

# MOBILE CITY PLANNING COMMISSION

## MINUTES

**June 3, 2021 - 2:00 P.M.**

AUDITORIUM, MOBILE GOVERNMENT PLAZA

ROLL CALL:

<b>Members Present</b>	<b>Members Absent</b>
Libba Latham (PJ), Vice Chairman Shirley Sessions Allan Cameron Matt Anderson, (MD) Nick Amberger (AO) Bess Rich (CC)	Carlos Gant, Chairman Jennifer Denson, Secretary John W. "Jay" Stubbs, Jr. Taylor Atchison Don Hembree (PJ)
<b>Planning Staff Present</b>	<b>Others Present</b>
Margaret Pappas, Planning & Zoning Marie York, Planning & Zoning Bert Hoffman, Long Range Planning Victoria L. Burch, Planning & Zoning	Doug Anderson, Staff Attorney Marybeth Bergin, Traffic Engineering George Davis, City Engineering

(S) Supernumerary (MD) Mayor's Designee (AO) Administrative Official  
(CC) City Council Representative (PJ) Planning Jurisdiction

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

### **ADOPTION OF THE AGENDA:**

Motion made by Shirley Sessions. Second by Matt Anderson. Adopted.

### **NEW PLANNING APPROVAL APPLICATIONS:**

- 1. 7400 Sixth Street West  
(Northwest corner of Sixth Street West and Perry Avenue)  
Council District 7  
PA-001618-2021  
Lionel Phillips I  
Planning Approval to allow a mobile home in an R-1, Single-Family Residential District.**

The Applicant/Owner was not present.

Staff discussed an email, in opposition, received from Henry Lee Pugh.

Motion to Deny by Nick Amberger. Second by Matt Anderson. Application was Denied.

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

- a) A mobile home at this location would not be in harmony with the orderly and appropriate development of the district.

**GROUP APPLICATIONS:**

**2. 2820 Spring Hill Avenue**

**(North side of Spring Hill Avenue, extending from Burton Avenue to Hosfelt Lane).**

**Council District 1**

**a. SUB-001598-2021 (Subdivision)**

**Burtons Subdivision**

**Number of Lots / Acres: 1 Lot / 1.4± Acres**

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

Applicant was present and in agreement with all Staff recommendations.

No one else was present for or against the applications.

Motion to approve by Matt Anderson. Second by Nick Amberger. Approved.

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

- 1) submittal of a Final Plat in compliance with Section III. of the Subdivision Regulations;
- 2) labeling of the lot with its size in both square feet and acres on the Final Plat, revised for any required dedication, or the furnishing of a table on the Final Plat providing the same information;
- 3) dedication of a 25-foot corner radius at the intersection of Spring Hill Avenue and Burton Avenue, and at the intersection of Spring Hill Avenue and Hosfelt Lane;
- 4) retention of the right-of-way widths of all streets on the Final Plat;
- 5) illustration of a 25-foot minimum building setback line along all street frontages on the Final Plat;
- 6) illustration of any recorded easements on the Final Plat and inclusion of a note on the Final Plat stating that no structures shall be constructed or placed within any easement without the permission of the easement holder;

- 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. Dedicate the corner radius (15' minimum or as approved by the City Engineer and Traffic Engineer) at the southeast and southwest corner of the LOT to the City of Mobile, and list the amount of dedicated acreage. C. Show and label all flood zones. New maps went into effect on June 5, 2020. D. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. E. Provide the Surveyor's Certificate. F. Provide the Surveyor's and Owner's (notarized) signatures. G. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 25 - #71) the LOT 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). Applicant will need to coordinate with the City Engineering Permitting Department staff to establish the exact amount that the Lot will receive prior to the submittal of the Final Plat for FINAL PLAT review. H. Add a note 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 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 that all existing and proposed detention facilities, common areas, and wetlands shall be the responsibility of the Property Owner(s), and not the responsibility of the City of Mobile. L. Add a note that all easements shall remain in effect until vacated through the proper Vacation process. M. Email a pdf copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Permitting Engineering Dept. for review at [land.disturbance@cityofmobile.org](mailto:land.disturbance@cityofmobile.org) prior to obtaining any signatures. No signatures are required on the drawing. N. 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: (Spring Hill Avenue (US Highway 98) is an ALDOT maintained roadway. Site is limited to no more than its existing driveways to Hosfelt Lane and Burton Avenue, with any changes in size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Required on-site parking, including ADA handicap

spaces, shall meet the minimum standards as defined in Section 64-6 of the City’s Zoning Ordinance.);

- 9) compliance with Urban Forestry comments: (Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites will require a tree removal permit.);
- 10) compliance with Fire Department comments: (All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code). Fire apparatus access is required to be within 150' of all commercial and residential buildings. A fire hydrant is required to be within 400' of non-sprinkled commercial buildings and 600' of sprinkled commercial buildings.); and
- 11) completion of the Rezoning process prior to signing the Final Plat.

**b. ZON-001597-2021 (Rezoning)**

**Novo MAL, LLC**

**Rezoning from B-2, Neighborhood Business District, and B-3, Community Business District, to B-3, Community Business District.**

Applicant was present and in agreement with all Staff recommendations.

Motion to approve by Matt Anderson. Second by Shirley Sessions. Approved.

After discussion, the Commission Approved this application for the following reason:

- 1) The applicant has illustrated that the subdivision of land into building sites makes reclassification of the land necessary and desirable.

The approval is subject to the following conditions:

- 1) completion of the Subdivision process; and
- 2) full compliance with all municipal codes and ordinances.

**3. 5451 Halls Mill Road**

**(East side of Halls Mill Road, extending from the South side of Noble Drive North, to the West side of Noble Drive West, and to the North side of Wiley Orr Road).**

**Council District 4**

**a. SUB-001612-2021 (Subdivision)**

**Cloverleaf Plaza Subdivision**

**Number of Lots / Acres: 2 Lots / 25.9± Acres**

**Engineer / Surveyor: McCrory & Williams, Inc.**

Kenny Nichols, 2600 Dauphin Street, was present regarding the application. He discussed the following issues:

- interior lot lines and how they were incorrect;
- the applicant was not leasing but purchasing the property; and
- shifting around the property line would be a burden and requested that the condition associated with this requirement be removed.

Staff stated that if the parking spaces were not being leased by the shopping center, staff would be agreeable with eliminating the condition.

No one else was present in favor or opposition.

Motion to approve by Shirley Sessions. Second by Matt Anderson. Approved.

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

- 1) dedication to provide 30' from the centerline along Noble Drive West;
- 2) dedication to provide 30' from the centerline along Noble Drive North;
- 3) either dedication to provide 35' from the centerline along Halls Mill Road, or depiction of sufficient existing right-of-way;
- 4) either dedication to provide 125' from the centerline along U.S. Highway 90 West, or depiction of sufficient existing right-of-way;
- 5) dedication to provide 25' from the centerline along Wiley Orr Road;
- 6) retention of the lot size in square feet and acres, or the provision of a chart depicting the same information, adjusted for dedication;
- 7) depiction of the 25' minimum building setback along all public rights-of-way, adjusted for dedication;
- 8) compliance with Engineering comments: (FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for review and/or signature by the City Engineer): A. Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors. B. Provide and label the monument set or found at each subdivision corner. C. Show and label each and every Right-Of-Way and easement. Include Noble Dr. W. D. Revise the label for the POC and POB to be legible within the drawing boundary. E. Provide the Surveyor's and Owner's (notarized) signatures. F. Add a note 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. G. Add a note 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. H. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of new development or construction, unless a sidewalk waiver is approved. I. Add a note that all existing and proposed detention facilities, common areas, and wetlands shall be the responsibility of the Property Owner(s), and not the responsibility of the City of Mobile. J. Add a note that all easements shall remain in effect until vacated through the proper Vacation process. K. 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. L. 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.)
- 9) placement of a note on the Final Plat stating the following Traffic Engineering comments: (Site is limited to the driveways as illustrated on the approved PUD, with any changes in size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);
  - 10) compliance with Urban Forestry comments: (Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites will require a tree removal permit.);
  - 11) compliance with Fire comments: (All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance. (2012 International Fire Code). Fire apparatus access is required to be within 150' of all commercial and residential buildings. A fire hydrant is required to be within 400' of non-sprinkled commercial buildings and 600' of sprinkled commercial buildings.);
  - 12) submission of revised PUD site plans (hard copy and .pdf) to Planning & Zoning prior to signing of the Final Plat; and
  - 13) full compliance with all municipal codes and ordinances.

**b. PUD-001610-2021 (Planned Unit Development)**

**Wendelta Property Holdings**

**Planned Unit Development Approval to allow multiple buildings on a single building site and shared access between multiple building sites.**

See the discussion associated with the Subdivision application.

Motion to approve by Nick Amberger. Second by Matt Anderson. Approved.

The Commission found the following Findings of Fact for Approval for the Planned Unit Development:

- a. the proposal promotes the objective of Creative design (*to encourage innovative and diversified design in building form and site development*), because it will allow the applicant to reconfigure the site so as to better accommodate a new tenant;
- b. the proposal promotes the objective of Flexibility (*to permit greater flexibility in the location and arrangement of buildings and uses than is generally possible under district regulations*), because it will allow continued shared access and parking between sites;
- c. the proposal promotes the objective of Efficient land use (*to encourage the most efficient and sustainable use of land, especially tracts in the inner part of the city that remain undeveloped or that are appropriate for redevelopment*), because it will allow a new tenant to occupy an existing vacant building;
- d. the proposal promotes the objective of Public services (*to encourage optimum use of available public utilities, streets and community facilities*), because the proposed development will not require any additional infrastructure.

The approval is subject to the following conditions:

- 1) dedication to provide 30' from the centerline along Noble Drive West;
- 2) dedication to provide 30' from the centerline along Noble Drive North;
- 3) either dedication to provide 35' from the centerline along Halls Mill Road, or depiction of sufficient existing right-of-way;
- 4) either dedication to provide 125' from the centerline along U.S. Highway 90 West, or depiction of sufficient existing right-of-way;
- 5) dedication to provide 25' from the centerline along Wiley Orr Road;
- 6) retention of the lot size in square feet and acres, or the provision of a chart depicting the same information, adjusted for dedication;
- 7) depiction of the 25' minimum building setback along all public rights-of-way, adjusted for dedication;
- 8) provision of tenant space (size and business type) information for Lot 1;
- 9) placement of a note on the site plan stating that any new dumpsters will comply with sanitary sewer and enclosure requirements;
- 10) compliance with Engineering comments: *(ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN: 1. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Permitting Department (208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII). 2. A Land Disturbance Permit application shall be submitted for any proposed land disturbing activity with the property. A complete set of construction plans including, but not limited to, drainage, utilities, grading, storm water detention systems and paving will need to be included with the Land Disturbance permit. This Permit must be submitted, approved, and issued prior to beginning any of the construction work. 3. Any and all*

- proposed land disturbing activity within the property will need to be submitted for review and be in conformance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. 4. Any existing or proposed detention facility shall be maintained as it was constructed and approved. The Land Disturbance Permit application for any proposed construction includes a requirement of a Maintenance and Inspection Plan (signed and notarized by the Owner) for the detention facility. This Plan shall run with the land and be recorded in the County Probate Office prior to the Engineering Department issuing their approval for a Final Certificate of Occupancy. 5. The approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. The Owner/Developer is responsible for acquiring all of the necessary permits and approvals. 6. The proposed development must comply with all Engineering Department design requirements and Policy Letters.);*
- 11) placement of a note on the Final Plat stating the following Traffic Engineering comments: *(Site is limited to the driveways as illustrated on the approved PUD, with any changes in size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);*
  - 12) compliance with Urban Forestry comments: *(Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites will require a tree removal permit.);*
  - 13) compliance with Fire comments: *(All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance. (2012 International Fire Code). Fire apparatus access is required to be within 150' of all commercial and residential buildings. A fire hydrant is required to be within 400' of non-sprinkled commercial buildings and 600' of sprinkled commercial buildings.);*
  - 14) submission of revised PUD site plans (hard copy and .pdf) to Planning & Zoning prior to signing of the Final Plat; and
  - 15) full compliance with all municipal codes and ordinances.

**4. 6101 & 6301 Grelot Road and 1401 Hillcrest Road  
(Southeast corner of Grelot Road and Hillcrest Road).  
Council District 6**

**a. SUB-001616-2021 (Subdivision)**



**Christ United Methodist Church Subdivision, Resubdivision of Lots 2 and 3,  
Resubdivision of Lot 2A**

**Number of Lot / Acres: 3 Lots / 22.5± Acres**

**Engineer / Surveyor: McCrory and Williams, Inc.**

The applicant, Merrill Thomas, 6 Drury Lane, Mobile, was present and in agreement with all conditions. He discussed the following issues:

- parking and site coverage;
- site access;
- building materials;
- signage; and
- that there would be a hardship if they had to relocate parking and reduce building size.

Staff noted the minimum parking requirement for storage facilities and discussed access to the site.

Steve Campbell, 7021 Charleston Oaks, Mobile owner of the proposed car wash addressed the following items:

- plans for the carwash and landscaping;
- hours of operation would be 7am –7pm Monday through Saturday;
- noise level of the car wash;
- buffers;
- parking; and
- signage for the car wash.

No one else was present for or against the applications.

During deliberation, Commission members discussed limiting signage type, building materials and hours of operation as part of the Planned Unit Development.

Motion to approve by Matt Anderson. Second by Shirley Sessions. Approved.

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

- 1) retention of the lot size in square feet and acres, or the provision of a chart depicting the same information;
- 2) retention of the 25' minimum building setback along all public rights-of-way;
- 3) compliance with Engineering comments: (FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for review and/or signature by the City Engineer): A. Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors. B. Show and label the POB. C. Provide and label the monument set or found at each

subdivision corner. D. Review and revise the written bearing and distance labels for LOT 2, LOT 3, and the northern property line of LOT 1. Distances should be accurate, not labeled as “+/-“. E. Provide the Surveyor’s and Owner’s (notarized) signatures. F. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 20 - #88) LOTS 1 and 2 will receive historical credit of existing (1984) impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control) as follows: LOT 1 – NONE. If the applicant submits a copy of an approved Mobile County Site Plan for the improvements shown on the plat then historical credit may be approved by the City Engineer. LOT 2 –NONE. G. Add a note 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. H. Add a note 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. I. 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. J. Add a note that all existing and proposed detention facilities, common areas, and wetlands shall be the responsibility of the Property Owner(s), and not the responsibility of the City of Mobile. K. Add a note that all easements shall remain in effect until vacated through the proper Vacation process. L. Email a pdf copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Permitting Engineering Dept. for review at [land.disturbance@cityofmobile.org](mailto:land.disturbance@cityofmobile.org) prior to obtaining any signatures. No signatures are required on the drawing. M. After addressing all of the FINAL SUBDIVISION PLAT review comments provide the ORIGINAL (with all signatures except for the Planning Commission, Traffic Engineering, and City Engineer), one (1) copy, and a transmittal letter to the Engineering Permitting Department. They can be dropped off at 205 Government St. or mailed to PO Box 1827, Mobile, AL, 36633.)

