

Mobile Planning Commission Minutes

June 20, 2024 – 2:00 P.M.

ADMINISTRATIVE

Roll Call

x	Mr. John W. “Jay” Stubbs, Jr., Chairman	x	Mr. Matt Anderson (MD)
	Mr. Kirk Mattei, Vice Chairman	x	Mr. Nick Amberger (AO)
x	Ms. Jennifer Denson, Secretary	x	Mr. Josh Woods (CC)
	Ms. Shirley Sessions	x	Mr. Harry Brislin, IV (S)
x	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: Jonathan Ellzey, George Davis, Victoria Burch, Doug Anderson, Margaret Pappas, Logan Anderson, Bert Hoffman

Adoption of the Agenda.

A motion to adopt the Agenda was made by Matt Anderson and seconded by Josh Woods. The Motion carried unanimously

HOLDOVERS

1. SUB-002857-2024

Location: 1582 Leroy Stevens Road
Subdivision Name: Griffin Place Subdivision
Applicant / Agent: John T. Griffin, JTG Investments, LLC
Council District: District 6
Proposal: Subdivision of 3 lots, 2.02± acres

John Griffin of JTG Investments was present and explained the revisions to the plat and the addition of a seven (7) foot easement. He agreed with the suggested considerations.

No one else was present regarding the application.

A motion was made to approve by Matt Anderson and seconded by Jennifer Denson. The motion carried unanimously.

After discussion the Planning Commission waived Section 6.C.9.(b) of the Subdivision

Regulations and Tentatively Approved the request, subject to the following conditions:

1. Retention of the 60-foot right-of-way along Leroy Stevens Road on the Final Plat;
2. Retention of the lot sizes in both square feet and acres in a table on the Final Plat;
3. Retention of the 25-foot front yard setback where each lot is at least 60 feet in width, per Article 2, Section 64-2-13.E. of the Unified Development Code;
4. Retention of a note on the Final Plat stating no structure shall be constructed or placed within any easement without the permission of the easement holder;
5. Compliance with all Engineering comments noted in the staff report;
6. Placement of a note on the Final Plat stating the Traffic Engineering comments noted in the staff report;
7. Compliance with all Urban Forestry comments noted in the staff report; and
8. Compliance with all Fire Department comments noted in the staff report.

2. SUB-002846-2024 & ZON-UDC-002848-2024

Location: 5632 & 5572 Commerce Boulevard West
Subdivision Name: The Mobile Commerce Park Subdivision, Phase 1, Resubdivision of Lots 16 & 17
Applicant / Agent: Kari Givens, Byrd Surveying, Inc. & Ritesh Gupta, Pinnacle, LLC (Eric J. Adams, Clark, Geer, Latham & Associates, Agent)
Council District: District 4
Proposal: Subdivision of 1 lot, 6.34± acres; and Rezoning from Office Distribution District (B-5) and Heavy Industry District (I-2), to Heavy Industry District (I-2).

Charles Tisher with Clark, Geer, Latham & Associates was present for the applications and requested the withdrawal of both applications.

No one else was present regarding the application.

Subdivision.

At the applicant's request, the application was withdrawn from consideration.

Rezoning.

At the applicant's request, the application was withdrawn from consideration.

NEW ITEMS

3. SUB-002872-2024

Location: 3100 Old Shell Road
Subdivision Name: Old Shell Road Subdivision
Applicant / Agent: Sylvester James
Council District: District 1
Proposal: Subdivision of 1 lot, 0.24± acres

Wesley Bumpers of Bumpers Land Surveying was present for the application and discussed the proposed home that would be built under the Home Recovery Alabama Program (HRAP). He stated that the subdivision application was required as part of the permitting process. He and the applicant agreed with the suggested considerations.

No one else was present regarding the application.

A motion to approve was made by Jennifer Denson and seconded by Matt Anderson. Approved. The motion passed unanimously.

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

1. Retention of McBride Street right-of-way and corner radius dedication as illustrated in the preliminary plat;
2. Retention of the lot sizes in both square feet and acres, or provision of a table on the Final Plat providing the same information, after required dedications;
3. Retention of the labels illustrating 25-feet from the centerline of both Old Shell Road and McBride Street;
4. Revision of the Final Plat to illustrate a compliant 5-foot front setback along all frontages, subject to right of way dedication, in compliance with Article 2 Section 64-2-5.E. of the Unified Development Code for lots zoned R-1 in the Urban sub-district;
5. Compliance with all Engineering comments noted in the staff report;
6. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in the staff report;
7. Compliance with all Urban Forestry comments noted in the staff report; and,
8. Compliance with all Fire Department comments noted in the staff report.

4. SUB-002918-2024

Location: 6467 Tillery Drive
Subdivision Name: Cooley Tract Subdivision

Applicant / Agent: Melissa Burnett, BHL Federal
Council District: District 7
Proposal: Subdivision of 1 lot, 0.35± acres

Melissa Burnett with BHL Federal was present for the application and in agreement with the suggested considerations. She noted that a new home would be built through the Home Recovery Alabama Program (HRAP).

No one else was present regarding the application.

A motion to approve was made by Matt Anderson and seconded by Harry Brislin. The motion passed unanimously.

After discussion the Planning Commission waived Section 6.B.3. of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

1. Provision of a subdivision plat in compliance with Section 5 of the Subdivision Regulations;
2. Retention of the right-of-way width of Tillery Drive on the Final Plat;
3. Retention of the 25-foot minimum building setback line blocked-out from the terminus of Tillery Drive on the Final Plat;
4. Revision of the plat to remove the five-foot (5') building setback line along the side and rear property lines;
5. Revision of the plat to label the lot with its size in both square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
6. Compliance with all Engineering comments noted in the staff report;
7. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in the staff report;
8. Compliance with all Urban Forestry comments noted in the staff report; and,
9. Compliance with all Fire Department comments noted in the staff report.

5. SUB-002919-2024

Location: 1065 Choctaw Street
Subdivision Name: Bixler's Extension to Preston's Subdivision
Applicant / Agent: Melissa Burnett, BHL Federal
Council District: District 3
Proposal: Subdivision of 1 lot, 0.20± acres

Melissa Burnett with BHL Federal was present for the application and in agreement with the suggested considerations.

No one else was present regarding the application.

One comment was received online from Keith Nicholas, who had questions about drainage and stormwater runoff.

A motion to approve was made by Jennifer Denson and seconded by Matt Anderson. The motion carried unanimously.

After discussion the Planning Commission waived Section 6.B.9. of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

1. Retention of the existing right-of-way along Choctaw Street;
2. Provision of the lot size in both square feet and acres, or provision of a table on the Final Plat with the same information;
3. Retention of the 5-foot minimum front yard setback along Choctaw Street on the Final Plat;
4. Removal of the side and rear setback lines on the Final Plat;
5. Compliance with all Engineering comments noted in the staff report;
6. Placement of a note on the Final Plat stating the Traffic Engineering comments noted in the staff report;
7. Compliance with all Urban Forestry comments noted in the staff report; and
8. Compliance with all Fire Department comments noted in the staff report.

6. SUB-002926-2024

Location: 1810 Blackman Street
Subdivision Name: Duke's First Addition to Toulminville Subdivision, Resubdivision of Lot 11 & The North 21 Feet of Lot 13, Block 1
Applicant / Agent: John Friess, JWTC-Louisiana, LLC
Council District: District 1
Proposal: Subdivision of 1 lot, 0.18± acres

Brett Orrell of Polysurveying was present for the application and agreed with the suggested considerations.

No one else was present regarding the application.

A motion to approve was made by Matt Anderson and seconded by Jennifer Denson. The motion carried unanimously.

