

The Saraland Planning Commission convened in regular session on January 14, 2025, at the Saraland Municipal Court. The meeting was called to order at 6:00 p.m. by Chairman Scooter Thronson.

Roll call was as follows:

Present: Chairman Scooter Thronson  
Mayor Dr. Howard Rubenstein  
Council Representative Wayne Biggs  
Chief Lee Smith  
Mr. Barry Andrews  
Doctor Wayne Lyssy  
Mr. Vincent Walker

Absent: Vice Chairman David Brown  
Secretary Julie McGuire

Others present: Mike Black, Saraland Chief Building Official; Brendan Schwandner, Saraland City Planner; David Walker, City Attorney, Jennifer Jemison, Zoning Inspector.

Motion was made by Dr. Wayne Lyssy, seconded by Councilmember Wayne Biggs, to approve the January 14, 2025, Planning Commission agenda. All approved. Motion carried.

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

Mr. Wayne Biggs said the invocation.

#### **OLD BUSINESS:**

#### **NEW BUSINESS:**

- A. Public Hearing & Preliminary/Final Subdivision Plat Review for the 2-lot subdivision "Sikes Place", located at 10385 Southern Oaks Drive, concerning parcel 1801010000002.006, approx. 4.13 acres total, filed by George A. Sikes.

This property is zoned R-1 low density single family residential and is abutted by R-1 zoned and extraterritorial Planning Jurisdiction properties. Complies with all relevant size and density requirements. The shed located to the rear of the 1.1-acre lot is required to have a side-yard setback of 5 feet, but the plat does not specify it's proposed distance from the side property line. The plat has both lots labelled as 'Lot 1'. The plat will need to be revised to state a different lot number for each lot.

Motion was made by Wayne Lyssy, seconded by Vincent Walker to approve contingent upon the revision of the setback line requirements and the correction of the lot numbers.

Planning staff recommend approval, contingent upon revision of the plat to indicate the distance of all accessory buildings from proposed property lines or to revise the property lines to meet the minimum setback requirements, and to correct the lot numbers.

Roll call vote:

Scooter Thronson	Yes
Mayor Howard Rubenstein	Yes
Councilmember Wayne Biggs	Yes
Chief Lee Smith	Yes
Barry Andrews	Yes
Wayne Lyssy	Yes
Vincent Walker	Yes

Motion Approved.

B Site Plan Review for Chick-fil-A, for a proposed quick-service restaurant on a B-2 zoned lot at parcel 2203071000003.004, located on Industrial Parkway, filed by Micah Hatley of Foresite Group, LLC on behalf of Saraland 158 Partners, LLC.

This concerns the development of approximately 3.1 acres for a quick-service restaurant located at 1405 Industrial Pkwy. This property is currently zoned B-2 General Business and is surrounded by B-2-zoned properties on all sides, with the exception of the parcel to the direct North which is owned by the City of Saraland and dedicated as a public right-of-way. The preliminary plat for this property received approval at the October 2024 Planning Commission meeting. Final plat approval will need to be granted before the sitework for this proposal can commence. The site plan submittals were reviewed by Planning Staff, the Fire Inspector and the City Engineer, and the applicant was provided the findings of these reviews.

Planning staff recommend approval, contingent upon final review by the City Engineer to address his review comments, provision of the approved ADEM permits prior to construction, and approval of the final plat prior to construction.

Motion was made by Wayne Lyssy, seconded by Wayne Biggs, contingent upon final review by the City Engineer, the provision of the ADEM permits and the final plat review. All approved. Motion carried.

C Planning Approval for Alabama School of Nail Technology and Cosmetology, for the relocation of an existing instructional facility to a B-2-zoned lot at 428 Saraland Boulevard South, parcel 2202033000016.000, filed by Tara Tess Conway on behalf of Bell Homes, Inc.

This concerns the use of an existing commercial structure which has previously been utilized for general business purposes. This property is zoned B-2 General Business and is abutted by B-2 zoned properties to the north, west, and south, and M-1 zoned properties to the east across the railroad right-of-way.

Planning recommends approval of this application, contingent that the business proposal is granted approval by all appointed inspectors during site inspection.

Motion was made by Wayne Lyssy, seconded by Howard Rubenstein, contingent upon business approval during the site inspection. All Approved. Motion carried.

- D Planning Approval for Sonny's Car Wash, for the tenant build-out of an office and warehouse on M-1-zoned lot at 250-C Jacintoport Blvd, located on parcel 2202101000001.006, filed by Jim Moore of Moore Properties, LLC. This concerns the use of an existing structure which has previously been utilized for light industrial purposes. This property is zoned M-1 Light Industrial and is abutted by M-1 zoned properties on all sides.

Planning recommends approval of this application, contingent that the business proposal is granted approval by all appointed inspectors during site inspection.

Motion was made by Wayne Lyssy, seconded by Barry Andrews, contingent upon business approval during the site inspection. All approved. Motion carried.

- E Recommendation to the City Council on the Zoning Amendment concerning parcels 1909314000051.019 and 1909314000051.002, located on Sabana Street, approx. 44.00 acres total, to be rezoned from R-1 (Low Density Single Family Residential) to R-2 (Medium Density Single Family Residential), filed by Cathy Barnette of Dewberry on behalf of Brett Real Estate, Robinson Development Co. Inc.

This property is currently undeveloped, but it is adjacent to existing R-1-zoned residential developments. It is classified as "Low Density Singly Family Residential and Estates Encouraged" in the City of Saraland Master Plan. According to the US Fish and Wildlife Service National Wetlands Inventory, a significant portion of the property is located within wetlands, which will be taken into consideration for any future development proposals concerning this property.

Motion was made by Wayne Biggs, seconded by Wayne Lyssy for a favorable recommendation. All Approved. Motion carried.

Vincent Walker and Barry Andrews are now present.

F Recommendation to the City Council on the Zoning Amendment concerning parcel 2202042000027.02, located at the northwest corner of Shelton Beach Road and Bemis Street, approx. 1.04 acres total, to be rezoned from R-1 (Low Density Single Family Residential) to R-3 (Limited Multi-Family Residential), filed by Gerald Smith on behalf of DRS Investment, LLC.

This property is currently undeveloped, but it is adjacent to R-1 existing residential developments and in close proximity to B-2 General Business properties. It is classified as "enhanced original Saraland" in the master plan – a classification which is intended to provide "daily needs in close proximity to homes, and the ease of access to major roads and community facilities as an important asset."

Motion was made by Wayne Lyssy, seconded by Wayne Biggs for a favorable recommendation. All approved. Motion carried.

There being no further business to come before the Planning commission, the meeting adjourned at 6:16 p.m.

**ACCEPTED AND APPROVED:**

Wayne Biggs

Don Brown

John D. Smith

ZB, Carlson

Mike