

MEMORANDUM

DATE: January 20th, 2026

TO: Planning Commission

PLANNING COMMISSION MEETING

January 20th, 2026

Pre-Meeting – 3:00 p.m.

Meeting – 3:30 p.m.

City Council Chambers

Agenda

Planning Commission

City of Decatur, AL

January 20th, 2026

Time: 3:30 PM

City Council Chambers

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

CALL MEETING TO ORDER

Public Meeting

Re-Zoning

A. Re-Zoning 1442-26	Nicholas Ostrye	PAGE NO.
B. Re-Zoning 1443-26	Flint City VFD	3-6
		7-10

Minor Plat

A. Minor Plat: Replat of Lots 9 & 10	Flint City VFD	PAGE NO.
		11-14

Consent Agenda

Certificates

A. Certificate 3658-26	Pugh Wright McAnally	PAGE NO.
B. Certificate 3659-26	Pugh Wright McAnally	15-18
C. Certificate 3660-26	Nicholas Ostrye	19-22
		23-26

Other Business

Other Business

A. Bond Release: River Road Estates Ph.3	Pugh Wright McAnally	PAGE NO.
		27-28

PUBLIC HEARING

REZONINGS

REZONING 1442-26

FILE NAME OR NUMBER: Rezoning 1442-26

ACRES: 3.30 +/- acres

CURRENT ZONE: Agricultural (AG)

APPLICANT: Nicholas Ostrye

LAND OWNER: Indian Hills Partners, Inc.

LOCATION AND/OR PROPERTY ADDRESS: 3430 Indian Hills Road SE

REQUEST: Rezone 3.30 +/- acres to Community Commercial

PROPOSED LAND USE: Community Commercial

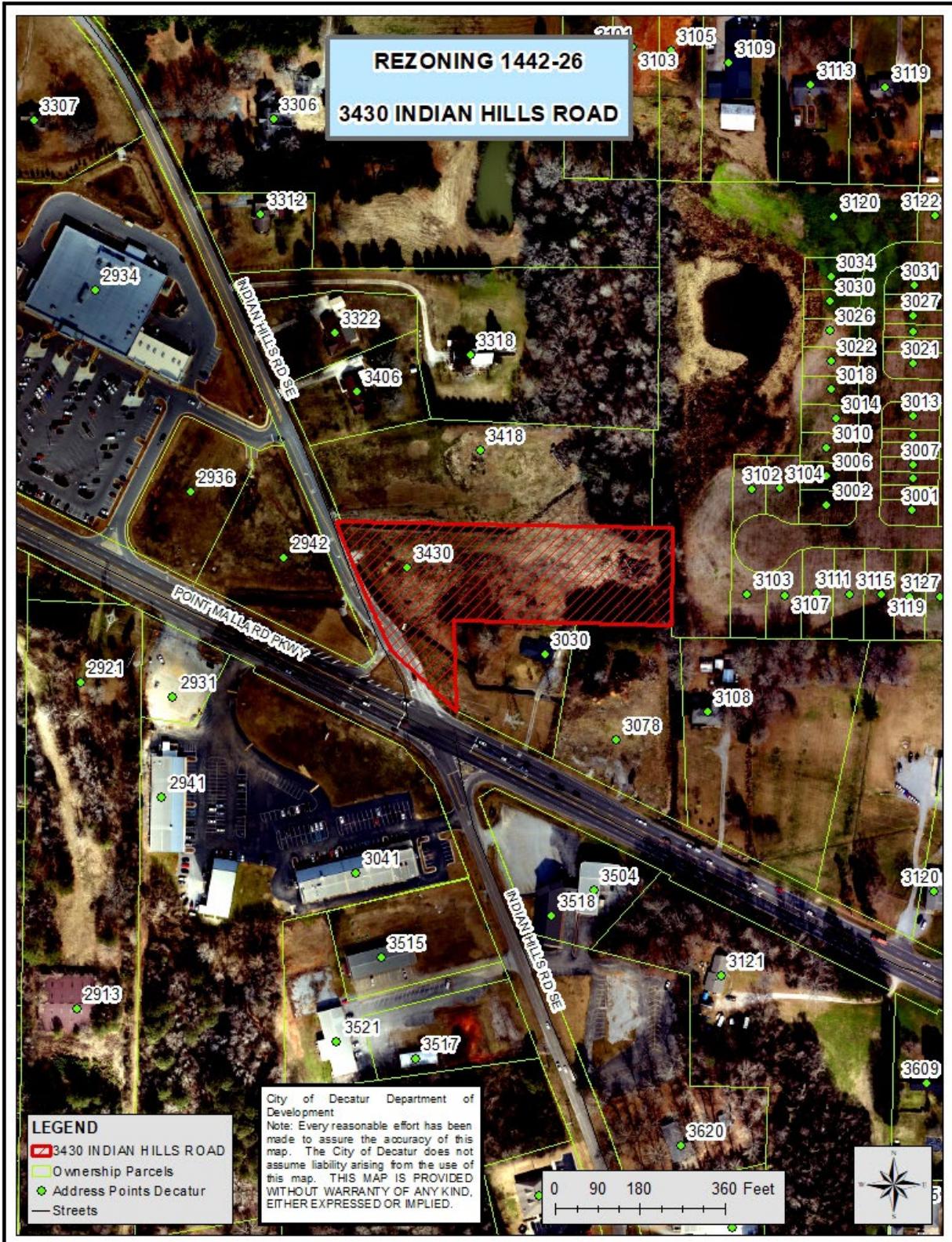
ONE DECATUR FUTURE LAND USE: Community Commercial

