

The Saraland Planning Commission convened in regular session on May 14, 2019, at the Saraland City Court Room. The meeting was called to order at 6:00 p.m. by Chairman Johnny Holley.

Roll call was as follows:

Present: Chairman Johnny Holley
Secretary Coy Butts
Ronnie Outlaw
Scooter Thronson
Austin Sealey
Veronica Hudson
Wayne Biggs
Barry Andrews

Absent: Vice-Chairman Robert Lutz

Others present: Mike Black, Chief Building Inspector, Brooke Miller, Building Department Office Assistant; Andy Rutens, City Attorney

Motion was made by Wayne Biggs, seconded by Barry Andrews, to approve the May 14, 2019, Planning Commission agenda. Motion carried.

Chairman Johnny Holley called for conflicts of interest of any agenda item for members of the Planning Commission. No conflicts were brought forth.

PRELIMINARY/FINAL PLAT REVIEW OF DANDY RIDGE PHASE ONE SUBDIVISION, PARCEL NUMBER R021903080000001.001; FILED BY DANDY LAND COMPANY, INC.

Staff gave a favorable recommendation to approve the plat. Staff's recommendation, along with its conditions, was provided to the applicant prior to the meeting. The proper notices were sent advertising the public hearing, and Chairman Johnny Holley opened the floor for public hearing. Leslie Colglazier of Dandy Land Company, Inc., Spanish Fort, AL., asked the Planning Commission to clarify the first recommended condition of the retention of setbacks. The public hearing was closed.

Motion was made by Wayne Biggs, seconded by Scooter Thronson, to approve the Preliminary/Final Plat Review of Dandy Ridge Phase One Subdivision; filed by Dandy Land Company, subject to the following conditions:

- 1) Retention of all setback lines, easements, notes, and certifications on the Final Plat;
- 2) Placement of a note on the Final Plat stating no structures shall be constructed in any easement;

- 3) **Revision of the preliminary plat to state "Final Plat";**
- 4) **Provision of at least one (1) copy of the recorded plat to the Saraland Building Department prior to any requests for land-disturbing or construction permits; and,**
- 5) **Compliance with all other applicable Codes and Ordinances.**

The motion carried.

RECOMMENDATION TO CITY COUNCIL: PETITION FOR ANNEXATION OF PARCEL R021209310000008.001, AND PART OF PARCEL R021209310000008., 3486 JC MAPLES ROAD SARALAND, AL 36571, FILED BY PROPERTY OWNERS WILLIAM AND JANE FERGUSON.

Staff gave a favorable recommendation to approve the annexation request filed by property owners William and Jane Ferguson subject to: completion of a subdivision to revise the lot lines between the subject site and the adjacent parent parcel to create two (2) legal lots of record; or, revision of the description of the property to include the subject parcel and a portion of the adjacent parcel versus the creation of a new metes-and-bounds parcel that has not been approved by the Planning Commission. Johnny Holley, speaking on behalf of the property owners, disagreed with both conditions proposed for a favorable approval of the annexation. Andy Rutens, City Attorney, was in favor of revising the application property description of the proposed annexation to include the subject parcel and a portion of the adjacent parcel.

Motion was made by Scooter Thronson, seconded by Wayne Biggs, to give a favorable recommendation to City Council to approve the annexation request for parcel R021209310000008.001, 3486 JC Maples Rd., filed by property owner William and Jane Ferguson, subject to revising the description of the property on the application to include the subject parcel and a portion of the adjacent parcel, versus the creation of a new metes-and-bounds parcel that has not been approved by the Planning Commission. Requesting R-1 zoning. Chairman Johnny Holley abstained from voting. Motion Carried.

RECOMMENDATION TO CITY COUNCIL: PETITION FOR ANNEXATION OF PARCEL R021808340000028., 6473 HIGHWAY 45, SARALAND, AL 36571, FILED BY PROPERTY OWNERS THOMAS AND MARGARET TUCKER.

Staff gave a favorable recommendation to approve the annexation request filed by property owners Thomas and Margaret Tucker subject to revision of the property description to reflect the acquisition of an adjacent parcel via a Final Decree dated July 14, 2004.

Motion was made by Wayne Biggs, seconded by Scooter Thronson, to give a favorable recommendation to City Council to approve the annexation request for parcel R021808340000028., 6473 Highway 45, Eight Mile, AL., filed by property owner

Thomas and Margaret Tucker, subject to revising the property description to reflect the acquisition of an adjacent parcel via a Final Decree dated July 16, 2004. Requesting R-1 zoning. Motion Carried.

RECOMMENDATION TO CITY COUNCIL: REQUEST TO REZONE 105 MCKEOUGH AVENUE FROM R-3 TO R-4 (PARCEL NUMBER: R022202044002001); FILED BY JASON L. MOSLEY C/O TPS DESIGNS.

Staff then gave a favorable recommendation to approve the Request to Rezone. Staff's recommendation, along with its conditions, was provided to the applicants prior to the meeting. The applicants were present and were agreeable to staff's recommendation.

Motion was made by Wayne Biggs, seconded by Scooter Thronson, to approve the Request to Rezone 105 McKeough Avenue from R-3 to R-4 (Parcel Number: R022202044002001), filed by Jason L. Mosley c/o TPS Designs, subject to the following conditions:

- 1) Completion of a 1-lot subdivision prior to any request(s) for development approval; and,
- 2) Full compliance with all applicable Codes and Ordinances.

The Motion carried.

There being no further business to come before the Planning Commission, the meeting adjourned at 6:15 p.m.

ACCEPTED AND APPROVED:



