** Amendment

**AGENDA SECTION:** RESOLUTIONS:

**SUBJECT:** Resolution No. 26-030: Approve Budget Amendment for the purchase of additional garbage carts from Otto Environmental Services

**FINANCIAL IMPACT:** General Fund Unassigned Balance

**SUGGESTED ACTION:**

**ATTACHMENTS:**  
[Res 26-030\\_Otto\\_Environmental\\_Garbage\\_Carts.pdf](#)  
[Otto Quote 2,016 Carts.pdf](#)

**RESOLUTION NO. 26-030**

**Approve Budget Amendment for the Purchase of  
additional garbage carts from Otto Environmental Services**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DECATUR,  
ALABAMA** that the Solid Waste Department is hereby authorized to amend the budget  
of the Solid Waste department in the amount of \$101,816 for the purchase of additional  
garbage carts from OTTO Environmental Services.

The total purchase of \$103,016 will be funded by general fund unassigned balance and  
the remaining available budget amount from the original budget.

Expense shall be recorded to 001-034-31-000-52044 Carts Additions and  
Replacements.

Approved this 2<sup>nd</sup> day of February, 2026

Duramax Holdings LLC  
DBA Otto Environmental Systems  
12700 General Drive  
Charlotte, NC 28273



Quote: 32106

Page: 1/4

Mr. Reginald Carter  
City of Decatur AL  
PURCHASING AGENT - CITY HALL  
PO BOX 488  
Decatur AL 35602-0488

Dear Reginald,

Thank you for allowing Otto Environmental Systems North America, Inc. the opportunity to present this quotation to City of Decatur AL. Please let me know if you have any questions, and thank you for your interest.

Proposal Valid: January 6, 2026 - February 5, 2026

Line	Product	Description	Quantity	Net Price	Net Value
20	9956032-FS0YC000HH-DECATURALT01	95 Gal Edge Trash Cart DECATURAL (SK)	2,016 Each	48.00 USD / 1 Each	96,768.00 USD
		List Price Freight	48.00 6,248.00	USD / 1 Each USD	96,768.00 USD 6,248.00 USD
		Cart Style: 95 Gal Edge - Metal Bar/Bib/One Handle Cart Base Color: 60 - Black Lid Color: 32 - Lime Green Wheel: WHLZM10-1.5-10" IJ MLD SNP-ON .75BR 1.5S			

Total Item Net Value	96,768.00 USD
Freight	6,248.00 USD
<b>Total</b>	<b>103,016.00 USD</b>

**Payment Terms:** 30 days net

**All Credit Card transactions are subject to a 2.5% processing fee.**



Quote: 32106

Page: 2 / 4

Orders containing premium colors may or may not include extended lead times.

Sincerely,

Cooper Van Ness

Cooper.VanNess@otto-usa.com

I agree to purchase the items listed in the quote above and I acknowledge and agree to the Terms and Conditions of Sale.

Customer Name \_\_\_\_\_

Customer Signature \_\_\_\_\_

Date \_\_\_\_\_

Purchase Order # \_\_\_\_\_

**Otto orders are assumed to ship when ready unless prior arrangements have been made via your Otto contact.**

In the absence of prior arrangements, storage fees may accrue and be invoiced for any items held more than 30 days from the date of completion of your order.

#### **Terms & Conditions for Quoted Freight**

**The quoted freight rate is for reference only and may change if shipping variables change before shipment. In the event of a change, the adjusted freight rate will be communicated ahead of shipment.**

**Fuel surcharges are subject to market fluctuation and actual surcharges invoiced by the carrier will be invoiced to the customer.**

**Quoted freight rates are based upon shipment of your order during regular shipment days (Monday - Friday). Should after hours, weekend, or holiday shipment be needed, additional fees will apply, and the corresponding freight rate will be communicated ahead of shipment.**

**Should you require weekend shipping, these freight rates will be quoted separately, as they are normally higher in cost than shipments during the regular workweek (Monday - Friday).**

**Quoted freight rates assume shipping of your order 48 hours from the time of order completion. Customer will be charged for shipment premiums requested by a customer before the minimum 48-hour notice.**

**Should a delivery address change before the shipment of your order, an adjusted freight rate will be communicated ahead of shipment. Should a delivery address change after the shipment of your order, a re-consignment fee will be charged once all updated charges are known by the carrier.**

**Detention Fees - If customer holds up driver at destination and carrier charges Otto detention fees (typically after 2 hours), customer will be invoiced the actual charge along with an administration fee.**

**TERMS AND CONDITIONS OF SALE**

NOTICE: THE OFFER, ORDER ACKNOWLEDGEMENT, ORDER ACCEPTANCE, OR SALE OF ANY PRODUCTS DESCRIBED ON THE FRONT SIDE OF THIS DOCUMENT IS SUBJECT TO AND CONDITIONED UPON ACCEPTANCE OF THE TERMS CONTAINED IN THIS INSTRUMENT. ANY ADDITIONAL OR DIFFERENT TERMS PROPOSED BY PURCHASER ARE OBJECTED TO BY AND WILL NOT BE BINDING UPON OTTO ENVIRONMENTAL SYSTEMS NORTH AMERICA, LLC OR OCM SOLUTIONS, LLC (AS THE CASE MAY BE) ("OTTO") UNLESS SPECIFICALLY ASSENTED TO IN WRITING BY OTTO, UNLESS EXPLICITLY OBJECTED TO BY PURCHASER IN WRITING RECEIVED BY OTTO WITHIN FIVE (5) BUSINESS DAYS, THESE TERMS AND CONDITIONS OF SALE SHALL APPLY TO THIS OFFER, ORDER OF ACKNOWLEDGEMENT, ORDER ACCEPTANCE, OR SALE, WHETHER OR NOT THEY APPLIED TO A PRIOR PURCHASE BY PURCHASER. AS USED IN THESE TERMS AND CONDITIONS OF SALE, "PRODUCTS" MEANS THOSE PRODUCTS SET FORTH ON THE FRONT SIDE OF THIS DOCUMENT.

1. ACCEPTANCE. All orders received by Otto are subject to final acceptance or confirmation by Otto and no terms or orders are binding upon Otto until so accepted.

2. DELIVERIES. Unless otherwise specified by Otto in writing, all deliveries are F.O.B. Otto's place of business (UCC Terms). All deliveries shall be made via common carrier or some other reasonable means chosen by Otto. All risk of loss to Products sold shall pass to Purchaser upon delivery by Otto of such Products to a common carrier. Title to the Products shall remain with Otto until Purchaser pays the purchase price in full to Otto. Delivery is conditional on the timely receipt by Otto of documents necessary for the completion of the order, any down payment, and Purchaser's compliance with these terms and conditions. Delivery schedules represent Otto estimates only, and partial deliveries are permissible. Otto will use reasonable efforts to meet delivery schedules. Otto will not be liable for any delay in the performance of orders of contracts, or in the delivery or shipment of Products or for any damages suffered by Purchaser by reason of such delay. Delivery is subject to Purchaser maintaining credit satisfactory to Otto. Otto may suspend or delay

performance or delivery at any time pending receipt of assurances, including full or partial prepayment or payment of any outstanding amounts owed, adequate to Otto in its discretion of Purchaser's ability to pay. Failure to provide such assurances shall entitle Otto to cancel this contract without further liability or obligation to Purchaser.

3. RECEIVING DELAYS. If for any reason Purchaser fails to accept delivery of any of the Products on the date set forth in the delivery schedules, or if Otto is unable to deliver the Products on such date because Purchaser has not provided appropriate instructions, documents, licenses or authorizations: (i) risk of loss to the Products shall pass to Purchaser and (ii) Otto, at its option, may store or arrange for a third party to store the Products until Purchaser picks them up, whereupon Purchaser shall be liable for all related costs and expenses (including, without limitation, storage and insurance).

4. PRICES. Unless otherwise specified by Otto on the front side of this document, prices are quoted F.O.B. Otto's place of business (UCC Terms). Prices are subject to change by Otto without notice to Purchaser, and those prices set forth on the front side of this document will apply to the order. Prices do not include sales, use, excise, privilege, or any similar tax levied by any government, and Purchaser shall pay any such applicable tax. Upon the request of Otto, Purchaser shall provide Otto a tax exemption certificate acceptable to the appropriate taxing authorities.

5. TERMS OF PAYMENT. Unless otherwise specified by Otto on the front side of this document, the purchase price shall be due in full by Purchaser thirty (30) days of tender of delivery of the Products. Extension of credit, if any, may be changed or withdrawn by Otto at any time. Invoices not paid by their due date will be subject to carrying charges. Carrying charges shall accrue and be added to the unpaid balance in the amount of one and one-half percent (1-1/2%) per month of any overdue unpaid balance, or the maximum rate permitted by law, whichever is less. Purchaser shall reimburse Otto for the costs of collection, including, without limitation, reasonable attorneys' fees, of any overdue amount owed by Purchaser to Otto, and such collection costs shall also be subject to the carrying charges. Purchaser may not hold back or set off any amounts owed to Otto in satisfaction of any claims asserted by Purchaser against Otto.

6. RETURNED GOODS AND CLAIMS. Within ten (10) business days of delivery to Purchaser, Purchaser must give written notice to Otto of any claim by Purchaser based upon the condition, quantity, or grade of the Products sold or of any claimed nonconformity with the Purchaser's specifications, and the notice must indicate the basis of the claim in detail. Purchaser's failure to comply with this Paragraph shall constitute irrevocable acceptance by Purchaser of the Products delivered and shall bind Purchaser to pay to Otto the full price of such Products.

7. CANCELLATION/CHANGES. Purchaser may not cancel or change an order once placed with and accepted by Otto except with the prior written consent of Otto and upon terms that will indemnify Otto against any loss. Otto may correct mathematical or clerical errors.

8. WARRANTY. OTTO IS SELLING TO PURCHASER THE PRODUCTS AND PURCHASER ACCEPTS THE PRODUCTS "AS IS," AND OTTO EXPRESSLY DISCLAIMS ALL WARRANTIES, EXPRESS OR IMPLIED, ARISING FROM COURSE OF DEALING OR USAGE OF TRADE, OR STATUTORY, INCLUDING BUT NOT LIMITED TO THE IMPLIED CONDITIONS AND WARRANTIES OF MERCHANTABILITY, QUALITY, FITNESS FOR A PARTICULAR PURPOSE, CORRESPONDENCE WITH DESCRIPTION OR QUALITY, TITLE, QUIET POSSESSION AND NON-INFRINGEMENT.

Descriptions, representations and other information concerning Products contained in Otto's catalogs, advertisements or other promotion materials or statements or representations made by Otto sales representatives or distributors shall not be binding upon Otto.

In no case shall Otto be liable for any special, incidental or consequential damages based upon breach of contract, negligence, strict liability, tort or any other legal theory, even if Otto is notified of the possibility of such damages. In all cases, Otto's maximum liability arising out of or relating to these Terms and Conditions and any Purchase Order, regardless of the legal theory, shall not exceed the contract price actually paid by Purchaser in respect of the Products supplied by Otto to which such liability relates. Otto shall not be liable for any loss, damage, detention or delay due directly or indirectly to causes beyond its reasonable control, such as acts of God, acts of Purchaser, acts of civil or military authority, fires, strikes, floods, epidemics, war, riot, delays in transportation, government restrictions or embargoes, or difficulties in obtaining necessary labor, materials, manufacturing facilities or transportation due to such causes.

9. INDEMNIFICATION. Purchaser will defend, indemnify and hold harmless Otto against all claims, losses, liabilities, damages and expenses on account of any damage to property or injury or death of persons caused by or arising out of or relating to Purchaser's (and/or any of Purchaser's employee's, agent's, affiliate's and customer's) distribution, storage, handling, use, or disposal of Products or caused by or arising out of: (i) any breach of contract by Purchaser; (ii) any tortious acts or omissions of Purchaser (and/or any of Purchaser's employees, agents, affiliates and customers); or (iii) any willful misconduct or any violation by Purchaser (and/or by any of Purchaser's employees, agents, affiliates and customers) of any applicable law, rule or regulation.

10. SECURITY AGREEMENT. Purchaser hereby grants to Otto a continuing purchase money security interest in all Products sold and/or delivered to it and to the proceeds thereof. Purchaser shall execute and deliver any financing statements and other documents that Otto may reasonably require for the perfection of Otto's security interest, and Purchaser hereby authorizes Otto to do all other acts reasonably necessary for the establishment, perfection, preservation, and enforcement of its security interest. Purchaser shall maintain adequate insurance against casualty, loss, fire, or theft of the Products for so long as the security interest is in effect.

11. LIMITATIONS. Any action by Purchaser under or relating to this Agreement or the Products sold must be commenced within one (1) year after such cause of action has accrued.

12. GOVERNING LAW; JURISDICTION. This Agreement, and any and all claims arising out of or related to this Agreement or any of the proposals, negotiations, communications or understandings regarding this Agreement shall be governed by and construed in accordance with the laws of the State of North Carolina ("North Carolina") applicable to contracts made entirely within and wholly performed in North Carolina, without regard to its choice of law provisions. Any claim, action, suit or other proceeding initiated under or in connection with these Terms and Conditions or any Purchase Order may be asserted, brought, prosecuted and maintained only in any federal or state court in the State of North Carolina having jurisdiction over the subject matter thereof, and the parties hereby waive any and all right to object to the laying of venue in any such court and to any right to claim that any such court may be an inconvenient forum. The parties agree that the United Nations Convention on Contracts for the International Sale of Goods shall not apply to this Agreement.

13. CUMULATIVE REMEDIES; WAIVER. Except where specifically stated to the contrary, all remedies available to the parties for breach of this Agreement under this Agreement, at law or in equity, are cumulative and may be exercised concurrently or separately, and the exercise of any one remedy shall not be deemed an election of such remedy to the exclusion of other remedies. No waiver by either party to this Agreement of any breach of any provision of this Agreement shall be deemed a course of conduct or a waiver of a subsequent breach of that or any other provision.

14. ENTIRE AGREEMENT. Otto and Purchaser acknowledge that these Terms and Conditions of Sale together with Otto's invoice, constitute the entire agreement between Otto and Purchaser with regard to the sale or transfer of the Products sold and supersede all prior oral or written statements of any kind made by the parties or their representative. These Terms and Conditions of Sale may not be amended, modified, or supplemented except by written agreement executed by Otto and Purchaser.

15. SEVERABILITY. If any portion of this Purchase Order is found by a court of competent jurisdiction to be invalid or unenforceable, this Purchase Order shall be construed in all respects as if the invalid or unenforceable portion had been omitted and all other portions are fully enforceable.

16. ACCOUNT CREDITS. In the event that the Purchaser is entitled to a credit because of a warranty claim or a price adjustment, Otto will honor the credit for a period of six (6) months from the date of the credit invoice. Any credits claimed after six (6) months will be deemed expired. Additionally, Otto will not provide cash for any claim for credit, but will only allow credits to be redeemed for product.

**AFFIRMATIVE ACTION.** This contractor and subcontractor shall abide by the requirements of 41 CFR § 60-1.4(a), 60-300.5(a), and 60-741.5(a). These regulations prohibit discrimination against qualified individuals based on their status as protected veterans or individuals with disabilities, and prohibit discrimination against all individuals based on their race, color, religion, sex, sexual orientation, gender identity or national origin. Moreover, these regulations require that covered prime contractors and subcontractors take affirmative action to employ and advance in employment individuals without regard to race, color, religion, sex, sexual orientation, gender identity, national origin, protected veteran status or disability. Rev 5/1/2019

**CITY COUNCIL AGENDA ITEM REPORT**

**DATE:** February 2, 2026

**SUBMITTED BY:** Jeremy Sherrill, Purchasing

**ITEM TYPE:** Agreement - Financial

**AGENDA SECTION:** RESOLUTIONS:

**SUBJECT:** Resolution No. 26-031: Authorize Mayor to execute agreement with Redbeard Solutions for Replacement of Tornado Siren Batteries

**FINANCIAL IMPACT:** General Fund Unassigned Balance

**SUGGESTED ACTION:**

**ATTACHMENTS:**  
[Res 26-031\\_Tornado\\_Siren\\_Battery\\_Replacement.pdf](#)  
[Est\\_75165\\_from\\_DECATUR\\_ELECTRONICS\\_COMMUNICATIONS\\_LLC\\_26228.pdf](#)

**RESOLUTION NO. 26-031**

**Authorize Mayor to execute agreement with Redbeard Solutions  
for Replacement of Tornado Siren Batteries**

**BE IT RESOLVED** by the City Council of the City of Decatur, Alabama that the Mayor is authorized on behalf of the City to execute the attached Agreement with Redbeard Solutions for a total of \$5,811.30 for replacement of tornado siren batteries with the payment for services being funded by the General Fund Unassigned Balance.

Approved this 2<sup>nd</sup> day of February, 2026.



