

**GARDENDALE PLANNING & ZONING COMMISSION  
AGENDA**

MARCH 14, 2024

**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 FEBRUARY 8, 2024 AND  
APPROVE- AS PRESENTED-WITH ANY CORRECTIONS TO BE MADE AT THE  
NEXT MEETING.**

**CORRESPONDENCE:**

NONE

**OLD BUSINESS:**

NONE

**NEW BUSINESS**

**[1] REQUEST OF EASTERWOOD INVESTMENTS, LLC FOR A  
“FAVORABLE RECOMMENDATION TO THE CITY COUNCIL” FOR  
ANNEXATION OF APPROXIMATELY .39 ACRES. PARCEL ID# 14 00  
21 3 000 001.006. [SITE ADDRESS: 980 CLIFF ROAD.]**

**THE PROPERTY IS ZONED I3 [INDUSTRIAL DISTRICT] IN THE COUNTY.  
INSPECTION SERVICES DEPARTMENT RECOMMENDS ZONING TO BE I-2  
[GENERAL INDUSTRIAL 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 REX DRINKARD FOR A “FAVORABLE RECOMMENDATION TO CITY COUNCIL” TO REZONE FROM A-1 [AGRICULTURAL DISTRICT] TO R-1 [SINGLE-FAMILY RESIDENTIAL DISTRICT]. PARCEL ID# 07 00 35 2 001 050.003. [SITE ADDRESS: 2609 NORTH 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: NO COMMENTS.

COMMENTS OF FIRE DEPARTMENT: SEE ATTACHED “EXHIBIT B.”

[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 SCOTT GANT [CULLEN STAFFORD & SCOTT GANT, PROPERTY OWNERS:**

**FOR A “FAVORABLE RECOMMENDATION TO CITY COUNCIL” TO REZONE FROM R-1 [SINGLE-FAMILY RESIDENTIAL DISTRICT] TO RG [GARDEN HOME RESIDENTIAL DISTRICT] TO PROVIDE A GARDEN HOME DEVELOPMENT. PARCEL ID# 14 00 02 4 003 001.002. [SITE ADDRESSES: 1916 & 2020 MONCRIEF ROAD.]**

**TO AMEND THE FUTURE LAND USE MAP FOR A ‘CHANGE IN LAND USE DESIGNATION’ FROM LOW DENSITY RESIDENTIAL TO MEDIUM DENSITY RESIDENTIAL. PARCEL ID# 14 00 02 40 003 001.002. [SITE ADDRESS: 2020 MONCRIEF ROAD.]**

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

**DISCUSSION:**

**COMMENTS OF CITY ENGINEER: SEE ATTACHED “EXHIBIT C.”**

**COMMENTS OF PUBLIC WORKS DEPARTMENT: NO COMMENTS.**

**COMMENTS OF FIRE DEPARTMENT: SEE ATTACHED “EXHIBIT D.”**

**[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**



10 Inverness Center  
Parkway, Ste 350  
Hoover, AL 35242  
205.526.3970  
www.ttlusa.com

February 26, 2024

Mr. Blake Castleberry  
Building Inspections Superintendent  
City of Gardendale  
925 Main Street  
Gardendale, Alabama 35071

**RE: Rex Drinkard  
Rezoning Review**

Dear Blake:

I have reviewed the re-zoning exhibit (A-1 zoning to R-1 zoning) dated February 20, 2024 for Rex Drinkard's proposed 4 lot single family home development located at 2609 North Road in Gardendale as prepared by Town & Country Surveying, LLC. The preliminary layout has been reviewed in accordance with the technical requirements of Section §4.10.3.2 a. - h. for rezoning as found in the City of Gardendale Zoning Ordinance dated March 4, 2013. The below referenced information is required for compliance with these technical requirements:

1. How will access be provided to Lot 4A?
2. How will fire maneuvering be accommodated at the end of the private drive at Lot 4D and Lot 4A?
3. State how sewer service will be provided on the concept plan.
4. Vann Drive has had flooding issues in the past. Provide a detailed drainage narrative with respect to storm water detention and water quality. Note the location of the storm water facility on the concept plan.
5. Note a traffic study is not required due to the size of the proposed development. Based on the ITE Trip Generation Rates, 3 vehicles are anticipated in the AM peak hour and 4 vehicles in the PM peak hour for a total daily traffic (ADT) volume of 38.

Further review will be provided upon receipt of the above requested information. Addition reviews will be required for approval of the preliminary plat and construction document submittal if the rezoning request is granted. Please let me know if you have any further questions.

Sincerely,  
TTL, Inc.

Rick Nail, PE, LEED BD+C (AL #23130)  
Senior Vice President/Civil Business Unit Leader  
City of Gardendale Consulting City Engineer

"EXHIBIT A"



FIRE CHIEF  
Joe Thomas

FIRE MARSHAL  
Capt. Adam Crain

## MEMO

DATE: 03/05/2024  
TO: Jack Fields - Gardendale Planning and Zoning Commission  
FROM: Joe Thomas, Fire Chief  
Adam Crain, Fire Marshal  
RE: Rex Drinkard Rezoning at 2609 North Road

The fire department has no comment on the rezoning request from A-1 to R-1, but does have the following comments on the Conceptual Plan for the Proposed Rezoning:

1. The access road, labelled "Prop. Drive", shall be constructed of an approved driving surface capable of supporting the imposed load of a fire apparatus weighing at least 75,000lbs.
2. The access road, labelled "Prop. Drive", shall maintain a minimum width of 20ft of drivable surface.
3. The access road, labelled "Prop. Drive", shall comply with IFC requirements for dead-end fire apparatus access roads. The conceptual plan shows a cul-de-sac. Cul-de-sac's are required to maintain a 96ft diameter drivable surface.
4. A fire hydrant may be required if proposed structures are beyond 1000ft of current fire hydrants.

\_\_\_\_\_  
Joe Thomas  
Fire Chief

  
Capt. Adam Crain  
Fire Marshal

GARDENDALE FIRE AND RESCUE SERVICE  
1811 Decatur Highway · P.O. Box 889 · Gardendale, AL 35071 ·  
Office: (205) 631-6660 · Fax: (205) 631-1725

"EXHIBIT B"



10 Inverness Center  
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February 26, 2024

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Mr. Blake Castleberry  
Building Inspections Superintendent  
City of Gardendale  
925 Main Street  
Gardendale, Alabama 35071

**RE: Moncrief Manor Garden Homes  
Rezoning Review**

Dear Blake:

I have reviewed the re-zoning exhibit (R-1 zoning to RG zoning) dated February 15, 2024 for Scott Gant and Cullen Stafford's proposed 8 lot garden home development located at 1916 & 2020 MonCrief Road in Gardendale. The site plan notes the project area as ±2.4 acres which is the easternmost property adjacent to Moncrief Road (parcel ID# 14 00 01 3 003 007.000). The petition also notes the ±6.8 acre westernmost property (parcel ID# 14 00 02 4 003 001.002) for rezoning. The preliminary layout has been reviewed in accordance with the technical requirements of Section §4.10.3.2 a. - h. for rezoning as found in the City of Gardendale Zoning Ordinance dated March 4, 2013.

Note a traffic study was not required due to the size of the proposed development. Based on the ITE Trip Generation Rates, 6 vehicles are anticipated in the AM peak hour and 8 vehicles in the PM peak hour for a total daily traffic (ADT) volume of 76.

I would recommend only rezoning the easternmost parcel to RG while leaving the westernmost parcel as R-1 since it will only be used for placement of the community on-site sewer system.

The submitted information meets the technical requirements stated above. Further review will be provided upon approval of this request and subsequent preliminary plat and construction document submittal if the rezoning request is granted.

Please let me know if you have any further questions.

Sincerely,  
TTL, Inc.

Rick Nail, PE, LEED BD+C (AL #23130)  
Senior Vice President/Civil Business Unit Leader  
City of Gardendale Consulting City Engineer

"EXHIBIT C"



**FIRE CHIEF**  
Joe Thomas

**FIRE MARSHAL**  
Capt. Adam Crain

**MEMO**

**DATE:** 03/05/2024  
**TO:** Jack Fields – Gardendale Planning and Zoning Commission  
**FROM:** Joe Thomas, Fire Chief  
Adam Crain, Fire Marshal  
**RE:** Scott Gant rezoning of 1916 and 2020 Moncrief Rd

The fire department has no comment on the rezoning request or preliminary layout of 1916 Moncrief Rd.

The Fire department has concerns regarding access to the property at 2020 Moncrief Rd. Additional information of property usage may provide better understanding of rezoning request and amending the future land use map of 2020 Moncrief Rd.

\_\_\_\_\_  
Joe Thomas  
Fire Chief

\_\_\_\_\_  
Capt. Adam Crain  
Fire Marshal

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1811 Decatur Highway • P.O. Box 889 • Gardendale, AL 35071 •  
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**"EXHIBIT D"**