

The Saraland Planning Commission convened in regular session on December 8, 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
Secretary Julie McGuire
Mayor Howard Rubenstein
Wayne Biggs
Barry Andrews
David Brown
Austin Sealey

Absent: Wayne Lyssy

Others present: D. Logan Anderson, City Planner; Brooke Miller, Building Department; Andy Rutens, City Attorney.

Motion was made by Wayne Biggs to approve the minutes of the November 10, 2020 meeting, seconded by Barry Andrews. Motion carried.

Motion was made by Barry Andrews to approve the agenda for the December 8, 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 Wayne Biggs

OLD BUSINESS:

PRELIMINARY/FINAL PLAT – THE POINT SUBDIVISION

(EAST SIDE OF CELESTE ROAD, 155'± EAST OF THE TERMINUS OF CELESTE COURT, A PRIVATE ROAD)

PUBLIC HEARING TO CONSIDER THE REQUEST FOR REVIEW OF A PRELIMINARY/FINAL PLAT PROPOSING FOUR (4) LOTS ON 20.64± ACRES, FILED BY PROPERTY OWNERS JIM AND JACKIE MOORE.

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 identify the two sizes depicted on Lot 1A; 2) Provision of certification from a reputable Geotechnical Engineering service of an acceptable load test of the

private road indicating it is stable and capable of supporting the City's emergency response vehicles, prior to signing of the plat; 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) Approval of the Planned Unit Development; 6) Provision of two (2) copies of the recorded plat to the Saraland Building Department; 7) Compliance with Engineering comments; 8) Compliance with Fire Department comments; and, 9) 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 Austin Sealey, to approve the Preliminary/Final Plat of The Point Subdivision, filed by property owners Jim and Jackie Moore, subject to staff's recommendations. Motion carried

PLANNED UNIT DEVELOPMENT – THE POINT SUBDIVISION

(EAST SIDE OF CELESTE ROAD, 155'± EAST OF THE TERMINUS OF CELESTE COURT, A PRIVATE ROAD)

PUBLIC HEARING TO CONSIDER THE REQUEST FOR PLANNED UNIT DEVELOPMENT APPROVAL TO ALLOW A PRIVATE STREET SUBDIVISION, FILED PROPERTY OWNERS JIM AND JACKIE MOORE.

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: 1) the proposal provides an opportunity for the best use of land in that it maintains the residential character of the surrounding neighborhood; 2) 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; 3) the proposal provides an increased use of public services which may increase the development of such services for the community; and, 4) 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 site plan to identify the two sizes depicted on Lot 1A; 2) Approval of the Preliminary/Final Plat; 3) Provision of two (2) copies of the revised plan to the Saraland Building Department; 4) Compliance with

Engineering comments; 5) Compliance with Fire Department comments; 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.

Mr. Fred Robertson of 3549 Celeste Court inquired about the maintenance of the private road. Mr. Anderson explained that the property owners were responsible for the maintenance of the road. Mr. Robertson inquired whether the City of Saraland would be responsible for garbage pickup. Mr. Anderson explained it would be the property owners' responsibility for garbage service.

The public hearing was closed.

Motion was made by Wayne Biggs, seconded by Barry Andrews, to approve the Planned Unit Development application of The Point Subdivision application, subject to staff's recommendations. Motion carried.

NEW BUSINESS:

PRELIMINARY/FINAL PLAT – TARA PLACE SUBDIVISION

(NORTH SIDE OF COUNTRY ESTATS DRIVE, 1,424'± SOUTH OF THE INTERSECTION OF JUNIPER AVENUE)

PUBLIC HEARING TO CONSIDER THE REQUEST FOR REVIEW OF A PRELIMINARY/FINAL PLAT PROPOSING TWO (6) LOTS ON 4.4± ACRES, FILED BY THE WOODLANDS GROUP.

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) Place a note on a revised plat stating "All right-of-way and drainage easements of record are shown on this plat, but this plat does not reflect other documents (i.e., utility easements, etc.) that would normally appear as an exception in a title commitment or policy"; 2) Place a note on the revised plat stating that any proposed common areas or detention facilities shall be the responsibility of the property owner(s) and not the State of Alabama, Mobile County, or the City of Saraland; 3) Place a note on the revised plat stating that development shall be designed to comply with the Mobile County Flood Damage Prevention Ordinance, and may require submission of certification from a licensed engineer certifying that the design complies with the Mobile County Flood Damage Prevention Ordinance prior to the issuance of any permits; 4) Place a note on the revised plat stating "Mobile County Engineering Department Pursuant to Sec. 11-52-30(g) No Easement or R-O-W Accepted for Maintenance"; 5) Revise the plat to provide a signature block for the County Engineer of Mobile County, per County Engineering requirements; 6) Provide one (1) copy of the recorded plat to the Saraland Building Department; and, 7) 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.

Ms. Sharon Bell of Country Estates Drive inquired if the property was being annexed into the city limits. Mr. Anderson explained that a request for annexation has not been submitted at this time.

The public hearing was closed.

Motion was made by Barry Andrews, seconded by David Brown, to approve the Preliminary/Final Plat of Tara Place Subdivision, filed by The Woodlands Group, subject to staff's recommendations. Motion carried.

PETITION FOR ANNEXATION – CAMERON LANDRUM

LOT 3 HICKORY HOLLOW DRIVE

(EAST SIDE OF HICKORY HOLLOW DRIVE, A PRIVATE ROAD, 1,253'± NORTH OF ARMY ROAD)

RECOMMENDATION TO CITY COUNCIL REGARDING THE PETITION TO ANNEX PARCEL NUMBER R021307360000013.017, CHUNCHULA, AL 36521, FILED BY PROPERTY OWNER CAMERON LANDRUM

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 Mayor Howard Rubenstein, seconded by Barry Andrews, to provide a favorable recommendation to City Council regarding the petition to annex Parcel Number R021307360000013.017, Lot 3 Hickory Hollow Dr, Chunchula, AL 36521, filed by property owner Cameron Landrum, with provision that the applicant will sign a statement to be recorded that the City of Saraland will not be expected or required in the future to maintain or improve the private road. Motion carried.

PETITION FOR ANNEXATION – CAMERON LANDRUM

HICKORY HOLLOW DRIVE

(1,253'± NORTH OF ARMY ROAD, 680'± EAST OF HICKORY HOLLOW DRIVE, A PRIVATE ROAD)

RECOMMENDATION TO CITY COUNCIL REGARDING THE PETITION TO ANNEX PARCEL NUMBER R021307360000013.023, CHUNCHULA, AL 36521, FILED BY PROPERTY OWNER CAMERON LANDRUM

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 Biggs, to provide a favorable recommendation to City Council regarding the petition to annex Parcel Number R021307360000013.023, Lot 3 Hickory Hollow Dr, Churchula, AL 36521, filed by property owner Cameron Landrum, subject to staff's recommendations. Motion carried.

OTHER BUSINESS:

Motion was made by Mayor Howard Rubenstein, seconded by Barry Andrews, to postpone review of the proposed private subdivision rules and regulations to the January 12, 2021 agenda. Motion carried.

Motion was made by Wayne Biggs, seconded by Barry Andrews, to approve the 2021 Saraland Planning Commission meeting schedule. Motion carried.

Mr. Anderson stated that this would be his last Planning Commission meeting. He explained that he has accepted a position with the City of Mobile as the Principal Planner.

There being no further business to come before the Planning Commission, the meeting adjourned at 6:20 p.m.

ACCEPTED AND APPROVED:












