

**MOBILE CITY PLANNING COMMISSION RESULTS AGENDA**

**AUGUST 6, 2020 - 2:00 P.M.**

**Meeting livestreamed.**

**ROLL CALL:**

x	Mr. Carlos Gant, <i>Chairman</i>
x	Ms. Libba Latham (PJ), <i>Vice Chairman</i>
	Ms. Jennifer Denson, <i>Secretary</i>
	Mr. Cart Blackwell
x	Ms. Shirley Sessions
	Mr. Allan Cameron
	Mr. Taylor Atchison
x	Mr. Matt Anderson, (MD)
x	Mr. Nick Amberger (AO)
x	Ms. Bess Rich (CC)
x	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, Doug Anderson, Shameika Lee, John Strope

**Adoption of Agenda. Motion to adopt agenda by Bess Rich. Second by Libba Latham. Approved.**

**HOLDOVERS:**

- 1. 5536 Sermon Road West and 5660 & 5680 Sermon Road North**  
(Northeast corner of Sermon Road North and Willis-Sermon Connector and Southwest corner of Sermon Road West and Willis-Sermon Connector).  
Council District 4  
**SUB-001172-2020**  
**Collins Subdivision, First Addition, Resubdivision of Lots 10-12**  
**Number of Lots / Acres:** 2 Lots / 1.0± Acre  
**Engineer / Surveyor:** Polysurveying Engineering-Land Surveying

**The request was withdrawn by the applicant prior to the Planning Commission meeting.**

**NEW SUBDIVISION APPLICATIONS:**

**2. 3501 Springwood Drive East**

(East terminus of Springwood Drive East).

Council District 7

**SUB-001323-2020**

**Brawood Subdivision, Walker Addition, Resubdivision of Lot 4B**

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

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

**Motion to approve by Don Hembree. Second by Nick Amberger. Tentatively Approved.**

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

- 1) revision of the plat to reference the document recorded in Probate Court regarding the vacation of the strip being incorporated;
- 2) retention of the lot size labels in both square feet and acres on the Final Plat or the furnishing of a table on the Final Plat providing the same information;
- 3) placement of a note on the Final Plat stating that no structure may be placed or constructed within any easement without permission of the easement holder;
- 4) compliance with the Engineering comments: (*FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for acceptance and 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 written legal description for the boundary of the proposed subdivision. C. Provide the recording information for the vacated 5' wide strip. D. Provide the written dimension of the 5.07' length along the south property line. E. Show/label the POB. F. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. G. Provide the Surveyor's and Owner's (notarized) signatures. H. 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. 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.*);

- 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)*).

**3. 3154 Cottage Hill Road**

(North side of Cottage Hill Road, 100'± East of Wyoming Drive West).

Council District 5

**SUB-001330-2020**

**Broussard's Subdivision**

**Number of Lots / Acres:** 1 Lot / 0.6± Acres

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

**Motion to approve by Nick Amberger. Second by Bess Rich. Tentatively Approved.**

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

- 1) revision of the plat to either depict a minimum existing 50' wide right-of-way for Cottage Hill Road or dedication to provide 25' from the centerline;
- 2) retention of the 25' minimum building setback line on the Final Plat, adjusted for dedication, if necessary;
- 3) retention of the lot size label in both square feet and acres on the Final Plat, revised for any required frontage dedication, 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 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/label the existing ROW width of Cottage Hill Rd. at the front property line. 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 - #79) 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 – 8,000 sf. E. Email a pdf copy of the FINAL SUBDIVISION*

*PLAT and LETTER OF DECISION to the Permitting Engineering Dept. for review at [land.disturbance@cityofmobile.org](mailto:land.disturbance@cityofmobile.org) prior to obtaining any signatures. No signatures are required on the drawing. F. After addressing all of the FINAL SUBDIVISION PLAT review comments provide the ORIGINAL (with all signatures except for the Planning Commission, Traffic Engineering, and City Engineer), one (1) copy, and a transmittal letter to the Engineering Permitting Department. They can be dropped off at 205 Government St. or mailed to PO Box 1827, Mobile, AL, 36633.);*

- 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. Required 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).*)

**4. 1354 Athey Road**

(East side of Athey Road, at the East terminus of Athey Court).

Council District 7

**SUB-001315-2020**

**Athey Drive Subdivision**

**Number of Lots / Acres:** 3 Lots / 1.7± Acres

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

**Motion to approve by Don Hembree. Second by Shirley Sessions. Tentatively Approved.**

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

- 1) revision of the Final Plat changing Athey Drive to Athey Road;
- 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) placement of a note on the Final Plat stating that no structure may be constructed or placed within any easement without permission of the easement holder, if applicable;
- 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 reference,*

- on the map and the description, to a monumented corner. C. Provide and label the monument set or found at each subdivision corner and add abbreviations to the LEGEND. D. Provide the recording information for the triangular area on the east side of LOTS 2 & 3 that is listed as "NOT INCLUDED" and sold by quitclaim deed. E. Provide a reference monument at the existing fence corner labeled as FC. F. Show and label the existing drainage easements along the south side of LOT 3 and the east side of LOT 1. G. Provide the Surveyor's and Owner's (notarized) signatures. H. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 19 - #68) LOTS 1, 2, and 3 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 – 800 sf, LOT 2 – 800 sf, and LOT 3 – 800 sf. I. 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. J. 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. K. 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. L. 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. M. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process. N. 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. O. 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)).

5. **3950 Scenic Drive**

(West side of Scenic Drive, 287'± North of Alba Club Drive).



Council District 3  
SUB-001322-2020

Namanwood Subdivision, Resubdivision of

Number of Lots / Acres: 5 Lots / 5.6± Acres

Engineer / Surveyor: Rowe Engineering & Surveying

**Motion to approve by Nick Amberger. Second by Shirley Sessions. Tentatively Approved.**

After discussion, the Planning Commission 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) placement of a note on the Final Plat stating that no structure may be placed or constructed within any easement;
- 3) compliance with the Engineering comments: (*FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for acceptance and 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 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. 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 26 - #92) LOTS 1 - 5 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 – NONE, LOT 2 –NONE, LOT 3 – NONE, LOT 4 –NONE, LOT 5 - NONE. E. Email a pdf copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Permitting Engineering Dept. for review at land.disturbance@cityofmobile.org prior to obtaining any signatures. No signatures are required on the drawing. F. After addressing all of the FINAL SUBDIVISION PLAT review comments provide the ORIGINAL (with all signatures except for the Planning Commission, Traffic Engineering, and City Engineer), one (1) copy, and a transmittal letter to the Engineering Permitting Department. They can be dropped off at 205 Government St. or mailed to PO Box 1827, Mobile, AL, 36633.);*
- 4) 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.);*
- 5) 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*

- 6) 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)).*

**GROUP APPLICATIONS:**

**6. 850 Edwards Street**

(Southwest corner of Wimbush Street and Whitley Street).  
Council District 2

**a. SUB-001342-2020**

**Africatown Heritage House Subdivision**

**Number of Lots / Acres:** 1 Lot / 0.4± Acres

**Engineer / Surveyor:** Goodwyn Mills Cawood

**Motion to approve by Don Hembree. Second by Nick Amberger. Tentatively Approved.**

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

- 1) Dedication of adequate rights-of-way along both Whitley and Wimbush Streets to provide 30-feet from the centerline of each street;
- 2) Provision of the required 25-foot building setback line from any required dedication;
- 3) Dedication of an adequate corner radius at the intersection of Whitley and Wimbush Streets;
- 4) the provision of the lot size label in both square feet and acres or a table providing the same on the Final Plat;
- 5) Compliance with the Engineering Comments (A. Provide the dimensions for the proposed subdivision boundary. B. Provide the name/address of the person/company that prepared the map. C. 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. D. Provide reference, on the map and the description, to a monumented corner. E. Provide and label the monument set or found at each subdivision corner. F. Provide a vicinity map. G. Provide a written description for the subdivision boundary. H. Dedicate the corner radius (25' minimum or as approved by the City Engineer and Traffic Engineer) at the northeast corner of LOT 1 to the City of Mobile, and list the amount of dedicated acreage. I. Show and label all flood zones. New maps went into effect on June 5, 2020. J. Show and label each and every Right-Of-Way and easement. K. Add a signature block for the Owner, Notary Public, Surveyor, Planning Commission, Traffic Engineer, and City Engineer. L. Provide the Surveyor's and Owner's (notarized) signatures. M. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 29 - #65) 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 – NONE. N. 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. O. 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. P. 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. Q. 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. R. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process. S. 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. T. 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 on-site parking, including ADA handicap spaces, should meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance*);
- 7) Compliance with the Urban Forestry Comments (*Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (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
- 8) 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)*).

