

**MOBILE CITY PLANNING COMMISSION AGENDA**

**OCTOBER 15, 2020 - 2:00 P.M.**

**RESULTS**

**ROLL CALL:**

	Mr. Carlos Gant, <i>Chairman</i>
x	Ms. Libba Latham (PJ), <i>Vice Chairman</i>
x	Ms. Jennifer Denson, <i>Secretary</i>
x	Mr. Cart Blackwell
	Ms. Shirley Sessions
	Mr. Allan Cameron
x	Mr. Taylor Atchison
x	Mr. Matt Anderson, (MD)
x	Mr. Nick Amberger (AO)
x	Ms. Bess Rich (CC)
	Mr. Don Hembree (PJ)
x	Mr. John W. “Jay” Stubbs, Jr. (S)

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

**Staff.** Margaret Pappas, Bert Hoffman, Shameika Lee, Doug Anderson, John Strope

**ADOPTION OF THE AGENDA:**

Motion to adopt by Jay Stubbs. Second by Jennifer Denson. **Adopted.**

**HOLDOVERS:**

- 1. 3521 Irene Street and 412 Avalon Street**  
(South side of Irene Street, 141’± East of Avalon Street; and East side of Avalon Street, 85’± South of Irene Street).  
Council District 7  
**SUB-001375-2020**  
**Hale Kids Subdivision**

**Number of Lots / Acres:** 2 Lots / 0.6± Acres  
**Engineer / Surveyor:** Erdman Surveying, LLC

Motion to approve by Jennifer Denson. Second by Bess Rich. **Approved.**

**After discussion, the Planning Commission waived Section V.B.14. of the Subdivision Regulations, and Tentatively Approved the request, subject to the following conditions:**

- 1) Dedication to provide 25 feet from the centerline of Avalon Street, if applicable;
- 2) Revision of the Final Plat to label the right-of-way widths for both Irene Street and Avalon Street, adjusted for dedication, as appropriate;
- 3) Revision of the Final Plat to illustrate a 25-foot minimum building setback for Lot 2 along Avalon Street, adjusted for dedication, if applicable;
- 4) Retention of the lot size in both square feet and acres, or the furnishing of a table on the Final Plat providing the same information, adjusted for dedication;
- 5) Retention of the 7.5-foot utility and drainage easement on the Final Plat;
- 6) 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;
- 7) 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 a thicker subdivision boundary line. All the line weights appear to be similar. C. Provide the Surveyor's and Owner's (notarized) signatures. D. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 24 - #73) 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 – 2,500 sf and LOT 2 – 2,200 sf. E. Add a note to the SUBDIVISION PLAT stating 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. F. Add a note to the Plat stating 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. G. 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. H. Add a note to the plat stating that all 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. I. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process. J. 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. K. 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.);*

- 8) 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.*);
- 9) 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 (State Act 2015-116 and City Code Chapters 57 and 64). Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from a commercial site will require a tree removal permit.*); and
- 10) 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).*).

**EXTENSIONS:**

**2. Northeast corner of Cody Road South and Somerby Drive**

Council District 6

**a. SUB-000717-2018 (Subdivision)**

**The Arbors at Somerby Park Subdivision, Addition to**

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

**Engineer / Surveyor:** McCrory & Williams, Inc.

Motion to approve by Bess Rich. Second by Matt Anderson. **Approved.**

**After discussion, the Planning Commission approved the request for a one-year extension. The applicant was advised that future extensions are unlikely.**

**b. ZON-000716-2018 (Rezoning)**

**RJG Real Estate & Development**

Rezoning from R-1, Single-Family Residential District, to B-3, Community Business District.

Motion to approve by Bess Rich. Second by Matt Anderson. **Approved.**

**After discussion, the Planning Commission approved the request for a one-year extension. The applicant was advised that future extensions are unlikely.**

**3. North and East sides of Somerby Drive, 365'± East of Cody Road South**

Council District 6

a. **SUB-000719-2018 (Subdivision)**

**The Arbors at Somerby Park Subdivision**

**Number of Lots / Acres:** 74 Lots /22.4± Acres

**Engineer / Surveyor:** McCrory & Williams, Inc.

Motion to approve by Bess Rich. Second by Matt Anderson. **Approved.**

**After discussion, the Planning Commission approved the request for a one-year extension. The applicant was advised that future extensions are unlikely.**

b. **PUD-000720-2018 (Planned Unit Development)**

**The Arbors at Somerby Park Subdivision**

Planned Unit Development Approval to allow reduced front, rear and side yard setbacks, to include A/C units taller than 3' within 18" of a side property line, and increased site coverage in a proposed subdivision

Motion to approve by Bess Rich. Second by Matt Anderson. **Approved.**

**After discussion, the Planning Commission approved the request for a one-year extension. The applicant was advised that future extensions are unlikely.**

**NEW SUBDIVISION APPLICATIONS:**

4. **5530 & 5340 Business Parkway**

(West side of Business Parkway, at the West terminus of Mobile South Street).

