

Mobile Planning Commission Minutes

September 21, 2023 – 2:00 P.M.

ADMINISTRATIVE

Roll Call

x	Mr. John W. “Jay” Stubbs, Jr., Chairman	x	Mr. Matt Anderson (MD)
x	Mr. Kirk Mattei, Vice Chairman	x	Mr. Nick Amberger (AO)
x	Ms. Jennifer Denson, Secretary	x	Mr. Josh Woods (CC)
x	Ms. Shirley Sessions		Mr. Harry Brislin, IV (S)
	Mr. Larry Dorsey	x	Mr. Kenny Nichols (S)
	Mr. Chad Anderson		
(S) Supernumerary (MD) Mayor’s Designee (AO) Administrative Official (CC) City Council Representative			

Staff: Victoria Burch, Shayla Beaco, Doug Anderson, Margaret Pappas, Logan Anderson, Bert Hoffman, George Davis

Adoption of the Agenda.

Motion by Matt Anderson. Second by Jennifer Denson. Adopted.

EXTENSIONS

1. SUB-002119-2022

Location: 5041 Rangeline Crossing Drive
Subdivision Name: Rangeline Crossing Subdivision, Phase 4
Applicant / Agent: Goodwyn, Mills, Cawood, LLC
Council District: District 4
Proposal: Subdivision of 2 lots, 45.0± acres

Melissa Currie of Goodwyn, Mills & Cawood was present for the application. She stated that the Traffic Engineering comments in the extension did not appear to reflect revisions made to the proposed development based upon the original approval and Traffic Engineering comments.

No one else was present regarding the application.

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

After discussion, the Planning Commission approved the extension request, restating the conditions of the original approval, updated to reflect where applicable regulations have been updated, such as Traffic and Fire requirements:

1. Retention of lot sizes in square feet and acres;
2. Depiction of the 25' minimum building setback along Halls Mill Road, Rangeline Crossing Drive, and Yogger Pass;
3. Retention of the 40' minimum building setback line along Demetropolis Road;
4. Placement of a note stating that no structures are allowed in any easements without the permission of the easement holder;
5. Compliance with Traffic Engineering: *(A traffic impact study was prepared for the proposed residential addition to the Rangeline Crossing development. Unlike other studies, this impact study was conducted with existing traffic as it exists currently. Recommended improvements include right and left turn lanes on Halls Mill Rd at the proposed Yogger Pass, as well as a recommended typical section for the Yogger Pass roadway, however, the level of service of Yogger Pass is predicted to be LOS F, which is failing. With the exception of the roadway extension to Demetropolis Road, all improvements are recommended to be constructed concurrent with the development of Phase 1. Due to the failing level of service at the completion of Phase I, the developer should consider other improvements to the developments access to mitigate the failing level of service for Yogger Pass. Changes to future development which significantly increases trips per day will require a revised Traffic Impact Study and, as appropriate, additional off-site improvements. The adjacent public roadways are estimated to have adequate levels of service however the private streets (Rangeline Crossing Dr and Yogger Pass) are estimated to have failing levels of service in the peak hours. The private street of Rangeline Crossing Dr is proven to have failing levels of service as development was previously to this street. Traffic Engineering recommends the driveway proposed for this residential development to Rangeline Crossing Drive be limited to emergency access only to lessen the impacts to the intersection at Halls Mill Road. Traffic Engineering also recommends that the development as a whole with all of the access roads be studied for recommendations that will improve the levels of services for the access streets. At full build out of Phase Two of the current application it is estimated that the delay for Rangeline Crossing will be 17 minutes during the pm peak and Yogger Pass will have a delay of over 3 minutes. Traffic Engineering approval is contingent upon the completion of off-site improvements as recommended in the traffic impact study. Driveway number, size, location, and design are subject to the approved PUD for this site and shall be approved by ALDOT (where applicable) and 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.);*
6. Compliance with Engineering comments (from existing approval): *(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. Add street names to the vicinity map. E. Provide a written description for the subdivision boundary. F. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 22 - #93) LOTS Z-1 and Z-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 Z-1 – NONE and LOT Z-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 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.);

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.);
8. 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 (2021 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 Subdivision process prior to issuance of any building permits.