After discussion the Planning Commission waived Section 6.B.9. of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

1. Retention of the lot's size in both square feet and acres, or provision of a table on the Final Plat with the same information;
2. Retention of at least a five (5)-foot front yard setback along Blackman Street, as required by Section 64-2-5.E of the Unified Development Code;
3. Compliance with all Engineering comments noted in the staff report;
4. Placement of a note on the Final Plat stating the Traffic Engineering comments noted in the staff report;
5. Compliance with all Urban Forestry comments noted in the staff report; and
6. Compliance with all Fire Department comments noted in the staff report.

7. SUB-002945-2024

Location: 2067 Clinton Street
Subdivision Name: Coleman Place Subdivision
Applicant / Agent: Wesley Bumpers, Bumpers Land Surveying, LLC
Council District: District 1
Proposal: Subdivision of 1 lot, 0.12± acres

Wesley Bumpers of Bumpers Land Surveying was present for the application and agreed with the suggested considerations.

Montez Moore, a next door resident, was present regarding the application and asked the Commissioners why he received a notification letter. In response, the Chairman explained the notification requirement.

No one else was present regarding the application.

There was one online comment from Plia Preston and Monty Preston expressing concerns about stormwater drainage.

A motion to approve was made by Matt Anderson and seconded by Jennifer Denson. The motion carried unanimously.

After discussion the Planning Commission waived Sections 6.C.2.a. and 6.C.2.b. of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

1. Retention of a 50-foot right-of-way along Clinton Street;

2. Retention of the label illustrating 25-feet from the centerline Clinton Street;
3. Retention of the lot sizes in both square feet and acres, or provision of a table on the Final Plat providing the same information;
4. Revision of the Final Plat to illustrate a compliant 5-foot front setback along Clinton Street, in compliance with Article 2 Section 64-2-5.E. of the Unified Development Code for lots zoned R-1 in the Urban sub-district;
5. Compliance with all Engineering comments noted in the staff report;
6. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in the staff report;
7. Compliance with all Urban Forestry comments noted in the staff report; and,
8. Compliance with all Fire Department comments noted in the staff report.

8. SUB-002954-2024

Location: 463 Mobile Street
Subdivision Name: Weems Addition to Millville Subdivision
Applicant / Agent: Ryan Compton, BHL Federal
Council District: District 1
Proposal: Subdivision of 1 lot, 0.9± acres

Ryan Compton with BHL Federal was present for the application and in agreement with the suggested considerations.

No one else was present regarding the application.

A motion to approve was made by Jennifer Denson and seconded by Harry Brislin. The motion carried unanimously.

After discussion the Planning Commission waived Section 6.E.9. of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

1. Provision of a subdivision plat in compliance with Section 5 of the Subdivision Regulations;
2. Dedication to provide 40 feet to the centerline of Mobile street, if currently less;
3. Dedication to provide a 25-foot radius curve at the intersection of Mobile Street and Betbeze Street;
4. Revision of the plat to label both streets with their right-of-way widths, after any required dedication;
5. Revision of the plat to illustrate a 5-foot minimum building setback line along Mobile Street and Betbeze Street, as measured from any required dedication;

6. Revision of the plat to remove the 5-foot building setback line along the side and rear property lines;
7. Retention of the lot size label on the Final Plat, revised to indicate the lot size after any required dedication, or the furnishing of a table on the Final Plat providing the same information;
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.

9. SUB-002956-2024

Location: 2710 Thompson Drive South
Subdivision Name: Green Heights Subdivision
Applicant / Agent: Wesley Bumpers, Bumpers Land Surveying, LLC
Council District: District 3
Proposal: Subdivision of 1 lot, 0.43± acres

Wesley Bumpers of Bumpers Land Surveying was present for the application and agreed with the suggested considerations.

No one else was present regarding the application.

A motion to approve was made by Matt Anderson and seconded by Harry Brislin. The motion carried unanimously.

