

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

PAGE NO.

A. Re-Zoning 1442-26

Nicholas Ostrye

3-6

B. Re-Zoning 1443-26

Flint City VFD

7-10

Minor Plat

PAGE NO.

A. Minor Plat: Replat of Lots 9 & 10

Flint City VFD

11-14

Consent Agenda

Certificates

PAGE NO.

A. Certificate 3658-26

Pugh Wright McAnally

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B. Certificate 3659-26

Pugh Wright McAnally

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C. Certificate 3660-26

Nicholas Ostrye

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Other Business

Other Business

PAGE NO.

A. Bond Release: River Road Estates Ph.3

Pugh Wright McAnally

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

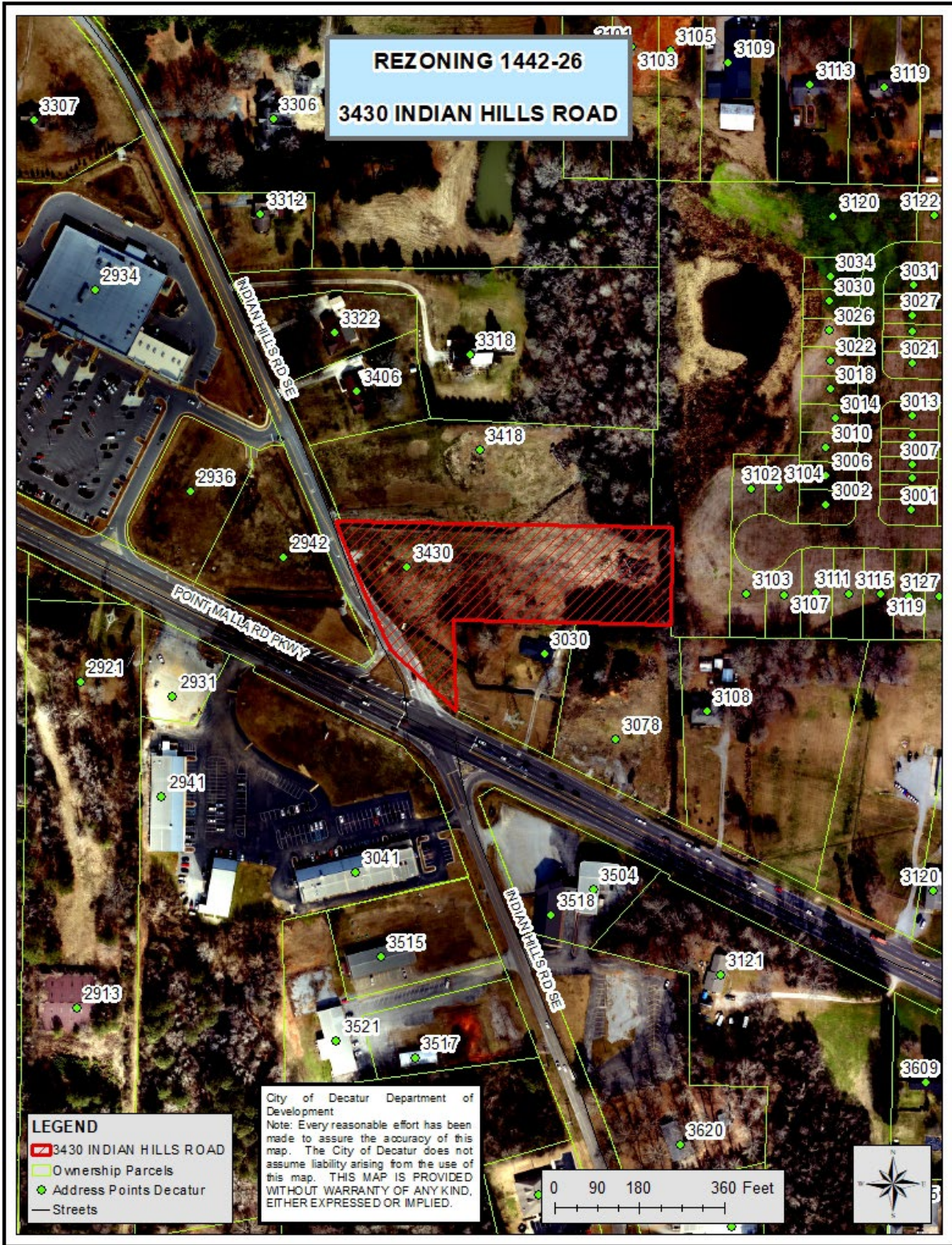
ONE DECATUR FUTURE LAND USE: Community Commercial

