



City of Saraland

Planning Commission

March 8th, 2022

The City of Saraland Planning Commission will meet at 6:00 p.m. on Tuesday, March 8th, 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

March 8th 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 February 8, 2022 Regular Meeting and the January 20, 2022 Special Call Meeting

4 – Approval of agenda for the March 8, 2022 Regular Meeting

5 – Call for conflicts of interest

6 – Invocation

7 – Report of Subcommittee

8 – Old Business: **NONE**

9 – New Business:

A – Public Hearing & Preliminary/Final Subdivision Plat Review for the subdivision of parcel 1208340000001.001, Creax Rd Estates Phase III, approx. 88 combined acres, filed by Jason Linder/Linder Surveying on behalf of owner Foxtrap Investments, LLC.

B – Public Hearing & Preliminary/Final Subdivision for a 2 lot subdivision of parcel 220210300005 and parcel 220210300005.001, the LAH Commercial Subdivision, filed by Byrd Surveying on behalf of owner LL & T Properties, LTD/ Harrison Lamar Allen

C – Public Hearing & Preliminary/Final Subdivision Plat Review to create a 4 acre lot from parcel 1301120000024.002, Sutton Estates, 13405B Roberts Rd, filed by owner John Duboise

D – Public Hearing & Preliminary/Final Subdivision Plat Review for a 2 lot subdivision, Re-sub Lot B, Resubdivision of Lot 2A, Re-sub Lot 2, Saraland Crossing Subdivision, 2.29 and 0.75 acres, on the south west side of Shell Road, filed by Johnny Holley/Thompson Engineering on behalf of Propst Development Saraland, LLC.

E – Public Hearing & Preliminary/Final Subdivision Plat Review for the subdivision of parcels 1306130000037, 1306130000037.007, and 1306130000037.006, west of the intersection of Celeste Rd and Salco Rd, Callie Paige Estates, filed by Callie Page Morse

F – Public Hearing & Planned Unit Development Master Plan Review for the proposed 6 phase, 393 unit development, west of Celeste Rd, approx. 281 acres, filed by John Lieber/J3 I LLC, J3 II LLC, J3 III LLC, and J3 IV LLC

G – Recommendation to City Council on the Petition for Annexation of parcel 1806240000006, approx. 20 acres, west of 7787 Celeste Rd, filed by owner City of Saraland

H – Recommendation to City Council on the Petition for Annexation of parcel 1806240000004001, approx. 10 acres, west of 7787 Celeste Rd, filed by owner City of Saraland

I – Planning Approval for the construction of a medical clinic, the “Olaire Building” to be located on parcel 1908330008032, on the south side of Celeste Rd, approx. 500 feet west of the intersection of Saraland Blvd, zoned B2, filed by David Shumer/Barton & Shumer Engineering on behalf of owner OHS Holding Company, LLC

J – Site Plan Review for the construction of a medical clinic, the “Olaire Building” to be located on parcel 1908330008032, on the south side of Celeste Rd, approx. 500 feet west of the intersection of Saraland Blvd, zoned B2, filed by David Shumer/Barton & Shumer Engineering on behalf of owner OHS Holding Company, LLC

K – Planning Approval For “Storage Sense” for the proposed development of 5 storage unit buildings on parcel 2202093000002.011, 700 Industrial Pkwy, Zoned M1, filed by Element 3 Engineering LLC on behalf of owner RAM Saraland, LLC

L – Site Plan Review For “Storage Sense” for the proposed development of 5 storage unit buildings on parcel 2202093000002.011, 700 Industrial Pkwy, Zoned M1, filed by Element 3 Engineering LLC on behalf of owner RAM Saraland, LLC