

MINUTES, PLANNING COMMISSION, FEBRUARY 24, 2025

The Planning Commission of the City of Robertsdale, Alabama met Monday, February 24, 2025, 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, Cheryl Parnell, Fabia Waters, Mark Fincher, Mayor Charles Murphy, Jonathan Kitchens, Samantha Rockenbauer, and Tonya Lynn. 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 January 27, 2025 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 January 27, 2025 meeting as presented. Motion carried.

Eric Spaulding introduced the first agenda item of the evening, a discussion and decision on the annexation request for the Enoch Capps property, located at 22655 Hauge Street. He explained that the annexation request would be addressed alongside the rezoning request, which seeks to change the property's zoning from Residential (R-1) to Agricultural (AG). Both items would be considered together as part of the discussion.

Greg Smith provided an overview of the Enoch Capps property, a 20-acre parcel that extends from Resnik Boulevard on the north to Hauge Street on the south, with primary access from Hauge Street. The property is split by Silver Creek. Mr. Capps recently purchased the land and is requesting annexation into the city while also seeking to rezone it to Agricultural (AG). However, he intends to exclude approximately one acre on the northeast corner of the property, measuring 100 by 530 feet, as that portion is leased to his brother-in-law. To maintain the existing mobile home on that section, Mr. Capps wishes to keep it within county jurisdiction. Before annexation, he will need to work with the county to execute a one-time property split to formally separate the acre. The request to rezone the remaining property to Agricultural (AG) is driven by Mr. Capps' intention to construct a barn before building his home, which is permitted under agricultural zoning but not under residential zoning. If the Planning Commission approves the annexation and rezoning request, once Mr. Capps records the new deed with the county, the recommendation will be ready for City Council consideration. Before final annexation, a more formal legal description of the land will be required for City Council approval.

Fabia Waters made a motion to approve the annexation request for 22655 Hauge Street, contingent on an updated property description. Cheryl Parnell seconded the motion, and with no objections, the motion carried.

Mayor Murphy made a motion to approve the rezoning request for 22655 Hauge Street from R-1 (once annexed) to AG (Agricultural). Fabia Waters seconded the motion, and with no objections, the motion passed.

Eric Spaulding introduced the final item for the evening, a sketch plat review for the Martha Dell Polson Trust property, located at 21026 Co. Road 48 between Co. Road. 71 and Adams Drive.

Greg Smith provided an update on the Martha Dell Polson Trust property sketch plat, noting that revisions had been made based on feedback from the previous meeting. The lot widths have been adjusted to 70 feet, bringing the total lot count to approximately 200 lots, with a minimum lot size of 9,500 square feet. The revised plan includes a centralized common area with amenities and a designated dog park in the northeast corner of the development. To improve traffic flow and alignment with surrounding developments, the entrance has been shifted to align with Amberley Subdivision's entrance on Adams Drive. Additional traffic-calming features have been incorporated, including small island loops at key intersections to break up long straightaways. The south, east, and west perimeters of the development will include landscaping buffers. Greg asked the applicant to consider adding a buffer along the northern side of the property, as some of the adjacent land is zoned R-3 for apartments. A buffer would help provide separation from any potential future development. Additionally, Mayor Murphy suggested incorporating a few more roundabout islands to further reduce speeding within the subdivision. Greg noted that beyond these considerations, he had no further observations on the updated sketch plat.

In reviewing the sketch plat, the Planning Commission members expressed approval of the larger lot sizes and emphasized the importance of ensuring that driveways can accommodate at least four parked cars in addition to the garage. They agreed with Greg Smith's summary and discussed the possibility of connecting the subdivision to the adjacent walking path to improve accessibility and walkability within the community.

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

APPROVED THIS 24 DAY OF MARCH, 2025.



SECRETARY



CHAIRMAN