



**Minutes of the City of Columbiana
Planning Commission
March 14, 2024**

The Planning Commission of the City of Columbiana, Alabama met for their regularly scheduled meeting on March 14th 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	Kevin McKee
Amy Dixon, Commission Secretary	Vickie Mizzell, City Council Representative
Scott Owen	Johnny Reb Padgett
Rob McLeroy	
Micah Walker	
Charlene Tucker, City Clerk	

Additional Attendees:

Wess Davis – High Point Properties	
Salon Madison	

APPROVAL OF THE MINUTES:

February minutes were presented for review. Commissioner Tucker motioned to approve the February minutes with two changes. Under Item 3 and Item 4 we need to add “Dale Lucas – Planning and zoning director”, and change the Spelling of Commissioner Tuckers name to correct it. Commissioner Owen seconded the approval of minutes with these changes. All commissioners were in favor and minutes were approved.

APPLICATIONS:

1. The City of Columbiana Planning Commission has requested the following properties on Ferry Road to be rezoned from NO ZONING to A-1 Parcel ID#
20-9-30-0-000-002.028
20-9-31-0-000-005.000
20-9-30-3-001-001.000
2. The City of Columbiana Planning Commission has requested the following property on Ferry Road to be rezoned from NO ZONING to A-1 parcel ID#
20-9-31-2-001-001.000
3. The City of Columbiana Planning Commission has requested the following property located on Ferry Road to be rezoned from NO ZONING to A-1 parcel ID#
20-9-30-3-001-003.000



4. The City of Columbiana Planning Commission has requested the following property on Ferry Road to be rezoned from NO ZONING to R-1 parcel ID# 20-9-30-0-000-002.002
5. The City of Columbiana Planning Commission has requested the following property on Hwy 25 Bypass be rezoned from NO ZONING to R-1 parcel ID# 21-8-34-1-001-045.000
6. The City of Columbiana Planning Commission has requested the following property on Hwy 70/343 be rezoned from NO ZONING to R-1 parcel ID# 21-8-27-0-000-001.002
7. The City of Columbiana Planning Commission has requested the following properties on Hwy 70/343 be rezoned from M-2 to R-1 parcel ID# 21-8-27-1-001-011.000
21-8-27-1-001-009.000,
21-8-27-1-001-010.000
21-8-27-0-000-001.003

Applications 1 -7 are being initiated by the city to change zoning on these properties. There were no objections to changing the zoning as listed on the applications. Zoning changes were approved.

8. Highpointe Partners LLC (Wes Davis) has requested the following property on Joinertown Road to be rezoned from R-1 to R-3 parcel ID# 21-6-23-2-001-002.000

This property is located near the middle school on the back side of the camp ground that is being built out currently. It is currently zoned R-1. Wes Davis presented a couple of plans. He has a plan drawn out using the land as R-1 with 196 R-1 lots. He would like to rezone it to R-3 with 188 lots a few larger estate lots on the front and some green space. Commissioner Tallie explained that the zoning commission has currently asked the city council to put a temporary hold on approving R-3 communities until we have time to update our zoning ordinances. Discussions ensued regarding what all is allowed in R-3 zoning and that it allows for apartment buildings. The zoning commission cannot do anything about what is built on a property if it fits into the zoning ordinances. The commission would like to see homes built on these lots. Commissioner Owen motioned to deny the application to ensure that homes be built on these lots. When we are able to update our zoning ordinances we will have a better structure in place to approve a bigger variety of zoning that will ensure the city have the structures needed to best facilitate our community. The commission held a role call vote to deny the application. The following were in favor of denying the application: Commissioners Dixon, Walker, Tucker, Owen. The following were in favor of approving the application: Commissioner McLeroy. The application was denied by majority vote.

DISCUSSION:



Salon Madison lives on Hwy 47 and Bouie Road. This property is zoned RMH. She was curious about the requirements to subdivide the property and either sell off parcels or build a Mobile Home Park out of it. There were discussions about the limitations due to the fact that it is on septic and that the water line only has a couple of more tap hook ups out on that road. Ms. Madison left with some information to consider and will decide at a future date how she wants to move forward with the land.

ADJOURNMENT:

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