
City of Clay, Alabama

Planning and Zoning Commission Meeting Agenda

City Hall Meeting Room - 2441 Old Springville Road
July 16, 2026 @ 6:00 PM

As a matter of convenience, members of the public are invited to listen and observe in public meetings by [YouTube video](#). Presenters and others interested in a particular matter for discussion are encouraged to attend the meeting in-person. The City is not responsible for technical issues that may occur that interfere with the video. The City Council, at its sole discretion, may proceed with its in-person business meeting regardless of whether virtual attendees can hear and/or observe the proceedings.

Call to Order

Invocation & Pledge of Alliance

Roll Call

Determination of Quorum

Approval of Minutes From Previous Meeting(s):

1. June 18, 2026

New Business

1. S2026-07-01 - A request by Wes Bertoldi, Applicant, National Investors, LLC, Owner, for a preliminary plat "Tyler Loop Business Park" — located at 2229 Sweeney Hollow Rd, Pinson, AL, TPID 1200093000005.000, for a two (2) lot subdivision, zoned CN - Neighborhood Commercial District.
2. Z-2026-07-01 - A request by Hugh Hagood for a pre-application meeting regarding a proposed subdivision development partially in Clay, at 6830 Trussville Clay Rd, TPID(s) 0900252000043.000 (Not in City) 0900252000043.001 (In City), Zoned I2 Heavy Industrial.

Public Address

Chairperson's Communication

Adjournment

In compliance with the Americans with Disabilities Act, those requiring accommodation for Council meetings should notify the City Clerk's Office at least 24 hours prior to the meeting at 205-680-1223.

City of Clay, Alabama

PLANNING & ZONING COMMISSION MINUTES

P.O. Box 345; Clay, AL 35048-0345

June 18, 2026 @ 6:00 p.m.

CALL TO ORDER

Chairman Eddie Dawson called the meeting to order at 6:00 pm.

INVOCATION

Chairman Eddie Dawson

PLEDGE OF ALLEGIANCE

Council member Joseph “Jody” Harris

ROLL CALL

PRESENT

Mayor Jane Anderton

Place 4, Member Matt Clay

Place 5, Member Bill McAllister

Place 6, Chairman Eddie Dawson

Council Representative, Joseph “Jody” Harris

Administrative Official Brad Watson

ABSENT

Place 1, Member Josh Self

Place 2, Member Robert Thompson

Place 3, Member Brooke Griffin-Haynes

APPROVE MINUTES FROM PREVIOUS MEETING(S):

Motion to approve the meeting minutes from April 16, 2026, made by Member Harris, Seconded by Member McAllister.

Voting Yea: Anderton, Clay, McAllister, Dawson, Harris and Watson.

CITIZEN COMMUNICATIONS

Mr. Chris White, Ad Hoc Committee member, presented PowerPoint on the former DYS (Department of Youth Services) property. The group agreed the DYS name carries negative associations and wanted a faster name change. Purpose was to create a fresh, community-driven identity rather than retain the DYS label; branding should reflect trails, nature, recreation and local identity. Proposed example names presented by the ad hoc group:

- Clay Greenway Commons (ties to trails / outdoor system)
- Cosby Lake Commons (leverages recognizable local landmark)
- Clay Community Commons (inclusive, future-proof)

The ad hoc committee proposes to: gather public name submissions, prepare a mission statement (why the property should exist / who it's for), narrow submissions to a short list, then poll the public and present top options to council. A town hall meeting is scheduled for 6:30 pm on Monday, July 13, 2026.

OLD BUSINESS:

There was none.

NEW BUSINESS:

Annexation – 5744 Cheryl Drive, Pinson, TPID 09-00-34-1-000-012.000

Ms. Glenda Howe requested annexation. The property touches the city boundary at a couple of points and contains a residence.

Motion to approve annexation made by Member Harris, Seconded by Member Clay. Voting Yea: Anderton, Clay, McAllister, Dawson, Harris and Watson

S-2026-06-01: The City of Clay, applicant, A Final Right of Way Plat for Weems Lane

Residents requested the city develop an existing prescriptive access (Williams Lane) into a formal right-of-way and make roadway improvements for better access/maintenance.

Process overview:

Planning Commission must approve the plat map showing the right-of-way.

Each property owner must sign the plat for recording; if mortgages exist, lender signatures may be needed.

Once recorded, the request returns to council for funding/acceptance; council can require owners to upgrade to city standards as a condition (or assess/share costs).

Scope & standards: ~434 feet of roadway improvement identified; minimal improvement option discussed (simple leveling/top coat, no curb & gutter) vs. full city standard (pavement width, drainage). Typical residential pavement widths discussed: 18–25 ft, while the city often desires a 50 ft right-of-way total.

Staff clarified: approving the plat now does not obligate the city to fund improvements; final signature on the plat can be withheld until council decides whether to accept the roadway to city standards.

Practical impact on residents: recorded deeds need not change immediately; subsequent deeds will reference the new plat when issued. If the city accepts the street later, standards and potential cost-sharing/assessments would be determined by council.

Motion to approve S-2026-06-01 with Staff recommendations made by Member Clay, Seconded by Member Harris. Voting Yea: Anderton, Clay, McAllister, Dawson, Harris and Watson

OTHER BUSINESS:

There was none.

ADJOURNMENT:

There being no more business, motion to adjourn made by Member Harris, Seconded by Member McAllister. Voting Yea: Anderton, Clay, McAllister, Dawson, Harris and Watson

The Planning and Zoning Commission adjourned at 6:43 pm.

ATTEST:

Mr. Eddie Dawson, Chairman

Ms. Toushi Arbitelle, Recording Secretary

HagerCo, LLC

Keith L. Hager, PE

AL No. 24699

July 15, 2026

Mr. Brad Watson,
The City of Clay, Alabama

**RE: P&Z July 2026 * 01
Tyler Loop Business Park
Final Plat**

Dear Brad,

As requested, I have reviewed the Final plat for the Tyler Loop Business park. The Proposed Lots have frontage on Sweeney Hollow Road, and on Tyler Loop Business Park. Lot 2 appears to be the New Convenience Store, and Lot 1 appears to be vacant currently. It does appear that a part of lot 1 was disturbed to borrow material. At the time of my inspection, there were some minor deficiencies in BMP, and a part of Lot 1 was not properly stabilized.

Access to Lot 1 will need to be permitted through Tyler Loop Road. Any future development, would need to be submitted for a full site plan review, and would be required to meet the current zoning and development requirements for the City.

I concur with the format of the Plat as presented, and I recommend approval of the Final Plat.

Please call me if you have any questions.