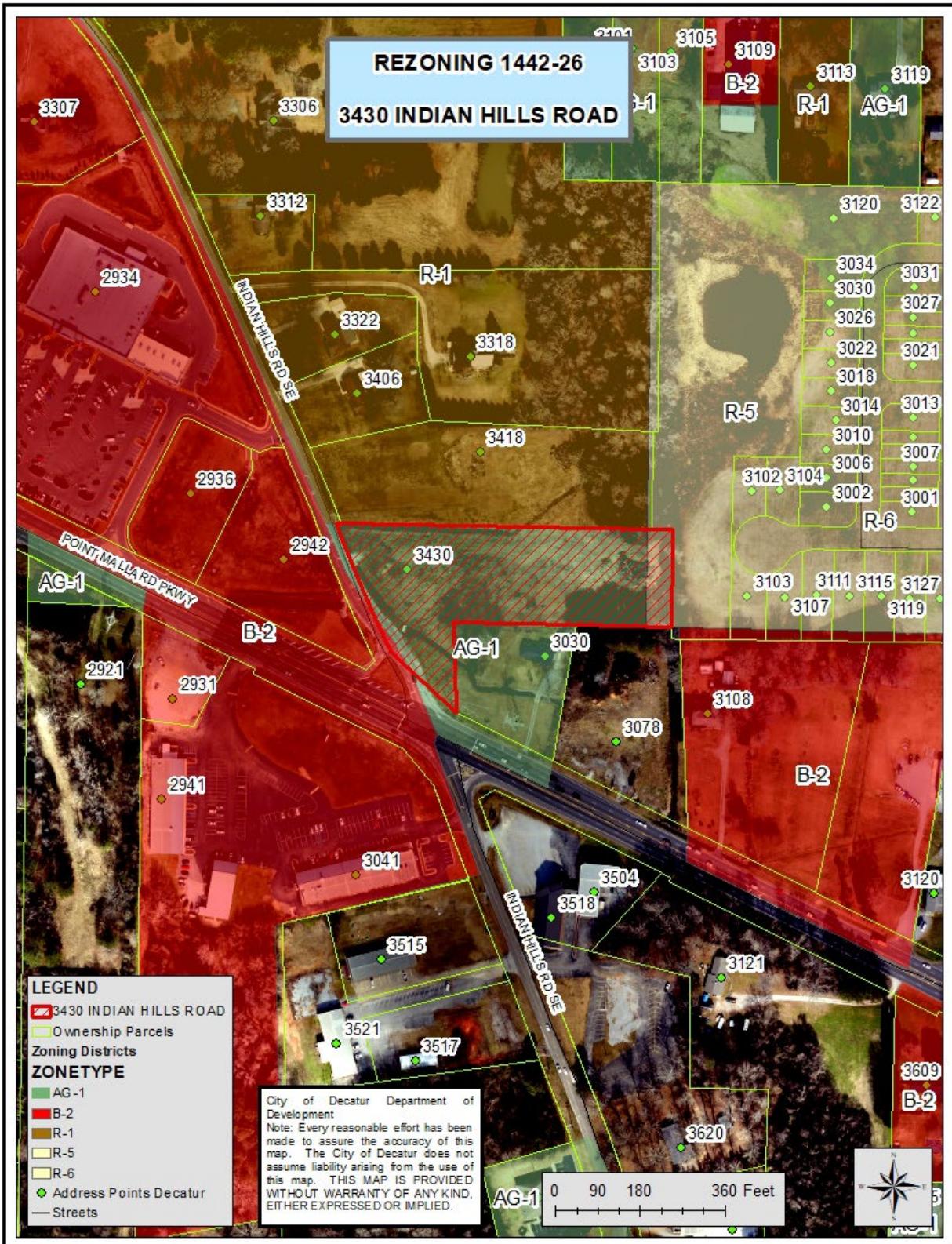
ONE DECATUR STREET TYPOLOGY: Indian Hills Road is a Collector Urban

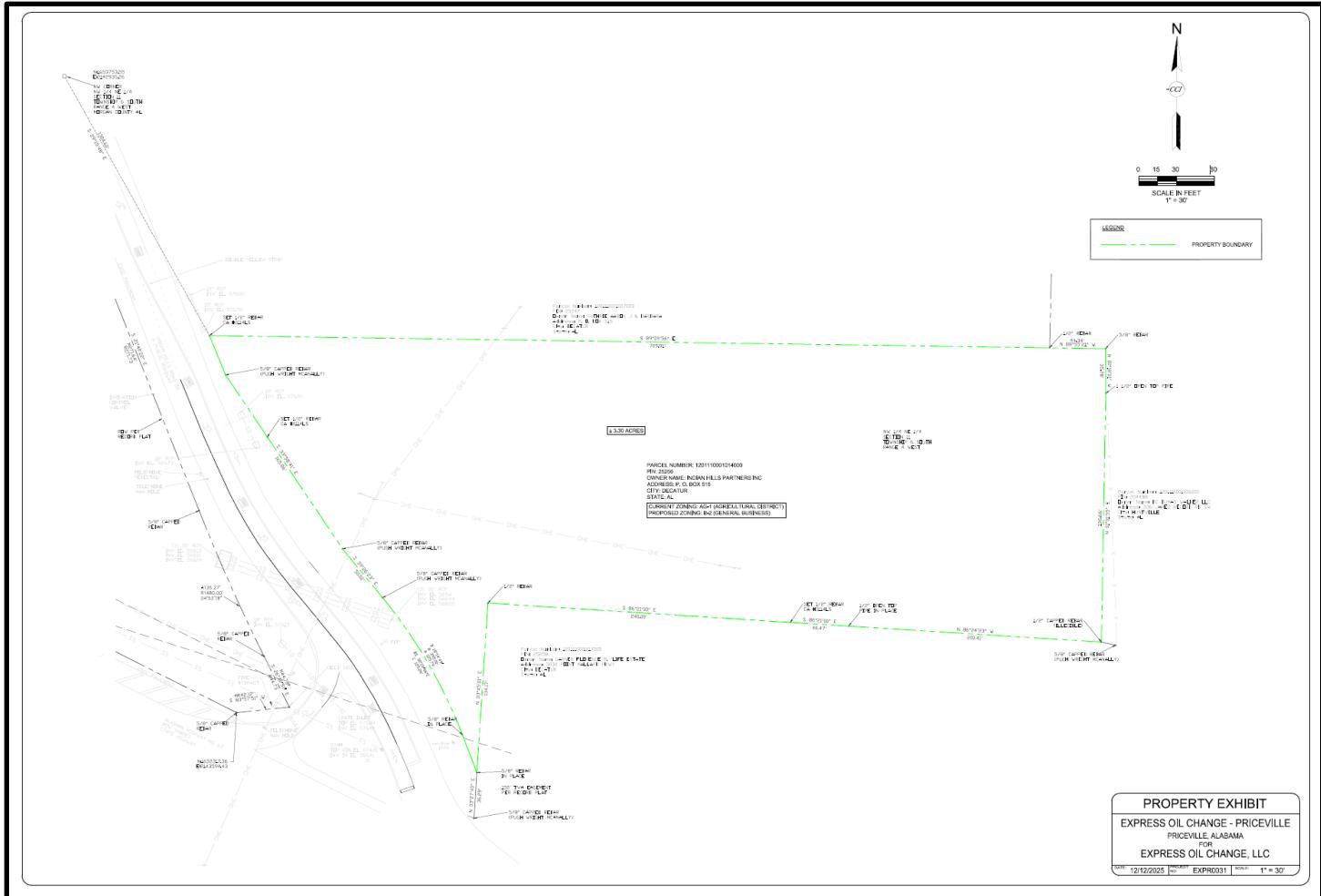
COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

Conditions to be met:

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







REZONING 1443-26

FILE NAME OR NUMBER: Rezoning 1443-26

ACRES: 1.10 +/- acres

CURRENT ZONE: RSF-10

APPLICANT: Flint City Volunteer Fire Department

LAND OWNER: Flint City Volunteer Fire Department

LOCATION AND/OR PROPERTY ADDRESS: 114 Oxmore Flint Road SW

REQUEST: Rezone 1.10 +/- acres from RSF-10 to Institutional

PROPOSED LAND USE: Institutional

ONE DECATUR FUTURE LAND USE: Low Residential

ONE DECATUR STREET TYPOLOGY: Oxmore Flint is a local Street

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

Conditions to be met:

