MOBILE CITY PLANNING COMMISSION MINUTES
MEETING OF OCTOBER 4, 2012 - 2:00 P.M.
AUDITORIUM, MOBILE GOVERNMENT PLAZA

Members Present
Terry Plauche, Chairman
William G. DeMouy, Jr.
Victoria L. Rivizzigno, Secretary
Herb Jordan
Mead Miller
Roosevelt Tumer
James F. Watkins, III

Members Absent
John Vallas

Urban Development Staff Present
Richard L. Olsen,
  Deputy Director of Planning
Bert Hoffman,
  Planner II
David Daughenbaugh,
  Urban Forestry Coordinator
Joanie Stiff-Love,
  Secretary II

Others Present
John Lawler,
  Assistant City Attorney
George Davis,
  City Engineering
Marybeth Bergin,
  Traffic Engineering

Fire-Rescue Department

The notation *motion carried unanimously* indicates a consensus, with the exception of the Chairman who did not participate in voting unless otherwise noted.

ROLL CALL:

Mr. Plauche, the Chair, called the meeting to order at 2:01 in the afternoon. He then called roll with the following people answering at that time:

- William DeMouy
- Victoria Rivizzigno
- Roosevelt Tumer
- Mead Miller
- James Watkins
- Herb Jordan

He stated the number of members present constituted a quorum and advised all attending of the policies and procedures pertaining to the Planning Commission. He then proceeded to call the first item on the agenda.
HOLDOVERS:

Case #SUB2012-00044 (Subdivision)
Roberson/Knight Tract Subdivision (formerly Knight Tract Subdivision)
9339 Three Notch Road
(South side of Three Notch Road, 2/10± mile West of Ben Hamilton Road)
Number of Lots / Acres: 3 Lots / 3.2± Acres
Engineer / Surveyor: Erdman Surveying LLC
County

The Chair announced the application had been recommended for approval and stated the applicant was agreeable with the recommendations. He added if anyone wished to speak on the matter they should do so at that time.

Hearing no opposition or discussion, a motion was made by Mr. DeMouy, with second by Dr. Rivizzigno, to tentatively approve the above referenced matter, subject to the following conditions:

1) dedication to provide 50’ from the centerline of Three Notch Road;
2) retention of the 25’ minimum building setback line from Three Notch Road;
3) retention of the lot size, in square feet and acres, or provision of a table on the Final Plat with the same information;
4) show that the shed on the property line with the note “shed to be moved off of property line” has been moved off of the property line;
5) placement of a note on the Final Plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.8. of the Subdivision Regulations;
6) placement of a note on the Final Plat stating the site must comply with the City of Mobile stormwater and flood control ordinances: “Must comply with the Mobile County Flood Damage Prevention Ordinance. Development shall be designed to comply with the stormwater detention and drainage facility requirements of the City of Mobile stormwater and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the stormwater detention and drainage facility requirements of the City of Mobile stormwater and flood control ordinances prior to the issuance of any permits;”
7) compliance with Fire Department comments: “All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile;”
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8) placement of a note on the Final Plat limiting each lot to one curb-cut to Three Notch Road, with the size, design, and location of the curb-cut to be approved by Mobile County Engineering and conform to AASHTO standards; and,

9) placement of a note on the Final Plat stating that approval of all applicable federal, state, and local agencies is required for endangered, threatened, or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities.

The motion carried unanimously.

Case #SUB2012-00066 (Subdivision)
Plantation Commercial Park Subdivision, Unit Two, Re-subdivision of Lot 13A
5721 U.S. Highway 90 West
(East side of U.S. Highway 90 West, 330’± South of Plantation Road)
Number of Lots / Acres: 2 Lots / 12.0± Acres
Engineer / Surveyor: Rowe Surveying & Engineering Co., Inc.
Council District 4
(Also see Case #ZON2012-01620 (Planned Unit Development) Plantation Commercial Park Subdivision, Unit Two, Re-subdivision of Lot 13A and Case #ZON2012-01621 (Rezoning) D & M Properties, LLC below)

The Chair announced the application had been recommended for holdover and stated the applicant was agreeable with the recommendations. He added if anyone wished to speak on the matter they should do so at that time.

Hearing no opposition or discussion, a motion was made by Mr. Plauche, with second by Mr. Turner, to hold the matter over until the December 6, 2012, meeting, so that the applicant can submit additional information by October 18, 2012, and comply with the following:

1) revision of the preliminary plat to include the portion of the “Preservation Conservation Area” to the South of the proposed “Lot B” that is being utilized by the concrete manufacturing facility;
2) submittal of additional mailing labels and fees;
3) retention of the lot sizes in square feet and acres;
4) retention of the 25’ minimum building setback line;
5) placement of a note stating that the development is limited to the existing curb cuts;
6) compliance with Fire Department comments: “All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile;”
7) compliance with Engineering comments: “Provide copies of the site construction plans (including grading and drainage plans)
following:

Supplemental could submit additional information by October 18, 2012, and comply with the

Heard no opposition of discussion. A motion was made by Mr. Placencia, with second by

The Chair announced the application had been recommended for approval and set the

The motion carried unanimously.

prior to the issuance of any permits or land disturbance

 conformity statements, legal description, rendering notes, and,

incorporation of a note on the Final Plan statement that approved of

1200 S Building addition proposed on Lot A in conformance with

8) Provide Stormwater Ordinance (Mobile City Code, Chapter 17, Ordinance # 1002). Provide Stormwater Ordinance (Mobile City Code, Chapter 17, Ordinance

1984) and any future amendments and/or Land Disturbance Act

1771 L’Eau, Highway 90 West, 330.4 West of Plantation Road

7321 L’Eau, Highway 90 West

Council District 4

multiple buildings on a single building site

Planned Unit Development approved to allow shared access between building sites and

Subdivision Lot 13A, Case #ZON2012-01620 (Planning Unit Development)

PROP 50227 (SUBDIVISION) (Prop. No. 50227)


case #ZON2012-01621

(under Zoning, Planning, and Subdivision Ordinance)

Subdivision, Unit 2, Re-subdivision of Lot 13A above and Case #ZON2012-01621

CASE #ZON2012-01621 (SUBDIVISION) (Prop. No. 50227)

(under Zoning, Planning, and Subdivision Ordinance)
the City of Mobile; Exhibit A; Exhibit B; Exhibit C.

5. The Department of Planning and Development shall provide a plan showing the location of the plan in accordance with Section 65-507.74, Code of Mobile, for the construction of new roads, streets, and alleys, together with the location of new public utilities, and the location of all improvements and developments proposed for the area to be included in the plan.

6. The Director of Planning and Development shall cause a plan showing the location of the plan in accordance with Section 65-507.74, Code of Mobile, for the construction of new roads, streets, and alleys, together with the location of new public utilities, and the location of all improvements and developments proposed for the area to be included in the plan.

7. The Director of Planning and Development shall cause a plan showing the location of the plan in accordance with Section 65-507.74, Code of Mobile, for the construction of new roads, streets, and alleys, together with the location of new public utilities, and the location of all improvements and developments proposed for the area to be included in the plan.

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9. The Director of Planning and Development shall cause a plan showing the location of the plan in accordance with Section 65-507.74, Code of Mobile, for the construction of new roads, streets, and alleys, together with the location of new public utilities, and the location of all improvements and developments proposed for the area to be included in the plan.

10. The Director of Planning and Development shall cause a plan showing the location of the plan in accordance with Section 65-507.74, Code of Mobile, for the construction of new roads, streets, and alleys, together with the location of new public utilities, and the location of all improvements and developments proposed for the area to be included in the plan.

11. The Director of Planning and Development shall cause a plan showing the location of the plan in accordance with Section 65-507.74, Code of Mobile, for the construction of new roads, streets, and alleys, together with the location of new public utilities, and the location of all improvements and developments proposed for the area to be included in the plan.

12. The Director of Planning and Development shall cause a plan showing the location of the plan in accordance with Section 65-507.74, Code of Mobile, for the construction of new roads, streets, and alleys, together with the location of new public utilities, and the location of all improvements and developments proposed for the area to be included in the plan.

13. The Director of Planning and Development shall cause a plan showing the location of the plan in accordance with Section 65-507.74, Code of Mobile, for the construction of new roads, streets, and alleys, together with the location of new public utilities, and the location of all improvements and developments proposed for the area to be included in the plan.

14. The Director of Planning and Development shall cause a plan showing the location of the plan in accordance with Section 65-507.74, Code of Mobile, for the construction of new roads, streets, and alleys, together with the location of new public utilities, and the location of all improvements and developments proposed for the area to be included in the plan.

15. The Director of Planning and Development shall cause a plan showing the location of the plan in accordance with Section 65-507.74, Code of Mobile, for the construction of new roads, streets, and alleys, together with the location of new public utilities, and the location of all improvements and developments proposed for the area to be included in the plan.

16. The Director of Planning and Development shall cause a plan showing the location of the plan in accordance with Section 65-507.74, Code of Mobile, for the construction of new roads, streets, and alleys, together with the location of new public utilities, and the location of all improvements and developments proposed for the area to be included in the plan.

17. The Director of Planning and Development shall cause a plan showing the location of the plan in accordance with Section 65-507.74, Code of Mobile, for the construction of new roads, streets, and alleys, together with the location of new public utilities, and the location of all improvements and developments proposed for the area to be included in the plan.

18. The Director of Planning and Development shall cause a plan showing the location of the plan in accordance with Section 65-507.74, Code of Mobile, for the construction of new roads, streets, and alleys, together with the location of new public utilities, and the location of all improvements and developments proposed for the area to be included in the plan.

19. The Director of Planning and Development shall cause a plan showing the location of the plan in accordance with Section 65-507.74, Code of Mobile, for the construction of new roads, streets, and alleys, together with the location of new public utilities, and the location of all improvements and developments proposed for the area to be included in the plan.

20. The Director of Planning and Development shall cause a plan showing the location of the plan in accordance with Section 65-507.74, Code of Mobile, for the construction of new roads, streets, and alleys, together with the location of new public utilities, and the location of all improvements and developments proposed for the area to be included in the plan.
Single-Family Residential Properties:
Consisting of evergreen vegetation next to all adjacent R-1, 2, 3, and 4, high privacy fence of 10', wide planting strips no less than 6', in height at the line of planting and 6' above the existing curb-line.

Single-Family Residential Properties:
A) Horizontal projection buffer from all adjacent R-1, 2, 3, and 4, in height at the line of planting and 6' above the existing curb-line.
B) Percentage of a more stringent than the development is limited to the existing building setback line:
C) Minimum lot size in square feet and acres:
D) Submittal of additional mailing labels and fees:
E) Factories.

The Planning Commission found that the proposed "Out B" plan is being utilized by the concrete manufacturing, "Preservation Conservation Area" to the south of the proposed subdivision of Talia-only plan to include the portion of the

Following: The applicant could submit additional information by October 18, 2012, and comply with the

Mr. Tume to hold the matter over until the December 6, 2012, meeting so that the

The applicant announced the application had been recommended for holding and stated the

Council District 4

Also see Case #SL12020-0066 (subdivision) Plantation Commercial Park

Case #ZON2102-01620 (Subdivision of Lot 13A above)

Subdivision of Lot 1, 2, Re-Subdivision of Lots 13A and Case #ZON2102-01620

Subdivision Unit 1, 2, Re-Subdivision of Lot 13A and Case #ZON2102-01620

Council District 4

Heavy Industry District, to eliminate split zoning and bring the zoning into compliance

Rezoning from B-3 Community Business District, and 1-1 Light-Industry District to 1-2,

Case #ZON2102-1620-01620 (Subdivision)

The motion carries unanimously.

certification statements (legal description, required notes),
information on the Final Plan (rev.善良 blocks, signatures, and Stormwater Kinoff Control. Provide all of the required
1984), and the Rules for Erosion and Sedimentation Control

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8) provision of a solid 8’ high solid wall or fence around areas being utilized as a storage yard;
9) coordination of tree plantings with Urban Forestry;
10) depiction of a dumpster enclosed by a 6’ high privacy fence or wall, or placement of a note stating that curbside pickup will be used for each lot as appropriate;
11) placement of a note stating the size and use of each building;
12) illustration of properly paved parking and maneuvering areas for Lot B;
13) approval of the submitted Sidewalk Waiver, or depiction of a sidewalk along U.S. Highway 90 West;
14) compliance with Fire Department comments: “All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile;” and,
15) compliance with Engineering comment: “Provide copies of the site construction plans (including grading and drainage plans) and engineering calculations as approved by the Mobile County Engineering Department for the existing developments. Previously approved structures/development on Lots A & B may be able to receive historic credit towards the requirement for detention. Add a note to the Plat stating that stormwater detention will be required for any unapproved development (since 1984) and any future addition(s) and/or land disturbing activity in accordance with the Stormwater Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045). Provide Stormwater Detention for the 1200 sf building addition proposed on Lot A in conformance with the Stormwater Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Stormwater Runoff Control. Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes.)”

The motion carried unanimously.

Case #ZON2012-01872
Chinnis Holdings LLC
5401 Cottage Hill Road
(Southwest corner of Cottage Hill Road and Vivian Drive)
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow shared access between two building sites to include an 8’ X 20’ trailer.
Council District 4
The Chair announced the application had been recommended for approval and stated the applicant was agreeable with the recommendations. He added if anyone wished to speak on the matter they should do so at that time.

Hearing no opposition or discussion, a motion was made by Mr. Turner, with second by Dr. Rivizzigno, to approve the above referenced matter, subject to the following conditions:

1) revision of the site plan to reflect revised Urban Forestry comments: “Per an on-site meeting with the applicant, three (3) frontage trees will be provided along the Cottage Hill Road frontage, in the Northeast portion of the site;”

2) revision of the site plan to reflect Traffic Engineering comments: “Remove one parking space at the Western end of the relocated parking to allow for smoother traffic flow at the Cottage Hill entry, and delineate with striping the 24-foot wide access aisle and paint “no parking” in the aisle to ensure that the auto repair tenant does not block entry/exit of the site at the Cottage Hill Road curb-cut;”

3) revision of the site plan to relocate the trailer to meet 25-foot setbacks from Cottage Hill Road and Vivian Drive;

4) elimination of all parking in landscape areas in the Cottage Hill Road right-of-way;

5) compliance with Fire comments: “All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile;”

6) compliance with revised Engineering comments “1. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering 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. Any and all proposed development within the property lines will need to be in conformance with the Stormwater Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Stormwater Runoff Control. 3. A complete set of construction plans for the site work (including drainage, utilities, grading, stormwater systems, paving) will be required to be submitted with the Land Disturbance permit. These plans are to be submitted and approved prior to beginning any of the construction work;”

7) submission of site plans for review to the Permitting section of Urban Development, for final Traffic Engineering,
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Engineering, Urban Forestry and Planning review prior to undertaking any improvements;
8) completion of tree planting and re-striping (and inspection thereof) prior to requesting a business license for the proposed restaurant; and,
9) full compliance with all other municipal codes and ordinances.

The motion carried unanimously.

Case #SUB2012-00070 (Subdivision)
Prayer Tabernacle Early Church of Jesus Christ
1213 &1223 Mobile Street
(West side of Mobile Street extending to the East side of Jessie Street, 240’± South of Main Street)
Number of Lots / Acres: 1 Lot / 1.79± Acre
Engineer / Surveyor: Haidt Land Surveying
Council District 1
(Also see Case #ZON2012-01665 (Planned Unit Development) Prayer Tabernacle Early Church of Jesus Christ and Case #ZON2012-01664 (Planning Approval) Prayer Tabernacle Early Church of Jesus Christ below)

The Chair announced the matter was recommended for holdover, but if there were those present who wished to speak to please do so at that time.

Fred Haidt, Haidt Land Surveying, spoke on behalf of the applicant. He stated they were in agreement with holding over the request for subdivision, however, they requested the associated Planned Unit Development and Planning Approval applications be withdrawn.

Hearing no opposition or further discussion, a motion was made by Mr. Plauche, with second by Mr. DeMouy, to hold the matter over to the November 1, 2012, meeting, to allow the staff time to develop conditions for approval.

The motion carried unanimously.

Case #ZON2012-01665 (Planned Unit Development)
Prayer Tabernacle Early Church of Jesus Christ
1213 &1223 Mobile Street
(West side of Mobile Street extending to the East side of Jessie Street, 240’± South of Main Street)
Planned Unit Development Approval to allow multiple buildings on a single building site.
Council District 1
(Also see Case #SUB2012-00070 (Subdivision) Prayer Tabernacle Early Church of Jesus Christ above and Case #ZON2012-01664 (Planning Approval) Prayer Tabernacle Early Church of Jesus Christ below)
The Chair announced the matter was recommended for holdover, but if there were those present who wished to speak to please do so at that time.

Hearing no opposition or discussion, a motion was made by Mr. Plauche, with second by Mr. DeMouy, to accept the applicant’s request to withdraw the matter.

The motion was approved unanimously.

**Case #ZON2012-01664 (Planning Approval)**
**Prayer Tabernacle Early Church of Jesus Christ**
1213 & 1223 Mobile Street
(West side of Mobile Street extending to the East side of Jessie Street, 240’± South of Main Street)
Planning Approval to allow an expansion of an existing church in an R-1, Single-Family Residential District.
Council District 1
(Also see Case #SUB2012-00070 (Subdivision) **Prayer Tabernacle Early Church of Jesus Christ** and Case #ZON2012-01665 (Planned Unit Development) **Prayer Tabernacle Early Church of Jesus Christ** above)

Hearing no opposition or further discussion, a motion was made by Mr. Plauche, with second by Mr. DeMouy, to accept the applicant’s request to withdraw the matter.

The motion was approved unanimously.

**Case #SUB2012-00072 (Subdivision)**
**Dauphin Street Subdivision, The Army’s Addition to**
1009 & 1023 Dauphin Street
(Southeast corner of Dauphin Street and Pine Street, extending to the North side of Caroline Avenue, 120’± East of Pine Street)
**Number of Lots / Acres:** 1 Lot / 2.73± Acre
**Engineer / Surveyor:** Byrd Surveying, Inc.
Council District 2
(Also see, Case #ZON2012-01863 (Planned Unit Development) **Dauphin Street Subdivision, The Army’s Addition to**, Case #ZON2012-01865 (Rezoning) **The Salvation Army** and Case #ZON2012-01864 (Planning Approval) **The Army’s Addition to Dauphin Street Subdivision** below)

The Chair announced the matter was recommended for holdover and the applicant was in agreement, but if there were those present who wished to speak to please do so at that time.

Hearing no opposition or discussion, a motion was made by Mr. Plauche, with second by Mr. DeMouy, to hold the matter over until the November 1, 2012, meeting, so that additional information and site plan modifications could be provided regarding the Planning Approval and Planned Unit Development applications.
The motion carried unanimously.

Case #ZON2012-01863 (Planned Unit Development) Dauphin Street Subdivision, The Army's Addition to 1009 & 1023 Dauphin Street  
(Southeast corner of Dauphin Street and Pine Street, extending to the North side of Caroline Avenue, 120' ± East of Pine Street)  
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site.  
Council District 2  
(Also see, Case #SUB2012-00072 (Subdivision) Dauphin Street Subdivision, The Army's Addition to above and Case #ZON2012-01865 (Rezoning) The Salvation Army and Case #ZON2012-01864 (Planning Approval) The Army's Addition to Dauphin Street Subdivision below)

The Chair announced the matter was recommended for holdover and the applicant was in agreement, but if there were those present who wished to speak to please do so at that time.

Hearing no opposition or discussion, a motion was made by Mr. Plauche, with second by Mr. DeMouy, to hold the matter over until the November 1, 2012, meeting, so that the following revisions could be made by October 15, 2012:

1) revision of the site plan to reverse the flow of traffic for the proposed parking facility to eliminate crossing conflicts on the site, and to eliminate access to Pine Street, and compliance with Traffic Engineering revised comments: “The western driveway on Dauphin Street has two conflict points that are of concern. The direction of the one-way aisles require a crossing movement to occur between vehicles entering and exiting the site from this driveway. Also, the first two parking spaces require backing into the right-of-way at the driveway to exit the spaces. By reversing the aisle directions, both conflicts can be eliminated;” and,

2) revision of the site plan to depict 13 frontage trees along Dauphin Street, 4 along Pine Street, and 3 along Caroline Avenue, and/or depiction of tree canopies of existing street trees if they reduce applicable frontage area (thus reducing the need for new frontage trees).

The motion carried unanimously.
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Case #ZON2012-01865 (Rezoning)
The Salvation Army
1009 & 1023 Dauphin Street
(Southeast corner of Dauphin Street and Pine Street, extending to the North side of
Caroline Avenue, 120’+ East of Pine Street)
Rezoning from R-1, Single-Family Residential District, and B-2, Neighborhood Business
District, to B-2, Neighborhood Business District, to eliminate split zoning in a proposed
commercial subdivision.
Council District 2
(Also see, Case #SUB2012-00072 (Subdivision) Dauphin Street Subdivision, The
Army’s Addition to and Case #ZON2012-01863 (Planned Unit Development)
Dauphin Street Subdivision, The Army’s Addition to above and Case #ZON2012-
01864 (Planning Approval) The Army’s Addition to Dauphin Street Subdivision
below)

The Chair announced the matter was recommended for holdover and the applicant was in
agreement, but if there were those present who wished to speak to please do so at that
time.

Hearing no further opposition or discussion, a motion was made by Mr. Plauche, with
second by Mr. DeMouy, to hold the matter over until the November 1, 2012, meeting, so
that additional information and site plan modifications could be provided regarding the
Planning Approval and Planned Unit Development applications.

The motion carried unanimously.

Case #ZON2012-01864 (Planning Approval)
The Army’s Addition to Dauphin Street Subdivision
1009 & 1023 Dauphin Street
(Southeast corner of Dauphin Street and Pine Street, extending to the North side of
Caroline Avenue, 120’+ East of Pine Street)
Planning Approval to amend a previously approved Planning Approval to allow a parking
lot expansion for an emergency shelter in a B-2, Neighborhood Business District.
Council District 2
(Also see, Case #SUB2012-00072 (Subdivision) Dauphin Street Subdivision, The
Army’s Addition to, Case #ZON2012-01863 (Planned Unit Development)
Dauphin Street Subdivision, The Army’s Addition to and Case #ZON2012-01865
(Rezoning) The Salvation Army above)

The Chair announced the matter was recommended for holdover and the applicant was in
agreement, but if there were those present who wished to speak to please do so at that
time.

Hearing no opposition or discussion, a motion was made by Mr. Plauche, with second by
Mr. DeMouy, to hold the matter over until the November 1, 2012, meeting, so that the
following revisions could be made by October 15, 2012:
The motion carried unanimously.

The Chair announced the matter was recommended for holder and the applicant was in attendance but if there were those present who wished to speak to please do so at this time.

Councilman Disicco?

Engineer / Surveyor: Clark, Geer, Ladham & Associates
Number of lots / Acres: 5 lots / 18.5 acres
NORTHWEST CORNER OF AIRPORT BOULEVARD AND MCKEAG AVENUE
275, 277, 279, 281 AND 283 SOUTH MCKEAG AVENUE
3952, 3954, 3956, 3958, 3960, 3962, 3964, 3966, 3968, 3970, 3972 AIRPORT BOULEVARD AND 271, 273,

CASE #SVBZ0212-00080 (SUBDIVISION)

The motion carried unanimously.

The motion for new frontage trees,

need for new frontage trees.

The Chair provided the following documents:

1) Expansion of the narrative to include a comprehensive scope of

2) Justification of the need for additional parking on the site;

3) Revisions of the site plan to reflect the flow of traffic for the

4) Revisions of the site plan to depict 13 frontage trees along

5) Revisions of the site plan to depict the new frontage trees along

6) Revisions of the site plan to depict the new frontage trees along

7) Revisions of the site plan to depict the new frontage trees along

8) Revisions of the site plan to depict the new frontage trees along

9) Revisions of the site plan to depict the new frontage trees along

10) Revisions of the site plan to depict the new frontage trees along

11) Revisions of the site plan to depict the new frontage trees along

12) Revisions of the site plan to depict the new frontage trees along

13) Revisions of the site plan to depict the new frontage trees along

Planning Commission Meeting
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The motion carried unanimously.

The motion carried unanimously.

The motion carried unanimously.

The motion carried unanimously.

Previously requested revisions to be submitted by October 15, 2012.

The motion carried unanimously.

The motion carried unanimously.

The motion carried unanimously.

The motion carried unanimously.

The motion carried unanimously.

The motion carried unanimously.

The motion carried unanimously.

The motion carried unanimously.

The motion carried unanimously.

The motion carried unanimously.

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The motion carried unanimously.

The motion carried unanimously.

The motion carried unanimously.

The motion carried unanimously.

The motion carried unanimously.

The motion carried unanimously.
The Chair announced the applications had been recommended for approval, however, if there
were those who wished to speak on the matter to please do so at that time.

County
Engineer / Surveyor: Richard. L. Paetick, P.L.S.
Number of Lots / Acres: 2 Lots 8± Acres
(26± acres south of Schillerger Road North, 1/4 mile North of Howells Ferry Road)

T.H.P. Commercial Park Subdivision
Case #SUH2012-00082

NEW SUBDIVISION APPLICATIONS:

The motion carried unanimously.

Within six months, further extensions were unlikely.

Within six months, the applicant was advised that if permits for construction were not issued
months, the motion was made by Mr. Miller, with second by Mr. Miller, with second by
Hearing no opposition or discussion, a motion was made by Mr. Miller, with second by
Heating no opposition or discussion, a motion was made by Mr. Miller, with second by

Above (also see Case #ZON2011-01561 (Planned Unit Development) Rezoning)

Council District 6
District: B-2, Neighborhood Business District, to Planned Unit Development

Rezoning from R-1, Single-Family Residential District, and B-2, Neighborhood Business
Northwest corner of HiIlcrest Road and Johnson Lane
1066 Hillcrest Road
Don Wiams

Case #ZON2011-01562 (Rezoning)

The motion carried unanimously.

Within six months, further extensions were unlikely.

Within six months, the applicant was advised that if permits for construction were not issued
months, the motion was made by Mr. Miller, with second by
Free preservation and protection on both city and private developed in compliance with state and local laws that remain to be adopted or otherwise fulfilled.

2. The Preliminary Plan, which shall consist of a map of the property showing the proposed improvements, shall be placed on the Final Plan, shall be submitted with the Final Plan, and shall be approved by the Planning Commission.

3. The location of each lot with its size in square feet, the number and description of the lots, and the location of the entrances shall be approved by the Planning Commission and shall be submitted with the Final Plan.

4. The Preliminary Plan shall be submitted with the Final Plan for approval by the Planning Commission.

Subject to the following conditions:

1. Rezoning. To rezoned the property as indicated.
2. The Preliminary Plan shall be approved by the Planning Commission.
3. The Final Plan shall be approved by the Planning Commission.
4. The property shall be subject to the conditions as outlined.

The Chair announced the application had been recommended for approval and no official action was taken.

Council District: 6

Spokesperson: County Engineer, County Engineer's Office

Number of Lots: 2

Acreage: 1.4 acres

(Fowntown to South of Garden Road, extending to the North side of Bruns Drive, 3.46 = East of 7070 Bruns Drive)

Subdivision (Lot 2 - Re-subdivision for Lot 3-A)

Middle Brook Subdivision Re-subdivision of Lot 1 and Champlain Properties

Case #S162012-00084

The Chair accepted the applicant's request to withdraw the matter from consideration.

Rezoned property, 3317 Portland Road, Mobile, design professional for the applicant,

Planning Commission Meeting

October 4, 2012
Council District 7

Engineer / Surveyor: A. Pefelson Company
Number of Lots: Access: 2 Lots / 4.44 Acre
(North side of Cynthia Drive at its East terminus) 6550 Cynthia Drive
Cynthia Quimby Subdivision
Case #812/21-000-868

The motion carried unanimously.

Motion
Prior to the issuance of any permits or land disturbance, subdivision, or otherwise processed projects, if any, all applicable federal, state, and local agencies are required for approval of all plans. No note on the plan stating that approval of all

The 2009 International Fire Code as adopted by the City of

Compliance with the Code. The Fire Code, as adopted by the City of

Projects within the City of

Building and conform to ASHTE Standards:

Projects with Traffic Engineering

Projects (such as AC 61-939 and City Code Chapters 27 and 64).
The motion carried unanimously.

The following Planning Commission Meeting:

October 4, 2012
Planning Commission Meeting
October 4, 2012

The motion carried unanimously.

due to overwhelming opposition.

Second by Mr. Robinson to hold the matter over until the November 1, 2012, meeting.

Hearing no opposition or further discussion, a motion was made by Mr. Plache, with
They offered the following points against the merger:

- Sharon Meahan, 6740 Register Road, Mobile,
- James Edmiston, 6146 Register Road, Mobile; and,
- Marilyn Shane, 6132 Register Road, Mobile.

The following people spoke in opposition to the merger:

- Please do so at that time.

The Chair announced the merger was recommended for holdover and the applicant was

County

Planner / Surveyor: Planning Engineer – Land Surveying

Number of Lots / Acres: 151 Lots / 119.0 Acres

Site of Property:

Northeast corner of Corner Plantation Road and Old Spanish Trail extending to the South

Boziken Plantation Subdivision

Case #SU2012-0889

The motion carried unanimously.

Activities:

1. Prior to the issuance of any permits or land disturbance
   endorsed or recommended, or otherwise, all applicable federal, state, and local agencies are required to
   examine and approve of a notice on the final plan showing their approval or

2. The City of Mobile, and

3. The issuance of any permits by

   City of Mobile,炀government and floor control ordinances prior to
   issuance of a notice on the final plan showing their approval or

   compliance with the Department comment's "all projects shall be designed
   in compliance with the Department comments." Damaged Prevention Ordinance Development shall be designed

   Planning Commission Meeting

October 4, 2012
developed in phases.

Resolution of the Plan to depict phases, if the subdivision will be
as required by Section 10.5 of the Subdivision Regulations,
sectored into all streets, including Cordon Smith Parkway Road,
Resolution of the plan to depict the 25-foot minimum building
Regulations.

Resolution with Section 14.1 of the Subdivision
see right-of-way for all cul-de-sacs, to be 120-feet, in
Regulations.

Resolution of the plan to depict the correct diameter of the cul-de-
Resolution with Section 15.6 of the Subdivision
Resolution of the plan to depict the maximum cul-de-sac length of RN2310832000001.

(1) Resolution of the Plan to include the entirety of the
parcel.

Hearing no further objection or discussion, a motion was made by Mr. Prince with

Happy to discuss the project after the meeting with any and all concerned parties.

Bill O’Neill, Planning Officer of Mobile, representing the applicant, advised he would be

decision facilities would be adequate for the entire development
was frequently addressed, and their concerns were to ensure that there were
areas that would definitely require improvements on site. A written plan would be
submitter for better planning and coordination of development by reducing the
adverse impact on the wetlands as far as any type of development and if also showed the
impact. The wetlands are also very important to the development, and it was
resolved that the developer should not be allowed to develop the wetlands within the
wetlands not all in those areas. He also asked Mr. Oleson if they could or not leave the property and,

Mr. Oleson advised the wetlands would have to comply with anything the State of

Spanish Oaks and the endangered amphibian.

F. concerned not only for the wetlands, but also for the old
the flooding issues.

E. the questions as to how the developers planned to address
as part of their flooding plan.

D. said that as their property did flood due to the proximity

Planning Commission Meeting
October 4, 2012
GROUP APPLICATIONS:

The motion carried unanimously.

12) Submission of the revised plat prior to a standard
variation of the subdivision regulation and
property must provide a buffer in compliance with Section
are developed commercially and offered for sale.
11) Revision of the plat to include a note stating that any lots which
Responsibility of the property owners:
the note stating that maintenance of common areas shall be the
10) Revision of the plat to label all common areas and to indicate a
Greater:
County or Subdivision Regulation, Regulation, commercial, and private
new private roads shall be constructed and paved to minimum
requirements of the City of Mobile, Stormwater and Drainage. Each
Minor roads shall be constructed and paved to standards for
New construction prior to the issuance of any permits. New
R preparation of the City of Mobile Stormwater and Drainage
requirements of the City of Mobile, Stormwater and Drainage.
full compliance with the Stormwater detention and drainage facilities
(9) Revision of the plat to include a note stating that development
floodplains, and other approved species
(8) Requirements for Inundation Floodplains:
state and federal laws, as they relate to wetlands and
sk and federal laws, as they relate to wetlands and
(7) Requirements for Stormwater detention:
(6) Revision of the plat to depict all specially required flood zones

Plan Service Meeting

October 4, 2012
place an issue associated with the project. Councilor Brown, 3000 Ventura Road, Mobile, an adjacent property owner, expressed his

issues. He addressed anyone wishing to speak on the matter they should do so at this time.

The Chair announced that applications had been recommended for approval and stated...
The motion carried unanimously:

"The 2003 International Existing Building Code, as applicable, and the requirements of the 2003 International Fixed Fire Code, including the provisions of a note on the final plan stating that the approved layout complies with fire prevention, building, and fire protection requirements, has been reviewed and found to meet the requirements for the issuance of a permit for the development described in the application for the project located at the northeast corner of Bennett and Deale Roads.

The permit application is hereby approved to allow multiple buildings on a single building site, provided that:

1. The plans and specifications for the buildings meet the requirements of the 2003 International Existing Building Code, as applicable, and the 2003 International Fixed Fire Code, including the provisions of a note on the final plan stating that the approved layout complies with fire prevention, building, and fire protection requirements;

2. The buildings are in compliance with the Fixtures Code of the City of Mobile, Alabama, and the City of Mobile, Alabama, Fire Marshal's regulations;

3. The buildings are in compliance with the City of Mobile, Alabama, Planning Commission's requirements for site development and review.

The motion carries unanimously.

Planning Commission Meeting

October 4, 2012
5) Place a note on the plan stating that approval of all Code as Applicable:
City of Mobile, and the 2003 International Existing Building Code, including Appendices B through D, as adopted by the Fire Code, must comply with the requirements of the 2003 International Building Code and the 2004 International Existing Building Code.

4) Conformance with Fire Department comments: "All projects approved prior to beginning any of the construction work."

Distinguish permits. These plans are to be submitted and approved prior to being submitted with the building permit. Any changes to the plans will require a new building permit. 


Conform with Mobile Code, Chapter 17, Flood Control Ordinance (Mobile City Code, Chapter 17, Flood Control Ordinance, Article III, II(A)).

2) Conformance with Stormwater Management Plan, any work undertaken in the existing ROW (right-of-way), such as dredging, will require a ROW permit from the City of Mobile.

1) Conformance with Urban Forestry comments: "Any work proposed to be coordinated with Urban Forestry." Flood control with Stormwater Management Ordinance of the Zoning Code (Mobile Code, Chapters 64-1 through 64-65). All properties (such as Act 61-2/9-89 and City Code Chapters 7 and 64) in the proposed development (both city and private) must be in conformance with Stormwater Management Plan.

Removal:

Several or placement of a note stating how garage will be removed. A complete set of plans will be submitted to conform to the City of Mobile, and the 2003 International Existing Building Code, including Appendices B through D, as adopted by the Fire Code, must comply with the requirements of the 2003 International Building Code and the 2004 International Existing Building Code.

Planning Commission Meeting

October 4, 2012

Park and Case # ZON2012-02084 (Sidewalk Water/ (Sidewalk Water/ (Sidewalk Water/ (Sidewalk Water/ (Sidewalk Water)

PARK AND CASE NUMBER: ZON2012-02084

Planning Commission Meeting

October 4, 2012
developed in compliance with state and local laws. If substantial
removals occur on property of a once-standing row of garages, they will
be screened or protected from view and connected to sanitary
conditions. A notice on the plan showing the dumpers will be
posted on the property on the Zoning Ordinance or by the
Department of Planning on or before the plan is submitted.

Council District 2

Northeast corner of Beverley Street and Deke Road

CN-Beverley Industrial Park

Case #ZON2012-02083 (Planning Approval)

The motion carried unanimously.

The motion carried, indicating the conditions of approval:

5) The submission to the Planning Section, two copies of the
 Plan, are required to be submitted prior to the
 site plan review.

6) Prior to issuance of any permits, a notice to the
 Planning Section the site plan showing the
 proposed site plan will require new applications for
 Planning

7) Prior to issuance of any permits, a notice to the
 Planning Section the site plan showing the
 proposed site plan will require new applications for
 Planning

8) Prior to issuance of any permits, a notice to the
 Planning Section the site plan showing the
 proposed site plan will require new applications for
 Planning

The motion carried, indicating the conditions of approval:

5) The submission to the Planning Section, two copies of the
 Plan, are required to be submitted prior to the
 site plan review.

6) Prior to issuance of any permits, a notice to the
 Planning Section the site plan showing the
 proposed site plan will require new applications for
 Planning

7) Prior to issuance of any permits, a notice to the
 Planning Section the site plan showing the
 proposed site plan will require new applications for
 Planning

8) Prior to issuance of any permits, a notice to the
 Planning Section the site plan showing the
 proposed site plan will require new applications for
 Planning

The motion carried, indicating the conditions of approval:

5) The submission to the Planning Section, two copies of the
 Plan, are required to be submitted prior to the
 site plan review.

6) Prior to issuance of any permits, a notice to the
 Planning Section the site plan showing the
 proposed site plan will require new applications for
 Planning

7) Prior to issuance of any permits, a notice to the
 Planning Section the site plan showing the
 proposed site plan will require new applications for
 Planning

8) Prior to issuance of any permits, a notice to the
 Planning Section the site plan showing the
 proposed site plan will require new applications for
 Planning
Request to waive construction of a sidewalk along DeSoto Road
Southwest corner of DeSoto and DeBeke Road

(Southwest Water)

CASE #ZON2012-02084

The motion carried unanimously.

The issuance of any permits
Appraisal and Planning Triennial Approval Prior to
Placement of a notice on the site plan stating that any changes to
the site plan require new applications for planning
Placement of a notice on the site plan stating that any changes to
any permits or land disturbance activities;

(6)
the issuance of any permits or land disturbance activities is required prior to
the issuance of a notice on the site plan stating that any changes to
applicable federal, state, or local agencies for endangered,
Placement of a notice on the site plan stating that any changes to
approved prior to being approved by the
Department of Agriculture, Rural Development and
compliance with the Regulations of the 2003 International
Fire Code, including Appendices D through J as adopted by the
City of Mobile, the City of Mobile, Alabama,

(4)
approved prior to beginning of the construction work;

(3) compliance with the Planning Commission's "I, Any Work"

(2) compliance with "I, Any Work"

Planned Commission Meeting
October 4, 2012

Expenditure of funds: $45,000

Expenditure of funds: $45,000

Expenditure of funds: $45,000
Council District 2
(Also see Case #SUB2012-00081 (Subdivision), CN-Beauregard Industrial Park
Case #ZON2012-02085 (Planned Unit Development) CN-Beauregard Industrial
Park and Case #ZON2012-02083 (Planning Approval)
CN-Beauregard Industrial Park above)

The Chair announced the applications had been recommended for approval and stated
the applicant was agreeable with the recommendations. He added if anyone wished to
speak on the matter they should do so at that time.

Hearing no opposition or further discussion, a motion was made by Mr. Miller, with
second by Mr. Turner, to approve the above referenced request to waive construction of
the sidewalk along Dekle Road.

The motion carried unanimously.

Case #SUB2012-00085 (Subdivision)
Taylor Place Subdivision, Re-subdivision of Lot 4
4 Taylor Place
(Northwest corner of Old Shell Road and Oakland Avenue, extending to the East
terminus of Taylor Place)
Number of Lots / Acres: 1 Lot / 0.9± Acre
Engineer/Surveyor: Rester and Coleman Engineers
Council District: 7
(Also see Case #ZON2012-02094 (Planned Unit Development) Taylor Place
Subdivision, Re-subdivision of Lot 4 below)

The Chair announced the applications had been recommended for approval and stated
the applicant was agreeable with the recommendations. He added if anyone wished to
speak on the matter they should do so at that time.

Hearing no opposition or discussion, a motion was made by Mr. DeMouy, with second
by Mr. Turner, to tentatively approve the above referenced request for subdivision, subject to the following conditions:

1) completion of the vacation process for the Eastern-most portion of the drainage and utility easement prior to signing the Final Plat;
2) illustration of the 20’ minimum building setback line along Old Shell Road, only within the area of the vacated easement, adjusted around the encroaching landing, stairs, and brick planter;
3) revision of the plat to illustrate the existing 25’ minimum building setback line remaining along Old Shell Road where the easement is not vacated and remains 25’ wide;
4) illustration of the 20 minimum building setback line along
Oakland Avenue;
5) revision of the plat to illustrate the 15’ building limit line of the original PUD along the West property line;
6) revision of the plat to illustrate the 15’ building limit line of the original PUD along the North property line, adjusted around any existing building encroachments;
7) placement of a note on the Final Plat stating that the lot is denied access to Old Shell Road;
8) placement of a note on the Final Plat stating that the maintenance of the private street is the responsibility of the property owners;
9) placement of a note on the Final Plat stating that the maintenance of any stormwater detention facilities located within drainage and utility easements is the responsibility of the property owners;
10) labeling of 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;
11) placement of a note on the Final Plat stating that development of the site must be undertaken in compliance with all local, state, and federal regulations regarding endangered, threatened, or otherwise protected species;
12) subject to the Engineering comments: ‘The following comments should be addressed prior to acceptance and signature by the City Engineer: 1. Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes). 2. A signature block and signature for the Traffic Engineering Department shall be placed on the Final Plat;”
13) subject to the Traffic Engineering comments: “Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards;”
14) subject to the Fire Department comments: “All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile;” and,
15) furnishing of two copies of a revised PUD site plan to the Planning Section prior to the signing of the Final Plat.

The motion carried unanimously.

Case #ZON2012-02094 (Planned Unit Development)
Taylor Place Subdivision, Re-subdivision of Lot 4
4 Taylor Place
(Northwest corner of Old Shell Road and Oakland Avenue, extending to the East terminus of Taylor Place)
Planned Unit Development Approval to amend a previously approved Planned Unit Development to reduce the minimum building setback line and a drainage easement. Council District 7
(Also see Case #SUB2012-00085 (Subdivision) Taylor Place Subdivision, Re-subdivision of Lot 4 above)

The Chair announced the applications had been recommended for approval and stated the applicant was agreeable with the recommendations. He added if anyone wished to speak on the matter they should do so at that time.

Hearing no opposition or further discussion, a motion was made by Mr. DeMouy, with second by Mr. Turner, to approve the above referenced matter, subject to the following conditions:

1) completion of the vacation process for the Eastern-most portion of the drainage and utility easement;
2) revision of the site plan to illustrate the 20’ minimum building setback line along Old Shell Road, only within the area of the vacated easement, adjusted around the encroaching landing, stairs, and brick planter;
3) revision of the site plan to illustrate the existing 25’ minimum building setback line remaining along Old Shell Road where the easement is not vacated and remains 25’ wide;
4) illustration of the 20’ minimum building setback line along Oakland Avenue;
5) revision of the site plan to illustrate the 15’ building limit line of the original PUD along the West property line;
6) revision of the site plan to illustrate the 15’ building limit line of the original PUD along the North property line, adjusted around any existing building encroachments;
7) placement of a note on the site plan stating that the lot is limited to 35% total site coverage by all structures;
8) placement of a note on the site plan stating that the lot is denied access to Old Shell Road;
9) labeling of the lot with its size in both square feet and acres, or the furnishing of a table on the site plan providing the same information;
10) placement of a note on the site plan stating that development of the site must be undertaken in compliance with all local, state, and federal regulations regarding endangered, threatened, or otherwise protected species;
11) subject to the Engineering comments: “I. The drainage easement is currently being reviewed through the City’s easement vacation process. The Subdivision (Taylor Place) currently utilizes a portion of the underground drainage pipe on Lot 4 for detention, and the applicant is proposing to install additional

30
underground pipes within the remaining drainage easement to provide the required storage volume for the Subdivision detention. The Engineering Dept will coordinate the vacation process with the installation of the additional underground pipe(s) through the Land Disturbance permitting process. 2. Any and all proposed development within the property lines will need to be in conformance with the Stormwater Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Stormwater Runoff Control. 3. A complete set of construction plans for the site work (including drainage, utilities, grading, stormwater systems, paving) will be required to be submitted with the Land Disturbance permit. These plans are to be submitted and approved prior to beginning any of the construction work;”

12) furnishing of two copies of a revised PUD site plan to the Planning Section prior to the signing of the Subdivision Final Plat; and,

13) full compliance with all municipal codes and ordinances.

The motion carried unanimously.

Case #SUB2012-00087 (Subdivision)
951 Government Street Subdivision
951 Government Street
(West side of Marine Street, extending from Government Street to Church Street)
Number of Lots / Acres: 1 Lot / 1.4± Acres
Engineer / Surveyor: Byrd Surveying
Council District 2
(Also see Case #ZON2012-02096 (Planning Approval) 951 Government Street Subdivision and Case #ZON2012-02095 (Rezoning) Benjamin P Cummings below)

The Chair announced, due to issues regarding proper notification, there would be no discussion on the matter and it would be held over until the November 1, 2012, meeting.

Hearing no discussion, a motion was made by Mr. Plauche, with second by Dr. Rivizzigno, to hold the matter over until the November 1, 2012, meeting, with revision due by October 15, 2012, so that the following items could be addressed:

1) revision of the plat to create a two lot subdivision, with the rear 112 ± feet of the property fronting Church Street to be a separate lot;
2) revision of the plat to depict a corner radius at Government and Marine Streets, and Marine and Church Streets, in compliance with Section V.D.6. of the Subdivision Regulations;
3) revision of the site plan to reflect Traffic Engineering comments: "This site is located on an ALDOT maintained roadway. Government Street and Marine Street should each be limited to one curb-cut, with size, location, and design to be approved by ALDOT (Government Street) and Traffic Engineering (both frontages), and conform to AASHTO standards. The Government Street driveway should be constructed as a right-in, right-out only, in the vicinity of the eastern driveway, to provide separation from the adjacent property’s driveway. Note: the existing driveway radii do not appear to be illustrated accurately. The curb-cut on Marine Street should be two-way with no turning restrictions. Parking aisles will need to be adjusted to allow for internal circulation. Any parking stalls that require backing or maneuvering in the right-of-way should be eliminated. This includes the parking adjacent to the building along Marine Street, and internal angled spaces near the Government Street driveway. The western site perimeter will need physical obstructions to prevent cross access from the adjacent business and residence;"

4) revision of the plat to reflect Engineering comments: “1. Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes). 2. A signature block and signature for the Traffic Engineering Department shall be placed on the Final Plat. 3. Dedicate ROW radius at the corner of Government St and Marine St, and at Church St and Marine St, with the size to be approved by Traffic Engineering and Engineering;” and,

5) revision of the lot size in square feet to reflect dedication.

The motion carried unanimously.

Case #ZON2012-02096 (Planning Approval)
951 Government Street Subdivision
951 Government Street
(West side of Marine Street, extending from Government Street to Church Street)
Planning Approval to allow a self storage facility in a B-2, Neighborhood Business District.
Council District 2
(Also see Case #SUB2012-00087 (Subdivision) 951 Government Street Subdivision above and Case #ZON2012-02095 (Rezoning) Benjamin P Cummings below)

The Chair announced, due to issues regarding proper notification, there would be no discussion on the matter and it would be held over until the November 1, 2012, meeting.

Hearing no discussion, a motion was made by Mr. Plauche, with second by Dr. Rivizzigno, to hold the matter over until the November 1, 2012, meeting, with revision
due by October 15, 2012, so that the following items could be addressed:

1) revision of the site plan to reflect Traffic Engineering comments: “This site is located on an ALDOT maintained roadway. Government Street and Marine Street should each be limited to one curb-cut, with size, location, and design to be approved by ALDOT (Government Street) and Traffic Engineering (both frontages), and conform to AASHTO standards. The Government Street driveway should be constructed as a right-in, right-out only, in the vicinity of the eastern driveway, to provide separation from the adjacent property’s driveway. Note: the existing driveway radii do not appear to be illustrated accurately. The curb-cut on Marine Street should be two-way with no turning restrictions. Parking aisles will need to be adjusted to allow for internal circulation. Any parking stalls that require backing or maneuvering in the right-of-way should be eliminated. This includes the parking adjacent to the building along Marine Street, and internal angled spaces near the Government Street driveway. The western site perimeter will need physical obstructions to prevent cross access from the adjacent business and residence;”

2) revision of the site plan to include information regarding the amount of office space to remain in the building, the provision of parking spaces adequate to serve any storage office use on site and spaces necessary for customers;

3) revision of the site plan to reflect Engineering comments: “1. Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes). 2. A signature block and signature for the Traffic Engineering Department shall be placed on the Final Plat. 3. Dedicate ROW radius at the corner of Government St and Marine St, and at Church St and Marine St, with the size to be approved by Traffic Engineering and Engineering;”

4) revision of the site plan to reflect 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 61-929 and City Code Chapters 57 and 64). Full compliance with frontage tree planting requirements of the Zoning Ordinance; number and location to be coordinated with Urban Forestry due to existing mature Live Oak Trees along Government Street and the planting of one understory tree for every 20 parking spaces to be planted within interior of the lot to break up the expanse of paving;”

5) revision of the site plan to depict the 10-foot wide residential buffer, and relocation of the proposed dumpster to be outside of any required buffer;
6) revision of the site plan to eliminate the commercial use of the rear 112 ± feet of the property; and,
7) provision of new mailing labels and postage, including names and addresses omitted from the original submission.

The motion carried unanimously.

Case #ZON2012-02095 (Rezoning)
Benjamin P Cummings
951 Government Street
(West side of Marine Street, extending from Government Street to Church Street)
Rezoning from B-1, Buffer Business District, to B-2, Neighborhood Business District, to allow a self storage facility.
Council District 2
(Also see Case #SUB2012-00087 (Subdivision) 951 Government Street Subdivision and Case #ZON2012-02096 (Planning Approval) 951 Government Street Subdivision above)

The Chair announced, due to issues regarding proper notification, there would be no discussion on the matter and it would be held over until the November 1, 2012, meeting.

Hearing no discussion, a motion was made by Mr. Plauche, with second by Dr. Rivizzigno, to hold the matter over until the November 1, 2012, meeting, with revision due by October 15, 2012, so that the following items could be addressed:

1) revision of the Zoning request to reflect the recommendations of the New Plan for Mobile for this site (commercial fronting Government Street, single-family residential fronting Church Street);
2) revision of the site plan to reflect changes requested for the Planning Approval and Subdivision applications; and,
3) provision of new mailing labels and postage, including names and addresses omitted from the original submission.

The motion carried unanimously.

Case #ZON2012-02088 (Planned Unit Development)
Gulf Coast Asphalt Company
830 Cochrane Causeway
(East side of Cochrane Causeway, 1± mile North of Bankhead Tunnel)
Planned Unit Development Approval to allow structures on a single building site.
Council District 2
(Also see Case #ZON2012-02086 (Planning Approval) Gulf Coast Asphalt Company and Case #ZON2012-02087 (Sidewalk Waiver) Gulf Coast Asphalt Company below)
October 4, 2012
Planning Commission Meeting

The Chair announced the applications had been recommended for approval and stated the applicant was agreeable with the recommendations. He added if anyone wished to speak on the matter they should do so at that time.

Hearing no opposition or further discussion, a motion was made by Mr. DeMouy, with second by Mr. Jordan, to approve the above referenced matter, subject to the following conditions:

1) compliance with Engineering Comments: "1. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering 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. Any and all proposed development within the property lines will need to be in conformance with the Stormwater Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Stormwater Runoff Control. 3. A complete set of construction plans for the site work (including drainage, utilities, grading, stormwater systems, paving) will be required to be submitted with the Land Disturbance permit. These plans are to be submitted and approved prior to beginning any of the construction work;"

2) compliance with Fire Department Comments: "All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile;"

3) depiction of dumpster locations on the site plans to comply with Section 64-4.D.9 of the Zoning Ordinance or placement of a note on the site plans stating that dumpsters will be completely screened from view and connected to sanitary sewer or placement of a note stating how garbage will be removed;

4) any lighting provided must comply with Section 64-4.A.2 of the Zoning Ordinance, and not shine directly into adjacent residential areas or into traffic;

5) approval of all applicable federal, state, and local agencies prior to the issuance of any permits;

6) the submission of two (2) copies of the revised site plan illustrating all conditions for recommendation of approval; and,

7) full compliance with all municipal codes and ordinances.
The motion carried unanimously.

**Case #ZON2012-02086 (Planning Approval)**
**Gulf Coast Asphalt Company**
830 Cochrane Causeway
(East side of Cochrane Causeway, 1± mile North of Bankhead Tunnel)
Planning Approval to allow a petroleum storage facility in an I-2, Heavy-Industry District.
Council District 2
(Also see Case #ZON2012-02088 (Planned Unit Development) Gulf Coast Asphalt Company above and Case #ZON2012-02087 (Sidewalk Waiver) Gulf Coast Asphalt Company below)

The Chair announced the application had been recommended for approval and stated the applicant was agreeable with the recommendations. He added if anyone wished to speak on the matter they should do so at that time.

Hearing no opposition or further discussion, a motion was made by Mr. DeMouy, with second by Mr. Jordan, to approve the above referenced matter, subject to the following conditions:

1) **Compliance with Engineering Comments:** "1. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering 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. Any and all proposed development within the property lines will need to be in conformance with the Stormwater Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Stormwater Runoff Control. 3. A complete set of construction plans for the site work (including drainage, utilities, grading, stormwater systems, paving) will be required to be submitted with the Land Disturbance permit. These plans are to be submitted and approved prior to beginning any of the construction work;”

2) **Compliance with Fire Department Comments:** "All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile;”

3) **Depiction of dumpster locations on the site plans to comply with Section 64-4.D.9 of the Zoning Ordinance or placement of**
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a note on the site plans stating that dumpsters will be completely screened from view and connected to sanitary sewer or placement of a note stating how garbage will be removed;
4) any lighting provided must comply with Section 64-4.A.2 of the Zoning Ordinance, and not shine directly into adjacent residential areas or into traffic;
5) approval of all applicable federal, state, and local agencies prior to the issuance of any permits, and,
6) full compliance with all municipal codes and ordinances.

The motion carried unanimously.

Case #ZON2012-02087 (Sidewalk Waiver)
Gulf Coast Asphalt Company
830 Cochrane Causeway
(East side of Cochrane Causeway, 1± mile North of Bankhead Tunnel)
Request to waive construction of a sidewalk along Cochrane Causeway.
Council District 2
(Also see Case #ZON2012-02088 (Planned Unit Development) Gulf Coast Asphalt Company and Case #ZON2012-02086 (Planning Approval) Gulf Coast Asphalt Company above)

The Chair announced the application had been recommended for approval and stated the applicant was agreeable with the recommendations. He added if anyone wished to speak on the matter they should do so at that time.

Hearing no opposition or further discussion, a motion was made by Mr. DeMouy, with second by Mr. Jordan, to approve the above referenced request to waive construction of the sidewalk along Cochrane Causeway.

The motion carried unanimously.

OTHER BUSINESS:
The Chair asked if there was any further business to come before the Commission.

Mr. Olsen reminded the Commission he had previously discussed with them issues regarding the State Code requiring the City and the County had to come to an agreement over whether or not the City would continue to enforce subdivision regulations within the Planning Jurisdiction. He stated that while the agreement had not yet been formalized through written documents which would require formal approval by the Planning Commission, the City Council, and the County Commission, a verbal agreement had been reached and the City would continue to enforce those regulations. Mr. Olsen said he expected that written documentation should be finished by the Commission’s next meeting. Mr. Olsen also reminded the Commission that the Planning Department was
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still functioning with less than adequate staffing and still had no authorization to fill any of the vacant positions and because of such, he did not anticipate a return to twice a month meetings any time soon.

The Chair asked if the staff had seen an increase in the volume of applications received and Mr. Olsen stated they had not.

Hearing no further business, the meeting was adjourned at 2:26 p.m.

APPROVED:  August 8, 2013

[Signature]
Dr. Victoria Rivizzigno, Secretary

[Signature]
Terry Plauché, Chairman

jsl