

The Planning Commission of the City of Robertsdale, Alabama met Monday, January 22, 2024 at 6:00 p.m. in the Council Chambers of Robertsdale City Hall, that being the date, time and place for such meeting.

Upon roll call the following members of the Commission were found to be present: Chairman Eric Spaulding, Mayor Charles Murphy, Councilmember Joe Kitchens, Mark Fincher, Fabia Waters, Samantha Rockenbauer, and Cheryl Parnell. Absent: Tonya Lynn and Jonathan Kitchens. A quorum being present the meeting proceeded with the transaction of business.

Chairman Spaulding presided over the meeting. Kate Whalley served as Secretary. Greg Smith, City Engineer, and Nicole Taylor, with South Alabama Regional Planning Commission, were also in attendance.

Chairman Spaulding called for any additions or corrections to the minutes presented for approval from the November 27, 2023 meeting. There being none, a motion was made by Cheryl Parnell, seconded by Samantha Rockenbauer, with a unanimous approval to accept the minutes from the November 27, 2023 meeting as presented. Motion carried.

Chairman Spaulding began the meeting by stating that there are four topics of discussion this evening the first item being the discussion decision for Juan Zamora's Annexation request for 23736 Highway 59.

Greg Smith, City Engineer, presented a map of the area located across the highway from the north water plant. He pointed out that the adjoining property to the South of 23736 Highway 59 was annexed into the City last year and zoned as B-2. Mr. Zamora plans to continue with the same equipment rental business. His reason for annexing and rezoning is to obtain more lenient property setbacks. He intends to add a small storage building on the property. Due to the size of the property, the addition of a storage building would be difficult under the current Baldwin County setback requirements.

Mayor Murphy motioned to approve the annexation request, Fabia Waters second. Motion carried with unanimous approval.

Chairman Spaulding, the second topic for discussion is rezoning the newly annexed property, 23736 Highway 59 from R-1 to B-2.

Mayor Murphy made a motion to recommend the City Council change the zoning class from R-1 to B-2 for 23736 Highway 59. Samantha Rockenbauer seconds the motion. Motion carried with unanimous approval.

Chairman Spaulding, next on the agenda, The Ridge preliminary plat extension request.

Greg Smith, City Engineer, The Ridge is the subdivision that is under construction located behind Walmart. This is the first extension request for this project. They are putting in curbing right now and have most of the underground utilities installed. The preliminary plat approval expires this month. The request is for a six-month extension to allow time to get the roads and everything finished.

Motion to approve The Ridges' request for a six-month preliminary plat extension made by Cheryl Parnell and seconded by Joe Kitchens. Motion carried with unanimous approval.

Chairman Spaulding, number three on the agenda is Parker Place subdivision, requesting to consider waiving the requirement for gravity sewer connection at each lot.

City Engineer Greg Smith displayed a map of the 20-lot subdivision located off of Sanca Lane. just south of Highway 104. The original construction plans placed a pump station at the southwest corner of the property. The land naturally drains from north to south. Grade-wise, the location of that pump station worked pretty well. With the pump station in that location, the sewer would then need to be pumped back up Sanca Lane, across Highway 104 to connect to our existing Force Main at the back entrance to Central Christian School. The request being made tonight is to waive the gravity sewer requirement and instead install a grinder pump at each lot. A Force Main would still need to run up Sanca Lane, however, this would eliminate the upfront cost of a pump station and gravity sewer. Our regulations require a gravity connection at each lot. In the past, on a few occasions, we have waived this regulation. Kennedy Place and Krchak Ln come to mind. Each has a grinder pump. The Ridge was recently given a partial waiver. We approved a force main with some grinders because otherwise, they would have to put a second lift station in addition to the one behind Walmart. Amanda Thompson from Goodwyn Mills Cawood Architecture & Engineering Firm and Hasty Laney with Hasty Laney Construction are here to answer any questions you may have on their logic and reasoning behind this request.

After a considerate conversation, weighing the pros and cons of this request, Mayor Murphy makes the motion agreeing to waive the requirement for gravity sewer and allowing the installation of grinder pumps at each lot. In exchange, the City asking for the siding on the new homes to be brick and Hardie board, the house size to be a minimum of 2000 square feet heated and cooled, and the addition of a five-foot landscape buffer, on the east side, to be planted by the final plat approval. Motion seconded by Fabia Waters. Chairman Spaulding recused himself from the vote, to avoid a potential conflict of interest as he is the owner of the adjacent property. Motion carried without opposition.

Greg Smith, City Engineer, since there wasn't a meeting in December, which is when we have traditionally approved the upcoming year's Planning Commission Meeting Schedule, we weren't able to discuss the 2024 schedule. Greg confirms with the Commission to continue with the regularly scheduled meeting on the fourth Monday of each month at 6:00 pm.

Greg Smith, City Engineer, requests to set a schedule for 2024 Comp Plan Workshops. Wednesdays work for some and Thursdays for others. It is agreed to meet monthly rotating the day of the week so all can attend several workshops. Each workshop will start at 5:00 pm and is expected to last approximately two hours. Should a meeting date conflict with court, the meeting location will change to the Public Works Building. The next Comp Plan Workshop will take place on Wednesday, January 31, 2024.

There being no further business to come before the Commission, a motion was made by Cheryl Parnell, seconded by Samantha Rockenbauer, with unanimous approval to adjourn. Motion carried.


~~SECRETARY-~~
CHAIRMAN

APPROVED THIS 26 DAY OF
February, 2024.

~~CHAIRMAN-~~
Secretary

MINUTES, PLANNING COMMISSION, FEBRUARY 26, 2024

The Planning Commission of the City of Robertsdale, Alabama met Monday, February 26, 2024, at 6:00 p.m. in the Council Chambers of Robertsdale City Hall, that being the date, time, and place for such meeting.

Upon roll call the following members of the Commission were found to be present: Chairman Eric Spaulding, Mayor Charles Murphy, Councilmember Joe Kitchens, Tonya Lynn, Samantha Rockenbauer, and Cheryl Parnell. Absent: Fabia Waters, Jonathan Kitchens, and Mark Fincher. A quorum being present the meeting proceeded with the transaction of business.

Chairman Spaulding presided over the meeting. Kate Whalley served as Secretary. Greg Smith, City Engineer, and Chastidy Piper, with South Alabama Regional Planning Commission, were also in attendance.

Chairman Spaulding called for any additions or corrections to the minutes presented for approval from the January 22, 2024 meeting. There being none, a motion was made by Cheryl Parnell, seconded by Samantha Rockenbauer, with a unanimous approval to accept the minutes from the January 22, 2024 meeting as presented. Motion carried.

Chairman Spaulding began the meeting by stating that there are three topics of discussion this evening regarding the Blackwater Ridge development. Preliminary plat approval for Phases 2 and 3, and an extension request for Phase 1.

Greg Smith, City Engineer, presented a map of the entire Blackwater Ridge development. He pointed out that the final plat for Phase 1 was approved over a year ago and that Phases 2 and 3 are being presented this evening for preliminary plat approval. Some adjustments were made to lot sizes to balance them out, including addressing concerns about the depth of specific lots. The detention pond ended up larger than initially planned, leading to adjustments in common areas. There was discussion about a future right of way and how it would impact common areas. Lot sizes were generally in compliance with the original plan, with minor variations. Adjustments were made to accommodate utilities, including a centralized mailbox area now required by the USPS, and to ensure lot lines aligned properly.

Trey Jinright, with JADE Consulting, explained his thoughts behind balancing the lot sizes. He also discussed how the streets will collect much of the storm runoff and redirect the water to the now larger detention pond. The pond is seen as an amenity and has the potential to be part of a walking trail or common area.

Mayor Murphy motioned to approve the preliminary plat for Blackwater Ridge Phases 2 and 3 as they comply with the agreed upon PUD and notes provided by the City Engineer. Tonya Lynn seconds. Motion carried with unanimous approval.

Chairman Spaulding, Blackwater Ridge requested a 12-month extension to complete Phase 1.

Joe Kitchens made a motion to approve the 12-month extension for Blackwater Ridge Phase 1. Samantha Rockenbauer seconds the motion. Motion carried with unanimous approval.

There being no further business to come before the Commission, a motion was made by Tonya Lynn, seconded by Mayor Murphy, with unanimous approval to adjourn. Motion carried.



SECRETARY

APPROVED THIS 25 DAY OF
MARCH, 2024.


CHAIRMAN

MINUTES, PLANNING COMMISSION, MARCH 25, 2024

The Planning Commission of the City of Robertsdale, Alabama met Monday, March 25, 2024, at 6:00 p.m. in the Council Chambers of Robertsdale City Hall, that being the date, time, and place for such meeting.

Upon roll call the following members of the Commission were found to be present: Chairman Eric Spaulding, Councilmember Joe Kitchens, Jonathan Kitchens, Samantha Rockenbauer, Mark Fincher, and Fabia Waters. Absent: Cheryl Parnell, Tonya Lynn, and Mayor Charles Murphy. A quorum being present the meeting proceeded with the transaction of business.

Chairman Spaulding presided over the meeting. Kate Whalley served as Secretary. Greg Smith, City Engineer, was also in attendance.

Chairman Spaulding called for any additions or corrections to the minutes presented for approval from the February 26, 2024 meeting. There being none, a motion was made by Joe Kitchens, seconded by Samantha Rockenbauer, with a unanimous approval to accept the minutes from the February 26, 2024 meeting as presented. Motion carried.

Chairman Spaulding began the meeting with the discussion and decision items regarding Big Fish Ministries and BC Property Investments LLC.

Greg Smith, the City Engineer, the first item is an annexation request from Big Fish Ministries for a 6.8-acre property located at 24711 HWY 59, just north of Central Baldwin Middle School. Big Fish Ministry, based in Foley, will likely apply for rezoning from R-1 in the future. The annexation of this property would enable the contiguous annexation request of BC Property Investments LLC, which owns 24860 Hwy 59 and three adjoining lots. BC Property Investments operates a golf cart rental and sales business in Loxley and seeks to expand by constructing a larger building on the mentioned properties. A rezoning request for BC Property Investments from R-1 to B-2 is included in the public hearing section, contingent upon the approval of their annexation request.

Fabia Waters made a motion to approve the annexation request of Big Fish Ministries located at 24711 HWY 59. Jonathan Kitchens seconds. Motion carried with unanimous approval.

Jonathan Kitchens made a motion to approve the annexation request of BC Properties LLC located at 24860 HWY 59 and the three adjoining lots. Fabia Waters seconds. Motion carried with unanimous approval.

Eric Spaulding proceeded to open the public hearing to address BC Property Investments' rezoning request. The chairman asked if anyone was present to speak on the rezoning request for BC Properties. Seeing that there was no one present to speak on the matter, the public hearing was closed. Joseph Kitchens makes a motion to approve BC Property Investments LLC's request to rezone the property located at 24860 HWY 59 and the three adjoining lots from R-1 to B-2. Samantha Rockenbauer seconds. Motion carried with unanimous approval.

Greg Smith presented the Parker Place Subdivision sketch plat. During a recent preconstruction meeting, the developers proposed dividing ten lots along Sanca Lane instead of the previously planned horseshoe access layout. The new sketch reflects potential cost savings on internal roads and drainage. Each lot is approximately one acre in size, with water and sewer connections still required. The absence of a detention pond aligns with past practices for larger lot developments, like the development on Rawls Road. Drainage primarily flowed southward toward a nearby creek, with some drainage to the northwest, crossing under Sanca Lane. The developers still intended to implement low-pressure sewer systems with grinders at each location. If the feedback is favorable, an amended preliminary plat reflecting this option will be forthcoming.

Fabia Waters asked if drainage is needed toward the east side of the property with that size lot.

Greg Smith replied, that the drainage does not flow towards the east but rather to the south and northwest. In this sketch, they are suggesting no drainage enhancements for the property. Their proposal entails simply dividing the property into lots without undertaking any actual construction on them. The only construction planned is for the sewer and water line right-of-way.

Is the house size going to be comparable to what was previously discussed?

Amanda Thompson, representing The Engineering Group, specified that the minimum heated and cooled square footage for the properties would be 2,000 square feet, with adherence to the previously established brick and Hardi board exterior requirements. These specifications will be documented on the final plat. Additionally, if the natural barrier to the east is mandated, it will also be noted accordingly.

Greg Smith adds they intend to preserve the vegetation along Sanca Lane, aiming to minimize disruption to the mature tree growth wherever possible by coordinating driveway placements. Discussions also covered the power supply; currently, there's overhead power along the road. If they opt to maintain overhead power, it may require trimming back some trees to facilitate power access to the lot corners. Nonetheless, they could selectively preserve certain trees, although a detailed assessment of individual trees hasn't been conducted yet due to the rapid pace of development.

Joseph Kitchens asked, Greg, would it be more advantageous to have shared driveways in this scenario to minimize the number of driveways on Sanca Ln?

Greg replies I'm not overly worried about the traffic on Sanca Lane; it's a relatively quiet road. Considering the depth of these lots, I'd suggest adjusting the front setbacks to around 75 feet to prevent any construction toward the front. There's ample space to do so. My concern regarding shared driveways is twofold: firstly, it introduces potential conflicts when neighbors share access, and secondly, it's unnecessary here given the spacious lots and the quiet nature of the road. While they may prefer shared driveways, I wouldn't recommend it.

Will they be installing overhead power lines, or are they planning to bury the lines underground before the road is constructed?

Greg, There's overhead power on Sanca. If we put power on the east side of the road they will have to trim some of those trees back. The road to the houses would still be underground, just like in any other subdivision. I don't think they're proposing to pay to run our existing power underground along Sanca.

Eric Spaulding noted that he has observed a situation where a Coke truck traveling west on 104 is unable to make a left turn onto Sanca Lane and into the Coke plant if there is a car on Sanca Lane also turning onto 104, as the road is too narrow to accommodate both vehicles simultaneously.

Fabia Waters, perhaps the city could consider widening the stretch of road between 104 and the entrance to Coke's to allow for two lanes, or alternatively, adjusting the location of the stop bar and clearing vegetation along the road to minimize the need for cars to pull out as far when turning onto 104.

Eric Spaulding, given that there's no formal decision required for Parker Place this evening, I will conclude the discussion and proceed to the public hearing request from LL&T Properties LTD, situated on the south side of HWY 104 west of HWY 59, regarding their rezoning application from B-2 to I-1.

Greg Smith, the property, situated approximately 1000 feet west of HWY 59 on the south side of HWY 104, has been partially cleared at the front. Surrounding properties are mostly undeveloped, with a neighboring mobile home park to the east and storage units across the street. LL&T Properties LTD aims to establish a distribution warehouse here, necessitating an I-1 zoning. With frontage on 104 for easy access to Highway 59, there's a requirement for buildings to be set back 50 feet from residential properties if zoned I-1. The proposed building will be approximately 16,000 square feet with two loading docks—one to accommodate a semi-truck and one for smaller box trucks. The proposed building layout, observed in a sketch, positions the building closer to 104 than towards the back of the property, adjacent to the mobile home park, with some buffering indicated. Logistically, locating a distribution center in the heart of Baldwin County makes practical sense.

Mike Jones, representing LL&T Properties, clarified that the establishment will serve as a wholesale and distribution center. Operating hours are limited from 8 AM to 5 PM, Monday through Friday, with deliveries expected around 6 or 7 AM. There will be no weekend or nighttime operations, and the building will accommodate only 12 employees. The center will be open to the public for wholesale purposes, primarily catering to restaurants. Parking needs are minimal, with an estimated 20 to 30 parking spaces planned. Additionally, discussions have already taken place with the Department of Transportation regarding the entrance setup.

Fabia Waters made a motion to approve the rezoning request for LL&T Properties LTD, situated on the south side of HWY 104 west of HWY 59, B-2 to I-1. Samantha Rockenbauer seconds. Motion carried with unanimous approval.

Eric Spaulding, next on the agenda is a rezoning request from a PUD to PUD modified for the property located at 17375 Thompson Road, just south of Central Baldwin Middle School.

Greg Smith provided an overview of a property located at the southwest corner of the intersection of Thompson Road and HWY 59, opposite the middle school. Anchor Engineering has requested a PUD (Planned Unit Development) modification for this property, which previously had 67 lots with a frontage road and two cul-de-sacs. The new proposal maintains a similar layout but extends the road to loop around the property, connecting the cul-de-sacs. This extension would require filling wetlands on the south end and necessitate significant drainage structures due to the flow from HWY 59. Other conditions from the previous approval remain applicable. The amended plan includes a buffer along HWY 59 and Thompson Road, with 4.59 acres designated as usable open space, although the actual usable open space appears less when wetlands and

detention ponds are excluded. The proposed landscaping plan features a few trees along Thompson Road and HWY 59, with previous submissions showing more extensive landscaping in common areas and along the streets.

Fabia Waters mentioned that the plan is contingent upon approval from the Army Corps of Engineers to fill in the wetlands and engineer appropriate drainage. She expressed preference for the original proposal and noted the absence of a representative from Anchor Engineering to address questions regarding the new proposal.

Eric Spaulding initiated the discussion during the public hearing, allowing inquiries about lot sizes and the direction of water flow. Questions were raised and answered satisfactorily.

Fabia Waters motioned to table the decision until the next month's meeting, a motion seconded by Jonathan Kitchens. The motion to table was carried unanimously.

Chairman Spaulding announced the final item on the agenda: Forest Park subdivision plat approval. This subdivision is situated north of Robertsdale Elementary School and College Avenue and consists of 129 lots.

Greg Smith provided an update on the Forest Park subdivision, which has been under discussion for the past 2 to 3 years with various scenarios. The developers have now submitted a preliminary plat for 129 lots on approximately 94 to 95 acres, divided into two phases. Phase one aligns with the end of Circle Drive, while phase two connects to Wilters Street. The far north end of the property includes wetlands, with a proposed natural area of 21.88 acres to be deeded over to the city at the end of phase one for preservation. Five detention ponds are proposed in various configurations and locations, with delineated wetlands. A small area is proposed to tie the sewer back to the pump station on Circle Drive for approximately 25 to 30 lots, while the sewer for the rest of the lots would flow toward College Avenue.

A traffic study was conducted, though it did not recommend any turn lane improvements on College Avenue or Wilters Street. However, Greg recommended requiring some turn lane improvements based on his review. He expressed concern about potential traffic gridlock during school rush hours, particularly on Wilters Street due to the elementary school's proximity. Greg highlighted the need to include the school's traffic in the impact study and encouraged discussion on this matter. The developers are present to address any questions.

Eric Spaulding inquired whether the traffic study was conducted during peak times.

Greg Smith clarified that the traffic study was indeed conducted during peak times, but it did not account for the traffic entering and exiting the elementary school on Wilters. While the study analyzed intersections at College and Wilters, College and Highway 90, and Wilters and HWY 59, it did not specifically address movements related to the school. Greg noted that the morning peak exiting traffic is typically higher, aligning with the rush to school and work. He emphasized the morning as a primary concern due to the significant volume of traffic during that time.

Eric Spaulding inquired about the availability of sewer, electric, and water to support the proposed 129 lots.

Aaron Collins from SE Civil provided an update on the development in response to Greg's previous recommendations. They have addressed concerns by increasing the buffer, eliminating common areas to reduce maintenance issues, and adding a fence. However, they disagree with Greg's suggestion for turning lanes as they believe they are not warranted based on the traffic study findings.

Ron Roberts, representing Garden Street Communities, expressed gratitude for the opportunity to address the board. He highlighted concerns regarding the imposition of turning pockets on the project, referencing a previous PUD submission in September of the previous year. Ron recalled that the PUD submission offered a better project with more open space and smaller lots, allowing for additional conditions to be imposed. He mentioned that during discussions, it was stated that while a PUD allows for the inclusion of special conditions, developers who adhere to all city code criteria cannot be subjected to additional requirements. Ron emphasized that if a condition were to be imposed, such as installing turn lanes at a significant cost, it would be unjustified based on the traffic report's findings, which do not support the need for such lanes. Our appointed traffic engineer accounted for every vehicle movement along the road. We have addressed all requirements regarding the total number of trips on the road, which clearly do not necessitate turn pockets. It's frustrating that such a significant condition wasn't raised earlier in the project's submission process. Had we known about this requirement from the outset, we may have reconsidered proceeding with the project altogether, given the substantial financial impact. I respectfully request that you approve our project tonight, with the assurance that we will fulfill all other obligations, including open space provisions, dedications, and setbacks, in full compliance with subdivision ordinances and codes. However, if approval tonight is not feasible, we would appreciate a continuance to explore our options, both legally and from an engineering perspective.

Samantha Rockenbauer inquires whether it would be feasible to conduct a more comprehensive traffic study, specifically focusing on the entrance to the school.

Greg Smith noted that they could amend the traffic study if it would sway opinions.

Eric Spaulding initiated the discussion during the public hearing phase, allowing members of the public to voice their opinions and concerns regarding the project.

Larry Pecht, a resident of College Avenue, emphasized the significant traffic management effort at the intersection of Wilters and College during school dismissal times, noting that he personally experiences it frequently. Larry expressed disagreement with the traffic engineer's assessment, stating that there is substantially more traffic than indicated. He anticipated that the area would be busier than projected, especially considering the number of individuals who work from home and are active during the day. Are plans for improved drainage on the streets? Currently, water flows in our direction, and with our terraced yard, a significant amount ends up coming through our property. During heavy rainfall, it's a challenge to deal with the excess water. It's something that's a major concern for us.

Greg Smith stated that there is a proposed swale planned to run along the back of these lots, which will effectively capture any water runoff from the rear and redirect it towards their detention pond.

Ruthie Campbell raised three questions, and she'll ask them all at once. Firstly, she inquired about whether the overflow onto Circle Drive would be addressed. Secondly, she asked if the 95 acres encompassed the wetlands. Lastly, she questioned how close the entrance onto College Avenue would be to the wetlands.

Greg explained that the entrance onto College Avenue will be approximately 110 feet from the wetlands line, aligning directly across from Briarcliff Lane. Regarding the overflow onto Circle Drive, he indicated that the majority of the property drains towards a lot owned by the city of Robertsedale on Circle Drive. Most of the water flows in that direction, with some drainage towards College Avenue and a small portion draining in other directions. The plan is to intercept the water, except for a small strip, into detention ponds. A concrete ditch will be constructed to divert the water towards the ponds, which then discharge towards the wetlands, effectively bypassing the area through their subdivision. This approach is expected to reduce the water flow by approximately 90%, rerouting it to the same creek via a different route.

A resident inquired about the possibility of fencing or similar structures being installed between the new development and existing properties. They sought clarification on whether any fencing plans were in place and, if so, what type of fencing would be used.

The developer responded that decisions regarding fencing would ultimately be left to the homeowners, with guidance provided through a style guide. Additionally, there will be a homeowner's association (HOA) involved in the process.

A resident inquired about parking arrangements within the development, asking whether street parking would be permitted or if driveways and garages would be the primary means of accommodating vehicles.

The developer clarified that each house will come equipped with a two-car garage and a driveway, providing space for up to four cars in total. While there are no restrictions on street parking, it is discouraged, and enforcement would fall under the jurisdiction of the City.

Chairman Spaulding concluded the public hearing, reminding the audience that if the item is tabled to the next month, there will not be another public hearing. He noted that the developers have fulfilled all requirements. Spaulding then asked if there was a motion.

Fabia Waters made a motion to table the decision until next month, requesting additional traffic information and time for Greg Smith and the developers to review the requests for a turning lane and concerns about traffic flow. Samantha Rockenbauer seconded the motion. The motion carried with unanimous approval.

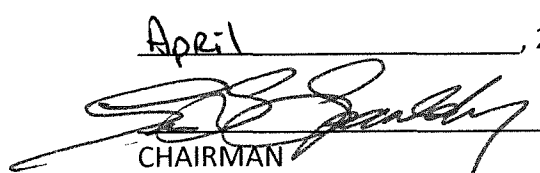
There being no further business to come before the Commission, a motion was made by Mark Fincher, seconded by Samantha Rockenbauer, with unanimous approval to adjourn. Motion carried.

APPROVED THIS 22 DAY OF

April, 2024.



SECRETARY



CHAIRMAN

MINUTES, PLANNING COMMISSION, APRIL 22, 2024

The Planning Commission of the City of Robertsdale, Alabama met Monday, April 22, 2024, at 6:00 p.m. in the Council Chambers of Robertsdale City Hall, that being the date, time, and place for such meeting.

Upon roll call the following members of the Commission were found to be present: Chairman Eric Spaulding, Councilmember Joe Kitchens, Samantha Rockenbauer, Mark Fincher, and Fabia Waters, Cheryl Parnell, Tonya Lynn, and Mayor Charles Murphy. Absent: Jonathan Kitchens. A quorum being present the meeting proceeded with the transaction of business.

Chairman Spaulding presided over the meeting. Kate Whalley served as Secretary. Greg Smith, City Engineer, was also in attendance.

Chairman Spaulding called for any additions or corrections to the minutes presented for approval from the March 25, 2024 meeting. There being none, a motion was made by Samantha Rockenbauer, seconded by Fabia Waters, with a unanimous approval to accept the minutes from the March 25, 2024 meeting as presented. Motion carried.

Chairman Spaulding began the meeting with the rezoning request submitted by Brackin Holdings LLC for the property located at 18608 Wilters Street.

Greg Smith, the City Engineer, the property under discussion currently holds an R-1 zoning classification, but the owners are seeking a rezoning to B-2. It is a smaller building, originally an old warehouse that was converted into an apartment some years back, with limited storage space remaining. Recently, the property changed hands, and the new owner wishes to transition it to commercial zoning. Situated on three sides by residential properties, the west side of the property is already zoned B-2, owned by the City of Robertsdale. The applicant intends to utilize the space for office purposes and as a storage area for their rental property management company. The storage would primarily house construction supplies required for property maintenance, along with a few trailers used for transporting these supplies. Given its location in a predominantly residential area, the property's intended use stands out as somewhat unusual. The building's history adds complexity; it was once a business or warehouse associated with the railroad's presence, indicated by an old spur that connected to the warehouse. Despite its past, the building maintains its warehouse appearance. If the recommendation leans towards rezoning, I suggest imposing conditions such as buffering through fencing and landscaping to shield the surrounding residential areas from potential visual and noise disturbances. Additionally, compliance with building codes, including parking requirements, would be necessary. I recommend rezoning to B-1, Local Shopping, or M-U, Multi Use, rather than B-2 as listed on the application. B-1 and M-U zoning would allow for construction storage with a Special Exception Permit issued by the Zoning Board of Adjustments. This would also limit future business uses should this property be sold in the future.

James Brackin, Brackin Holdings LLC, is open to modifying the request to M-U Multi Use to preserve the residential surroundings.

Fabia Waters made a motion to approve the rezoning request made by Brackin Holdings LLC from R-1 to M-U for the property located at 18608 Wilters St. Mayor Murphy seconds. Motion carried with unanimous approval.

The Chairman introduces the second item on the agenda is the Blackwater Ridge MEDSTATE three-lot subdivision final plat approval. This property is situated at the northwest corner of Wilters Street and the Baldwin Beach Expressway.

Greg Smith, City Engineer, the Blackwater Ridge property, where the proposal involves a three-lot subdivision. This division aims to segregate the residential area (Lot One), the commercial zone (Lot Two), and Lot Three, intended for transfer to the City of Robertsdale. The primary objective behind this subdivision is to streamline the process of separating the commercial portion, potentially into a distinct entity, while facilitating the conveyance of a two-acre parcel to the City of Robertsdale. At present, there are no specific plans outlined for the commercial lot. The City of Robertsdale is contemplating the utilization of the two-acre donated lot, possibly for the construction of a million-gallon water tower, along with the consideration of incorporating a fire station within the same vicinity.

Charles Murphy made a motion to approve the Blackwater Ridge Medstate 3 Lot Subdivision final (minor) plat approval. Joe Kitchens seconds. Motion carried with unanimous approval.

Chairman Spaulding introduced the next agenda item, which had been tabled from the previous month's meeting. The topic under discussion was the rezoning request for the Thompson Road Subdivision by Anchor Engineering, from a Planned Unit Development (PUD) to a modified PUD. This request had been deferred last month due to the absence of the applicants for discussion.

Dwayne Smith, representing Anchor Engineering, addressed the board as the applicant for the rezoning proposal. The essence of the proposal was to transition from a 67-lot residential subdivision to a 91-lot residential subdivision. One significant change involved replacing one of the lots with a park designated for the subdivision's residents. Smith emphasized that the revised plan prioritized landscape and buffer features. A comparison between the original Planned Unit Development (PUD) and the modified PUD revealed that the latter incorporated more trees and fence buffers. Efforts were made to exceed or match the buffer features outlined in the original plan. He further explained that the new layout was informed by updated wetlands information, resulting in a more efficient land use design. From a safety perspective, the revised plan allowed for access to any point within the subdivision from two directions, unlike the previous plan that featured two dead-end cul-de-sacs. Smith informing the room that they had engaged with the Army Corps of Engineers to obtain the required permits related to wetlands on the property.

Fabia Waters raised concerns regarding the impact of wetlands on the property, addressing not only the standing water but also the flow of water through the area. She emphasized the potential water displacement resulting from the proposed subdivision. Waters pointed out that the original Planned Unit Development (PUD) was not implemented due to economic feasibility concerns. She expressed skepticism about the likelihood of the new PUD being economically viable, especially considering the significant engineering efforts required to manage water volume within the subdivision.

Charles Murphy made a motion to deny the PUD modification request for the Thompson Road Subdivision. Cheryl Parnell seconds. Motion carried.

Chairman Eric Spaulding proceeded to the next agenda item, which concerned the preliminary plat approval for the Forest Park subdivision. This subdivision is situated north of the elementary school on Wilters Street. Spaulding noted that this item had been deferred from the March meeting, awaiting additional data from a traffic study.

Greg Smith provided an update on the discussions regarding the traffic study and the Forest Park subdivision. After meeting with the developer and the traffic engineer, they proposed making the entrance on Wilters Street a right in, right out only, aiming to address concerns about potential traffic congestion. Initially, this solution seemed promising, but upon further consideration, Smith expressed doubts about its effectiveness. He highlighted that enforcing a right in, right out only entrance might divert traffic to other areas, potentially exacerbating congestion elsewhere. Smith emphasized the need for a thorough examination of the traffic study's details and assumptions. While acknowledging the expected increase in traffic, he stressed that the impact would likely be manageable, with congestion clearing relatively quickly during peak times. Drawing comparisons to nearby developments like Ridgewood, Smith suggested that the anticipated traffic volume for Forest Park might not be as substantial as feared.

Mayor Murphy echoed Greg's sentiments about the expected traffic impact, noting that the nearby school might have a more significant influence on traffic flows than the proposed subdivision. The mayor shared observations from the Ridgewood development, suggesting that similar housing prices in Forest Park might attract older buyers who typically generate less traffic. He reflected on demographic shifts over the years, expressing concern that the city's population might skew older in the future. However, he noted that an older population could have positive economic impacts.

Fabia Waters made a motion to approve the Forest Park preliminary plat. Joe Kitchens seconds. Motion carried with unanimous approval.

Chairman Spaulding introduced the next item on the agenda, which pertained to the final plat approval for phase three of The Cottages of Aventura. This development is situated along the west side of Rawls Road, north of Thompson Road.

Greg Smith provided context for the unusual situation concerning The Cottages of Aventura, phase three C final plat approval. He explained that the development process had begun under the jurisdiction of the Robertsdale Planning Commission in 2019 and had received multiple extensions. With the current deadline approaching, though no longer within the Robertsdale Planning Commission jurisdiction, Smith, along with the County Planning Department and the City Attorney, concluded that it would be most practical for the development to be completed under the Robertsdale Planning Commission rather than starting anew with the county planning commission. Smith outlined that the development was nearing completion, with streets and infrastructure almost finished. Therefore, it was decided that final plat approval could be granted contingent upon the developer completing the necessary improvements to the satisfaction of the County. This decision would save the developer from significant costs and delays associated with starting the approval process over. Smith concluded by noting that this final phase of phase three would bring uniformity to the development, completing the project as envisioned.

Cheryl Parnell motioned to approve the Cottages of Aventura Phase 3C final plat, with the condition that improvements be completed and approved by Baldwin County. Tonya Lynn seconded the motion. Fabia Waters abstained from voting. The motion carried.

Chairman Eric Spaulding announced the final item on the evening's agenda: the sketch plat review for the Palmer Farms Subdivision.

Greg Smith provided an overview of the Palmer Farms Subdivision sketch plat review. Located on the southwest corner of Richmond Street and Palmer Street, the property features an existing farmhouse with wooded areas along Palmer Street and small openings along Richmond Street. The proposed sketch includes lots along Richmond Street and Palmer Street, with four larger parcels designated as wetlands at the back of the property. Smith expressed concerns about lot ten, suggesting that it should be eliminated due to regulations prohibiting the filling of wetlands to create buildable lots. Adjusting the direction of a few lots on the corner could provide more convenient access to the rear lots. Additionally, council members emphasized the need for the lots along Palmer Street to be spacious enough for residents to turn their cars around without having to back out onto the busy street. This was only a sketch review, and no decision was necessary at this stage.

Commission Members agree to meet on May 2nd at 5:30 pm for a 2024 Comprehensive Plan Workshop.

There being no further business to come before the Commission, a motion was made by Cheryl Parnell, seconded by Eric Spaulding, with unanimous approval to adjourn. Motion carried.



SECRETARY

APPROVED THIS 28 DAY OF
MAY, 2024.


CHAIRMAN

MINUTES, PLANNING COMMISSION, MAY 28, 2024

The Planning Commission of the City of Robertsdale, Alabama met Tuesday, May 28, 2024, at 6:00 p.m. in the Council Chambers of Robertsdale City Hall, that being the date, time, and place for such meeting.

Upon roll call the following members of the Commission were found to be present: Chairman Eric Spaulding, Councilmember Joe Kitchens, Samantha Rockenbauer, Mark Fincher, Cheryl Parnell, Tonya Lynn, and Mayor Charles Murphy. Absent: Jonathan Kitchens and Fabia Waters. A quorum being present the meeting proceeded with the transaction of business.

Chairman Spaulding presided over the meeting. Kate Whalley served as Secretary. Greg Smith, City Engineer, was also in attendance.

Chairman Spaulding called for any additions or corrections to the minutes presented for approval from the April 22, 2024 meeting. There being none, a motion was made by Charles Murphy, seconded by Tonya Lynn, with a unanimous approval to accept the minutes from the April 22, 2024 meeting as presented. Motion carried.

Chairman Spaulding began the meeting with the Palmer Farms subdivision preliminary plat review.

Greg Smith, the City Engineer, provided an update on the property located at the southwest corner of Palmer Street and West Richmond Street, which had been reviewed in a sketch last month. The proposal includes 23 lots on approximately 20 acres. Based on previous suggestions, adjustments were made to the lots. Specifically, the lots on Palmer Street were extended back to the wetland area, and the larger lots on the west end were modified as requested. A proposed cul-de-sac was added at the end of West Richmond Street, and the sewer was extended to accommodate lots one through eight. Installation of gravity sewer lines is required to support this extension. Regarding utilities, the water lines are already in place, so no additional work is needed in that area. The smallest lot measures about 12,000 square feet (approximately a quarter of an acre), with dimensions of 80 feet by 150 feet deep. Regulations prohibit filling wetlands to create buildable lots, and the proposal adheres to this rule by incorporating the wetland areas into the lots without filling them. Lot 12 has a larger buildable area, while Lot 13 has a tighter space due to wetlands on the east side, which extend about 15 feet from the property line. However, there is still enough buildable area on Lot 13. A plat submitted this morning, which has not yet been distributed to everyone, includes additional setbacks along the wetlands. These setbacks ensure that houses are not built too close to the wetlands, with a 10-foot setback added to provide space for necessary grading and landscaping around new constructions.

Mike Thomas from Bluewater Designs addressed the questions posed to Greg Smith. He explained that he took notes during the sketch map review last month and made the recommended revisions, which Greg reviewed to ensure they addressed all concerns. One major issue discussed was traffic. Originally, the lots fronting Palmer Street were 150 feet deep, with two corner lots facing Palmer. Based on feedback, the lots on Palmer were extended to provide yard space for turning around, preventing vehicles from backing onto Palmer. Additionally, the two lots in the northeast corner were reoriented to face Richmond Street instead of Palmer. Thomas noted other adjustments made, such as changing the orientation of the large lots in the back from an east-west direction to north-south. Initially, the wetlands were designated as a common area, but it was suggested during the sketch plan review that they be donated to the city. If the city declines, the wetlands can revert to being a common area. Regarding setbacks from the wetlands, Greg requested a 10-foot setback, which was implemented. Thomas mentioned that this impacts mainly the lots adjacent to Richmond, particularly the larger ones. He added that the lots on Palmer are deep enough that they should not encroach on the wetlands.

Chairman Spaulding read a letter from a neighbor expressing traffic concerns and requesting that the preliminary plat be denied. Following this, the public hearing was opened.

Greg Smith provided an update on Parker's Place Subdivision, which has been reviewed multiple times. The subdivision consists of 10 lots, each approximately one acre in size, all fronting Sanca Lane. The engineering proposal includes running water and sewer lines down Sanca Lane. There have been some drainage concerns, leading to the request for pre-installation of culvert pipes for lots one and two, due to the large, deep area that would be challenging for most home builders or homeowners to handle. The developers plan to preserve as many trees along Sanca Lane as possible, removing only those necessary for utility and driveway installation. Smith noted a few additional minor comments but believed they could be easily addressed to make the project viable.

Eric Spaulding opened the public hearing for the Parker's Place Subdivision proposal.

Wayne Jackson inquired about the necessity of a stoplight at the intersection of 104 and Sanca Lane, noting that this would be assessed and implemented by the State. Terri Spaulding, a neighbor of the subdivision, asked about the possibility of requiring a fence, berm, or vegetative border on the east side of the subdivision. The developer agreed to establish a natural border on the east side. Mark Fincher, a Planning Commission member, added a detail to this border requirement, specifying that ligustrum or red tip photinia should be planted every 8 feet.

Tonya Lynn made a motion to approve the Parker's Place preliminary plat, contingent upon the resolution of the staff report notes. Charles Murphy seconded the motion. The motion passed, with Eric Spaulding abstaining from the vote.

Eric Spaulding addressed the third item on the agenda, which pertained to a rezoning request put forth by Mr. Ponder. The request sought to rezone the property situated at 19585 East Silverhill Avenue from its current classification of R-1 to B-1.

Greg Smith, it was noted that this is a vacant lot situated on the north side of East Silver Hill Avenue, just before Errybane Lane, within the Errybane subdivision. Mr. Ponder approached the office seeking guidance on potential actions for the property, expressing interest in applying for rezoning. However, it was indicated to him that due to the predominantly residential nature of the area, the prospects for rezoning might be limited. Despite this, Mr. Ponder opted to proceed with the application, which led to the discussion at hand. All necessary notices have been sent out, with a reminder to review the subdivision's covenants. The staff's recommendation, as outlined in the notes, is against rezoning the property to commercial. Mr. Ponder was present at the meeting to address any inquiries.

Chairman Spaulding initiated the public hearing, during which several residents, including Janet Davis and Jessika Carosiello, expressed opposition to the proposal of rezoning the property for business purposes within their subdivision.

Mr. Joseph Ponder, the property owner, expressed his intentions regarding the piece of land in question. He explained that his aim was to find a suitable use for the land, considering the high traffic volume along the road. His proposal involved establishing a small residential-style office, potentially for a lawyer or real estate business. He emphasized his intention to minimize any disruption, proposing to fence both sides of the lot and maintain a noninvasive presence. Mr. Ponder clarified that he had no desire to diminish the value of neighboring properties. However, upon sensing opposition from his neighbors, he decided to withdraw his request for rezoning. He concluded by thanking the commission.

Eric Spaulding introduced the final agenda item: a discussion and decision on the sketch plat review for Central Baldwin Leasing Subdivision.

Greg Smith presented the sketch review for the Central Baldwin Leasing Subdivision on County Road 54, referring to an aerial photo of the 40-acre property. Mr. Johnston is already constructing a couple of buildings on the property and desires the flexibility to sell the lots in the future if there are interested buyers. The

Mayor Murphy addressed the situation, noting that the property was initially intended to remain whole but is now being subdivided due to logistical reasons, particularly related to bank financing. The main concern is whether Mr. Johnston will further subdivide the larger tract in the future. It was agreed that if this occurs, connecting to the city sewer should be mandated. A cost estimate for this connection has already been provided. The Planning Commission concurred that a complete master plan for the site should be submitted and that a connection to the city sewer is required.

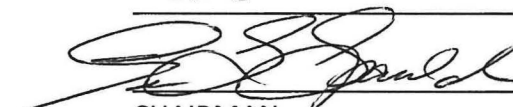
Eric Spaulding requested that the Planning Commission meeting packets be made available earlier than the Friday before the meeting. In response, Greg Smith explained that there are deadlines that may make it challenging to produce the packets sooner, but he assured that efforts would be made to have them available as early as possible.

Commission Members agree to meet on May 29th at 5:30 pm for a 2024 Comprehensive Plan Workshop.

There being no further business to come before the Commission, a motion was made by Tonya Lynn, seconded by Joeseeph Kitchens, with unanimous approval to adjourn. Motion carried.



SECRETARY

APPROVED THIS 24 DAY OF
June, 2024.


CHAIRMAN

MINUTES, PLANNING COMMISSION, JUNE 24, 2024

The Planning Commission of the City of Robertsdale, Alabama met Monday, June 24, 2024, at 6:00 p.m. in the Council Chambers of Robertsdale City Hall, that being the date, time, and place for such meeting.

Upon roll call the following members of the Commission were found to be present: Chairman Eric Spaulding, Councilmember Joe Kitchens, Samantha Rockenbauer, Mark Fincher, Cheryl Parnell, Tonya Lynn. Absent: Jonathan Kitchens, Fabia Waters, and Mayor Charles Murphy. A quorum being present the meeting proceeded with the transaction of business.

Chairman Spaulding presided over the meeting. Kate Whalley served as Secretary. Greg Smith, City Engineer, was also in attendance.

Chairman Spaulding called for any additions or corrections to the minutes presented for approval from the May 28, 2024 meeting. There being none, a motion was made by Joseph Kitchens, seconded by Samantha Rockenbauer, with a unanimous approval to accept the minutes from the May 28, 2024 meeting as presented. Motion carried.

Eric Spaulding announced a change in the order of the agenda due to waiting for the sixth commission member to arrive, as six members are required for a vote. The meeting will begin with the final plat review for The Ridge at Robertsdale.

Greg Smith provided an update on the Ridge at Robertsdale subdivision, located behind Walmart. This Planned Unit Development (PUD) was approved a couple of years ago. The construction of roads, drainage, and utilities is complete, and street lights have been installed. The developers have made improvements to the park, including the addition of a small gazebo and playground equipment. The mail kiosk will be located near the additional parking area. The walkways around the park area are finished, as is the sidewalk leading to Walmart. Overall, the development is in good shape and is now up for final plat approval. An inspection conducted on Friday identified a few minor issues that need to be addressed. The recommendation is to approve the final plat, subject to the full comments in the staff report.

Tonya Lynn made a motion to approve the Ridge at Robertsdale preliminary plat, contingent on the resolution of issues addressed in the staff notes. Joe Kitchens seconded the motion. Without objection, the motion carried. Eric Spaulding announced the next item on the agenda: the preliminary plat for the Palmer Farms subdivision.

Greg Smith provided an update on the Palmer Farms subdivision, noting that the number of lots has been reduced to a total of 18, with the narrowest lot now measuring 121 feet wide. The lots along West Richmond Street have been reconfigured to more closely mirror the lots on the north side of the street based on feedback from the previous meeting. The sewer currently ends between lots eight and nine. The plan is to install a force main along the front of these lots, which will pump into the manhole located there. Seven of these lots will have pressure sewer instead of gravity sewer, with grinders installed on those seven lots. There are already two large water lines on this side of the road, including a 12-inch main, and the goal is to avoid digging too close to these mains. This force main solution will minimize disruption, as it will require only a quick cut to the manhole rather than extensive excavation of Richmond Street, which would cause significant inconvenience. While the final set of construction plans has not yet been produced, the minor changes noted in the staff report need to be addressed. Greg mentioned that he has had several discussions with the developer, who understands the requirements. Mr. Thomas is present at the meeting to answer any specific questions.

Eric Spaulding opened the public hearing for the Palmer Farms subdivision. During the hearing, residents Tommy Steadham and Anthony Bertrum expressed concerns about existing and potential future flooding in the neighborhood. Mr. Bertrum proposed a solution to redirect water to a drain on the east side of Palmer Street. Both the City Engineer and the Engineer for the development agreed to collaborate on addressing this flooding concern during the construction phase.

Eric Spaulding closed the public hearing. Mark Fincher then made a motion to approve the Palmer Farms preliminary plat, contingent on the completion of items addressed in the staff report. Joe Kitchens seconded the motion. The motion carried with five votes in favor and one against.

There being no further business to come before the Commission, a motion was made by Tonya Lynn, seconded by Cheryl Parnell, with unanimous approval to adjourn. Motion carried.

APPROVED THIS 22 DAY OF JULY, 2024.



SECRETARY



CHAIRMAN

MINUTES, PLANNING COMMISSION, JULY 22, 2024

The Planning Commission of the City of Robertsdale, Alabama met Monday, July 22, 2024, at 6:00 p.m. in the Council Chambers of Robertsdale City Hall, that being the date, time, and place for such meeting.

Upon roll call the following members of the Commission were found to be present: Vice Chairman Jonathan Kitchens, Councilmember Fabia Waters, Joe Kitchens, Samantha Rockenbauer, Mark Fincher, Tonya Lynn, and Mayor Charles Murphy. Absent: Eric Spaulding, and Cheryl Parnell. A quorum being present the meeting proceeded with the transaction of business.

Vice Chairman Kitchens presided over the meeting. Kate Whalley served as Secretary. Greg Smith, City Engineer, was also in attendance.

Vice Chairman Kitchens called for any additions or corrections to the minutes presented for approval from the June 24, 2024 meeting. There being none, a motion was made by Mayor Murphy, seconded by Samantha Rockenbauer, with a unanimous approval to accept the minutes from the June 24, 2024 meeting as presented. Motion carried.

