

The Saraland City Council met in special session on September 16, 2024, at the Saraland Municipal Annex. The meeting was called to order at 6:03 p.m. by Council President McDonald.

Roll call was as follows:

Present: Council President Joe McDonald  
Councilmember Wayne Biggs  
Councilmember Newton Cromer  
Councilmember Veronica Hudson  
Councilmember Natalie Moyer

Attorney Andy Rutens was present.

Councilmember Moyer opened the meeting with prayer.

Council President McDonald advised the purpose of this meeting was to consider an ordinance adopting a six (6) month moratorium on Planned Unit Development (PUD) and subdivision applications with rezonings for applications with one hundred (100) or more lots or living units.

AFTER PROPER PUBLIC NOTICES HAVING BEEN DULY GIVEN, A PUBLIC HEARING WAS HELD TO CONSIDER an ordinance adopting a six (6) month moratorium on Planned Unit Development (PUD) and subdivision applications with rezonings for applications with one hundred (100) or more lots or living units.

Council President McDonald declared the public hearing open.

The following citizens spoke in favor of the proposed moratorium:

Jean Lynd  
Fontaine Howard  
Sandy Akers  
Latoya Diaz  
Carolyn Day  
Sharon Bumpers  
Randy Skipper  
Sarah Jemison-Martin  
Jennie Kyser  
Keith Bush  
David McHenry  
Fred Robertson  
Jonathan Pope

Council President McDonald declared the public hearing closed.

**Ordinance No. 1343**

**AN ORDINANCE TO ESTABLISH A TEMPORARY MORATORIUM ON RECEIVING AND CONSIDERING NEW APPLICATIONS FOR PLANNED UNIT DEVELOPMENTS CONSISTING OF ONE HUNDRED UNITS OR MORE**

WHEREAS, the Saraland Planning Commission is charged under state law and the City of Saraland Land Use and Development Ordinance (the "Ordinance") with receiving applications for subdivisions and with approving final plats to be recorded in the Office of the Judge of Probate; and

WHEREAS, the Saraland Planning Commission is charged with receiving and recommending to the Saraland City Council approval of Planned Unit Developments ("PUD") and rezoning applications; and

WHEREAS, the City has experienced exponential growth and development over the past decade; and

WHEREAS, past and projected future growth raises substantial issues regarding the ability for the City's traffic system to handle the growth, the City's fire and safety resources to address the growth and the city school system's ability to accommodate additional students as new housing developments are submitted and approved; and

WHEREAS, the timely and orderly flow of traffic can be negatively affected by new large PUD projects and subdivisions, which is only compounded when these projects rezone residential property to higher density designations; and

WHEREAS, the orderly flow of traffic is necessary for timely police, fire and emergency medical response, and can impact the Insurance Services Office (ISO) Public Protection Classification (PPC), potentially impacting the home insurance ratings for all properties in Saraland; and

WHEREAS, the addition of large PUD developments and subdivisions can lead to a significant increase in the student population attending Saraland public schools; and

WHEREAS, that increase in student population can impact the school system negatively, unless there are appropriate safeguards and planning; and

WHEREAS, the Saraland Planning Commission is charged under state law and under Section 26-642 of the Ordinance with developing a Comprehensive Plan for the physical development of the City; and

WHEREAS, Section 26-7 of the Ordinance is to be implemented in support of the Comprehensive Plan; and

WHEREAS, under Section 26-350(d) of the Ordinance, factors to be considered in reviewing any PUD are that the development is in harmony with the Comprehensive Plan; and

WHEREAS, the Saraland Planning Commission and the City are developing a revised Comprehensive Plan which will assess and make recommendations as to traffic needs, public safety and education; and

WHEREAS, it would be prudent to temporarily pause consideration of large residential development tracts until the Plan can provide needed data and direction for the City to address its traffic, safety and educational needs in view of the explosive residential growth; and

WHEREAS, the City Council is of the opinion that a temporary moratorium on considering and acting on large applications for residential subdivisions and PUDs would be prudent; and

WHEREAS, such a moratorium would be in the public interest and would work no undue hardship on persons or entities wishing to develop and subdivide property for residential purposes within the City and within its planning jurisdiction consistent with the currently adopted zoning map; and

WHEREAS, there are no pending applications for subdivision or PUD approval that will be affected by such a moratorium; and

WHEREAS, The Saraland Planning Commission has established a moratorium on considering and approving new applications for subdivisions that consist of 100 units or more.

NOW, THEREFORE, in consideration of the premises, be it ordained as follows:

1. The City establishes a moratorium on considering new applications for a PUD consisting of 100 units or more. Said moratorium shall begin as the date of the adoption of this ordinance and shall end six months thereafter.
2. The Saraland City Council adopts an amendment to the City's Zoning Ordinance establishing a six month moratorium on receiving new applications for PUD. Said amendment to the zoning ordinance is to apply to any PUD consisting of 100 units or more. Said moratorium beginning on the date of adoption of this ordinance and ending six months thereafter.

Motion was made by Councilmember Hudson, seconded by Councilmember Biggs, to adopt the ordinance for a six (6) month moratorium on Planned Unit Development (PUD) and subdivision applications with rezonings for applications with one hundred (100) or more lots or living units.


The following votes were recorded:

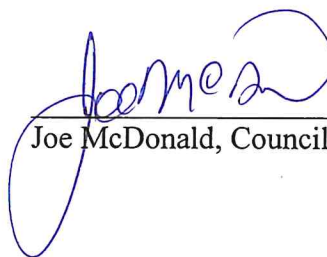
Yes: Council President Joe McDonald  
Councilmember Wayne Biggs  
Councilmember Newton Cromer  
Councilmember Veronica Hudson  
Councilmember Natalie Moye

Motion carried.

There being no further business to come before the Council, a motion was made by Councilmember Hudson to adjourn at 7:22 p.m.

ACCEPTED and APPROVED the 10<sup>th</sup> day of October 2024.

  
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Casey Etheredge, Assistant City Clerk

  
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Joe McDonald, Council President