



City of Saraland

Planning Commission

January 11th, 2022

The City of Saraland Planning Commission will meet at 6:00 p.m. on Tuesday, January 11th, 2022, at their regular meeting place, 937 Saraland Blvd. S, Saraland, AL. The public is encouraged to email the Planning staff with any questions or concerns about agenda items prior to the meeting. Comments may be sent to icantrell@saraland.org or ltarver@saraland.org.

The agenda and related materials for each item are attached in this packet, and are also available at the Saraland Building Department, 933 Saraland Blvd. S, Saraland, AL 36571. For questions regarding agenda items, staff may be contacted by calling 251-679-5502. Information on land use, zoning, or related topics in the City of Saraland, as well as copies of the City of Saraland Land Use and Development Ordinance is available on the city website:
<https://saraland.org/planning-zoning-department/>

Agenda

Meeting of the City of Saraland Planning Commission

January 11th 2022

1 – Call to order

2 – Roll call

Chairman	Mr. Scooter Thronson	
Vice Chairman	Mr. David Brown	
Secretary	Ms. Julie McGuire	
Mayor	Dr. Howard Rubenstein	
City Council Representative	Mr. Wayne Biggs	
Administrative Official	Chief Austin Sealey	
Member	Mr. Barry Andrews	
Member	Dr. Wayne Lyssy	
Member	Mr. Vincent Walker	

3 – Approval of minutes from the December 14th 2021 Regular Meeting

4 – Approval of agenda for the January 11th 2022 Regular Meeting

5 – Call for conflicts of interest

6 – Invocation

7 – Old Business:

A – Site Plan Review for Saraland Mobile Home Park, located at 108 Saraland Blvd. N, zoned R5, consisting of parcels 2202032000091 and 2202040001003, filed by Bryce McMurry, Kinetic Capital on behalf of Diane Saranthus/Saranthus Investments INC/Equity Investments LLC

B – Site Plan Review for Saraland Mobile Home Park, located at 247 Saraland Ave, zoned R5, consisting of parcels 1908330008022.02, 1908330008022.01, and 1908330008022.001, filed by Bryce McMurry, Kinetic Capital on behalf of Diane Saranthus/Saranthus Investments INC/Equity Investments LLC

C – Site Plan Review for Saraland Mobile Home Park, located at 300 Saraland Ave, zoned R5, consisting of parcels 1908330001085.01, 1908330001085, 1908330001084, 1908330008021.001 filed by Bryce McMurry, Kinetic Capital on behalf of Diane Saranthus/Saranthus Investments INC/Equity Investments LLC

D – Public Hearing & Preliminary Subdivision Plat Review for Rolling Hills Estates Phase 1, 30 lots, parcel 1904180000001.078, zoned R1, located approximately 400 feet east of Celeste Rd, filed by owner Moore Properties LLC

8 – New Business:

A – Public Hearing & Preliminary/Final Subdivision Plat Review to combine parcels at 300 Saraland Ave, parcels 1908330001085, 1908330001084, 1908330001085.01, and 1908330008021.001, filed by Bryce McMurry, Kinetic Capital on behalf of owners Saranthus Investments INC/Equity Investments LLC.

B – Public Hearing & Preliminary/Final Subdivision Plat Review to combine parcels at 247 Saraland Ave, parcels 1908330008022.02, 1908330008022.01, and 1908330008022.001, filed by Bryce McMurry, Kinetic Capital on behalf of owner Saranthus Investments INC/Equity Investments LLC.

C – Public Hearing & Preliminary/Final Subdivision Plat Review to combine parcels at 108 Saraland Blvd, parcels 2202040001003 and 2202032000091, filed by Bryce McMurry, Kinetic Capital on behalf of owner Saranthus Investments INC.

D – Public Hearing & Preliminary/Final Subdivision Plat Review for the creation of an approximately 12 acre lot from parcel 1902030000001, located on Radcliff Rd, filed by Jason Linder/Linder Surveying on behalf of owner Hatters Pond LLC.

E – Public Hearing & Preliminary/Final Subdivision Plat Review for Bear Run Subdivision, 4 lots, to replat parcels 1904190000001.098, 1904190000001.236, 1904190000001.054, and 1904190000001.065, 1904180000001.078, 1904180000001, 1904200000002.004, located at and to the east of 8380 Celeste Rd, filed by Dewberry/Linder Surveying on behalf of owner Moore Properties, LLC.

F – Recommendation to City Council on the Petition for Rezoning of property at and to the east of 8380 Celeste Rd, Lot 1 of the Bear Run Subdivision, to be rezoned from R-1 Low Density Single Family Residential District to R-2, Medium Density Single Family Residential District, filed by Dewberry on behalf of owner Moore Properties, LLC.

G – Recommendation to City Council on the Petition for Rezoning of property east of 8380 Celeste Rd, Lot 2 of the Bear Run Subdivision, to be rezoned from R-1 Low Density Single Family Residential District to R-2, Medium Density Single Family Residential District, filed by Dewberry on behalf of owner Moore Properties, LLC.

H – Recommendation to City Council on the Petition for Rezoning of property to the east of 8380 Celeste Rd, Lot 3 of the Bear Run Subdivision, to be rezoned from R-1 Low Density Single Family Residential District to R-3, Limited Multi-Family Residential District, filed by Dewberry on behalf of owner Moore Properties, LLC.

I – Recommendation to City Council on the Petition for Rezoning of parcel 120834000001.001, approximately 88 acres, from M-2 General Industrial District to R-1 Low Density Single Family Residential District, filed by Jason Linder/Linder Surveying on behalf of owner Foxtrap Investments, LLC.

J – Recommendation to the City Council on the Application for Vacation of Right of Way, concerning Ash Ave, an unopened right of way, approximately 60' by 180', filed by Kenneth Gates.

K – Recommendation to the City Council for the Petition for Annexation for a section of parcel 1807260002009, located at 7737 Kali Oka Rd, to be zoned R1, filed by Owner Kenneth Gates.

L – Recommendation to City Council on Petition for Annexation of parcel 2203071000003.003, located at 1447 Industrial Pkwy, approximately 6.2 acres, filed by Sawgrass Consulting, LLC on behalf of owners Calvin J and Cindy M Hill.

M – Planning Approval for QuikTrip, for a gasoline station/convenience store to be located at 1403 Industrial Pkwy, parcel 2203071000003.005, zoned B-2, filed by Erik Eckhart/QuikTrip Corporation on behalf of owner McKenzie Realty Co, LLP.

N – Site Plan Review for QuikTrip, for a gasoline station/convenience store to be located at 1403 Industrial Pkwy, parcel 2203071000003.005, zoned B-2, filed by Erik Eckhart/QuikTrip Corporation on behalf of owner McKenzie Realty Co, LLP.

O – Recommendation to City Council on an amendment to Article XIX (19) of the Land Use and Development Ordinance

P – Discussion/Recommendation to the City Council on an amendment to Article XI (11) of the Land Use and Development Ordinance