

The Saraland Planning Commission convened in regular session on July 14, 2020 at the Saraland City Court Room. The meeting was called to order at 6:01 p.m. by Chairman Scooter Thronson.

Roll call was as follows:

Present: Chairman Scooter Thronson
Secretary Julie McGuire
Coy Butts
Austin Sealey
Barry Andrews
David Brown

Absent: Wayne Biggs
Veronica Hudson

Others present: D. Logan Anderson, City Planner; Laura Tarver, Permit Technician; Jennifer Jemison, Zoning Technician; Mike Black, Director of Inspection Services; Andy Rutens, City Attorney

Motion was made by Barry Andrews to approve the minutes of the June 9, 2020 meeting, seconded by seconded by Coy Butts. Motion carried.

Motion was made by Barry Andrews to approve the agenda for the June 9, 2020 meeting, seconded by Austin Sealey. 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.

Invocation by Coy Butts.

PRELIMINARY/FINAL PLAT – K & M ESTATES SUBDIVISION

8028 RIDGE ROAD

(NORTHEAST CORNER OF RIDGE ROAD AND KALI-OKA SPRINGS DRIVE)

PUBLIC HEARING TO CONSIDER THE REQUEST FOR REVIEW OF A
PRELIMINARY/FINAL PLAT PROPOSING THREE (3) LOTS ON 1.27± ACRES, FILED BY
PROPERTY OWNERS WESLEY AND DEBRA HUGHES.

Chairman Scooter Thronson asked for comments from D. Logan Anderson, City Planner. Mr. Anderson described the request and recommended Tentative Approval of the Preliminary/Final Plat subject to: Approval of a Planned Unit Development; Issuance of demolition permits for existing structures on the property, prior to signing of the plat; Provision of two (2) copies of the recorded plat to the Saraland Building Department; and, Compliance with all applicable Codes and Ordinances.

The proper notices were sent advertising the public hearing, and Chairman Scooter Thronson opened the floor for public hearing. A member of the audience requested the application be

described again as it was difficult to hear D. Logan Anderson, City Planner, from the rear of the courtroom. Mr. Anderson again described the request and recommendation using the podium microphone. The public hearing was closed.

Motion was made by Barry Andrews, seconded by Austin Sealey, to approve the Preliminary/Final Plat of K&M Estates Subdivision, filed by property owners Wesley and Debra Hughes, subject to staff's recommendations. All but one (1) vote affirmed the motion. Chairman Scooter Thronson announced the motion carried. Andy Rutens, City Attorney, raised a point of order that a minimum of six (6) affirmative votes are required to approve a subdivision plat. D. Logan Anderson, City Planner, clarified the request at hand. Barry Andrews re-motoned, seconded by Austin Sealey, to approve the Preliminary/Final Plat of K&M Estates Subdivision, subject to staff's recommendations. The motion failed due to a lack of one (1) affirmative vote, the justification for which was provided as two (2) of the proposed lots would not meet the minimum size requirements for lots in an R-1 zoning district serviced by public water and septic systems.

PLANNED UNIT DEVELOPMENT - K & M ESTATES SUBDIVISION

8028 RIDGE ROAD

(NORTHEAST CORNER OF RIDGE ROAD AND KALI-OKA SPRINGS DRIVE)

PUBLIC HEARING TO CONSIDER THE REQUEST FOR REVIEW OF A PLANNED UNIT DEVELOPMENT TO ALLOW A 3-LOT SUBDIVISION WITH REDUCED LOT SIZES IN AN R-1, LOW DENSITY SINGLE-FAMILY RESIDENTIAL DISTRICT, FILED BY PROPERTY OWNERS WESLEY AND DEBRA HUGHES.

Chairman Scooter Thronson asked for comments from D. Logan Anderson, City Planner. Mr. Anderson described the request, but stated that with the denial of the subdivision for which the Planned Unit Development was necessary, the application was moot.

