



## MINUTES OF THE ALABASTER

### PLANNING AND ZONING COMMISSION MEETING

TUESDAY, APRIL 23, 2024 | 6:30 PM  
COUNCIL CHAMBERS | 1953 MUNICIPAL WAY

---

#### I. CALL TO ORDER

Meeting called to order at 6:31 pm.

#### II. ROLL CALL

Staff Present

Vanessa McGrath, City Planner

Kim Brothers, Planning and Zoning Coordinator

#### PRESENT

Brian Binzer

Kerri Pate

Calvin Rumph

Tommy Ryals

Mike Allen

Larry Crawley

Thomas Lamb

Terrill Lane

Alan Tanner

#### III. APPROVAL OF MINUTES

- a. Approval of March 26, 2024, Planning Commission Minutes

Motion made by Pate, Seconded by Rumph.

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

Voting Abstaining: Crawley, Lamb, Lane, Tanner

Minutes were approved as presented.

#### IV. AGENDA ITEMS

2. **FP-2023-0169** A Second Resurvey of Lot 2 of Alex Commercial Complex and Unplatted Land

Address: 9207 Hwy 119 & 9171-9187 Hwy 119

Owner: Tacala LLC

Applicant: TTL INC

PIN: 23 6 14 2 002 013.000 & 23 6 14 2 002 014.000

Zoning: B-3 (Community Business District) & State Route 119 Overlay

Request: Final Plat to divide 2 Parcels into 2 Parcels (2 lots into 2 lots)

Ms. Vanessa McGrath reviewed the request.

Mr. Mike Gray with Tacala 3750 Corporate Woods Drive Vestavia 35242 was present to represent the request. This subdivision has already occurred, and he is here for Final Plat approval.

The Public Hearing was opened.

The Public Hearing was closed.

Final Plat was approved contingent on the vacation of ALDOT Easement

Motion made by Tanner, Seconded by Lane.

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

### **3. RE-2024-0031 Brown's Addition to Norris Lane**

Address: 83 Norris Ln & 1104 Kent Dairy Road

Owner: Samuel Brown

Applicant: Samuel Brown

PIN: 23 5 15 0 001 021.000 & 23 5 15 0 001 021.001

Zoning: R-3 (Single Family Residential)

Request: Resurvey 2 Parcels into 3 Parcels (2 lots into 3 lots)

Ms. Vanessa McGrath reviewed the request.

Mr. Samuel Brown 83 Norris Lane was present to represent the request.

There were no questions or discussion on the matter.

Motion made by Crawley, Seconded by Lane.

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

Resurvey approved as presented.

### **4. PP-2024-0038 High Ridge Village Phase 9**

Address: County Road 68 connected to High Ridge Village of Pelham

Owner: DR Horton Inc

Applicant: EDG Engineering Design Group

PIN: 13 7 25 3 001 001.000

Zoning: R-3 (Single Family Residential)

Request: Preliminary Plat approval for High Ridge Village Phase 9

Ms. Vanessa McGrath reviewed the request.

Mr. Joe Schifano with EDG (Engineering Design Group) was present to represent the request. A couple items not yet discussed on a configuration for the turnaround for High Ridge Lane and High Ridge Terrace. A traditional cul de sac does not work in this situation. They have worked with Engineering staff, Fire Marshall Lamb and Police Department to come up with this configuration that is compliant with Subdivision Regulations and Fire Code. The Availability of utilities are also a little different. The utilities that are available from Alabaster are across Hwy 68 and will require significant boring and lane closure. Pelham utilities are available at the edge.

Mr. Tanner asked how the ends of the road will be measured at High Ridge Terrace. Mr. Stefano responded.

The Public Hearing was opened.

Mr. Jerry Veil 102 High Ridge Trace. He is speaking for the Pelham people. They have questions regarding the buildings. Will the homes be similar to the homes on the Pelham side. The entrance to the property is horrible, they are asking to see if Alabaster can do something about the entrance. He has concerns about the traffic. He asked when they will start the home building process.

Mr. Stefano addressed his questions.

Ms. Tahme Cox with DR Horton addressed the buildings. The homes are single family, ranch style some two stories. They will mix it in to blend and not make everything look the same. The smallest home 1700 sq ft. up to 2500 sq ft. pictures presented. They will start development within six months and should be out by a maximum of eighteen months.

Ms. Carmen Starr 88 High Ridge Trace has concerns about entrance and safety. Will lots 2, 7 & 8 be close to her backyard. Vanessa stated there is a 30 ft. utility easement and cannot be built upon.

The Public Hearing was closed.

Motion made by Pate, Seconded by Tanner.

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

Preliminary Plat approved as presented.

5. RE-2024-0039 Harrison Farms

Address: 201 Wilderness Lane

Owner: Mellory D. Moore

Applicant: Greg Conn

PIN: 23 5 15 0 001 035.009

Zoning: A (Agricultural District)

Request: Resurvey 1 Parcel into 2 Parcel (1 lot into 2 lots)

Ms. Vanessa McGrath reviewed the request.

Mr. Greg Conn was present to represent the request. He would like to buy 7 acres to build and be close to grandchildren.

Chairman Allen asked if all zoning requirements have been met. Ms. McGrath stated they have.

Motion made by Crawley, Seconded by Ryals.

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

Resurvey was approved as presented.

**6. 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

Motion to continue to next month.

Motion made by Lane, Seconded by Rumph.

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

Motion approved to continue the review to next month's meeting.

**V. OTHER BUSINESS**

7. The next regularly scheduled meeting date is May 28, 2024

**VI. ADJOURN MEETING**

The meeting was adjourned at 7:00 p.m.

Motion made by Lane, Seconded by Tanner.

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

---

Michael R. Allen, Chairman

---

Vanessa McGrath, Secretary