**b. PA-001341-2020**

**Africatown Heritage House**

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

**Motion to approve by Nick Amberger, citing Findings of Fact a-c. Second by Don Hembree. Approved.**

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



- a. the proposal will be appropriate with regard to transportation and access, water supply, waste disposal, fire and police protection, and other public facilities, as those services are already in place;
- b. the proposal will not cause undue traffic congestion or create a traffic hazard, as it is smaller in scale than the community center located to the south; and
- c. the proposal will be in harmony with the orderly and appropriate development of the district in which the use is located, as the use is compatible with adjoining community center and near-by training center.

The Approval is subject to the following conditions:

- 1) The screening of the parking lot from the residential development across Wimbush Street via a three-foot high evergreen hedge or privacy fence;
- 2) Full compliance with the landscaping and tree planting requirements of the Zoning Ordinance;
- 3) Compliance with the Engineering Comments (*1. 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). 2.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. 3. 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. 4. 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. 5. 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. 6. The proposed development must comply with all Engineering Department design requirements and Policy Letters);*
- 4) Compliance with the Traffic Engineering Comments (*Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any on-site parking, including ADA handicap spaces, should meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance);*
- 5) Compliance 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*

- 6) Full 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).*)

7. **1721 & 1725 Spring Hill Avenue**

(South side of Spring Hill Avenue, 140'± West of Gilbert Street).

Council District 2

a. **SUB-001329-2020**

**IHS Medical Park Subdivision, Phase 2**

**Number of Lots / Acres:** 1 Lot / 2.7± Acres

**Engineer / Surveyor:** Frank E. Leatherwood, III

**Motion to approve by Shirley Sessions. Second by Bess Rich. Tentatively Approved.**

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

- 1) Retention of the right-of-way width of Spring Hill Avenue;
- 2) Retention of the lot size in square feet and acres, or the provision of a chart depicting the same information;
- 3) Depiction of the 25-foot minimum building setback line along Spring Hill Avenue;
- 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. Provide and label the monument set or found at each subdivision corner and add to LEGEND. C. Check SURVEY NOTE #7 for the date of the FEMA maps. The new maps went into effect and are dated June 5, 2020. D. Clarify the line weight and type used for the easements and the tax parcel lines. They appear to be the same. E. Provide the Surveyor's and Owner's (notarized) signatures. F. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 28 - #72) 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 – 45,000 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](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 following Traffic Engineering comments: *(Spring Hill Avenue (US Highway 98) is an ALDOT maintained roadway. The site is limited to its existing curb cuts to Spring Hill Avenue with any changes to size, location and design to be approved by ALDOT and Traffic Engineering and conform to AASHTO standards. Any 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 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);*
- 7) 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)); and*
- 8) full compliance with all municipal codes and ordinances.

**b. PUD-001325-2020**

**IHS Medical Park Subdivision, Phase 2**

Planned Unit Development approval to amend a previous Administrative Planned Unit Development to allow shared access and parking between building sites

**Motion to approve by Don Hembree, citing Findings of Fact a-c. Second by Bess Rich. 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)*, because it will allow the applicant to amend a previously approved Planned Unit Development allowing shared access between sites;
- 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 an additional development to further utilize their existing site without the need to develop a new site;
- c. the proposal promotes the objective of Public services *(to encourage optimum use of available public utilities, streets and community facilities)*, because now new public services will be required by the proposed parking spaces.