Submitted By:
HagerCo-LLC



Keith L. Hager, PE

*Address:
1025 Montgomery Highway, Suite 110
Birmingham, AL 35216*

*Contact:
205.229.1738
keithlhager@icloud.com*

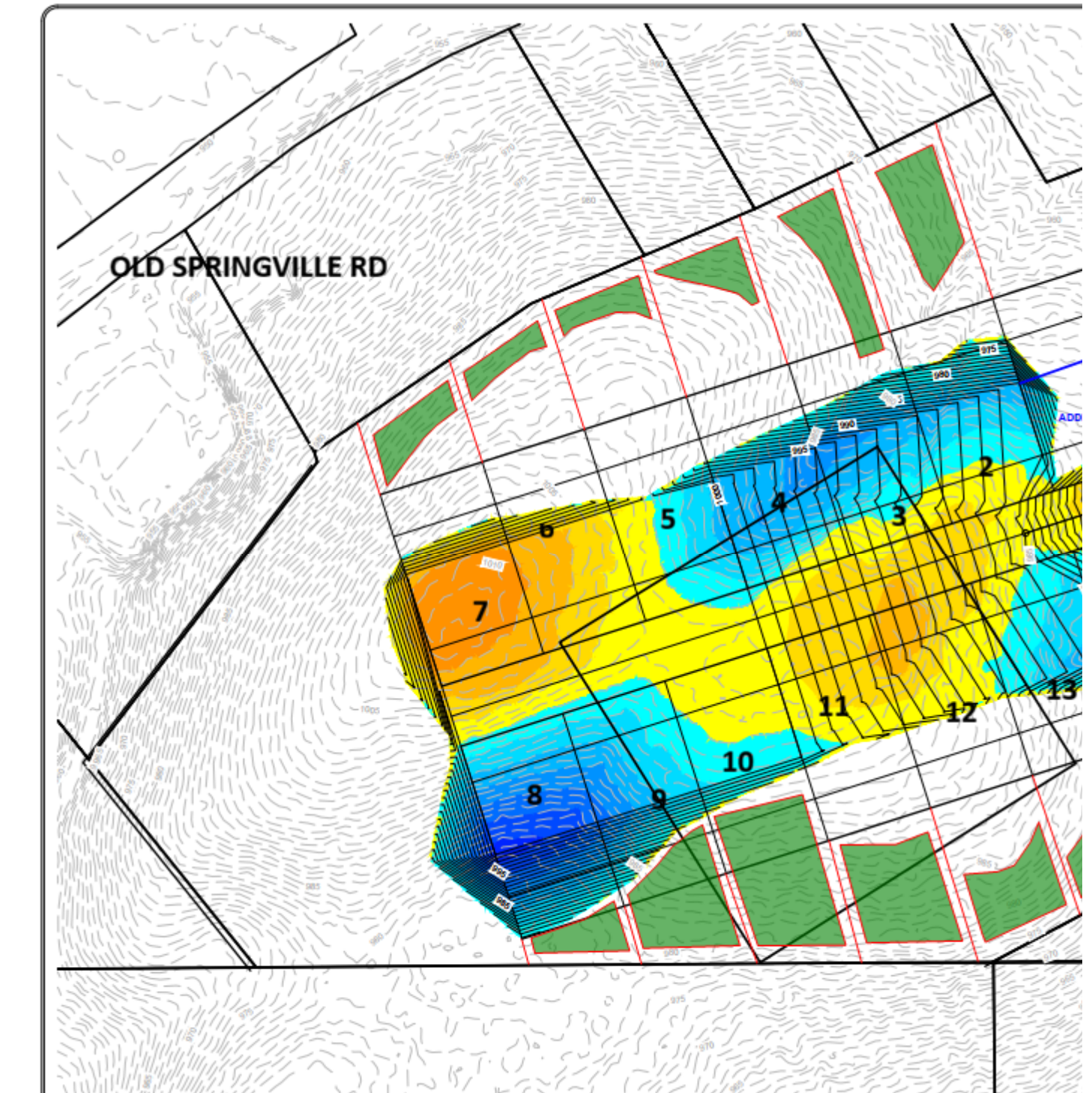
Brad Watson

From: Hugh Hagood <hagoodhugh02@gmail.com>
Sent: Friday, June 26, 2026 12:43 PM
To: Brad Watson
Subject: Habitat for Humanity Clay-Poe

Mr Watson:

Thanks so much for the call yesterday and the discussion regarding Habitat's interest in developing the property located at 6830 Trussville Clay Road. Per your instruction I am including a conceptual drawing rendered by CCI of the proposed subdivision. It includes 12-14 lots based on certain grading and site preparation assumptions. First, the site is mostly in the city limits but not entirely. Therefore, assuming the City of Clay would look favorably on Habitat's plan, the City would annex the remaining portion and zone appropriately. Additionally, due to economic constraints the development contemplates a septic system for sanitary requirements (awaiting perc test results), 12-15% final grade, and open ditches for stormwater management. Final drawings can be prepared that would better represent these details and more after your initial review and comments. Thanks for allowing me to introduce this project concept to the city of Clay. I hope this limited information and description provides enough of an introduction of the subdivision to allow us to further this discussion. After your review I will follow up next week to gain any initial thoughts regarding additional information that the City may require for their review.

Hugh Hagood
Phone: (205)-531-9422



HagerCo, LLC

Keith L. Hager, PE

AL No. 24699

July 15, 2026

Mr. Brad Watson,
The City of Clay, Alabama
2441 Old Springville Road

**RE: P&Z July 2026 * 02
Proposed Information - Hagood
Information Only – No Action**

Dear Brad,

Based on the limited information, Mr. Hagood is presumable asking for feedback from the Planning Commission for a proposed Residential Subdivision. Based on the information on the agenda, the current zoning for the property is Heavy Industrial.

Any proposed Residential use would first require a re-zoning process. As we have discussed, re-zoning is for a highest and best use for the property. The Developer should provide the lot size and density with his request, and those characteristics should meet the minimum requirements for that residential zoning.

Please call me if you have any questions.

Submitted By:
HagerCo-LLC



Keith L. Hager, PE

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