REDBEARD SOLUTIONS  
1222 4TH AVE SE  
DECATUR, AL 35601  
256-355-4747 PHONE  
kim@redbeard.solutions

## Quote

Date	Estimate #
1/15/2026	75165

Name / Address
CITY OF DECATUR ACCOUNTS PAYABLE P.O BOX 488 DECATUR AL 35602-0488

SUBJECT
TORNADO SIRENS

Item	Description	Qty	Cost	Total
SIREN BATTERY	TORNADO SIREN DEEP CYCLE BATTERY	20	182.25	3,645.00
SIREN REPAIR	REPAIR/CHECKOUT OUTDOOR SIREN PER HOUR	14	150.00	2,100.00
MILEAGE/TRAV...	TIME AND MILEAGE TO/FROM CUSTOMER LOCATION (PER MILE)	78	0.85	66.30

***QUOTE GOOD FOR 60 DAYS***	<b>Subtotal</b>	\$5,811.30
	<b>Sales Tax (0.0%)</b>	\$0.00
	<b>Total</b>	\$5,811.30

CHECK US OUT ON FACEBOOK!

[WWW.FACEBOOK.COM/DECATURELECTRONICS](http://WWW.FACEBOOK.COM/DECATURELECTRONICS)

**CITY COUNCIL AGENDA ITEM REPORT**

**DATE:** February 2, 2026

**SUBMITTED BY:** Jeremy Sherrill, Purchasing

**ITEM TYPE:** Agreement - Financial

**AGENDA SECTION:** RESOLUTIONS:

**SUBJECT:** Resolution No. 26-032: Authorize Mayor to execute agreement with General Repair Service, Inc. for Replacement of Council Chambers Flooring in the amount of \$22,510.65

**FINANCIAL IMPACT:** General Fund Unassigned Balance

**SUGGESTED ACTION:**

**ATTACHMENTS:**  
[Res 26-032\\_Council\\_Chambers\\_flooring\\_General\\_Repair\\_Svc.pdf](#)  
[CCE12222025\\_0001.pdf](#)

**RESOLUTION NO. 26-032**

**Authorize Mayor to execute agreement with General Repair Service, Inc for  
Replacement of Council Chambers Flooring**

**BE IT RESOLVED** by the City Council of the City of Decatur, Alabama that the Mayor is authorized on behalf of the City to execute the attached Agreement with General Repair Service, Inc. for a total of \$22,510.65 for replacement of Council Chambers flooring with the payment for services being funded by the General Fund Unassigned Balance.

Approved this 2<sup>nd</sup> day of February, 2026.

## General Repair Service, Inc.

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1401 5th Avenue SE  
Decatur, AL 35601  
Phone: (256) 355-7910  
Fax: (256) 355-7911  
Tax ID: 63-0581289

Client: City of Decatur  
Property: 402 Lee Street NE  
Decatur, AL 35601

Operator: HOLLY.GR

Estimator: Adam Dumas

Type of Estimate: Other  
Date Entered: 12/17/2025 Date Assigned:

Price List: ALDE8X\_DEC25  
Labor Efficiency: Restoration/Service/Remodel  
Estimate: CITYOFDECATUR-CC

**Notes:**

- 1 - Prices may vary depending on selections.
- 2 - Due to the continuous increase in materials, this quote is only good for 30 days.

## General Repair Service, Inc.

1401 5th Avenue SE  
Decatur, AL 35601  
Phone: (256) 355-7910  
Fax: (256) 355-7911  
Tax ID: 63-0581289

### CITYOFDECATUR-CC

#### Council Chambers

#### DESCRIPTION

	LxWxH 41' x 41' x 8'	QTY
1. R&R Glue down carpet - commerical	2,017.20 SF	
2. Add for glued down vinyl plank application over concrete	1,681.00 SF	
3. Floor prep - Fill holes from anchors and bolts from chairs	1.00 EA	
4. Additional charge for step and section of wall	1.00 EA	
5. Remove chairs (92)	1.00 EA	
6. Single axle dump truck - per load - including dump fees	1.00 EA	

