

The Saraland Planning Commission convened in regular session on March 12, 2019, at the Saraland City Court Room. The meeting was called to order at 6:00 p.m. by Chairman Johnny Holley.

Roll call was as follows:

Present: Chairman Johnny Holley  
Vice-Chairman Robert Lutz  
Secretary Coy Butts  
Ronnie Outlaw  
Barry Andrews  
Scooter Thronson

Absent: Wayne Biggs  
Austin Sealey  
Veronica Hudson

Others present: D. Logan Anderson, City Planner; Brooke Miller, Building Department Office Assistant; Melissa Hunter, City Attorney

Minutes of the February 12, 2019 meeting were approved by signing.

Chairman Johnny Holley called for a motion to approve the Planning Commission Agenda for the March 12, 2019. After discussion it was discovered that the Planning Commission did not have enough members in attendance to conduct business for item number (1), Preliminary/Final Plat Review of Saraland Crossings Subdivision, Resubdivision of Lot 2, Parcel Number R022203082000049, due to Chairman Johnny Holley having a conflict with said parcel. A motion was made by Barry Andrews, seconded by Ronnie Outlaw, to amend the March 12, 2019, Planning Commission agenda by striking said item from the agenda. Motion carried.

Chairman Johnny Holley called for conflicts of interest of any agenda item for members of the Planning Commission. No other conflicts were brought forth.

**RECOMMENDATION TO CITY COUNCIL: PETITION FOR ANNEXATION OF PARCEL R021207350000004.07., 345 CREAX ROAD, AXIS, AL 36505, FILED BY PROPERTY OWNERS JERM MARSHALL AND CRYSTAL MARSHALL.**

D. Logan Anderson, City Planner, gave a favorable recommendation to approve the annexation request filed by property owners Jerm Marshall and Crystal Marshall.

Motion was made by Scooter Thronson, seconded by Coy Butts, to give a favorable recommendation to City Council to approve the annexation request for parcel R021207350000004.07, 345 Creax Rd., filed by property owner Jerm Marshall & Crystal Marshall. Requesting R-1 zoning. Motion Carried.

**RECOMMENDATION TO CITY COUNCIL: PETITION FOR ANNEXATION OF PARCEL R021801010000001.003, 10410 CELESTE ROAD, SARALAND, AL 36571, FILED BY PROPERTY OWNERS DALE GARDINER AND REBECCA GARDINER.**

D. Logan Anderson, City Planner, gave a favorable recommendation to approve the annexation request filed by property owners Dale Gardiner and Rebecca Gardiner.

Motion was made by Scooter Thronson, seconded by Ronnie Outlaw, to give a favorable recommendation to City Council to approve the annexation request for parcel R021801010000001.003, 10410 Celeste Rd., filed by property owner Dale Gardiner & Rebecca Gardiner. Requesting R-1 zoning. Motion Carried.

**RECOMMENDATION TO CITY COUNCIL: REQUEST TO REZONE 527 SARALAND BLVD S. FROM R-2, R-3 AND B-2, TO R-4 (PARCEL NUMBERS: R022202033000057., R022202044002008.00, AND R022202044002007.00); FILED BY DRS INVESTMENTS, LLC AND MATTHEW O'QUINN.**

Staff's recommendation, along with its conditions, was provided to the applicants prior to the meeting. The applicants were present and were agreeable to staff's recommendation. D. Logan Anderson, City Planner, then gave a favorable recommendation to approve the Request to Rezone.

Motion was made by Scooter Thronson, seconded by Barry Andrews, to approve the Request to Rezone 527 Saraland Blvd S. from R-2, R-3 and B-2, to R-4 (Parcel Numbers: R022202033000057., R022202044002008.00, and R022202044002007.00); filed by DRS Investments, LLC and Matthew O'Quinn., subject to the following conditions:

- 1) **Completion of the subdivision process, to include the provision of at least one (1) copy of the recorded plat to the Saraland Building Department;**
- 2) **Completion of the rezoning process prior to any requests for site-disturbing or construction permits;**
- 3) **Provision of one (1) copy of the rezoning Ordinance to the Saraland Building Department, if approved; and,**
- 4) **Full compliance with all applicable Codes and Ordinances.**

The Motion carried.

**RECOMMENDATION TO CITY COUNCIL: REQUEST TO REZONE 105 MCKEOUGH AVE FROM R-3 TO R-4 (PARCEL NUMBERS: R022202044002001.); FILED BY JASON L. MOSLEY C/O TPS DESIGNS.**

D. Logan Anderson, City Planner, recommended denial of the Request to Rezone 105 McKeough Ave from R-3 to R-4 (Parcel Number R022202044002001.); filed by Jason L.

Mosley C/O TPS Designs due the following: rezoning of the property would result in spot-zoning as there are no R-4 zoning districts in the vicinity of the subject site, and no recent requests for rezoning to R-4 have been made for adjacent properties; rezoning of the property would facilitate development that is incompatible with the predominantly low density residential character of the surrounding neighborhood; no situation has occurred that makes rezoning the property necessary and desirable for the surrounding neighborhood; and there is nothing inhibiting the property from being developed in compliance with the Saraland Land Use and Development Ordinance. Chairman Johnny Holley opened the floor for discussion. Tony Spencer of TPS Designs was present. Mr. Spencer requested the Request to Rezone application be withdrawn. Chairman Johnny Holley closed the floor for discussion.

**SITE PLAN FOR 1877 SHELTON BEACH ROAD, LOCATION OF THE HESS ENTERPRISES; FILED BY HUTCHINSON, MOORE AND RAUCH, LLC.**

Prior to the meeting, the site plan was reviewed by the following: D. Logan Anderson, City Planner; Austin Sealey, Fire Code Official; Kirby Latham, consultant engineer with Neel-Shaffer; and, McCrory & Williams, Inc. for water and sewer. Staff's recommendation, along with its conditions, was provided to the applicant prior to the meeting. The applicant was present and was agreeable to staff's recommendation. D. Logan Anderson then gave a favorable recommendation to approve the site plan.

Motion was made by Barry Andrews, seconded by Scooter Thronson, to approve the Site Plan for 1877 Shelton Beach Rd., location of the new Hess Enterprises, filed by Hutchinson, Moore and Rauch, LLC, subject to the following conditions:

- 1) Completion of the subdivision process, to include the provision of at least one (1) copy of the recorded plat to the Saraland Building Department, prior to the approval of any construction permits;**
- 2) Compliance with ADA requirements regarding van accessible parking;**
- 3) Placement of a note on the site plan stating that curbside waste disposal services will be utilized;**
- 4) Placement of a note on the site plan stating that any dumpster placed on the property shall be in compliance with the International Plumbing Code and Section 12-5 of the Saraland Municipal Code regarding enclosure and sanitary sewer connection requirements, and that its placement on site shall require approval of an amended site plan by the Saraland Planning Commission;**
- 5) Provision of a photometric plan depicting compliance with Article 10-1 of the Saraland Land Use and Development Ordinance, if applicable, prior to the approval of any Final Certificate of Occupancy;**
- 6) Placement of a note on the site plan stating any changes to the site plan or tree and landscaping plan may require approval by the Saraland Planning Commission;**
- 7) Compliance with Engineering staff's comments regarding drainage and utilities**

on the site (enclosed);

8) Coordination and compliance with the Alabama Department of Transportation regarding access to Shelton Beach Road; and,

9) Full compliance with all other applicable Codes and Ordinances.

The motion carried.

## NEW BUSINESS


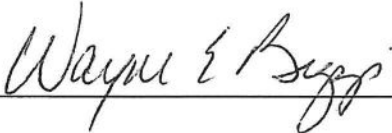
Motion was made by Barry Andrews, and seconded Ronnie Outlaw, to call a Special Called meeting on March 19, 2019 at 6:00 p.m. to hear the Preliminary/Final Plat Review of Saraland Crossings Subdivision, Resubdivision of Lot 2, Parcel Number R022203082000049; filed by Propst Development Saraland, LLC, c/o Thompson Engineering.



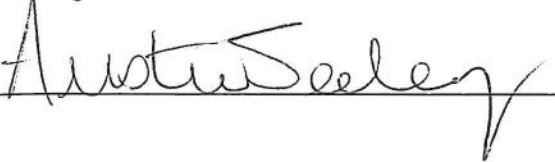
Motion Carried.

There being no further business to come before the Planning Commission, the meeting adjourned at 6:20 p.m.

## ACCEPTED AND APPROVED:

  
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The Saraland Planning Commission convened for a Special Called session on March 19, 2019, at the Saraland City Court Room. The meeting was called to order at 6:00 p.m. by Vice Chairman Robert Lutz.

Roll call was as follows:

Present: Vice-Chairman Robert Lutz  
Secretary Coy Butts  
Ronnie Outlaw  
Scooter Thronson  
Austin Sealey  
Veronica Hudson

Absent: Wayne Biggs  
Barry Andrews  
Chairman Johnny Holley

Others present: D. Logan Anderson, City Planner; Brooke Miller, Building Department Office Assistant; Melissa Hunter, City Attorney

Motion was made by Scooter Thronson, seconded by Ronnie Outlaw, to approve the March 19, 2019, Planning Commission agenda. Motion carried.

Vice Chairman Robert Lutz called for conflicts of interest of any agenda item for members of the Planning Commission. No conflicts were brought forth.

**PRELIMINARY/FINAL PLAT REVIEW OF SARALAND CROSSINGS SUBDIVISION, RESUBDIVISION OF LOT 2, PARCEL NUMBER R022203082000049; FILED BY PROPST DEVELOPMENT SARALAND, LLC C/O THOMPSON ENGINEERING.**

Staff's recommendation, along with its conditions, was provided to the applicant prior to the meeting. D. Logan Anderson, City Planner, gave a favorable recommendation to approve the plat. The proper notices were sent advertising the public hearing, and Vice Chairman Robert Lutz opened the floor for public hearing. Mr. Johnny Holley of Thompson Engineering was present to speak and was agreeable to staff's recommendation. The public hearing was closed.

Motion was made by Scooter Thronson, seconded by Austin Sealey, to approve the Preliminary/Final Plat Review of Saraland Crossings Subdivision, Resubdivision of Lot 2, Parcel Number R022203082000049; filed by Propst Development Saraland, LLC, c/o Thompson Engineering, subject to the following conditions:

- 1) Revision of the plat to indicate the Rights-of-Way along U.S. I-65 and I-65 Service Road;**
- 2) Retention of at least a 30' minimum building setback line along all front property**

lines where each lot is at least 80' wide;

3) Retention of the lot sizes in square feet and acres on the Final Plat, or provision of a table providing the same information;

4) Placement of a note on the Final Plat stating no structures shall be constructed in any easement;

5) Revision of the preliminary plat to state "Final Plat";

6) Placement of a note on the Final Plat stating: "For the location of all utilities see construction plans";

7) Provision of at least one (1) copy of the recorded plat to the Saraland Building Department prior to any requests for land-disturbing or construction permits; and, Compliance with all other applicable Codes and Ordinances

The motion carried.

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

**ACCEPTED AND APPROVED:**