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





MINOR PLATS

REPLAT OF LOTS 9 & 10, PINE FOREST ESTATES,
ADDITION NO. 1

FILE NAME OR NUMBER: Replat of lots 9 & 10 of Pine Forest Estates Addition I

ACRES: 2.0 +/- acres

CURRENT ZONE: RSF-10 & Institutional

APPLICANT: Flint City Volunteer Fire Department

LAND OWNER: Flint City Volunteer Fire Department

LOCATION AND/OR PROPERTY ADDRESS: 114 Oxmore Flint Road SW

REQUEST: Consolidate two parcels into one

PROPOSED LAND USE: Institutional

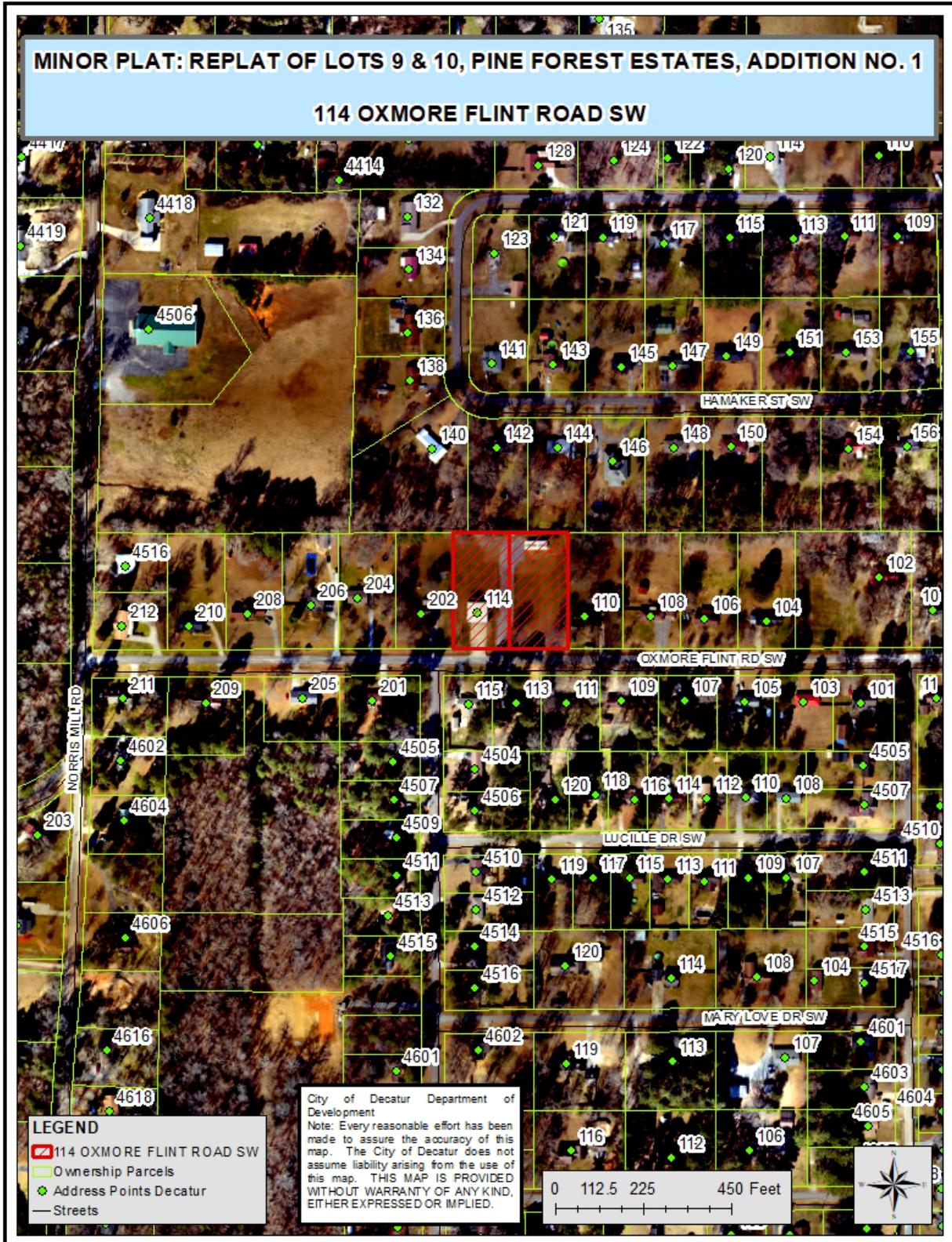
ONE DECATUR FUTURE LAND USE: Low Residential

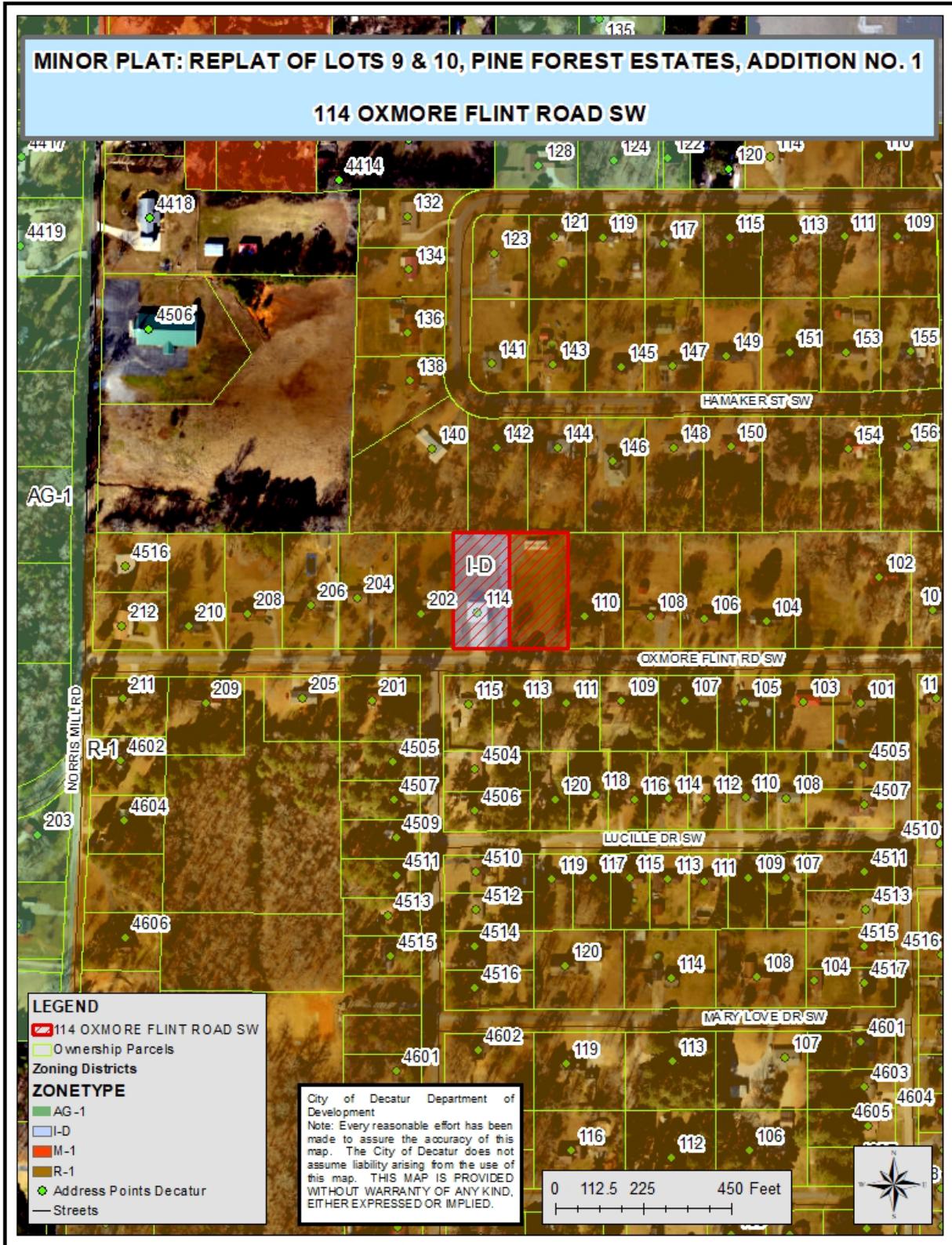
ONE DECATUR STREET TYPOLOGY: Oxmore Flint is a local Street

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

Conditions to be met:

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





CONSENT AGENDA

CERTIFICATE 3658-26

FILE NAME OR NUMBER: Certificate 3658-26

ACRES: 5.29 +/- acres

CURRENT ZONE: RSF-10

APPLICANT: Pugh Wright McAnally

LAND OWNER: Christopher Cottingham

LOCATION AND/OR PROPERTY ADDRESS: 2903 & 2825 Old Moulton Road SW

REQUEST: Consolidate Two Lots into One

PROPOSED LAND USE: Low Residential

ONE DECATUR FUTURE LAND USE: Low Residential

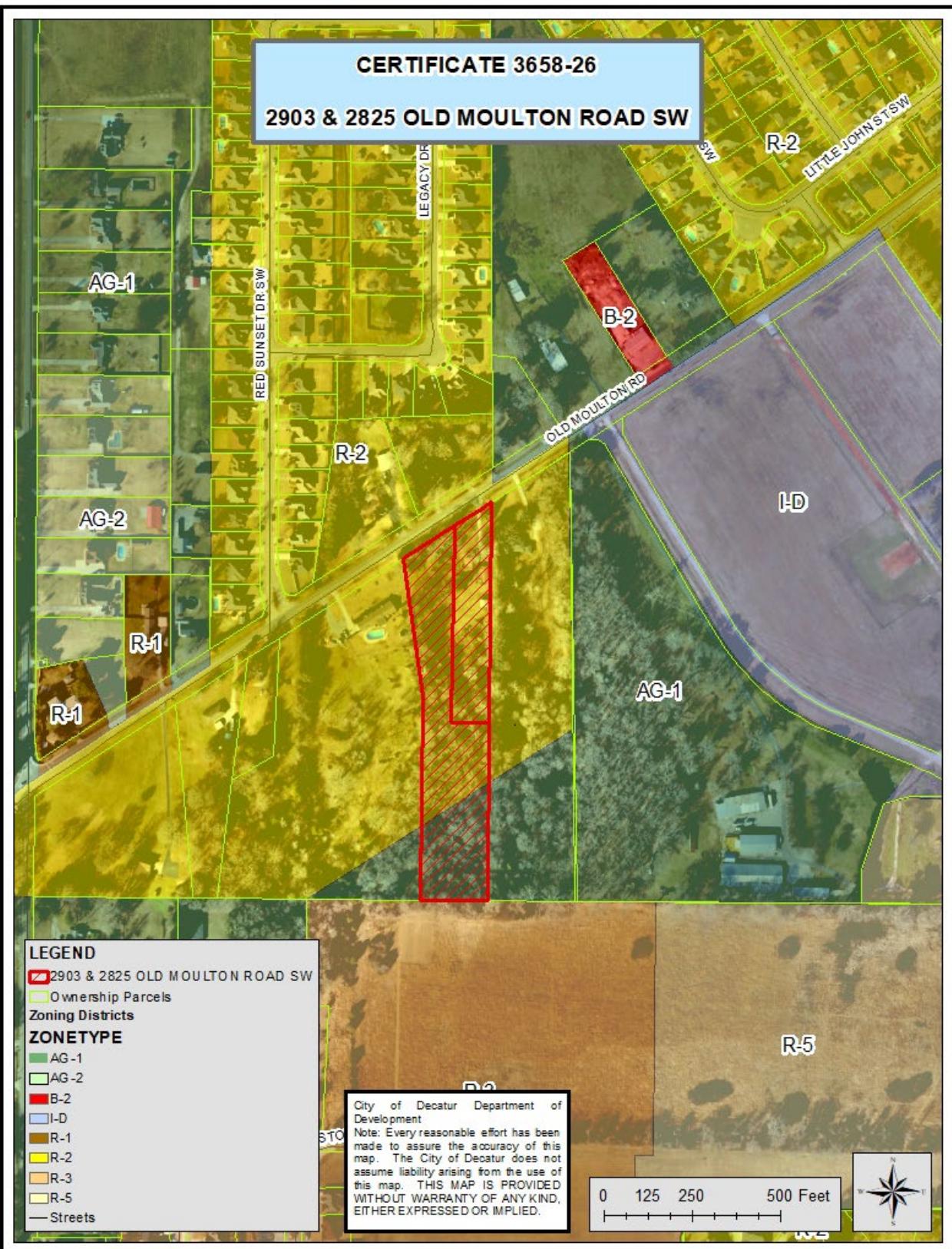
ONE DECATUR STREET TYPOLOGY: Old Moulton Road is a Minor Arterial

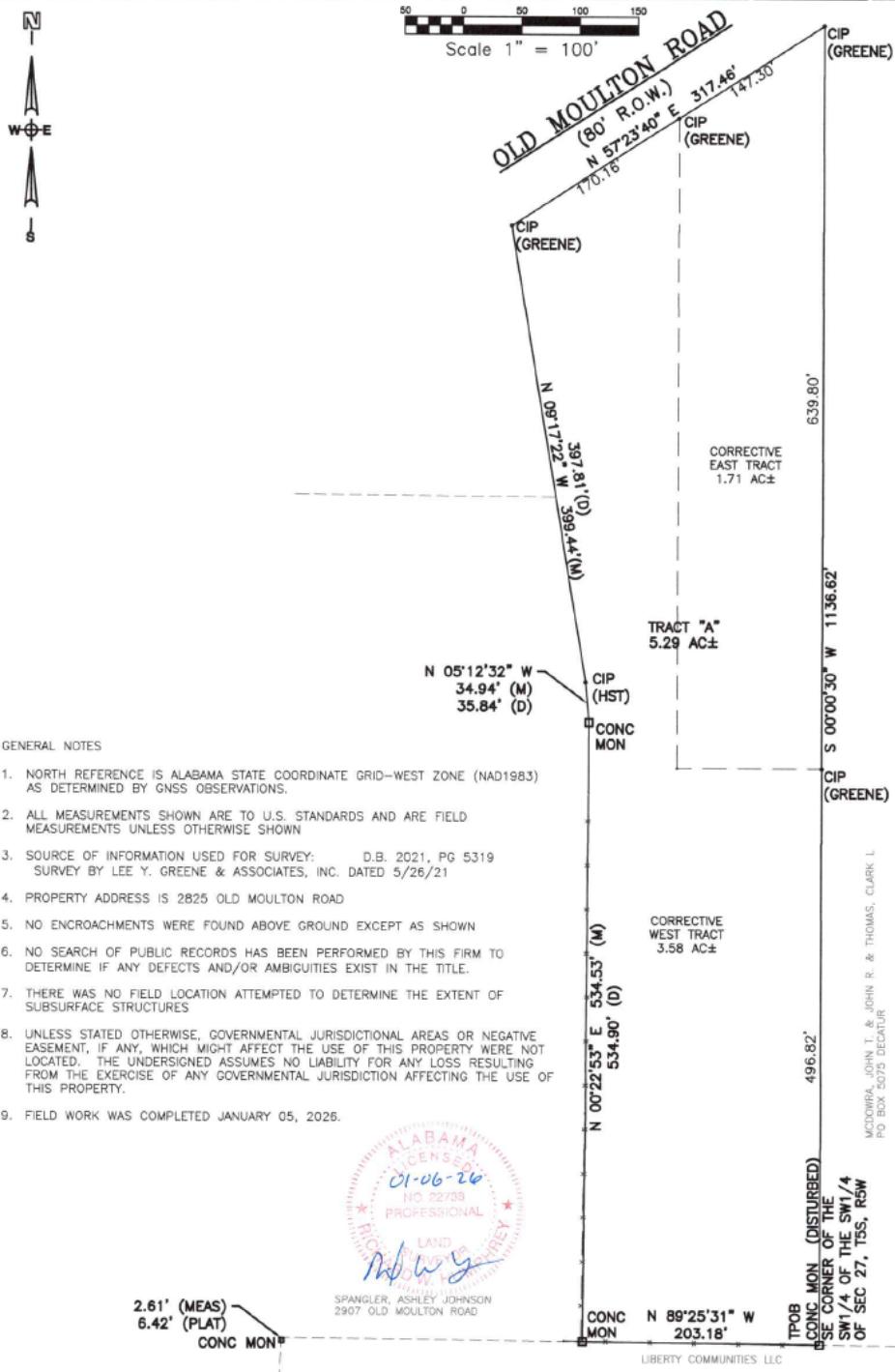
COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

