



MINUTES OF THE ALABASTER

PLANNING AND ZONING
COMMISSION MEETING

TUESDAY, OCTOBER 22, 2024 | 5:30 PM
COUNCIL CHAMBERS | 1953 MUNICIPAL WAY

I. CALL TO ORDER

Meeting called to order at 6:34 p.m.

II. ROLL CALL

PRESENT

Brian Binzer
Kerri Pate
Calvin Rumph
Tommy Ryals
Mike Allen
Larry Crawley
Terrill Lane
Alan Tanner

ABSENT

Thomas Lamb

Staff Present

Vanessa McGrath, City Planner
Kim Brothers, Planning and Zoning Coordinator
Fred Hawkins, Director of Building, Engineering, & Environmental Services

III. APPROVAL OF MINUTES

a. Approval of September 24, 2024 Planning Commission Minutes

Motion to approve minutes.

Motion made by Crawley, Seconded by Lane.

Voting Yea: Binzer, Pate, Rumph, Ryals, Allen, Crawley, Lane, Tanner

Minutes were approved as presented.

IV. AGENDA ITEMS

2. PLD-2024-0122 Walker Springs Development Master Plan

Address: 7444 & 7482 Hwy 119 across from Veterans Park & 1560 Smokey Road
Owner: Newcastle Development LLC
Applicant: Insite Engineering LLC
PIN: 23 6 23 3 001 010.000; 23 6 23 4 000 001.000; 23 6 23 4 000 003.000; 23 6 23 4 0 000 003.006, & 23 6 24 0 000 003.007
Zoning: PRD-1 (Planned Residential Development -1)
Request: To amend the Development Master Plan for Walker Springs

Ms. Vanessa McGrath reviewed the changes to the 2022 Master Plan.

Mr. James Cassidy with Insite Engineering was present to represent the request. James reviewed the changes to the plan.

Chairman Allen discussed the reason notifications were not sent for this request. He informed the public that James Cassidy agreed to set aside time to answer questions.

Ms. Jessica Snow 109 Silverstone Lane. Ms. Snow asked if there will be protection on usage of the commercial property and how does the city view the park to city. Where does that fall as part of zoning.

Mr. Patrick Bush 608 Park Forest Lane presented a list of questions and concerns to the board.

Ms. Jessica Thomason 233 Stage Coach Road. Ms. Thomason would like to know when work will start. Asked for clarification on page 12 of the packet and clarification on the park to city ownership.

Ms. Julie Watson 6999 Hwy 119. Ms. Watson had questions on start date and what side will they start work on. She has concerns on lot sizes and if any road or lots are being sold to large entities. Concerns on wetlands and how that would affect the area.

Mr. James Langnes 132 Chestnut Drive has concerns about the traffic onto Smokey Road. He would like to see traffic lights in the interest of safety.

Mr. Cassidy with Insite Engineering addressed the questions and concerns that were brought up.

Public Hearing Closed

Chairman Allen brought the item back to the Commission to approve the revisions.

Motion made by Crawley, Seconded by Rumph.

Voting Yea: Binzer, Pate, Rumph, Ryals, Allen, Crawley, Lane, Tanner

Motion was made.

The amendment to the development plan was approved.

3. ZT-2024-0133 SR119 Overlay Revisions

Public Hearing for the Suggested changes to the State Route 119 Overlay

Motion to Continue SR 119 Overlay Revisions.

Motion made by Tanner, Seconded by Pate.

Voting Yea: Binzer, Pate, Rumph, Ryals, Allen, Crawley, Lane, Tanner

Yea: All

4. MD-2024-0139 Lacey's Grove Phase 3

Address: West side of Hwy 17 West of Lacey Avenue

Owner: Kessteam LLC

Applicant: MBA Engineers Inc.

PIN: 23 3 08 0 001 002.000

Zoning: R-3 (Single Family Residential District)

Request: Modifications to subdivision regulations to replace curb and gutter with valley gutter

Ms. Vanessa McGrath reviewed both requests.

Mr. Eddie Sexton was present to represent the request for the Developer. Discussion with Mr. Sexton regarding the contingency with Crider Road and plat approval.

Ms. McGrath asked for approval for the modification to allow for valley gutter instead of curb and gutter

Motion made by Pate, Seconded by Ryals.

Voting Yea: Binzer, Pate, Rumph, Ryals, Allen, Crawley, Lane, Tanner

Modifications were approved.

5. PP-2024-0138 Lacey's Grove Phase 3

Address: West side of Hwy 17 and West of Lacey Avenue

Owner: Kessteam LLC

Applicant: MBA Engineers Inc.

PIN: 23 3 08 0 001 002.000

Zoning: R-3 (Single Family Residential District)

Request: Preliminary Plat (re-submittal after expiration) for Lacey's Grove Phase 3, a 111-lot subdivision

Ms. Vanessa McGrath stated this will be approval of preliminary plat as presented with the contingency of Crider Road second entrance being platted prior to a civil permit.

The Public Hearing was opened.

The Public Hearing was closed.

Motion made to approve of PP-2024-0138 contingent upon the second entrance being platted.

Motion made by Tanner, Seconded by Lane.

Voting Yea: Binzer, Pate, Rumph, Ryals, Allen, Crawley, Lane, Tanner

Mr. Binzer asked for a modification to the motion.

Motion modified to read approval of PP-2024-0138 Lacey's Grove Phase 3 contingent upon final plat not being approved prior to the completion of a second entrance.

Motion made by Tanner; Seconded by Crawley

Voting Yea: Binzer, Pate, Rumph, Ryals, Allen, Crawley, Lane, Tanner

Nay: None

Motion as Amended approved.

6. FP-2024-0159 7190 Hwy 119

Address: 7190 Hwy 119

Owner: Aimee Nichols

Applicant: Insite Engineering LLC

PIN: 23 7 26 0 001 001.000

Zoning: R-3 (Single Family Residential District)

Request: Final Plat to subdivide 1 parcel into 2 parcels (1 lot into 2 lots)

Ms. Vanessa McGrath reviewed the request.

Mr. James Cassidy was present to represent the request. The owner lives out of state. They are requesting to subdivide the lot to meet zoning requirements. They will be separate from Silver Creek HOA.

The Public Hearing was opened.

Ms. Beverly Odom 200 Silver Creek Parkway has concerns on how this will affect her and why she received the notice.

Ms. Donna Morris 256 Silver Creek Parkway. She wanted to know who owns this property. Concerns on how the second lot will access ingress and egress.

Ms. Dorothy Goldman 1098 Silver Creek Lane. She is concerned about access on the road. She stated the HOA pays for the maintenance of the fence and land.

Continued discussion on HOA, property lines and second entrance.

Ms. Jessica Snow has concerns about the property and how to include buffers.

Mr. Tanner talked about covenants and restrictions.

Mr. Cassidy with Insite addressed the question and concerns and stated he would work on getting the owner in contact with the HOA.

The Public Hearing was closed.

Motion made by Crawley, Seconded by Lane.

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

Voting Nay: Tanner

Final Plat approved as presented.

V. OTHER BUSINESS

7. The next regularly scheduled meeting date is November 26, 2024

VI. ADJOURN MEETING

Motion to adjourn.

Motion made by Crawley, Seconded by Rumph.

Voting Yea: Binzer, Pate, Rumph, Ryals, Allen, Crawley, Lane, Tanner

Meeting was adjourned at 7:46pm

Michael R. Allen, Chairman

Vanessa McGrath, Secretary