



MINUTES OF THE ALABASTER

PLANNING AND ZONING
COMMISSION MEETING

TUESDAY, JUNE 25, 2024 | 6:30 PM
COUNCIL CHAMBERS | 1953 MUNICIPAL WAY

I. CALL TO ORDER

Meeting called to order at 6:33 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 May 28, 2024, Planning Commission Minutes

Motion made by Crawley, Seconded by Tanner.

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

Minutes were approved as presented.

IV. AGENDA ITEMS

2. RZ-2024-0067 The Ledges at Grande View

Address: East of County Road 17 & Butler Road

Owner: CCN Asset Management LLC & 12 & 80 Land LLC & CCG Management LLC

Applicant: Insite Engineering LLC

PIN: 23 5 16 0 001 019.000; 23 5 21 0 001 002.006; 23 5 21 0 001 002.002; 23 5 21 0 001 002.005

Zoning: R-2 (Single Family Residential)

Request: Rezone from R-2 (Single Family Residential) to PDD (Planned Development District) for a 280-lot subdivision-

Ms. Vanessa McGrath reviewed the request.

James Cassidy with Insite Engineering was present to represent the request.

Mr Cassidy spoke about the rezoning of the property. He discussed the layout of the plan. There will be 280 homes with different lot sizes and 67 acres of common area. He spoke about the amenities. The layout shows they will keep most 80 and 90 lots along with a separation from the existing Grande View. Further discussion regarding original layout and R-2 zoning. The development will have a connection to the main highway and county road access.

Ms. Pate wanted to know the advantage of having a PDD compared to an R-2.

Mr. Tanner asked if they would follow the existing covenants and how the covenants deal with garages.

James Cassidy and Cameron Givianpour addressed the questions.

Discussion on the access of new subdivision having access to amenities of Grande View.

The Public Hearing was opened.

Artemise Johnson 1089 Grande View Pass had concerns on how this will affect her property.

Eric Marcus 211 Grande View Parkway had traffic concerns with new homes being added. Concerned with variance to front load garages. Ms. Jill Marcus had concerns with traffic and train tracks. Concerns with the drop off and what they will see from their home.

Sharon Poset 231 Grande View Parkway asked what the time frame on the extension past Butler Road is.

Vanessa McGrath addressed the email received from Mary Scales opposed to the new subdivision.

Floyd Booth 55 Maylene Drive has concerns regarding water runoff and how this will affect his property.

The Public Hearing was closed.

James Cassidy addressed the public concerns.

Continued discussion between commission members.

Motion made by Crawley, Seconded by Tanner.

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

The Motion to Rezone was given a non-favorable recommendation.

V. OTHER BUSINESS

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

Vanessa will be sending the Subdivision Regulations and State Route 119 Overlay changes for review.

Calvin Rumph addressed concerns on the second phase of Big Oak Drive paving.

VI. ADJOURN MEETING

Meeting was adjourned at 7:25 pm

Motion made by Crawley, Seconded by Lane.

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

Michael R. Allen, Chairman

Vanessa McGrath, Secretary