

The Saraland Planning Commission convened in regular session on December 12, 2023, at the Saraland City Court Room. The meeting was called to order at 5:30 p.m. by Chairman Scooter Thronson.

Roll call was as follows:

Present: Chairman Scooter Thronson
Vice Chairman David Brown
Mayor Howard Rubenstein
City Council Representative Wayne Biggs
Capt. Clayton Horton
Mr. Vincent Walker

Absent: Secretary Julie McGuire
Mr. Barry Andrews
Dr. Wayne Lyssy

Others present: Brendan Schwandner, City Planner; Andy Rutens, City Attorney; Terry Dunn, Chief Building Official; Jennifer Jemison, Zoning Inspector.

Motion was made by Mr. Wayne Biggs, to approve the minutes from the November 14, 2023, regular meeting, seconded by Vice Chairman David Brown. All in favor. Motion carried.

Motion was made by Mayor Howard Rubenstein, to approve the agenda for the December 12, 2023, regular meeting, seconded by Capt. Clayton Horton. All in favor. Motion carried.

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

Invocation by Mr. Wayne Biggs

OLD BUSINESS: None

NEW BUSINESS:

A – Planning Approval for Robbie D. Wood Inc, for the use of an M-2-zoned lot on Radcliff Rd, parcel 1902030000001.008, to be used as a chemical materials transport office, warehouse, and vehicle storage yard, filed by Element 3 Engineering, LLC on behalf of Robbie D. Wood, Inc.

City Planner Brendan Schwandner stated regarding items A & B concerning a proposal to utilize roughly 6.8 acres of land for a chemical transport holding facility. This property is currently zoned M-2 General Industrial and is surrounded by M-2-zoned properties to the east, north, and west. To the south is an industrial development located within the Creola city limits. The

applicant stated that the trucks will typically be transporting materials such as caustic, bleach, agricultural chemicals, but that the trucks will typically be empty while on-site. The site will not contain any facilities for storage of materials other than the vehicles themselves. Mr. Schwandner mentioned the structure is proposed to contain three bays with doors facing the sides of the property, for pull-through service to the vehicles and the landscape plan indicates 18 plantings of a combination of live oak, bald cypress, and black gum trees along the front property line, adjacent to Radcliff Rd. Also, this site plan has been revised to indicate a chain-link fence with a privacy screen, to obstruct the view around the outdoor storage yard, in accordance with Section 35 of the Land Use & Development Ordinance. The site plan submittals were reviewed by Planning Staff, the Fire Inspector, and the City Engineer, and the applicant was sent letters regarding the findings of these reviews.

Planning recommends approval contingent upon provision of:

- Proof of inspection and approval from the County Health Dept for septic service
- Provision of ADEM permits, and a notarized Maintenance Agreement for Stormwater Management Facilities prior to site disturbance.
- Provision of information indicating that the proposed driveway turnouts have proper site distance for ingress and egress from Radcliff Road onto the site, per the City Engineer's review.

Motion was made by Wayne Biggs, seconded by David Brown to approve the Planning Approval for Robbie D. Wood Inc, for the use of an M-2-zoned lot on Radcliff Rd, parcel 1902030000001.008, to be used as a chemical materials transport office, warehouse, and vehicle storage yard, filed by Element 3 Engineering, LLC on behalf of Robbie D. Wood, Inc., contingent upon provision of Health Dept approval, ADEM Permits, the Maintenance Agreement for Stormwater Management Facilities, and information on ingress/egress site distance. All in favor. Motion carried.

B – Site Plan Review for Robbie D. Wood Inc, for the use of an M-2-zoned lot on Radcliff Rd, parcel 1902030000001.008, to be used as a chemical materials transport office, warehouse, and vehicle storage yard, filed by Element 3 Engineering, LLC on behalf of Robbie D. Wood, Inc.

Motion was made by Vincent Walker, seconded by Wayne Biggs to approve the Site Plan Review for Robbie D. Wood Inc, for the use of an M-2-zoned lot on Radcliff Rd, parcel 1902030000001.008, to be used as a chemical materials transport office, warehouse, and vehicle storage yard, filed by Element 3 Engineering, LLC on behalf of Robbie D. Wood, Inc., contingent upon provision of Health Dept approval, ADEM Permits, the Maintenance Agreement for Stormwater Management Facilities, and information on ingress/egress site distance. All in favor. Motion carried.

C – Site Plan Review for Scooter’s Coffee, for the use of a B-2-zoned lot at 207 Saraland Blvd N, parcel 1908330008026.000, to be used as a drive-thru café and restaurant, filed by Hudson Sandefur on behalf of Sawyer Leasing Company, Inc.

City Planner Brendan Schwandner stated item C concerns a proposal to utilize roughly 1.0 acre of land for a drive-thru coffee restaurant. This property is currently zoned B-2 General Business and is surrounded by B-2-zoned properties on all sides. The site plan proposes a borrow area in the south portion of the property with a drainage inlet connecting to the ALDOT drainage facilities, which is intended to provide net zero fill within the floodplain. The site plan submittals were reviewed by Planning Staff, the Fire Inspector, and the City Engineer, and the applicant was sent letters regarding the findings of these reviews.

Planning recommends approval contingent upon provision of:

- ALDOT permits for work within the State right-of-way,
- ALDOT approval of proposed changes to their storm drainage infrastructure,
- Letters from the appropriate utilities’ providers stating service ability,
- Flood elevation certificates,
- A notarized Maintenance Agreement for Stormwater Management Facilities prior to site disturbance.

