

The Saraland Planning Commission convened in regular session on August 12, 2025, at the Saraland Municipal Court. The meeting was called to order at 5:46 p.m. by Chairman Scooter Thronson.

Roll call was as follows:

Present: Chairman Scooter Thronson
Vice Chairman David Brown
Council Representative Wayne Biggs
Chief Lee Smith
Mr. Barry Andrews
Doctor Wayne Lyssy
Mr. Vincent Walker

Absent: Secretary Julie McGuire
Mayor Dr. Howard Rubenstein

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

Motion was made by Wayne Lyssy, seconded by Vincent Walker, to approve the minutes for the July 08, 2025 regular meetings. All approved. Motion carried.

Motion was made by Wayne Lyssy, seconded by Vincent Walker, to approve the August 12, 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.

Wayne Biggs said the invocation.

OLD BUSINESS:

- A. Final Subdivision Plat Review for the proposed 79-lot subdivision "Bear Run Phase I", located in an R-1A Patio Residential District at 8380 Celeste Road, concerning parcels 1904190000001.054, 1904190000001.065, 1904190000001.266 and 1904190000001.098, approx. 55.62 acres total, filed by Dewberry on behalf of 68V Bear Run, 2024 LLC

Motion was made by Wayne Lyssy, seconded by David Brown to table until the September meeting per the written request of applicant. All approved. Motion carried.

NEW BUSINESS:

- A. Public Hearing & Preliminary/Final Subdivision Plat Review for the 4-lot subdivision "Morganton Estates", located in an R-2 Medium Density Single Family Residential District at 321 Ferry Avenue, concerning parcel 1908340002037.000, approx. 1.50 acres total, filed by Kavin Rowell.

This concerns a proposed subdivision to create four lots between 0.36 and 0.41 acres in area at the end of Ferry Ave. The subdivision complies with all relevant size, setback, and density requirements. This property is located within the AE Regulatory floodway. The Building Department will ensure that any development that occurs on this property complies with all jurisdictional requirements and obtains all necessary permitting. Planning staff recommends approval of this proposal.

Melvin Hall asked for the requirements for R-2 zoning. City Planner Brendan Schwandner and City Attorney Andy Rutens clarified the requirements as laid out in the Land Use & Development Ordinance.

Motion was made by Wayne Lyssy, seconded by Vincent Walker to approve.

Roll call vote:

Scooter Thronson	Yes
David Brown	Yes
Councilman Wayne Biggs	Yes
Chief Lee Smith	Yes
Barry Andrews	Yes
Dr. Wayne Lyssy	Yes
Vincent Walker	Yes

All approved. Motion carried.

- B. Master Plan Review for the proposed 104-lot subdivision "Southwind Phases I & II", concerning parcel 1903070000001.01, located on Radcliff Road, to remain as R-1 Low Density Single Family Residential, approx. 90.0 acres total, filed by Dwayne Smith on behalf of Richard Family Properties, LLC

This is the conceptual review phase for a proposed single-family residential development, located south of Radcliff Road, approximately 0.5 mile east of where it intersects with Celeste Rd. This proposal complies with the minimum requirements of R-1 Low Density Single Family Residential zoning, with minimum 100-foot wide, 15,000 sq ft. lots. This item was previously discussed at the July 9, 2024 Planning Commission meeting, with 751 lots ranging between R-2, R-3, and R-1A zoning, but was postponed due to a portion of the property being unannexed. This remaining portion was approved for annexation with R-1 Low Density Single Family Residential zoning on September 12 2024. The plan

was then re-introduced at the December 10, 2024 meeting, with a total of 579 lots with R-1 and R-2 zoning. There were several citizens that spoke regarding the zoning, traffic on Celeste Road, wildlife and concerns about crowding in the city schools. The proposal was denied at said meeting. The plan has been revised with a greatly reduced footprint at 90.0 acres, down from 452.27 acres as was last proposed. The average lot area is 17,851 sq foot, with minimum 35' front and rear setbacks, and 10' side setbacks, in line with the requirements for R-1 zoning. The revised proposal has removed direct ingress/egress access to Celeste Road, but now proposes two access points on Radcliff Rd. The revised plan also provides three lots directly fronting Radcliff Road. The development is proposed to be split into two phases, with Phase 1 containing 75 lots and Phase 2 containing 29 lots. While a revised traffic study has not been provided which takes into account the decreased scope, a traffic study was completed for the first iteration of the plan, accounting for the 751 lots, which provided recommended improvements to each entrance of the subdivision including turn lanes and decel lanes. The study also provided levels of service at the Radcliff Road entrance rated between A – or 0-10 second delay per vehicle, and B - 10-15 second delay per vehicle, again, accounting for the 751 lots.

Attorney Andy Rutens stated a revisionary report from the traffic study may be requested.

Dwayne Smith, the Project Engineer, said they will comply with the traffic study.