PRELIMINARY/FINAL PLAT – CLEVELAND'S FIFTH ADDITION TO SARALAND SUBDIVISION, RESUBDIVISION OF LOT 102

49 SARALAND AVENUE

(SOUTH SIDE OF SARALAND AVENUE, 125'± EAST OF SARALAND CIRCLE)

PUBLIC HEARING TO CONSIDER THE REQUEST FOR REVIEW OF A PRELIMINARY/FINAL PLAT PROPOSING TWO (2) LOTS ON 1.07± ACRES, FILED BY PROPERTY OWNER NATALIE LEWIS.

Chairman Scooter Thronson asked for comments from D. Logan Anderson, City Planner. Mr. Anderson described the request and recommended Tentative Approval of the Preliminary/Final Plat, subject to: Placement of a note on a revised plat stating the lots are limited to one (1) shared drive to Saraland Avenue; Placement of a note on the revised plat stating that any proposed detention facilities and common areas shall be the responsibility of the property owner(s) and not

the responsibility of the City of Saraland; 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 opened the floor for public hearing. The public hearing was closed.

Motion was made by Barry Andrews, seconded by Coy Butts, to approve the Preliminary/Final Plat of Cleveland's Fifth Addition to Saraland Subdivision, Resubdivision of Lot 102, filed by property owner Natalie Lewis, subject to staff's recommendations. Motion carried.

PRELIMINARY/FINAL PLAT – TOWNSEND SUBDIVISION

(NORTH SIDE OF NORTON AVENUE, 346'± EAST OF RICHIE ROAD)

PUBLIC HEARING TO CONSIDER THE REQUEST FOR REVIEW OF A PRELIMINARY/FINAL PLAT PROPOSING THREE (3) LOTS ON 2.4± ACRES, FILED BY PROPERTY OWNER TAMMIE TOWNSEND.

Chairman Scooter Thronson asked for comments from D. Logan Anderson, City Planner. Mr. Anderson described the request and recommended Tentative Approval of the Preliminary/Final Plat, subject to: Placement of a note on a revised plat stating, "For the location of all utilities see construction plans"; Placement of a note on the revised plat stating that any proposed detention facilities and common areas shall be the responsibility of the property owner(s), and not the responsibility of the City of Saraland; Provision of one (1) copy of the recorded plat to the Saraland Building Department; Acquisition of the appropriate permits for construction; Compliance with Fire Department comments: *(Access to each of the lots shall be maintained to facilitate emergency response vehicles in the event of an emergency. All projects within the city limits of Saraland shall comply with the requirements of the 2015 International Fire Code)*; 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 David Brown, to approve the Preliminary/Final Plat of Townsend Subdivision, filed by property owner Tammie Townsend, subject to staff's recommendations. Motion carried.

PRELIMINARY/FINAL PLAT – THE ESTATES AT CELESTE LAKE SUBDIVISION

(WEST SIDE OF CELESTE ROAD AT THE WEST TERMINUS OF TWIN LAKES COURT, EXTENDING SOUTH TO THE WEST TERMINUS OF DAWSON DRIVE)

PUBLIC HEARING TO CONSIDER THE REQUEST FOR REVIEW OF A PRELIMINARY/FINAL PLAT PROPOSING SIX (6) LOTS ON 146.7± ACRES, FILED BY PROPERTY OWNER J3 VI, LLC.

Chairman Scooter Thronson asked for comments from D. Logan Anderson, City Planner. Mr. Anderson described the request and recommended the request be deferred until the September 8th meeting to allow the applicant time to submit an application for Planned Unit Development by

