



MINUTES OF THE ALABASTER
PLANNING AND ZONING
COMMISSION MEETING

TUESDAY, APRIL 25, 2023 | 6:30 PM
COUNCIL CHAMBERS | 1953 MUNICIPAL WAY

I. CALL TO ORDER

Meeting called to order at 6:31pm

II. ROLL CALL

Staff Present

Vanessa McGrath, City Planner

Kim Brothers, Planning and Zoning Coordinator

Fred Hawkins, Director of Building, Engineering, & Environmental Services

PRESENT

Brian Binzer

Kerri Pate

Calvin Rumph

Tommy Ryals

Mike Allen

Thomas Lamb

Terrill Lane

Alan Tanner

ABSENT

Larry Crawley

III. APPROVAL OF MINUTES

Approve the February 28, 2023 minutes.

- a. February 28, 2023 Minutes

Motion made by Pate, Seconded by Lane.

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

Minutes were approved as presented.

IV. AGENDA ITEMS

2. PP-2023-0047 - MALLARD LANDING PHASE 4

Address: Mallard Landing Phase 4 between Gadwall Dr and Wood Duck Way

Owner: Western REI

Applicant: Western REI

Engineer: Insite Engineering

PIN: 23 7 25 1 001 001.000

Zoning: PRD-1 (Planned Single-Family Residential District)

Request: Preliminary Plat Approval

Ms. Vanessa McGrath reviewed the request.

Mr. Jason Spinks was present to represent the request. This is the 4th and final phase of Mallard Landing. The last phase of what DR Horton will be building and will be complimentary to the existing houses in Phase 3.

Mr. Tanner questioned the lot extensions covering the green space and how the drainage easement will effect the lot quality on the back end.

Mr. Spinks stated the easement serves no access to the green space. Since no access they extended the lots the whole way back. The drainage easement can be traversed so the whole yard can be accessed.

The Public Hearing was opened.

The Public Hearing was closed.

Motion made by Lamb, Seconded by Lane.

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

Preliminary Plat for Mallard Landing Phase 4 was approved.

3. MD-2023-0056 - LACEY'S GROVE PHASE 3

Address: Lacey's Grove Phase 3 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)

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

Ms. Vanessa McGrath reviewed the request

Mr. Tom Callison engineer for the project was present to represent the request. The current 200+ lots have valley gutter and they are requesting the modification to continue the valley gutter in this phase of the subdivision. The old subdivision regulations allowed the valley gutters.

Motion made by Tanner, Seconded by Ryals.

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

The modification was passed as requested.

4. PP-2023-0055 - LACEY'S GROVE PHASE 3

Address: Lacey's Grove Phase 3 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)

Request: Preliminary Plat Approval

Ms. Vanessa McGrath reviewed the request.

Mr. Allen wanted to speak on two concerns he had. The first being a subdivision that big needs a second entrance for fire protection and concerns and complaints from residence on construction traffic. Mr. Allen would like to find a way for that not to happen.

Mr. Tom Callison engineer for the project stated construction traffic will have to be dealt with whenever it gets built. The developer has worked well with the Home Owners Association and would like to keep it that way and is willing to do whatever it takes to help the construction entrance problem. They would like to ask to approve this preliminary plat to make it contingent on getting the County Highway permit and the 2nd entrance road approved. Mr. Callison stated that's what was done the last time they were approved.

Mr. Ryals asked would it be possible to make a motion to approve this contingent on the addition of the proposed second entrance as part of the preliminary plat.

Ms. McGrath stated its not connected and that another engineer is doing that portion of the project.

There was discussion about how to approve this without the road being approved.

Mr. Hawkins discussed how this will be handled similar to how Mallard Landing second road approval was handled. There would be no Final Plat until that road is not just completed but open for traffic.

Mr. Charles Kessler stated they plan to use Crider Road as a construction entrance. And will need to be improved to handle the big trucks.

Rumph is this is one subdivision or two subdivision.

Mr. Kessler stated it will be one subdivision and one HOA.

Public Hearing was opened.

Public Hearing was closed.

Mr. Allen summarized: no permits will be approved until 2nd entrance is plated and Crider will be the construction entrance.

Motion to approve the Preliminary Plat Contingent on no permit be issued until the Preliminary Plat for the Second entrance is approved and Crider Road will be used as a construction entrance.

Motion made by Ryals, Seconded by Lane.

Voting Yea: Binzer, Ryals, Allen, Lamb, Lane, Tanner

Voting Nay: Pate

Voting Abstaining: Rumph

Preliminary Plat was approved with the contingencies.

V. OTHER BUSINESS

Next Planning and Zoning Commission on May 23, 2023

Mr. Binzer wants the Planning Commission to discuss changing the architectural requirements for R zonings. We have a lot of subdivisions that are older and they are going to be platted and will not look like the old subdivisions. anything that is an R will have a 4 sided architectural unifications.

Mr. Binzer state the city has starting early discussion with RBC for redoing the Comprehensive Plan. With all the development and projected developments. We would like to kick this off in the fall or beginning of next year. We need to get a group together with PC members, staff and community members.. We want a traffic plan to identify area we can do further studies for improvements.

Next Planning and Zoning Commission meeting will be May 23, 2023.

VI. ADJOURN MEETING

Motion made by Tanner, Seconded by Rumph.

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

Meeting was adjourned at 7:25pm

A handwritten signature in blue ink that reads "Michael R. Allen". The signature is written in a cursive style and is positioned above a horizontal line.

Michael R. Allen, Chairman

A handwritten signature in blue ink that reads "Vanessa McGrath". The signature is written in a cursive style and is positioned above a horizontal line.

Vanessa McGrath, Secretary