



**Minutes of the City of Columbiana
Planning Commission
January 11, 2024**

The Planning Commission of the City of Columbiana, Alabama met for their regularly scheduled meeting on January 11th at 6:00 PM at City Hall. The meeting was called to order by Commissioner Tallie. The attendance of the Planning Commission members was recorded as follows:

Present	Absent
Ryan Tallie, Chairman	Charlene Tucker, City Clerk
Amy Dixon, Commission Secretary	
Vickie Mizzell, City Council Representative	
Scott Owen	
Johnny Reb Padgett	
Rob McLeroy	
Kevin McKee	
Micah Walker	

Additional Attendees:

Dale Lucas	Glen McCord
Brenna Nash	Cecelia Woods
Corley Ellis	Butch Ellis
Tim Thompson	

APPROVAL OF THE MINUTES:

November and December minutes were presented to be reviewed. Commissioner Walker motioned to approve both sets of minutes and Commissioner Mizzell seconded. The Commission unanimously agreed to approve the November and December minutes.

Commissioner Tallie

PUBLIC HEARING:

Property located on Hwy 30 that has no zoning Parcel ID # 20-4-19-3-001-001.001

The city is initiating the rezoning of this property from No Zoning to R-1 zoning. This property is 36 acres across from Stinson Road. 944 Hwy 30 is the closest address. Commissioner Tallie opened the floor for anyone who would like to speak in favor of the rezoning. The owner Margie Ann Cormack spoke in Favor. Tim Thompson spoke in favor. Dr Thornberg called in earlier in the day to also speak in favor.



Commissioner Tallie opened the floor for anyone who wanted to speak in opposition of the rezoning and no one spoke in opposition.

Property located on Hwy 47 that is RSD Parcel ID # 21-7-35-1-001-001.000

This property is the old driving range that was part of the old golf course. This property is currently zoned RSD, which no longer exists in our zoning ordinance. The zoning depended on it staying a golf course driving range to keep the RSD zoning but it is no longer being used for that purpose. The city is initiating it to be moved back to R-1 zoning so that it can be compliant with our current zoning ordinances. This property is about 5 acres. Commissioner Tallie opened the floor for anyone who would like to speak in favor or in opposition to the rezoning, but no one spoke for either side.

Commissioner Tallie closed the public hearing to resume our regularly scheduled meeting.

Commissioner Tallie asked the commissioners if anyone would like to make a motion to accept or deny the request to rezone. Commissioner Owen recommended to rezone both properties to R-1. The commission unanimously voted to rezone the properties.

APPLICATIONS:

- Seth Gandy submitted a simple subdivision request 720 Hwy 47 Columbiana, AL 35051
An application was submitted to subdivide a 1.2 acre lot into two lots. The first will be 0.61 acres and the second will be 0.6 acres. Both lots will touch Hwy. 47 and have a shared driveway. Commissioner Walker motioned to approve the subdivision request and commissioner McLeroy seconded. All commissioners were in favor and the request was approved.

- Keith Starnes has submitted a resurvey of lots 2 and 3 of Bentley Subdivision on Old Hwy 25 East Columbiana, AL 35051
Mr. Starnes applied to combine lots 2 and 3 so that they would be under one tax id number. This will turn 3 lots into 2 lots. Commissioner McKee motioned to approve this application and commissioner Padget seconded. All commissioners were in favor and the application was accepted.

- Mejia Belarmino Ordonez has submitted a subdivision request for 255 Buie Road Columbiana, AL 35051
This property is outside the city limits and is currently zoned RMH. The land around it is RMH. It is currently on Septic system. Mr. McCord, who is speaking on behalf of this property wanted to know if they annex into the city, would the city be responsible for paving Buie Road. He says the city paved it a few years ago. He also stated that there is only a 1.5 inch water line going out to the property and is interested in getting a 6 inch water line out there. Discussions ensued regarding whether or not the water system could handle subdividing the property into multiple



lots or handling multiple mobile homes in a mobile home park situation. No final decision was made at this time.

- Rezoning 210 East College Street from R-2 to B-1.

This property is currently zoned R-2 and a group of attorneys want to put their law offices in this location. The surrounding zoning is R-1 and a B-1 does not fit into the surrounding areas. Commissioner Tallie motioned to deny the rezoning because it does not fit into the surrounding zoning. Commissioner Walker Seconded the motion and the application was denied.

DISCUSSION:

Corley Ellis wanted to discuss his property that is part of Hidden Springs. The original plan had the additional property zoned RSD which no longer exists in our zoning ordinances. Mr. Ellis wanted to know if he could continue building his original plan or if he would need to get it redrawn. The commission did not have an answer at this time because we needed more documentation on the original plan to see if it reverted to R-1 due to lack of activity on the property. There is no documentation at this time to show that Mr. Ellis' property should keep it's RSD zoning. The commission asked him to locate the original agreement.

ADJOURNMENT:

Commissioner Tucker motioned to adjourn tonight's meeting. Commission Mizzell seconded, all were in favor and the meeting was adjourned.

PUBLIC HEARING CITY OF COLUMBIANA, ALABAMA Planning Commission OF CITY OF COLUMBIANA 6:00 PM Thursday January 11, 2024			PUBLIC HEARING CITY OF COLUMBIANA, ALABAMA Planning Commission OF CITY OF COLUMBIANA 6:00 PM Thursday January 11, 2024		
<u>Hwy 47 South Parcel ID 21-7-35-1-001-001.000</u> <u>Hwy 30 Parcel ID 20-4-19-3-001-001.001</u>			<u>Hwy 47 South Parcel ID 21-7-35-1-001-001.000</u> <u>Hwy 30 Parcel ID 20-4-19-3-001-001.001</u>		
NAME	ADDRESS	PHONE	NAME	ADDRESS	PHONE
Dale Lewis	Columbiana	205-669-5814	SCOTT OWEN	35051	205-966-0806
Glenn McCord	Wilserville	205-728-4047			
Vicki Mizzell	Columbiana	205-438-1085			
BRENNAN NASH		205-669-5337			
Cecelia Woods	Columbiana	205-583-1252			
CORLEY ELLIS	Columbiana	205-669-1863			
BUTCH ELLIS	Columbiana	205-669-6786			
Ryan Taylor	Columbiana	205-582-8578			
Nicole Walker	Columbiana	205-317-4303			
Amy Dixon	Columbiana	205-335-4386			
John & b Rodriguez	Columbiana	205-369-1162			
Bob McKeon	Columbiana	205-365-7679			
KEVIN McKEE	COLUMBIANA	205-213-2611			
Tim Thompson	96 Shiloh Columbiana	205-533-0989			





