

MOBILE CITY PLANNING COMMISSION

RESULTS AGENDA

NOVEMBER 19, 2020 – 2:00 P.M.

Meeting livestreamed.

ROLL CALL:

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|---|---|
| | 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) |
| 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, Doug Anderson, Bert Hoffman, John Strope, Shameika Lee, George Davis.

ADOPTION OF THE AGENDA:

Motion to adopt by Matt Anderson. Second by Jennifer Denson. **Adopted.**

APPROVAL OF MINUTES:

HOLDOVERS:

NEW PLANNING APPROVAL APPLICATIONS:

1. **(South side of Reaves Street, 200'± West of the East terminus of Reaves Street).**
Council District 1
PA-001420-2020
Arzell McMillion
Planning Approval request to allow a mobile home as a residence in an R-1, Single-Family Residential District.

The Applicant withdrew the request at the meeting.

2. **7220 L and N Circle**
(North side of L and N Circle, 680'± West of Smith Street).
Council District 4
PA-001421-2020
David L. Johnson
Planning Approval request to allow a mobile home as a residence in an R-1, Single-Family Residential District.

Motion to approve by Don Hembree, citing Findings of Fact number one. Second by Matt Anderson. **Approved**, with Bess Rich abstaining.

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

- 1) The application as proposed would be in harmony with the orderly development of the area.

GROUP APPLICATIONS:

3. **5464 Norden Drive South**
(West terminus of Norden Drive South, extending to the West terminus of Lusann Drive).
Council District 7
 - a. **SUB-001400-2020 (Subdivision)**
Cosgrove Subdivision
Number of Lots / Acres: 15 Lots / 9.0± Acres
Engineer / Surveyor: Sawgrass Consulting, LLC

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) revision of the plat to label all lots, the Detention Area and Common Area with their sizes in both square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
- 2) retention of the 25' minimum building setback line along all street frontages;
- 3) placement of a note on the Final Plat stating that no structure shall be constructed or placed within any easement without permission of the easement holder;
- 4) placement of a note on the Final Plat stating that the maintenance of the Detention Area and Common Area are the responsibility of the property owners;
- 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 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 legible street names to the vicinity map. D. Show and label the POB. E. Label the proposed drainage easements (west property line and LOT 6/7) as "PRIVATE" F. Review the size and location of the EXISTING DRAINAGE EASEMENT on LOT 1 and LOT 2. 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. Add a note stating the proposed roadways shall be constructed in accordance with current Engineering Department policy letters and design criteria. This would allow the potential for future acceptance of the roadway (and dedicated ROW) by the City. N. Add a note stating that the owner will need to provide the as-built certification form, test reports, etc. and as-built plans for the*

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proposed infrastructure prior to providing a copy of the FINAL PLAT to the Engineering Dept. for FINAL PLAT review. O. Add a note stating that each street must be submitted for acceptance by the Mobile City Council prior to submitting the Final Plat for City Engineer signature. P. 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. Q. 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.];

- 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 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)].*

b. SUB-SW-001380-2020 (Sidewalk Waiver)

Community Bank

Request to waive construction of a sidewalk along Norden Drive South, West Norden Drive, and Lusann Drive).

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

After discussion, the Planning Commission **Approved** the Sidewalk Waiver request only for the Common Area portion of the development.

4. 1590 & 1574 St. Stephens Road and 1563 Basil Street

(Northwest corner of St. Stephens Road and Dunbar Street, extending to the West terminus of Basil Street).

Council District 2

a. SUB-001418-2020 (Subdivision)

Hospital D.S. Subdivision

Number of Lots / Acres: 1 Lot / 1.7± Acres

Engineer / Surveyor: Brian Horsley

Motion to approve by Don Hembree. Second by Matt Anderson. **Approved.**

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

- 1) dedication to provide 50' from the centerline of St. Stephens Road along the Western portion of the site;
- 2) revision of the plat to indicate a compliant 50' right-of-way for Dunbar Street, or dedication to provide 25' from the centerline of Dunbar Street;
- 3) revision of the plat to indicate a compliant 50' right-of-way for Basil Street, or dedication to provide 25' from the centerline of Basil Street;
- 4) revision of the plat to measure the 25' minimum building setback line along all street frontages from any required frontage dedication;
- 5) revision of the plat to provide a 25' corner radius dedication at the intersection of St. Stephens Road and Dunbar Street;
- 6) revision of the plat to label the lot with its size in both square feet and acres, after any required dedication, or the furnishing of a table on the Final Plat providing the same information;
- 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 reference, on the map and the description, to a monumented corner. C. 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. D. Review and revise NOTES #12 and #15. The City's requirements are contained in Mobile City Code, Chapter 17. E. Add street names (Dunbar St. and Basil St.) to the vicinity map. F. Provide a written description for the subdivision boundary. 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. Label flood zone X(S). It is incorrectly labeled as X. I. Add a signature block for the Traffic Engineer and City Engineer. J. Provide the Surveyor's and Owner's (notarized) signatures. K. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 28 - #71) LOS 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 – 12,000 sf. L. 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. M. 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. N. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process. O. Email a pdf copy of the FINAL SUBDIVISION PLAT and LETTER OF*

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DECISION to the Permitting Engineering Dept. for review at land.disturbance@cityofmobile.org prior to obtaining any signatures. No signatures are required on the drawing. P. 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: *[St Stephens Road (US Highway 45) is an ALDOT maintained roadway. Lot is limited to no more than two curb cuts with any changes in size, location and design to be approved by ALDOT (where applicable) and 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.);*
- 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));* and
- 11) completion of the Rezoning process prior to signing the Final Plat.

b. ZON-001419-2020 (Rezoning)

Alabama Power Company (Ward Henneker, Agent)

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

Motion to approve by Don Hembree, citing conditions “a” and “b.” Second by Matt Anderson. **Approved.**

After discussion, the Planning Commission determined that following conditions prevail to support the rezoning request:

- a. There is a need to increase the number of sites available to business or industry;
- b. 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) enclosure of the site within a solid masonry wall or wood fence at least eight feet high to obstruct view, noise and passage of persons;

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- 2) completion of the Rezoning process prior to signing the Final Plat for the Subdivision;
- 3) denial of direct access to Basil Street; and
- 4) full compliance with all municipal codes and ordinances.

OTHER BUSINESS: