

# MOBILE CITY PLANNING COMMISSION

## MINUTES

**OCTOBER 20, 2022 - 2:00 P.M.**

AUDITORIUM, MOBILE GOVERNMENT PLAZA

ROLL CALL:

<b>Members Present</b>	<b>Members Absent</b>
John W. “Jay” Stubbs, Jr. Chairman Allan Cameron, Vice Chairman Taylor Atchison Matt Anderson, (MD) Scott Jones (CC) Susan Carley (S) Kirk Mattei (S)	Jennifer Denson, Secretary Carlos Gant Shirley Sessions Nick Amberger (AO)
<b>Planning Staff Present</b>	<b>Others Present</b>
Margaret Pappas, Planning & Zoning Marie York, Planning & Zoning Victoria L. Burch, Planning & Zoning Bert Hoffman, Long Range Planning Shayla Beaco, Build Mobile	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 to adopt by Matt Anderson. Second by Scott Jones. Adopted.

### **NEW SUBDIVISION APPLICATIONS:**

- 1. 561 Lesesne Street and 1848 Canal Street  
(Northeast corner of Lesesne Street and Canal Street).  
Council District 2  
SUB-002213-2022  
Rickarby Place Subdivision, Block 5, Resubdivision of Lot 1**

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**Number of Lots / Acres: 2 Lots/ 0.2± Acre**

**Engineer / Surveyor: Erdman Surveying LLC**

Jason Carter was present to represent the application. He explained his purchase of the property and the sale of a portion of the property, and the reason for the application, which is to adjust the property line between the two residences.

Planning staff discussed the legal lot issue and the possibility of establishing a non-conforming status for the two parcels comprising the entirety of the existing legal lot. The proposed division would result in lots well below the minimum area requirements of the Subdivision Regulations.

Commissioners and staff discussed the rear property line issue, non-conformity and how to solve the problem. Staff recommended that the Commission consider a holdover to allow the applicant to provide additional information.

No one else was present regarding the application.

Motion to holdover by Matt Anderson. Second by Scott Jones. Heldover to November 17<sup>th</sup>.

After discussion, the Planning Commission heldover the application to the November 17<sup>th</sup> meeting, so that the applicant can provide staff with the deed history of the site prior to 1962.

**2. 4876 Fellowship Drive**

**(East termini of Executive Park Drive and Fellowship Drive, extending to Interstate 10).**

**Council District 4**

**SUB-002224-2022**

**Capital Tractor Subdivision**

**Number of Lots / Acres: 2 Lots/ 13.9± Acres**

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

The applicant was present and in agreement with the recommendations.

No one else was present regarding the application.

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

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

- 1) Retention of the right-of-way widths of Executive Park Drive and Fellowship Drive on the Final Plat;
- 2) Either dedication along Interstate 10 to provide 175-feet to the centerline of Interstate 10 on the Final Plat, or depiction that such exists currently;

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- 3) Placement of the 25-foot minimum building setback line along all street frontages on the Final Plat;
- 4) Placement of a note on the Final Plat stating that no structures shall be constructed in any easement without permission of the easement holder;
- 5) 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. Add CMS to the legend. C. Provide the recording data for the existing Ingress-Egress Easement on LOT 2. D. There is a portion of Fellowship Drive on LOT 2 that is listed as City maintained. The subdivision should dedicate adequate ROW on LOT 2 to the City of Mobile for the road and an adequate turnaround. E. Dedicate ROW at the eastern terminus of the Fellowship Dr ROW to provide adequate turnaround.; or provide adequate ROW to the City of Mobile to connect to Fellowship Drive. F. Dedicate ROW at the eastern terminus of the Executive Park Dr ROW to provide adequate turnaround; or provide adequate ROW to the City of Mobile to connect to Fellowship Drive. G. Show and label each and every Right-Of-Way and easement. H. Label the adjoining property Owners. I. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photos LOTS 1 and 2 will share the 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 each Lot will receive prior to the submittal of the Final Plat from review and signatures. 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](mailto:land.disturbance@cityofmobile.org) prior to obtaining any signatures. No signatures are required on the drawing.*)
- 6) 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. 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.*);

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- 7) Compliance with the Urban Forestry comments: *(Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties [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*
- 8) 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.).*

**3. Southeast corner of Cody Road and Overlook Road, extending to the North side of Victor Road.**

**Council District 7**

**SUB-002222-2022**

**Orchard Park Subdivision**

**Number of Lots / Acres: 74 Lots/ 20.2± Acres**

**Engineer / Surveyor: Bluewater Design**

The applicant was present and in agreement with the recommendations.

