

The Saraland Planning Commission convened in regular session on December 10, 2019, 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
Wayne Biggs
Austin Sealey
Barry Andrews
Secretary Julie McGuire

Absent: Veronica Hudson

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

Mr. Wayne Biggs opened the meeting with a prayer.

Motion was made by Wayne Biggs to approve the minutes of the November 12, 2019 meeting, seconded by Vice-Chairman Ronnie Outlaw. Motion carried.

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

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 ANNABRIANNA SUBDIVISION, RESUBDIVISION OF PARCEL A, PARCEL NUMBER R021205150000002.001, FILED BY THE WOODLANDS GROUP.

Chairman Scooter Thronson asked for comments concerning the request. D. Logan Anderson, City Planner, gave a brief description of the request and recommended approving the preliminary/final plat, subject to the following: placing a note on the plat stating all easements shall remain in effect until vacated through the proper Vacation process and revised on the subdivision plat; revising the plat to illustrate a 30' minimum building setback line where Lot 2 is at least 80' wide along Salco Road West, and where each lot is at least 80' wide along the existing ingress/egress easement; revising the plat to illustrate 30' rear yard and 10' side yard setbacks on each lot; revising a note on the plat indicating the required setbacks; placing a note on the plat for future development which states "For the location of all utilities see construction plans"; placing a note on the plat for future development stating any proposed detention facilities, common areas, and wetlands shall be the responsibility of the Property Owner(s), and

not the responsibility of Mobile County or the City of Saraland; revising the plat to remove the certification blocks for the Mobile County Commission and the Mobile County Engineering Department; and, providing one (1) copy of the recorded plat to the Saraland Building Department. The proper notices were sent advertising the public hearing, and Chairman Scooter Thronson opened the floor for public hearing.

Mike Jeffries, representative of the Woodlands Group, stated the revisions requested by staff were made. Mr. Jeffries then stated the property owner, Louis Buffkin, was present should the Planning Commission have any questions. Coy Butts asked if the revisions requested by staff were made, which D. Logan Anderson, City Planner, confirmed.

The public hearing was closed.

Motion was made by Wayne Biggs, seconded by Vice-Chairman Ronnie Outlaw, to approve the Preliminary/Final Plat of Annabrianna Subdivision, Resubdivision of Parcel A, Parcel Number R021205150000002.001, filed by The Woodlands Group, subject to staff's recommendation. Motion carried.

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

Chairman Scooter Thronson asked for comments concerning the request. D. Logan Anderson, City Planner, gave a brief description of the request and recommended approving the preliminary/final plat, subject to the following: revising the plat to illustrate the remainder of the parent parcel from which the 11 lots and future development area are proposed to be subdivided, and label it as "Future Development," with its size in acres depicted on the plat or provided as a table on the plat; providing a revised property description of the parent parcel from which the subdivision is proposed to the Saraland Building Department; revising the plat to illustrate 35' minimum building setbacks along Walter Moore Road where each lot is at least 100' wide, if annexed, or revising the plat to illustrate 30' minimum building setbacks where each lot is at least 80' wide if not annexed; revising the plat to illustrate 35' rear yard and 10' side yard setbacks on each lot if annexed, or revising the plat to illustrate 30' rear yard and 10' side yard setbacks if not annexed; revising a note on the plat correcting the required setbacks if the property is not annexed; placing a note on the plat for future development which states "For the location of all utilities see construction plans"; placing a note on the plat for future development stating any proposed detention facilities, common areas, and wetlands shall be the responsibility of the Property Owner(s), and not the responsibility of Mobile County or the City of Saraland; and, providing one (1) copy of the recorded plat to the Saraland Building Department. The

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

Joseph Hayes stated he is an adjacent property owner, and discussed his concerns regarding traffic hazards as a result of the topography of Walter Moore Road at this location and how such hazards will be compounded by the possible addition of eleven (11) driveways onto the road. Mr. Hayes clarified that he had no concern about the construction of houses, but proposed rearranging the design of the lots to minimize access to Walter Moore Road from the proposed subdivision. Mr. Hayes did not provide an address.

Vice-Chairman Ronnie Outlaw asked if Walter Moore Road is a County-maintained road, which D. Logan Anderson, City Planner, confirmed. Mr. Anderson then stated that access management in the form of shared driveways may be a solution to traffic concerns regarding the proposed lots along Walter Moore Road, but was uncertain if the Saraland Planning Commission had a legal right to impose such a restriction.

Coy Butts asked if the proposed subdivision is within city limits, to which D. Logan Anderson, City Planner, responded it was not, but that a request to annex the property is on the agenda for this meeting. Mr. Butts then asked if approval of the plat would occur before annexation, which Mr. Anderson confirmed and stated that, regardless of annexation, the site is within the Planning Jurisdiction; thus, if annexation were not approved, subdivision of the property can still occur.

The public hearing was closed.

No motion was made and Chairman Scooter Thronson asked Andy Rutens, City Attorney, if the item dies. Mr. Rutens responded that a motion should be made to satisfy the legal requirement that the Planning Commission take action on an application within 30-days of the application being filed to avoid automatic approval of the request.

Wayne Biggs made a motion to deny the Preliminary/Final Plat of Branchwood Estates Subdivision, Parcel Number R021307250000065., filed by property owner Steven Stagner, seconded by Austin Sealey.

Wayne Biggs clarified that the motion for denial was not because of the possible construction of additional homes, but because of the possible traffic concerns along Walter Moore Road. Mr. Biggs then stated that he would entertain proof that the additional lots would not be hazardous to traffic along the road, or would like to see the subdivision redesigned in such a way to keep each of the proposed lots from having direct access to the road.

