



MINUTES OF THE ALABASTER  
PLANNING AND ZONING  
COMMISSION MEETING

TUESDAY, AUGUST 23, 2022 | 6:30 PM  
COUNCIL CHAMBERS | 1953 MUNICIPAL WAY

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**ICALL TO ORDER**

Called to order by Mike Allen at 6:30 pm

**ROLL CALL**

Mr. Crawley and Fire Marshal Lamb were absent

**MINUTES**

**07-26-2022 Minutes - Planning and Zoning**

Approved with amendments presented by Mr. Allen.

Motion by Lane

Seconded by Rumph.

Voting Yea: Rumph, Allen, Tanner

Voting Abstaining: Pate, Lane, Ryals, Binzer

**AGENDA ITEMS**

**1. RZ2022-07-1094 Railroad Street**

1094 Railroad Street/632 11th Ave SW

Ken Lindsey

Request to rezone property from B-3 (Community Business District) to B-5 (Central Business District)

PIN # 23 1 02 3 001 046.000

Ms. McGrath described the property and request.

Motion to continue case to September 27th so that the owner can be present.

Motion made by Pate

Seconded by Rumph.

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

Item Continued to September 27th meeting.

**2. RZ2022-08 - 7808 Hwy 119 (Bruno Trust Property)**

7808 Hwy 119 (Bruno Trust Property)

Bob Woodham

Request to rezone property from PCD-1 (Planned Commercial District), PRD-1 (Planned Residential District) & A (Agricultural) to B-3 (Community Business District)

PIN # 23 6 23 4 000 002.000; 23 6 23 3 001 001.000; 23 6 23 2 001 051.001 & 23 6 23 1 001 061.027

Ms. McGrath described the property and the case.

Bob Woodham (1349 Gresham Park Dr. Murfreesboro, TN) spoke to the planning commission and gave more details about the development. He showed where the wetlands will be maintained. He reminded the commission that he came in March and was asked to look at just commercial.

Mr. Brinzer asked if they had accommodated for the Hwy 119 widening and Mr. Woodard said they are showing that with the red line.

Mr. Ryals asked when will the development be completed. Mr. Woodard said the owner likes to complete nice developments.

Mr. Binzer asked if the owner would be ok with stipulations that the warehouse will be to the back of the property.

Ms. Pate asked what the timeline is. Mr. Woodham said owner wants it to move quickly they are willing to talk the city as far as tenants of the development.

Public hearing was opened.

People in Favor

People in Opposition

Sheila Brown; 282 Brenda Drive; worried about the connection of the development to Brenda Dr. and the loss of Wildlife.

Lynn Smith (Hidden Forest south of city limits of Alabaster) asked how many lanes Hwy 119 will be prior to this expansion. What is Alabaster going to do with the traffic flow and the new subdivision and how will they get to the interstate. Are you working with Montevallo to go four lanes. Mr. Binzer stated it is State Hwy 119. The city has 3 million dollars allocated to the push the project forward and it now includes a walking trail. The first phase is to Hwy 12. The city is working with ALDOT to start Phase 2. The city has done a traffic study for Phase 2. The city is trying to get the money to buy the land for the right of way for Phase 2. Mr. Smith request no new housing development until Hwy 119 is widen and traffic signal added where warranted.

Public hearing closed.

There was a discussion of not having the connection to Brenda Dr.

The commission stipulating the developer will work with city on the widening of Hwy 119.

Motion made by Binzer

Seconded by Ryals.

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

Item sent to City Council with a favorable recommendation to Re-zone to B-3 (Community Business District).

### 3. PZ2022-07- 9 Dogwood Trail

9 Dogwood Trail

Daphne Christie (William & Jeane Christie Family Trust)

Request to pre-zone/annexation to R-3 (Single Family Dwelling)

PIN #: 23 7 26 0 001 007.023

Ms. McGrath described the property and the case.

Daphne Christy has owned the property since 2006 and would like her grandson and his family live there and be within the city limits.

Public hearing opened.

Public hearing closed.

Motion made by Pate

Seconded by Lane.

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

Item sent to City Council with a favorable recommendation to Annex into the City and Pre-zone to R-3 (Single Family Dwelling)

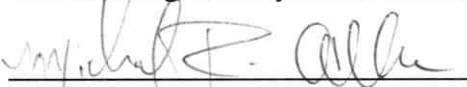
### OTHER BUSINESS

Brandon Todd with New Castle Homes spoke about Walker Springs. Preliminary plat was approved in February of this year. Pricing was a lot higher than anticipated. They revisited the far left looking at lot sizes and layout. Model after the Preserve with lots facing the pond and alley loading.

The next regularly scheduled meeting date is September 27, 2022

### ADJOURN MEETING

The meeting was adjourned at 7:50 pm

  
Michael R. Allen, Chairman

  
Vanessa McGrath, Secretary