Council District 4

**SUB-001398-2020**

**Mobile South Business Park Subdivision, Unit One, Resubdivision of Lots 4 & 12, Resubdivision of Lots 11 & 12**

**Number of Lots / Acres:** 1 Lot / 1.5± Acres

**Engineer / Surveyor:** Gerald A. Smith

Motion to approve by Matt Anderson. 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 label the lot with its size in both square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
- 2) retention of the 50-foot minimum building setback line along Business Parkway;

- 3) placement of a note on the Final Plat stating that the maintenance of the Common Area at the Business Parkway intersection with Kooiman Road is the responsibility of the property owners;
- 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 and label the monument set or found at each subdivision corner. C. Provide a vicinity map. D. Provide a different (i.e. thicker) line for the proposed subdivision boundary. E. Remove or move overlapping text to make all the text legible. F. Revise the plat to label each lot with its size in acres and square feet, or the furnishing of a table on the Plat providing the same information. G. Show and label each and every Right-Of-Way and easement. H. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. I. Provide the Surveyor's and Owner's (notarized) signatures. J. Revise the flood statement to include the current FEMA flood maps dated 06-05-2020. K. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 21 - #92) The proposed LOT 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 (insert designator) – NONE. L. Add a note to the SUBDIVISION PLAT stating 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. M. Add a note to the Plat stating 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. N. 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. O. Add a note to the plat stating that all 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. P. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process. Q. 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. R. 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: (Lot is limited to one curb cut with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any new on-site parking, including ADA handicap

*spaces, should 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 (State Act 2015-116 and City Code Chapters 57 and 64). Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from a commercial site 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)).*

**5. 664 Shelby Street**

(North side of Shelby Street, at the North terminus of Tin Top Alley, extending to the East terminus of East Street and the East terminus of Susie Ansley Street).

Council District 2

**SUB-001397-2020**

**First Hopewell Baptist Church Subdivision**

**Number of Lots / Acres:** 1 Lots / 2.0± Acres

**Engineer / Surveyor:** Rowe Engineering and Surveying, Inc.

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

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

- 1) Dedication, if necessary, to provide 30-feet from the centerline of Shelby Street;
- 2) Retention of the lot size in both square feet and acres, or the furnishing of a table on the Final Plat providing the same information, adjusted for dedication;
- 3) Illustration of the 25' minimum building setback along Shelby Street from any required dedication;
- 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 and label the monument set or found at each subdivision corner. C. Provide the FIELD DATES data for NOTE #3. D. Add the bearing that is listed in the written description to the first leg of the boundary. E. Provide the existing ROW width at the various property corners along Shelby Street. F. Provide the Surveyor's and Owner's (notarized) signatures. 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](mailto: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 the Traffic Engineering comments: *(Lot is limited to two curb cuts with any changes in size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any new on-site parking, including ADA handicap spaces, should 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 (State Act 2015-116 and City Code Chapters 57 and 64). Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from a commercial site 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).).*

**6. 958 Pinemont Drive**

*(West side of Pinemont Drive, 101'± South of Hofner Street).*

Council District 6

**SUB-001396-2020**

**Papa Joe's Place Subdivision**

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

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

Motion to approve by Nick Amberger, modifying condition #3. Second by Bess Rich.

**Approved.**

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

- 1) 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;
- 2) Retention of the 25' minimum building setback line;
- 3) Either relocation of the utility room/carport structure to a compliant setback distance, removal from the site (with appropriate permits), adjustment of the proposed lot line to provide a compliant side yard setback, or obtain a variance to remain in its current location prior to signing 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 and label*

*the monument set or found at each subdivision corner. C. Add street names to the vicinity map. D. Provide a written description for the subdivision boundary. E. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. F. Provide the Surveyor's Certificate. G. Provide the Surveyor's and Owner's (notarized) signatures. H. Add a note to the SUBDIVISION PLAT stating 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. I. Add a note to the Plat stating 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. J. 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. K. Add a note to the plat stating that all 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. L. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process. 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](mailto: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.);*

- 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 (State Act 2015-116 and City Code Chapters 57 and 64). Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from a commercial site 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).*).

**OTHER BUSINESS:**