

The Saraland Planning Commission convened in regular session on May 11, 2021 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
Austin Sealey
Barry Andrews
David Brown
Wayne Lyssy

Absent: Mayor Howard Rubenstein
Wayne Biggs
Chris Williams

Others present: Laura Tarver, Permit Technician; Jennifer Jemison, Zoning Technician; Andy Rutens, City Attorney.

Motion was made by Barry Andrews to approve the minutes of the April 13, 2021 meeting, seconded by Wayne Lyssy. Motion carried.

Motion was made by Barry Andrews to approve the agenda for the May 11, 2021 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 were brought forth.

Invocation by David Brown

OLD BUSINESS:

1. Prelim/Final Plat-Re-Sub of Lot 1, Richard Acres, Phase 1

(Property located on the North Side of Radcliff Rd.)

Subdivision plat approval of two lot subdivide, currently zoned R-1, Parcel No.: R021902090000003.000, filed by Byrd Surveying. Public Hearing was done at the April 13, 2020 Planning Commission meeting.

Chairman Scooter Thronson stated the purpose of this application is to create two (2) legal lots of record. Lot A is 391,892 sq. ft (9 acres) and Lot B is 43,663sq. ft. (1 acre). Mr. Thronson stated that this is off a private rd, Larson Ln. E, which is not maintained by

the State of Alabama, Mobile County, or City of Saraland. Property is located in the City of Saraland City's Limits and is served by Turnerville Water. Currently has a septic tank.

Motion was made by Wayne Lyssy, seconded by Barry Andrews to approve the Prelim/Final Plat for the Re-Sub of Lot 1, Richard Acres, Phase I, filed by Byrd Surveying. Motion carried.

2. Prelim/Final Plat-6771 Smithtown Rd

(Property located South line of Smithtown Rd. and West of Highway 45)

Requesting plat approval of a three (3) lot subdivide, Parcel No.: R021804200000052.002, filed by Rowe Surveying & Engineering. Public Hearing was done at the April 13, 2020 Planning Commission meeting.

Chairman Scooter Thronson stated the purpose of the application was to create a three (3) lot subdivide. Lot 1 is 133,698sq. ft. (3.07± acres), Lot 2 is 136,088 sq. ft. (3.12± acres) and Lot 3 is 396,683 sq. ft. (9.11± acres). Kushla Water and Sewer is the provider and this property is not located within the City of Saraland City Limits. Portion of Wetlands is indicated on the plat.

Motion was made by Wayne Lyssy, seconded by Barry Andrews to approve the Prelim/Final Plat for 6771 Smithtown Rd., filed by Rowe Surveying & Engineering. Motion carried.

NEW BUSINESS:

1. Prelim. Plat-0000 Radcliff Rd (Allie's Acres)-Vann & Tabitha Honeycutt

(Property located North Side of Radcliff Rd, Parcel No.: R021903080000001.002, currently zoned R-1, filed by property owners Vann & Tabitha Honeycutt)

Public Hearing to consider the request for Preliminary Subdivision Plat Approval of a two (2) lot subdivide.

Chairman Scooter Thronson stated the purpose of this application was to create two (2) legal lots of record from one (1) metes-and-bounds parcel. Total acreage is 20, dividing into 2 lots (10 acres ea)-Lot 1 is 10 acres (435,600 sq. ft), Lot 2 is 10.03 acres (436,906.8 sq. ft.). Property is currently zoned R-1 and is located in the City of Saraland city limits. It is off a private road (Larson Ln. E), and is serviced by Turnerville Water.

Chairman Scooter Thronson opened the floor for the public hearing. There were no speakers. Public hearing was closed.

Motion was made by Wayne Lyssy, seconded by Julie McGuire to approve the Prelim. Plat for 0000 Radcliff Rd (Allie's Acres), filed by homeowners Vann & Tabitha Honeycutt. Motion carried.

2. PUD-The Estates at Celeste Lake, ReSub of Lots 5 and 6

(West Line of Celeste Road and North and West of Dawson Drive)

Public Hearing to consider the request for the PUD Approval for the five lot subdivide, currently Zoned R-1, Parcel No.: R021807250000001.001, filed by J3 VI, LLC.

Chairman Scooter Thronson stated the purpose of this application is to create five (5) legal lots of record from two (2) metes-and-bounds parcels, total acreage is 56.7± acres. Lot A is 5.0± acres, Lot B is 7.19± acres, Lot C is 5.0± acres, Lot D is 10± acres, and Lot E is 29.5± acres. There are wetlands indicated behind Lot E and is in an X-shaded flood zone, whereas Lots A-D are in an X-unshaded flood zone. This is serviced by City of Saraland Water & Sewer.

Chairman Scooter Thronson opened the floor for the public hearing. There were no speakers. Public hearing was closed.

Motion was made by Wayne Lyssy, seconded by David Brown to approve the PUD for The Estates at Celeste Lake, Re-Sub of Lots 5 and 6, filed by J3 VI, LLC. Motion carried.

3. Preliminary/Final Plat – The Estates at Celeste Lake, ReSub of Lots 5 and 6

(West Line of Celeste Road and North and West of Dawson Drive)

Public Hearing to consider the request for Preliminary/Final Subdivision Plat Approval of five lot subdivide, currently zoned R-1, Parcel No.: R021807250000001.001, filed by J3 VI, LLC.

Chairman Scooter Thronson stated the purpose of this application is to create five (5) legal lots of record from two (2) metes-and-bounds parcels, total acreage is 56.7± acres. Lot A is 5.0± acres, Lot B is 7.19± acres, Lot C is 5.0± acres, Lot D is 10± acres, and Lot E is 29.5± acres. There are wetlands indicated behind Lot E and is in an X-shaded flood zone, whereas Lots A-D are in an X-unshaded flood zone. This is serviced by City of Saraland Water & Sewer.

Chairman Scooter Thronson opened the floor for the public hearing. There were no speakers. Public hearing was closed.

Motion was made by Wayne Lyssy, seconded by David Brown to approve the Preliminary/Final Plat for The Estates at Celeste Lake, Re-Sub of Lots 5 and 6, filed by J3 VI, LLC. Motion carried.

4. Prelim/Final Plat-ReSub of Lot 2 & 2A (Saraland Crossing Subdivision)

(Property South of Shell Rd, North of Hwy 158, and West of I-65)

Proposed Two Lot Subdivide, currently zoned B-2, 2.23± acres, Parcel No.: R022203082000049.000, filed by Byrd Surveying.

Chairman Scooter Thronson stated the purpose of this application is to create two (2) legal lots of record from one (1) metes-and-bounds parcel, with a total acreage of 4.45±. Lot A is 1.41± acres and Lot B is 3.04± acres. Alabama Power Company has an easement to the rear of the property.

Chairman Scooter Thronson opened the floor for the public hearing. There were no speakers. Public hearing was closed.

Motion was made by Wayne Lyssy, seconded by Julie McGuire to approve the Preliminary/Final Plat for the Re-Sub of Lot 2 & 2A at Saraland Crossings Subdivision., filed by Byrd Surveying. Motion carried.

5. Site Plan-70 Shell St. (Freddy's Frozen Custard)

(Lot 2 of Saraland Crossing Subdivision)

Public Hearing to consider the Site Plan Approval at 70 Shell St, Parcel No. R022203082000049.000 for Freddy's Frozen Custard, filed by Element 3 Engineering.

Chairman Scooter Thronson stated the purpose of this application is for a proposed 3,967 sq. ft. building on Lot A with 48 parking places.

Kirby's Comments- When looking at the existing contours very little stormwater leaves the property and heads towards the state right of way. The proposed drainage system shows a discharge where more stormwater may reach onto ALDOT right of way. Based on the information provided as attached we recommend:

- The Engineer of Record show there is no significant changes in the stormwater flows onto ALDOT right of way OR
- We recommend this development be reviewed by ALDOT and be given concurrence by ALDOT to accept the additional stormwater from this property onto ALDOT right of way.

Either way we feel we have the City covered regarding the stormwater discharge from this proposed site.

Austin's Comments- For what was presented I am ok with. I wanted to go ahead and put out there in the early stages so that it will be there when the project moves forward:

1. Knox locking caps for the FDC. Model #3043
2. It has the OS&Y for the backflow supervised on the plans. I allow the backflow to be secured in an approved manner in lieu of electronic supervision in accordance with NFPA 24.

Chairman Scooter Thronson opened the floor for the public hearing. There were no speakers. Public hearing was closed.

Motion was made by Wayne Lyssy, seconded by David Brown to approve the Site Plan for 70 Shell St for the purposed Freddy's Frozen Custard, filed by Element 3 Engineering. Motion carried.

6. Petition for Annexation-6459 Highway 45 (Richard Wayne Stoianik)

(South side of Highway 45 and Old Citronelle Hwy.)

Petition to Annex Parcel Number R021808340000030.000, 6459 Highway 45, Eight Mile, AL 36613, filed by property owners Richard W. & Patricia Stoianik.

Chairman Scooter Thronson 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 Wayne Lyssy, seconded by Julie McGuire, to provide a favorable recommendation to City Council regarding the petition to annex Parcel Number R021808340000030.000, 6459 Highway 45, Eight Mile, AL 36613, filed by property owners Richard W. & Patricia Stoianik. Motion carried.

There being no further business to come before the Planning Commission, the meeting adjourned at 6:11 p.m.

ACCEPTED AND APPROVED:








