



MINUTES OF THE ALABASTER  
PLANNING AND ZONING  
COMMISSION MEETING  
TUESDAY JULY 26, 2022 | 6:30PM  
COUNCIL CHAMBERS | 1953 MUNICIPAL WAY

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## CALL TO ORDER

Chairman Allen opened the meeting at 6:36 pm with roll call a quorum was established.

**Members Present:** Mike Allen, Chairman, Calvin Rumph, Thomas Lamb, Larry Crawley and Alan Tanner

**Members Absent:** Terrill Lane, Brian Binzer, Kerri Pate and Tommy Ryals

**Staff Present:** Vanessa McGrath, GIS Administrator; Kim Brothers, Planning and Zoning Coordinator

## APPROVAL OF MINUTES

Chairman Allen called for a motion to approve the minutes of June 28, 2022 meeting. Mr. Crawley made motion to approve as written, seconded by Mr. Rumph. Voice vote recorded all Ayes. Minutes approved and made public record.

## AGENDA ITEMS

1. FP2022-06; Mallard Landing Development LLC; Request final plat approval for The Ridges at Mallard Landing Phase II for 85 single family residential lots (PID: 22-9-30-3-001-004.011). Ms. Vanessa McGrath presented a review. She spoke of the architectural review plans submitted. She also discussed covenants and restrictions. Phase II includes a mini storage facility, covered and uncovered storage for RV boats and vehicles and these items are for exclusive use to Mallard Landing residence. Residents that are in full compliance with Mallard Landing Residential Association are allowed to rent from the storage facility. The facility is to be privately owned and managed by Mallard Landing Development LLC. or a designee of its choosing. Ms. McGrath discussed bond sheet. The Bond covers Curb & Gutter, Seal Coat, Erosion control, Street Lights, Sidewalks and Landscaping in common areas and has a total of \$354,876.15. When the city accepts the roads within Phase II the city will ask for a five (5) year warranty Bond since there are no testing Reports on some of the roads. Items outstanding are still second entrance at Smokey Road and Highway 12 which is bonded with the county and will need to be approved by the County.  
Mr. Jason Spinks was present to discuss the request. The matter was brought back to the commission for motion.  
Motion made by Mr. Crawley, second by Mr. Rumph, contingent upon completion of second entrance on Smokey Road and acceptance of the road and posting of the required bond as part of the package.  
Mr. Allen to approve Roll Call vote: Ayes- Rumph, Crawley, Lamb, Tanner, Allan.  
Motion approved with contingencies.



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2. PZ2022-06; Church of the Highlands; Request modifications to various architectural requirements of the SR-119 Overlay District Guidelines. PID's: 23 6 14 3 002 004.001, 23 6 14 3 002 004.005, 23 6 14 3 002 006.000, 23 6 14 3 002 007.000

Ms. Vanessa McGrath presented the request. She mentioned modifications given in May 2021. Since then, the building has had to be relocated and realigned due to sink holes on the property and the applicant are requesting similar modifications with the new alignment. Ms. McGrath explained requested modifications:

Lot Occupation with rear of the building facing SR 119,

Glazing, required glazing 40% could only reach 8% glazing due to square footage,

Building Material, metal is prohibited with brick along the bottom not visible from 119. Ms.

McGrath suggested another feature to the top of the building instead of brick at the bottom.

Sight Lighting, requirements 14 ft, requesting sight light not exceed 20 ft (18ft with 2 ft bases).

Mr. Brian Thach, construction project manager for Church of the Highlands, was present to make the request for modifications. Mr. Thach spoke of sink holes - 9 in total have caused the relocation of the building five times. Several members asked Mr. Thach questions regarding the modifications. Mr. Hawkins spoke of questions from surrounding landowners regarding lighting if it would be shielded. Mr. Thach responded that they have a photometric study they can turn in and they will have shields put on to keep lighting inside property in addition to the landscaping plan provides a very stout buffer. Mr. Hawkins requested they had to have a 12-foot buffer and offered up the sewer easement to help them accomplish that. Mr. Allen brings back to the commission for discussion.

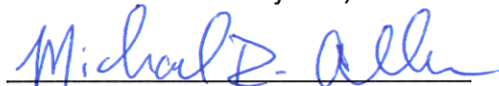
Motion made by Mr. Rump, second by Mr. Lamb to approve the requested modifications to the architectural requirements of the SR-119 Overlay.

Mr. Allen to approve Roll Call vote: Ayes -Rumph, Crawley, Lamb, Tanner with Allen abstaining. Motion passed unanimously.

**REGULAR MEETING SCHEDULED FOR AUGUST 23, 2022.**

**ADJOURNMENT**

Motion to adjourn, seconded. Meeting adjourned at 7:36 PM.

  
Michael R. Allen, Chairman

  
Vanessa McGrath, Secretary