

The Saraland Planning Commission convened in regular session on August 11, 2020 at the Saraland City Court Room. The meeting was called to order at 6:10 p.m. by Chairman Scooter Thronson.

Roll call was as follows:

Present: Chairman Scooter Thronson
Secretary Julie McGuire
Wayne Biggs
Veronica Hudson
Austin Sealey
Barry Andrews
Coy Butts
David Brown
Wayne Lyssy

Absent: None

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

Motion was made by Barry Andrews to approve the minutes of the July 14, 2020 meeting, seconded by David Brown. Motion carried.

Motion was made by Barry Andrews to approve the agenda for the August 11, 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 David Brown.

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.

The application was withdrawn by the applicant prior to the meeting.

PRELIMINARY/FINAL PLAT – CELESTE SPRINGS SUBDIVISION, PHASE SEVEN

(NORTH SIDE OF CELESTE SPRINGS DRIVE, A PRIVATE ROAD, 2,260'± EAST OF CELESTE ROAD)

PUBLIC HEARING TO CONSIDER THE REQUEST FOR REVIEW OF A PRELIMINARY/FINAL PLAT PROPOSING FOUR (4) LOTS ON 23.5± ACRES, FILED BY PROPERTY OWNER CELESTE SPRINGS, LLC.

Chairman Scooter Thronson asked for comments from D. Logan Anderson, City Planner. Mr. Anderson described the request and noted that the subdivision as a whole may now be considered nonconforming as it has become necessary for private road subdivisions to be associated with a Planned Unit Development. He then stated that the current master plan and subsequent phases of the subdivision were submitted prior to enforcement of these regulations, but any changes to the subdivision will also require concurrent Planned Unit Development approvals as they constitute a change to the nonconforming master plan.

Mr. Anderson recommended the Preliminary/Final Plat be Tentatively Approved subject to: 1) Revision of the master plan to illustrate the two (2) metes-and-bounds parcels from which portions of Lots 15 and 16 are proposed to be subdivided; 2) Revision of the master plan and plat of Phase Seven to label the additional parcels as future development area, and to label them with their sizes; 3) Provision of the legal descriptions of the two (2) future development area parcels; 4) Provision of one (1) copy of the revised master plan to the Saraland Building Department; 5) Provision of one (1) copy of the recorded plat to the Saraland Building Department; and, 6) 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 Wayne Biggs, seconded by David Brown, to approve the Preliminary/Final Plat of Celeste Springs Subdivision, Phase Seven, filed by property owner Celeste Springs, LLC, subject to staff's recommendations. Motion carried.

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 its association with a Planned Unit Development filed concurrently to facilitate approval of two (2) of the proposed lots with smaller lots sizes.

Mr. Anderson recommended Tentative Approval of the Preliminary/Final Plat, subject to: 1) Approval of the Planned Unit Development; 2) Issuance of demolition permits for the existing

structures, prior to signing of the plat; 3) Provision of two (2) copies of the recorded plat to the Saraland Building Department; and, 4) 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. The public hearing was closed.

Motion was made by Wayne Biggs, seconded by David Brown, to approve the Preliminary/Final Plat of K&M Estates Subdivision, filed by property owners Wesley and Debra Hughes, subject to staff's recommendations.

The following votes were recorded:

Yes:	Coy Butts	No:	None
	Scooter Thronson		
	Veronica Hudson		
	Wayne Biggs		
	Austin Sealey		
	Barry Andrews		
	Julie McGuire		
	David Brown		
	Wayne Lyssy		

Motion carried.

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, stating the Planned Unit Development was filed to facilitate flexibility regarding two (2) lots proposed to be smaller than the minimum requirement for lots served by public water and septic systems in R-1 zoning districts.

Mr. Anderson provided the Planning Commission with the following Findings of Fact for Approval of the Planned Unit Development: a) the proposal provides an opportunity for the best use of land in that it maintains the residential character of the surrounding neighborhood; b) the

proposal protects valuable natural features in the community by retaining larger lot sizes that prevent greater building coverage, thus preserving much of the existing site conditions; c) the proposal provides an increased use of public services which may increase the development of such services for the community; and, d) the proposal encourages the unified development of tracts of land and much more creative and flexible concepts in planning by facilitating slighter smaller lots that retain the intent and character of large lots typical in R-1 zoning districts, and by limiting the development of the site to single-family dwellings whose impact on the use of the land may be considered less demanding of resources than denser multi-family developments.

Mr. Anderson recommended that approval of the Planned Unit Development be subject to the following: 1) Completion of the subdivision process; and, 2) 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. The public hearing was closed.

Motion was made by David Brown, seconded by Wayne Lyssy, to approve the Planned Unit Development of K&M Estates Subdivision, filed by property owners Wesley and Debra Hughes, subject to staff's recommendations. Motion carried.

**PRELIMINARY/FINAL PLAT – QUIKTRIP SARALAND PLAT NUMBER 1
SUBDIVISION**

(SOUTHWEST CORNER OF INDUSTRIAL PARKWAY AND SHELTON BEACH ROAD)
PUBLIC HEARING TO CONSIDER THE REQUEST FOR REVIEW OF A
PRELIMINARY/FINAL PLAT PROPOSING ONE (1) LOT ON 8.46± ACRES, FILED BY
AGENT QUIKTRIP CORPORATION.

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: 1) Revision of the plat to label Towneship Boulevard and the required 50' right-of-way; 2) Placement of a note on the plat stating Industrial Parkway and Shelton Beach Road are ALDOT-maintained roadways, access to which shall be approved by ALDOT and conform to AASHTO standards; 3) Revision of a note on the plat to clarify to which entrance road curb cuts are limited; 4) Revision of a note on the plat to depict at least a change in the zoning district from R-1 to B-2, if amended by City Council, or revision of a note on the plat to provide the minimum size and width requirements of lots in R-1 zoning districts; 5) Revision of the plat to illustrate either the required or proposed setbacks; 6) 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; 7) Revision of the property description where a distance of 143.19 feet is incorrectly described on the plat as "143.19"; 8) Removal of the following signature blocks from the revised plat: Judge of Probate, Mobile County Engineer, City of Saraland Engineer, and City of Saraland Utilities Board; 9) Provision of proof that QuikTrip is owner of the property prior to signing of the plat; 10)

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, 11) 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 Wayne Biggs, seconded by David Brown, to approve the Preliminary/Final Plat of QuikTrip Saraland Plat Number 1 Subdivision, filed by agent QuikTrip Corporation, subject to staff's recommendations.

Veronica Hudson inquired about access to the property, to which D. Logan Anderson, City Planner, responded that access would be facilitated by Towneship Boulevard, along which the site has frontage. He also stated that ALDOT will have to approve access to Industrial Parkway and/or Shelton Beach Road, along which the site also has frontage.

Motion carried.

ZONING AMENDMENT – QUICKTRIP SARALAND PLAT NUMBER 1 SUBDIVISION
(SOUTHWEST CORNER OF INDUSTRIAL PARKWAY AND SHELTON BEACH ROAD)
RECOMMENDATION TO CITY COUNCIL REGARDING THE REQUESTED ZONING
AMENDMENT OF PARCEL R022203071000003.005 FROM R-1, LOW DENSITY SINGLE-
FAMILY RESIDENTIAL DISTRICT, TO B-2, GENERAL BUSINESS DISTRICT, FILED BY
AGENT QUIKTRIP CORPORATION.

Chairman Scooter Thronson asked for comments from D. Logan Anderson, City Planner. Mr. Anderson described the request, stating the rezoning would facilitate construction of a gasoline station with convenience store. Mr. Anderson pointed out that such use requires Planning Approval by the Planning Commission. Mr. Anderson then stated the Preferred Plan of the City of Saraland Master Plan identifies this area as suitable for Regional Commercial Development, thus zoning changes to properties not zoned commercial in this area are anticipated as the area develops.

Mr. Anderson discussed the reversionary clause of Article 22-2.

Mr. Anderson provided the following observations which support the rezoning to the Planning Commission: 1) There is a manifest error in the Ordinance making rezoning necessary to reflect the character of the surrounding neighborhood; 2) Changes in the conditions of the area have occurred that make rezoning necessary and desirable for commercial development; and, 3) There is an increasing need for business sites in the area that make rezoning of the site necessary and desirable.

Finally, Mr. Anderson recommended the Planning Commission provide a favorable recommendation to City Council to rezone the subject site from R-1, Low Density Single-Family Residential District, to B-2, General Business District.

Wayne Biggs asked if ALDOT maintains Industrial Parkway and Shelton Beach Road. Mr. Anderson confirmed and stated access to either road requires ALDOT approval, which would be reviewed at the time development plans were submitted for Planning Approval.

Motion was made by David Brown, seconded by Barry Andrews, to provide a Favorable Recommendation to City Council regarding the requested Zoning Amendment of Parcel R022203071000003.005 from R-1, Low Density Single-Family Residential District, to B-2, General Business District, filed by agent QuikTrip Corporation. Motion carried.

**PRELIMINARY/FINAL PLAT – SARALAND CROSSINGS SUBDIVISION,
RESUBDIVISION OF LOT 3**

(NORTHEAST CORNER OF INDUSTRIAL BOULEVARD AND SHELL STREET,
EXTENDING EAST TO STANLEY WAY)

PUBLIC HEARING TO CONSIDER THE REQUEST FOR REVIEW OF A
PRELIMINARY/FINAL PLAT PROPOSING TWO (2) LOTS ON 4.88± ACRES, FILED BY
THOMPSON ENGINEERING, INC. C/O JOHNNY HOLLEY, PLS.

Chairman Scooter Thronson asked for comments from D. Logan Anderson, City Planner. Mr. Anderson described the request and recommended Approval of the Preliminary/Final Plat, subject to: 1) Provision of two (2) copies of the recorded plat to the Saraland Building Department prior to any requests for land disturbing or construction activities; and, 2) Compliance with 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 David Brown, to approve the Preliminary/Final Plat of Saraland Crossings Subdivision, Resubdivision of Lot 3, filed by Thompson Engineering, Inc. c/o Johnny Holley, PLS, subject to staff's recommendations.

The following votes were recorded:

Yes:	Coy Butts	No:	None
	Scooter Thronson		
	Veronica Hudson		
	Wayne Biggs		
	Austin Sealey		
	Barry Andrews		
	Julie McGuire		
	David Brown		
	Wayne Lyssy		

Motion carried.

SITE PLAN – BLUE MOOSE, LLC

(NORTHEAST CORNER OF INDUSTRIAL BOULEVARD AND SHELL STREET,
EXTENDING EAST TO STANLEY WAY)

SITE PLAN REVIEW OF THE PROPOSED BLUE MOOSE EXPRESS AUTO SPA, FILED
BY PROPERTY OWNER CHANCELLOR, INC.

Chairman Scooter Thronson asked for comments from D. Logan Anderson, City Planner. Mr. Anderson described the request and discussed concerns regarding access and traffic circulation along all three frontages of the site, especially regarding a driveway along Stanley Way. Mr. Anderson stated staff requested changes to the access along Stanley Way, to which he mentioned the applicant was agreeable. Additional changes to the site plan to provide additional information and depict certain zoning requirements were also requested by Mr. Anderson.

Mr. Anderson then recommended the Site Plan be deferred until the September 8th meeting, with revisions submitted by August 28th, to allow the applicant time to address the following: 1) Revise the site plan to illustrate two (2) van accessible parking spaces in compliance with IBC standards; 2) Revise the site plan to illustrate three (3) of the proposed off-street parking spaces will comply with the parking stall depth requirements of Article 16-3(c); 3) Revise the site plan to reconfigure the parking stalls along Stanley Way to run parallel with the road to keep vehicles from maneuvering in the right-of-way; 4) Revise the site plan to reduce the width of the driveway along Stanley Way to help mitigate the possibility of vehicles entering the site at this location; 5) Revise the site plan to illustrate arrows facilitating one-way traffic circulation onto Stanley Way, and/or indicate with a note that Do Not Enter signs will be constructed at this location; 6) Revise the site plan to illustrate the sidewalk constructed along Shell Road; 7) Place a note on the revised site plan stating the dumpster shall be enclosed and connected to the sanitary sewer; 8) Place a note on the revised site plan stating that outdoor lighting of all types shall be directed so as to reflect away from all residential dwellings and public rights-of-way, in compliance with Article 10-1(b); 9) Revise the landscaping plan to provide the percentages of landscape area in relation to off-street parking facilities; 10) Place a note on the revised landscaping plan stating that maintenance of all landscape area and tree plantings is the responsibility of the property owner, per Article 19-15; 11) Revise the site plan to illustrate the proposed freestanding sign will meet the minimum 5' setback requirement for signs in B-2 zoning districts; 12) Place a note on the revised site plan stating that the maintenance of detention facilities is the responsibility of the property owner(s) and not the responsibility of the City of Saraland; 13) Revise the site plan to illustrate a vicinity map of the subject site; 14) Revise the site plan to provide the applicable zoning district, required setbacks, the size of the subject site and proposed building, and the required amount of off-street parking spaces; 15) Revise the site plan to illustrate the required setbacks; 16) Revise the utilities plan to comply with the consultant engineering comments; 17) Revise the engineering plan(s) to comply with the consultant engineering comments; and, 18) Provide revised drainage calculations if drainage will be affected by the reconfigured parking area along Stanley Way.

Mr. Anderson stated that if the Planning Commission approves the Site Plan, then staff recommends the approval be subject to the requested revisions, as well as the following: 1) Provide copies of ADEM permits approving land disturbing work, prior to obtaining any construction permits; 2) 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; 3) Complete the subdivision process; 4) Comply with Fire Department comments; and, 5) Comply with all other applicable Codes and Ordinances.

Chairman Scooter Thronson asked D. Logan Anderson, City Planner, his thoughts about the request. Mr. Anderson stated he cannot provide a personal opinion, but reiterated that the site is zoned B-2 and a car wash is a use allowed by right in that zoning district.

Mr. Thronson expressed his concern about traffic at this location. Mr. Anderson further discussed revisions requested by staff regarding traffic circulation.

Motion was made by David Brown, seconded by Wayne Biggs, to approve the Site Plan of Blue Moose Express Auto Spa, filed by property owner Chancellor, Inc., subject to staff's recommendations.

Veronica Hudson inquired about drainage from the car wash, to which Mr. Anderson responded that the building is designed such that all waste water will be discharged to the sanitary sewer system.

Wayne Lyssy asked if the property is within a flood zone. Mr. Anderson responded, stating the property is not within a flood zone.

Motion carried.

PETITION FOR ANNEXATION – ZACHARY & REBECCA MILLER

3260 RADCLIFF ROAD

(NORTH SIDE OF RADCLIFF ROAD, ¾± MILE EAST OF CELESTE ROAD)

RECOMMENDATION TO CITY COUNCIL REGARDING THE PETITION TO ANNEX PARCEL NUMBER R021903070000001.011, 3260 RADCLIFF ROAD, SARALAND, AL 36571, FILED BY PROPERTY OWNERS ZACHARY & REBECCA MILLER.

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 Julie McGuire, to provide a Favorable recommendation to City Council regarding the petition to annex Parcel Number R021903070000001.011, 3260 Radcliff Road, Saraland, AL 36571, filed by property owners Zachary and Rebecca Miller. Motion carried.

There being no further business to come before the Planning Commission, the meeting adjourned at 6:44 p.m.

ACCEPTED AND APPROVED:



Wayne & Bezzie

Cory Butts