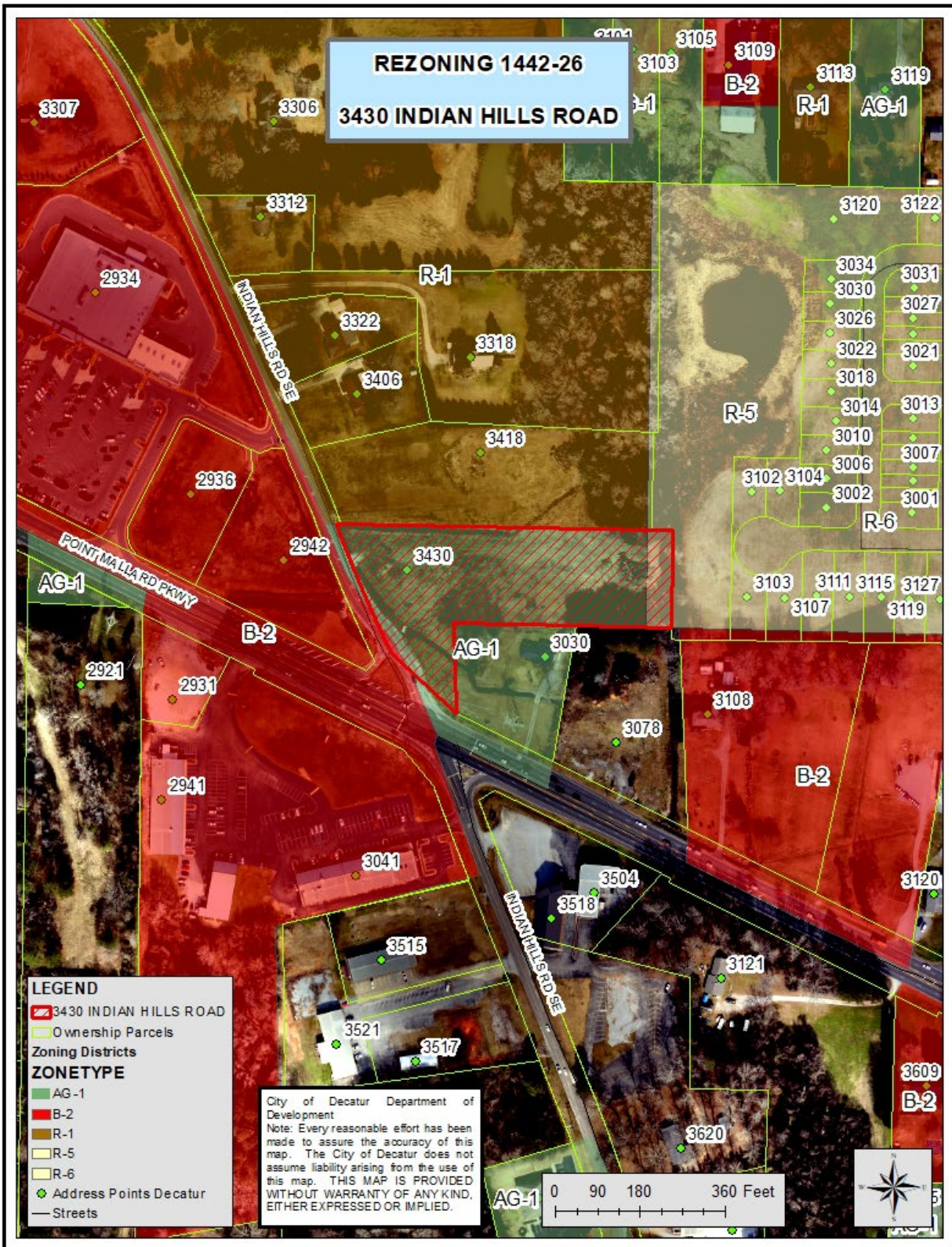
ONE DECATUR STREET TYPOLOGY: Indian Hills Road is a Collector Urban

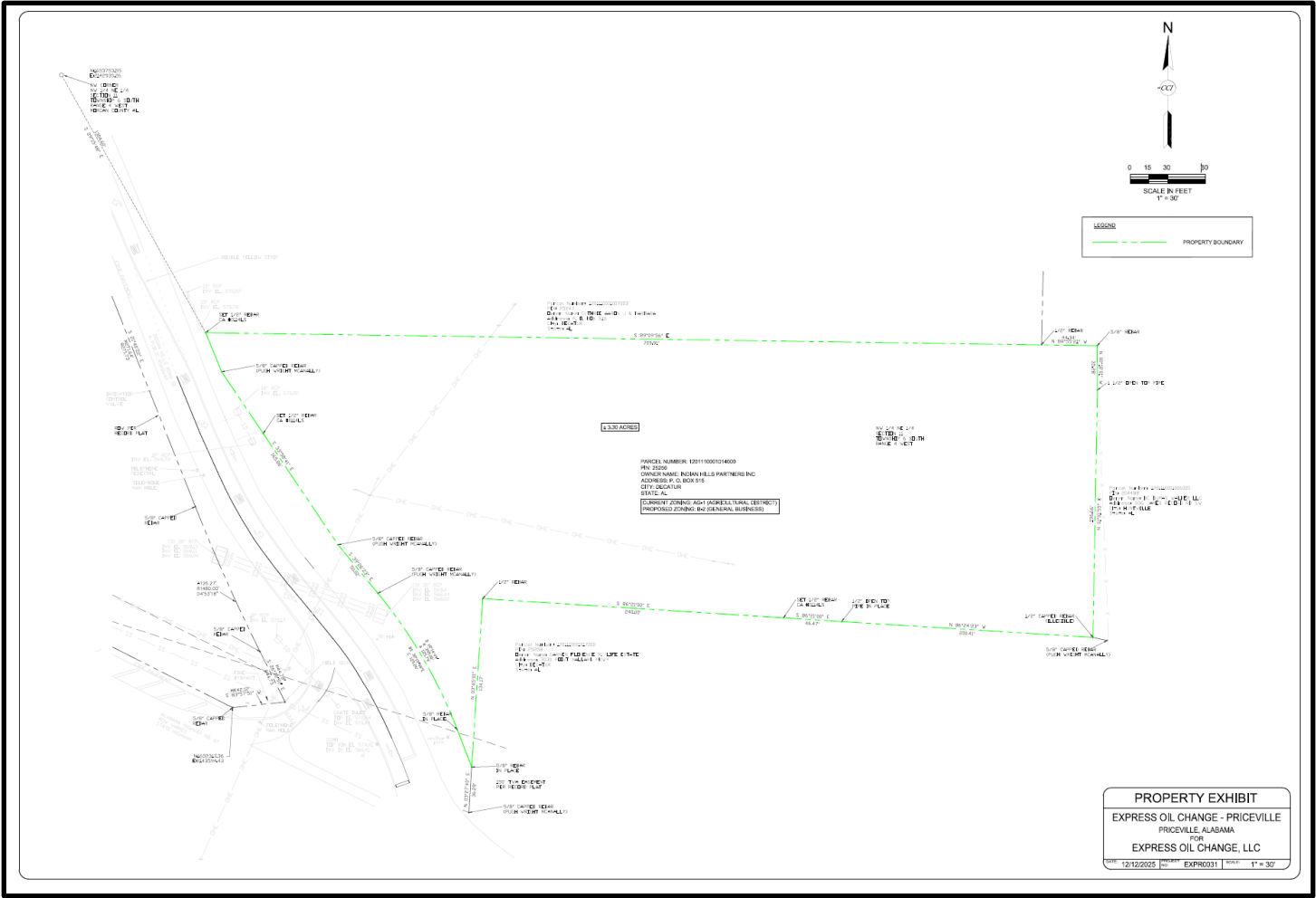
COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

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.

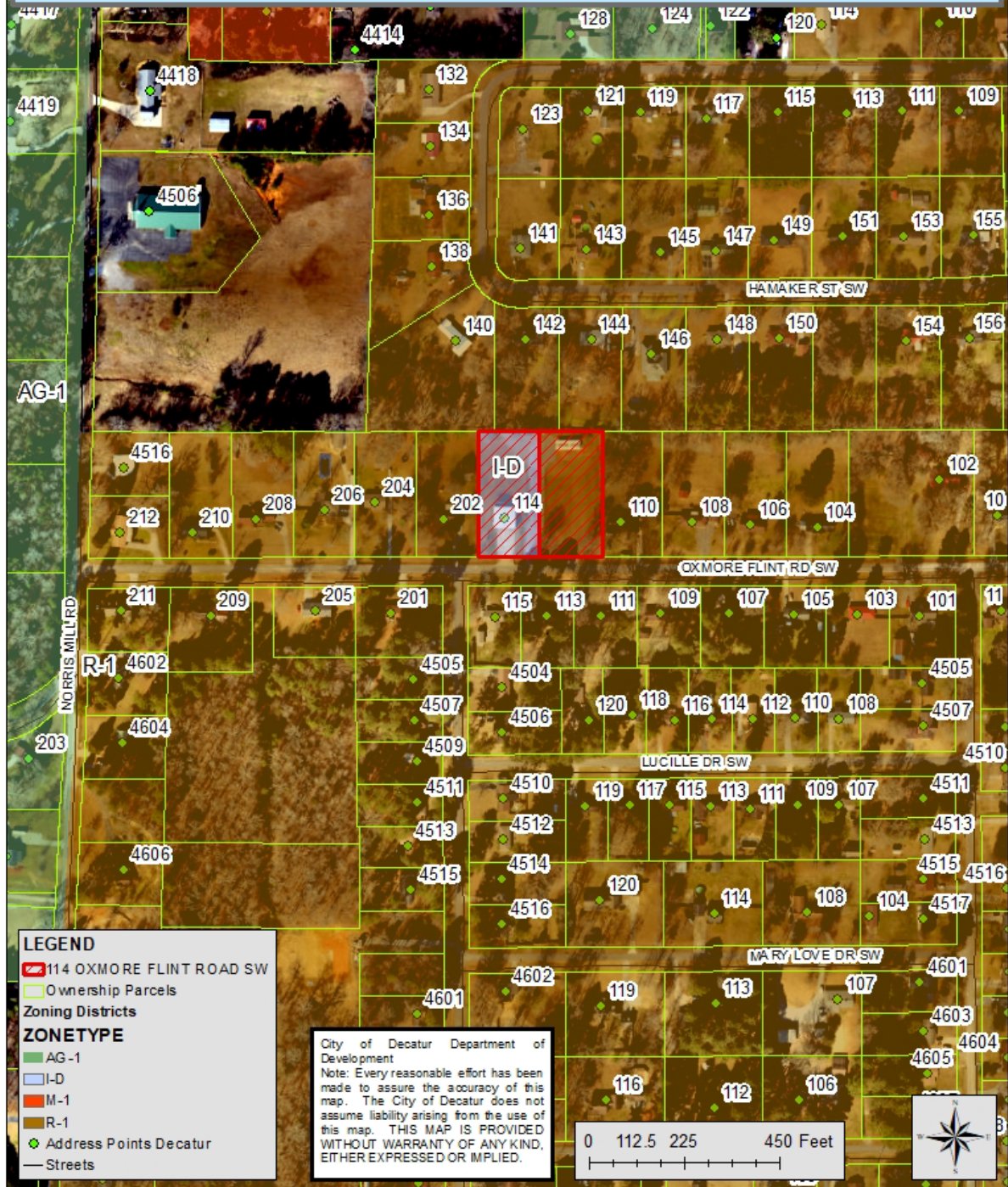
MINOR PLAT: REPLAT OF LOTS 9 & 10, PINE FOREST ESTATES, ADDITION NO. 1

114 OXMORE FLINT ROAD SW



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

114 OXMORE FLINT ROAD SW



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

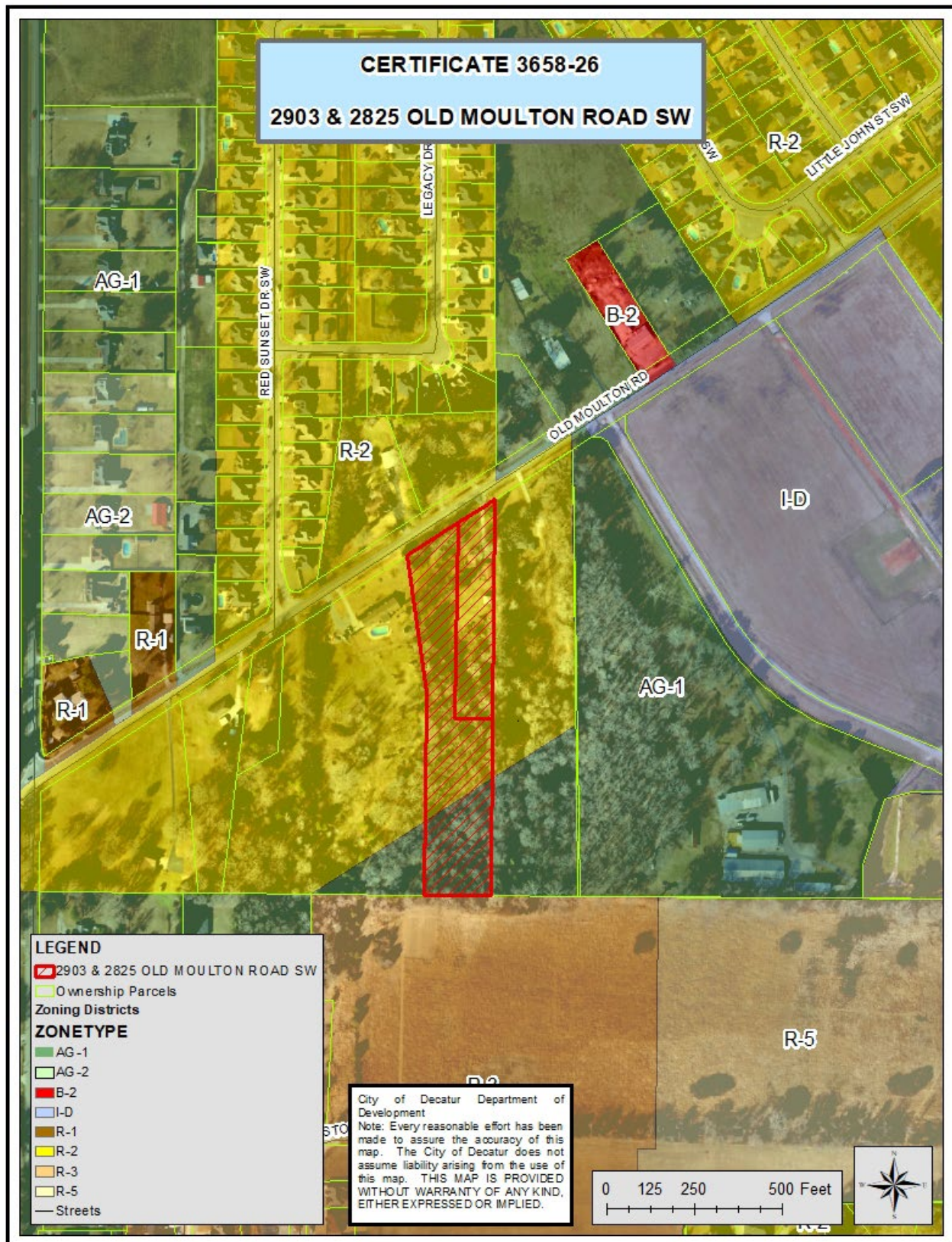
ONE DECATUR STREET TYPOLOGY: Old Moulton Road is a Minor Arterial

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.





