



MINUTES OF THE ALABASTER

PLANNING AND ZONING COMMISSION MEETING

TUESDAY, AUGUST 27, 2024 | 6:30 PM
COUNCIL CHAMBERS | 1953 MUNICIPAL WAY

I. CALL TO ORDER

Meeting called to order at 6:30 PM.

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

III. APPROVAL OF MINUTES

a. Approval of July 23, 2024, Planning Commission Minutes

Motion to approve the July 23, 2024, Planning Commission Minutes

Motion made by Pate, Seconded by Crawley.

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

Voting Abstaining: Lane

Minutes were approved as presented.

IV. AGENDA ITEMS

2. ZT-2024-0133 SR119 Overlay Revisions

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

Discussion on continuation of the case.

Motion to continue case ZT-2024-0133 SR 119 Overlay Revisions to October 22, 2024.

Motion made by Rumph, Seconded by Lane.

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

3. RZ-2024-0100 136 Newgate Road

Address: 136 Newgate Road

Owner: Alabaster Water Board

Applicant: Alabaster Water Board

PIN: 23 2 03 1 002 049.002

Zoning: R-1 (Single Family Residential District)

Request: Rezone property to I (Institution District)

Ms. Vanessa McGrath reviewed the request.

Chairman Allen requeues himself from the discussion.

Laura Koon, General Manager with the Alabaster Water Board was present to represent the request. There were no questions for the requested rezone.

The Public Hearing was opened.

The Public Hearing was closed.

Motion made by Pate, Seconded by Ryals.

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

Voting Abstaining: Allen

A favorable recommendation to the City Council was made to rezone 136 Newgate Road.

4. PZ-2024-0114 1805 Smokey Road

Address: 1805 Smokey Road

Owner: Arnold J & Sue Elliot

Applicant: Sue Elliott

PIN: 23 6 24 0 000 004.000

Zoning: County

Request: Pre-Zone the property to E (Single Family Estate Residential District) & Annex the property into the city limits.

Ms. Vanessa McGrath reviewed the requests for the prezone and annexation.

Sue Elliott: 1805 Smokey Road was present to represent the request. There were no questions regarding the request.

The Public Hearing was opened.

The Public Hearing was closed.

Motion made by Tanner, Seconded by Lane.

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

A favorable recommendation to the City Council was made to pre-zone 1805 Smokey Road.

5. AX-2024-0108 1805 Smokey Road

Address: 1805 Smokey Road

Owner: Arnold and Sue Elliott

Applicant: Sue Elliott

PIN: 23 6 24 0 000 004.000

Zoning: County

Request: Pre-Zone the property to E (Single Family Estate Residential District) & Annex the property into the city limits.

Sue Elliott was present to represent the request.

The Public Hearing was opened.

The Public Hearing was closed.

Motion made by Crawley, Seconded by Tanner.

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

A favorable recommendation to the City Council was made to annex 1805 Smokey Road.

6. DP-2024-0130 Peavine Crossing

Address: 2112 Simmsville Road

Owner: Western REI

Applicant: Insite Engineering

PIN: 14 9 30 0 000 005.001

Zoning: PCO (Peavine Creek Overlay District) R-6 (Multifamily District) & R-3 (Single Family Residential District)

Request: Change the Development Plan to include the new portion of the property North of the proposed road.

Ms. Vanessa McGrath reviewed the request.

Jason Spinks; 351 Triple B Drive; Montevallo was present to represent the request. Mr. Spinks stated the primary purpose is to provide access to the property to the north. Due to the possibility of the road being too close to the railroad to put a bridge the road was shifted to the south.

The Public Hearing was opened.

The Public Hearing was closed.

Chairman Allen asked for a motion to the revise the Development Plan.

Motion made by Pate, Seconded by Rumph.

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

Changes to the Pavine Crossing Development Plan were approved.

7. RZ-2024-0119 Peavine Crossing

Address: 2112 Simmsville Road

Owner: Western REI

Applicant: Insite Engineering

PIN: 14 9 30 0 000 005.001

Zoning: PVO (Peavine Creek Overlay) R-6 (Multifamily) & R-3 (Single Family Residential)

Request: To rezone a piece of the parcel North of the proposed road to PDD (Planned Development District)

Jason Spinks was present to represent the request.

The Public Hearing was opened.

The Public Hearing was closed.

Motion made by Crawley, Seconded by Lane.

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

A favorable recommendation to the City Council was made to rezone a piece of the parcel North of the proposed road to PDD (Planned Development District) .

8. PP-2024-0131 Peavine Crossing

Address: 2112 Simmsville Road

Owner: Western REI

Applicant: Insite Engineering

PIN: 14 9 30 0 000 005.001

Zoning: PCO (Peavine Creek Overlay District) R-6 (Multifamily District) & R-3 (Single Family Residential District)

Request: Revise the Preliminary Plat to include the property North of the proposed road.

Jason Spinks was present to represent the request.

The Public Hearing was opened.

The Public Hearing was closed.

Motion made by Tanner, Seconded by Lane.

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

The revised Peavine Crossing Preliminary Plat was approved.

V. OTHER BUSINESS

9. The next regularly scheduled meeting date is September 24, 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 6:50 PM.

Michael R. Allen, Chairman

Vanessa McGrath, Secretary