

MOBILE CITY PLANNING COMMISSION

Results AGENDA

JUNE 4, 2020 - 2:00 P.M.

ROLL CALL:

x	Mr. Carlos Gant, <i>Chairman</i>
x	Ms. Libba Latham (PJ), <i>Vice Chairman</i>
x	Ms. Jennifer Denson, <i>Secretary</i>
	Mr. Cart Blackwell
x	Ms. Shirley Sessions
x	Mr. Allan Cameron
x	Mr. Taylor Atchison
	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. Doug Anderson, Margaret Pappas, Shayla Beaco, Bert Hoffman, John Strobe

ADOPTION OF THE AGENDA:

Motion to Adopt the Agenda by Don Hembree. Second by Jennifer Denson. 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

Motion to Holdover the application by Libba Latham. Second by Jennifer Denson.
Heldover until August 6, 2020.

After discussion, the Planning Commission heldover the request until the August 6, 2020 meeting, at the request of the applicant.

2. **(East terminus of Blue Ridge Boulevard, extending to the West terminus of Old Dobbin Drive North, the West terminus of Harness Way, the North terminus of Creekline Drive, and the North terminus of Valleydale Drive).**

Council District 6

ZON-001234-2020

The Preserve at Milkhouse Creek

Rezoning from R-1, Single Family Residential District, R-2, Two Family Residential District, and B-1, Buffer Business District to R-1, Single Family Residential District.

Motion to Approve by Alan Cameron. Second by Nick Amberger. **Approved**, with Bess Rich voting in opposition.

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

1. **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 condition:

- 1) **full compliance with all municipal codes and ordinances.**

3. **1001 and 1001 Bristol Court**

(South terminus of Bristol Court, extending to the West terminus of Denson Court).

Council District 7

SUB-001264-2020

Partridge – Wood Subdivision

Number of Lots / Acres: 2 Lots / 2.3± Acres

Engineer / Surveyor: Byrd Surveying

Motion to Approve by Don Hembree. Second by Shirley Sessions. **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. retention of the 25-foot minimum building setback along Bristol Court and Denson Court on the Final Plat;
2. retention of the lot size labels in both square feet and acres on the Final Plat or the furnishing of a table on the Final Plat providing the same information;
3. placement of a note on the Final Plat stating that no structure may be placed or constructed within any easement;
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. Review and revise the written legal description or written bearing/distances along the west line of LOT 2. D. 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 note stating that the wetlands shown on this plat are scaled from the NWI data and have not been delineated. E. 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. F. Show and label all flood zones. G. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. H. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. I. Provide the Surveyor's Certificate. J. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. K. The proposed CITY OF MOBILE DRAINAGE EASEMENT will need to be revised. The area along the east property line is receiving drainage from a public street and will require a PUBLIC (Dedicated to the City of Mobile) drainage easement; the width and alignment of the easement shall be coordinated with, and approved by, the City Engineer prior to submitting the Plat for signatures. L. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 23 - #70) 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 – NONE, LOT 2 –NONE. M. 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. N. 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. O. 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. P. Add a note to the plat stating 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. Q. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process. R. Provide a copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Engineering Dept. for review. No signatures are required on the drawing. Place the information for the Subdivision Plat on the PLAT Review sign-in sheet. S. After addressing all of the FINAL SUBDIVISION PLAT review comments provide the red-line markup, the ORIGINAL (with all other signatures) and one (1) copy of the revised original (signatures not required) of the revised Final Plat to the Engineering Department. Place the information for the Subdivision Plat on the PLAT Review sign-in sheet.);*
5. **placement of a note on the Final Plat stating the Traffic Engineering comments: (Each lot is limited to one curb cut per street frontage with 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)).**

NEW PLANNING APPROVAL APPLICATIONS:

4. 3170 Dauphin Street

(Northwest corner of Dauphin Street and Dauphin Square Connector).

Council District 1

PA-001273-2020

Branch Towers III, LLC

Planning Approval to allow a 150' telecommunications tower B-3, Community Business District.

Motion to Approve by Don Hembree, citing Findings of Fact a, b and c. Second by Alan Cameron. **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, because it should have no impact on any of those items due to the fact that no new structure is proposed in which persons will live or work;**

- b. the proposal will not cause undue traffic congestion or create a traffic hazard, because there would not be anyone working or residing at the tower site; and
- c. the proposal will be in harmony with the orderly and appropriate development of the district in which the use is located, because the tower would have no negative impact on the current and allowed uses within the area.

The Approval is subject to the following conditions:

- 1) the tower is limited to a 150' monopole design;
- 2) the approval of Tower Height and Setback Variance requests by the Board of Zoning Adjustment for the proposed tower;
- 3) placement of a note on the site plan stating that, if barbed wire fencing is proposed, it must be approved by the Director of Build Mobile;
- 4) revision of the site plan to provide compliant tree plantings around the compound, to be coordinated with staff, and the possibility of reducing the number of required trees with contributions to the Mobile Tree Commission for any reduction in required plantings;
- 5) submission of documentation verifying that a tower illumination beacon is required by the Federal Aviation Administration (FAA), or placement of a note on the site plan stating that no tower light beacon is allowed;
- 6) subject to 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. 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. 5. The proposed development must comply with all Engineering Department design requirements and Policy Letters.];*
- 7) subject to the Urban Forestry comments: *[Property to be developed in compliance with state and local laws that pertain to tree preservation and*

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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.];

- 8) subject to 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).];**
- 9) submittal to and approval by Planning and Zoning of a revised site plan prior to the submittal for land disturbance and building permits; and**
- 10) full compliance with all municipal codes and ordinances.**

OTHER BUSINESS:

- **Unified Development Code update**

Meeting Adjourned. 3:36 PM.