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

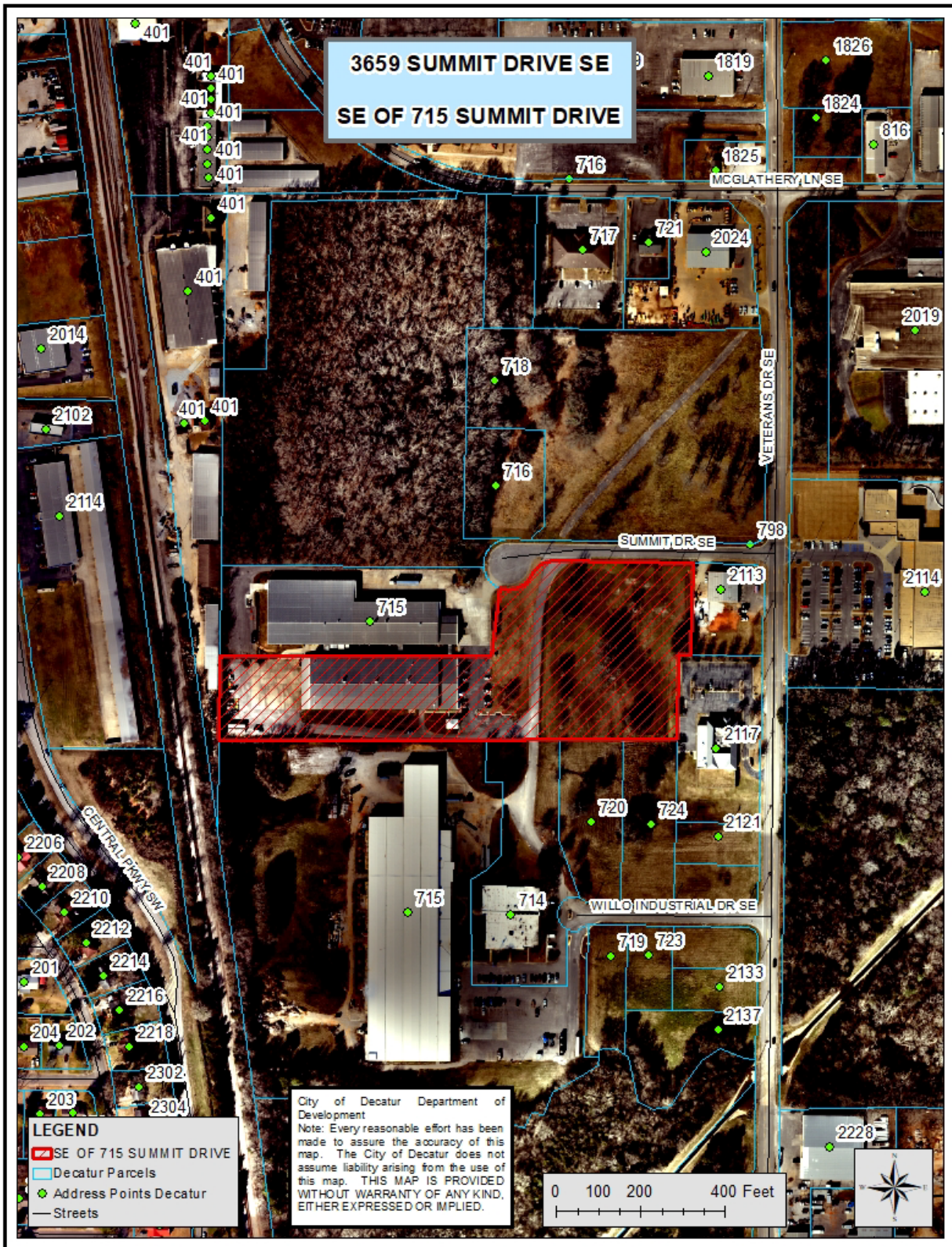
ONE DECATUR FUTURE LAND USE: Flex Employment Center

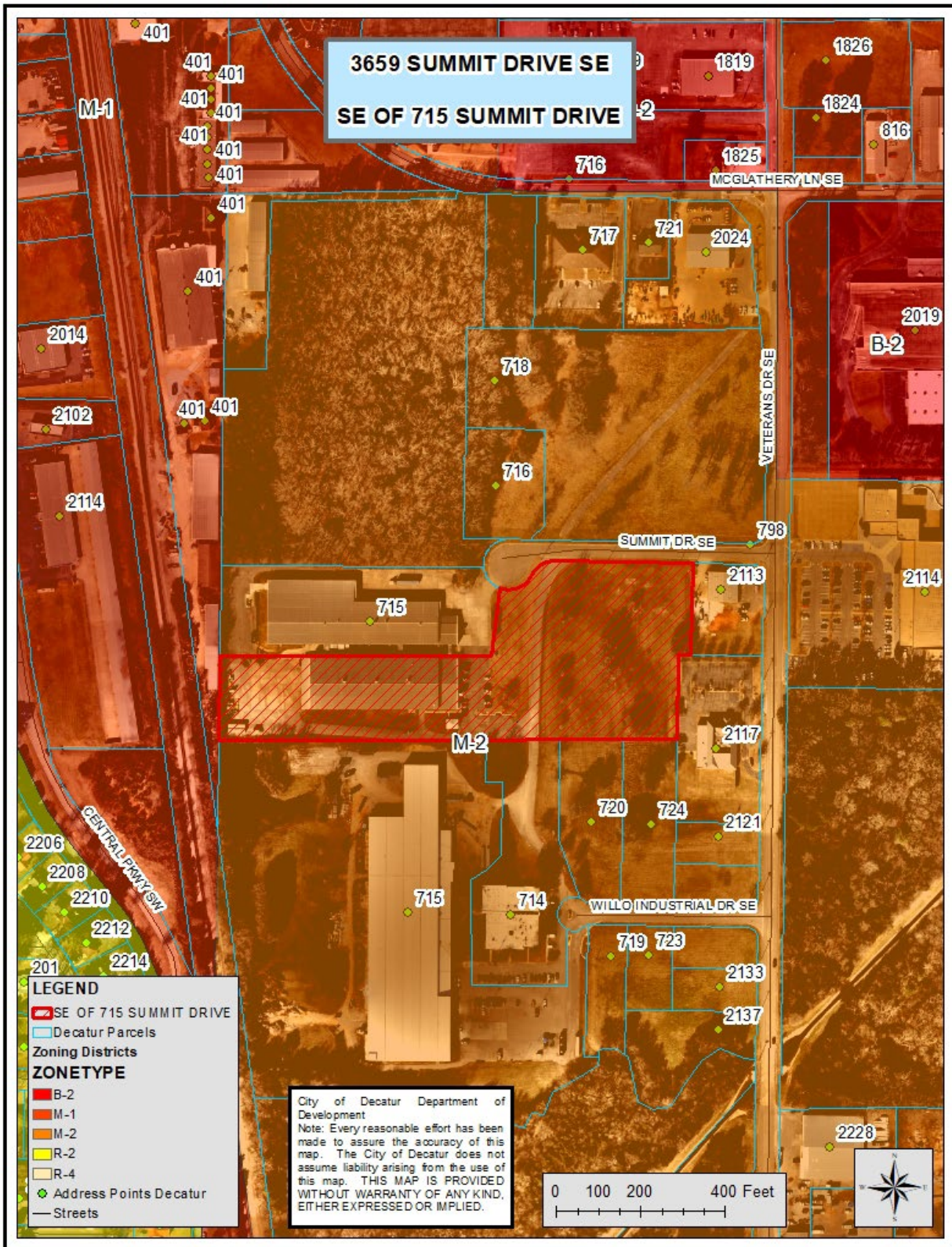
ONE DECATUR STREET TYPOLOGY: Summit Drive is a Local Street

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.





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

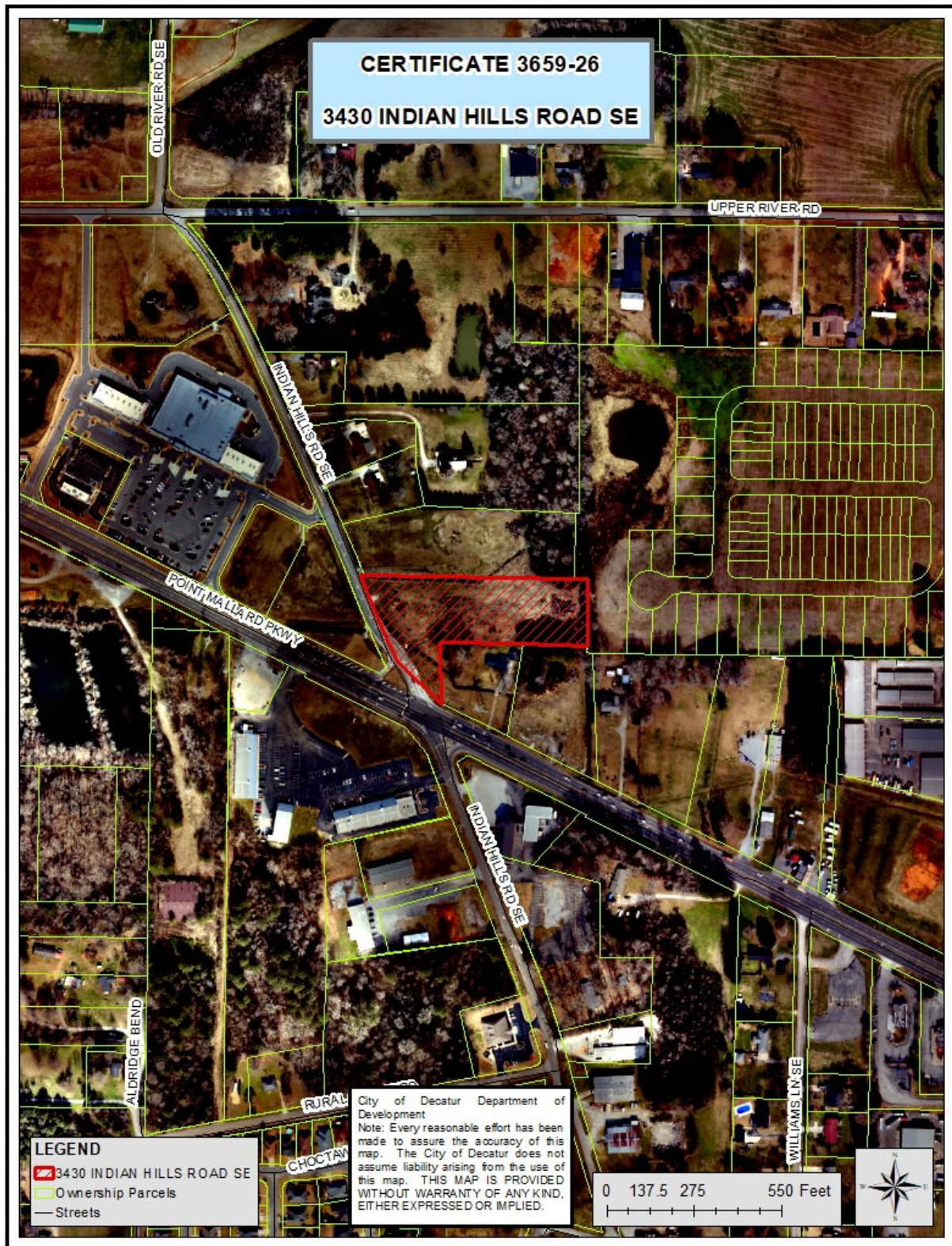
ONE DECATUR STREET TYPOLOGY: Indian Hills Road is a Collector Urban

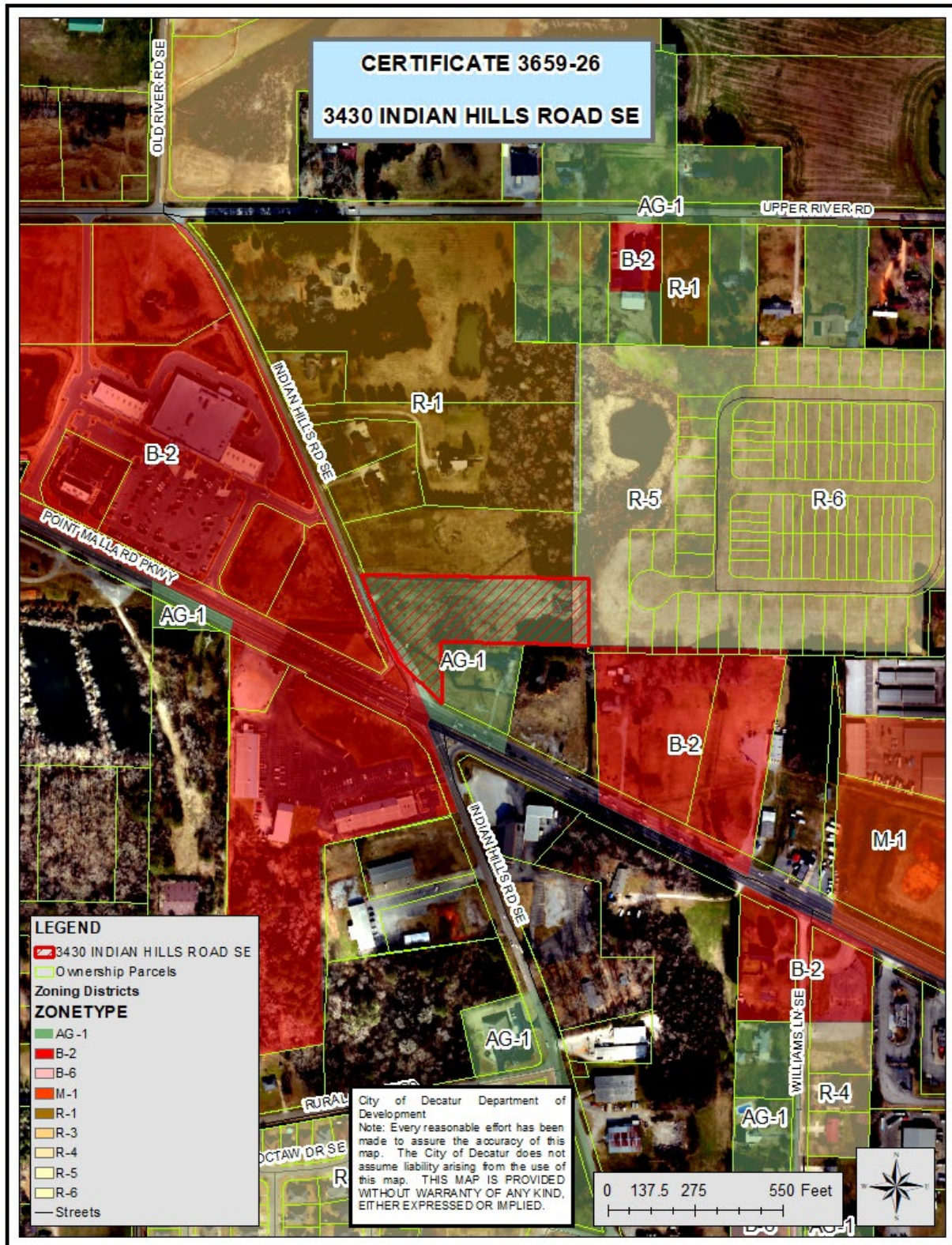
COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

Conditions to be met:

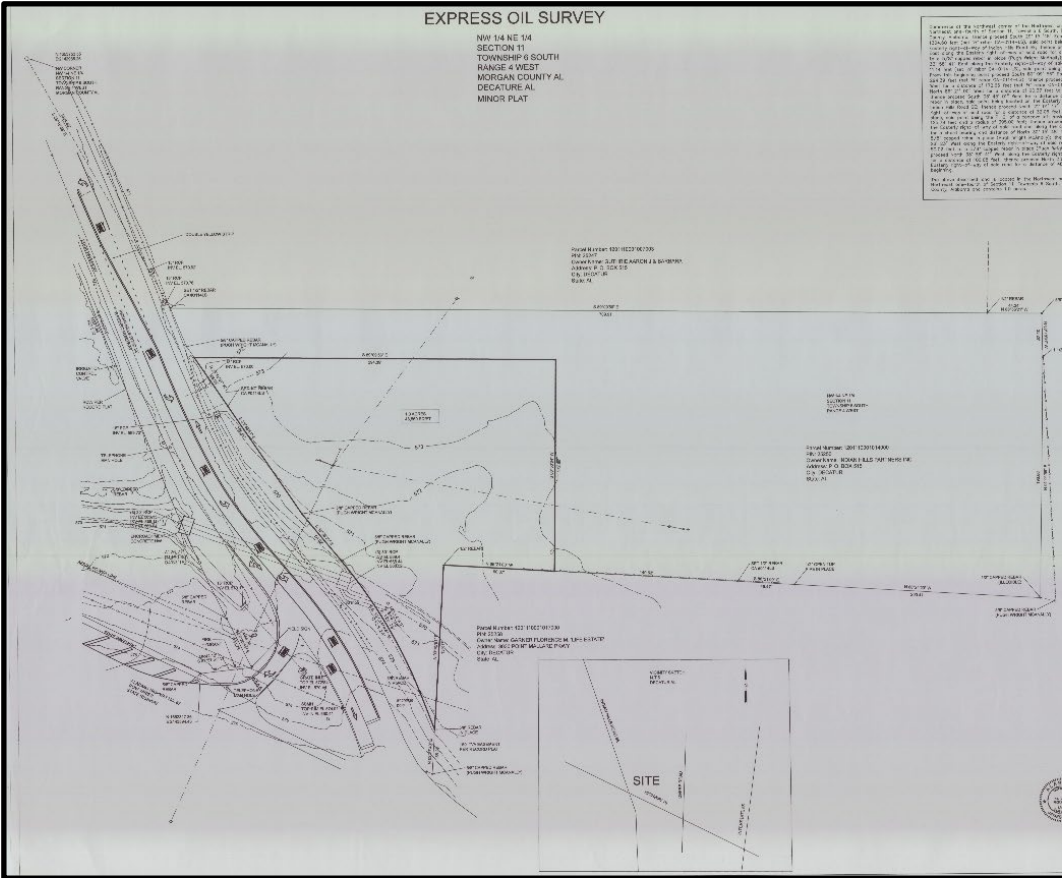
Point of Information:

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)





NW 1/4 NE 1/4
SECTION 11
TOWNSHIP 6 SOUTH
RANGE 4 WEST
MORGAN COUNTY AL
DECATUR AL
MINOR PLAT

[illegible]

STATE OF ALABAMA
COUNTY OF _____

I, James M. Rice, Registrar of Deeds in the State of Alabama, hereby certify that all copies of this record and plat (or drawing) have been compared and are identical with the instrument or the drawings for the Plat of Survey in the State of Alabama.

James Ray
James M. Ray, 40, 411 So. 19th St.
Ray and Clerk - 2, 40, Elmore Court, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862,

RAY & CILLIEN

PREPARED FOR	U.S. NAVY SUBSAFE	U.S. NAVY
CIVIL CONSULTANTS INC.	1200 100TH	U.S. NAVY
3120 WANN ROAD SUITE 100	PHILADELPHIA, PENNSYLVANIA 19104	U.S. NAVY
IRVINGHAM, N.J. 07035	DEVELOPER	U.S. NAVY
	1200 100TH	U.S. NAVY

RAY S. DILLARD, P.C.	
100 WEST 12TH STREET SUITE 100 DENVER, COLORADO 80202	TEL: 303.733.2800 FAX: 303.733.2801 E-MAIL: RAY@RAYDILLARD.COM
EDUCATION	B.S. 1977, J.D. 1980
EMPLOYMENT	1980-1982, 1983
ADMISSION TO PRACTICE	1980, CO, 1982
ADMISSION TO BAR	1980, CO, 1982

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