Coy Butts stated he would like the property to be annexed before a vote on the subdivision is made. Wayne Biggs stated the site is within the Planning Jurisdiction and that the Planning Commission cannot require annexation before acting on the request at hand. Mr. Butts asked what would happen if the Commission acts on the request, but the applicant does not annex into city limits, to which Mr. Biggs responded that annexation is not a requirement. Mr. Butts then asked what would happen if City Council denies annexation, to which Mr. Biggs responded that denial of the annexation request would not affect the subdivision request. Mr. Biggs then explained that the city has a Planning Jurisdiction that extend three-miles outside of city limits, thus any requests for subdivision within those three-miles are reviewed by the Saraland Planning Commission.

Chairman Scooter Thronson re-opened the public hearing to allow additional comments. Owner of the property, Steven Stagner, stated that no evidence was provided to substantiate the traffic concerns along Walter Moore Road at this location. Mr. Stagner then stated that an engineer was hired to prepare the plat, at which time traffic hazards would be identified. Mr. Stagner then stated the subdivision was designed to provide sufficient line-of-site for each of the proposed lots along Walter Moore Road.

Joseph Hayes stated that engineers make mistakes, and then re-iterated his concerns about traffic hazards as a result of the topography of Walter Moore Road at this location.

Andy Rutens, City Attorney, stated that the plat does not contain any notes that would indicate the surveyor studied traffic along Walter Moore Road. Mr. Rutens then stated that our City Engineer does not review similar-type plats in the context of traffic safety, either. Mr. Rutens then recommended deferring the application to the next Planning Commission meeting to allow the applicant time to address traffic concerns.

The public hearing was again closed.

Wayne Biggs withdrew his previous motion of denial.

Motion was made by Wayne Biggs, seconded by Vice-Chairman Ronnie Outlaw, to defer the review of the Preliminary/Final Plat of Branchwood Estates Subdivision, Parcel Number R021307250000065., filed by property owner Steven Stagner, until the January 14, 2020 Planning Commission meeting, to allow the applicant time to address concerns about potential traffic hazards along Walter Moore Road as a result of the request. Secretary Julie McGuire asked for clarification of the motion. Motion carried.

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

Motion was made by Barry Andrews, seconded by Wayne Biggs, to defer the Site Plan review of The Seasons Apartment Complex, 921 Shelton Beach Road, filed by Sawgrass Consulting, LLC, until the January 14, 2020 Planning Commission meeting, at the applicant's request, to address staff comments regarding review of the site plan. Motion carried.

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.

Chairman Scooter Thronson asked for comments concerning the request. D. Logan Anderson, City Planner, gave a brief description of the request and recommended the Planning Commission defer their recommendation of the annexation request to City Council, annexing the subject property into Saraland City Limits with the zoning of R-1, Low Density Single Family Residential District, until the January 14, 2020 meeting to allow the applicant time to address the concerns of the Branchwood Estates Subdivision request associated with the annexation request.

Wayne Biggs stated he would like to see a site plan of the annexation and how an existing industrial use on an adjacent property, which is also requesting annexation, will be excluded. As such, Mr. Biggs stated he would be in favor of deferring the request until the January 14, 2020 meeting to allow the applicant time to revise their request. Property owner Steven Stagner was agreeable to the request. Chairman Scooter Thronson asked City Planner, D. Logan Anderson, what, specifically, he would need for the revisions, to which Mr. Anderson responded that the revisions are actually required for agenda item number 10, and not the request at hand; but, that a revised drawing and property description excluding the industrially used portion of the site can be submitted and would suffice.

Andy Rutens, City Attorney, raised a point of order stating that deferring all associated requests to the January 14, 2020 meeting may be desirable to satisfy the legal requirement that an action must be taken by the Planning Commission on an application within 30-days of the application being filed. Wayne Biggs asked the property owner, Steven Stagner, if deferring the applications would give him enough time to address the Planning Commission's requests, which Mr. Stagner confirmed.

Motion was made by Wayne Biggs, seconded by Secretary Julie McGuire, to defer the 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, until the January 14, 2020 meeting. Motion carried.

RECOMMENDATION TO CITY COUNCIL: PETITION FOR ANNEXATION OF A PORTION OF PARCEL NUMBER R021007250000065., FILED BY PROPERTY OWNER STEVEN STAGNER.

Motion was made by Wayne Biggs, seconded by Vice-Chairman Ronnie Outlaw, to defer the Recommendation to City Council regarding Petition for Annexation of a Portion of Parcel Number R021007250000065., filed by property owner Steven Stagner, until the January 14, 2020 meeting. Motion carried.

OLD BUSINESS

RECOMMENDATION TO CITY COUNCIL: PETITION FOR ANNEXATION OF PARCEL NUMBER R021307260000001.025., FILED BY PROPERTY OWNERS PAULA M. LONG AND SAMANTHA REINHART.

The request was withdrawn by the applicants via a letter dated December 5, 2019, prior to the meeting.

RECOMMENDATION TO CITY COUNCIL: PETITION FOR ANNEXATION OF PARCEL NUMBER R021307260000001.027., FILED BY PROPERTY OWNER PAULA M. LONG.

The request was withdrawn by the applicant via a letter dated December 5, 2019, prior to the meeting.




NEW BUSINESS

Motion was made by Wayne Biggs, seconded by Barry Andrews, to adopt the 2020 Saraland Planning Commission Meeting Schedule, subject to revising the December 15th meeting date to December 8th. Motion carried.

Andy Rutens, City Attorney, discussed his progress regarding developing regulations for private road subdivisions, stating he will soon have documents for the Planning Commission to review.

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

ACCEPTED AND APPROVED:



Donica Hudson

