

MINUTES, PLANNING COMMISSION, MAY 27, 2025

The Planning Commission of the City of Robertsdale, Alabama met Tuesday, May 27, 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, Mark Fincher, Mayor Charles Murphy, and Samantha Rockenbauer. Absent members: Jonathan Kitchens, Fabia Waters, Tonya Lynn. 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 April 28, 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 April 28, 2025 meeting as presented. Motion carried.

Chairman Spaulding introduced the first item on the agenda, a final plat request from Alexander Land Development for Alexander Park Phase 2. This subdivision includes 13 lots.

Greg Smith explained that this is the second phase of the Alexander Park subdivision, consisting of 13 lots on the southern end of the development. Construction is complete, and a final inspection has been performed. A few minor items remain, but the developer is actively addressing them. Most of the required closeout documents have been submitted, and there have been no changes to the approved PUD layout. Greg recommended final plat approval, contingent upon receipt of all outstanding closeout documentation.

Joseph Kitchens made a motion to approve the Final Plat for Alexander Park Phase 2, contingent upon the completion of the items listed in the staff report. Cheryl Parnell seconded the motion. Without objection, the motion passed.

Chairman Spaulding introduced the second item on the agenda, a Final Plat application from CMI, LLC for Palmer Farms, an 18-lot subdivision located at 22711 Palmer Street.

Greg Smith stated that this was the same request tabled from last month. Since then, the developer has completed the majority of the improvements, including the cul de sac and sidewalks. A final inspection has not yet been performed, though Greg believes the paving was completed last week. The submitted final plat conforms to the previously approved preliminary layout, and most requested items appear to have been addressed. However, due to the plat being submitted late, Greg has not yet completed a final review to confirm compliance with the subdivision regulations. He noted that while the sidewalk has already been installed, consideration must be given to the upcoming installation of water services, which will require cuts into the sidewalk. The city and developer had discussed possibly leaving out sidewalk sections for this purpose, but ultimately decided it could be installed now and later patched during driveway construction. Greg concluded that the field work appears substantially complete, pending final inspection and submission of closeout documents.

Charles Murphy made a motion to approve the Final Plat request for Palmer Farms, located at 22711 Palmer Street, contingent upon the completion of the items listed in the staff report and passing a final inspection by the city engineer. Samantha Rockenbauer seconded the motion. Without objection, the motion passed.

Eric Spaulding introduced the next two items on the agenda; both tabled from the previous month and being presented together. Bluewater Design, LLC submitted a request for the annexation of the Polson property located at 21026 County Road 48. Following annexation, they are also seeking to rezone the property from R-1 to Planned Unit Development (PUD). The rezoning request will be subject to a public hearing.

Charles Murphy made a motion to approve the annexation request from Bluewater; LLC for the Polson property located at 21026 County Road 48. Samantha Rockenbauer seconded the motion. Without objection, the motion passed.

Greg Smith explained that following the previous meeting's discussion, only minor changes were made to the layout. The area in the northeast corner that was originally designated as a dog park has been revised to a general-use park after concerns were raised about fencing, buffering, and landscaping. Internal access has been provided to the park between two lots along the curve of the subdivision road, allowing residents to reach the park without exiting the neighborhood. A key revision involved shifting the central park and amenity area into Phase One of the development, as requested by the Commission. The phasing plan was adjusted to include a reasonable number of lots along with the park, ensuring the amenities will be built at the start of the project. In response to previous comments, the applicant also submitted a color-coded land use map showing park areas, detention areas, and lots. This submittal included examples of landscaping plans, typical layouts for

traffic-calming islands, and details for perimeter buffer areas. Specifics were provided on the proposed tree and landscaping arrangements throughout the subdivision.

Mike Thomas of Bluewater Design reviewed some of the changes made since the last meeting. Mayor Murphy recounted a conversation with the developer about adding \$1,000 to the sewer tap fees to help fund the extension of the walking path to County Road 48, allowing residents walking access to the town’s sidewalk network. Mr. Blanchard, the developer, agreed to this proposal. Eric Spaulding opened the public hearing. With no public comments, the hearing was closed.

Charles Murphy made a motion to approve the rezoning of the property located at 21026 County Road 48 from R-1 to a PUD. Samantha Rockenbauer seconded the motion. Without objection, the motion passed.

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

APPROVED THIS 23 DAY OF JUNE, 2025.



SECRETARY



CHAIRMAN