After discussion the Planning Commission waived Section 6.C.3. of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

1. Retention of the existing right-of-way along Thompson Drive South;
2. Retention of the lot size in both square feet and acres, or provision of a table on the Final Plat with the same information;
3. Retention of the 40-foot minimum front yard setback along Thompson Drive South on the Final 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.

10. SUB-002957-2024

Location: 2412 Wolf Ridge Road
Subdivision Name: Thomas Addition Subdivision
Applicant / Agent: Ryan Compton, BHL Federal
Council District: District 1
Proposal: Subdivision of 1 lot, 0.34± acres

Ryan Compton with BHL Federal was present for the application and in agreement with the suggested considerations.

No one else was present regarding the application.

A motion to approve was made by Jennifer Denson and seconded by Matt Anderson. The motion carried unanimously.

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

1. Revision of the plat to illustrate dedication sufficient to provide 50 feet from the centerline of Wolf Ridge Road or Planning Commission approval of a waiver of Section 6.B.9. of the Subdivision Regulations;
2. Retention of the lot's size in square feet and acres on the Final Plat, adjusted for any required dedication, or provision of a table on the Final Plat with the same information;
3. Retention of the 25-foot minimum front yard setback along Wolf Ridge Road on the Final Plat, adjusted for any required dedication;
4. Removal of the side and rear yard setback lines from the Final Plat;
5. Compliance with all Engineering comments noted in the staff report;
6. Placement of a note on the Final Plat stating the Traffic Engineering comments noted in the staff report;
7. Compliance with all Urban Forestry comments noted in the staff report; and
8. Compliance with all Fire Department comments noted in the staff report.

11. SUB-002958-2024

Location: 1252 Adams Street
Subdivision Name: Ellis Heights Subdivision
Applicant / Agent: Wesley Bumpers, Bumpers Land Surveying, LLC
Council District: District 2
Proposal: Subdivision of 1 lot, 0.11± acres

Wesley Bumpers of Bumpers Land Surveying was present for the application and agreed with the suggested considerations.

Planning staff alerted the Commission that one online comment was received from Elizabeth Stevens regarding the 25-foot corner radius requirement.

Montez Moore was present regarding the application and expressed concern that the applicant was involved with multiple properties, as he was associated with numerous application before the Commission.

No one else was present regarding the application.

A motion to approve was made by Matt Anderson and seconded by Harry Brislin. The motion carried unanimously.

After discussion the Planning Commission waived Section 6.C.2.b. of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

1. Retention of rights-of-way for Calhoun Street and Adams Street as depicted on the preliminary plat;
2. Retention of dedication sufficient to provide compliant corner radius on the Final Plat;
3. Retention of the lot size in both square feet and acres, or provision of a table on the Final Plat providing the same information;
4. Revision of the Final Plat to illustrate a compliant 5-foot front setback along Calhoun Street and Adams Street, in compliance with Article 2 Section 64-2-5.E. of the Unified Development Code for lots zoned R-2 in the Urban sub-district;
5. Compliance with all Engineering comments noted in the staff report;
6. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in the staff report;
7. Compliance with all Urban Forestry comments noted in the staff report; and,
8. Compliance with all Fire Department comments noted in the staff report.

12. SUB-002962-2024

Location:	812 Wellington Street
Subdivision Name:	Bryant Addition Subdivision
Applicant / Agent:	Ryan Compton, BHL Federal
Council District:	District 1
Proposal:	Subdivision of 1 lot, 0.34± acres

Ryan Compton with BHL Federal was present for the application and in agreement with the suggested considerations.

No one else was present regarding the application.

A motion to approve was made by Jennifer Denson and seconded by Matt Anderson. The motion carried unanimously.

