

PLANNING & ZONING COMMISSION MINUTES

SPECIAL CALLED MEETING

November 28, 2023

The Gardendale Planning & Zoning Commission met on Tuesday Night, November 28, 2023, at 6:00 P.M. at Gardendale City Hall located at 925 Main Street.

Chairman Jack Fields called the meeting to order, and Bob Moore gave the invocation.

Members present were Ronald Barnett, Richard Bradley, Bill Casaday, Alvin Currington, Jack Fields, Bob Moore, William Noble, Mike Osburn, and Robbin Phillips.

Building Superintendent Blake Castleberry was present.

Secretary Regina Graham was present.

Minutes of the October 12, 2023, meeting was distributed. A motion was made by Alvin Currington and seconded by Bob Moore to dispense with the reading and approve-as presented-with any corrections to be made at the next meeting. Vote was unanimous; motion carried.

CORRESPONDENCE

NONE

OLD BUSINESS

NONE

NEW BUSINESS

The first request before the board was that 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].

A roll of adjacent property owners was called, and the following was recorded:

Christopher & Amie Reid	-Present	Donald & Gail Neely	-Absent
Thomas & Janet Moore	-Absent	Julianne Strickler	-Absent
Edward Steel	-Absent	James & Gina Franklin	-Absent
Josh Layne	-Absent		

The City Engineer had no review for comments. The Public Works Department had no comments. The Fire Department had no comments. The Inspection Services Department commented that the premises had been inspected and approved for safety and compliance purposes.

Christopher Reid came forward and said his business was called “Tickle Your Taste Buds”, a homemade spice and seasoning shop. He has several different spice blends: a coffee rub and beef rub. For the holidays he plans on doing hot chocolate. Who doesn’t like hot chocolate? This will kind of help offset some of my kid’s medical expenses even with health insurance and will help earn some extra money. His daughter has down syndrome.

Ronald Barnett said that he did not understand just spices.

Mr. Reid explained that he would be preparing spice blends like a Greek blend and seasoning salt. When you purchase a Greek blend from the store it has added ingredients that should not be in your food. His blends will not have additives and will be all natural. He has a lot of food allergies in his house, and he wants to season food without contaminating and making his family sick. He started out by cooking with the blends for his friends and they suggested he sell them. He has six different blends and if this gets approved then he can move forward, and if it takes off then he can add other blends during the summer for barbeques and things like that.

William Noble asked how Mr. Reid would market the product.

Mr. Reid replied that he would market, primarily, through social media (Facebook and the website) and by word of mouth. If this does move forward, he plans on being in Makers Coffee in Morris on Saturday, December 4th, at the yearly Christmas market where you buy various goods and stuff for Christmas presents. His website is TYTBSPICES.COM.

Mr. Reid said that the individual spices are shipped in, and he mixes them into blends for packaging in jars and smaller pouches.

Mr. Reid said no customers will be coming to his home. Everything is online or he will ship it out or meet locally for a pickup. He said that his wife works and orders stuff off Amazon anyway, so there will be no extra deliveries coming to his home.

Mike Osburn asked if this business will add any kind of changes to his property like a storage building. Mr. Reid said no, and everything would be stored in the kitchen and the office downstairs that was built when he bought the house. If he gets a shed, it will be to store lawn equipment.

A motion was then made by Alvin Currington and seconded by Robbin Phillips to approve the Home Occupation. Vote to approve was unanimous; motion carried.

THE second request was that 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.

A list of property owners within 500’ was called, and the following was recorded:

Williams Blackstock Architects	-Present	TDG Development Company, LLC	-Present
PGP Gardendale, LLC	-Absent	University of Alabama Health Services Foundation	-Absent

Jefferson County Board of Education-Absent Robert Summers
 Nadra Austin & James & Geraldine -Absent Martha Hubbard
 Debra Kay Swanson -Absent John Michael Thompson
 Wal-Mart Real Est Business Tr -Absent

-Absent
 -Absent
 -Absent

The City Engineer’s comments are attached as “Exhibit A”. The Public Works Department concurred with the City Engineer. The Fire Department had no comments.

David Ball with Dobbins Group came forward as the representative for TDG Development, the property owner. This is a rezoning request for Phase 2 of Easterwood Apartments. He showed the Site Layout Plan and pointed to Flippo Parkway and Skyline Ridge. He said if you turn down Skyline Ridge to the existing Easterwood Apartments Phase 1, the lower clubhouse is right here. Phase 2 involves these two properties that go between the clubhouse and Flippo Parkway, one is owned by the City of Gardendale and the other one is owned by Merchants Bank. One of the buildings (the 24-unit building) will be on the existing Phase 1 title. The building in question (the 76-unit “L” shaped building) on these two small parcels the total acreage is 2.66, a 4/5 split, five stories on the lower side and four stories on the upper side. If you drive, you are driving down a hill. At the clubhouse you are at an elevation of about 550, at the road you are at an elevation of about 620 so you have 70 feet of difference between the clubhouse and this road. If you marched up the hill, we have a real challenging site with topography, so we had to go up to get any density and deal with the topography and the slope. But the good news is because of that slope you end up with what amounts to a three-story building as you view it from Flippo. So, you have got an elevation on the lower side here of 590 which goes to 600 here, a parking lot is at 611, 620 is at the road. If you look at the building by how it is designed, you are about 33’ of visibility from this direction up to about 40’ of visibility here. So, what we have done is we have worked through Blake and with the Fire Department on all the roof slopes, everything we need for the ingress/egress for fire access to make sure that this meets with the requirements. It went before the Board of Zoning and Adjustments for the special exceptions and the variances that we needed, and they supported those. Phase 1 is 204 units, and we are now at 304 units which is between 9 and 10 units per acre when it is done. We are adding Phase 2 in this upper acreage here to complete the property.

A motion was then made by Mike Osburn and seconded by Bob Moore to amend the Future Land Use Map for a ‘Change in Land Use Designation’ from Mixed Use to Multifamily Residential. Vote to approve was unanimous; motion carried.

A motion was then made by Alvin Currington and seconded by Mike Osburn to make a favorable recommendation to the City Council to approve the rezoning. Vote to approve was unanimous; motion carried.

A motion was then made by Alvin Currington and seconded by Bob Moore to approve the Conditional Use request. Vote to approve was unanimous; motion carried.

With no further business to be considered, a motion was made by Bill Casaday and seconded by Ronald Barnett to adjourn the meeting. Vote was unanimous; motion carried.

Meeting Adjourned!


 CHAIRMAN JACK FIELDS

12/14/23
 DATE

