

MOBILE CITY PLANNING COMMISSION

MINUTES

DECEMBER 2, 2021 - 2:00 P.M.

AUDITORIUM, GOVERNMENT PLAZA

ROLL CALL:

Members Present	Members Absent
Allan Cameron, Vice Chairman Carlos Gant Shirley Sessions Matt Anderson, (MD) Nick Amberger (AO) Scott Jones (CC) Kirk Mattei (S)	John W. “Jay” Stubbs, Jr. Chairman Jennifer Denson, Secretary Taylor Atchison Susan Carley (S)
Planning Staff Present	Others Present
Margaret Pappas, Planning & Zoning Marie York, Planning & Zoning Victoria L. Burch, Planning & Zoning Bert Hoffman, Long Range Planning Shayla Beaco, Build Mobile	Doug Anderson, Staff Attorney Marybeth Bergin, Traffic Engineering George Davis, City Engineering

(S) Supernumerary (MD) Mayor’s Designee (AO) Administrative Official
(CC) City Council Representative (PJ) Planning Jurisdiction

The notation motion carried unanimously indicates a consensus, with the exception of the Chairman who does not participate in voting unless otherwise noted.

HOLDOVERS:

- 1. South side of Overlook Road, 745’± East of the Illinois Central Gulf Railroad right-of-way.
Council District 7
ZON-001721-2021
Salt Line Development, LLC
Rezoning from R-1, Single-Family Residential District, to R-3, Multi-Family Residential District.**

Evan Burdette, the applicant, was present and withdrew the application from consideration.

No action was required by the Commission due to the withdrawal.

2. 2465 Wimbush Street

(Southwest corner of Wimbush Street and Whitley Street, extending through to the east side of Green Street).

Council District 2

SUB-001853-2021

Africatown Heritage House Subdivision

Number of Lots / Acres: 1 Lot / 2.8± Acres

Engineer / Surveyor: Goodwyn Mills Cawood

Commissioner Sessions recused from this application.

John Adams, the applicant's representative, was present and requested a holdover to the February 3rd meeting

Motion to holdover by Allan Cameron. Second by Matt Anderson. Heldover to the February 3rd meeting. Shirley Sessions recused from voting.

After discussion, the Planning Commission Heldover the request to the February 3, 2022 meeting at the applicant's request.

NEW SUBDIVISION APPLICATIONS:

3. 5535 Linwood Steiner Road and 5575 U.S. Highway 90 West

(East side of Linwood Steiner Road / U.S. Highway 90 West, 100'± North of Kooiman Road, extending to the North side of Kooiman Road, 200'± East of U. S. Highway 90 West).

Council District 4

SUB-001856-2021 (Subdivision)

Highway 90-Interstate 10 Business Park Subdivision, Plat No. 2

Number of Lots / Acres: 2 Lots / 10.5± Acres

Engineer / Surveyor: Gonzalez-Strength & Associates, Inc.

Applicant, Eric Eckhart, was present and agreed to all conditions and staff recommendations.

No one else was present to speak regarding the application.

Motion to approve by Shirley Sessions. Second by Matt Anderson. Approved.

After discussion, the Planning Commission Tentatively Approved the request, with waivers of Sections V.D.1. and V.D.3. of the Subdivision Regulations, subject to the following conditions:

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- 1) retention of the right-of-way widths of U.S. Highway 90 West and Kooiman Road on the Final Plat;
- 2) retention of the lot size labels in both square feet and acres on the Final Plat, or the furnishing of a table on the Final Plat providing the same information;
- 3) revision of the plat to indicate a 25-foot minimum building setback line along the entirety of both street frontages;
- 4) placement of a note on the Final Plat stating that no structure may be constructed or placed within any easement without the permission of the easement holder;
- 5) compliance with the Engineering comments: (*FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for review and/or signature by the City Engineer): A. Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors. B. Check the NAME of the proposed subdivision – Is it “PLAT NO.2”? Should it contain “Resubdivision of LOT 4” in the name? C. Provide the Surveyor’s and Owner’s (notarized) signatures. D. Correct the Township designation listed in the legal description and the Title Block. E. Email a pdf copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Permitting Engineering Dept. for review at land.disturbance@cityofmobile.org prior to obtaining any signatures. No signatures are required on the drawing. F. After addressing all of the FINAL SUBDIVISION PLAT review comments provide the ORIGINAL (with all signatures except for the Planning Commission, Traffic Engineering, and City Engineer), one (1) copy, and a transmittal letter to the Engineering Permitting Department. They can be dropped off at 205 Government St. or mailed to PO Box 1827, Mobile, AL, 36633.*);
- 6) placement of a note on the Final Plat stating the Traffic Engineering comments: (*Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Any required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City’s Zoning Ordinance.*);
- 7) compliance with the Urban Forestry comments: (*Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites will require a tree removal permit.*); and
- 8) compliance with the Fire-Rescue Department comments: (*All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code). Fire apparatus access is required to be within 150’ of all commercial and residential buildings. A fire hydrant is required to be within 400’ of non-sprinkled commercial buildings and 600’ of sprinkled commercial buildings.*).

4. 1172 Elmira Street

(Northeast corner of Elmira Street and Rapier Avenue).

Council District 2

SUB-001860-2021

Rapier Avenue Subdivision

Number of Lots / Acres: 3 Lots / 0.3± Acres

Engineer / Surveyor: Smith Clark & Associates

Daniel Clarke and Robert Lee, representing the application, were present and discussed the lot sizes, parking, the proposed use as single-family homes, and their experience building on lots of similar size in the neighborhood. Mr. Lee noted that he intended to live in one of the proposed homes.

