

CITY OF ROBERTSDALE PLANNING COMMISSION MINUTES August 24, 2026

The City of Robertsdale Planning Commission met on Monday, August 24, 2026, at Robertsdale City Hall.

CALL TO ORDER

The meeting was called to order by Chairman Eric Spaulding. Mayor Ruthie Campbell gave the invocation, followed by the Pledge of Allegiance.

ROLL CALL Roll call was taken and a quorum was established.

Members Present: Eric Spaulding, Chairman, Jonathan Kitchens, Mary Booth, Clint Alvear, James Burnett, Fabia Waters. Members Absent: Tonya Lynn, Samantha S-R Also Present: Mayor Ruthie Campbell, Evan Davis, City Engineer

APPROVAL OF MINUTES

The Commission reviewed the minutes from the previous meeting. Motion: Fabia Waters made a motion to approve the minutes as presented. Jonathan Kitchens seconded the motion. Motion carried unanimously.

PUBLIC HEARINGS

A. Final Plat – Resubdivision of Robertsdale Industrial Park

Applicant: Alpha Ventures, LLC

Representative: John Peterson, Thompson Engineering

John Peterson with Thompson Engineering appeared on behalf of Alpha Ventures, LLC. The applicant requested approval of a preliminary/final plat to remove the lot line between two existing lots and combine them into one parcel. Mr. Peterson stated that the owner plans to construct an additional building on the property measuring approximately 210 feet by 55 feet, or approximately 11,000 square feet. The proposed development will require modifications to the existing drainage pond and additional development plans will be submitted to the City for review. The proposed building is anticipated to contain warehouse and small office spaces. The public hearing was opened. No one appeared to speak for or against the request, and the public hearing was closed.

Staff stated there were no issues with the proposed lot combination and recommended approval. Motion: Mary Booth made a motion to approve the Final Plat for the Resubdivision of Robertsdale Industrial Park. Fabia Waters seconded the motion. Vote: Motion carried unanimously.

B. PUD Modification – Amberly Subdivision

Location: 21250 Adams Drive, Robertsdale, Alabama

Representative: Will Graham, Jade Consulting

Will Graham with Jade Consulting appeared before the Commission to present a proposed modification to the previously approved Planned Unit Development. Mr. Graham explained that the proposed modification would remove a portion of the central roadway while retaining the entrance connection to Adams Drive. The roadway removal would allow existing stormwater ponds to be connected, reduce underground drainage piping, reduce the number and size of drainage structures located within City rights-of-way, and eliminate one bridge-class drainage structure that would otherwise require future City inspection and maintenance. The modification also proposes additional centralized green space, a pedestrian corridor consisting of concrete walkway and boardwalk sections, an additional mail kiosk, pedestrian crossings, speed tables, and traffic-calming measures.

The Commission discussed drainage, pond slopes, maintenance responsibilities, parking at the mail kiosk, pedestrian access, speed control, the width of the proposed pedestrian

walkway, and the material proposed for the boardwalk railing. City Engineer Evan Davis stated that staff supported the PUD modification and noted that the proposed changes would reduce long-term City maintenance obligations while maintaining pedestrian connectivity within the subdivision. The Commission discussed the long straight section of Tony Loop and the need for additional traffic-calming measures. The applicant agreed that an additional speed table and a three-way stop could be incorporated.

The proposed pedestrian walkway was initially shown at five feet in width. Following discussion regarding pedestrian use, strollers, two-way pedestrian traffic, and overall usability, the Commission requested that the walkway/boardwalk be increased to eight feet in width.

The Commission also discussed the durability of wooden handrails on the boardwalk areas and requested galvanized metal railing for improved long-term durability.

The public hearing was closed following discussion. Motion and Conditions of Approval

Motion: Jonathan Kitchens made a motion to approve the PUD Modification subject to the following conditions:

Drainage Study: The drainage study shall be fully updated to reflect the proposed PUD modifications and drainage improvements.

Three-Way Stop: A three-way stop shall be added at the intersection discussed on Tony Loop as an additional traffic-calming measure.

Eight-Foot Pedestrian Walkway/Boardwalk: The proposed pedestrian walkway and boardwalk through the central area shall be increased to eight (8) feet in width.

Additional Speed Table: An additional speed table shall be installed in Phase 2 on Tony Loop in addition to the speed tables shown on the proposed plan.

Galvanized Railing: Galvanized metal handrails/railing shall be provided at the boardwalk crossing areas.

Mary Booth seconded the motion. Vote: Motion carried unanimously.

OTHER BUSINESS

Chairman Spaulding announced that Tonya Lynn had submitted her resignation from the Planning Commission. He publicly thanked Ms. Lynn for her years of service and dedication to the City of Robertsdale.

The Commission discussed the status of the City's Comprehensive Plan. Staff reported that revisions are being finalized and that a final draft is anticipated for Commission review in approximately two to three weeks.

Due to recent changes in membership, a request was made for an updated contact list containing names, email addresses, and telephone numbers for members of the Planning Commission and Zoning Board of Adjustments. It was also requested that City Council contact information be included.

The Commission also discussed CAPZO certification and recertification requirements. Members needing certification or recertification were asked to coordinate with City staff regarding upcoming classes.

ADJOURNMENT

There being no further business, a motion was made and seconded to adjourn.

Vote: Motion carried unanimously. The meeting was adjourned.

Respectfully submitted, this 28th of Sept 2026,

Chairman:  **Secretary:** 