

GARDENDALE PLANNING & ZONING COMMISSION
AGENDA

SPECIAL CALLED MEETING
NOVEMBER 28, 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 OCTOBER 12, 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 CHRISTOPHER G. REID FOR CONDITIONAL USE
- HOME OCCUPATION APPROVAL IN AN R-1 [SINGLE-FAMILY
RESIDENTIAL DISTRICT] [ARTICLE 6, §6.4.2 AND ARTICLE 8, §8.11 OF
ZONING ORDINANCE NO. 2013-02], FOR A COTTAGE FOOD BUSINESS.
PARCEL ID #07 00 35 2 001 028.000. [SITE ADDRESS: 2705 WINDCREST
CIRCLE.]

ROLL OF ADJACENT PROPERTY OWNERS IS ATTACHED - [ATTACHED
LIST #1]

DISCUSSION:

COMMENTS OF CITY ENGINEER: NO REVIEW FOR COMMENTS.

COMMENTS OF PUBLIC WORKS DEPARTMENT: NO COMMENTS.

COMMENTS OF FIRE DEPARTMENT: NO COMMENTS.

COMMENTS OF INSPECTION SERVICES DEPARTMENT: THE PREMISES
HAD BEEN INSPECTED AND APPROVED FOR SAFETY AND COMPLIANCE
PURPOSES.

[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] REQUESTS OF BILL SEGREST, WILLIAMS BLACKSTOCK ARCHITECTS [PROPERTY OWNERS: CITY OF GARDENDALE & MERCHANTS BANK OF AMERICA, AS REPRESENTED BY TDG DEVELOPMENT COMPANY, LLC]. A PORTION OF PARCEL ID# 14 00 14 1 005 024.000 AND A PORTION OF PARCEL ID# 14 00 14 1 005 023.001. [SITE ADDRESSES: A PORTION OF 4938 SKYLINE RIDGE ROAD & A PORTION OF 251 FLIPPO PARKWAY]:

AN AMENDMENT TO THE FUTURE LAND USE MAP FOR A ‘CHANGE IN LAND USE DESIGNATION’ FROM MIXED USE TO MULTIFAMILY RESIDENTIAL;

A “FAVORABLE RECOMMENDATION TO CITY COUNCIL” TO REZONE FROM INST-1 [INSTITUTIONAL DISTRICT] TO R-4 [MULTI-FAMILY RESIDENTIAL DISTRICT] FOR MULTI-FAMILY DWELLINGS; AND

CONDITIONAL USE APPROVAL TO ALLOW MULTI-FAMILY DWELLINGS ON TRACTS OF LAND CONTAINING MORE THAN ONE (1) ACRE.

ROLL OF PROPERTY OWNERS WITHIN 500 FEET [500'] IS ATTACHED - [ATTACHED LIST #2]

DISCUSSION:

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

COMMENTS OF PUBLIC WORKS DEPARTMENT: CONCURS WITH CITY ENGINEER.

COMMENTS OF FIRE DEPARTMENT: COMMENTS TO BE PRESENTED AT MEETING.

[APPROVED] [NOT APPROVED]
VOTE:

RONALD BARNETT
RICHARD BRADLEY
BILL CASADAY
ALVIN CURRINGTON
JACK FIELDS

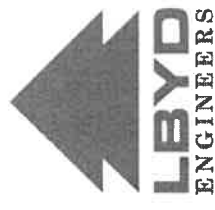
BOB MOORE
WILLIAM NOBLE
MIKE OSBURN
ROBBIN PHILLIPS

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 20, 2023

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

Attention: Mr. Blake Castleberry
Building Inspection Superintendent

Reference: Easterwood Apartment Complex – Addition
Re-zoning and Conditional Use Request

Dear Blake:

I have reviewed the preliminary civil design plans prepared by MTRR Engineers, Inc. along with the drainage narrative dated November 17, 2023 and the proposed water and sanitary sewer routings for the proposed apartment complex addition located at Flipppo Parkway and Skyline Drive in Gardendale, AL for re-zoning and conditional use. The preliminary plans have been reviewed in accordance with the technical requirements of Articles §4.2.2, §4.10.3.2, §6.8 and §8.15 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 site plan meets the technical articles stated above.

I would further recommend these two parcels be added to the record plat for the existing apartments as a part of the construction document approvals. 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"