

PLANNING COMMISSION MEETING MINUTES

CITY OF ROBERTSDALE

February 23, 2026

The Planning Commission of the City of Robertsdale, Alabama met on **Monday, February 23, 2026, at 6:00 p.m.** in the **Council Chambers at Robertsdale City Hall**, being the date, time, and place designated for such meeting.

Upon roll call, the following members were present: Chairman: Eric Spaulding, Members Present: Jonathan Kitchens, Mary Booth, Fabia Waters, Clint Raymond Alvear, James Burnett, City Staff Present: Building Official Mark Fincher, City Engineer Evan Davis Also Present: Mayor Ruthie Campbell, Absent: Samantha Sliwinski-Rockenbauer and Tonya Lynn. A quorum being present, the meeting proceeded with the transaction of business. Chairman Eric Spaulding presided, and Deborah Toler served as Secretary.

Approval of Minutes Chairman Spaulding called for any additions or corrections to the January 26, 2026 Planning Commission meeting minutes. There being none, Jonathan Kitchens made a motion to approve the minutes as presented, seconded by Fabia Waters. Motion carried unanimously.

Agenda Items for Discussion/Decision

Chairman Spaulding stated there were three items for discussion/decision and two public hearings on the agenda:

Parkers Place Preliminary Plat

The request was for approval of septic systems for a 10 one-acre lot residential subdivision. Building Official Mark Fincher presented the staff report. The subdivision had previously been approved with grinder pumps, but the developer submitted an engineering report from GMC Engineers confirming that soil conditions on all ten lots are suitable for septic systems. Staff recommended approval of the request. Clint Raymond Alvear expressed concerns regarding long-term maintenance of septic systems and potential liability for the City. City Engineer Evan Davis responded that septic systems on large lots generally present no issue and would reduce long-term maintenance costs for the City. Jonathan Kitchens asked if the entrance to Sanca Road could be widened due to the narrow entrance near the Coca-Cola plant and the subdivision entrance. Mark Fincher stated that Sanca Road is a city-maintained road and improvements would not be part of this subdivision. Fabia Waters asked the builder, Hasty Laney, about the type of septic systems to be installed. Mr. Laney stated that all ten lots would use the same engineered septic system, approved by the Baldwin County Health Department, and inspected by the County. There being no further discussion, Fabia Waters made a motion to approve the installation of septic systems in the Parkers Place subdivision, seconded by Mary Booth. Motion carried unanimously.

MLI Palmer Farms Subdivision Request - Tabled

Mark Fincher presented the staff report regarding a 32-lot sketch plat approval request, Chairman Spaulding asked if previous requests made by the Planning Commission had been addressed by the developer. No representative for the developer was present at the meeting to respond. Jonathan Kitchens made a motion to table the request, seconded by Clint Raymond Alvear. Motion to table carried unanimously.

Blackwater Ridge – Phase 2 Initiation Request

Mark Fincher presented the staff report stating that approximately 20–25% of the homes in Phase 1 are either completed or currently under construction. The City Engineer reported no objections to the Phase 2 final plat. Will Gram with Jade addressed the Commission and discussed the previously approved requirement that a turn lane be installed before 50% of Phase 2 permits are issued. Mr. Gram stated that ALDOT has approved the turn lane, and construction will begin shortly. He also noted that the developer hopes to begin Phase 3 by June or July of this year.

Clint Raymond Alvear expressed concern about potential drainage issues after homes are constructed and asked if the City has any recourse. City Engineer Evan Davis stated that

the current Land Use Ordinance only requires a one-year bond following final inspection. He noted that extended warranty periods may be something the city should review in the future.

There being no further discussion, Mark Fincher made a motion to approve the initiation of Phase 2 of Blackwater Ridge, seconded by Fabia Waters. Motion carried unanimously.

Public Hearing

Circle K Project – Rezoning Request Parcel: 05-42-07-36-4-000-009.000

Request: Rezone from I-1 (Industrial) to B-2 (General Business) Mark Fincher presented the staff report and noted the rezoning request is necessary for the continuation of the proposed Circle K development project. Staff recommended approval. Chairman Spaulding opened the public hearing. No comments were received. Chairman Spaulding closed the public hearing and called for discussion. There being none, Jonathan Kitchens made a motion to recommend approval of the rezoning request to the City Council, seconded by Clint Raymond Alvear. Motion carried unanimously.

Subdivision Request – Bruce Lauser - Tabled

Parcel: 05-48-03-06-3-301-023.002

Location: 22345 C Hwy 59 S

Mark Fincher presented the staff report. The owner requested to subdivide the property into two lots, which would require new utility divisions and assignment of a new 911 address. Fabia Waters asked if a survey plat had been submitted for the request. Mark Fincher confirmed that no plat had been received. Fabia Waters made a motion to table the request until a survey plat is submitted, seconded by Mary Booth. Motion carried unanimously.

Adjournment

There being no further business to come before the Planning Commission, Jonathan Kitchens made a motion to adjourn, seconded by Clint Raymond Alvear.

Motion carried unanimously, and the meeting was adjourned.

APPROVED THIS 24th DAY OF March, 2026



Secretary



Chairman