Grand Total \$22,510.65

Adam Dumas

#### Grand Total Areas:

1,312.00 SF Walls	1,681.00 SF Ceiling	2,993.00 SF Walls and Ceiling
1,681.00 SF Floor	186.78 SY Flooring	164.00 LF Floor Perimeter
328.00 SF Long Wall	328.00 SF Short Wall	164.00 LF Ceil. Perimeter
0.00 Floor Area	0.00 Total Area	0.00 Interior Wall Area
0.00 Exterior Wall Area	0.00 Exterior Perimeter of Walls	
0.00 Surface Area	0.00 Number of Squares	0.00 Total Perimeter Length
0.00 Total Ridge Length	0.00 Total Hip Length	

**CITY COUNCIL AGENDA ITEM REPORT**

**DATE:** February 2, 2026

**SUBMITTED BY:** Jeremy Sherrill, Purchasing

**ITEM TYPE:** Expenditures

**AGENDA SECTION:** RESOLUTIONS:

**SUBJECT:** Resolution No. 26-033: Authorize the Capital Purchase of Replacement Seating in Council Chambers in the amount of \$6,375.70

**FINANCIAL IMPACT:** General Fund Unassigned Balance

**SUGGESTED ACTION:**

**ATTACHMENTS:**

[Res 26-033\\_Council\\_Chambers\\_Replacement\\_Seating.pdf](#)

[SOQ-1365751\\_01\\_21\\_2026\\_03\\_38\\_24.pdf](#)

**RESOLUTION NO. 26-033**

**Authorize Capital Purchase of Replacement Seating in Council Chambers**

**BE IT RESOLVED** by the City Council of the City of Decatur, Alabama that the Purchasing Department is hereby approved to purchase 100 stacking chairs from Biz Chair for a total of \$6375.70 for the Council Chambers with the payment for services being funded by the General Fund Unassigned Balance.

Approved this 2<sup>nd</sup> day of February, 2026.



SOQ-1365751

www.bizchair.com

1-800-924-2472



Via Regular Mail:

BELNICK INCOMING ACCOUNT X9872

P.O. Box 736385

Dallas, TX 75373-6385

Make Check Payable To Bizchair

Please allow up to 10 days for check processing

## Quote Information

Quote Number	SOQ-1365751	Created Date	12/15/2025
Sales Rep	Nicole Hunt	Sales Rep Email	nicolehunt@belnick.com

## Customer Contact Information

Account Name	City of Decatur	Phone	(256) 341-4522
Contact Name	Jeremy Sherrill	Email	jsherrill@decatur-al.gov

## Customer Address Information

Bill To	City of Decatur PO Box 488 DECATUR, AL 35602	Ship To	City of Decatur 401 LEE STREET NW DECATUR, AL 35603
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Quantity	Item Description	\$ Unit Price	\$ Extended Price
100	 <b>XU-CH0221-GY-SV-GG</b> <b>HERCULES Series 21"W Stacking Church Chair in Gray Fabric - Silver Vein Frame</b>	\$ 58.63	\$ 5863.00
100	IMAGE COMING SOON <b>XU-CH0221-GY-SV-BACK</b> <b>Backs for chairs</b>	\$ 0.00	\$ 0.00
			<b>Sub Total</b> \$ 5863.00
			<b>Discount</b> \$ 25
			<b>Shipping &amp; Handling</b> \$ 537.70
<b>Liftgate Call Before Delivery</b>			<b>Tax</b> \$ 0.00
			<b>TOTAL DUE</b> \$ 6375.70

Please review your quote thoroughly and verify that all shipping and product information is correct. By approving this quote, you are *acknowledging* that all information is accurate, including your shipping address and products requested.

Please note the following:

- Many of our products are packaged ready to assemble allowing smaller orders to ship via FedEx or UPS
- Large orders will ship via freight carrier and will not include inside delivery services (pallets will be unloaded curbside)
- If inside delivery service is required, please communicate this requirement with your sale representative at the time of purchase as additional charges will apply
- Any changes requested (address, items, or quantity discrepancies, etc.) will require a new quote
- The quoted shipping charges are guaranteed for 30 days though product pricing is subject to change at any time
- All purchase orders are subject to approval, please reach out to your representative to see if your organization is eligible for use of Net 30 terms.
- The following payment methods are accepted: card by phone, check by mail, wire, or ach. Please note certain restrictions may apply for card payments and another form of payment may be required.

To place an order, please contact your sales representative. If submitting a PO, please submit this form with your purchase order and fax it to (770) 721-8381 or email [dtcsales@theubiquegroup.com](mailto:dtcsales@theubiquegroup.com).