

MOBILE CITY PLANNING COMMISSION MINUTES
MEETING OF OCTOBER 21, 2004 - 2:00 P.M.
AUDITORIUM, MOBILE GOVERNMENT PLAZA

Members Present

Terry Plauche, Chairman
Victor McSwain, Secretary
James F. Watkins
Ann Deakle
John Vallas
Mead Miller (S)

Members Absent

James Laier, Vice-Chair
Clinton Johnson
Victoria L. Rivizzigno
Nicholas H. Holmes, III

Urban Development Staff Present

Richard L. Olsen, Planner II
Margaret Pappas, Planner II
Ron Jackson, Urban Forestry
Jennifer Henley, Secretary II

Others Present

Wanda Cochran, Assistant City Attorney
Jennifer White, Traffic Engineering
Pat Stewart, County Engineering
Beverly Terry, City Engineering

Mr. Plauche stated the number of members present constituted a quorum and called the meeting to order.

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

HOLDOVERS:

Case #SUB2004-00180

Eagle Creek Subdivision

South side of Moffett Road, ½ mile± West of the South terminus of Double Branch Drive, extending West to the East termini of Lynn Drive and Satsuma Place, and extending South to the North terminus of Whitestone Drive.

228 Lots / 87.4± Acres

The applicant was present and concurred with the staff recommendations.

There was no one present in opposition.

A motion was made by Ms. Deakle and seconded by Mr. McSwain to approve this subdivision subject to the following conditions:

- (1) the dedication of sufficient right-of-way to provide 50' from the centerline Moffett Road;
- (2) the placement of a note on the final plat stating that Lot 1 is denied direct access to Moffett Road;

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- (3) the provision of traffic calming devices in the area of Lots 137 and 158, and 180 and 194; exact locations and design to be approved by County Engineering;
- (4) the provision of a temporary turnaround between Lots 218 and 219;
- (5) all common areas be indicated on the final plat with a note stating that the maintenance thereof is the responsibility of the property owners association;
- (6) the 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.7. of the Subdivision Regulations;
- (7) the approval of all applicable federal, state and local agencies prior to the issuance of any permits;
- (8) the placement of the 25-foot minimum setback lines on the final plat;
- (9) the placement of a note on the final plat stating that direct access is denied to Satsuma Place and Lynn Drive until paved to County standards (street stubs to be constructed, barricades to be erected until existing roads are paved to County Standards);
- (10) approval of ALDOT for the entrance along Moffett Road; and
- (11) phasing to be reconfigured such that no more than 100 lots will be in the first phase(s) with Whitestone Drive as the only point of access—subsequent phases must start at another point of access from a constructed (paved) public right-of-way.

The motion carried unanimously.

Case #ZON2004-01809

Van Antwerp Realty Corp., Inc. (Steve Quinnelly, Agent)

South side of Bear Fork Road, 400'± West of the South terminus of Goodman Avenue, extending to the North side of Eightmile Creek.

Rezoning from R-1, Single-Family Residential, to I-1, Light Industry, to allow an outdoor shooting range.

Council District 1

The site plan illustrates the proposed buildings, parking, drives, and existing wetland boundaries.

(Also see Case #ZON2004-01912 – **Van Antwerp Realty Corp., Inc. (Steve Quinnelly, Agent)** – Below)

Ms. Pappas announced that the applicant had sent in a letter requesting that these applications be heldover until the Commission's November 4, 2004, meeting.

There was no one present in opposition.

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A motion was made by Mr. Plauche and seconded by Ms. Deakle to holdover the above referenced application until the meeting of November 4, 2004, at the applicant's request.

The motion carried unanimously.

Case #ZON2004-01912

Van Antwerp Realty Corp., Inc. (Steve Quinnelly, Agent)

South side of Bear Fork Road, 400'± West of the South terminus of Goodman Avenue, extending to the North side of Eightmile Creek.

Planning Approval to allow an outdoor shooting range in an I-1, Light Industry district.
Council District 1

The site plan illustrates the proposed buildings, parking, drives, and existing wetland boundaries.

(For discussion see Case #ZON2004-01809 – **Van Antwerp Realty Corp., Inc. (Steve Quinnelly, Agent)** – Above)

A motion was made by Mr. Plauche and seconded by Ms. Deakle to holdover the above referenced application until the meeting of November 4, 2004, at the applicant's request.

The motion carried unanimously.

Case #SUB2004-00201

Bayou Island Subdivision

North side of Hamilton Boulevard, 2/10 mile± West of the South terminus of Viking Way.

8 Lots / 19.3± Acres

The applicant was not present.

There was no one present in opposition.

A motion was made by Mr. McSwain and seconded by Ms. Deakle to waive Section V.D.3., of the Subdivision Regulations, and approve this subdivision subject to the following conditions:

- (1) the dedication of sufficient right-of-way to provide 50' from the centerline of Hamilton Boulevard;
- (2) the approval of all applicable federal, state and local agencies prior to the issuance of any permits;
- (3) placement of a note on the final plat stating that the site is limited to four curb cuts; and
- (4) placement of a note on the final plat stating that there will be no further Resubdivision of Lots 3-8.

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The motion carried unanimously.

Case #SUB2004-00206

Fresolone Estates Subdivision

8100 Howells Ferry Road (Northeast corner of Howells Ferry Road and Harvey Hill Road [private road]).

3 Lots / 1.5± Acres

Mr. Anthony Fresolone, applicant, was present and stated that he was representing his wife who owned the property. He said that this application had been heldover from the last meeting so they could include the balance of the property to the west in the subdivision. He had spoken with the owner of that property and they had submitted a letter stating that they did not wish to be a part of this subdivision.

Ms. Pappas stated that the staff had received the letter. The staff was now recommending approval subject to the placement of a note on the final plat stating that if any lot is developed commercially abutting residential property, a buffer in compliance with Section V.A.7. of the Subdivision Regulations will be provided. She stated that some dedication would also be required and asked County Engineering regarding the amount needed.

Mr. Stewart stated that they would need 30' from centerline along Harvey Hill Road and they would also require a 25' radius at the intersection of Harvey Hill and Howells Ferry Roads.

Ms. Pappas stated that the dedications would need to be included in the conditions as well if this subdivision were approved.

Mr. Fresolone concurred with the recommendations.

There was no one present in opposition.

A motion was made by Ms. Deakle and seconded by Mr. Vallas to approve this subdivision subject to the following conditions:

- (1) dedication of adequate right-of-way to provide 30' from centerline along Harvey Hill Road;
- (2) dedication of a 25' radius at the intersection of Harvey Hill and Howells Ferry Roads; and
- (3) placement of a note on the final plat stating that if any lot is developed commercially abutting residential property, a buffer in compliance with Section V.A.7. of the Subdivision Regulations will be provided.

The motion carried unanimously.

EXTENSIONS:

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Case #ZON2003-01065

West Hill Subdivision

West terminus of Hilltop Drive South.

Planned Unit Development Approval to allow reduced lot sizes, reduced lot widths, and reduced building setbacks in a single-family residential subdivision.

A motion was made Mr. Plauche and seconded by Mr. McSwain to grant a one-year extension of previous approval for this application.

The motion carried unanimously.

Case #SUB2003-00088

West Hill Subdivision

West terminus of Hilltop Drive South.

12 Lots / 3.1± Acres

A motion was made Mr. Plauche and seconded by Mr. McSwain to grant a one-year extension of previous approval for this application.

The motion carried unanimously.

GROUP APPLICATIONS:

Case #ZON2004-02065

South Florida Ceiling Systems (Joe Chambliss, Agent)

Property on the North side of Bruns Drive, 50'± West of its East terminus, and property 520'± South of Grelot Road, adjacent to the North side of Health Center Subdivision.

Rezoning from B-2, Neighborhood Business, to B-3, Community Business, for unspecified commercial use.

Council District 6

The plan illustrates the proposed rezoning and subdivision.

(Also see Case #SUB2004-02009 – **Chambliss Properties-Alabama Subdivision** – Below)

Mr. Plauche announced that the applicant had requested that these applications be heldover until the Commission's November 4, 2004, meeting.

Ms. Kelly Luker was present and stated that she managed a business on Bruns Drive. She asked for additional information regarding the proposed zoning change and subdivision.

Ms. Pappas explained that the applicant was trying to rezone part of the property from B-2 to B-3 to coincide with the balance of the property.

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A motion was made by Mr. Plauche and seconded by Mr. McSwain to holdover the above referenced application until the meeting of November 4, 2004, at the applicant's request.

The motion carried unanimously.

Case #SUB2004-00217

Chambliss Properties-Alabama Subdivision

Southeast corner of Grelot Road and Cody Road, extending to the North side of Bruns Drive and the South side of Grelot Road, 750'± West of the South terminus of Chimney Top Drive West.

5 Lots / 41.9± Acres

Council District 6

(For discussion Case #ZON2004-02065 – **South Florida Ceiling Systems (Joe Chambliss, Agent)** – Above)

A motion was made by Mr. Plauche and seconded by Mr. McSwain to holdover the above referenced application until the meeting of November 4, 2004, at the applicant's request.

The motion carried unanimously.

Case #ZON2004-02009

Edward Negus

3975 Demetropolis Road (East side of Demetropolis Road, 2/10 mile± South of Halls Mill Road).

Rezoning from B-3, Community Business, to I-1, Light Industry, to allow the expansion of an existing boat storage facility.

Council District 4

The plan illustrates the existing structures, along with the proposed structures.

(Also see Case #ZON2004-02010 – **S/C Subdivision, Resubdivision of Lots 1 & 2** – Below; Case #SUB2004-00215 – **S/C Subdivision, Resubdivision of Lots 1 & 2** – Below; and Case #ZON2004-02007 – **Edward Negus** – Below)

Mr. Edward Negus, applicant, was present and concurred with the staff recommendations.

There was no one present in opposition.

A motion was made by Mr. McSwain and seconded by Mr. Watkins to recommend the approval of this change in zoning to the City Council subject to the following conditions:

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- (1) completion of the subdivision process prior to the issuance of any permits;
and
- (2) full compliance with all municipal codes and ordinances.

The motion carried unanimously.

Case #ZON2004-02010

S/C Subdivision, Resubdivision of Lots 1 & 2

3957 and 3975 Demetropolis Road (East side of Demetropolis Road, 850'± South of Halls Mill Road).

Planned Unit Development Approval to allow multiple buildings on a single building site.

Council District 4

The plan illustrates the existing structures, along with the proposed structures.

(For discussion see Case #ZON2004-02009 – **Edward Negus** – Above; also see Case #SUB2004-00215 – **S/C Subdivision, Resubdivision of Lots 1 & 2** – Below; and Case #ZON2004-02007 – **Edward Negus** – Below)

A motion was made by Mr. McSwain and seconded by Mr. Watkins to approve this plan subject to the following conditions:

- (1) completion of the subdivision process prior to the issuance of any permits;
and
- (2) full compliance with all municipal codes and ordinances.

The motion carried unanimously.

Case #SUB2004-00215

S/C Subdivision, Resubdivision of Lots 1 & 2

3957 and 3975 Demetropolis Road (East side of Demetropolis Road, 850'+ South of Halls Mill Road).

2 Lots / 8.1± Acres - Council District 4

(For discussion see Case #ZON2004-02009 – **Edward Negus** – Above; also see Case #ZON2004-02010 – **S/C Subdivision, Resubdivision of Lots 1 & 2** – Above; and Case #ZON2004-02007 – **Edward Negus** – Below)

A motion was made by Mr. McSwain and seconded by Mr. Watkins to approve this subdivision subject to the following condition:

- (1) Placement of a note on the final plat stating that access to Demetropolis Road is limited to one curb cut per lot, size, location and design to be approved by the Traffic Engineering Department.

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The motion carried unanimously.

Case #ZON2004-02007

Edward Negus

3975 Demetropolis Road (East side of Demetropolis Road, 2/10 mile± South of Halls Mill Road).

Request to waive construction of a sidewalk along Demetropolis Road.

Council District 4

(For discussion see Case #ZON2004-02009 – **Edward Negus** – Above; also see Case #ZON2004-02010 – **S/C Subdivision, Resubdivision of Lots 1 & 2** – Above; and Case #SUB2004-00215 – **S/C Subdivision, Resubdivision of Lots 1 & 2** – Above)

A motion was made by Mr. McSwain and seconded by Mr. Watkins to approve this request.

The motion carried unanimously.

NEW SUBDIVISION APPLICATION:

Case #SUB2004-00218

LaCoste Acres Subdivision, Third Addition

West side of La Coste Road at its North terminus.

3 Lots / 3.0± Acres

The applicant was not present.

There was no one present in opposition.

A motion was made by Mr. McSwain and seconded by Mr. Miller to approve this subdivision subject to the following condition:

- (1) the 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.7. of the Subdivision Regulations.

The motion carried unanimously.

There being no further business, the meeting was adjourned.

APPROVED: December 16, 2004

/s/ Victor McSwain, Secretary

October 21, 2004

/s/ Terry Plauche, Chairman

/ms and jh