

MOBILE CITY PLANNING COMMISSION

MINUTES

MARCH 3, 2022 - 2:00 P.M.

AUDITORIUM, GOVERNMENT PLAZA

ROLL CALL:

Members Present	Members Absent
John W. "Jay" Stubbs, Jr. Chairman Jennifer Denson, Secretary Carlos Gant Shirley Sessions Taylor Atchison Matt Anderson, (MD) Nick Amberger (AO) Susan Carley (S) Kirk Mattei (S)	Allan Cameron, Vice Chairman Scott Jones (CC)
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	Jim Rossler, 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.

ADOPTION OF THE AGENDA:

Motion made by Nick Amberger. Second by Matt Anderson. Adopted.

EXTENSIONS:

- 1. 4612 Spring Hill Avenue**
(North terminus of an unnamed public street, 220'± North of Spring Hill Avenue).
Council District 7

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- a. SUB-001473-2020**
Carondolet Subdivision
Number of Lots / Acres: 1 Lot / 19.3± Acres
Engineer / Surveyor: Sawgrass Engineering

Planning staff stated that the applicant was out of town but in agreement with the extension.

Motion to approve by Matt Anderson. Second by Jennifer Denson. Approved.

After discussion, the Planning Commission approved the request for a one-year extension of the Subdivision and advised the applicant that any future extensions will be unlikely.

- b. PUD-001472-2020**
Carondolet Subdivision
Planned Unit Development Approval to allow a private street subdivision and multiple buildings on a single building site.

See the discussion under the Subdivision application.

Motion to approve by Matt Anderson. Second by Jennifer Denson. Approved.

After discussion, the Planning Commission approved the request for a one-year extension of the Subdivision and advised the applicant that any future extensions will be unlikely.

NEW SUBDIVISION APPLICATIONS:

- 2. 1107 Louise Avenue**
(East side of Louise Avenue, 100'± South of Johnston Lane).
Council District 6
SUB-001956-2022
Pinehurst Subdivision, Block 107, Resubdivision of Lots 15 and 16
Number of Lots / Acres: 1 Lot / 0.3± Acre
Engineer / Surveyor: Erdman Surveying LLC

Applicant and property owner, Sharon Lipford, was present to represent the application. She stated that she wanted to place a garage on the property and she was unsure of the meaning of the proposed conditions.

Staff explained the regulations and the setback requirements.

No one else was present regarding the application.

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

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After discussion, the Planning Commission Tentatively Approved the request, subject to the following conditions:

- 1) Retention of the lot's size in acres and square feet on the Final Plat, or provision of a table on the Final Plat providing the same information;
- 2) Retention of the 25-foot minimum building setback line along Louise Avenue, in compliance with Section V.D.9. of the Subdivision Regulations;
- 3) Placement of a note on the Final Plat stating all future site improvements shall conform to current regulations;
- 4) Compliance with 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) Correct the information contained in GENERAL NOTE #2 – Use an actual Basis of Bearing, not "Assumed". C) Correct the Legal Description to include the correct Lot Number of the existing lots. D) Check/verify the recording data for the existing lots. E) Provide a written bearing and distance for the subdivision east and south property lines. F) Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 19 - #75) LOT 1 will receive historical credit of existing (1984) impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control) as follows: LOT 1 – 2,000 sf. G) 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. H) 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.*);
- 5) Placement of a note on the Final Plat stating 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.*);
- 6) Compliance with 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.*);
- 7) Compliance with Fire Department comments and placement of a note: (*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*

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within 400' of non-sprinkled commercial buildings and 600' of sprinkled commercial buildings.); and,

8) Full compliance with all other Codes and Ordinances.

**3. 3945 and 3949 Government Boulevard
(Southeast corner of Government Boulevard and Azalea Road).
Council District 4
SUB-001960-2022
Fikes 90 Azalea Subdivision
Number of Lots / Acres: 1 Lot / 3.2± Acres
Engineer / Surveyor: Rowe Engineering & Surveying**

Zeke Hudson of Rowe Engineering was present to represent the application and in agreement with the recommendations.

Karen Willard, a nearby property owner, was present with questions regarding the proposed development.

Mr. Hudson stated that he believed the site was going to be developed as a car wash.

Motion to approve made by Shirley Sessions and second by Taylor Atchison. Approved.

