

MINUTES, PLANNING COMMISSION, APRIL 28, 2025

The Planning Commission of the City of Robertsdale, Alabama met Monday, April 28, 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, Tonya Lynn, and Samantha Rockenbauer. Absent members: Jonathan Kitchens. A quorum being present the meeting proceeded with the transaction of business.

Chairman Eric 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 24, 2025 meeting. There being none, a motion was made by Samantha Rockenbauer, seconded by Charles Murphy, with a unanimous approval to accept the minutes from the March 24, 2025 meeting as presented. Motion carried.

Eric Spaulding introduced the first item: the Final Plat for Palmer Farms Subdivision located at 22711 Palmer Street.

Greg Smith presented the final plat for Palmer Farms Subdivision, an 18-lot development on Palmer Street and West Richmond Street. Most of the site work is complete, though a few items remain, including paving the cul-de-sac, completing sidewalk sections, cutting a ditch behind the sidewalk, and road patching. He noted the developer chose to install sidewalks ahead of schedule and is awaiting Brightspeed to relocate utility lines so the city can remove several power poles. Greg asked whether the Commission wished to approve the plat contingent upon final inspection or wait until all items are completed. Following discussion, Joe Kitchens made a motion to table the Final Plat request for Palmer Farms Subdivision, located at 22711 Palmer Street, until the remaining items are completed. Fabia Waters seconded the motion. The motion carried without objection.

Chairman Spaulding introduced the next item on the agenda, an Annexation Request and Rezoning for the Polson property, located at 21026 County Road 48.

Greg Smith presented the annexation and rezoning request for the Polson property, a 75-acre site located on the north side of County Road 48, between Adams Drive and County Road 71. The property is proposed for development in four phases totaling 201 lots, with Phase One beginning on the east side at Adams Drive. The revised layout includes a dog park, central common area with amenities (gazebo, pickleball courts, wiffle ball), and detention areas on both ends of the property. Traffic-calming measures such as road islands and traffic circles have been added, and there are three access points on Adams, College, and County Road 71. Lots are generally 70' x 136', with a minimum size around 9,600 sq. ft., and a landscape buffer is proposed around the perimeter. Greg noted ongoing discussions with the City and County regarding road and sewer impacts, and mentioned a traffic study is underway. He also recommended adding interior access to the dog park to avoid requiring residents to exit the subdivision to reach it. Overall, the plan reflects prior feedback and meets general expectations laid out in the staff report.

After some discussion, the Board expressed interest in shifting the phasing plan to include the amenities in Phase One, requested a more detailed landscape plan, and recommended providing interior access to the dog park from within the subdivision. Fabia Waters made a motion to table the annexation request for the property located at 21026 County Road 48 until the next month's meeting. Tonya Lynn seconded the motion. Fabia Waters also made a motion to table the rezoning request for the same property until the next meeting, with Tonya Lynn again providing the second. Both motions passed without objection.

Eric Spaulding introduced the final item on the agenda, a subdivision request from Hasty Laney to divide the property located at 18024 Nebraska Street into two lots.

Greg Smith explained that the property at 18024 Nebraska Street is an existing lot with a house and a small shed, and it fronts directly onto Nebraska Street. There is an existing drainage feature running along the south side of the property. He noted that a revised drawing of the proposed subdivision was received earlier that day, which appears to address the comments outlined in the staff report. While he had not yet reviewed the updated drawing in detail, it looks like one of the proposed lots has been made slightly narrower to retain the shed while still meeting the zoning setback requirements.

Chairman Spaulding opened the public hearing. With no one from the public present to comment, the hearing was closed. Charles Murphy made a motion to approve the two-lot subdivision request from Mr. Laney for the property located at 18024 Nebraska Street, provided it meets the staff requirements. Tonya Lynn seconded the motion. The motion carried without objection.

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

APPROVED THIS 27 DAY OF MAY, 2025.



SECRETARY

CHAIRMAN