

The Saraland Planning Commission convened in regular session on February 11, 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: Chairman Scooter Thronson  
Vice-Chairman Ronnie Outlaw  
Veronica Hudson  
Austin Sealey  
Barry Andrews  
Secretary Julie McGuire  
David Brown

Absent: Coy Butts  
Wayne Biggs

Others present: D. Logan Anderson, City Planner; Laura Tarver, Permit Technician; Jennifer Jemison, Zoning Technician; Andy Rutens, City Attorney; Melissa Hunter, City Attorney

Motion was made by Vice-Chairman Ronnie Outlaw to approve the minutes of the January 14, 2020 meeting, seconded by Barry Andrews. Motion carried.

Invocation by Veronica Hudson.

Motion was made by Barry Andrews to approve the agenda for the February 11, 2020 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.

**FINAL PLAT – THE WOODLANDS AT SARALAND SUBDIVISION, PHASE THREE**  
(EAST TERMINUS OF WOODLANDS DRIVE, EXTENDING TO THE EAST TERMINUS OF HARDWOOD DRIVE)

PUBLIC HEARING TO CONSIDER THE REQUEST FOR REVIEW OF A FINAL PLAT PROPOSING 71 LOTS ON 47.9± ACRES, FILED BY PROPERTY OWNER NORTHRIDGE, LLC.

Chairman Scooter Thronson called upon Andy Rutens, City Attorney, to provide an overview of the request. Mr. Rutens explained the history of the site and that the Preliminary Plat for Phase Three of The Woodlands at Saraland Subdivision was approved by a Judge's Order. Mr. Rutens then stated that the request at hand is for Final Plat Approval of the subdivision, and that the Final Plat is in substantial conformance with the approved Preliminary Plat per D. Logan

Anderson, City Planner, and per Kirby Latham, City Engineer. Mr. Rutens then entertained questions from members of the Planning Commission.

Chairman Scooter Thronson requested comments from staff, to which D. Logan Anderson responded by recommending the Planning Commission approve the Final Plat subject to: recording the consent decree and judgement approving the plat in Mobile County Probate Court; placing a note on the plat referencing the consent decree and judgement; placing a table on the plat identifying the zoning districts for each of the proposed lots; removing the plat certification for Mobile County Engineering Department; providing a revised PUD site plan showing the changes approved to each phase of the subdivision; complying with Engineering comments and requests, if applicable; providing two (2) copies of the recorded plat to the Saraland Building Department; and, complying with all other applicable Codes and Ordinances.

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

Mr. Danny Drake of 9064 Celeste Road inquired about obtaining two (2) curb cuts to Woodlands Drive, along which his property has frontage. Andy Rutens, City Attorney, responded that such information can be obtained from the Building Department. D. Logan Anderson, City Planner, suggested Mr. Drake stay after the meeting to exchange contact information to discuss the inquiry further.

The public hearing was closed.

Motion was made by Vice-Chairman Ronnie Outlaw, seconded by Barry Andrews, to approve the Final Plat of The Woodlands at Saraland Subdivision, Phase Three, filed by property owner Northridge, LLC, subject to staff's recommendations. Motion carried.

#### **PLANNING APPROVAL – SARALAND TIRE STORE**

1012 SARALAND BOULEVARD SOUTH

(EAST SIDE OF SARALAND BOULEVARD SOUTH, 1,445'± NORTH OF INDUSTRIAL PARKWAY)

PUBLIC HEARING TO CONSIDER THE REQUEST FOR PLANNING APPROVAL TO ALLOW A TIRE STORE IN A B-2, GENERAL BUSINESS DISTRICT, FILED BY PROPERTY OWNER LL&T PROPERTIES, LTD.

D. Logan Anderson, City Planner, explained the process for Planning Approval, and that the request at hand was to consider the use of the property. Mr. Anderson then gave a brief description of the request and offered the following findings of fact for approval: the proposal is appropriate with regard to transportation, access, water supply, waste disposal, fire and police

protection, and other public facilities due to the limited scope of the project and the fact the subject site is mostly developed; the proposal will not cause undue traffic congestion or create a traffic hazard because an increase in traffic is not expected, and because the site has access to a service road that facilitates traffic safety along Saraland Boulevard South; and, the proposal is in harmony with the orderly and appropriate development of the district in which the use is located because it would be a commercial use in an established commercial district, and would serve as a buffer to the more intense development and use of land intended for property to the East of the subject site, per the Master Plan.

Mr. Anderson then recommended approving the request for Planning Approval subject to: approval of the Site Plan.

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 Austin Sealey, to approve the request for Planning Approval to allow a tire store in a B-2, General Business District, filed by property owner LL&T Properties, Ltd., subject to staff's recommendation. Motion carried.

#### **SITE PLAN REVIEW – SARALAND TIRE STORE**

1012 SARALAND BOULEVARD SOUTH

(EAST SIDE OF SARALAND BOULEVARD SOUTH, 1,445'± NORTH OF INDUSTRIAL PARKWAY)

SITE PLAN REVIEW OF THE PROPOSED SARALAND TIRE STORE, FILED BY PROPERTY OWNER LL&T PROPERTIES, LTD.

Prior to the meeting, the site plan was reviewed by the following: D. Logan Anderson, City Planner; Mike Black, Chief Building Inspector; Austin Sealey, Fire Code Official; Kirby Latham, consultant engineer with Neel-Schaffer; and McCrory & Williams, Inc. for water and sewer. All the requirements were met, and D. Logan Anderson gave a favorable recommendation to approve the site plan, subject to: revising a table on the site plan to correct the minimum front yard setback to 30'; revising the plan to identify curbing where parking could extend beyond the East portion of the parking lot, or revising the plan to depict wheel stops; placing a note on the site plan stating the dumpsters shall be enclosed and connected to sanitary sewer in compliance with 2015 IPC standards, or placing a note on the plan stating curbside service will be utilized; providing an Erosion Control Plan, per Engineering comments; providing two (2) copies of the revised site plan to the Building Department; approval of the Planning Approval request; and, complying with all other Codes and Ordinances.

Motion was made by Barry Andrews, seconded by David Brown, to approve the Site Plan for Saraland Tire Store, 1012 Saraland Boulevard South, filed by property owner LL&T Properties, Ltd., subject to staff's recommendations. Motion carried.

**PETITION FOR ANNEXATION – LARRY & DELANA DONNELL**

1875 RADCLIFF ROAD

(SOUTH SIDE OF RADCLIFF ROAD, 2.5± MILES EAST OF CELESTE ROAD)

RECOMMENDATION TO CITY COUNCIL REGARDING THE PETITION TO ANNEX PARCEL NUMBER R021902090000004.022, 1875 RADCLIFF ROAD, SARALAND, AL 36571, FILED BY PROPERTY OWNERS LARRY AND DELANA DONNELL.

D. Logan Anderson, City Planner, gave a brief description of the request and stated that the subject property is approximately 6.6 acres in size, is developed with one (1) single-family dwelling, and is contiguous to city limits on the West property line. Mr. Anderson then stated that upon annexation the property would be brought into Saraland City Limits as an R-1, Low Density Single-Family Residential District.

Mr. Anderson stated that the applicant has certified on the petition that they fully understand that the city will provide police and fire protection; however, the petition makes no guarantee of the availability of water and sewer services. Furthermore, the city makes no commitment to extend water and sewer lines to property that is annexed, or to upgrade drainage or roads by virtue of annexation. And it should be noted that the city is prohibited from improving private property.

Mr. Anderson also stated that the applicant has certified on the petition that they fully understand that, following annexation, the subject site shall be subject to all laws and codes administered by the City of Saraland, including, but not limited to, the zoning code, the subdivision regulations, and the municipal code.

Finally, Mr. Anderson recommended the Planning Commission provide a favorable recommendation to City Council to annex the subject property into Saraland City Limits with the zoning of R-1, Low Density Single Family Residential District.

Motion was made by Barry Andrews, seconded by Vice-Chairman Ronnie Outlaw, to annex Parcel Number R021902090000004.022, 1875 Radcliff Road, Saraland, AL 36571, filed by property owners Larry and Delana Donnell, subject to staff's recommendation. Motion carried.

There being no further business to come before the Planning Commission, the meeting adjourned at 6:18 p.m.

**ACCEPTED AND APPROVED:**

---

Don P. Oakes

Austin Sealey

RK Oakes

Sealey 2

Julie McGuire

Don P. Oakes