After discussion the Planning Commission waived Section 6.C.3. of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

1. Provision of a subdivision plat in compliance with Section 5 of the Subdivision Regulations;
2. Dedication to provide 25 feet from the centerline of Wellington Street, if needed;
3. Revision of the plat to illustrate the 5-foot minimum building setback line along Wellington Street as measured from any required dedication;
4. Revision of the plat to remove the 5-foot building setback line along the side and rear property lines;
5. Revision of the plat to label the lot 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;
6. Compliance with all Engineering comments noted in the staff report;
7. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in the staff report;
8. Compliance with all Urban Forestry comments noted in the staff report; and,
9. Compliance with all Fire Department comments noted in the staff report.

13. SUB-002959-2024

Location: 4125, 4137, 4151, & 4203 Moffett Road
Subdivision Name: Moffett-Wolf Ridge Subdivision
Applicant / Agent: Louis & Marsha Naman
Council District: District 7
Proposal: Subdivision of 1 lot, 5.6± acres

Louis and Marsha Naman were present for the application and in agreement with the suggested considerations.

No one else was present regarding the application.

A motion to approve was made by Matt Anderson and seconded by Harry Brislin. Kenny Nichols recused from the application. The motion passed unanimously by all voting board members.

After discussion the Planning Commission waived Section 6.B.9. of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

1. Either obtain demolition permits for all existing structures prior to the signing of the Final Plat, or submit an application for a Major Modification of a Previously Approved Planned Unit Development;
2. Retention of the existing right-of-way along Moffett Road and Wolf Ridge Road;
3. Retention of the lot size in both square feet and acres, or provision of a table on the Final Plat with the same information;
4. Retention of the 25-foot minimum front yard setback along both Moffett Road and Wolf Ridge Road on the Final Plat;
5. Compliance with the 2006 rezoning amendment conditions, until and unless the property is rezoned;
6. Compliance with all Engineering comments noted in the staff report;
7. Placement of a note on the Final Plat stating the Traffic Engineering comments noted in the staff report;
8. Compliance with all Urban Forestry comments noted in the staff report; and
9. Compliance with all Fire Department comments noted in the staff report.

14. SUB-002928-2024

Location: 7650 Old Military Road
Subdivision Name: Madison Family Subdivision
Applicant / Agent: John Friess, JWTC-Louisiana, LLC
Council District: District 4
Proposal: Subdivision of 2 lots, 0.43± acres

Brett Orrell of Polysurveying was present for the application and agreed with the suggested considerations.

No one else was present regarding the application.

A motion to approve was made by Matt Anderson and seconded by Larry Dorsey. The motion carried unanimously.

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

1. Dedication to provide 30-feet to the centerline of Old Military Road;
2. Provision of the lot size in both square feet and acres, or provision of a table on the Final Plat with the same information, adjusted for dedication;
3. Retention of the 25-foot minimum front yard setback along Old Military Road on the Final Plat, adjusted for any dedication;
4. Removal of the existing dwelling from the site (with appropriate permits) prior to the signing of the Final Plat;
5. Compliance with all Engineering comments noted in the staff report;
6. Placement of a note on the Final Plat stating the Traffic Engineering comments noted in the staff report;
7. Compliance with all Urban Forestry comments noted in the staff report; and
8. Compliance with all Fire Department comments noted in the staff report.

15. SUB-002929-2024

Location: 3254 Old Carline Street
Subdivision Name: Ingate Place Subdivision, Resubdivision of Lot 11 and Part of Lots 9 & 10
Applicant / Agent: Patrick Seay, Persons Services Group
Council District: District 1
Proposal: Subdivision of 2 lots, 0.36± acres

Allan Andrews was present for the application and in agreement with the suggested considerations.

No one else was present regarding the application.

A motion to approve was made by Matt Anderson and seconded by Nick Amberger. The motion carried unanimously.