Planning staff advised the Commission that an additional condition was needed, to require the completion of the rezoning process prior to the completion of the subdivision process so that a split-zoning situation is not created.

The applicant agreed with the proposed additional condition.

No one else was present regarding the application.

Commissioners and Traffic Engineering staff discussed traffic issues with the proposed development.

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

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

- 1) finalization of OBC Subdivision prior to signing the Final Plat;
- 2) completion of the rezoning process for the property prior to the signing of the Final Plat;
- 3) revision of the plat to label Overlook Road, Cody Road North and Victor Road with their current rights-of-way after any dedication required with OBC Subdivision;

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- 4) revision of the plat to label the sizes of Lot 1 and the Common Area along Victor Road, and Lots 27, 28 and 29, and the Common Area along Cody Road North after any dedication required with OBC Subdivision;
- 5) retention of the right-of-way width labels for all interior streets on the Final Plat;
- 6) revision of the plat to label all street corner lots with at least a 25-foot corner radius, or the furnishing of a table on the Final Plat providing the same information;
- 7) revision of the plat to label each lot and Common Area with its size in both square feet and acres, after any required dedication, or the furnishing of a table on the Final Plat providing the same information;
- 8) revision of the plat to indicate 25-foot minimum building setback line along Victor Road for Lot 1, after any required dedication;
- 9) revision of the plat to indicate a 25-foot minimum building setback line along Overlook Road for Lot 19;
- 10) revision of the plat to indicate a 25-foot minimum building setback line along Cody Road North for Lots 27, 28 and 29;
- 11) revision of the Typical Lot Building Setback Layout to indicate which lots would be subject to this standard layout and which lots would differ, and to include compliant front, side and rear yard setbacks;
- 12) retention of the note on the preliminary plat stating that no structures may be placed or constructed within any easement without the permission of the easement holder on the Final Plat;
- 13) revision of the note concerning the maintenance of the Common Areas to simply state on the Final Plat that the maintenance of all Common Areas is the responsibility of the property owners;
- 14) revision of the plat, if necessary, to conform to United States Postal Service National Delivery Planning Standards, and if a mailbox kiosk is provided, the placement thereof must be on private property and comply with the setback requirements of the Zoning Ordinance;
- 15) removal of the note stating that the intended use is commercial development;
- 16) compliance with the Engineering comments: *(FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for review and/or signature by the City Engineer): A. Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors. B. Provide reference, on the map and the description, to a monumented corner. C. Provide and label the monument set or found at each subdivision corner. D. Provide a Vicinity Map. E. Provide a North Arrow on Sheet 1 of 2. F. Provide a legend. G. Provide curve data for the various labeled curves. H. Provide the curve numbers and curve data for the proposed rights-of-way. I. Mark each proposed ROW as PUBLIC or PRIVATE. J. Is the USPS requiring a mail kiosk? Show and label the proposed kiosk on private property. K. Street names are subject to approval through the Engineering Dept. L. Clarify the existing ROW on Victor Rd. Show and label the distance to centerline of roadway. M. Give a unique label to each of the separate Common Areas (i.e. No. 1, No. 2). N Label LOT 1 and LOT 3 of OBC Subdivision and include the recording information. O. Show*

*and label each and every Right-Of-Way and easement. Label the adjoining property Owners. Q. Revise NOTE #9 (unnumbered) to read – “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.”*

*R. Provide a written legal description and matching bearing and distance labels for the proposed subdivision boundary. S. Revise the plat to label each lot with its size in acres also, or the furnishing of a table on the Plat providing the same information. T. Revise the signature block from “MOBILE CITY ENGINEERING” to “CITY ENGINEER”. U. Provide the Surveyor’s Certificate. V. The proposed streets are considered PRIVATE until the roadways and dedicated ROW are accepted by the City. W. 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.);*

- 17) *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.);*
- 18) *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*
- 19) *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.).*

**4. West side of Moffett Road, 540'± South of Helen Street; extending to the North side of Howells Ferry Road, 213'± East of Morgenthau Drive.**

**Council District 7**

**SUB-002223-2022**

**Kaylees Cove Subdivision**

**Number of Lots / Acres: 75 Lots/ 20.1± Acres**

**Engineer / Surveyor: Bluewater Design**

The applicant was present to represent the application.