The Approval is subject to the following conditions:

- 1) obtain all associated permits for the proposed parking area including the submission of a compliant photometric plan; and

- 2) full compliance with all municipal codes and ordinances.

**8. 5535 Linwood Steiner Road and 5575 U.S. Highway 90 West**

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

Council District 4

**a. SUB-001327-2020**

**Highway 90 – Interstate 10 Business Park Subdivision**

**Number of Lots / Acres:** 1 Lot / 6.7± Acres

**Engineer / Surveyor:** Gonzalez – Strength & Associates, Inc.

**Motion to approve by Nick Amberger. Second by Shirley Sessions. Tentatively 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) verification of the existing minimum right-of-way width of U.S. Highway 90 West, and where less than 180 feet overall, dedication to provide 90 feet from centerline;
- 2) retention of the lot sizes in square feet and acres;
- 3) revision of the plat to depict the 25' minimum building setback lines along the entire frontage of each lot;
- 4) 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. Provide reference, on the map and the description, to a monumented corner. C. Provide and label the monument set or found at each subdivision corner. D. Remove the County Engineer's signature block from the plat. The County Engineer no longer signs plats within the municipal limits of the City of Mobile. E. Remove the Mobile County Engineering Department note listed under NOTES. This proposed subdivision is located within the city limits. The County Engineering Dept. no longer reviews/comments on subdivision plats within the municipal limits of the City of Mobile. F. Check and revise the first sentence of the written legal description "...above 4 mentioned Lot 4..." G. Add a signature block for the Traffic Engineering Dept. and the City Engineer. H. Provide the Surveyor's and Owner's (notarized) signatures. I. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 21 - #93) LOTS 4-A and 4-B 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 4-A – 35,000 sf and LOT 4-B – 5,000 sf. J. 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. K. 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. L. 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. M. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process. N. 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. O. 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 site plan stating the following Traffic Engineering comments: *(US Highway 90 West is an ALDOT maintained roadway and as part of permitting for access on that route offsite improvements may be necessary. Owner/Developer must coordinate and permit any improvements in said right-of-way with ALDOT. Lot 4-A is limited to one curb cut to Linwood Steiner Road, two curb cuts to Kooiman Road and no more than one curb cut to US Highway 90 West. Driveway size, location and design to be approved by ALDOT (where applicable) and Traffic Engineering and conform to AASHTO standards. Lot 4B should be limited to one curb cut per street frontage. Any 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 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 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)"*.

**b. ZON-001328-2020**

**QuikTrip Corporation**

Rezoning from B-3, Community Business District and B-5, Office-Distribution District to B-3, Community Business District.

**Motion to approve by Shirley Sessions. Second by Nick Amberger. Approved.**

After discussion, the Planning Commission determined that following condition prevails:

- i. Subdivision of land. The subdivision or imminent subdivision of land into urban building sites makes reclassification 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.

**9. 4350 and 4362 Government Boulevard**

(Northwest corner of Government Boulevard and Polaris Drive).  
Council District 4

**Ms Latham recused from both the Subdivision and Zoning applications.**

**a. SUB-001321-2020**

**Skyland Park Subdivision, Addition to**

**Number of Lots / Acres: 2 Lots / 1.6± Acres**

**Engineer / Surveyor: Clark, Geer, Latham, and Associates**

**Motion to Holdover by Don Hembree. Second by Nick Amberger. Heldover until August 20, 2020 meeting.**

After discussion, the Planning Commission heldover the request to until the August 20<sup>th</sup> meeting, to allow the applicant to coordinate with staff regarding the setback requirements.

**b. ZON-001324-2020**

**Circle K at Skyland Park, Addition to**

**Rezoning from R-1, Single Family Residential to B-2, Neighborhood Business District for proposed Lot B.**

**Motion to Holdover by Don Hembree. Second by Nick Amberger. Heldover until August 20, 2020 meeting.**

After discussion, the Planning Commission heldover the request to until the August 20<sup>th</sup> meeting, to allow the applicant to coordinate with staff regarding the residential buffering requirements.

**OTHER BUSINESS:**

**Mtg adj 3.08 pm**