

The Saraland Planning Commission convened in regular session on August 9, 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
Secretary Julie McGuire
Mayor Howard Rubenstein
Councilman Wayne Biggs
Captain Clayton Horton
Barry Andrews
Vincent Walker

Absent: Dr. Wayne Lyssy

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

Motion was made by Barry Andrews to approve the minutes for the July 12, 2022 meeting, seconded by Wayne Biggs. Motion carried.

Motion was made by Barry Andrews to approve the agenda for the August 9, 2022 meeting, seconded by Wayne Biggs. 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: None

NEW BUSINESS:

A - Recommendation to the City Council on the Petition for Rezoning parcel 2202044002001.000, also known as 105 McKeough Ave, approx. 1.88 acres, to be rezoned from R3 (High Density Residential) to R4 (High Density Single and Multi-Family Residential) filed by Sheron Atwell on behalf of owners Arthur and Eva Reed

Brendan Schwandner, City Planner, described the purpose of this application, and expressed that the property directly abuts two multi-family dwelling complexes, Country Haven Apartments, and the Victoria Ridge Townhomes. The proposed rezoned property lies within the mixed-use zone of the City of Saraland Master Plan. Brendan continued

that the property lies on McKeough Avenue, a collector street, it is relatively walkable, and as such, Planning gives a favorable recommendation to this application.

Motion was made by Vincent Walker, seconded by David Brown, to give a favorable recommendation to the City Council for the rezoning of parcel 2202044002001.000, also known as 105 McKeough Ave, approx. 1.88 acres, to be rezoned from R3 (High Density Residential) to R4 (High Density Single and Multi-Family Residential) filed by Sheron Atwell on behalf of owners Arthur and Eva Reed. All in favor. Motion carried.

B – Recommendation to the City Council on the Petition for Annexation of parcel 1807250000075.000, also known as 3951 Glenway Dr, approx. 2.70 acres, filed by owner Cathy Byrd

Brendan Schwandner, City Planner, described the purpose of this application and stated that it has been reviewed by Planning staff, and that a visit was made by Public Works and the City Engineer, and no issues have been raised concerning the annexation of this property. This would be zoned R1, should it be annexed.

Motion was made by Barry Andrews, seconded by Julie McGuire, to give a favorable recommendation to the City Council for the annexation of parcel 1807250000075.000, also known as 3951 Glenway Dr, approx. 2.70 acres, filed by owner Cathy Byrd. All in favor. Motion carried.

C – Recommendation to the City Council on the Petition for Annexation of parcel 1903070000001.01, immediately West of 3175 Radcliff Rd, approx. 92.80 acres, filed by Leslie Jane Colglazier on behalf of owner Richard Family Properties LLC

Brendan Schwandner, City Planner, described the purpose of this application and stated that it has been reviewed by Planning staff, and that a visit was made by Public Works and the City Engineer, and no issues have been raised concerning the annexation of this property. This would be zoned R1, should it be annexed. Brendan explained that this lot is undeveloped and forested, and that it currently touches the city limits.

Motion was made by Barry Andrews, seconded by David Brown, to give a favorable recommendation to the City Council for the annexation of parcel 1903070000001.01, immediately West of 3175 Radcliff Rd, approx. 92.80 acres, filed by Leslie Jane Colglazier on behalf of owner Richard Family Properties LLC. All in favor. Motion carried.

D – Recommendation to the City Council on the Petition for Annexation of parcel 1903080000001.000, immediately South of 2691 Radcliff Rd, approx. 409.20 acres, filed by Leslie Jane Colglazier on behalf of owner Richard Family Properties LLC

Brendan Schwandner, City Planner, described the purpose of this application and stated that it has been reviewed by Planning staff, and that a visit was made by Public Works

and the City Engineer, and no issues have been raised concerning the annexation of this property. This would be zoned R1, should it be annexed. Brendan explained that this lot is undeveloped and forested, it currently touches the city limits, and it does not abut a public road.

Motion was made by Barry Andrews, seconded by Vincent Walker, to give a favorable recommendation to the City Council for the annexation of parcel 1903080000001.000, immediately South of 2691 Radcliff Rd, approx. 409.20 acres, filed by Leslie Jane Colglazier on behalf of owner Richard Family Properties LLC. All in favor. Motion carried.

E – Recommendation to the City Council on the Petition for Annexation of parcel 1904170000001.000, approx. 613.00 acres, filed by Leslie Jane Colglazier on behalf of owner Richard Family Properties LLC

Brendan Schwandner, City Planner, described the purpose of this application and stated that it has been reviewed by Planning staff, and that a visit was made by Public Works and the City Engineer, and no issues have been raised concerning the annexation of this property. This would be zoned R1, should it be annexed. Brendan explained that this lot is undeveloped and forested, it currently touches the city limits, and it does not abut a public road.

Motion was made by Vincent Walker, seconded by Julie McGuire, to give a favorable recommendation to the City Council for the annexation of parcel 1904170000001.000, approx. 613.00 acres, filed by Leslie Jane Colglazier on behalf of owner Richard Family Properties LLC. All in favor. Motion carried.

F – Planning Approval for Prestige Gulf Coast Auto Group LLC, for the use of a B2 zoned lot at 405 Saraland Blvd to be used as an automotive sales and staging lot, filed by Terry Cleveland on behalf of owners Frost Eloise P, Willard L Frost & Terry L Smitherman

Brendan Schwandner, City Planner, described the purpose of this application and explained that the applicant has provided a site plan which clearly displays all the parking on the complex, and which parking spots are designated for use by the applicant. The applicant has also provided a tenant list showing each tenant's times and dates of operation. The owner of the complex has stated that he will monitor the parking situation to ensure proper usage of spots.

Motion was made by Barry Andrews, seconded by David Brown, to approve contingent that the applicant limit their vehicle storage to two stored vehicles at any one time.

G – Planning Approval for The Seasons Apartments, for the use of a B2 zoned lot at 921 Shelton Beach Rd, to be used as a multi-family dwelling complex, filed by Nathan and Nick Byrd on behalf of owner Joseph Norwood

Brendan Schwandner, City Planner, described the purpose of this application, stating that it is for the use of a B2 zoned lot to be used as a 28-unit apartment complex. Brendan stated that the lot is currently undeveloped, and that the proposed use is in harmony with the orderly and appropriate development of the district, as it would serve as a transition from explicit commercial use to medium and low-density residential use.

Motion was made by Barry Andrews, seconded by Vincent Walker, to approve the Planning Approval for The Seasons Apartments, for the use of a B2 zoned lot at 921 Shelton Beach Rd, to be used as a multi-family dwelling complex, filed by Nathan and Nick Byrd on behalf of owner Joseph Norwood. All in favor. Motion carried.

H – Site Plan Review for The Seasons Apartments, for the use of a B2 zoned lot at 921 Shelton Beach Rd, to be used as a multi-family dwelling complex, filed by Nathan and Nick Byrd on behalf of owner Joseph Norwood

Brendan Schwandner, City Planner, explained that this application was reviewed by Capt. Clayton Horton, who saw no issues from a public safety standpoint. Brendan continued that upon review by Kirby Latham, City Engineer, he gave the following comment: "The proposed detention is a large area designed to hold a rather shallow depth of water. The proposed detention bond bottom has a proposed constant elevation which will result in standing water and may be an attractant for insects. We recommend a maintenance plan for the stormwater system be provided to ensure this system will function as designed and will be maintained in a manner to minimize potential for adjacent property nuisances." Brendan stated that planning staff gives a favorable recommendation to approve the site plan, contingent that the applicant satisfies Kirby's request, and submits a revised site plan clearly depicting an appropriate residential buffer where the site abuts residential property, in compliance with Article 19-10 of the Saraland Land Use and Development Ordinance.

Andy Rutens, City Attorney, briefly reviewed the site plans for what was depicted with regards to a residential buffer, then recommended approval contingent that the applicant erect an eight-foot privacy fence along the property line abutting residential property. Mr. Rutens stated the motion would need to be to approve the site plan subject to the submittal of revisions clearly indicating a 10' buffer in between the business and residential districts as well as a clear indication of an 8' privacy fence on existing plans submitted.

Motion was made by Vincent Walker. Mayor Howard Rubenstein wanted to amend the motion to include a satisfactory of all ALDOT ingress and egress requirements. David

Brown also wanted to add to the amendment that there is an adequate fencing or buffer zone around the project as well as appropriate lighting positioning. Motion was made by Vincent Walker to approve the site plan subject to the submittal of revisions clearly indicating a 10' buffer in between the business and residential districts as well as a clear indication of an 8' privacy fence on existing plans submitted. Motion was seconded by David Brown, to approve the Site Plan for The Seasons Apartments, for the use of a B2 zoned lot at 921 Shelton Beach Rd, to be used as a multi-family dwelling complex, filed by Nathan and Nick Byrd on behalf of owner Joseph Norwood, contingent that the applicant satisfies Kirby's request, and submits a revised site plan depicting an eight-foot privacy fence where the site abuts residential property. All in favor. Motion carried.

There being no further business to come before the Planning Commission, the meeting adjourned at 6:31 p.m.

ACCEPTED AND APPROVED:










