



CITY OF OWENS CROSS ROADS

Owens Cross Roads City Hall
 P.O. Box 158 / 9032 Highway 431 S. Owens Cross Roads, AL 35763
 Tel: (256) 725-4163 Website: www.owenscrossroadsal.gov

MINUTES FOR PLANNING COMMISSION

March 14, 2022

COMMISSION MEMBERS PRESENT:

Tony Craig, Mayor
 Tim Gaines, OCR Administrator
 Tim Wright, Council Rep.
 Jason Denenny, President
 Elizabeth Craig
 Deborah Buskirk
 Yvonne Meier

COMMISSION MEMBERS ABSENT:

Antoinette Sisco-Williamson
 Blake Burns

GUESTS PRESENT:

Daryl Wilks
 Joe Adair
 Ross Hill
 Teresa Rivard
 Terry Floyd
 Janet Rivard
 Dewayne Brown
 Melissa Brown
 Kenneth Mitchem
 Jackie Robins
 Paige Wilson
 John Wilson
 Donald Bearden
 Ashley Bearden
 David Hill

TOWN HALL STAFF PRESENT:

Teresa Carpenter, Asst Clerk
 Lora Martin, Asst Clerk
 Jake Roth, City Engineer

Meeting called to order at 6:30 p.m. by Jason Denenny and Pledge of Allegiance led by Tim Wright.

Minutes from the February 14 meeting were presented: Motion to accept by Deb Buskirk; Second Elizabeth Craig.

T Craig	T Wright	T Gaines	J Denenny	E Craig	A Sisco-Williamson	D Buskirk	B Burns	Y Meier
Yes	Yes	Yes	Yes	Yes	Absent	Yes	Absent	Yes

Storage Facilities on Hwy 431 Jason Denenny addressed the audience and stated that the area on Hwy 431 is zoned for this type of business, but those in attendance could express their concerns.

Janet Rivard – a 27 year resident of Owens Cross Roads on Craft-Craig Road – stated not enough room on road for two vehicles, especially not moving trucks bringing items for storage. Water stands in road – a paved parking lot for this facility will make that issue worse; planned retention pond is not big enough; homes and properties already subject to flooding.

Presented pictures of past flooding. Property across highway and Subway were referenced as to the water issues already in the area.

Ross Hill – showed pictures of rain and issues of flooding – feels more will happen if area is built up – does not feel a storage facility is a benefit and will cause property value to go down. Also mentioned that water flows north by creek.

Janet Rivard – Craft-Craig cannot take additional traffic

Deborah Buskirk – tried to clarify if business was the problem or just entrance being on Craft-Craig. Wondered if traffic would be worse with entrance on highway

Tony Craig – says entrance from highway would not make traffic issues worse. Bristol Creek was referenced; Jake was not the City Engineer at that time.

J Denenny – said property is zoned for this type of business – prefers entrance from Hwy 431 – drainage issues would be worked on by City; retention pond size would be addressed. There is a specific formula to determine size.

T. Craig – working with ALDOT on cleaning ditches.

Someone asked about zoning and JD stated that from Hwy to 300 feet is residential, questions about this. Jake Roth stated that the zoning of any parcel of land covers the entire property and that there are buffers in the code to protect the residential area.

R Hill asked how far does residential go on Brockway and JD stated this is determined by parcel.

D Buskirk stated that there are two issues, the retention pond and drainage issues, of which drainage issues have existed prior to this request.

J Rivard – still concerned about the drainage if that property does not have a large enough retention pond

Elizabeth Craig stated that she has seen water get up to the brick house near that property and that Ross Hill's property gets water. J Rivard wants concerns addressed

JD reiterated that the current application is within our zoning ordinance.

TC stated that the area will be discussed as far as drainage is concerned.

R Hill asked what measures will be taken to prevent drainage to his property. He has already brought dirt in and does not want that expense to be for nothing.

Jake brought up that property could be divided and sold and be both residential and commercial in that area. He has discussed everything with the builders and they will submit plans that will have to be approved prior to building.

Dewayne Brown asked did they not have to get with the State as he did when building his business? He almost had to put in a retention pond and was not allowed to build his pad up but a few inches and this facility will be built up higher. He has

a problem with people coming in his parking lot at 35 mph to avoid the water on Craft-Craig. Says Mrs. McGough’s drainage ditch cannot handle the run-off as it is.

Jake says that they will have to get with the State on a couple of issues such as entrance and stormwater. A letter will be required approving the stormwater plan.

D Brown stated that the Craft-Craig Road issues need to be addressed. Also wonders if sewage is being affected because his toilets are not flushing properly. This is a separate issue needing to be addressed.

T Craig mentioned that there is a possibility of widening several roads in the community.

K Mitchem who lives between Goody Two Shoes and Hill’s Auto has major drainage issues. His property has become the detention pond for the new subdivision going in on Cave Spring Road, Ramsay Cove. Requesting a ditch be put in.

Jake commented that this builder is hard to reach and needs a letter. The schedule for building this subdivision was in 2019, not 2022. They are way behind schedule and over-budget. May need to pull permit. Jake will send a certified letter to the builder.

J Denenny stated that we needed to move on to the business of Wilson Fireworks.

Wilson Fireworks Mr. Wilson stated that he has tabled the sub-dividing of the property and will keep the lot whole. He is requesting approval to build a fireworks business.

J Denenny asked if he was keeping the same drawing? Jake said that from an engineering perspective, it was good, still working on some issues, could give a conditional approval. Just need a yes or no from the commission. Shannon Drake has been contacted and given his requirements.

Jason Denenny called for a vote.

T Craig	T Wright	T Gaines	J Denenny	E Craig	A Sisco-Williamson	D Buskirk	B Burns	Y Meier
Yes	Yes	Yes	Yes	Yes	Absent	Yes	Absent	Yes

Ross Hill asked if property owners would be notified of measures taken to protect their properties. Jake will write up comments on the storage facilities and the commission will review. It was very helpful to hear the concerns and he will be scrutinizing the plans better. As far as the public reviewing them, that is up to the City. RH asked when they planned to start building and that is unknown.

Tim Wright motioned to adjourn; Tony Craig seconded; all aye. Meeting adjourned at 7:10 p.m.

Respectfully submitted by:
Lora Martin, Assistant Clerk
Teresa Carpenter, Assistant Clerk