After discussion the Planning Commission waived Section 6.B.2. of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

1. Retention of the 50-foot rights-of-way along Old Carline Street and Ingate Street;
2. Revision of the Final Plat to correctly label Old Carline Street and Ingate Street;
3. Retention of the lot sizes in both square feet and acres, or provision of a table on the Final Plat providing the same information;
4. Retention of at least a five (5)-foot front yard setback along Old Carline Street and Ingate Street, as required by Section 64-2-5.E of the Unified Development Code;
5. Compliance with all Engineering comments noted in the staff report;

6. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in the staff report;
7. Compliance with all Urban Forestry comments noted in the staff report; and,
8. Compliance with all Fire Department comments noted in the staff report.

16. SUB-002935-2024

Location: 5575 Commerce Boulevard East
Subdivision Name: The Mobile Commerce Park Subdivision, Resubdivision of Lot 2 into Lots 2-A & 2-B
Applicant / Agent: Baker Donelson Law Firm
Council District: District 4
Proposal: Subdivision of 2 lots, 6.8± acres

Patton Hahn with Baker Donelson was present for the application and in agreement with the suggested considerations.

No one else was present regarding the application.

A motion to approve was made by Jennifer Denson. Second by Harry Brislin. The motion carried unanimously.

After discussion the Planning Commission waived Section 6.C.4. of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

1. Revision of the plat to label all abutting streets with their right-of-way widths or illustrate dedication sufficient to provide 25 feet from the centerline of Commerce Boulevard East;
2. Retention of the 25-foot front yard setback along Commerce Boulevard East;
3. Revision of the plat to include 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. Placement of a note on the Final Plat stating that no structure may be constructed or placed within any easement without the permission of the easement holder;
5. Completion of the Special Exception and Variance processes;
6. Compliance with all Engineering comments noted in the staff report;
7. Placement of a note on the Final Plat stating the Traffic Engineering comments noted in the staff report;
8. Compliance with all Urban Forestry comments noted in the staff report; and,
9. Compliance with all Fire Department comments noted in the staff report.

17. SUB-002944-2024

Location: 3254 Valley Road & 2759 Dogwood Court
Subdivision Name: C L Anderson Subdivision
Applicant / Agent: Wesley Bumpers, Bumpers Land Surveying, LLC
Council District: District 3
Proposal: Subdivision of 2 lots, 0.53± acres

Wesley Bumpers of Bumpers Land Surveying was present for the application and agreed with the suggested considerations.

No one else was present regarding the application.

A motion to approve was made by Matt Anderson and seconded by Nick Amberger. The motion carried unanimously.

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

1. Revision of the plat to label the street names and right-of-way widths;
2. Revision of the plat to provide a 30-foot dedication along each street frontage from the centerline of each street;
3. Revision of the plat so that the 25-foot radius curve at the intersection of Valley Road and Dogwood Court coincides with any dedicated right-of-way lines;
4. Revision of the plat to illustrate the 25-foot minimum building setback line along both street frontages as measured from any required dedication;
5. Revision of the plat to label each lot 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;
6. Revision of the configuration for proposed Lot 2 to provide a minimum lot size of 7,200 square feet;
7. Compliance with all Engineering comments noted in the staff report;
8. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in the staff report;
9. Compliance with all Urban Forestry comments noted in the staff report; and,
10. Compliance with all Fire Department comments noted in the staff report.

18. SUB-002950-2024

Location: 1565 Phillips Lane
Subdivision Name: Milton Tee Subdivision, Resubdivision of Lot 11
Applicant / Agent: Terry Harbin, Affordable Homes Gulf Coast II, LLC

Council District: District 1
Proposal: Subdivision of 4 lots, 0.72± acres

Terry Harbin of Affordable Homes Gulf Coast was present and in agreement with the suggested considerations.

No one else was present regarding the application.

A motion to approve was made by Jennifer Denson and seconded by Matt Anderson. The motion carried unanimously.