After discussion, the Planning Commission Tentatively Approved the request, subject to the following conditions:

- 1) retention of the lot size label in both square feet and acres on the Final Plat, or the furnishing of a table on the Final Plat providing the same information;
- 2) retention of the 25 foot minimum building setback line along all street frontages on the Final Plat;
- 3) retention of the right-of-way widths of Government Boulevard and Azalea Road on the Final Plat;
- 4) 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. Provide the Surveyor's Certificate and Signature. C. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 23 - #79) LOTS 1 and 2 will have to share the historical credit of existing (1984) impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control). Coordinate with City Engineering Department staff to establish the exact amount that each Lot will receive prior to the submittal of the Final Plat from review and signatures. D. Email a pdf copy of the FINAL SUBDIVISION PLAT and LETTER OF*

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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. E. 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.);

- 5) 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.);*
- 6) 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*
- 7) compliance with the Fire 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. 254 and 256 State Street

(North side of State Street, 50'± East of North Jackson Street).

Council District 2

SUB-001955-2022

Rolston / Frazer Subdivision

Number of Lots / Acres: 2 Lots/ 0.4± Acre

Engineer / Surveyor: Byrd Surveying, Inc.

Kelly Baker was present to represent the application and in agreement with the recommendations.

Staff noted for the Commission that comments in support of the application had been received, that additional information had been provided by the surveyor, and that Engineering had amended their comments regarding the application.

Margaret Pappas discussed the right of way and dedications.

Christine Dawson of Build Mobile's Historic Development Department was present and stated that the properties are protected by scenic open space and architectural easements held by the Mobile Historic Development Commission (MHDC) and requested that the application be heldover to allow the MHDC's Properties Committee to meet and discuss the application.

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Planning staff suggested that the application be heldover to the March 17th meeting.

Commissioners, staff and legal counsel discussed the legal procedural requirements, and if the application could be approved by the Planning Commission subject to subsequent approval by the MHDC. Due to the proposed changes to the property lines and the associated easements, it was determined that the Planning Commission should allow the MHDC to complete its process prior to considering the request.

Motion to holdover made by Matt Anderson and second by Jennifer Denson. Heldover until March 17, 2022.

After discussion, the Commission heldover the application to the March 17th meeting to allow the Mobile Historic Development Commission to review the proposed Subdivision as required by the recorded easements on the site.

NEW PLANNED UNIT DEVELOPMENT APPLICATIONS:

5. 1066 Hillcrest Road

(Northwest corner of Hillcrest Road and Johnston Lane).

Council District 6

PUD-001957-2022

Richardson, Inc.

Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site.

Commissioner Mattei recused from this application.

The applicant was present and in agreement with the recommendations.

No one else was present regarding the application.

Motion to Approve made by Matt Anderson and second by Taylor Atchison. Approved. Kirk Mattei recused from voting.

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

- a. the proposal promotes the objective of Creative design (*to encourage innovative and diversified design in building form and site development*), because greater flexibility is required due to the scope and scale of the site, and due to existing conditions and constraints;
- b. the proposal promotes the objective of Flexibility (*to permit greater flexibility in the location and arrangement of buildings and uses than is generally possible under district*

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regulations), by allowing multiple buildings on a single building site and reduced frontage landscaping;

- c. the proposal promotes the objective of Efficient land use (*to encourage the most efficient and sustainable use of land, especially tracts in the inner part of the city that remain undeveloped or that are appropriate for redevelopment*), because the applicant is endeavoring to maintain the economic viability of a commercial corridor of the city;

The Approval is subject to the following conditions:

- 1) Placement of a note on the revised site plan stating the carwash facilities will meet the enclosure and screening requirements of Section 64-12 of the Zoning Ordinance;
- 2) Revision of the site plan to depict compliance with the minimum width requirements of Section 64-6.A. of the Zoning Ordinance for one-way and two-way traffic circulation.
- 3) Revision of the site plan to illustrate the direction of on-site traffic circulation;
- 4) Placement of a note on the revised site plan stating the site shall comply with the parking lot lighting requirements of Section 64-6.A.8. of the Zoning Ordinance, and that a photometric plan in compliance with these requirements will be submitted at the time of permitting;
- 5) Placement of a note on the site plan stating that the site will comply, with the exception of frontage landscape area, with the tree planting and landscape area requirements of Section 64-4.E. of the Zoning Ordinance, and that a tree planting and landscape area plan in compliance with these requirements will be submitted at the time of permitting;
- 6) Placement of a note on the revised site plan stating any dumpster placed on the property will meet the enclosure and sanitary sewer requirements of Section 64-4.D.9. of the Zoning Ordinance;
- 7) Revision of the site plan to illustrate a sidewalk along Johnston Lane, or submission of a Sidewalk Waiver for review by the Planning Commission, prior to the approval of any associated permits;
- 8) Revision of the site plan to either identify compliance with the residential buffer requirements of Section 64-4.D.1. of the Zoning Ordinance, or to illustrate a buffer in compliance with these requirements;
- 9) Placement of a note on the revised site plan stating no structures shall be placed within any easement without permission of the easement holder;
- 10) Compliance with Engineering comments: (*ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN: a) Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Permitting Department (208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII). b) A Land Disturbance Permit application shall be submitted for any proposed land disturbing activity with the property. A complete set of construction plans including, but not limited to, drainage, utilities, grading, storm water detention systems and paving will need to be included with the Land Disturbance permit. This Permit must be submitted, approved, and issued prior to beginning any of the construction work. c) Any and all proposed land disturbing activity within the property will need to be submitted for review and be in*

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conformance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control d) Any existing or proposed detention facility shall be maintained as it was constructed and approved. The Land Disturbance Permit application for any proposed construction includes a requirement of a Maintenance and Inspection Plan (signed and notarized by the Owner) for the detention facility. This Plan shall run with the land and be recorded in the County Probate Office prior to the Engineering Department issuing their approval for a Final Certificate of Occupancy. e) The approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. The Owner/Developer is responsible for acquiring all of the necessary permits and approvals. f) The proposed development must comply with all Engineering Department design requirements and Policy Letters.);

- 11) Placement of a note on the site plan stating 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.);*
- 12) Compliance with 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.);*
- 13) Compliance with Fire 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.);* and,
- 14) Provision of a copy of the revised PUD site plan for review by the Planning and Zoning Department prior to the approval of any permits.

NEW PLANNING APPROVAL APPLICATIONS:

6. 355 North Ann Street

(West side of North Ann Street, 53'± North of Basil Street).

Council District 2

PA-001965-2022

Mott MacDonald Architects, Inc.

Planning Approval to allow a public museum in an R-1, Single-Family Residential District.

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John Adams of the Mobile County Commission's office was present to represent the application and requested a holdover to the March 17th meeting in order to allow the architect to be present.

Brandon Jackson, an area resident, was present to express concern about parking for the property. He stated that parking and travel through the area was already difficult due to the two churches in the area and requested consideration of restricting parking to one side of the street. He also noted that there were drainage problems in the area.

Motion to Holdover made by Matt Anderson and seconded by Shirley Sessions. Heldover.

After discussion, the Commission heldover the application to the March 17th meeting at the applicant's request.

GROUP APPLICATIONS:

**7. 5327 Halls Mill Road
(East side of Halls Mill Road 234'± South of Rangeline Road).
Council District 4**

- a. SUB-001963-2022 (Subdivision)
Wal-Mart Store # 866 Subdivision, Resubdivision of
Number of Lots / Acres: 2 Lots / 1.8± Acres
Engineer / Surveyor: Clark Geer Latham & Associates**

Planning staff informed the Commission that the applicant had withdrawn the special signage package, thus the Commission did not have to consider that aspect of the applications.

The applicant was present and in agreement with the withdrawal of the special signage package and the proposed conditions.

No one else was present regarding the application.

Motion to Approve made by Matt Anderson and seconded by Shirley Sessions. Approved.

After discussion, the Planning Commission Tentatively Approved the request, subject to the following conditions:

- 1) retention of the right-of-way width of Halls Mill Road on the Final Plat;
- 2) retention of the 25-foot minimum building setback line on the Final Plat;
- 3) 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;

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- 4) placement of a note on the Final Plat stating that the subdivision is limited to one shared curb cut to Halls Mill Road and one shared curb cut to the existing access and utility easement, with the size, location and design to be approved by Traffic Engineering;
- 5) compliance with 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. Revise the name of the PROPOSED SUBDIVISION in the title block from “RESUBDIVISION OF WAL-MART...” to “RESUBDIVISION OF LOT 3 WAL-MART...” C. Label the POC and POB of the Non-Exclusive Access & Utility Easement. D. Show and label the Non-Exclusive Access & Utility Easement. E. Provide and label the monument set or found at each subdivision corner including the proposed interior lot line. F. Add the name of the recorded subdivision name beneath the existing lot labels. G. Provide additional information for the Deed reference “REAL PROPOERTY BOOK 5481, PAGE 740” on the south side of proposed LOT 1. H. Revise NOTES #16 to read “As shown on the 1984 aerial photo (FLIGHT 21 - #89) LOTS 1 and 2 will receive historical credit of existing (1984) impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control) as follows: LOT 1 & 2 (total combined) – 3,600 sf. If the LOTS are already covered by an existing detention pond the Applicant will need to submit documentation with the proposed drainage calculations. I. 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. J. 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 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.*);

