

MINUTES, PLANNING COMMISSION, AUGUST 25, 2025

The Planning Commission of the City of Robertsdale, Alabama met Monday, August 25, 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, Samantha Rockenbauer, Mark Fincher, Mayor Charles Murphy, Jonathan Kitchens, and Tonya Lynn. Absent members: Cheryl Parnell, and Fabia Waters. A quorum being present the meeting proceeded with the transaction of business.

Chairman Eric Spaulding presided over the meeting. Kate Whalley served as Secretary.

Chairman Spaulding called for any additions or corrections to the minutes presented for approval from the June 23, 2025 meeting. There being none, a motion was made by Jonathan Kitchens, seconded by Samantha Rockenbauer, with a unanimous approval to accept the minutes from the June 23, 2025 meeting as presented. Motion carried.

Eric Spaulding introduced the first item on the agenda, a request from Jade Consulting for an extension of approval for Amberley Phases 3, 4, and 5. The property is located at the northeast corner of Adams Drive and County Road 48. This item is for decision and discussion only and does not require a public hearing.

Mark Fincher spoke on behalf of the engineering staff, stating that Amberley Phases 3, 4, and 5 are requesting a 24-month extension of the preliminary plat approval. He explained that there are no proposed changes to the layout or to the Planned Unit Development, and that the request is solely to allow additional time for the build-out.

Eric Spaulding stated that the Commission would address each phase separately. Tonya Lynn made a motion to approve the 24-month preliminary plat extension for Amberley Phase 3. Samantha Rockenbauer seconded the motion. Without objection, the motion was approved. Tonya Lynn then made a motion to approve the 24-month preliminary plat extension for Amberley Phase 4. Samantha Rockenbauer seconded the motion. Without objection, the motion was approved. Tonya Lynn made a motion to approve the 24-month preliminary plat extension for Amberley Phase 5. Joseph Kitchens seconded the motion. Without objection, the motion carried.

Eric Spaulding introduced the next items, beginning with a request for a retroactive 24-month extension of the preliminary plat for Parker Place, a 10-lot subdivision. In addition to the extension, the applicant is requesting approval to forgo the previously required grinder pumps and instead use septic tanks for the subdivision.

Charles Murphy made a motion to approve the 24-month retroactive extension of the Parker Place preliminary plat. Tonya Lynn seconded the motion. The motion carried without objection.

The Planning Commission, along with Amanda Thompson from Goodwyn Mills Cawood, discussed the second request concerning the use of septic tanks in place of the previously approved grinder pumps for Parker Place subdivision. Commission members stated that if septic tanks were allowed, they would want some form of compromise or exchange. A suggested compromise was the widening of the intersection at Sanca Lane and Highway 104 by adding a turn lane. The Commission agreed that this portion of the request should be tabled to allow Ms. Thompson to confer with the property owner and determine what accommodations could be made. Jonathan Kitchens made a motion to table the request to allow septic tanks in the Parker Place subdivision. Charles Murphy seconded the motion. The motion to table passed without objection.

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

APPROVED THIS 22 DAY OF SEPTEMBER, 2025.



SECRETARY



CHAIRMAN