Motion was made by Vincent Walker, seconded by David Brown to approve the Site Plan Review for Scooter’s Coffee, for the use of a B-2-zoned lot at 207 Saraland Blvd N, parcel 1908330008026.000, to be used as a drive-thru café and restaurant, filed by Hudson Sandefur on behalf of Sawyer Leasing Company, Inc., contingent upon the provision of ALDOT permits and approval, letters from appropriate utility providers, flood elevation certificates, and the Maintenance Agreement for Stormwater Management Facilities. All in favor. Motion carried.

D – Recommendation to the City Council on the Petition for Annexation of Lot 1 of the William Herring Sr. Subdivision, located at parcel 1307350000006.000 on Fillingim Rd, approx. 0.69 acres, to be zoned R-1, filed by William Price Herring, Jr. & Emma Teresa Herring

City Planner Brendan Schwandner stated this property is currently vacant and is proposed to be zoned R-1 Low Density Single Family Residential. No issues found following planning/engineering/public works/public safety reviews and a notarized hold harmless form has been submitted. Planning provides favorable consideration.

Motion was made by Wayne Biggs, seconded by Vincent Walker to give a favorable recommendation to the City Council on the Petition for Annexation of Lot 1 of the William Herring Sr. Subdivision, located at parcel 1307350000006.000 on Fillingim Rd, approx. 0.69 acres, to be zoned R-1, filed by William Price Herring, Jr. & Emma Teresa Herring. All in favor. Motion carried.

E – Recommendation to the City Council on the Petition for Annexation of Lot 2 of the William Herring Sr. Subdivision, located at parcel 1307350000006.000 on Fillingim Rd, approx. 0.69 acres, to be zoned R-1, filed by William Price Herring, Jr. & Emma Teresa Herring

City Planner Brendan Schwandner stated this property is currently vacant and is proposed to be zoned R-1 Low Density Single Family Residential. No issues found following planning/engineering/public works/public safety reviews and a notarized hold harmless form has been submitted. Planning provides favorable consideration.

Motion was made by Vincent Walker, seconded by Wayne Biggs to give a favorable recommendation to the City Council on the Petition for Annexation of Lot 2 of the William Herring Sr. Subdivision, located at parcel 1307350000006.000 on Fillingim Rd, approx. 0.69 acres, to be zoned R-1, filed by William Price Herring, Jr. & Emma Teresa Herring. All in favor. Motion carried.

F – Recommendation to the City Council on the Petition for Annexation of 6511 Highway 45, parcel 1808340000025.002, approx. 2.36 acres, to be zoned R-1, filed by Joseph A. Tucker & Lynne W. Tucker

City Planner Brendan Schwandner mentioned this property is currently used as Single Family Residential and is proposed to be zoned R-1 Low Density Single Family Residential. No issues found following planning/engineering/public works/public safety reviews and a notarized hold harmless form has been submitted. Planning provides favorable consideration.

Motion was made by David Brown, seconded by Captain Clayton Horton to give a favorable recommendation to the City Council on the Petition for Annexation of 6511 Highway 45, parcel 1808340000025.002, approx. 2.36 acres, to be zoned R-1, filed by Joseph A. Tucker & Lynne W. Tucker. All in favor. Motion carried.

G – Recommendation to the City Council on the Petition for Annexation of 10630 Kali Oka Rd, parcel 1805220000018.000, approx. 0.67 acres, to be zoned R-1, filed by Clay D. Lewis & Marie Lewis

City Planner Brendan Schwandner stated this property is currently used as Single Family Residential and is proposed to be zoned R-1 Low Density Single Family Residential. No issues found following planning/engineering/public works/public safety reviews and a notarized hold harmless form has been submitted. Planning provides favorable consideration.

Motion was made by Vincent Walker, seconded by David Brown to give a favorable recommendation to the City Council on the Petition for Annexation of 10630 Kali Oka Rd, parcel 1805220000018.000, approx. 0.67 acres, to be zoned R-1, filed by Clay D. Lewis & Marie Lewis. All in favor. Motion carried.

H – Recommendation to the City Council on the Petition for Annexation of 2125 Radcliff Rd, parcel 1902090000004.015, approx. 3.06 acres, to be zoned R-1, filed by Richard E. King & Joan E. King

City Planner Brendan Schwandner stated this property is currently used as Single Family Residential and is proposed to be zoned R-1 Low Density Single Family Residential. No issues found following planning/engineering/public works/public safety reviews and a notarized hold harmless form has been submitted. Planning provides favorable consideration.

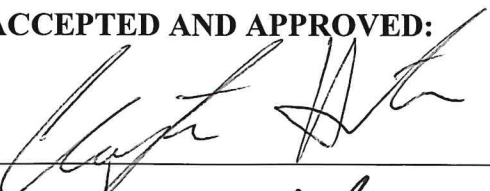
Motion was made by Captain Clayton Horton, seconded by David Brown to give a favorable recommendation to the City Council on the Petition for Annexation of 2125 Radcliff Rd, parcel 1902090000004.015, approx. 3.06 acres, to be zoned R-1, filed by Richard E. King & Joan E. King. All in favor. Motion carried.


I – Discussion/Recommendation to the City Council on an Amendment to Article XVII (17) “Procedures for Subdivision Review”, and the addition of Article XX (20) “Public and Private Subdivision Standards” to the Land Use and Development Ordinance

Motion was made by Mayor Howard Rubenstein, seconded by Captain Clayton Horton to postpone consideration of the Discussion/Recommendation to the City Council on an Amendment to Article XVII (17) “Procedures for Subdivision Review”, and the addition of Article XX (20) “Public and Private Subdivision Standards” to the Land Use and Development Ordinance to the next regular session meeting. All in favor. Motion carried.

There being no further business to come before the Planning Commission, the meeting adjourned at 5:54 p.m.

ACCEPTED AND APPROVED:


Wayne S. Buggs


Barry Andrews


Neil Rhine


Scott Z

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