Planning staff advised the Commission that the property had multiple owners, and that one of the four (4) owners submitted concerns regarding the application, and noted that they had not consented to the application. Staff recommended that the application be heldover so that the owners could resolve their issues.

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Legal counsel provided additional clarification regarding the issues, and noted that without consent of all of the owners, the application should not be considered.

Phillip Karagan was present to express concerns regarding stormwater drainage and detention.

Motion to holdover by Matt Anderson. Second by Scott Jones. Heldover to the November 3<sup>rd</sup> meeting.

After discussion, the Planning Commission heldover the application to the November 3<sup>rd</sup> meeting to allow the applicant time to resolve an issue with the property owner, and revise the plat, if appropriate.

**NEW SIDEWALK WAIVER APPLICATIONS:**

**5. 5560 Rangeline Road**

**(West side of Rangeline Road, 140'± North of River Oaks Lane).**

**Council District 4**

**SUB-SW-002211-2022**

**Bethel Engineering (Vince LaCoste, Agent)**

**Request to waive construction of a sidewalk along Rangeline Road Service Road.**

Vince LaCoste of Bethel Engineering was present regarding the application. He stated that while a sidewalk could be built, there was no continuity of sidewalks along the Rangeline Road Service Road and that the existing concrete drainage structure was an obstacle to access.

Commissioners asked staff about the basis for the denial recommendation. Planning staff noted that there were few sidewalk waivers granted in the area, and referenced the "Complete Streets" policy adopted by the City.

No one else was present regarding the application.

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

After discussion, the Planning Commission approved the waiver of a sidewalk along Rangeline Road Service Road.

**6. 5355 Business Parkway**

**(Southeast corner of Business Parkway and Mobile South Street).**

**Council District 4**

**SUB-SW-002212-2022**

**CCT Logistics**

**Request to waive construction of a sidewalk along Business Parkway and Mobile South Street.**

Vince LaCoste of Bethel Engineering was present regarding the application. He stated that while a sidewalk could be built, it would not be safe to have due to the volume of large trucks entering and exiting the area.

Commissioners, the applicant and staff discussed the need for sidewalks in commercial / warehouse / industrial parks.

No one else was present regarding the application.

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

After discussion, the Planning Commission approved the waiver of a sidewalk along Business Parkway and Mobile South Street.

**GROUP APPLICATIONS:**

**7. West side of Todd Acres Drive, 2/5± mile North of Hamilton Boulevard, extending to the East side of the C.S.X. Railroad.  
Council District 4**

- a. SUB-002232-2022 (Subdivision)**  
**James E. Taylor – Todd Acres Subdivision**  
**Number of Lots / Acres: 1 Lot/ 10.0± Acres**  
**Engineer / Surveyor: Linder Surveying Consultants**

The applicant was present and in agreement with the recommendations.

No one else was present regarding the application.

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

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

- 1) retention of the existing Todd Acres Drive right-of-way;
- 2) revision of the plat to indicate at least a 25-foot minimum building setback line along Todd Acres Drive;
- 3) provision of the lot size label in both square feet and acres, 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. Add legible street names to the vicinity map. C. Provide a detail of the NE corner of the PROPOSED LOT to clarify the location of the CMF and the distances along the north property line to the CMF and the ROW line. D. Revise the plat to label each lot with its size in acres and square feet, or the furnishing of a table on the Plat providing the same information. E. National Wetlands Inventory (NWI) mapping, as shown on City of Mobile GIS information, indicates that there is potential for wetlands within the property or properties shown on this plat. Show and label the delineated wetlands or provide a note stating that the wetlands shown on this plat are scaled from the NWI data and have not been delineated. F. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. The BFE for this parcel is elevation 25. G. Provide an ingress-egress easement for Jackson Lane (PRIVATE ROAD). H. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial the PROPOSED LOT will receive the 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: PROPOSED LOT – NONE. 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.);*

- 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. Any required on-site parking, including ADA handicap spaces, should meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);*
- 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.);*
- 7) 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.);* and,
- 8) completion of the Rezoning process prior signing the Final Plat.

