

The Saraland Planning Commission convened in regular session on January 14, 2020 at the Saraland City Court Room. The meeting was called to order at 6:00 p.m. by Chairman Scooter Thronson.

Roll call was as follows:

Present: Coy Butts
Chairman Scooter Thronson
Vice-Chairman Ronnie Outlaw
Veronica Hudson
Austin Sealey
Barry Andrews
Secretary Julie McGuire
David Brown

Absent: Wayne Biggs

Others present: D. Logan Anderson, City Planner; Mike Black, Chief Building Inspector; Laura Tarver, Permit Technician; Jennifer Jemison, Zoning Technician; Melissa Hunter, City Attorney

Motion was made by Coy Butts to approve the minutes of the December 10, 2019 meeting, seconded by Vice-Chairman Ronnie Outlaw. Motion carried.

Motion was made by Vice-Chairman Ronnie Outlaw to approve the agenda for the January 14, 2020 meeting, seconded by Secretary Julie McGuire. Motion carried.

Invocation by Veronica Hudson.

Chairman Scooter Thronson 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 LA'SARA PLACE SUBDIVISION, RESUBDIVISION OF LOT 4, PARCEL NUMBER R022202044002027., FILED BY PROPERTY OWNER MOORE PROPERTIES, LLC.

The proper notices were sent advertising the public hearing, and Chairman Scooter Thronson opened the floor for public hearing.

D. Logan Anderson, City Planner, raised a point-of-order to request that Chairman Thronson close the public hearing so staff could describe the request. The public hearing was closed.

Mr. Anderson gave a brief description of the request and recommended approval of the preliminary/final plat, subject to the provision of one (1) copy of the recorded plat to the Saraland Building Department, and compliance with all other Codes and Ordinances.

The proper notices were sent advertising the public hearing, and Chairman Scooter Thronson reopened the floor for public hearing.

Mr. Thomas Bailey of 118 Craig Drive asked if a lot abutting his mother's property would be leveled to improve drainage, to which D. Logan Anderson, City Planner, responded that the request at hand only concerned review of a plat and not development at this time. Mr. Anderson requested Mr. Bailey's contact information to discuss the separate issue outside of the Planning Commission.

Mr. George Best of 530 Oakmont Street inquired about drainage and how it will impact his property. D. Logan Anderson, City Planner, responded that there were no requests for development at this time, and that such a question will be better answered at the time development is proposed. Mr. Best then stated he did not see a right-of-way on the plat, which Mr. Anderson confirmed, stating the only easement on the subject site is a 50' gas pipeline easement to the North. Mr. Best asked if the Planning Commission was going to approve construction before addressing drainage, to which Mr. Anderson responded it is not, and that this meeting was simply to alter lot lines.

The public hearing was closed.

Motion was made by Vice-Chairman Ronnie Outlaw, seconded by Barry Andrews, to approve the Preliminary/Final Plat of La'Sara Place Subdivision, Resubdivision of Lot 4, Parcel Number R022202044002027., filed by property owner Moore Properties, LLC, subject to staff's recommendations. Motion carried.

PLANNED UNIT DEVELOPMENT APPROVAL OF CELESTE ROAD TRACT SUBDIVISION, PARCEL NUMBERS R021806130000002., R021806130000001., R021904180000001.045., R021806240000001.01, AND R021806240000003., FILED BY PROPERTY OWNERS J3 I, LLC, J3 III, LLC, J3 IV, LLC, AND J3 V, LLC.

D. Logan Anderson, City Planner, gave a brief description of the request and recommended approving the Planned Unit Development, subject to the following: providing a traffic study for review by the City Engineer prior to, or concurrent with, the submission of the preliminary plat of at least the first phase of the subdivision; providing street names for each of the proposed streets on each plat of each phase of the subdivision; retaining all other information provided on the conceptual plan; providing written statements setting forth the details of the proposed development of the PUD with each phase of the subdivision, where applicable, per Article 30-8(b)(2)(b); complying with all applicable Engineering and Fire Department comments; annexing Parcel Number R021806130000002., on which Phase 4 is depicted, prior to the approval of the

first phase, or preliminary review of the fourth phase of the subdivision; and, compliance with all other Codes and Ordinances.

The proper notices were sent advertising the public hearing, and Chairman Scooter Thronson opened the floor for public hearing.

The public hearing was closed.

Motion was made by Barry Andrews, seconded by Julie McGuire, to approve the Planned Unit Development of Celeste Road Tract Subdivision, Parcel Numbers R021806130000002., R021806130000001., R021904180000001.045., R021806240000001.01, and R021806240000003., filed by property owners J3 I, LLC, J3 III, LLC, J3 IV, LLC, and J3 V, LLC, subject to staff's recommendations. Motion carried.

OLD BUSINESS

PRELIMINARY/FINAL PLAT REVIEW OF BRANCHWOOD ESTATES SUBDIVISION, PARCEL NUMBER R021307250000065., FILED BY PROPERTY OWNER STEVEN STAGNER.