- 4) placement of a note on the Final Plat stating the following Traffic Engineering comments: (Two separate traffic impact studies were prepared for the additions to this site. The reports submitted are not considered final, accepted studies as issues within each of study were identified that need to be addressed. A revised study (or studies) must be submitted to the City prior to the Traffic Engineering Department approving building permits for either of the proposed developments. The proposed parking for the self-storage facility should be relocated south of the shared access driveway as a condition of approval of the PUD. Site is limited to the driveways as illustrated on the approved PUD, with any changes in size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City’s Zoning Ordinance.);
- 5) compliance with Urban Forestry comments: (Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties [Act 929 of the 1961 Regular Session of the Alabama Legislature

- (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites will require a tree removal permit.);
- 6) compliance with Fire comments: (All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance. (2012 International Fire Code). Fire apparatus access is required to be within 150' of all commercial and residential buildings. A fire hydrant is required to be within 400' of non-sprinkled commercial buildings and 600' of sprinkled commercial buildings.);
  - 7) submission of revised PUD site plans (hard copy and .pdf) to Planning & Zoning prior to signing of the Final Plat; and
  - 8) full compliance with all municipal codes and ordinances.

**b. PUD-001615-2021 (Planned Unit Development)**

**Christ United Methodist Church Subdivision, Resubdivision of Lots 2 and 3, Resubdivision of Lot 2A**

**Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow shared access between multiple building sites, and multiple buildings on a single building site.**

See the discussion under the Subdivision application.

Motion to approve by Matt Anderson. Second by Nick Amberger. Approved.

After discussion the Commission determined the following Findings of Fact for Approval for the Planned Unit Development:

- a. the proposal promotes the objective of Creative design (to encourage innovative and diversified design in building form and site development), because it will allow the applicant to reconfigure the site so as to accommodate two new businesses, with access provided by private service roads;
- b. the proposal promotes the objective of Flexibility (to permit greater flexibility in the location and arrangement of buildings and uses than is generally possible under district regulations), because it will allow increased shared access between sites;
- c. the proposal promotes the objective of Public services (to encourage optimum use of available public utilities, streets and community facilities), because the proposed development will not require any additional infrastructure.

The approval is subject to the following conditions:

- 1) retention of the lot size in square feet and acres, or the provision of a chart depicting the same information;
- 2) depiction of the 25' minimum building setback along all public rights-of-way;
- 3) placement of a note on the site plan stating how waste will be removed from both Lot 2 and 3;

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- 4) placement of a note stating that all new dumpsters will comply with sanitary sewer connection and enclosure requirements;
- 5) revision of the site plan to clearly indicate vacuum islands for the car wash;
- 6) coordination with Traffic Engineering regarding the location of the proposed parking spaces for the self-storage facility to be located on the South of the Service Road;
- 7) the proposed self-storage building on Lot 2 is limited to masonry and stucco materials for the façade fronting Grelot Road;
- 8) the proposed developments for Lots 2 and 3 are limited to monument freestanding signs;
- 9) the proposed car wash on Lot 3 is limited to the hours of operation of: 7 AM to 7 PM Monday through Saturday;
- 10) compliance with Engineering comments: (ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN: 1. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Permitting Department (208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII). 2. A Land Disturbance Permit application shall be submitted for any proposed land disturbing activity with the property. A complete set of construction plans including, but not limited to, drainage, utilities, grading, storm water detention systems and paving will need to be included with the Land Disturbance permit. This Permit must be submitted, approved, and issued prior to beginning any of the construction work. 3. Any and all proposed land disturbing activity within the property will need to be submitted for review and be in conformance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. 4. Any existing or proposed detention facility shall be maintained as it was constructed and approved. The Land Disturbance Permit application for any proposed construction includes a requirement of a Maintenance and Inspection Plan (signed and notarized by the Owner) for the detention facility. This Plan shall run with the land and be recorded in the County Probate Office prior to the Engineering Department issuing their approval for a Final Certificate of Occupancy. 5. The approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. The Owner/Developer is responsible for acquiring all of the necessary permits and approvals. 6. The proposed development must comply with all Engineering Department design requirements and Policy Letters.);
- 11) placement of a note on the Final Plat stating the following Traffic Engineering comments: (Two separate traffic impact studies were prepared for the additions to this site. The reports submitted are not considered final, accepted studies as issues within each of study were identified that need to be addressed. A revised study (or studies) must be submitted to the City prior to the Traffic Engineering Department approving building permits for either of the proposed developments. The proposed parking for the self-storage facility should be relocated south of the shared access driveway as a