Jonathan Kitchens introduced the first item on the agenda: the annexation request from Alexander Land Development LLC.

Greg Smith, the City Engineer, provided an update on a property located at the south end of Kaitlin Lane. Initially introduced as part of a sketch for the next phase of the Alexander Park subdivision back in November, the developer has since acquired the property and is now requesting its annexation into the city. Greg noted that there is a rezoning request related to this annexation later on the meeting's agenda.

Charles Murphy made a motion to recommend to the City Council that Phase II of the Alexander Park Subdivision be annexed into the city limits. Joe Kitchens seconded the motion. The motion carried without objection.

Jonathan Kitchens continued the meeting by addressing Alexander Development's request to rezone the newly annexed Phase II of Alexander Park from R-1 (Residential) to PUD (Planned Unit Development). This rezoning would align the new phase with the existing standards and layout of Phase I of Alexander Park.

Greg Smith recapped the development proposal for Phase II of the Alexander Park Subdivision, referencing the sketch submitted back in November. He noted that the current proposal is very similar to the initial sketch, with a few adjustments made based on feedback from the last meeting. A significant feature is the large detention area in the southwest corner, which is planned to connect with an existing detention area to the north. Greg highlighted that two parcels have been deeded to the city for use as open space, which is in addition to previously designated open spaces within the development. This contribution of open space is not contingent on the approval of the current proposal. He further explained that the continuation of the road into the new phase and the similar lot sizes to those in Phase I maintain consistency in the development. The lots in Phase II are not as deep as those in Phase I, which he attributed to the geometric constraints of the property layout, but the width and setbacks are consistent with the existing development.

Vice Chairman Kitchens opened the floor for public comments. With no comments received, the public hearing was closed. Tonya Lynn then made a motion to approve the rezoning request for Alexander Park Phase II from R-1 to PUD, ensuring alignment with the established PUD in Phase I. The approval was contingent upon addressing the items in the staff report to the satisfaction of the City Engineer. Samantha Rockenbauer seconded the motion. The motion carried without objection.

Vice Chair announced the next agenda item: the rezoning request from SETCO, LLC, doing business as Robertsdale Power Equipment. The request is to change the zoning for the property located at 22995 Saint Paul Street from R-2 (Residential) to MU (Mixed Use).

Greg Smith provided an overview of the rezoning request for the property located on the southwest corner of West Illinois Street and Saint Paul Street, which is currently zoned R-2 and requested to be rezoned to MU (Mixed Use). He noted that there is a somewhat dilapidated home on the property, which the owners, SETCO, LLC, plan to demolish to utilize the lot for parking and storage for their business, though no specific plans have been submitted. He further explained that the property directly south of this one, also owned by SETCO, was previously rezoned to MU. During that rezoning review, a condition was imposed requiring the installation of a privacy fence to screen the view from the neighboring residential area on Wheatley Street. Greg recommended extending this privacy fence further north along the alley. Greg also reminded the commission that when the southern property was rezoned to MU, SETCO had originally requested a B-2 or B-1 zoning but settled on MU during the planning commission meeting. This compromise allowed for limited commercial activity while maintaining an existing apartment on the second floor of the storage building.

Jonathan Kitchens opened the floor for public comments during the meeting. With no comments received, the public hearing was closed. Joe Kitchens made a motion to approve the SETCO rezoning request from R-2 to MU for the property located at 22995 Saint Paul Street, contingent upon the extension of the privacy fence and addressing the items in the staff report. Charles Murphy seconded the motion. Without objection, the motion carried.

Jonathan Kitchens moved on to the next agenda item, a rezoning request from Medstate, LLC. The request is to modify the existing Planned Unit Development (PUD) zoning for a part of the Blackwater Ridge subdivision, located at the corner of Wilters Street and Baldwin Beach Express. The modification seeks adjustments within the PUD's guidelines.

Greg Smith discussed the application for phase three of the Blackwater Ridge subdivision, noting discrepancies with the lot sizes outlined in the original Planned Unit Development (PUD). He explained that a handful of lots turned out to be wider than initially planned, and one lot was larger than others. After completing the actual survey, adjustments were necessary, leading to a group of lots now measuring 50 feet in width. Additionally, one of the larger corner lots was resized, with the excess area redistributed among several neighboring lots.

Greg emphasized the importance of these changes, although they might seem minor, as they deviate from the approved PUD parameters. He stated that he does not have the authority to approve these smaller lot sizes independently and felt it was necessary for the Planning Commission to review these modifications. While the changes might be subtle at a glance, they represent a more efficient use of the space, necessitating a reevaluation by the commission.

Jonathan Kitchens opened the floor for public comments on the Medstate, LLC rezoning request from a PUD to a modified PUD. With no comments received, the public hearing was subsequently closed. Fabia Waters made a motion to approve the request, contingent upon addressing the items in the staff report to the satisfaction of the City Engineer. The motion received unanimous approval and carried.

Jonathan Kitchens introduced the next agenda item, a rezoning request from Wesley Development, LLC. The request pertains to Amberley Subdivision Phases 2 through 5, seeking a change from a Planned Unit Development (PUD) to a modified PUD.

Greg Smith discussed the current status and proposed changes for Amberley Subdivision, located near the Coliseum on Adams Drive. Initially, Amberley Phase I is already under construction with roads built and houses partially constructed. Wesley Development, LLC has acquired phases two through five of the property and is actively developing them, with infrastructure for Phase 2 currently under construction. The key request from Wesley Development involves modifying the Planned Unit Development (PUD) for Phases 2-5, specifically changing the rear setback from the previously approved 20 feet to 10 feet. Greg showed the master plan, noting that the majority of lots back onto common areas, except for a few lots in one area, where adjustments have been made, resulting in only two lots in the revised sketch for what would be Phase 4. Greg expressed mixed feelings about reducing the rear setback to 10 feet, pointing out the small size but also recognizing that these lots back onto large common areas. He presented a schematic detailing the proposed setbacks: 20 feet at the front, 7.5 feet on each side, and 10 feet at the rear. Will Graham, from Jade Engineering, is present at the meeting to discuss the proposal and address any questions or concerns.

During the Planning Commission meeting, Will Graham from Jade Engineering explained that the request to reduce the rear setback from 20 feet to 10 feet in Amberley Subdivision Phases 2-5 was intended to allow for more diversity in house models. The current setbacks restrict the developer to only a few home types, whereas the proposed change would accommodate a wider variety of architectural styles.

Fabia Waters, a commission member, raised concerns about the practical implications of such a small setback, noting limitations for homeowners in terms of adding structures like storage buildings or swing sets, and even space for larger pets.

Responding to these concerns, Will Graham clarified that the proposal includes a restriction against any accessory structures on the lots, which would make such additions moot.

Fabia Waters questioned whether any compensatory amenities were being planned to offset the reduced personal space for homeowners, pointing out that the designated common areas appeared to be more functional as drainage swales than usable recreational spaces.

Acknowledging the concerns, Will Graham consented to table the request to allow time for reevaluation and improvement of the plan, particularly regarding the common areas. Charles Murphy moved to table the modification request for Amberley Phase 2-5, and Tonya Lynn seconded the motion. The motion to table the request passed unanimously, with a plan to revisit the issue in August.

Jonathan Kitchens noted that the discussion of the preliminary plat approval for Amberley Phase three might encounter complications due to the tabling of the ten-foot setback rezoning request. Will Graham, representing Jade Engineering, agreed to table the Phase 3 preliminary plat request until the issues with the PUD Modification request are resolved. Charles Murphy made a motion to table the Amberley Phase 3 preliminary plat approval, and Tonya Lynn seconded the motion. The motion passed with unanimous approval, effectively postponing the decision until the related zoning issues are addressed.

Jonathan Kitchens introduced the final agenda item for the evening: the preliminary plat approval for Avery Park Subdivision, which consists of 67 lots. This property is located on the southwest corner of Thompson Road and Highway 59.

Greg Smith provided background information on the property, noting it had been discussed multiple times previously, including a recently denied PUD to PUD modification request. The current discussion reverted to the original approved PUD layout of 67 lots, incorporating a large drainage and wetland area with two planned entrances off Thompson Road. Greg mentioned he had made several comments in the staff report, particularly concerning drainage. After meeting with the applicant, he noted they were addressing these issues but recommended tabling the approval due to ongoing concerns about sufficient elevation for flood prevention and the potential impact on surrounding areas. It had already been advertised for a public hearing.

Mr. Dwayne Smith from Anchor Engineering concurred with Greg's assessment, acknowledging that they were working through the noted concerns and expected to have resolutions soon.

Charles Murphy made a motion to table the discussion of the Avery Park preliminary plat until all concerns outlined in the staff notes had been adequately addressed. Tonya Lynn seconded the motion, which carried without objection, postponing the decision pending further review.

There being no further business to come before the Commission, a motion was made by Fabia Waters, seconded by Mayor Murphy, with unanimous approval to adjourn. Motion carried.

APPROVED THIS 26 DAY OF AUGUST, 2024.



SECRETARY



CHAIRMAN

MINUTES, PLANNING COMMISSION, AUGUST 26, 2024

The Planning Commission of the City of Robertsdale, Alabama met Monday, August 26, 2024, at 6:00 p.m. in the Council Chambers of Robertsdale City Hall, that being the date, time, and place for such meeting.

