

# MOBILE CITY PLANNING COMMISSION

## MINUTES

**MAY 19, 2022 - 2:00 P.M.**

AUDITORIUM, GOVERNMENT PLAZA

ROLL CALL:

| <b>Members Present</b>  | <b>Members Absent</b>          |
|---|--------------------------------|
| John W. "Jay" Stubbs, Jr. Chairman<br>Allan Cameron, Vice Chairman<br>Jennifer Denson, Secretary<br>Shirley Sessions<br>Taylor Atchison<br>Matt Anderson, (MD)<br>Nick Amberger (AO)<br>Scott Jones (CC)<br>Susan Carley (S)<br>Kirk Mattei (S) | Carlos Gant                    |
| <b>Planning Staff Present</b>   | <b>Others Present</b>          |
| Margaret Pappas, Planning & Zoning<br>Marie York, Planning & Zoning<br>Victoria L. Burch, Planning & Zoning<br>Bert Hoffman, Long Range Planning  | 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 to approve by Scott Jones. Second by Matt Anderson. Adopted.

### **EXTENSIONS:**

- 1. 7858, 7860 and 7900 Zeigler Boulevard  
(North side of Zeigler Boulevard, 420'± West of Schillinger Road North).  
Council District 7**

**PUD-001588-2021**

**Warren Adhesives Subdivision**

**Planned Unit Development approval to allow multiple buildings on a single building site with a reduced front minimum building setback.**

The applicant was present and in agreement with extension.

No one else was present regarding the application.

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

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

**NEW SUBDIVISION APPLICATIONS:**

**2. 4551 Rangeline Road**

**(Northwest corner of Rangeline Road and Colgate Drive).**

**Council District 4**

**SUB-002021-2022**

**Evergreen Transport LLC Subdivision**

**Number of Lots / Acres: 1 Lot / 6.8± Acres**

**Engineer / Surveyor: Wattier Surveying, Inc.**

The applicant was present and in agreement with the recommendations and conditions.

No one else was present regarding the application.

Motion to approve by Shirley Sessions. Second by Jennifer Denson. Approved.

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

- 1) Revision of the plat to correctly depict the existing right-of-way along Rangeline Road;
- 2) Revision of the plat, if necessary, to illustrate dedication sufficient to provide 30 feet from the centerline of Colgate Road;
- 3) Retention of the lot size in acres and square feet on the Final Plat, or provision of a table on the Final Plat providing the same information, adjusted for any required dedication;
- 4) Retention of the 25-foot minimum building setback line along Rangeline, in compliance with Section V.D.9. of the Subdivision Regulations, adjusted for any required dedication;
- 5) Revision of the plat to illustrate the 25-foot minimum building setback along Colgate Road where the lot is at least 60-feet in width, adjusted for any required dedication;

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- 6) Placement of a note on the Final Plat stating no structures shall be constructed in any easement without permission of the easement holder;
- 7) Placement of a note on the Final Plat stating the site is subject to the non-conforming use and structure provisions of Section 64-7 of the Zoning Ordinance until such time further development of the site occurs and additional approvals are necessary;
- 8) Placement of a note on the Final Plat stating further development of the site will require full compliance with current regulations;
- 9) 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) Show and label the BFE (Base Flood Elevation) for LOT A in NOTES #2. C) Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 22 - #96) LOT A 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 A – NONE. D) Add a note that a Land Disturbance permit will be required for any land disturbing activity in accordance 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. E) Add a note that 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. F) 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. G) 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. H) Add a note that all easements shall remain in effect until vacated through the proper Vacation process. 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](mailto: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.);*
- 10) 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.);*
- 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*

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*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.);*

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

13) Full compliance with all other Codes and Ordinances.

**3. 2665 Hillcrest Road**

**(East side of Hillcrest Road at the East terminus of Charlotte Oaks Drive).**

**Council District 6**

**SUB-002023-2022**

**Vieux Chenes Subdivision**

**Number of Lots / Acres: 1 Lot / 1.9± Acres**

**Engineer / Surveyor: Byrd Surveying, Inc.**

Gerry Byrd of Byrd Surveying was present to represent the application and in agreement with the recommendations.

Planning staff alerted the Commission that comments were received regarding the live oak trees on the undeveloped property. These comments were forwarded to Urban Forestry.

The Commission asked the applicant if he was aware of the comments, and he stated that he was aware of them.

No one else was present regarding the application.

Motion to approve by Matt Anderson, Second 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 Hillcrest Road on the Final Plat;
- 2) retention of the 25-foot minimum building setback line along Hillcrest Road on the Final Plat;
- 3) 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;
- 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*

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*notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors. B. Label the monument set or found at each subdivision corner. C. Add a graphic scale. D. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. E. Provide the Surveyor's Certificate. F. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 19 - #80) LOT 1 will be allowed the following amount of 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 – 3700 sqft. G. Add a note that a Land Disturbance permit will be required for any land disturbing activity in accordance 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. H. Add a note that 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. 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. 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.);*

- 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.*);
- 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-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. 3601 Stein Avenue  
(Southwest corner of Stein Avenue and College Lane)  
Council District 7**

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**SUB-002027-2022**

**Stein/College Subdivision**

**Number of Lots / Acres: 1 Lot / 0.3± Acre**

**Engineer / Surveyor: Polysurveying Engineering-Land Surveying**

The applicant was present and in agreement with the recommendations and conditions.