Commissioners noted that staff received three (3) letters in opposition to the proposal and suggested that the Applicants meet with the neighbors.

Commissioners discussed with the applicants the proposed use and the parking concerns.

Staff discussed the site dimensions in the historic area, substandard widths and the proposed sizes of the lots.

A motion to holdover the application was made by Matt Anderson. The motion was seconded by Carlos Gant. Upon a vote, the application was heldover to the January 6th meeting.

After discussion the Commission heldover the application to the January 6, 2022 meeting to allow the applicant to address the following:

- 1) Meet with neighbors to discuss the proposed application; and
- 2) Submit revised plats showing the subject property configured as a 2-lot subdivision.

NEW PLANNING APPROVAL APPLICATIONS:

5. 2601 Dauphin Island Parkway

(East side of Dauphin Island Parkway, 1,000'± North of Cedar Point Road).

Council District 3

PA-001854-2021

The Parkway Center, LLC

Planning Approval to allow a police precinct in a B-3, Community Business District.

Applicants, Paul Davis, 756 St. Louis Street, and Mike McAleer, 4358 Old Shell Road, were present and agreed to all conditions but had questions about the privacy buffer.

Staff stated that the site plan must be revised to depict the buffer, fence and parking. It was also noted that the Applicants needed to email the deed for the property to staff.

Motion to approve by Scott Jones. Second by Matt Anderson. Approved.

After discussion, the Planning Commission determined the following Findings of Fact for Approval for the Planned Unit Development:

- a) the proposal will be appropriate with regard to transportation and access, water supply, waste disposal, fire and police protection, and other public facilities;
- b) the proposal will not cause undue traffic congestion or create a traffic hazard; and
- c) the proposal will be in harmony with the orderly and appropriate development of the district in which the use is located.

The approval is subject to the following conditions:

- 1) revision of the site plan to depict a compliant buffer where the site abuts residentially zoned properties;
- 2) revision of the site plan to depict all parking spaces available on-site;
- 3) submittal and completion of the Subdivision process prior to the issuance of a Final Certificate of Occupancy; and
- 4) full compliance with all municipal codes and ordinances.

6. 1108 Dauphin Street

(North side of Dauphin Street, 314'± West of North Hallett Street).

Council District 2

PA-001886-2021

Kindred Yoga

Planning Approval to allow a yoga studio in a B-1, Buffer Business District.

Applicant, Allison Herlihy, 1108 Dauphin Street, was present and agreed to the Findings of Fact and conditions.

Commissioners discussed parking issues with the Applicant.

No one else was present to speak regarding the application.

Motion to approve by Matt Anderson. Second by Nick Amberger. Approved.

After discussion, the Planning Commission determined the following Findings of Fact for Approval for the Planning Approval:

- a) the proposal will be appropriate with regard to transportation and access, water supply, waste disposal, fire and police protection, and other public facilities;
- b) the proposal will not cause undue traffic congestion or create a traffic hazard; and
- c) the proposal will be in harmony with the orderly and appropriate development of the district in which the use is located.

The approval is subject to the following conditions:

- 1) revision of the site plan to depict a compliant buffer where the site abuts residentially zoned properties;
- 2) revision of the site plan to accurately depict all parking spaces available on-site;
- 3) submittal of a revised site plan (.pdf and hard copy) to Planning & Zoning prior to the issuance of a business license; and
- 4) full compliance with all municipal codes and ordinances.

NEW ZONING APPLICATIONS

7. 5358 Kooiman Road

(North side of Kooiman Road, 257'± West of Business Parkway).

Council District 4

ZON-001855-2021

Linder Surveying Consultants, LLC

Rezoning from B-5, Office-Distribution District and I-1, Light Industry District, to I-1, Light Industry District.

Jason Linder, 960 Schillinger Road South, representing the Applicant was present and in agreement with all conditions.

No one else was present to speak regarding the application.

Motion to approve by Shirley Sessions. Second by Scott Jones. Approved.

After discussion, the Planning Commission determined that the following conditions prevail to support the rezoning request:

- 1) the subdivision of land into building sites makes reclassification of the land necessary and desirable.

As such, the Planning Commission voted to recommend Approval of the rezoning request to the City Council, subject to the following conditions:

- 1) completion of the Rezoning process prior to signing the Final Plat for Highway 90-Interstate 10 Business Park Subdivision, Resubdivision of Lots 1 and 2; and
- 2) full compliance with all municipal codes and ordinances.

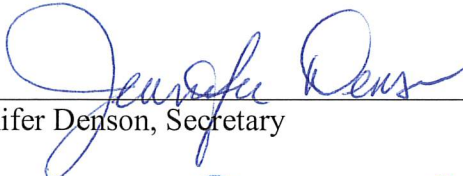
OTHER BUSINESS:

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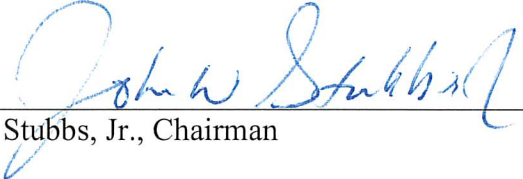
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Minutes approved: 10 / 17 / 2024



Jennifer Denson, Secretary



John W. "Jay" Stubbs, Jr., Chairman