Motion was made by Wayne Lyssy, seconded by Vincent Walker to approve subject to the provision of a traffic study and the provision of turning lane and setbacks as necessary. All approved. Motion carried.

- C. Planning Approval for the use of an R-3 Limited Multi-Family Residential lot as a duplex, located at 330 Smoke Avenue, parcel 1908400006056.01, filed by Duane O'Field

Items C and D concern a proposal to construct a duplex on a lot which was rezoned from R-1 Low Density Single Family Residential to R-3 Limited Multi-Family Residential by the City Council on June 26, 2025. This lot is categorized as "Enhanced Original Saraland" in the City of Saraland 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." The duplex is proposed to be constructed on an existing slab which received material testing, the findings of which were published in a geotechnical report provided by the project engineer. In this report, concrete break tests were performed and were found to meet the required compressive strength for the design loads. Additionally, the project engineer provided written statement that because the structure will be built on the existing slab, no additional impervious surfaces were added in the design and therefore, drainage facilities will not be necessary. City Engineer Kirby Latham has provided his approval with the above-mentioned provisions on record. Planning recommends approval of this proposal.

Motion was made by Wayne Lyssy, seconded by David Brown to approve. All approved. Motion carried.

- D. Site Plan Review for the use of an R-3 Limited Multi-Family Residential lot as a duplex, located at 330 Smoke Avenue, parcel 1908400006056.01, filed by Duane O'Field.

Items C and D concern a proposal to construct a duplex on a lot which was rezoned from R-1 Low Density Single Family Residential to R-3 Limited Multi-Family Residential by the City Council on June 26, 2025. This lot is categorized as "Enhanced Original Saraland" in the City of Saraland 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." The duplex is proposed to be constructed on an existing slab which received material testing, the findings of which were published in a geotechnical report provided by the project engineer. In this report, concrete break tests were performed and were found to meet the required compressive strength for the design loads. Additionally, the project engineer provided written statement that because the structure will be built on the existing slab, no additional impervious surfaces were added in the design and therefore, drainage facilities will not be necessary. City Engineer Kirby Latham has provided his approval with the above-mentioned provisions on record. Planning recommends approval of this proposal.

Motion was made by Wayne Lyssy, seconded by Vincent Walker to approve. All approved. Motion carried.

- E. Request for Extension of Approval of the Site Plan Review for McDonald's, located at 1030 Industrial Pkwy, parcel 2203081000089.013, for the construction of a quick-service restaurant on a B-2 zoned lot, filed by Ofi Chito on behalf of Huffman Land, LLC

This concerns a request from the landowner to extend the Site Plan approval of the McDonald's, which was granted approval at the September 10, 2024 Planning Commission meeting. The Land Disturbance permit that was issued for the ongoing construction on site concerns the first phase of development to prepare the site for the construction of the McDonald's and does not cover the construction of the restaurant itself. Approval is set to expire on September 10, 2025 pursuant to the Land Use & Development Ordinance requirement that a Land Disturbance Permit is acquired within one year from the date of approval or said approval becomes void. If the extension is granted, Site Plan approval will be extended one year from this date of approval. Planning recommends approval of this item.

Motion was made by Wayne Lyssy, seconded by Vincent Walker to approve. All approved. Motion carried.

- F. Recommendation to the City Council on the Petition for Annexation of Lot 7, Maddox Estates, parcel 1307350000017.026, located on Traxler Lane, approx. 5.15 acres, to be zoned R-1 Low Density Single Family Residential, filed by Connor G. Mills. Current use: Single Family Residential. Proposed zoning: R-1 Low Density Single Family Residential. No issues found following planning, fire safety, engineering, & public works reviews. Chief Austin Sealey did mention the distance for apparatus response to the location. The applicant signed the annexation agreement acknowledging the possibility of increased response time, as well as possible inability to respond.

Motion was made by Wayne Lyssy, seconded by Vincent Walker for a favorable recommendation, contingent upon the Building Department confirming with Public Safety that the roadway does not present a concern. All approved. Motion carried.

- G. Recommendation to the City Council on the Petition for Annexation of 9366 Maple Ridge Drive, parcel 1801120000058.000, approx. 0.46 acres, to be zoned R-1 Low Density Single Family Residential, filed by Daniel L. Lewis of Bay City Rental, LLC. Current use: Single Family Residential. Proposed zoning: R-1 Low Density Single Family Residential. No issues found following planning, fire safety, engineering, & public works reviews. The owner has provided a written statement that the property is being used as a single-family long-term rental unit, and that the property will not be utilized for short-term rentals or more than a single rental, as both uses are prohibited in an R-1 district.

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

There being no further business to come before the Planning commission, the meeting adjourned at 6:06 p.m.

ACCEPTED AND APPROVED:

Wayne E. Beji

W. Beji

Scotter F.

W. Beji

W. Beji

W. Beji