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- 8) compliance with Fire 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.*);9)
- 9) submission of a revised PUD site plan (hard copy and .pdf) to Planning & Zoning prior to signing of the Final Plat.

**b. PUD-001964-2022 (Planned Unit Development)
CRN Development, LLC (Thomas N. Ward, Agent)
Planned Unit Development Approval to allow shared access between multiple building sites, and to allow a unique sign package.**

See the discussion under the Subdivision application.

Motion to Approve made by Matt Anderson and seconded by Nick Amberger. Approved.

After discussion, and with withdrawal of the sign package request by the applicant, the Planning Commission determined the following Findings of Fact for Approval:

- a. the proposal promotes the objective of Creative design (*to encourage innovative and diversified design in building form and site development*), because it will allow for shared access and mobility between multiple building sites utilizing a single shared access; and
- b. the proposal promotes the objective of Flexibility (*to permit greater flexibility in the location and arrangement of buildings and uses than is generally possible under district regulations*), because it will allow for the re-development of a vacant site within an existing commercial area.

The approval is subject to the following conditions:

- 1) revision of the site plan to rename “Parcel 1” and “Parcel 2” as “Lot 1” and “Lot 2” to match the Subdivision plat;
- 2) revision of the site plan to label the lots with their sizes in both square feet and acres, or the furnishing of a table on the site plan providing the same information;
- 3) retention of the 25-foot minimum building setback line on the site plan;
- 4) submittal of an amended Planned Unit Development application at such time that development of Lot 1 is proposed;
- 5) revision of the site plan to provide sufficient maneuvering area for dumpster truck maneuvering into and out of the dumpster enclosure without interfering with traffic flow within the site;
- 6) placement of a note on the site plan stating that the site is limited to one shared curb cut to Halls Mill Road and one shared curb cut to the existing access and utility easement, with the size, location and design to be approved by Traffic Engineering;

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- 7) placement of a note on the site plan stating that all lots will be developed in full compliance with Zoning Ordinance requirements;
- 8) removal of the unique sign package per the applicant;
- 9) compliance with Engineering comments: *(1. Submit a drawing labeled PUD SITE PLAN. The Plan submitted appears to be a drawing for the signage package and is labeled SIGN LOCATION PLAN. 2. Label all proposed site items on the PUD SITE PLAN. 3. Provide a vicinity map and graphic scale on the PUD SITE PLAN. 4. ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN: a. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Permitting Department (208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII). b. A Land Disturbance Permit application shall be submitted for any proposed land disturbing activity with the property. A complete set of construction plans including, but not limited to, drainage, utilities, grading, storm water detention systems and paving will need to be included with the Land Disturbance permit. This Permit must be submitted, approved, and issued prior to beginning any of the construction work. c. Any and all proposed land disturbing activity within the property will need to be submitted for review and be in conformance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules for Erosion and Sedimentation Control and Storm Water Runoff Control. d. Any existing or proposed detention facility shall be maintained as it was constructed and approved. The Land Disturbance Permit application for any proposed construction includes a requirement of a Maintenance and Inspection Plan (signed and notarized by the Owner) for the detention facility. This Plan shall run with the land and be recorded in the County Probate Office prior to the Engineering Department issuing their approval for a Final Certificate of Occupancy. e. The approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. The Owner/Developer is responsible for acquiring all of the necessary permits and approvals. f. The proposed development must comply with all Engineering Department design requirements and Policy Letters.);*
- 10) placement of a note on the site plan 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.);*
- 11) compliance with 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*

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residential sites in historic districts, and all commercial sites will require a tree removal permit.);

- 12) compliance with Fire 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.);*
- 13) submission of revised PUD site plans (hard copy and .pdf) to Planning & Zoning prior to signing of the Final Plat; and
- 14) full compliance with all municipal codes and ordinances.

**8. 4119, 4161, 4173 and 4175 Halls Mill Road
(East side of Halls Mill Road, 210'± South of Moore Creek drainage canal).
Council District 4**

- a. SUB-001961-2022 (Subdivision)
Ramshead Subdivision
Number of Lots / Acres: 3 Lots / 51.0± Acres
Engineer / Surveyor: Rowe Engineering & Surveying**

Zeke Hudson of Rowe Engineering was present to represent the application. He stated that he was not sure about his client's acceptance of the staff's recommendation for I-1 instead of the requested I-2.

Planning staff suggested that the application be heldover to allow Mr. Hudson to discuss the issue with his client. Mr. Hudson agreed to the suggestion.

Leon Turner, a nearby property owner, was present to express concerns and opposition about the proposed development. He asked about the following issues:

- the type of industry that would be allowed;
- the potential environmental impacts of the proposed development;
- the potential impacts to his property value; and
- if the request would change the zoning designation of his property.

Planning staff addressed the concerns expressed by Mr. Turner.

Commissioners asked staff if the actual proposed use was stated in the application, to which staff replied that it was not.

Motion to Holdover made by Jennifer Denson and seconded by Taylor Atchison.
Heldover.

After discussion, the Commission heldover the application to the March 17th meeting at the applicant's request.

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b. ZON-001962-2022 (Rezoning)

Ramshead LLC (Mason Head, Agent)

Rezoning from R-1, Single-Family Residential District, B-3, Community Business District, and I-1, Light Industry District, to I-2, Heavy Industry District.

See the discussion under the Subdivision application.

Motion to Holdover by Jennifer Denson. Second by Taylor Atchison. Heldover.

After discussion, the Commission heldover the application to the March 17th meeting at the applicant's request.

**9. 6567, 6575, 6579 and 6583 Addison Woods Drive (private street)
(West side of Addison Woods Drive, 835'± North of Girby Road).
Council District 6**

a. SUB-001958-2022 (Subdivision)

Addison Woods Subdivision, Resubdivision of Lots 29, 30, 31 and 33

Number of Lots / Acres: 4 Lots / 0.4± Acre

Engineer / Surveyor: Rowe Engineering & Surveying

The applicant was present and in agreement with the holdover.

No one else was present regarding the application.

Motion to Holdover made by Carlos Gant and second by Shirley Sessions.

After discussion, the Commission heldover the application to the April 7th meeting, with revisions due by March 21st, to address the following:

- 1) Submission of preliminary plats for Lots 29, 30, 31 and 33 indicating the existing recorded front and side yard setbacks, and the proposed amended rear yard setbacks.

b. PUD-001959-2022 (Planned Unit Development)

Addison Woods Subdivision, Resubdivision of Lots 29, 30, 31 and 33

Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow reduced building setbacks and increased site coverage in a private street residential subdivision.

See the discussion under the Subdivision application.

Motion to Holdover by Carlos Gant. Second by Shirley Sessions. Heldover until April 7, 2022.

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After discussion, the Commission heldover the application to the April 7th meeting, with revisions due by March 21st, to address the following:

- 1) Revision of the narrative and/or site plans to eliminate the discrepancies between the two relating to the sizes of landings and elevations of decks above ground.

10. 5400 Hamilton Boulevard

(Northwest corner of Hamilton Boulevard and the CSX Railroad right-of-way, extending to the East terminus of East Rite Road).

Council District 4

a. SUB-001934-2022 (Subdivision) (Holdover)

Esfeller Industrial Park Subdivision

Number of Lots / Acres: 4 Lots / 45.8± Acres

Engineer / Surveyor: Cowles Murphy, Glover & Associates

The applicant was present and in agreement with all staff recommendations and conditions.

No one else was present regarding the application.

Motion to Approve made by Jennifer Denson and seconded by Matt Anderson.

Approved.

After discussion, the Planning Commission Tentatively Approved the request, subject to the following conditions:

- 1) revision of the Final Plat to either depict dedication to provide 50-feet to the centerline of Hamilton Boulevard, or show that such currently exists;
- 2) provision of the lot sizes in square feet and acres, adjusted for dedication if necessary;
- 3) full compliance with 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. Clarify the location of the large "COMMON AREA ACCESS EASEMNT" in the NE corner of the property and the boundary of the COMMON AREA (10.392 AC). C. Label Rabbit Creek. D. Provide and label the monument set or found at each subdivision corner. E. Show and label the PRIVATE ROAD right-of-way as a separate parcel and not part of LOTS 1, 3, and 4. Revise the area of each of these Lots. F. National Wetlands Inventory (NWI) mapping, as shown on City of Mobile GIS information, indicates that there is potential for wetlands within the property or properties shown on this plat. Show and label the delineated wetlands, or provide a*

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- note stating that the wetlands shown on this plat are scaled from the NWI data and have not been delineated. G. Provide a note that a 25' riparian buffer may be required, during development, along the edge of anything considered by ADEM to be a water of the state. H. Provide the Surveyor's and Owner's (notarized) signatures. I. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of new development or construction, unless a sidewalk waiver is approved. J. Add a note that all existing and proposed detention facilities, common areas, and wetlands shall be the responsibility of the Property Owner(s), and not the responsibility of the City of Mobile. K. Add a note that all easements shall remain in effect until vacated through the proper Vacation process. L. Provide the As-Built submittal documents for the Land Disturbance Permit (BLD2016-00020). Land Disturbing activity has been done however the close-out of the LDP has been completed as required prior to concrete plant opening for business. M. 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. N. 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..);*
- 4) placement of a note on the Final Plat stating 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.);*
 - 5) compliance with 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*
 - 6) compliance with Fire 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.).*

b. PUD-001883-2021 (Planned Unit Development) (Holdover)

Esfeller Industrial Park Subdivision

Planned Unit Development Approval to allow shared access between multiple building sites.

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See the discussion under the Subdivision application.

Motion to approve by Matt Anderson. Second by Taylor Atchison. Approved.

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

- a. the proposal promotes the objective of Flexibility (*to permit greater flexibility in the location and arrangement of buildings and uses than is generally possible under district regulations*), because it allows for the construction of a private street to serve an industrial Subdivision;
- b. the proposal promotes the objective of Efficient land use (*to encourage the most efficient and sustainable use of land, especially tracts in the inner part of the city that remain undeveloped or that are appropriate for redevelopment*), because it will allow increased development of an existing industrial area;
- c. the proposal promotes the objective of Public services (*to encourage optimum use of available public utilities, streets and community facilities*), because all infrastructure is in place, or will be constructed by the applicant, to serve the site.

The Approval is subject to the following conditions:

- 1) revision of the site plan to either depict dedication to provide 50-feet to the centerline of Hamilton Boulevard, or show that such currently exists;
- 2) provision of the lot sizes in square feet and acres, adjusted for dedication if necessary;
- 3) full compliance with Engineering comments: (*Remove NOTES #1-#5 (LEFT SIDE OF THE SHEET). These are notes that are required on the Land Disturbance Permit plans not the PUD Site Plan. 1. Remove NOTES #1-#6 (RIGHT SIDE OF THE SHEET). These are notes that are required on the Land Disturbance Permit plans not the PUD Site Plan. 2. Add the following note - Any existing or proposed detention facility shall be maintained as it was constructed and approved. The Land Disturbance Permit application for any proposed construction includes a requirement of a Maintenance and Inspection Plan (signed and notarized by the Owner) for the detention facility. This Plan shall run with the land and be recorded in the County Probate Office prior to the Engineering Department issuing their approval for a Final Certificate of Occupancy. 3. Retain NOTES #7 - #12, as shown on the NEW PUD SITE PLAN drawing dated 9-28-21.*);
- 4) placement of a note on the site plan stating 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.*);
- 5) compliance with 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*

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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

- 6) compliance with Fire 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.)*

c. ZON-001970-2022 (Rezoning)

Cowles Murphy Glover & Associates

Rezoning from I-2, Heavy Industry District, to I-1, Light Industry District, for proposed Lot 1.

See the discussion under the Subdivision application.

Motion to approve by Matt Anderson. Second by Taylor Atchison. Approved.

After discussion, the Planning Commission determined that the following condition prevails to support the rezoning request:

- a. there is a need to increase the number of sites available to business or industry which 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 Subdivision process; and
- 2) full compliance with all municipal codes and ordinances.

OTHER BUSINESS:

- Reminder that the Planning Commission will hold a public hearing on March 10, 2022 at 2 P.M. in the Government Plaza auditorium, to receive comments regarding the proposed Unified Development Code.

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Minutes approved: 12/19/2024



Jennifer Denson, Secretary



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