

MOBILE CITY PLANNING COMMISSION

MINUTES

FEBRUARY 16, 2022 - 2:00 P.M.

AUDITORIUM, GOVERNMENT PLAZA

ROLL CALL:

Members Present	Members Absent
Allan Cameron, Vice Chairman Jennifer Denson, Secretary Shirley Sessions Taylor Atchison Matt Anderson, (MD) Scott Jones (CC) Susan Carley (S)	John W. “Jay” Stubbs, Jr. Chairman Carlos Gant Nick Amberger (AO) Kirk Mattei (S)
Planning Staff Present	Others Present
Margaret Pappas, Planning & Zoning Marie York, Planning & Zoning 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.

NEW SUBDIVISION APPLICATIONS:

1. 2 Drury Lane

(North side of Drury Lane, 200’± West of Hillwood Road).

Council District 5

SUB-001931-2022

B & M Estates Subdivision

Number of Lots / Acres: 1 Lot / 0.5± Acre

Engineer / Surveyor: Polysurveying Engineering-land Surveying

Brett Orrell of Polysurveying was present to represent the application and agreed with the recommendations.

PLANNING COMMISSION – MINUTES

February 16, 2022

PAGE 2

No one else was present regarding the application.

Motion to approve by Jennifer Denson. Second by Matt Anderson. Approved.

After discussion, the Planning Commission Tentatively Approved the application, subject to the following:

- 1) Retention of the dedication 25 feet from the centerline of Drury Lane;
- 2) Retention of the lot sizes in acres and square feet on the Final Plat, or provision of a table on the Final Plat providing the same information, adjusted for dedication;
- 3) Retention of the 25-foot minimum building setback line along Drury Lane, in compliance with Section V.D.9. of the Subdivision Regulations, adjusted for dedication;
- 4) 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 the Surveyor's and Owner's (notarized) signatures. C) Add a note to the SUBDIVISION PLAT stating that any additional increase in runoff will require that LOT 1 provide stormwater detention for the 100 year (post-development) frequency storm event and limit the release rate to the 2 year (predevelopment) frequency storm event. D) 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. E) 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. F) 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. G) 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. H) Add a note that all easements shall remain in effect until vacated through the proper Vacation process. I) 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. J) 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.);*
- 5) Placement of a note on the Final Plat stating Traffic Engineering comments: (*Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards.);*

PLANNING COMMISSION – MINUTES

February 16, 2022

PAGE 3

- 6) 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.*);
- 7) Compliance with Fire Department comments and placement of a note: (*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,
- 8) Full compliance with all other Codes and Ordinances.

2. 2351 Venetia Road

(South side of Venetia Road, 600'± East of the South terminus of Navco Road).

Council District 4

SUB-001930-2022

Green Estates Subdivision

Number of Lots / Acres: 2 Lots / 3.2± Acres

Engineer / Surveyor: Byrd Surveying, Inc.

Jerry Byrd of Byrd Surveying was present to represent the application and agreed with the recommendations.

No one else was present regarding the application.

Motion to approve by Matt Anderson. Second by Jennifer Denson. Approved.

After discussion, the Planning Commission Tentatively Approved the application, with waivers of Section V.D.1. and V.D.3. of the Subdivision Regulations, subject to the following:

- 1) Retention of the lot sizes in acres and square feet on the Final Plat, or provision of a table on the Final Plat providing the same information;
- 2) Retention of the 25-foot minimum building setback line along Venetia Road, in compliance with Section V.D.9. of the Subdivision Regulations;
- 3) Revision of the plat to depict compliance with Section IV of the Subdivision Regulations;
- 4) Placement of a note on the Final Plat stating all future site improvements shall conform to current regulations;
- 5) 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*

PLANNING COMMISSION – MINUTES

February 16, 2022

PAGE 4

notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors. B) Add the label for Riverview Ave to the vicinity map. C) Contact addressing at land.disturbance@cityofmobile.org to change the address of LOT A from 2351 Venetia Rd. to 2353 Venetia Rd. D) Review and revise the distance labels for the east and west property lines to verify where the “calculated” distance ends – at the R&C monument or the property corner from the written description? Are the R&C monuments reference monuments? Are the corners of the property marked with BSI capped rebar? E) Check the written bearing in the legal description and the boundary label for the on the east property line. F) Provide a note that a 25' riparian buffer may be required for LOT A, during development, along the edge of anything considered by ADEM to be a water of the state. G) Show and label all flood zones. New maps went into effect on June 5, 2020. H) Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. I) Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. J) Provide the Surveyor’s Certificate. K) 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. L) 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. M) 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. N) 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. O) Add a note that all easements shall remain in effect until vacated through the proper Vacation process. P) Email a pdf copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Permitting Engineering Dept. for review at land.disturbance@cityofmobile.org prior to obtaining any signatures. No signatures are required on the drawing. Q) After addressing all of the FINAL SUBDIVISION PLAT review comments provide the ORIGINAL (with all signatures except for the Planning Commission, Traffic Engineering, and City Engineer), one (1) copy, and a transmittal letter to the Engineering Permitting Department. They can be dropped off at 205 Government St. or mailed to PO Box 1827, Mobile, AL, 36633.);

- 6) Placement of a note on the Final Plat stating Traffic Engineering comments: *(Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards.);*
- 7) 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.);*

PLANNING COMMISSION – MINUTES

February 16, 2022

PAGE 5

- 8) Compliance with Fire Department comments and placement of a note: (*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,
- 9) Full compliance with all other Codes and Ordinances.

3. 3011 Demetropolis Road

(East side of Demetropolis Road at the East terminus of Highcrest Drive).

Council District 4

SUB-001932-2022

Skyland Park Subdivision, 3rd Unit, Block 1, Resubdivision of Lot 17

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

Engineer / Surveyor: Polysurveying Engineering-Land Surveying

Brett Orrell of Polysurveying was present to represent the application and agreed with the recommendations. He addressed the email questions that were submitted online to staff regarding the application.

No one else was present regarding the application.

Motion to approve by Jennifer Denson. Second by Matt Anderson. Approved.

After discussion, the Planning Commission Tentatively Approved the application, subject to the following:

- 1) retention of the right-of-way width of Demetropolis Road on the Final Plat;
- 2) retention of the 50-foot minimum building setback line along Demetropolis Road on the Final Plat;
- 3) retention of the lot size labels in both square feet and acres on the Final Plat, or the furnishing of a table on the Final Plat providing the same information;
- 4) compliance with the Engineering comments: (*FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for review and/or signature by the City Engineer): A. Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors. B. Provide the Surveyor's and Owner's (notarized) signatures. C. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photos LOTS 17A and 17 B 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 17A – NONE and LOT 17B – NONE. D. Add a note that a Land Disturbance permit will be required for any land disturbing activity in accordance with Mobile City Code,*

PLANNING COMMISSION – MINUTES

February 16, 2022

PAGE 6

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. E. 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. F. 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. G. 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. H. Add a note that all easements shall remain in effect until vacated through the proper Vacation process. I. 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. J. 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.);

- 5) placement of a note on the Final Plat stating the Traffic Engineering comments: (*Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards.*);
- 6) compliance with the 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.*); and
- 7) compliance with the Fire-Rescue 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.*).

4. 7259 Wynngate Way

(North terminus of Wynngate Way, extending to the South terminus of Widgeon Drive).

Council District 6

SUB-001936-2022

Addition to Wynnfield Subdivision, Unit 5

Number of Lots / Acres: 18 Lots / 10.3± Acres

Engineer / Surveyor: The Woodlands Group

The applicant was present and agreed with the recommendations

PLANNING COMMISSION – MINUTES

February 16, 2022

PAGE 7

Rene Boyes-Murdo, a resident of the Wynngate Subdivision, spoke against the connection of Wynngate Way Road to Widgeon Drive as part of the proposed expansion of the subdivision, citing heavy traffic, speeding and the street turning into a cut-through. She noted the presence of children in the neighborhood and current speeding and traffic problems.

Commissioners stated that Wynngate Way would not connect to any other street and would remain a cul-de-sac, thus it would not be a cut-through.

Staff alerted the Commission to the online comments and emails that were received regarding the application. It was noted that most were against Wynngate Way being extended to connect to other streets and allow cut-through traffic.

Commissioners asked staff if the applicant/owner modified the site plan, would they have to come back to the Planning Commission. Staff stated that they would have to bring it back to the Planning Commission.

Motion to approve by Matt Anderson. Second by Jennifer Denson. Approved.

After discussion, the Planning Commission Tentatively Approved the application, with waivers of Section I.B.2. and I.C.2. of the Subdivision Regulations, subject to the following:

- 1) retention of the right-of-way width label for all streets on the Final Plat;
- 2) retention of the 30-foot minimum building setback line along all street frontages on the Final Plat;
- 3) retention of the lot size labels in both square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
- 4) revision of Note #9 on the Final Plat to state that no structures shall be constructed or placed within any easement without permission of the easement holder;
- 5) revision of the plat to include all of Parcel R023303072000036.000 on the Final Plat;
- 6) revision of the plat to label all areas of Parcel R023303072000036.000 as Common Area or Future Development which are not included in the development;
- 7) placement of a note on the Final Plat stating that the maintenance of all Common Areas is the responsibility of the property owners;
- 8) compliance with the Engineering comments: *(FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for review and/or signature by the City Engineer): A. Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors. B. Provide the Surveyor's and Owner's (notarized) signatures. C. Delete the 7.5 foot wide Public Drainage Easement from the front of all lots except LOT 38. D. Delete NOTE #17 about a 7.5 foot wide Public Drainage Easement. E. NOTES #11 – 13 contain blanks that need to be completed. F. The drainage easement from Wynngate Way along the northeast and east property of LOT 37 shall be labeled as PUBLIC and shall have a different line type than the Private Drainage Easements. Any other drainage easement shall be labeled*

PLANNING COMMISSION – MINUTES

February 16, 2022

PAGE 8

PRIVATE. Coordinate with the Engineering Department as needed after construction is complete to finalize the PUBLIC Drainage Easements. 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. The proposed road shall be constructed in accordance with current Engineering Department policy letters and design criteria. This would allow the potential for future acceptance of the roadway (and dedicated ROW) by the City. J. Provide the as-built certification form, test reports, etc. and as-built plans for the proposed infrastructure prior to providing a copy of the FINAL PLAT to the Engineering Dept. for FINAL PLAT review. 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 Traffic Engineering comments: (Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards.);*
- 10) *compliance with the Urban Forestry comments: (Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 2015-116 and City Code Chapters 57 and 64). Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from a commercial site will require a tree removal permit.); and*
- 11) *compliance with the Fire Department comments: (All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code)).*

NEW REZONING APPLICATIONS:

5. Northeast corner of Halls Mill Road and Riviere du Chien Road

Council District 4

ZON-001933-2022

Dalton Holdings, LLC (Gerald Byrd, Agent)

Rezoning from B-3, Community Business District, to I-1, Light Industry District.

Jerry Byrd of Byrd Surveying was present to represent the application. He addressed the online and e-mail comments that were received by staff regarding the application, as well as a meeting that was held between the developer, residents and Councilman Ben Reynolds, addressing the following items:

- fire access;

PLANNING COMMISSION – MINUTES

February 16, 2022

PAGE 9

- provision of fencing/screening on the west side;
- selecting a different zoning designation;
- planting crepe myrtles for screening along Sheldon Way.

The Commission, applicant and staff discussed the following issues:

- that the proposed use would not be allowed in a B-5 zoning district, hence the request for I-1 zoning;
- an 8-foot privacy fence for screening;
- gravel surfacing for storage yard;
- hard surfacing for required parking;
- landscaping;
- access to the site;
- sidewalk waivers;
- conditions resulting from meeting with neighbors; and
- possible modifications to the conditions by the City Council.

No one else was present regarding the application.

Motion to approve by Matt Anderson. Second by Scott Jones. Approved.

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

- 1) the applicant has demonstrated that there have been changing conditions within the area since the adoption of the Ordinance which make a change in the Ordinance necessary and desirable; and
- 2) the applicant has demonstrated that there may be a need to increase the number of sites available to business or industry.

The Approval is subject to the following conditions:

- 1) provision of a public sidewalk in the right-of-way, or the obtaining of a Sidewalk Waiver;
- 2) provision of an 8' tall fence along the East property line;
- 3) access to the site is limited to Halls Mill Road;
- 4) Aggregate surfacing to be used for areas outside of required parking and Fire Code requirements;
- 5) landscaping to be placed along the rights-of-way of Riviere du Chien and Halls Mill Road; and
- 6) full compliance with all municipal codes and ordinances.

NEW SIDEWALK WAIVER APPLICATIONS:

6. 1000 Bay Bridge Road

(Southeast corner of Bay Bridge Road and Conception Street Road).

Council District 2

SUB-SW-001925-2022

Gulf Coast Truck & Equipment (Mitch Shackelford, Agent)

Request to waive construction of a sidewalk along Bay Bridge Road and Conception Street Road.

Thomas Latham of Clark, Geer, Latham & Associates was present to represent the application and agreed with the recommendation. He stated that the area was a heavy industrial area and not conducive for walking.

Joe Womack was present in opposition to the application. He made the following points:

- the mayor has stated that he wants the City of Mobile to be a walking city;
- Africatown residents want the community to be a walking community, as expressed in the Africatown Plan;
- the development of the Heritage House, the Welcome Center and the renovations of the credit union building into a community facility support the need for sidewalks;
- need the community to be suitable for everybody;
- tourists are already coming to Africatown; and
- the business community should support the desires of Africatown by installing sidewalks.

Commissioners, staff and legal counsel discussed existing sidewalks in the area, as well as the site's location and its proximity to the Heritage House and the Welcome Center.

Motion to Approve made by Matt Anderson and second by Taylor Atchison. Shirley Sessions and Scott Jones opposed the motion. Motion passed with five voting for the waiver and two voting against the waiver.