Conditions to be met:

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







BOUNDARY SURVEY -- CHRIS COTTINGHAM -- 2825 OLD MOULTON ROAD

DRAWING DATE: 01-05-26 DRAWN BY: RWH APPROVED BY: RWH JOB No. S-230-25 SCALE: 1"-100' PAGE 4 OF 4

PUGHWRIGHTMCANALLY.COM

CERTIFICATE 3659-26

FILE NAME OR NUMBER: Certificate 3659-26

ACRES: 7.27+\- acres

CURRENT ZONE: Light Industrial District

APPLICANT: Pugh Wright McAnally

LAND OWNER: Rodan Properties, LLC

LOCATION AND/OR PROPERTY ADDRESS: 715 Summit Drive SE

REQUEST: Subdivide One Parcel into Three

PROPOSED LAND USE: Commercial

ONE DECATUR FUTURE LAND USE: Flex Employment Center

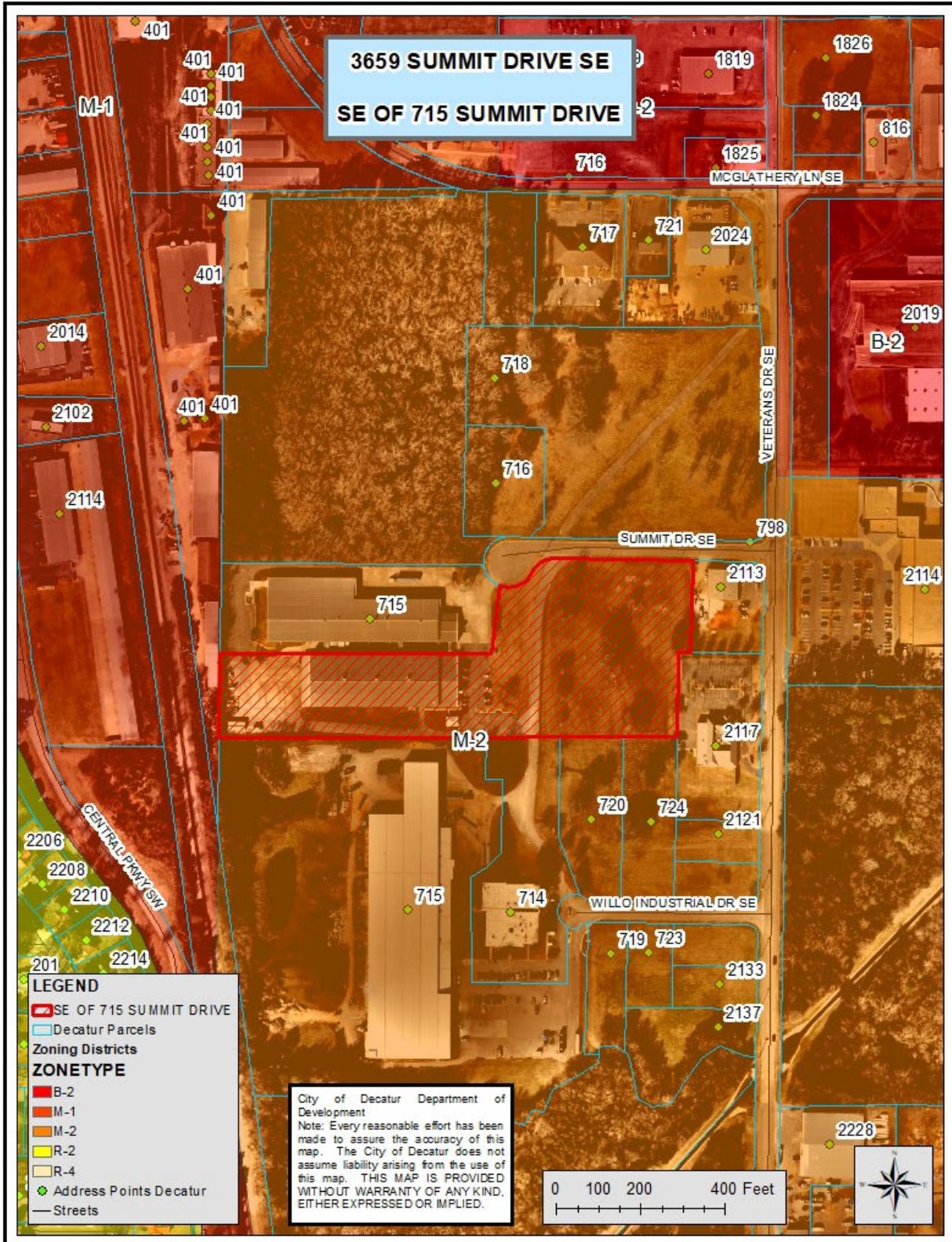
ONE DECATUR STREET TYPOLOGY: Summit Drive is a Local Street

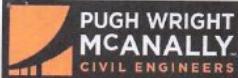
COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

Conditions to be met:

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







310 8TH AVENUE NE | DECATUR, ALABAMA 35601 | POST OFFICE BOX 2419 | 35602

256.353.3937P 256.350.2285

— — — — —

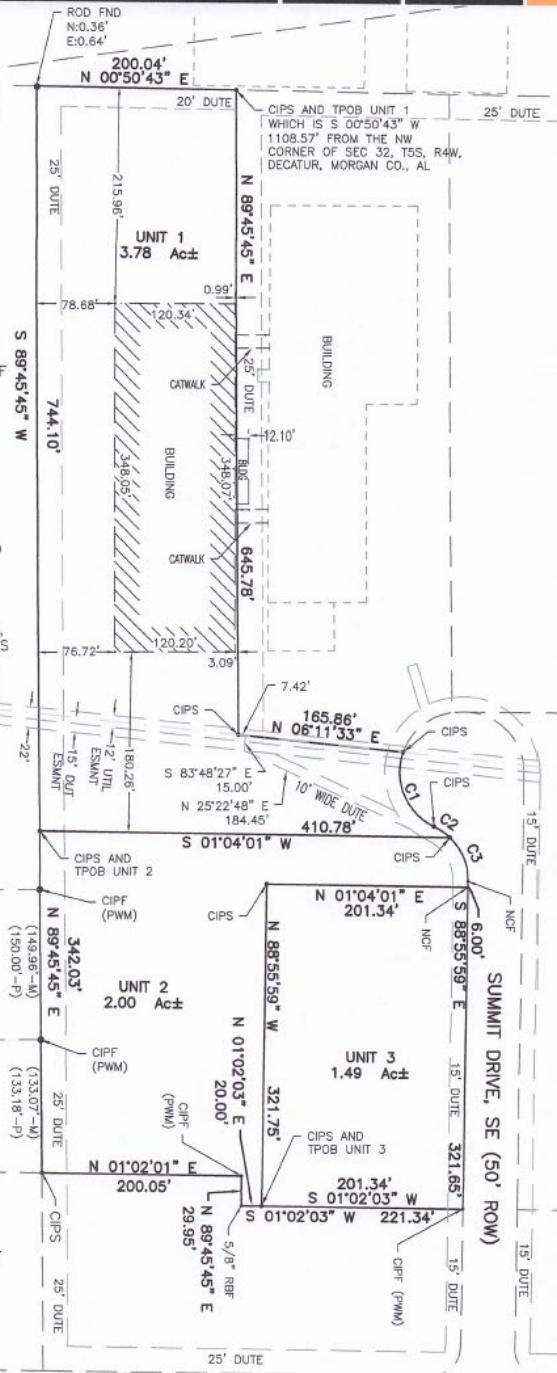
100' WIDE CSX RAILROAD ROW
150.09
150.76
CMF
GENERAL NOTES

1. NORTH REFERENCE IS ALABAMA STATE COORDINATE GRID—WEST ZONE (NAD1983) AS DETERMINED BY GNSS OBSERVATIONS.
 2. ALL MEASUREMENTS SHOWN ARE TO U.S. STANDARDS AND ARE FIELD MEASUREMENTS UNLESS OTHERWISE SHOWN
 3. SOURCE OF INFORMATION USED FOR SURVEY: MB 2000, PG 19; DB 2020, PG 7104; DB 1743, PG 441 AND DB 2005, PG 13760.
 4. PROPERTY IS LOCATED ON THE SOUTH SIDE OF SUMMIT DRIVE, SE, DECATUR, AL 35601
 5. NO ENCROACHMENTS WERE FOUND ABOVE GROUND EXCEPT AS SHOWN
 6. NO SEARCH OF PUBLIC RECORDS HAS BEEN PERFORMED BY THIS FIRM TO DETERMINE IF ANY DEFECTS AND/OR AMBIGUITIES EXIST IN THE TITLE.
 7. THERE WAS NO FIELD LOCATION ATTEMPTED TO DETERMINE THE EXTENT OF SUBSURFACE STRUCTURES
 8. UNLESS STATED OTHERWISE, GOVERNMENTAL JURISDICTIONAL AREAS OR NEGATIVE EASEMENT, IF ANY, WHICH MIGHT AFFECT THE USE OF THIS PROPERTY WERE NOT LOCATED. THE UNDERSIGNED ASSUMES NO LIABILITY FOR ANY LOSS RESULTING FROM THE EXERCISE OF ANY GOVERNMENTAL JURISDICTION AFFECTING THE USE OF THIS PROPERTY.
 9. FIELD WORK WAS COMPLETED ON JANUARY 5, 2026



LEGEND

LOT 1	WILLO COMMERCIAL PARK ADDN. NO. 1 (MB 2010, PG 7)
LOT 7	ALABAMA LICENSED NO. 50401 PROFESSIONAL LAND SURVEYOR J. Michael H. Richards Jon C. Richards
LOT 8	LEGEND REBF REBAR FOUND NCF NAIL AND CAP FOUND CMF CONCRETE MONUMENT FOUND CIPF CAPPED IRON PIN FOUND CIPS CAPPED IRON PIN SET PWM PUGH WRIGHT MCANALLY FND FOUND DUE DRAINAGE, UTILITIES AND TELECOMMUNICATIONS EASEMENT UTIL UTILITY ESMNT EASEMENT BLDG BUILDING (P) (PLAT) (M) (MEASURED)



VETERANS DRIVE SE (60' ROW)

CERTIFICATE TO SUBDIVIDE -- DAN STEPHENSON -- SUMMIT DRIVE, SE -- DECATUR, AL

CERTIFICATE TO SUBDIVIDE BAY STEPHENSON SUMMIT DRIVE, SE BENDON, AL DRAWING DATE: 1-06-26 DRAWN BY: DDP APPROVED BY: JCP JOB No. S-227-25 SCALE: 1" = 120' PAGE 6 OF 6

BUSHWRIGHTMAGAZINE.COM

CERTIFICATE 3660-26

FILE NAME OR NUMBER: Certificate 3660-26

ACRES: 3.30 +/- acres

CURRENT ZONE: Agricultural (AG)

APPLICANT: Nicholas Ostrye

LAND OWNER: Indian Hills Partners, Inc.

LOCATION AND/OR PROPERTY ADDRESS: 3430 Indian Hills Road SE

REQUEST: Subdivide One Parcel into Two

PROPOSED LAND USE: Commercial

ONE DECATUR FUTURE LAND USE: Community Commercial

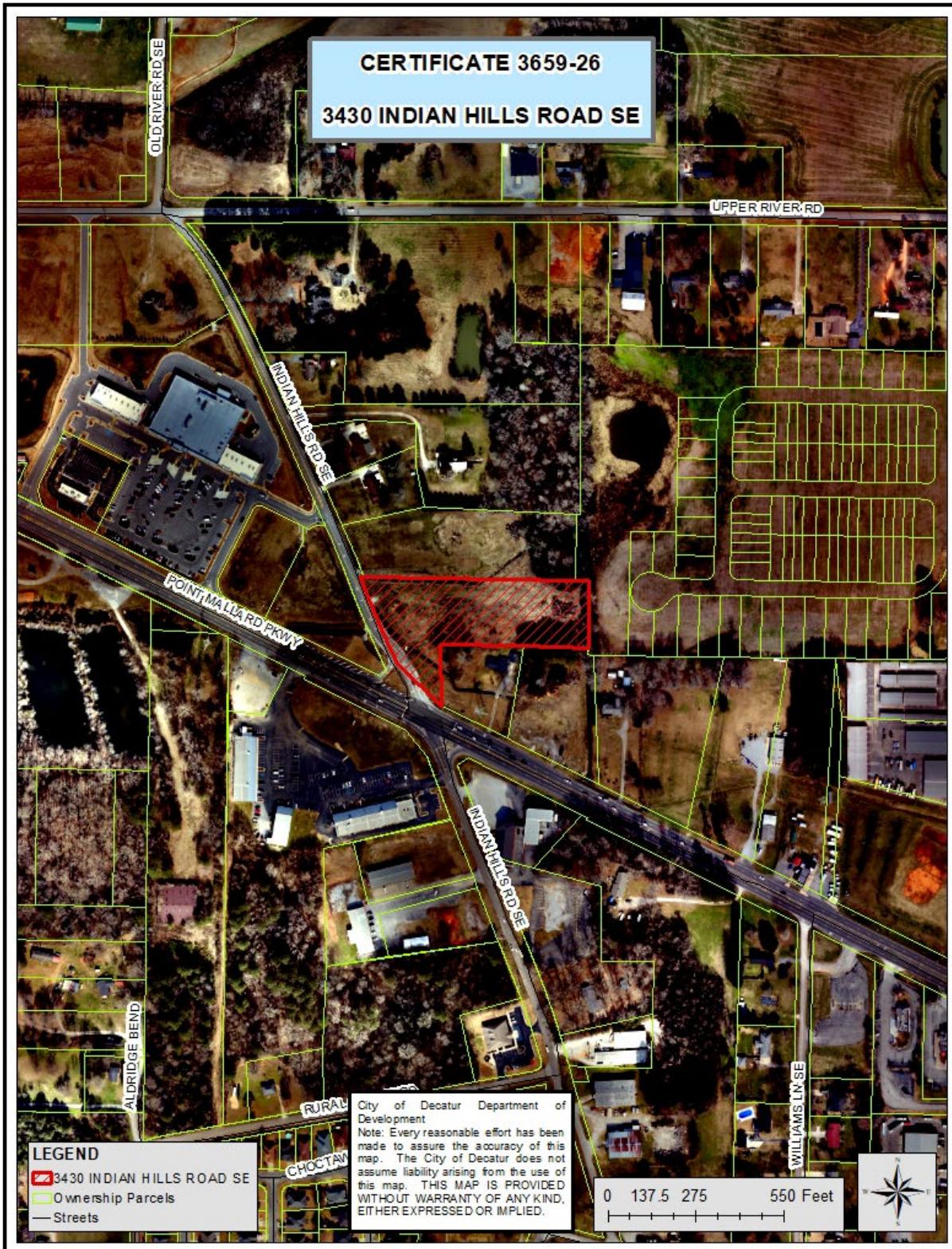
ONE DECATUR STREET TYPOLOGY: Indian Hills Road is a Collector Urban

