



MINUTES OF THE ALABASTER

PLANNING AND ZONING
COMMISSION MEETING

TUESDAY, MARCH 26, 2024 | 6:30 PM
COUNCIL CHAMBERS | 1953 MUNICIPAL WAY

I. CALL TO ORDER

Meeting called to order at 6:30 p.m.

II. ROLL CALL

PRESENT

Brian Binzer
Kerri Pate
Calvin Rumph
Tommy Ryals
Mike Allen

ABSENT

Larry Crawley
Thomas Lamb
Terrill Lane
Alan Tanner

Staff Present

Vanessa McGrath, City Planner
Kim Brothers, Planning and Zoning Coordinator

III. APPROVAL OF MINUTES

a. Approval of February 27, Planning Commission Minutes

Motion made by Rumph, Seconded by Ryals.
Voting Yea: Binzer, Pate, Rumph, Ryals, Allen

Minutes adopted as amended

IV. AGENDA ITEMS

1. PP-2023-0099 - Alabaster South Business Park

Address: Alabaster South Business Park
Owner: Edwin Lumpkin B JR
Applicant: ESP Associates

PIN: 22 5 21 3 001 005.000

Zoning: M1 (Light Industrial District)

Request: Requesting Preliminary Plat approval for a 20 lot Light Industrial Park Development.

Ms. Vanessa McGrath reviewed the request.

Mr. Zachary Maher with ESP Associates presented the request. A variance was received last year. They are seeking approval for a preliminary plat for an extension to Alabaster Business Park. The owners intent is that buildings and lots adhere to existing development.

The Public Hearing was opened.

Mr. Dave Wood represents the adjoining landowner. He has existing concerns with future development and how it will effect water flow. The existing drainage structure is not sufficient and would like to make sure future development water retention remains onsite.

Mr. Maher addressed his concerns regarding storm water management.

Continued discussion regarding flooding concerns.

The Public Hearing was closed.

Motion made by Ryals, Seconded by Pate.

Voting Yea: Binzer, Pate, Rumph, Ryals, Allen

Preliminary plat was approved as submitted.

2. RZ-2024-0024 612 6th Ave SW

Address: 612 6th Ave SW

Owner: Silva Melba Diaz

Applicant: Silva Melba Diaz

PIN: 23 1 02 2 001 042.000

Zoning: B-3 (Community Business District)

Request: Rezone property from B-3 (Community Business District) to R-3 (Single Family Residential)

Ms. Vanessa McGrath reviewed the request.

Melba Diaz Silva was present to represent the request. Her family lives in Hueytown and would like to move to Alabaster for her daughter to attend Alabaster Schools.

Ms. Kerri Pate asked when she originally applied was her intent the same as it is now for a residence. Ms. Silva addressed her question and said her initial intent was to rent it.

Continued discussion on the surrounding zonings.

The Public Hearing was opened.

The Public Hearing was closed.

Motion made by Pate, Seconded by Rumph.

Voting Yea: Allen

Voting Nay: Binzer, Pate, Rumph, Ryals

The rezone request was sent to the City Council with a Non-favorable recommendation.

3. AR-2024-0028 Peavine Crossing Architectural Review

Address: Peavine Crossing

Owner: Peavine Creek Development LLC

Applicant: DR Horton Inc

PIN: 14 9 30 0 000 002.001

Zoning: PRD (Planned Residential Development)

Request: Architectural Review approval for Peavine Crossing

Ms. Vanessa McGrath reviewed the request.

Mr. Andrew French and Mr. Ty Goddard presented a request for Peavine Crossing Architectural Review.

The Planning Commission is requesting changes to the plans. There were discussions on some of the changes they would like to see. Plans will be resubmitted for review.

Motion to continue Architectural Review to next month.

Motion made by Pate, Seconded by Rumph.

Voting Yea: Binzer, Pate, Rumph, Ryals, Allen

V. OTHER BUSINESS

1. Review the required notification items for each type of Planning and Zoning Commission cases.

Ms. McGrath reviewed the notification items. Discussion on current mailouts for pre-zone and rezone were discussed. Ms. McGrath asked if the Commission would vote on allowing pre-zone and rezone to be first class mailing instead of registered/certified mail. Chairman Allen said the consensus is adjacent property owners with a sign and US mail for 250 ft instead of registered mail.

Motion made by Pate, Seconded by Ryals.

Voting Yea: Binzer, Pate, Rumph, Ryals, Allen

Motion to approve changes to mailing practices for Prezone and Rezones.

Planning Commission discussed dates for CAPZO training. And would like to do them in August or September.

2. Discussion of the boundaries for the State Route 119

Nothing to present to the City Council at this time.

3. The next regularly scheduled meeting date is April 23, 2024

VI. ADJOURN MEETING

Motion made by Pate, Seconded by Binzer.

Voting Yea: Binzer, Pate, Rumph, Ryals, Allen

Meeting was adjourned at 8:09 p.m.

Michael R. Allen, Chairman

Vanessa McGrath, Secretary