After discussion, the Planning Commission approved the waiver of a sidewalk along Bay Bridge Road and Conception Street Road.

GROUP APPLICATIONS:

7. 3015 and 3019 Pleasant Valley Road

(South side of Pleasant Valley Road, at the South terminus of Platt Avenue).

Council District 4

a. SUB-001927-2022 (Subdivision)

Pleasant Valley Road Senior Village Subdivision

Number of Lots / Acres: 1 Lot / 7.0± Acres

Engineer / Surveyor: Byrd Surveying, Inc.

Thomas Ward of CRN Development was present to represent the applications and agreed with the recommendations. He stated that the project would take 18 months to complete and would house elderly tenants, 90% of which would be single or widows.

PLANNING COMMISSION – MINUTES

February 16, 2022

PAGE 11

Motion to Approve made by Matt Anderson and seconded by Shirley Sessions. Approved.

After discussion, the Planning Commission Tentatively Approved the application, subject to the following:

- 1) retention of the lot sizes in square feet and acres;
- 2) retention of the 25-foot minimum building setback lines along Pleasant Valley Road
- 3) full 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. Review and revise the distance labels for the east and west property lines to verify the distance to the reference monument on the east and west property lines. C. Provide a note that a 25' riparian buffer may be required, during development, along the edge of anything considered by ADEM to be a water of the state. D. Show and label all flood zones. New maps went into effect on June 5, 2020. E. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. BFE = 20'. F. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. G. Provide the Surveyor's Certificate. H. Provide the Surveyor's and Owner's (notarized) signatures. I. Add a note to the *SUBDIVISION PLAT* stating that as shown on the 1984 aerial photo (FLIGHT 25 - #78) LOT 1 will receive historical credit of existing (1984) impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control) as follows: LOT 1 – 6,400 sf. J. 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. K. 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. L. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of new development or construction, unless a sidewalk waiver is approved. M. Add a note 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. N. Add a note that all easements shall remain in effect until vacated through the proper Vacation process. O. Email a pdf copy of the *FINAL SUBDIVISION PLAT* and *LETTER OF DECISION* to the Permitting Engineering Dept. for review at land.disturbance@cityofmobile.org prior to obtaining any signatures. No signatures are required on the drawing. P. After addressing all of the *FINAL SUBDIVISION PLAT* review comments provide the *ORIGINAL* (with all signatures except for the Planning Commission, Traffic

PLANNING COMMISSION – MINUTES

February 16, 2022

PAGE 12

- 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 Traffic Engineering comments: *(Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Any 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 the Urban Forestry comments: *(Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties [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.); and*
 - 6) compliance with the Fire Department comments: *All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code). 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.).*

b. ZON-001919-2021 (Rezoning)

CRN Development, LLC (Thomas N. Ward, Agent)

Rezoning from R-1, Single-Family Residential District, to R-3, Multi-Family Residential District.

See the discussion under the Subdivision application.

Motion to approve by Matt Anderson. Second by Taylor Atchison. Approved.

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

- 1) there is a need to increase the number of sites available to business or industry.

The Approval is subject to the following conditions:

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

8. 5400 Hamilton Boulevard

(Northwest corner of Hamilton Boulevard and the CSX Railroad right-of-way, extending to the East terminus of East Rite Road).

PLANNING COMMISSION – MINUTES

February 16, 2022

PAGE 13

Council District 4

a. SUB-001934-2022 (Subdivision)

Esfeller Industrial Park Subdivision

Number of Lots / Acres: 4 Lots / 45.8± Acres

Engineer / Surveyor: Cowles Murphy, Glover & Associates

Bruce Smith of Cowles, Murphy, Glover and Associates was present to represent the application and agreed with the holdover recommendation.

Motion to Holdover by Allan Cameron. Second by Matt Anderson. Heldover.

After discussion, the Commission heldover the application be heldover to the March 3rd meeting to allow the applicant additional time to submit the necessary rezoning application.

b. PUD-001883-2021 (Planned Unit Development)

Esfeller Industrial Park Subdivision

Planned Unit Development Approval to allow shared access between multiple building sites.

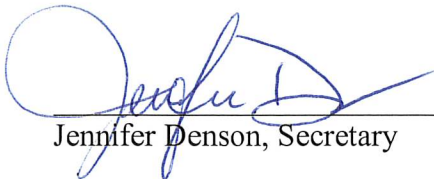
Motion to Holdover by Allan Cameron. Second by Matt Anderson. Heldover.

After discussion, the Commission heldover the application be heldover to the March 3rd meeting to allow the applicant additional time to submit the necessary rezoning application.

OTHER BUSINESS:

Minutes approved: _____

12 / 19 / 2024



Jennifer Denson, Secretary



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