



# CITY OF OWENS CROSS ROADS

Owens Cross Roads City Hall  
P.O. Box 158 / 9032 Highway 431 S. Owens Cross Roads, AL 35763  
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## Planning Commission Minutes

September 11, 2023 @ 6:00 p.m.

Present: Jason Denenny, Chairperson  
Yvonne Meier, Pro Tempore  
Elizabeth Craig, Council Representative  
Tim Gaines, City Administrator  
Deborah Buskirk, Member  
Kenny Mitchem, Member  
Blake Burns, Member  
Teresa Carpenter, Revenue Clerk  
Lora Martin, Building Clerk  
Jonathan Torres, Ivaldi Engineering  
Aaron Dudley, Property Owner of 244 Wilson Mann Road

Absent: Antoinette Sisco-Williamson, Vice-Chair  
Tony Craig, Mayor

Jason brought the meeting to order at 6:00.

Yvonne made motion to approve minutes from August 14, 2023 meeting; Deb seconded. All members present in favor of approval.

Mr. Torres presented the request for clarification on the Town Center zoning for 244 Wilson Mann Road. Town Center will allow light commercial and office space, which is what they consider the proposed storage facility to be. If a storage facility is considered industrial, it will not be allowed on that property. Much discussion about whether it is considered industrial or classified as light commercial.

Mr. Dudley spoke about what his plans are for the property. He wants to have a multi-use storage facility. He plans to have the front of the facility as office/commercial space, with it being temperature-controlled. He wants to finish the outside to go along with the future plans for the downtown area of Owens Cross Roads. This project would be the first to kick-off the planned updating of the Town Center. He agreed to have the façade look the way our Comprehensive Planning Committee envisions for the future of that area. He also stated that he would be using concrete, not gravel, for the storage areas. There will be a gated drive to the rear, at least 75' from the road to avoid any traffic congestion. The current plan is to have approximately 146 units, of various sizes. There is also a plan to use retention/detention ponds as needed. He plans for this to be his retirement and wants a thriving and sustainable business to pass on to his children.

The Planning Commission deemed his proposed use of the sight to be light commercial. Deb Buskirk motioned for approval; Kenny Mitchem seconded. All were in favor of him proceeding with the storage facility. Once plans are officially drawn, they will be brought to City Hall for review.

Old Business - regarding fence around retention pond in Richmond Subdivision. Lora has researched and found minutes from the November 2021 meeting with Richmond developers. These minutes do not reflect that a fence was agreed upon around the retention pond. Members present who were at this meeting did not remember it this way; they are certain that it was agreed to. More research is required.

Elizabeth made motion to adjourn; Deb seconded. Meeting was adjourned at 6:32.

Respectfully submitted by,

*Lora Martin, Building Clerk*

*Teresa Carpenter, Revenue Clerk*

DRAFT

**From:** [Jake Roth](#)  
**To:** [Lora Martin](#)  
**Subject:** Re: Planning Commission questions  
**Date:** Wednesday, August 16, 2023 8:37:17 AM

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Lora,

I am reviewing the zoning standards first, but I did take a look at the specific questions raised here:

1) The City does not have "Engineering Standards" adopted as described in the subdivision regulation. I don't think you want to go to the City of Huntsville standards, but Madison County doesn't have anything specific enough that I would suggest adopting it. We could write our own, or just incorporate more specific standards into the subdivision regulations and stop there. That would likely be my recommendation as I don't think there is enough meat to necessitate a new document, just beef up the subdivision regulations with additional technical information.

2) Page 24 (n) 2: There is reference to 800 feet. I would suggest changing this to 600 feet.

3) Page 25 (q): Cul de sac length. I suggest changing it from 600 feet to 900 feet.

4) Section 4.7 on page 27: In this area it is only outlining that easements are required, which I agree with. The technical information on drainage requirements should be added in section (d) on page 28. There is a lot lacking there that needs to be spelled out for requirements. For example, currently there is no specific detention/retention requirement or outlined storm to design drainage infrastructure to. This would be more of the Engineering Standards, but there are so few things overall that need to be included I would recommend just adding the technical detail to the subdivision regulation. Plus, that keeps everything in one document vs another document to reference.

5) I am good with the water specifics outlined. I would likely add more descriptive text that identifies that water utilities fall under the jurisdiction of the Owens Cross Roads Water Authority.

Pages 27-29 will likely triple in size and specifics as I add the critical information needed to hold developers to a standard that better fits the needs of the City. Right now, they are doing it because its fairly standard and I push them, but there is nothing specific I can reference as a requirement, which makes it difficult to actually hold anything up even if we disagree with it.

Thanks,

Jake Roth, PE  
Project Manager  
RGS Civil Design, LLC  
[jroth@rgscivil.com](mailto:jroth@rgscivil.com)  
(256) 503 9277



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---- On Tue, 15 Aug 2023 10:25:52 -0500 **Lora Martin** <[lora.martin@owenscrossroadsal.gov](mailto:lora.martin@owenscrossroadsal.gov)> wrote --  
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Good morning! I was supposed to have asked you some things prior to our meeting last night and I did not... I have attached the minutes from the July meeting that have some questions for you. When you have time, will you look at this?

Thank you!

*Lora Martin*

**City Building Clerk/CAPZO/Archivist**

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