D. Logan Anderson, City Planner, gave a brief description of the request, stating it was deferred from the December 10, 2019 meeting of the Planning Commission to allow the applicant time to address perceived traffic hazards along Walter Moore Road due to a curve in the road at this location. No additional traffic information was provided, but Mr. Anderson stated the applicant addressed most revisions requested on the plat. Mr. Anderson then recommended approval of the plat due to the fact that lots within the vicinity of the subject site also have access to Walter Moore Road. The recommendation was subject to the following: revising the property description of the parent parcel to exclude the proposed subdivision; revising a note on the plat correcting the required setbacks if the property is not annexed; providing one (1) copy of the recorded plat to the Saraland Building Department; and, complying with all other Codes and Ordinances.

Motion was made by David Brown, seconded by Barry Andrews, to approve the Preliminary/Final Plat Review of Branchwood Estates Subdivision, Parcel Number R021307250000065., filed by property owner Steven Stagner, subject to staff's recommendations. Motion carried.

SITE PLAN: THE SEASONS APARTMENT COMPLEX, 921 SHELTON BEACH ROAD, FILED BY SAWGRASS CONSULTING, LLC.

The request was withdrawn prior to the meeting by the applicant via a letter dated January 14, 2020.

RECOMMENDATION TO CITY COUNCIL: PETITION FOR ANNEXATION OF A PORTION OF PARCEL NUMBER R021307360000013.013 AND A PORTION OF PARCEL NUMBER R021307360000013.021, FILED BY PROPERTY OWNER STEVEN STAGNER.

D. Logan Anderson, City Planner, gave a brief description of the request, stating it was deferred from the December 10, 2019 meeting to allow the applicant time to address a non-conforming use on an adjacent property to the North. Mr. Anderson then recommended the Planning Commission discuss the request. The applicant, Mr. Steven Stagner, was present and stated that the non-conforming use on the adjacent property is an old oil well that no longer produces and that it will permanently be disabled by the Hill Corporation, which leases the property.

Chairman Scooter Thronson entertained a motion to send a recommendation to City Council regarding the request.

Vice Chairman Ronnie Outlaw asked for clarification regarding the mutual inclusivity of the request at hand and the request to annex property to the North. Mr. Anderson stated that the request at hand could be approved without approving the property to the North. Mr. Outlaw then asked what staff's recommendation was, to which Mr. Anderson replied that staff recommends the Planning Commission discuss the request.

Mr. Barry Andrews inquired about the oil well.

Secretary Julie McGuire asked if the oil well site is gated, to which Mr. Stagner, the applicant, responded that it is gated and locked. Ms. McGuire then asked if there's a maintenance plan for the gate and locks. Mr. Stagner responded that Hill Corporation is responsible for maintenance of the site, including the right-of-way.

D. Logan Anderson stated that the site without the oil well creates a "donut-hole annexation," but that such an annexation is not illegal. Mr. Anderson then discussed what qualifies each annexation regarding contiguity.

Secretary Julie McGuire inquired about whether or not buyers of lots of a proposed subdivision on the site will be made aware of the oil well site. Mr. Stagner responded that future property owners will be made aware via their deeds.

Mr. Coy Butts asked if the oil well would be reactivated if the price of oil increased. Mr. Stagner responded that he cannot because it's not his well, but stated that Hill Corporation does not have plans to reactive the well because it may not produce.

Mr. Steve Sanderson of 4507 Bella Sara Court was permitted to speak about his experience with an inactive oil well on his property.

Chairman Scooter Thronson again entertained a motion to send a recommendation to City Council regarding the request.

Vice Chairman Ronnie Outlaw asked Mr. Anderson if the motion should include the request at hand and the request to annex property to the North. Mr. Anderson responded that each request requires its own recommendation.

Motion was made by Barry Andrews, seconded by Coy Butts, to send a favorable recommendation to City Council regarding the Petition for Annexation of a Portion of Parcel Number R021307360000013.013 and a Portion of Parcel Number R021307360000013.021, filed by property owner Steven Stagner. Motion carried.

RECOMMENDATION TO CITY COUNCIL: PETITION FOR ANNEXATION OF A PORTION OF PARCEL NUMBER R021307250000065., FILED BY PROPERTY OWNER STEVEN STAGNER.

Chairman Scooter Thronson asked staff for comments regarding the request. D. Logan Anderson, City Planner, responded that the request was discussed in the previous request to annex property to the South, but reiterated that the subject site, if approved, would create a "donut-hole annexation," but that such an annexation was not illegal.

Motion was made by Barry Andrews, seconded by Vice-Chairman Ronnie Outlaw, to send a favorable recommendation to City Council regarding the Petition for Annexation of a Portion of Parcel Number R021007250000065., filed by property owner Steven Stagner. Mr. David Brown requested to amend the motion such that the recommendation is favorable, subject to revision of the survey to show the right-of-way utilized by the Hill Corporation for access to the oil well site. Motion carried.

There being no further business to come before the Planning Commission, the meeting adjourned at 6:35 p.m.

ACCEPTED AND APPROVED:










