

The Saraland Planning Commission convened in regular session on September 8, 2020 at the Saraland City Court Room. The meeting was called to order at 6:02 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
Wayne Lyssy

Absent: David Brown

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

Motion was made by Barry Andrews to approve the minutes of the August 11, 2020 meeting, seconded by Austin Sealey. Motion carried.

Motion was made by Barry Andrews to approve the agenda for the September 8, 2020 meeting, seconded by Julie McGuire. 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 Wayne Biggs.

NEW BUSINESS:

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 Preliminary/Final Plat be Tentatively Approved subject to: 1) Provision of certification from a reputable Geotechnical Engineering service of an acceptable load test of each phase of the private road, prior to any request for

construction on each lot with which each phase of the road is associated, indicating it is stable and capable of supporting the City's emergency response vehicles; 2) Construction of a turnaround at each terminus of each phase of the road in compliance with Article 11-7 and in accordance with width and turnaround provisions of the 2015 International Fire Code; 3) Provision of a legal document prior to signing of the plat to run as a covenant with the land providing for continuing maintenance of the private road by an owners' association, or other entity, granting right of ingress and egress for emergency and utility maintenance vehicles, and holding harmless the governing body from damages to any owner within the subdivision arising, or which may arise, out of the existence of the private road. This document shall be approved by the City Attorney or their designee as to form and legality and shall be properly executed and recorded simultaneously with the Final Plat in the records of Mobile County Probate Court. Furthermore, each and every owner of property abutting upon and with legal access to the private road shall be a party to such document and agreement; 4) Placement of a sign made to City standards on the property at the earliest convenience with the road name and identifying it as a private road; 5) Revision of the plat to label the name of the proposed private road; 6) Revision of the plat to depict a maintenance/access easement to the common area, per Article 18-40; 7) Placement of a note on the revised plat stating "For the location of all utilities see construction plans"; 8) Placement of 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; 9) Approval of the Planned Unit Development; 10) Provision of two (2) copies of the recorded plat to the Saraland Building Department; 11) Compliance with Engineering comments; 12) Compliance with Utilities comments; 13) Compliance with Fire Department comments; and, 14) 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 Julie McGuire, to approve the Preliminary/Final Plat of The Estates at Celeste Lake Subdivision, filed by property owner J3 VI, LLC, subject to staff's recommendations.

Wayne Biggs inquired about access to the proposed subdivision. D. Logan Anderson stated access is provided via the terminus of Dawson Drive, and also from Celeste Road.

Chairman Scooter Thronson inquired about the width of the ingress/egress easement illustrated on the plat. Mr. Anderson stated it is 40' wide with a 10'-wide buffer between the abutting subdivision.

Wayne Lyssy inquired about any existing roadways on the property. Mr. Anderson stated there are no roadways on the property. Dr. Lyssy then inquired about clearing activity on the property. A representative of the application was present and stated clearing has begun.

Julie McGuire inquired about any required inspections of the proposed road. Mr. Anderson discussed the required geotechnical certificate and stated that the City Engineer will inspect the road. Ms. McGuire asked if the Fire Department will inspect the road. Austin Sealey stated they will verify the road, but will not do a full inspection. Dr. Lyssy asked if the motion could be amended to require the road also be inspected by the Fire Department.

Wayne Biggs amended the motion to approve the Preliminary/Final Plat of The Estates at Celeste Lake Subdivision, filed by property owner J3 VI, LLC, subject to staff's recommendations and that the road is inspected by the Fire Department upon completion. Chairman Scooter Thronson requested a roll call vote.

The following votes were recorded:

Yes:	Scooter Thronson	No:	Wayne Lyssy	Abstain:	Veronica Hudson
	Julie McGuire				Coy Butts
	Wayne Biggs				
	Austin Sealey				
	Barry Andrews				

The motion failed.

D. Logan Anderson, City Planner, stated the motion failed due to a lack of six (6) affirmative votes, which is a requirement for subdivision approval. Mr. Anderson provides the following reasons for denial of the Preliminary/Final Plat: 1) proposed Lots 2, 3, 4, and 6 do not have frontage on a public street, as required by Article 9-13; and, 2) no construction plans illustrating the private street will be improved to City Engineering standards were submitted, as required by Article 11-8.

PLANNED UNIT DEVELOPMENT – 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 PLANNED UNIT DEVELOPMENT APPROVAL TO ALLOW A PRIVATE STREET SUBDIVISION, 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 provided the following recommended findings of fact for approval of the Planned Unit Development to the Planning Commission: 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 a private road, 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 the approval be subject to the following: 1) Revision of the plan to label the name of the proposed private road; 2) If applicable, revision of the plan to depict a dumpster in compliance with enclosure and sanitary sewer connection requirements; 3) Revision of the plan to depict a maintenance/access easement to the common area, per Article 18-40; 4) Placement of a note on the revised plan stating "For the location of all utilities see construction plans"; 5) Placement of a note on the revised plan 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; 6) Completion of the subdivision process; 7) Provision of two (2) copies of the revised plan to the Saraland Building Department; 8) Compliance with Engineering comments; 9) Compliance with Utilities comments; 10) Compliance with Fire Department comments; 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 Julie McGuire, to approve the Planned Unit Development of The Estates at Celeste Lake Subdivision, filed by property owner J3 VI, LLC, subject to staff's recommendations.

Mr. Biggs discussed the Planning Commission's responsibility to make decisions and expressed his disappointment over members abstaining instead of voting.

Chairman Scooter Thronson requested a roll call vote.

The following votes were recorded:

Yes:	Scooter Thronson	No:	Coy Butts	Abstain:	Veronica Hudson
	Julie McGuire		Wayne Lyssy		
	Wayne Biggs				
	Austin Sealey				
	Barry Andrews				

The motion carried.

PETITION FOR ANNEXATION – JERRY RAMEY & ASHLEY ANDERS

2850 RADCLIFF ROAD

(NORTH SIDE OF RADCLIFF ROAD, 1 ¼ MILES EAST OF CELESTE ROAD)

RECOMMENDATION TO CITY COUNCIL REGARDING THE PETITION TO ANNEX PARCEL NUMBER R021903080000001.016, 2850 RADCLIFF ROAD, SARALAND, AL 36571, FILED BY PROPERTY OWNERS JERRY RAMEY & ASHLEY ANDERS.

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 Wayne Lyssy, to provide a Favorable recommendation to City Council regarding the petition to annex Parcel Number R021903080000001.016, 2850 Radcliff Road, Saraland, AL 36571, filed by property owners Jerry Ramey and Ashley Anders. Motion carried.

OTHER BUSINESS:

Coy Butts resigned from the Planning Commission citing health concerns.

There being no further business to come before the Planning Commission, the meeting adjourned at 6:17 p.m.

ACCEPTED AND APPROVED:

	
	
	
	
	