No one else was present regarding the application.

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

After discussion, the Planning Commission waived Section V.D.9. of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

- 1) Retention of the 50-foot rights-of-way, along with any required dedication, along Stein Avenue and College Lane;
- 2) Retention of the 25-foot corner radius at the intersection of Stein Avenue and College Lane, after any required dedication;
- 3) 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;
- 4) Retention of the 25-foot minimum building setback line along College Lane, in compliance with Section V.D.9. of the Subdivision Regulations;
- 5) Retention of at least the 20-foot minimum building setback line along Stein Avenue, or revision of the plat to illustrate a 25-foot minimum building setback line if a Stein Avenue address is retained;
- 6) 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) Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 23 - #72) LOT 1 will get 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 – 3,800 sf. C) Add a note that a Land Disturbance permit will be required for any land disturbing activity in accordance 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) Add a note that 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. E) 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. F) 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*

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*responsibility of the City of Mobile. G) Add a note that all easements shall remain in effect until vacated through the proper Vacation process. H) 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.);*

- 7) 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.);*
- 8) 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.);*
- 9) 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 within 400' of non-sprinkled commercial buildings and 600' of sprinkled commercial buildings.);* and,
- 10) Full compliance with all other Codes and Ordinances.

**NEW SIDEWALK WAIVER APPLICATIONS:**

**5. 5791 Swedetown Road**

**(South side of Swedetown Road, 150'± West of US Highway 90 West, extending to the West side of US Highway 90 West, 275'± South of Swedetown Road).**

**Council District 4**

**SUB-SW-002026-2022**

**The Broadway Group, LLC**

**Request to waive construction of a sidewalk along US Highway 90 West.**

Planning staff stated that the applicant was not present but had sent an email requesting that the application be withdrawn.

Due to the withdrawal, no action was required by the Commission.

**GROUP APPLICATIONS:**

**6. 6563 Addison Woods Drive (private street)**

**(West side of Addison Woods Drive, 800'± North of Girby Road).**

**Council District 6**

**a. SUB-002032-2022 (Subdivision)**

**Addison Woods Subdivision, Resubdivision of Lot 34**

**Number of Lots / Acres: 1 Lot / 0.1± Acre**

**Engineer / Surveyor: Rowe Engineering & Surveying**

The applicant was not present to represent the applications.

Planning staff stated that the applicant had not provided any feedback regarding the proposed recommendations and conditions. It was also noted that comments regarding the application had been received by staff.

Commissioners asked staff to explain the purpose of the application. Staff stated that the original application had more stringent setbacks than required, and the application was to adjust those setbacks to be less stringent but still compliant with the minimum requirements. It was also noted that the home has been completed and the setback issue was after the fact.

No one else was present regarding the application.

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

After discussion, the Planning Commission waived Section V.D.2. and V.D.9. of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

- 1) Provision of a Final Plat as required by Section IV.C.2. of the Subdivision Regulations;
- 2) Limited to the setbacks as shown on the revised plans;
- 3) 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. Submit a PROPOSED FINAL PLAT for review. The only items submitted were a CLOSING SURVEY and a copy of the recorded Subdivision Plat. A Closing Survey cannot be used for the resubdivision of property. B. The PROPOSED FINAL PLAT should show the revised setback lines for LOT 34 and provide a SUBDIVISION NAME for the proposed subdivision.);
- 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.);*
- 6) 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 within 400' of non-sprinkled commercial buildings and 600' of sprinkled commercial buildings.);* and,
  - 7) Full compliance with all other Codes and Ordinances.

**b. PUD-002033-2022 (Planned Unit Development)**

**Addison Woods Subdivision, Resubdivision of Lot 34**

**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 approve by Matt Anderson. Second by Allan Cameron. Approved.

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

- 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), which is achieved by allowing a smaller lot size with reduced setbacks and greater site coverage;
- 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) by limiting the impact of further development of the site to a use whose impact on the land is less demanding of resources than denser multi-family developments;

The Approval is subject to the following conditions:

- 1) Limited to the setbacks as shown on the revised plans;
- 2) 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. Submit a PROPOSED PLAT for review that includes the PROPOSED Resubdivision of the four (4) LOTS. It should address any revised setback lines. The only Plat submitted was the Copy of the recorded Subdivision – RESUBDIVISION OF ADDISON WOODS. B. Provide all of the required information on the SUBDIVISION PLAT (i.e., signature blocks, signatures, certification statements, written legal*

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- 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.);*
- 3) 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.);*
  - 4) 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.);*
  - 5) 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 within 400' of non-sprinkled commercial buildings and 600' of sprinkled commercial buildings.);* and,
  - 6) Full compliance with all other Codes and Ordinances.


**OTHER BUSINESS:**


- Adoption of the 2022-2023 meeting and deadline schedule

Motion to approve by Jennifer Denson. Second by Shirley Sessions. Approved.

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Minutes approved: 1/16/2025

  
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Jennifer Denson, Secretary

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