Upon roll call the following members of the Commission were found to be present: Chairman Eric Spaulding, Councilmember Fabia Waters, Joe Kitchens, Samantha Rockenbauer, Mark Fincher, Cheryl Parnell, and Mayor Charles Murphy. Absent: Tonya Lynn and Jonathan Kitchens. A quorum being present the meeting proceeded with the transaction of business.

Chairman Spaulding presided over the meeting. Kate Whalley served as Secretary. Greg Smith, City Engineer, was also in attendance.

Chairman Spaulding called for any additions or corrections to the minutes presented for approval from the July 22, 2024 meeting. There being none, a motion was made by Fabia Waters, seconded by Samantha Rockenbauer, with a unanimous approval to accept the minutes from the July 22, 2024 meeting as presented. Motion carried.

Eric Spaulding read an agenda note stating that Jade Engineering had submitted a written request to postpone the tabled items from the previous month's meeting. These items concerned the rezoning of Amberley Phases 2-5 and the preliminary plat approval for Amberley Phase 3, with a proposal to address them at the next month's meeting. Mayor Charles Murphy made a motion to approve the rescheduling request, which was seconded by Cheryl Parnell. The motion carried without objection.

At the Planning Commission meeting, Chairman Eric Spaulding introduced the first item on the agenda: a discussion and decision regarding an annexation request from Thomas and Sue Gordon for their property located at 19630 Sturma Lane.

Charles Murphy made a motion to approve the annexation of the property at 19630 Sturma Lane into the city limits with an R-1 zoning designation. The motion was seconded by Fabia Waters and passed without objection.

Chairman Eric Spaulding introduced the first public hearing item on the agenda: the preliminary plat for Alexander Land Development's Phase 2, which includes 13 lots.

Greg Smith provided an update on Alexander Land Development Phase 2, noting that the property had been annexed and rezoned to a Planned Unit Development (PUD) last month, with approval from the City Council. At this stage, the development plan includes 13 lots with submitted construction plans for road extensions and utilities. Greg explained that there are a few minor issues outlined in the staff report, but these have been communicated to the project's engineer and should be easily addressed. He did not foresee any problems with approving the preliminary plat, as long as the conditions are met. Regarding utilities, Greg highlighted that in Phase 1, phone and internet services are wireless, as all the homes are rentals under Mr. Alexander's ownership. For landscaping, some trees have already been planted around the retention area and common spaces in Phase 1, and it's expected that Phase 2 will follow a similar approach. The existing tree line on the south side of the property will likely remain undisturbed. Greg also addressed water management, noting that the detention pond from Phase 1 will connect to a new detention area for Phase 2 via a discharge pipe, ensuring proper water runoff management between the phases. During the discussion, it was mentioned that while Phase 1 uses gravity sewer, Phase 2 could not connect directly to that system. Therefore, a small pump station will be installed to serve the 13 lots, pumping to the easternmost manhole. The pump station will be built to city specifications and then handed over to the city for management. Amanda Thompson from GMC, the engineering firm, was present to provide any additional information or answer further questions.

Eric Spaulding opened the public hearing, during which Jane Martin, a neighboring property owner, raised concerns about drainage and the natural flow of water through the properties.

Following the public hearing, Charles Murphy made a motion to grant preliminary approval for Alexander Park Phase 2, contingent on meeting the conditions listed in the staff report to the satisfaction of the engineering department. Joe Kitchens seconded the motion, and it carried without objection.

Eric Spaulding introduced the next agenda item: the rezoning request from Suncoast Holdings to change the zoning of the property located at 24711 Highway 59, immediately north of Central Baldwin Middle School, from R-1 (Residential) to B-2 (Business).

Greg Smith provided background on the rezoning request for the property at 24711 Highway 59. A few months ago, the city annexed this property, as well as the land across the highway, into the city limits, but no rezoning had taken place at that time. The property, which was for sale, has since been purchased by Mr. Linton of Suncoast Holdings. Mr. Linton is now requesting to rezone the land to B-2 General Business, in line with surrounding properties. Greg noted that the property is vacant, with an old house that has been demolished by the new owner. Mr. Linton plans to pursue commercial development on the property, which aligns with the nature of the Highway 59 corridor. The property immediately south is already zoned B-2, and the northern property, still within the county, has a commercial zoning on the portion fronting the road and RF-2 zoning for the rear, where mobile homes are located. The property is approximately seven acres, and infrastructure improvements will be required, particularly extending city sewer services from the nearby middle school. A water line is already available on Highway 59. With this explanation, Eric Spaulding opened the public hearing for further comments.

James Linton responded to a question from Michael Moore, a representative of the Baldwin County Board of Education (BCBE), regarding the development plans for the property at 24711 Highway 59. Linton explained that the site will be used for a supply house, operating Monday through Friday, and fully fenced around the entire perimeter. The development will consist of a single building, with one occupant, rather than multiple structures. Linton mentioned that a landscape buffer, approximately 30 feet wide, will be placed on the north, west, and south sides of the property where feasible. He clarified that the west side of the property, which he also owns, will not require extensive coverage. Additionally, he noted that they are working on a driveway design in coordination with ALDOT (Alabama Department of Transportation), which will include a turning lane in compliance with ALDOT's requirements. Further details, including the landscape plan, will be available as the project progresses.

Fabia Waters made a motion to approve the request to rezone the property located at 24711 Highway 59 from R-1 to B-2. Cheryl Parnell seconded the motion, and it carried without objection.

Eric Spaulding introduced the final item on the agenda: the tabled request from last month regarding the preliminary plat review for Avery Park. The property is located on the southwest corner of Highway 59 and Thompson Road.

Greg Smith provided an overview of the Avery Park subdivision, explaining that although the property has had various names, it is now referred to as Avery Park. The property, located at the southwest corner of Highway 59 and Thompson Road, was approved as a Planned Unit Development (PUD) by the City Council in 2022. Greg highlighted that the development includes a significant drainage way, and the developers are working with the Corps of Engineers to secure the necessary permits. The entrance to the subdivision from Thompson Road has been adjusted since the last application, aligning the driveways with those on the north side of the road near the school. The developers are coordinating with the county highway department to secure permits for these entrances. Several items in the staff report required the developers' attention, including transitioning from pressure force mains to gravity sewer, which they have addressed. There were a few remaining comments about the gravity sewer layout, but overall, utilities are set, with Baldwin EMC providing power to two-thirds of the development and the City of Robertsedale serving the remaining third. This division makes sense based on the existing infrastructure and the Territorial Act of 1984. The developers also completed a detailed drainage study, establishing minimum finished floor elevations for all homes to ensure they will not be prone to flooding. Additionally, they adjusted the placement of detention areas so that usable open spaces are closer to the lots and not separated by detention zones, as requested. A traffic impact study was submitted and reviewed by both the city and the county. The study, conducted earlier this year, did not recommend any additional improvements to Thompson Road or Highway 59 to accommodate the development. However, Greg noted that the county may still weigh in with further requirements. With this background, Eric Spaulding opened the public hearing.

Michael Moore, representing the Baldwin County Board of Education (BCBE), expressed concerns about the current traffic congestion before and after school in the area near Avery Park. Although a traffic study did not recommend additional turning lanes, Mayor Murphy mentioned that he has an upcoming meeting with the State and will ensure that this intersection, which involves both a state and county road, is brought up for further discussion.

Fabia Waters made a motion to approve the preliminary plat for Avery Park, contingent on the turnout permit review by the Baldwin County Highway Department. If the department requests improvements, those must be made; if not, the plat will be approved as reviewed by the Highway Department regarding access onto Thompson Road. Samantha Rockenbauer seconded the motion, and it carried without objection.

There being no further business to come before the Commission, a motion was made by Fabia Waters, seconded by Mayor Murphy, with unanimous approval to adjourn. Motion carried.

APPROVED THIS 23 DAY OF SEPTEMBER, 2024.



SECRETARY



CHAIRMAN

MINUTES, PLANNING COMMISSION, SEPTEMBER 23, 2024

The Planning Commission of the City of Robertsdale, Alabama met Monday, September 23, 2024, at 6:00 p.m. in the Council Chambers of Robertsdale City Hall, that being the date, time, and place for such meeting.

Upon roll call the following members of the Commission were found to be present: Chairman Eric Spaulding, Councilmember Fabia Waters, Joe Kitchens, Samantha Rockenbauer, Mark Fincher, Cheryl Parnell, Tonya Lynn, and Mayor Charles Murphy. Absent: Jonathan Kitchens. A quorum being present the meeting proceeded with the transaction of business.

Chairman Spaulding presided over the meeting. Kate Whalley served as Secretary. Greg Smith, City Engineer, was also in attendance.

Chairman Spaulding called for any additions or corrections to the minutes presented for approval from the August 26, 2024 meeting. There being none, a motion was made by Fabia Waters, seconded by Samantha Rockenbauer, with a unanimous approval to accept the minutes from the August 26, 2024 meeting as presented. Motion carried.

Eric Spaulding introduced the first item on the agenda, an annexation request from Brent and Summer Baggett for their property located at 20941 Oak Ridge Drive.

Greg Smith displayed the property on the map, highlighting how it abuts a city property, which makes the 20941 Oak Ridge Drive property eligible for annexation.

With no questions from the commission, Charles Murphy made a motion to recommend approval to the City Council for the annexation of 20941 Oak Ridge Drive into the city limits. Joe Kitchens seconded the motion. The motion carried without objection.

