

The Saraland Planning Commission convened in regular session on November 8, 2022 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
Vice Chairman David Brown
Ms. Julie McGuire
Mayor Howard Rubenstein
Councilman Wayne Biggs
Capt. Clayton Horton
Dr. Wayne Lyssy

Absent: Mr. Barry Andrews
Mr. Vincent Walker

Others present: Brendan Schwandner, City Planner; Mike Black, Director Building Department; Laura Tarver, Permit Technician; Jennifer Jemison, Zoning Technician; Andy Rutens, City Attorney.

Motion was made by Wayne Lyssy, to approve the minutes from the October 11, 2022 regular meeting, seconded by David Brown. Motion carried.

Motion was made by Wayne Biggs to approve the agenda for the November 8, 2022 regular meeting, seconded by Wayne Lyssy. Motion carried.

Chairman Scooter Thronson called for conflicts of interest of any agenda item for members of the Planning Commission. No conflicts.

Invocation by David Brown

OLD BUSINESS:

A – Recommendation to the City Council on the Petition for Annexation of 3846 Leslie Rd, parcel 1307360000022.000, approx. 2.2 acres, filed by owners Jimmy D & Jacquelyn G Long

City Planner, Brendan Schwandner described the purpose of this application and stated that it was previously discussed at the October 11, 2022 Planning Commission meeting whereas it was postponed at that time due to concerns about erosion in a ditch along Richard Dr. Mr. Schwandner stated upon further discussion and another site visit, the

City Engineer and Public Works Department have stated this is a minor concern and should not warrant any major obligations for the City to alleviate upon annexation.

Motion was made by Dr. Wayne Lyssy, seconded by David Brown to approve the recommendation to the City Council on the Petition for Annexation of 3846 Leslie Rd, parcel 1307360000022.000, approx. 2.2 acres, filed by owners Jimmy D & Jacquelyn G Long. All in favor. Motion carried.

NEW BUSINESS:

A – Preliminary/Final Subdivision Plat Review for the 2-lot subdivision “Resubdivision of Lot 1 Shelton Beach Subdivision”, concerning parcels 2204370003002.002 and 2204370002003.003, approx. 23.43 acres total, filed by Goodwyn Mills Cawood, LLC, Melissa Currie on behalf of owner Hess Enterprises, LLC

City Planner, Brendan Schwandner described the purpose of this application was to create a .6-acre lot from an approx. 23.43 acres. Both lots are directly facing Shelton Beach Rd. The proposed new lot contains an existing structure; however, it complies with all the setbacks, density, and coverage ordinances. Planning Department gives a favorable recommendation.

Motion was made by Dr. Wayne Lyssy, seconded by David Brown to approve the Preliminary/Final Subdivision Plat Review for the 2-lot subdivision “Resubdivision of Lot 1 Shelton Beach Subdivision”, concerning parcels 2204370003002.002 and 2204370002003.003, approx. 23.43 acres total, filed by Goodwyn Mills Cawood, LLC, Melissa Currie on behalf of owner Hess Enterprises, LLC. All in favor. Unanimous. Motion carried.

B – Recommendation to the City Council on the Petition for Rezoning of parcel 2203081000089.000, approx. 9.12 acres, to be rezoned from B2 (General Business District) to R4 (High Density Single and Multi-Family Residential District) filed by Greg Cawthon on behalf of owner Sheenal Inc.

City Planner, Brendan Schwandner stated this application is in conjunction with the following three succeeding rezoning applications. The intention is to rezone approx. 18.1 acres total from a B2 (General Business District) to an R4 (High Density Single and Multi-family Residential District). Two of the four lots are flag lots with approx. 60' wide access points to Shelton Beach Rd and Industrial Pkwy. Planning Department sees no issues and gives a favorable recommendation.

Motion was made by Dr. Wayne Lyssy, seconded by David Brown to provide a favorable recommendation to the City Council on the Petition for Rezoning of parcel 2203081000089.000, approx. 9.12 acres, to be rezoned from B2 (General Business District) to R4 (High Density Single and Multi-Family Residential District) filed by Greg Cawthon on behalf of owner Sheenal Inc. All in favor. Motion carried.

C – Recommendation to the City Council on the Petition for Rezoning of parcel 2203081000089.015, approx. 0.41 acres, to be rezoned from B2 (General Business District) to R4 (High Density Single and Multi-Family Residential District) filed by Greg Cawthon on behalf of owner Sheenal Inc.

Motion was made by Dr. Wayne Lyssy, seconded by Julie McGuire to provide a favorable recommendation to the City Council on the Petition for Rezoning of parcel 2203081000089.015, approx. 0.41 acres, to be rezoned from B2 (General Business District) to R4 (High Density Single and Multi-Family Residential District) filed by Greg Cawthon on behalf of owner Sheenal Inc. All in favor. Motion carried.

D – Recommendation to the City Council on the Petition for Rezoning of parcel 2203081000089.024, approx. 4.49 acres, to be rezoned from B2 (General Business District) to R4 (High Density Single and Multi-Family Residential District) filed by Greg Cawthon on behalf of owner Glenn A Nelson

Motion was made by Dr. Wayne Lyssy, seconded by Capt. Clayton Horton to provide a favorable recommendation to the City Council on the Petition for Rezoning of parcel 2203081000089.024, approx. 4.49 acres, to be rezoned from B2 (General Business District) to R4 (High Density Single and Multi-Family Residential District) filed by Greg Cawthon on behalf of owner Glenn A Nelson. All in favor. Motion carried.

E – Recommendation to the City Council on the Petition for Rezoning of parcel 2203081000089.014, approx. 4.09 acres, to be rezoned from B2 (General Business District) to R4 (High Density Single and Multi-Family Residential District) filed by Greg Cawthon on behalf of owner Glenn A Nelson

Motion was made by Dr. Wayne Lyssy, seconded by David Brown to provide a favorable recommendation to the City Council on the Petition for Rezoning of parcel 2203081000089.014, approx. 4.09 acres, to be rezoned from B2 (General Business District) to R4 (High Density Single and Multi-Family Residential District) filed by Greg Cawthon on behalf of owner Glenn A Nelson. All in favor. Motion carried.

There being no further business to come before the Planning Commission, the meeting adjourned at 6:10 p.m.

ACCEPTED AND APPROVED:

Scotter J

Phil Plues

David Brown

Julie M. Gurne

Clayton D. H.

Wayne E. Begg