the August 10th deadline, and to address the following: Revise the plat to depict an ingress/egress easement at least 40' wide; Place a note on the revised plat stating that the road is privately maintained and that there shall be no public right-of-way; Place a note on the revised plat stating that if the private road is ultimately dedicated for public use and maintenance, 100-percent of the cost of the improvements required to bring the street up to the prevailing standards shall be assessed to the property owner(s) at the time the private road is dedicated, and that said assessment shall run with the land to any subsequent property owners; Revise the plat to label the name of the proposed private road; Revise the plat to illustrate a turnaround at the terminus of the proposed private road in compliance with Article 11-7, and in accordance with width and turnaround provisions of the 2015 International Fire Code; Revise the plat to depict a maintenance/access easement to the common area, per Article 18-40; Revise the plat to illustrate the minimum front yard setback line along the ingress/egress easement line of the private road to which each lot abuts; Place a note on the revised plat stating "For the location of all utilities see construction plans"; Place a note on the revised plat stating that any proposed detention facilities, common areas, and wetlands shall be the responsibility of the property owner(s), and not the responsibility of the City of Saraland; Place a note on the revised plat stating that the presence of wetlands and floodplains indicate that the area may be environmentally sensitive; therefore the approval of all applicable federal, state and local agencies would be required prior to the issuance of any permits or land disturbance activities; and, Provide any revisions or information requested by the City's consultant engineering firms and Fire Department.

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

Mr. Rick Spurgeon of 6469 Celeste Road inquired about development and further subdivision of the subject site. D. Logan Anderson, City Planner, explained the process for further subdivision of the property and what the uses of the property are limited to as a result of it being zoned R-1. Andy Rutens, City Attorney, also explained the process for subdividing the subject site as a private road subdivision.

Kenny Nichols of 490 Pine Court, Mobile, AL, representative of the property owner, explained the purpose of the request and inquired about alternative processes for approving the proposed plat as depicted. D. Logan Anderson, City Planner, explained the processes required to approve a private road subdivision. Andy Rutens, City Attorney, discussed the procedures for phased subdivisions and Planned Unit Developments and suggested such procedures may be appropriate alternatives. Chairman Scooter Thronson inquired if new applications would need to be submitted, to which Mr. Anderson responded affirmatively and discussed the procedures for phased subdivision and Planned Unit Development requests. Mr. Rutens and Mr. Anderson further discussed the same procedures. Mr. Rutens suggested to the applicant that they request the application be deferred until the August 11th meeting to allow them time to decide how they want to move forward with their subdivision request.

The public hearing was closed.

Motion was made by Barry Andrews, seconded by David Brown, to defer review of the Preliminary/Final Plat of The Estates at Celeste Lake Subdivision, filed by property owner J3 VI, LLC, until the August 11th meeting. Motion carried.

**PRELIMINARY/FINAL PLAT – BALDWIN STREET HOMES SUBDIVISION,
RESUBDIVISION OF LOTS 2, 5 & 6**

(EAST SIDE OF BALDWIN ROAD, 115'± NORTH OF HOLCOMBE STREET, EXTENDING TO THE WEST SIDE OF PAULINE STREET, 124'± NORTH OF HOLCOMBE STREET)

PUBLIC HEARING TO CONSIDER THE REQUEST FOR REVIEW OF A PRELIMINARY/FINAL PLAT PROPOSING SIX (6) LOTS ON 0.98± ACRES, FILED BY PROPERTY OWNER PMR, LLC.

Chairman Scooter Thronson asked for comments from D. Logan Anderson, City Planner. Mr. Anderson described the request and recommended Tentative Approval of the Preliminary/Final Plat, subject to: Placement of a note on the plat stating Lots 1 & 2 are each limited to one (1) curb cut/driveway to Baldwin Road, Lots 3-6 are each limited to one (1) curb cut/driveway to Pauline Street, and that the size and design of each curb cut/driveway shall be approved by the Saraland Building Department and conform to AASHTO standards, as applicable; Placement of a note on the plat for future development of the site stating that any proposed detention facilities shall be the responsibility of the property owner(s) and not the responsibility of the City of Saraland; Revision of a zoning note on the plat to remove the word “proposed”; Approval of a Zoning Amendment; Provision of two (2) copies of the recorded plat to the Saraland Building Department prior to any requests for land disturbing or construction permits; and, Compliance 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. The public hearing was closed.

Motion was made by Barry Andrews, seconded by Austin Sealey, to approve the Preliminary/Final Plat of Baldwin Street Homes Subdivision, Resubdivision of Lots 2, 5 & 6, filed by property owner PMR, LLC, subject to staff's recommendations. All but one (1) vote affirmed the motion. D. Logan Anderson, City Planner, stated that six (6) affirmative votes were required to approve the Preliminary/Final Plat. Andy Rutens, City Attorney, stated the Planning Commission needed to provide a reason for denying the request. Coy Butts stated the reason was because of the lot sizes. Mr. Anderson stated the lot sizes would be in character with the surrounding neighborhood and that a Zoning Amendment request was filed to accommodate the subdivision request. Chairman Scooter Thronson further explained the request to Mr. Butts. Mr. Butts withdrew his opposing vote.

Motion was again made by Barry Andrews, seconded by Austin Sealey, to approve the Preliminary/Final Plat of Baldwin Street Homes Subdivision, Resubdivision of Lots 2, 5 & 6, filed by property owner PMR, LLC, subject to staff's recommendations. Motion carried.

**ZONING AMENDMENT – BALDWIN STREET HOMES SUBDIVISION,
RESUBDIVISION OF LOTS 2, 5 & 6**

(EAST SIDE OF BALDWIN ROAD, 115'± NORTH OF HOLCOMBE STREET, EXTENDING TO THE WEST SIDE OF PAULINE STREET, 124'± NORTH OF HOLCOMBE STREET)

RECOMMENDATION TO CITY COUNCIL REGARDING THE REQUEST TO REZONE PARCEL NUMBERS R021908400003086.001, R021908400003086.004, AND R021908400003086.005 FROM R-2, MEDIUM DENSITY SINGLE-FAMILY RESIDENTIAL DISTRICT, TO R-1A, PATIO RESIDENTIAL DISTRICT, FILED BY PROPERTY OWNER PMR, LLC.

Chairman Scooter Thronson asked for comments from D. Logan Anderson, City Planner. Mr. Anderson described the request and recommended the Planning Commission provide a favorable recommendation to City Council to rezone the subject site from R-2, Medium Density Single-Family Residential District, to R1-A, Patio Residential District, subject to: Provision of a revised plan reflecting the proposed subdivision; Completion of the subdivision process; and, Compliance with all other applicable Codes and Ordinances.

Motion was made by Barry Andrews, seconded by Austin Sealey, to provide a Favorable recommendation to City Council to Rezone Parcel Numbers R021908400003086.001, R021908400003086.004, and R021908400003086.005 from R-2, Medium Density Single-Family Residential District, to R-1A, Patio Residential District, filed by property owner PMR, LLC, subject to staff's recommendations. Motion carried.

EXTENSION OF APPROVAL – J K ASSOCIATES, LLC

(EAST SIDE OF KALI-OKA ROAD, 1,088'± NORTH OF COLLEGE PARKWAY)

RECOMMENDATION TO CITY COUNCIL REGARDING THE REQUEST FOR EXTENSION OF APPROVAL OF THE REZONING OF PARCEL R022204370004001.001 FROM R-1, LOW DENSITY SINGLE-FAMILY RESIDENTIAL DISTRICT, TO R-4, HIGH DENSITY SINGLE AND MULTI-FAMILY RESIDENTIAL DISTRICT, FILED BY PROPERTY OWNER J K ASSOCIATES, LLC.

Chairman Scooter Thronson asked for comments from D. Logan Anderson, City Planner. Mr. Anderson described the request and recommended the Planning Commission provide a favorable recommendation to City Council to approve the request for a one-year extension of Rezoning Approval, but that the applicant is advised that future extensions may be unlikely.

Motion was made by Barry Andrews, seconded by David Brown to provide a Favorable recommendation to City Council regarding the request for Extension of Approval of the Rezoning of Parcel R022204370004001.001 from R-1, Low Density Single-Family Residential District, to R-4, High Density Single and Multi-Family Residential District, filed by property owner J K Associates, LLC, subject to staff's recommendation. Motion carried.

PETITION FOR ANNEXATION – PHILIP GORE

3811 LOWELL LANE

(SOUTHEAST CORNER OF LOWELL LANE AND SCOTT LINDSAY DRIVE)

RECOMMENDATION TO CITY COUNCIL REGARDING THE PETITION TO ANNEX PARCEL NUMBER R021801120000045.18, 3811 LOWELL LANE, SARALAND, AL 36571, FILED BY PROPERTY OWNER PHILIP GORE.

Chairman Scooter Thronson asked for comments from D. Logan Anderson, City Planner. Mr. Anderson described the request and 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 Coy Butts, to provide a Favorable recommendation to City Council regarding the petition to annex Parcel Number R021801120000045.18, 3811 Lowell Lane, Saraland, AL 36571, filed by property owner Philip Gore. Motion carried.

SITE PLAN – DOLLAR GENERAL CORPORATION

913 SARALAND BOULEVARD SOUTH

(WEST SIDE OF SARALAND BOULEVARD SOUTH, 872'± SOUTH OF SECOND AVENUE)

SITE PLAN REVIEW OF THE PROPOSED DOLLAR GENERAL, FILED BY AGENT THE BROADWAY GROUP, LLC.

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 Volkert Engineering, 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 the following contingencies: Provide copies of ALDOT permits approving work in the right-of-way, prior to obtaining any site disturbance or construction permits; Revise the site plan with a note stating the dumpster shall be connected to the sanitary sewer, or provide a note signed by the property owner/applicant with the same information, prior to obtaining any construction permits; Obtain tree removal permits for the applicable trees proposed to be removed; Obtain sign permits for any proposed signage; Place a note on the revised site plan stating that the maintenance of detention facilities is the responsibility of the property owner and not the City of Saraland, or provide a note signed by the property owner/applicant with the same information, prior to obtaining any construction permits; Provide copies of ADEM permits approving land disturbing work, prior to obtaining any construction permits; Obtain demolition permits for the three dwellings on site, prior to any requests for site disturbance or construction permits; If applicable, provide the 2-year performance bond covering the possibility of drainage, erosion and siltation damage, prior to obtaining any site disturbance or construction permits; Comply with Utilities comments; Comply with Engineering comments; Comply with Fire Department comments; and, Comply with all other applicable Codes and Ordinances.

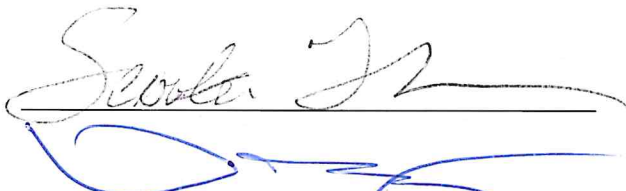
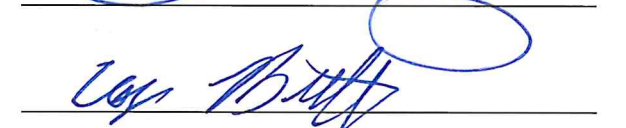
Motion was made by Barry Andrews, seconded by Coy Butts, to approve the Site Plan of the proposed Dollar General, filed by agent The Broadway Group, LLC, subject to staff's recommendations. Motion carried.

Andy Rutens, City Attorney, stated the Planning Commission's need to vote on the Planned Unit Development application for K&M Estates Subdivision.

Motion was made by Barry Andrews, seconded by Coy Butts, to deny the request for a a Planned Unit Development to allow a 3-lot subdivision with reduced lot sizes in an R-1, Low Density Single-Family Residential District, filed by property owners Wesley and Debra Hughes. Motion carried.

There being no further business to come before the Planning Commission, the meeting adjourned at 6:49 p.m.

ACCEPTED AND APPROVED:



Austen Sealey
Julie McGuire