Eric Spaulding introduced the second item on the agenda, which had been tabled from the July 22 meeting: the Amberley Phases 2-5 rezoning request from PUD to PUD (modified).

Greg Smith provided an update on the Amberley Phases 2-5 rezoning request, which had been tabled at the July meeting. At that time, the applicant requested a reduction in the rear setback from 20 feet to 10 feet. The Planning Commission had asked for additional recreational space and amenities to offset the reduced setback. In response, the applicant made adjustments to the plan, losing one lot and proposing the addition of a pavilion and playground to be built during Phase 5. A walkway connecting this new pavilion to the existing pavilion being built in Phase 2 was also added, crossing through a wooded area and detention zone.

Greg explained that the overall layout remains largely the same as in previous submissions. Phase 2, which is currently under construction, runs along Adams. Phase 3 is located in the bottom left corner, Phase 4 in the middle, and Phase 5 in the bottom right, where the new pavilion is planned to be constructed. Greg also noted that a narrative was included in the packet, outlining the timeline for constructing these phases and the new pavilion area. He invited any questions and mentioned that William Graham, representing the applicant, was present to provide further details.

Fabia Waters asked William Graham if it would be possible to build the pavilion and playground area sooner than Phase 5. William Graham responded that they could adjust the plan by shifting a few lots around, potentially moving one or two lots from Phase 5 into Phase 4. This would allow them to begin construction of the pavilion and playground area during Phase 4, as the location is near the border between the two phases.

Fabia Waters made a motion to recommend approval to the City Council for the Amberley Phases 2-5 rezoning request, with the conditions that the developer moves the pavilion construction from Phase 5 to Phase 4 and that the houses include a single-car garage. Tonya Lynn seconded the motion, and with no objections, the motion carried.

Eric Spaulding introduced the next agenda item: Wesley Development's Phase 3 preliminary plat, which consists of 63 lots located between Fairground Road and County Road 48.

Greg Smith provided an update on Wesley Development's Phase 3, explaining that this phase will include an entrance onto County Road 48, which will be the third of four planned entrances. The preliminary plat is under review, and approval would be contingent on addressing any staff comments and the approval of the PUD modification by the City Council.

Greg noted that the original traffic impact study was conducted in 2020, and the staff has requested an update, given the area's development and the increasing use of County Road 48 as a cut-through between the Beach Express and town. Additionally, traffic patterns in 2020 were different due to online schooling and remote work. Greg opened the floor for any questions, though he mentioned that the project is generally well understood.

Fabia Waters made a motion to recommend approval of Wesley Development's Phase 3 preliminary plat, contingent on the condition that the updated traffic study is received before construction plans are issued for this phase and that any deficiencies noted in the staff report are resolved. Samantha Rockenbauer seconded the motion, and with no objections, the motion carried.

Eric Spaulding introduced the final agenda item: the Amberley Phase 4 preliminary plat, consisting of 52 lots located between Fairground Road and County Road 48, east of Adams Road.

Greg Smith explained that one of the conditions for approving the PUD modification earlier in the evening was to move the playground pavilion, along with three lots, into Phase 4. This adjustment will increase the lot count for this phase from 52 to 55 lots, in addition to the pavilion.

Fabia Waters made a motion to approve Amberley Phase 4 with a total of 55 lots, including the playground pavilion, contingent on the resolution of staff notes. Tonya Lynn seconded the motion, and with no objections, the motion carried.

There being no further business to come before the Commission, a motion was made by Tonya Lynn, seconded by Fabia Waters, with unanimous approval to adjourn. Motion carried.

APPROVED THIS 28 DAY OF OCTOBER, 2024.



SECRETARY



CHAIRMAN

MINUTES, PLANNING COMMISSION, OCTOBER 28, 2024

The Planning Commission of the City of Robertsedale, Alabama met Monday, October 28, 2024, at 6:00 p.m. in the Council Chambers of Robertsedale City Hall, that being the date, time, and place for such meeting.

Upon roll call the following members of the Commission were found to be present: Chairman Eric Spaulding, Councilmember Joe Kitchens, Samantha Rockenbauer, Mark Fincher, Cheryl Parnell, Tonya Lynn, and Mayor Charles Murphy. Absent: Fabia Waters, Jonathan Kitchens. A quorum being present the meeting proceeded with the transaction of business.

Chairman Spaulding presided over the meeting. Kate Whalley served as Secretary. Greg Smith, City Engineer, was also in attendance.

Chairman Spaulding called for any additions or corrections to the minutes presented for approval from the September 23, 2024 meeting. There being none, a motion was made by Cheryl Parnell, seconded by Samantha Rockenbauer, with a unanimous approval to accept the minutes from the September 23, 2024 meeting as presented. Motion carried.

Eric Spaulding introduced the only agenda item for the evening, which is a public hearing for Wesley Development LLC's Amberley Phase Five preliminary plat. This phase includes 48 lots and is located between Fairground Road and County Road 48, approximately 400 feet east of Adams Road.

Greg Smith provided an overview of the Amberley Phase 5 preliminary plat, noting that the commission is familiar with this project, as it has appeared on several agendas over the past two years. He explained that Phase 5 is the final phase of the development. Following last month's recommendation to shift some lots from Phase 5 to Phase 4 to facilitate earlier construction of the pavilion and playground, the total number of lots in Phase 5 was reduced to 48. Greg mentioned ongoing discussions with the developer and Baldwin County regarding the right of way on Fairground Road. The County is moving forward with acquiring the right of way and is seeking federal funding to complete the connection to the Beach Express. He highlighted that in the staff report, it was recommended that the section of Fairground Road leading to the entrance be paved before the final plat for Phase 5 is submitted, whether by the county, the developer, or a combination of the two. Greg also noted that the City Council approved the ordinance in October allowing for the ten-foot rear setbacks from the PUD modification. He added that the lot sizes and setbacks discussed previously remain consistent. He concluded by inviting questions from the commission and mentioned that Mr. Graham was present to speak on behalf of the developer.

Eric Spaulding opened the public hearing for Amberley Phase 5. With no one present to speak, the public hearing was closed.

Charles Murphy made a motion to approve the Amberley Phase 5 Preliminary Plat, contingent on the resolution of all items listed in the staff report. The motion was seconded by Tonya Lynn and was approved without objection.

There being no further business to come before the Commission, a motion was made by Tonya Lynn, seconded by Samantha Rockenbauer, with unanimous approval to adjourn. Motion carried.

APPROVED THIS 25 DAY OF NOVEMBER, 2024.



SECRETARY



CHAIRMAN

MINUTES, PLANNING COMMISSION, NOVEMBER 25, 2024

The Planning Commission of the City of Robertsdale, Alabama met Monday, November 25, 2024, at 6:00 p.m. in the Council Chambers of Robertsdale City Hall, that being the date, time, and place for such meeting.

Upon roll call the following members of the Commission were found to be present: Chairman Eric Spaulding, Councilmember Joe Kitchens, Samantha Rockenbauer, Mark Fincher, Jonathan Kitchens, and Mayor Charles Murphy. Absent: Cheryl Parnell, Tonya Lynn, and Fabia Waters. A quorum being present the meeting proceeded with the transaction of business.

Chairman Spaulding presided over the meeting. Kate Whalley served as Secretary. Greg Smith, City Engineer, was also in attendance.

Chairman Spaulding called for any additions or corrections to the minutes presented for approval from the October 28, 2024 meeting. There being none, a motion was made by Charles Murphy, seconded by Samantha Rockenbauer, with a unanimous approval to accept the minutes from the October 28, 2024 meeting as presented. Motion carried.

Eric Spaulding presented the proposed 2025 Planning Commission Meeting Schedule for discussion and a vote. Joseph Kitchens made a motion to approve the schedule, and Charles Murphy seconded. With no objections, the 2025 Planning Commission Meeting Schedule was approved.

Eric Spaulding introduced the first public hearing item, a rezoning request by Elizabeth Jennings to change the zoning of her property, located at the northwest corner of Palmer Street and Frey Lane, from R-1 (Low-Density Single Family Residential District) to R-2 (Medium Density Two-Family Residential District). After a brief discussion between the Planning Commission and Ms. Jennings, it was determined that her housing goals could be met without a zoning change. Consequently, Ms. Jennings withdrew her request to rezone.

Eric Spaulding introduced the final public hearing item, a subdivision application from Nina Duncan and Allan and Deborah McClammy. The request sought plat approval for lots 8, 9, 14, 15, and 16 of the Stoddard Grove Subdivision, which is located between Florida Street and Hammond Street, east of North Stoddard Street.

Greg Smith explained that this request involves re-subdividing the Duncan and McClammy properties within Stoddard Grove Subdivision, where the Duncans front Florida Street and the McClammy's front Hammond Street. The McClammy's wish to purchase an 18-foot portion of the Duncan property to expand their yard and maintain the existing shrubbery. Because Stoddard Grove is a recorded subdivision, moving the property line requires formal plat approval. Greg noted that this proposal meets the current zoning requirements, and there is no plan to build on the 18-foot addition.

Chairman Spaulding opened the public hearing, and with no one wishing to speak, the hearing was closed. Charles Murphy made a motion to approve the subdivision request, which was seconded by Samantha Rockenbauer. The motion passed without objection.

There being no further business to come before the Commission, a motion was made by Joe Kitchens, seconded by Charles Murphy, with unanimous approval to adjourn. Motion carried.

APPROVED THIS 27 DAY OF JANUARY, 2025.



SECRETARY



CHAIRMAN