



MINUTES OF THE ALABASTER

PLANNING AND ZONING COMMISSION MEETING

TUESDAY, DECEMBER 20, 2022 | 6:30 PM
COUNCIL CHAMBERS | 1953 MUNICIPAL WAY

CALL TO ORDER

Meeting came to order at 6:30 pm

ROLL CALL

Staff present

Fred Hawkins, Director of Environmental, Engineering and Building Services

Kim Brothers, Planning and Zoning Coordinator

PRESENT

Larry Crawley

Terrill Lane

Tommy Ryals

Brian Binzer

Mike Allen

ABSENT

Calvin Rumph

Kerri Pate

Thomas Lamb

Alan Tanner

APPROVAL OF MINUTES

Approve the October 25, 2022, Minutes

Motion made by Binzer, Seconded by Ryals.

Voting Yea: Crawley, Lane, Ryals, Binzer, Allen

October 2022 minutes were approved.

AGENDA ITEMS

1. MZ2022-01 - 7610 Highway 17

Address: 7610 Highway 17

Owner: Garden State Communities LLC

Applicant: Steven Bowman

Request: Modification to Section of 5.2.11 *Curvature of streets* within the Subdivision Regulations to allow first two (2) curves along Alder Road to be less than the required one hundred (100) feet vertical curve.

PIN: 23 2 04 0 001 007.000

Mr. Fred Hawkins explained the request for the modification. Two curves one crest vertical curve and one sag vertical curve that would have a slightly shorter curve length. He stated the City Engineer, Brett Tucker recommended the modification.

Wade Lowery with Engineering Design Group (120 Bishop Circle, Pelham, AL 35216) was present to represent. He stated he did not have much to add to Mr. Hawkins reasoning behind request for reduced vertical curve. It's a matter of drainage and the road will have a cross section and as water accumulates on the road in a rain event the crown pushes the water to the side and although the city regulations states the 100 ft. minimum they are asking for 50 ft. to help improve the situation by not having a longer length of flat street to help with the drainage.

The public hearing was opened.

Several residents spoke about water diversion, flooding issues and Hwy 17 flooding.

Water Diversion does not divert water to the East of the manhole. Back yard floods and does not want any more water coming into his yard. He has a drainage ditch that is filling up from Hackberry and would like the city to look at it.

When trees get cut to build the houses there will be flooding. The drainage ditch goes beside her home and it is full of dirt and needs to be cleaned out. There is a wet spot. The drainage goes behind the houses and meets Hickory. What is in place to keep this water off her property.

Mr. Crawley told everyone that what they are speaking of is the curvature of road and we will discuss these issue during the Preliminary Plat.

Where is this road on the plot. Seeing where it is will help us know what we are looking at. Is it by a dirt drive way. That dirt driveway is constantly underwater. Hwy 17 floods all the way to Fox Valley Estates and has current flooding issues.

The public hearing was closed.

Motion made by Crawley, Seconded by Ryals.

Voting Yea: Binzer, Ryals, Larry, Lane and Allen

Motion was Approved

2. PR2022-06 7610 Highway 17

Address: 7610 Highway 17

Owner: Garden State Communities LLC

Applicant: Steven Bowman

Request: Preliminary Plat Approval
PIN: 23 2 04 0 001 007.000

Mr. Fred Hawkins presented the request for preliminary plat for Mayfair subdivision. It is the same plat that was approved a year and half ago and has expired. It meets all R-3 zoning requirements besides the two modifications that were approved. It has been through 95% of design review. ADEM has approved the storm water permit and Corp of Engineers has approved the wetlands corp permit. Shelby County has not approved the turn lane in the entrance. Mr. Hawkins stated there is not a question of allowing access it is a matter of getting all comments addressed and submitted again for approval.

Wade Lowery had no additional comments. Mr. Lowery said the development is the same as before same number of lots and same amount of land being developed.

Mr. Mike Allen asked the reason the preliminary plat that was approved a year and half ago expired. Mr. Lowery stated he thought the financial situation of development group changed and they put the project on hold for an amount of time and are coming back to complete it.

Mr. Allen asked about drainage. Mr. Lowery speaks of the drainage pattern of the land as you go further away from 17 the land goes uphill. The first sheet of the plat submittal shows that there is no development close to Hwy 17 so that there can be some drainage mitigation. The water going to Hwy 17 and it is going North so the water is heading from the development is going North. The Regulations do not allow us to move water or the water leave faster than it currently does. The water is not going toward Hackberry but going to the low lying area near Hwy 17 and will be detained there. Shelby County requires that if you have over 100 lots you will add turn lanes on their highway. They have submitted their plans after responding to the last review comments and are awaiting to see if there are more comments or if the plans are approved.

The grading takes the water coming off the adjoining property and place it in to the subdivisions storm water system and then detains it in the detention facility they are building in the low area close to Hwy 17.

The Public Hearing is opened

Where is the detention pond? The property is higher and when they cut the trees the entire back will flood when they remove them. The entire property will drain into the their properties. Their back yard is the valley between Woodland hill and Hwy 17. Since they have cleared some trees the flooding has increased.

30 years ago Fox Valley did not flood. We had they same exact talk 30 years ago and we have seen the flooding. No one is working on the existing system and we need to be looking at and we need to look at what is going to Hwy 17 and the creek.

Fred Hawkins none of us were here 30 years ago and the regulations have changed in the last 30 years to make sure the water is detained and slowed down. By regulations they can not increase the water. We had issues with the Enclave and we have fought through those and we have improved those.

Do we have a plan to berm behind lot 7 thru 16 to keep the water off their property. when you remove the trees you speed up the flow of water. A berm will protect their properties.

Mr. Crawley stated they will be getting more water then when they start this property because they will reslope this property away from their property. There is a law in place that says they can not add water to their property and can not increase the speed or the amount it comes off the property.

Citizen is concerned of an endangered owl species on the edge of property and concerned if trees are cut down where will the owl go.

Mr. Lowery stated the development part of the property is only about half the property so they may not effect the area where the owl is. After looking at the map it was determined the area behind her house will be disturbed but the Corp of Engineers showed no endangered owls just bats that will require working at specifics times to not effect.

Mr. Lowery said they were reexamining their gains on the property. They took a pause to reevaluate the project to recalculate to development cost and what the property would be worth once it is developed. The engineer can identify a problem but the developer can not fix the existing problems to the current county road. That is the responsibility of the county. The city has regulations that require the current developer can not add to this problem and they hold the engineer and developer to those regulations.

The public hearing was closed.

Mr. Ryals made mention that this is just the preliminary plat and that shows how they are going to build it. The final plat shows that they did what they were supposed to.

Motion made by Binzer, Seconded by Lane
Voting yea: Binzer, Ryals, Crawly, Lane and Allen

Motion was Approved.

OTHER BUSINESS

Next Meeting will be January 24, 2023

ADJOURN MEETING

Meeting adjourned at 7:36 pm.


Michael R. Allen, Chairman


Kim Brothers, Secretary