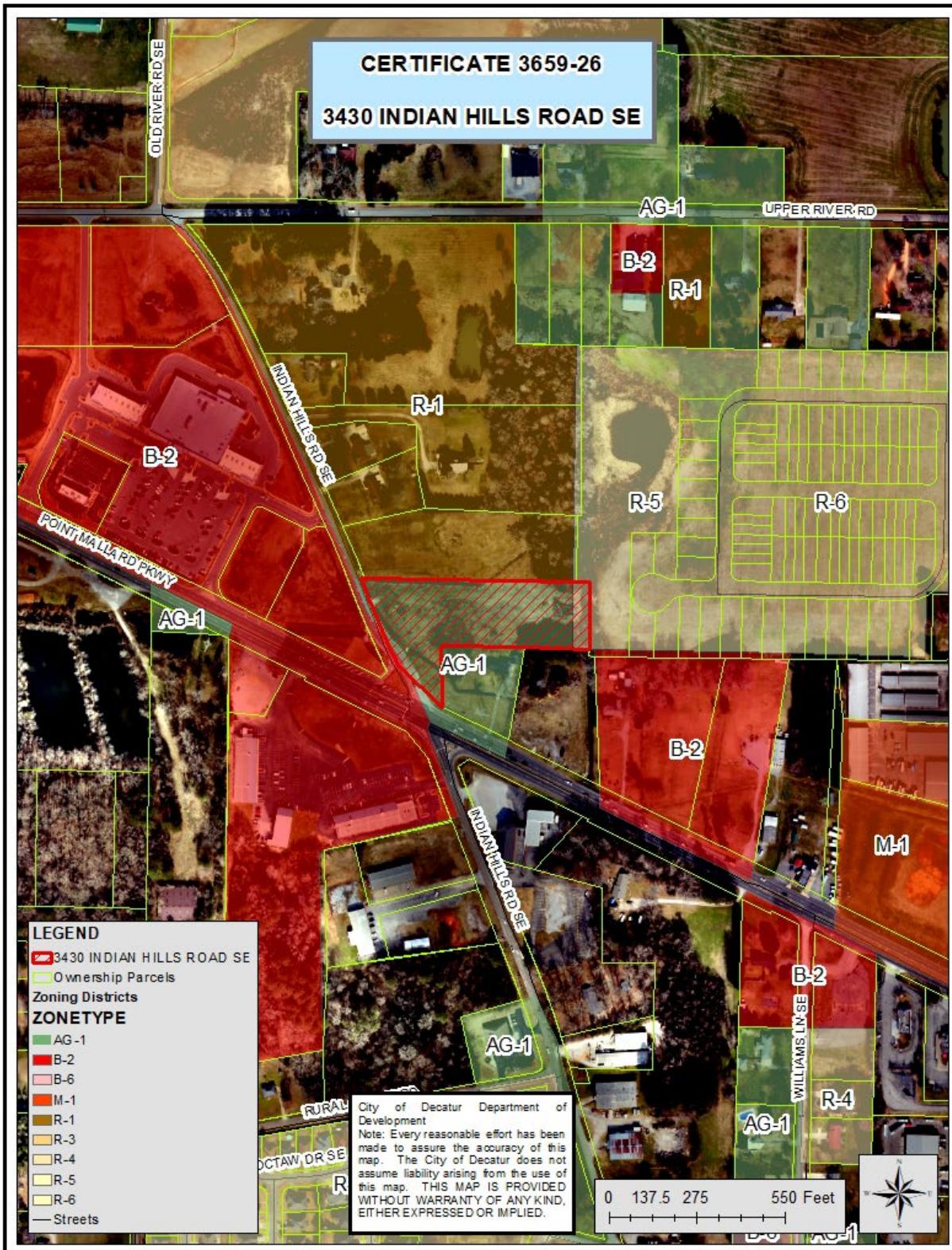
COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

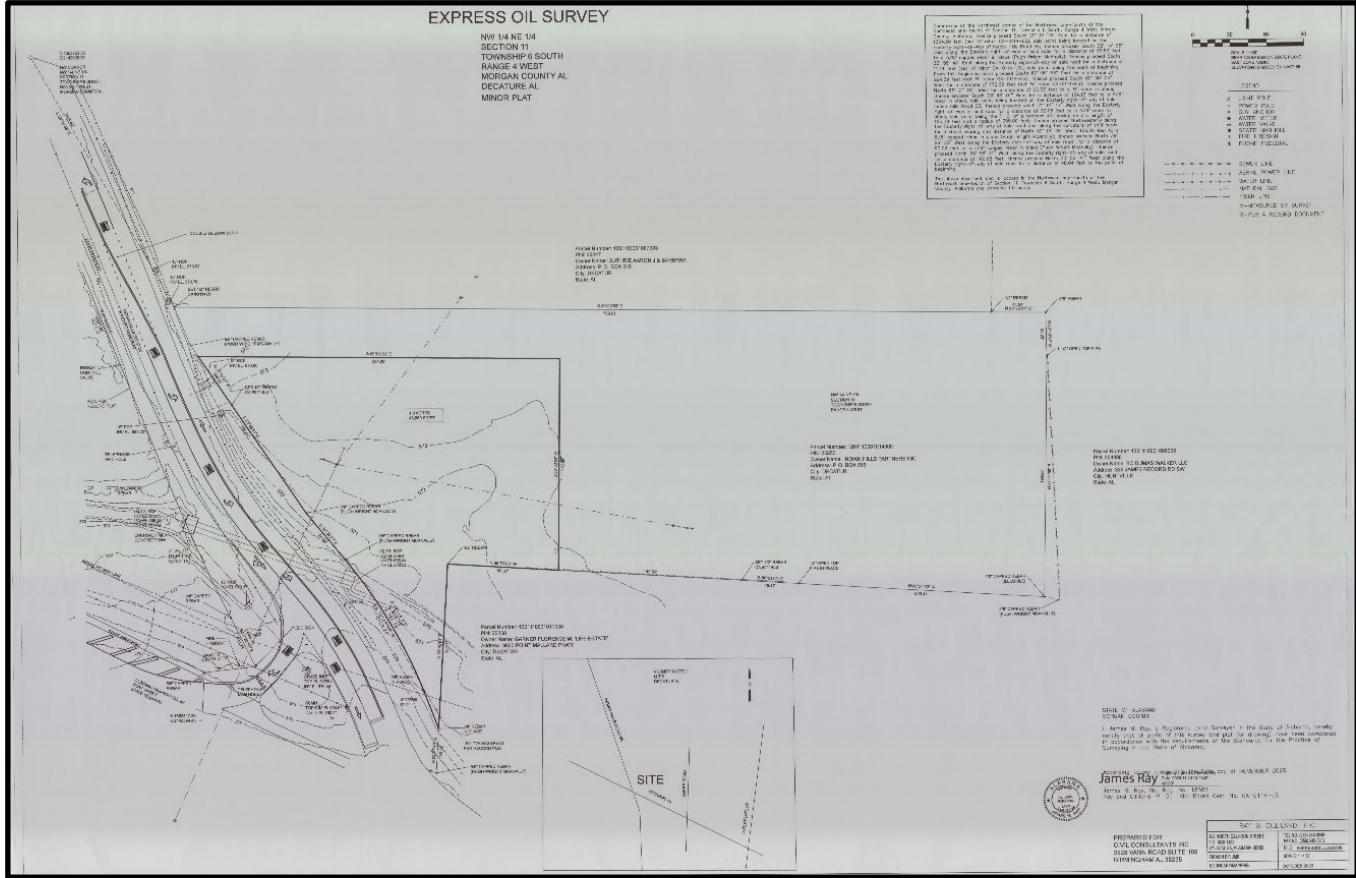
Conditions to be met:

Point of Information:

1. Any relocation of utilities will be at the owner's expense, and any relocation needs to occur before construction.
2. Lot 2 will be cut off from wastewater access. A main extension will be required, or flag lot will need to be restructured. (DU-Wastewater)







OTHER BUSINESS

BOND RELEASE

RIVER ROAD ESTATES PH.3

FILE NAME OR NUMBER: Bond Release: River Road Estates Ph.3

ACRES: 60.18 +/- acres

CURRENT ZONE: RSF-7

LOCATION AND/OR PROPERTY ADDRESS: Lisa LN SE & Joseph Drive SE

REQUEST: Release Performance Bond for \$ 82,500

PROPOSED LAND USE: Residential

ONE DECATUR FUTURE LAND USE: Mixed Neighborhood

ONE DECATUR STREET TYPOLOGY: Lisa Ln & Joseph Dr. are local streets

CERTIFICATE OF APPROVAL BY JOE WHEELER ELECTRIC COOPERATIVE
THE UNDERSIGNED, AN AUTHORIZED BY THE JOE WHEELER ELECTRIC COOPERATIVE, HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF THE SAME IN THE OFFICE OF THE PROBATE JUDGE THIS THE _____ DAY OF _____ 2024.

CERTIFICATE OF APPROVAL BY DECATUR UTILITIES	
THE UNDERSIGNED, AN AUTHORIZED BY THE CITY OF DECATUR, HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF THE SAME IN THE OFFICE OF THE PROBATE JUDGE THIS <u>THE</u> <u>10</u> <u>DAY</u> OF <u>2014</u>	
DECATUR UTILITIES	<input type="checkbox"/> ELECTRIC (WITHIN OUR JURISDICTION) <input type="checkbox"/> GAS <input type="checkbox"/> WATER <input type="checkbox"/> SEWER

CERTIFICATE OF APPROVAL BY THE CITY ENGINEER

THE UNDERSIGNED, AS CITY ENGINEER OF THE CITY OF DECATUR, ALABAMA, HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF THE SAME IN THE OFFICE OF THE PROBATE JUDGE THIS THE _____ DAY OF _____, 2024.

CITY ENGINEER, CITY OF DECATUR, ALABAMA

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION	
THE WITHIN PLAT OF <u>IVERNE ADDITION PHASE 3</u> , DECATUR, MORGAN COUNTY, ALABAMA, IS HEREBY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF DECATUR, ALABAMA, THIS THE <u>15</u> DAY OF <u>APRIL</u> , 19 <u>84</u> .	
PLANNING COMMISSION FOR THE CITY OF DECATUR, ALABAMA	
OFFICER OF THE PLANNING COMMISSION	

OFFICE OF THE JUDGE OF PROBATE
 COUNTY OF MORGAN

I HEREBY CERTIFY THAT THIS PLAT OR MAP WAS FILED IN THIS OFFICE FOR RECORD THIS THE _____ DAY OF _____ 2024, AT _____ O'CLOCK
 M, AND RECORDED IN BOOK _____ OF PLATS AND MAPS, PAGE _____ RECORDING _____ PAID _____

JUDGE OF PROBATE _____

DECRETION	
JACK E. AN MEMBER OF OLD HOUSE, LLC, AN MEMBER HAVE CAUSED THE LAND ENGRAVED IN THE REHOMA TATE TO BE OWNED, LAYED OUT AND PLATTED TO BE KNOWN AS REHOMA TATE, A PART OF SECTION 1, TOWNSHIP 1, SOUTH, RANGE 1, CITY OF DECATUR, MORGAN COUNTY, ALABAMA, AND THAT THE STREETS AND OTHER PUBLIC WAYS AS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC AS SHOWN AND SEALED IN THE PRESENCE OF OLD HOUSE, LLC	
JACK E. TATE ITS MEMBER	WITNESS
REHOMA TATE TO BE OWNED, LAYED OUT AND PLATTED TO BE KNOWN AS REHOMA TATE, A PART OF SECTION 1, TOWNSHIP 1, SOUTH, RANGE 1, CITY OF DECATUR, MORGAN COUNTY, ALABAMA, AND THAT THE STREETS AND OTHER PUBLIC WAYS AS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC	
REHOMA TATE ITS MEMBER	WITNESS
REHOMA TATE ITS MEMBER	WITNESS

STATE OF ALABAMA) COUNTY OF [REDACTED])	2004
<p>I, THE UNDERSIGNED, AN AVERAGE PUBLIC AND FOR BAD COUNTY IN BAD STATE, HEREBY CERTIFY THAT JASLENE, WHOSE NAME AS MEMBER OF OLD BOSS LLC IS SIGNER TO THE FORGOTTEN INSTRUMENT AND WHO IS KNOWN TO ME, ACKNOWLEDGED BY ME ON THIS DAY, THAT BEING INFORMED OF THE CONTENTS OF THE INSTRUMENT HE, AS SUCH MEMBER, HAS READ IT, AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY FOR AND AS THE ACT OF BAD CORPORATION.</p>	
<p>GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS [REDACTED] DAY OF [REDACTED]</p>	
<p>NOTARY PUBLIC MC COMBINE ENTRIES</p>	

STATE OF ALABAMA)	_____ COUNTY OF _____		
I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR BIRMINGHAM COUNTY, STATE, HEREBY CERTIFY THAT _____ AS _____, OF BIRMINGHAM, BIRMINGHAM COUNTY, STATE, IS THE MORTGAGEE, AND WHO IS KNOWN TO ME, WHO ACKNOWLEDGED BEFORE ME OR THAT I BEING FAMILIAR WITH THE CONTENTS OF THE INSTRUMENT, THEY AS SUCH VOLUNTARILY FOR AND AS THE MORTGAGEE CORPORATION.			
OPEN UNDER MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____ 20____			