After discussion the Planning Commission waived Section 6.C.2(b)(2) of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

1. Revision of the plat to label the 100-foot right-of-way along Moffett Road at this location;
2. Retention of the lot sizes in both square feet and acres, or provision of a table on the Final Plat providing the same information;
3. Retention of the 25-foot front yard setback along Phillips Lane and Moffett Road;
4. Removal of the side and rear yard setback lines from the Final Plat;
5. Compliance with all Engineering comments noted in the staff report;
6. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in the staff report;
7. Compliance with all Urban Forestry comments noted in the staff report; and,
8. Compliance with all Fire Department comments noted in the staff report.

19. SUB-002881-2024

Location: 7701, 7705, 7709, 7621, and 7631 Old Government Street Road
Subdivision Name: Village at Tate Farms Subdivision
Applicant / Agent: James Tate
Council District: District 6
Proposal: Subdivision of 222 lots, 17.03± acres

Brett Orrell of Poly Surveying was present for the application and expressed concern about the corner-radius requirement and the front setback requirement. He noted that the development was proposed to be townhomes.

Planning and Engineering staff discussed the requirements with the applicant and the Commission.

No one else was present regarding the application.

A motion to approve was made by Matt Anderson and seconded by Harry Brislin. The motion carried unanimously.

After discussion the Planning Commission waived Sections 6.C.6, 6.C.2(a), and 6.C.2(b)(2) of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

1. Approval of the proposed street names by the City Engineer, with any modifications labeled on a revised plat;
2. Coordinate with Engineering and Traffic Engineering the dedication of corner radii where each lot abuts a private street intersection, as needed;
3. Revision of the plat to illustrate the applicable utility easements;
4. Placement of a note on the revised plat stating that the streets are privately maintained and that there shall be no public right-of-way, in compliance with Sections 9.D.1(b)(5) and 9.D.1(b)(7) of the Subdivision Regulations;
5. Placement of a note on the revised plat stating that if the private streets are ultimately dedicated for public use and maintenance, 100-percent of the cost of the improvements required to bring the streets up to the prevailing standards shall be assessed to the property owner(s) at the time the private streets are dedicated, and that said assessment shall run with the land to any subsequent property owners, in compliance with Section 9.D.1(b)(9) of the Subdivision Regulations;
6. Provision and approval of the required private street legal document in compliance with Section 9.D.1(b)(8) of the Subdivision Regulations, prior to signing of the Final Plat;
7. Revision of the plat to label each lot with its size in square feet and acres, or provision of a table on the Final Plat with the same information;
8. Revision of the plat to label each common area with its size in square feet and acres, or provision of a table on the Final Plat with the same information;
9. Placement of a note on the revised plat stating that the maintenance of all common areas is the responsibility of the property owner(s) and not the City of Mobile, in compliance with Section 2.A. of the Subdivision Regulations;
10. Revision of the plat to illustrate a 25-foot front yard setback along each proposed street, in compliance with Section 6.C.8. of the Subdivision Regulations, and with Article 2, Section 64-2-6.E. of the Unified Development Code, or acquisition of the necessary variances;
11. Compliance with all Engineering comments noted in the staff report;
12. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in the staff report;
13. Compliance with all Urban Forestry comments noted in the staff report;
14. Compliance with all Fire Department comments noted in the staff report; and

15. Full compliance with all other codes and ordinances.

20. MOD-002924-2024

Location: 5800 Southland Drive
Applicant / Agent: Robert Carlock, AltaPointe Health Systems, Inc.
Council District: District 6
Proposal: Major Modification of a previously approved Planned Unit Development allowing multiple buildings on a single building site.

Robert Carlock of AltaPointe Health Systems was present and in agreement with the suggested considerations.

No one else was present regarding the application.

A motion to approve was made by Matt Anderson and seconded by Nick Amberger. The motion carried unanimously.

After discussion, the Planning Commission determined the following Findings of Fact to support modification of the previously approved Planned Unit Development:

- a. The request is consistent with all applicable requirements of this Chapter;
- b. The request will not impede the orderly development and improvement of surrounding property;
- c. The request is subject to adequate design standards to provide ingress and egress that minimize traffic hazards and traffic congestion on the public roads;
- d. The request is not noxious or offensive by reason of emissions, vibration, noise, odor, dust, smoke or gas; and
- e. The request shall not be detrimental or endanger the public health, safety or general welfare.

