

MINUTES, PLANNING COMMISSION, MARCH 24, 2025

The Planning Commission of the City of Robertsdale, Alabama met Monday, March 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: Councilmember Joe Kitchens, Cheryl Parnell, Fabia Waters, Mark Fincher, Mayor Charles Murphy, Vice Chairman Jonathan Kitchens, and Samantha Rockenbauer. Absent members: Eric Spaulding and Tonya Lynn. 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.

Chairman Kitchens called for any additions or corrections to the minutes presented for approval from the February 24, 2025 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 February 24, 2025 meeting as presented. Motion carried.

Chairman Kitchens introduced the first public hearing item, a request from BJ's Residential Properties, LLC for subdivision plat approval to create five lots on a parcel located at 23575 Fountain Street.

Greg Smith provided an overview of the property, stating that it is located on the west side of Fountain Street, approximately 200 feet north of Huguen Street. The property contains an existing home, a driveway, a concrete slab, and a small outbuilding. It is currently served by City of Robertsdale utilities, including water, sewer, and electricity. Greg reviewed the items noted in the staff report. One required modification to Lot 5 involved aligning the building setback with a 15-foot utility easement. Additionally, the plat needed to be updated to remove references to the County Engineer and County Planning and Zoning, as the property lies within city limits. Another observation was that a concrete slab crosses the boundary of two proposed lots. While not necessarily a violation, Greg noted it could create future confusion regarding the property line. He suggested that a portion of the slab could be removed if the commission felt it necessary.

Hunter Smith, the surveyor for the property, was present and available to answer any questions. Chairman Kitchens opened the public hearing. With no comments from the public, the hearing was closed.

Following brief discussion, the Planning Commission agreed that the slab should be addressed. Charles Murphy made a motion to approve the subdivision plat, contingent upon resolution of the outstanding items listed in the staff report and the removal of approximately 12 feet of the concrete slab that spans the two lots. Cheryl Parnell seconded the motion. Without objection, the motion passed.

Chairman Kitchens introduced the second item on the agenda, a preliminary plat application submitted by Hasty Laney for a two-lot subdivision at 18376 Brewton Street.

Greg Smith provided a summary of the property, noting that it contains an existing home located on the east side near Racine Street. One of the primary staff comments was a request to show the existing structure on the plat, in order to confirm that it does not encroach on the new lot line. Additional survey detail was also requested, including clear identification of lot corners (both existing and proposed), and the inclusion of utility certificates. Greg further explained the need for a 15-foot utility easement along the south property line, where a sewer main is located. No easement was recorded on the deed, so this clarification would ensure legal access to the utility line. He also pointed out that the existing home encroaches into the front setback along Brewton Street, but that structure is grandfathered under current zoning. However, the Commission wanted to ensure the side setbacks would still be met based on where the new lot line would be drawn.

Hasty Laney, the applicant, addressed the Commission and stated that he had a copy of the updated plat showing the existing structure, setbacks, and other details requested by staff. He acknowledged that the version submitted with the application did not include all updates but confirmed that all concerns have been addressed. He also agreed to add the 15-foot utility easement along the south property line, stating there is sufficient depth to accommodate it.

Chairman Kitchens opened the public hearing. With no public comments, the hearing was closed. After discussion with the applicant, Charles Murphy made a motion to approve the preliminary plat for 18376 Brewton Street, contingent upon resolution of the staff comments and removal of the carport. Fabia Waters seconded the motion. The motion passed without objection.

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

APPROVED THIS 28 DAY OF APRIL, 2025.



SECRETARY

CHAIRMAN