

The Saraland Planning Commission convened in regular session on December 09, 2025, at the Saraland Municipal Court. The meeting was called to order at 5:49 p.m. by Chairman Scooter Thronson.

Roll call was as follows:

Present: Chairman Scooter Thronson  
Vice Chairman David Brown  
Secretary Julie McGuire  
Mayor's Designee Mr. Larry Onderdonk  
Council Representative Mr. Chriss Jessee  
Chief Lee Smith  
Mr. Barry Andrews  
Dr. Wayne Lyssy

Absent: Mr. Vincent Walker

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

Motion was made by Dr. Wayne Lyssy, seconded by David Brown, to approve the minutes for the November 18, 2025 regular meetings. All approved. Motion carried.

Motion was made by Dr. Wayne Lyssy, seconded by David Brown, to approve the December 09, 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.

Barry Andrews said the invocation.

**OLD BUSINESS:**

**NEW BUSINESS:**

- A. Public Hearing & Final Subdivision Plat Review for the 3-lot subdivision "Saraland Hwy 158 Subdivision", located at 1405 Industrial Parkway parcel 2203071000003.004, approximately 8.31 acres total, filed by Charles Tisher of Clark, Geer, Latham and Associates on behalf of Saraland Hwy 158 Partners, LLC

This concerns the construction of a public roadway and the creation of three lots for Chick-Fila, Longhorn Steakhouse, and a third planned commercial development on Lot 3 to the rear of the property. The applicant has made a formal request to consider approval of the final plat separately from approval of the subdivision, to the satisfaction of the City attorney, city engineer, and Building Department staff. The applicant stated that the

the purpose for the request is to get the easements, covenants and restrictions recorded, which cannot be done until the final plat is recorded. The plat complies with all subject zoning regulations and has been revised with a note stating that approval of the final plat does not constitute approval of a completed subdivision or public roadway. As such, Planning staff recommends approval of this item subject to the approval of the subdivision infrastructure and roadway by resolution in the near future.

A motion was made by Dr. Wayne Lyssy, seconded by David Brown to approve with all the contingencies.

Roll Call was as follows:

Scooter Thronson	Yes
David Brown	Yes
Julie McGuire	Yes
Larry Onderdonk	Yes
Councilman Chris Jessee	Yes
Chief Lee Smith	Yes
Barry Andrews	Yes
Dr. Wayne Lyssy	Yes

All approved. Motion carried.

- B. Master Plan Review for the proposed 155-lot subdivision "Cypress Hollow", concerning parcels 1904180000001.045, 1806130000001.064, 1806130000001.000, 1806240000003.000, 1806240000001.031, and 1806240000001.01, located on Celeste Road, to remain as R-1 Low Density Single Family Residential zoning, approximately 184.60 acres total, filed by Dewberry on behalf of Meritage Homes of Alabama, Inc.

This is the conceptual review phase for proposed single-family residential development located on Celeste Road just south of The Oaks at Celeste Subdivision. This proposal fully 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 June 10, 2025 Planning Commission meeting, containing 99 lots with minimum side yard setbacks of 5'. The plan has been revised with minimum 10' side yard setbacks, making it fully compliant with the minimum requirements for an R-1 district. The applicant has formally requested that the subdivision no longer be considered a PUD, as PUD review is not required for subdivisions which fully comply with the subject zoning district requirements. The plan proposes two points of ingress/egress off Celeste Road. The proposed density is 0.84 dwelling units per acres, with lot sizes ranging between 15,000 and ~43,500 square feet. The proposal contains 101.62 acres of open space, approx. 55% of the total area of the development, and includes multiple landscaped and preserved common areas. Also included is the provision of a common area adjacent to Celeste Road, providing a future development buffer between Celeste Road and the proposed development.

A motion was made by Dr. Wayne Lyssy, seconded by David Brown to approve.

Roll Call was as follows:

Scooter Thronson	Yes
David Brown	Yes
Julie McGuire	Yes
Larry Onderdonk	Yes
Council member Chris Jessee	Yes
Chief Lee Smith	Yes
Barry Andrews	Yes
Dr. Wayne Lyssy	Yes

All approved. Motion carried.

- C. Planning Approval for Drive Out, LLC, a proposed auto sales, auto repair, and tire center located 680 Industrial Parkway, parcel 2202093000002.001, filed by Hasan Almezal on behalf of Rosemary Howell.

This concerns the use of an existing 3,200 square foot structure with enclosed service bays to accommodate vehicle sales, auto repair services, tire service, oil changes and tune-ups. The property has previously been utilized as a trucking company. Business operations will be confined to the structure and surrounding parking area, while the rear portion of the lot is not planned to be utilized. This property is zoned M-1 Light Industrial and is abutted by M-1 zoned properties to the east and west, R-4 to the south across Industrial Pkwy, and R-1 to the north. This proposal has been granted approval by all inspectors during business inspections. Planning recommends approval of this application.

A motion was made by Dr. Wayne Lyssy, seconded by Julie McGuire to approve. All approved. Motion carried.

- D. Recommendation to the City Council on the Petition for Annexation of 3400 Woodlands Drive, parcel 1904180000001.136, approximately 0.53 acres, to be zoned R-1 Low Density Single Family Residential, filed by Chelsea Stapleton and Hannon Stapleton.

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. Planning staff provide a favorable recommendation.

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



- E. Recommendation to the City Council on the Petition for Annexation of parcel 1908400003021.000, located on Baldwin Street, approximately 17.0 acres, to be zoned R-3 Limited Multi-Family Residential, filed by Taylor Watson on behalf of IWS Investment I, LLC.

Current use: Undeveloped. Proposed zoning: R-3 Limited Multi-Family Residential  
Adjacent zoning: R-1, Satsuma City Limits, un-zoned County. It is classified 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." No issues found following planning, fire safety, engineering, & public works reviews. Planning staff provide a favorable recommendation.

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

There being no further business to come before the Planning Commission, the meeting adjourned at 6:03 p.m.

**ACCEPTED AND APPROVED:**

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