

**GARDENDALE PLANNING & ZONING COMMISSION
AGENDA**

DECEMBER 14, 2023

CALL TO ORDER: _____

INVOCATION: _____

ROLL CALL:	RONALD BARNETT	BOB MOORE
	RICHARD BRADLEY	WILLIAM NOBLE
	BILL CASADAY	MIKE OSBURN
	ALVIN CURRINGTON	ROBBIN PHILLIPS
	JACK FIELDS	

MOTION _____ **SECOND** _____
TO DISPENSE WITH THE READING OF THE NOVEMBER 28, 2023 **AND**
APPROVE- AS PRESENTED-WITH ANY CORRECTIONS TO BE MADE AT THE
NEXT MEETING.

CORRESPONDENCE:

NONE

OLD BUSINESS:

NONE

NEW BUSINESS

[1] REQUEST OF LINDA POE **FOR A “FAVORABLE RECOMMENDATION**
TO THE CITY COUNCIL” FOR ANNEXATION OF APPROXIMATELY
2.77 ACRES. PARCEL ID# 07 00 34 4 000 003.007. [SITE ADDRESS: 426
BEASLEY ROAD.]

THE PROPERTY IS ZONED A-1 [AGRICULTURAL DISTRICT] IN THE
COUNTY. INSPECTION SERVICES DEPARTMENT RECOMMENDS
ZONING TO BE A-1 [AGRICULTURAL DISTRICT].

DISCUSSION:

COMMENTS OF CITY ENGINEER: NO REVIEW FOR COMMENTS.

COMMENTS OF PUBLIC WORKS DEPARTMENT: NO COMMENTS.

COMMENTS OF FIRE DEPARTMENT: NO COMMENTS.

[APPROVED] [NOT APPROVED]
VOTE:

RONALD BARNETT
RICHARD BRADLEY
BILL CASADAY
ALVIN CURRINGTON
JACK FIELDS

BOB MOORE
WILLIAM NOBLE
MIKE OSBURN
ROBBIN PHILLIPS

SPECIAL EXCEPTIONS:

[2] REQUEST OF PHILLIP DAN BURGETT | DAN & CHARLOTTE BURGETT, PROPERTY OWNERS| FOR A “FAVORABLE RECOMMENDATION TO CITY COUNCIL” TO REZONE FROM R-2 [SINGLE-FAMILY RESIDENTIAL DISTRICT] TO RT-4 [TOWNHOUSE RESIDENTIAL DISTRICT] FOR A TOWNHOME DEVELOPMENT. PARCEL ID# 14 00 12 3 002 005.000. [SITE ADDRESS: 220 PAYNE ROAD].

ROLL OF PROPERTY OWNERS WITHIN 500 FEET [500'] IS ATTACHED - [ATTACHED LIST #1]

DISCUSSION:

COMMENTS OF CITY ENGINEER: SEE ATTACHED “EXHIBIT A”.

COMMENTS OF PUBLIC WORKS DEPARTMENT: CONCURS WITH CITY ENGINEER RICK NAIL.

COMMENTS OF FIRE DEPARTMENT: NO COMMENTS.

[APPROVED] [NOT APPROVED]
VOTE:

RONALD BARNETT
RICHARD BRADLEY
BILL CASADAY
ALVIN CURRINGTON
JACK FIELDS

BOB MOORE
WILLIAM NOBLE
MIKE OSBURN
ROBBIN PHILLIPS

SPECIAL EXCEPTIONS:

[3] REQUEST OF INSPECTION SERVICE DEPARTMENT FOR A “FAVORABLE RECOMMENDATION TO THE CITY COUNCIL” TO AMEND ZONING ORDINANCE NO. 2013-02 TO ALLOW MOVING COMPANIES TO OPERATE AS A CONDITIONAL USE IN C-2 & C-

DISCUSSION:

**[APPROVED] [NOT APPROVED]
VOTE:**

**RONALD BARNETT
RICHARD BRADLEY
BILL CASADAY
ALVIN CURRINGTON
JACK FIELDS**

**BOB MOORE
WILLIAM NOBLE
MIKE OSBURN
ROBBIN PHILLIPS**

SPECIAL EXCEPTIONS:

**VOTE TO ADJOURN:
MOTION:**

SECOND:

MEETING ADJOURNED



LBYD, Inc.
Civil and Structural Engineers
880 Montclair Road, Ste 600
Birmingham, AL 35213
(205) 251-4500

November 21, 2023

Building Inspections
City of Gardendale
925 Main Street
Gardendale, AL 35071

Attention: Mr. Blake Castleberry
Building Inspection Superintendent

Reference: Payne Road Townhomes
Re-zoning Request

Dear Blake:

I have reviewed the Preliminary Layout prepared by Forty-4 Engineering Design dated November 21, 2023 for the proposed 24 unit townhome development located at 220 Payne Road in Gardendale, AL for re-zoning. I also reviewed the November 21, 2023 email from Logan Gandy providing additional information regarding the development. The preliminary plans have been reviewed in accordance with the technical requirements of Articles §4.10.3.2, §6.9 and §8.6 for rezoning and site planning as found in the City of Gardendale Zoning Ordinance dated March 4, 2013.

Based on the submitted information, I feel that the Preliminary Layout and subsequent information meets the technical articles stated above. I would recommend the following as a condition for approval:

- Include a statement in the HOA ordinance that storage of boats, campers, or RV's will not be allowed.

Additional comments will be provided during the construction document review. Please let me know if you have any further questions.

Sincerely,

Richard A. Nail II, PE (AL #23130)
City of Gardendale Consulting City Engineer

" EXHIBIT A "