- condition of approval of the PUD. Site is limited to the driveways as illustrated on the approved PUD, with any changes in size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City’s Zoning Ordinance.);
- 12) compliance with Urban Forestry comments: (Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites will require a tree removal permit.);
  - 13) compliance with Fire comments: (All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance. (2012 International Fire Code). Fire apparatus access is required to be within 150' of all commercial and residential buildings. A fire hydrant is required to be within 400' of non-sprinkled commercial buildings and 600' of sprinkled commercial buildings.);
  - 14) submission of revised PUD site plans (hard copy and .pdf) to Planning & Zoning prior to signing of the Final Plat; and
  - 15) full compliance with all municipal codes and ordinances.

**5. West side of Providence Park Drive East, 800'± South of Airport Boulevard.  
Council District 6**

**a. SUB-001492-2021 (Subdivision)**

**Providence Park POB West Subdivision, North Addition, Resubdivision of Lot 3A**

**Number of Lots / Acres: 7 Lots / 8.2± Acres**

**Engineer / Surveyor: Byrd Surveying, Inc.**

Commissioner Latham, Vice Chair, announced her recusal for the applications. With no other officers present, Nick Amberger took the chair for the applications.

William Latta, 3901 Springhill Avenue, was present to represent the application.

The Commission discussed signage, drainage and development issues with the applicant’s representative.

Due to the recusal of Ms. Latham, there was no quorum and the Commission was not able to consider the application. Thus the application was heldover to the June 17th meeting.

**b. PUD-001496-2021 (Planned Unit Development)**

**Providence Park POB West Subdivision, North Addition, Resubdivision of Lot 3A**

**Planned Unit Development approval to amend a previously approved Planned Unit Development Master Plan for Providence Park to allow shared access and parking between multiple building sites.**

See the discussion under the Subdivision application.

Due to the recusal of Ms. Latham, there was no quorum and the Commission was not able to consider the application. Thus the application was heldover to the June 17th meeting.

**OTHER BUSINESS:**

• **Adoption of the 2021-2022 meeting and deadline schedule**

Motion to approve by Libba Latham. Second by Matt Anderson. Approved.  
Bess Rich abstained

• **116 Myrtlewood Lane**

(East side of Myrtlewood Lane, at the East terminus of Stein Avenue).

Council District 7

**SUB-001310-2020**

**Roe Property Subdivision, Resubdivision of Lot 1**

**Number of Lots / Acres:** 2 Lots / 0.5± Acres

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

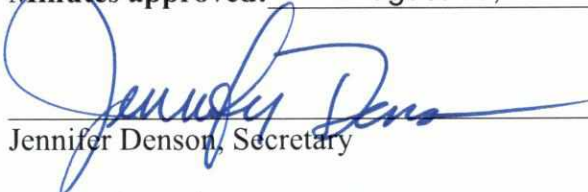
The application was brought back before the Commission to clarify the side yard setback requirements.

Motion to approve by Matt Anderson. Second by Nick Amberger. Approved.

After discussion, the Commission administratively approved the side yard setback to be 20-feet, instead of 25-feet.

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Minutes approved: August 15, 2024

  
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Jennifer Denson, Secretary

  
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John W. "Jay" Stubbs, Jr., Chairman