**b. ZON-002218-2022 (Rezoning)**

**James E. Taylor Property**

**Rezoning from R-A, Residential-Agricultural District to I-1, Light Industry District.**

See the discussion under the Subdivision application.

Motion to approve by Scott Jones. Second by Taylor Atchison. Approved.

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

- a) changing conditions in a particular area make a change in the Ordinance necessary and desirable.

The approval should be subject to the following conditions:

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

**8. 6137 Todd Acres Drive**

**(West and East side of Todd Acres Drive; extending to the South side of Kooiman Road, 680' ± West of Todd Acres Drive).**

**Council District 4**

**a. SUB-002225-2022 (Subdivision)**

**Todd Acres Industrial Park Subdivision**

**Number of Lots / Acres: 5 Lots/ 570.2 ± Acres**

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

The applicant was present and in agreement with the recommendations.

No one else was present regarding the application.

Motion to approve by Matt Anderson. Second by Scott Jones. Approved. Commissioner Cameron recused from the application.

After discussion, the Planning Commission Tentatively Approved the request, with a waiver of Sections V.D.2. and V.D.3. of the Subdivision Regulations subject to the following conditions:

- 1) retention of the existing rights-of-way for all public streets;
- 2) revision of the plat to indicate at least a 25-foot minimum building setback line along all public streets;
- 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) placement of a note on the Final Plat stating that no structures are allowed in any easement without the permission of the easement holder;

- 5) 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 a detail of LOT 5 at the Todd Acres Road ROW. C. Provide a bearing and distance for the chord of the two (2) points on/in Rabbit Creek. Set reference monuments as needed. D. The 611'x1477' portion at the SE corner of LOT 1 is separated by property and ROW from the rest of LOT 1. This area should be labeled as a separate LOT (LOT 6) and provided a separate written legal description. It will need an MFFE (BFE is 18). E. National Wetlands Inventory (NWI) mapping, as shown on City of Mobile GIS information, indicates that there is potential for wetlands within the property or properties shown on this plat. Show and label the delineated wetlands or provide a note stating that the wetlands shown on this plat are scaled from the NWI data and have not been delineated. F. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. The BFE for LOT 1 (and LOT 6) is 18' and the BFE for LOT 4 is 11'. G. Provide reference, on the map and the description, to a monumented corner. H. Provide a written legal description and matching bearing and distance labels for the proposed subdivision. Due to existing ROW (Road and RR) you will need to provide a separate written legal description for the subdivision of LOT 1 & 4, LOT 2 & 5, LOT 3, and LOT 6. I. 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. J. Revise NOTES #13 from "All proposed detention..." to "All existing and proposed detention...". K. Revise NOTES #15 to read "As shown on the 1984 aerial LOTS 1-5 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, LOT 2 – NONE, LOT 3 – NONE, LOT 4 – NONE, LOT 5 – NONE, LOT 6 - NONE. 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.);
- 6) 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. Any required on-site parking, including ADA handicap spaces, should meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.*);
- 7) compliance with the Urban Forestry comments: (*Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties [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*

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- sites, developed residential sites in historic districts, and all commercial sites will require a tree removal permit.);*
- 8) compliance with the Fire Department comments: *(All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code). 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) completion of the Rezoning process prior signing the Final Plat.

**b. ZON-002226-2022 (Rezoning)**

**Todd Acres Industrial Park Subdivision**

**Rezoning from R-A, Residential-Agricultural District, B-5, Office-Distribution District, I-1, Light Industrial District, and I-2, Heavy Industrial District to I-2, Heavy Industrial District.**

Motion to approve by Scott Jones. Second by Matt Anderson. Approved. Commissioner Cameron recused from the application.

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

- a. changing conditions in a particular area make a change in the Ordinance necessary and desirable;
- b. there is a need to increase the number of sites available to business or industry;
- c. the subdivision of land into building sites makes reclassification of the land necessary and desirable.

The approval should be subject to the following conditions:


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

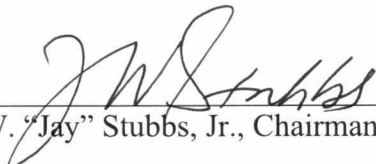
**OTHER BUSINESS:**

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Jennifer Denson, Secretary

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