NEW ITEMS

2. SUB-002628-2023

Location: 1757 East I-65 Service Road South
Subdivision Name: Dean McCrary Subdivision
Applicant / Agent: McCrary Management, LLC (Jason Linder, Linder Surveying, Agent)
Council District: District 4
Proposal: Subdivision of 1 lot, 4.8± acres

Jason Linder of Linder Surveying Consultants was present for the application. He stated that he agreed with the suggested considerations.

No one else was present regarding the application.

Motion to approve by Jennifer Denson. Second by Shirley Sessions. Approved.

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

1. Revision of the Final Plat to depict sufficient right-of-way along East I-65 Service Road South;
2. Retention of the lot size labels in both square feet and acres, or provision of a table on the Final Plat with the same information;
3. Retention of all setbacks as illustrated on the preliminary plat;
4. Compliance with all Engineering comments noted in the staff report;
5. Placement of a note on the Final Plat stating the Traffic Engineering comments noted in the staff report;
6. Compliance with all Urban Forestry comments noted in the staff report; and
7. Compliance with all Fire Department comments noted in the staff report.

3. SUB-002612-2023 & ZON-UDC-002620-2023

Location: 6137 Todd Acres Drive
Subdivision Name: Todd Acres Industrial Park Subdivision, Resubdivision of Lots 1 and 4
Applicant / Agent: A. Patrick Dungan, Adams and Reese LLP
Council District: District 4
Proposal: Subdivision of 2 lots, 543.5± acres; and Rezoning from Office Distribution District (B-5) and Heavy Industry District (I-2), to Office Distribution District (B-5).

Patrick Dungan of Adams and Reese was present and in agreement with the considerations listed under both applications.

No one else was present regarding the application.

Subdivision.

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

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

1. Completion of the Rezoning process for proposed Lot 4 prior to signing the Final Plat;
2. Retention of the lot sizes in both square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
3. Retention of all right-of-way widths as depicted on the preliminary plat;
4. Correction of the plat to label Todd Acres Drive as such, instead of Todd Acres Road;
5. Revision of the plat to illustrate a 25-foot minimum building setback line along Todd Acres Drive;
6. Revision of the plat to illustrate a 25-foot minimum building setback line on Lot 4 “blocked-out” at the South terminus of Commerce Boulevard East;
7. Placement of a note on the Final Plat stating that no structures are allowed in any easement without permission of the easement holder;
8. Compliance with all Engineering comments noted in the staff report;
9. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in the staff report;
10. Compliance with all Urban Forestry comments noted in the staff report; and,
11. Compliance with all Fire Department comments noted in the staff report.

Rezoning.

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

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

- A) Consistency. Whether the proposed amendment is consistent with the Comprehensive Plan;
- B) Mistake. For a Rezoning, whether there was a mistake or error in the original zoning map; and
- C) Compatibility. Whether the proposed amendment is compatible with:
 - The current development trends, if any, in the vicinity of the subject property;
 - Surrounding land uses;
 - Would adversely impact neighboring properties; or
 - Cause a loss in property values.

- D) Health, Safety and General Welfare. Whether the proposed amendment promotes the community's public health, safety, and general welfare.
- E) Capacity. Whether the infrastructure is in place to accommodate the proposed amendment; and,
- F) Change. Whether changed or changing conditions in a particular area make an amendment necessary and desirable.
- G) Benefits Consideration. In addition, consideration should also be given to the City's and the larger community's best interests and the need, benefit, or public purpose of the proposed request. As such, the Planning Commission voted to recommend Approval of the rezoning request to the City Council, subject to the following conditions:

As such, the Planning Commission voted to recommend Approval of the rezoning request to the City Council, subject to the following conditions.

1. Completion of the Subdivision process for proposed Lot 4;
2. Compliance with all Engineering, Traffic Engineering, Urban Forestry, and Fire Department comments noted in the staff report; and,
3. Full compliance with all municipal codes and ordinances.

OTHER BUSINESS

- **Action Plan update for the Map for Mobile**

The Chairman read the proposed resolution for the adoption of the updates to the Action Plan.

Planning staff gave an overview of the proposed updates to the Action Plan.

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

- **Call for Public Hearing**

Toulminville Neighborhood Plan.

Planning staff requested that the Commission consider a motion for a Call for Public Hearing regarding the Toulminville Neighborhood Plan, with the Public Hearing to be held at the October 19, 2023 Planning Commission meeting.

Motion to approve by Kirk Mattei. Second by Matt Anderson. Approved.

Minutes approved: July 17, 2025



Jennifer Denson, Secretary



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