As such, the Planning Commission voted to recommend approval of the Major Planned Unit Development Modification to the City Council, subject to the following conditions:

1. Revision of the site plan to reflect compliance with the development standards of Article 3 of the UDC for parking lot lighting requirements and bicycle parking, or placement of notes on the site plan stating the site will comply with these development requirements;
2. Placement of a note on the revised site plan stating future development or redevelopment of the site may require additional modifications of the PUD to be approved by the Planning Commission and City Council;

3. Compliance with all Engineering comments noted in the staff report;
4. Placement of a note on the recorded site plan stating the Traffic Engineering comments noted in the staff report;
5. Compliance with all Urban Forestry comments noted in the staff report;
6. Compliance with all Fire Department comments noted in the staff report;
7. Submittal to and approval by Planning and Zoning of the revised Modified Planned Unit Development site plan prior to its recording in Probate Court, and provision of a copy of the recorded site plan (hard copy and pdf) to Planning; and
8. Full compliance with all municipal codes and ordinances.

21. ZON-UDC-002963-2024

Location: South side of Kooiman Road, 1,237'± West of Todd Acres Drive
Applicant / Agent: AL Mobile Kooiman I, LLC
Council District: District 4
Proposal: Rezoning from Residential Agriculture District (R-A) to Office Distribution District (B-5).

Judd Nash of Realty Link was present for the application and stated that a portion of the parcel in the application was erroneously omitted from the application. Thus he would send a separate application for that parcel and requested that the Neighborhood Meeting requirement for the separate application be waived.

Planning staff, the applicant and Commissioners discussed the issues regarding the application. Staff noted that Neighborhood Meeting requirement cannot be waived for any application that is considered an “up-zoning.” There was also discussion regarding wetlands on the site.

Engineering staff noted that due to the amount of development occurring along Kooiman Road, that in some point in the future a widening project may need to take place. Thus development should be set back far enough to accommodate future widening.

No one else was present regarding the application.

A motion to approve was made by Matt Anderson and seconded by Harry Brislin. Kenny Nichols recused from the application. The motion carried unanimously by all voting board members.

After discussion, the Planning Commission determined the following criteria prevail to support rezoning of the property to B-5, Office Distribution District:

- A) Consistency. The proposed amendment is consistent with the Comprehensive Plan;
- B) Compatibility. The proposed amendment is compatible with:
 - (1) The current development trends, if any, in the vicinity of the subject property;
 - (2) Surrounding land uses;
 - (3) Would adversely impact neighboring properties; or
 - (4) Cause a loss in property values.
- C) Capacity. The infrastructure is in place to accommodate the proposed amendment; and,

As such, the Planning Commission voted to recommend approval of rezoning the property to B-5, Office Distribution District, subject to the following conditions:

1. Completion of a 1-lot Subdivision;
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

- **Adoption of the 2024-2025 Planning Commission filing deadline and meeting schedule.**

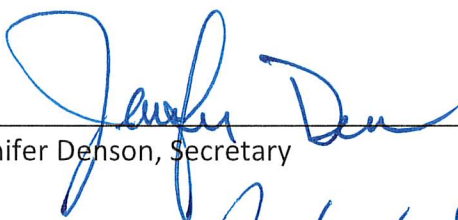
Staff and Commissioners discussed the one-meeting per month format, and if it was desirable to continue that format. It was noted that the volume of applications generally supported the one-meeting per month format.

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

- **Review of Minutes from the Planning Commission's January 7, 2021, and January 21, 2021, meetings.**

A motion to approve was made by Jennifer Denson. Second by Nick Amberger. Approved.

Minutes approved: October 16, 2025



Jennifer Denson, Secretary



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