

MOBILE CITY PLANNING COMMISSION MINUTES
MEETING OF MARCH 19, 2015 - 2:00 P.M.
AUDITORIUM, MOBILE GOVERNMENT PLAZA

Members Present

Mr. James (Jay) F. Watkins, Chairman
Mr. Nick Amberger (AO)
Ms. Libba Latham (PJ)
Mr. John Vallas
Mr. Don Hembree (PJ)
Ms. Sujin Kim
Ms. Shirley Sessions
Mr. Allan Cameron (S)

Members Absent

Mr. Carlos Gant, Vice Chair
Ms. Jennifer Denson (S), Secretary
Mr. Thomas Doyle
Mr. P. Nigel Roberts
Mr. Levon Manzie (CC)

Urban Development Staff Present

Richard L. Olsen,
Deputy Director of Planning
Bert Hoffman,
Planner II
Carla Davis,
Planner II
David Daughenbaugh,
Urban Forestry Coordinator
Jessica Watson
Secretary II

Others Present

Doug Anderson,
Assistant City Attorney
Jesse Yawn,
City Engineering
Butch Ladner,
Traffic Engineering
James May
Fire-Rescue Department

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

ROLL CALL:

Mr. Watkins stated the number of members present constituted a quorum and advised all attending of the policies and procedures pertaining to the Planning Commission.

APPROVAL OF MINUTES:

Mr. Vallas moved, with second by Mr. Amberger, to approve the minutes from the following, regularly held, Planning Commission meeting:

- **January 15, 2015**

The motion carried unanimously.

NEW SUBDIVISION APPLICATIONS:

1. **6350 McDonald Road**
(West side of McDonald Road at the West terminus of Stratford Road).
County
SUB2015-00015
J & R Subdivision
Number of Lots / Acres: 2 Lots / 2.8± Acres
Engineer / Surveyor: Byrd Surveying, Inc.

The Chair announced the application had been recommended for approval and stated the applicant was agreeable with the recommendations. He added if anyone wished to speak on the matter they should do so at that time.

Jerry Byrd, Byrd Surveying, spoke on behalf of the application. He stated that it would amount to 20 feet of dedication to provide the 50 feet from the centerline; in lieu of that he ask that they provide a 45 foot building setback, which would be a 20 foot dedication in the future, and the 25 foot building setback.

Silas Conner, 6348 McDonald Road, spoke in reference to the application. He stated that he just wanted to clarify that his driveway would not be impacted.

Hearing no opposition or further discussion, a motion was made by Mr. Hembree, with second by Mr. Vallas to waive Section V.D.1. of the Subdivision Regulations and to approve the above referenced matter, subject to the following conditions:

- 1) **Illustration of a 45' setback from the centerline of McDonald Road on the Final Plat;**
- 2) **Revision of the Final Plat to depict the minimum right-of-way width of McDonald Road, adjacent to the site;**
- 3) **Placement of a note on the Final Plat stating that Lot 1 is limited to 1 curb-cut to McDonald Road, with the size, design or location to be approved by Mobile County Engineering and conform to AASHTO standards;**
- 4) **Placement of a note on the Final Plat stating that Lot 2 is limited to the existing curb-cut to McDonald Road, with any changes to the size, design and location to be approved by Mobile County Engineering and conform to AASHTO standards;**
- 5) **Placement of a note on the Final Plat stating: *(This site is located in the County, and therefore any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.8. of the Subdivision Regulations.);***
- 6) **Compliance with Fire Comments: *(All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009***

International Fire Code, as adopted by the City of Mobile. As per Appendix D, Section D107.1, one and two family developments with more than 30 dwelling units shall be provided with separate and approved fire apparatus access roads and shall meet the requirements of Section D104.3.);

- 7) **Compliance with Engineering Comments:** *(Must comply with the Mobile County Flood Damage Prevention Ordinance. Development shall be designed to comply with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances prior to the issuance of any permits.); and*
- 8) **Placement of a note on Final Plat stating no future subdivision of Lot 1 until frontage on a public or compliant private street is provided.**

The motion carried unanimously.

2. East side of Schillinger Road North, 170'± North of Tara Drive.

County

SUB2015-00018

Fred's Subdivision

Number of Lots / Acres: 2 Lots / 29.3± Acres

Engineer / Surveyor: Rowe Engineering & Surveying, Inc.

The Chair announced the application had been recommended for approval and stated the applicant was agreeable with the recommendations. He added if anyone wished to speak on the matter they should do so at that time.

Adam Anderson, Action Heating & Air, spoke in reference to the application. He stated that he had two concerns. The first concern is that currently the run-off of the lot closest to Tara Drive drains across all of the lots that face Tara Drive; as it is now if they bush hog the field behind Action Heating & Air they are able to sweep water out of the shop if it rains hard. The second concern is the traffic issues on Tara Drive trying to pull onto Schillinger Road. Mr. Anderson stated that he believes that they need a traffic light at the end of Tara Drive.

Mr. Watkins stated that the Commission is requiring the applicant to be compliant with the City's storm water management program.

Don Rowe, Rowe Surveying, spoke on behalf of the applicant. He stated that all they are doing at this time is splitting the property in half. There is no development plan at this time.

Hearing no opposition or further discussion, a motion was made by Mr.

Amberger, with second by Ms. Sessions to approve the above referenced matter, subject to the following conditions:

- 1) **Retention of the lot size information and 25' minimum building setback line on the Final Plat;**
- 2) **Placement of a note on the Final Plat stating that both lots are limited to 1 curb-cut to Schillinger Road each, with any changes to the size, design or location to be approved by Mobile County Engineering and conform to AASHTO standards;**
- 3) **Depict the minimum right-of-way width of Schillinger Road on the Final Plat;**
- 4) **Placement of a note on the Final Plat stating: *(This site is located in the County, and therefore any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.8. of the Subdivision Regulations.);***
- 5) **Compliance with Fire Comments: *(All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile. As per Appendix D, Section D107.1, one and two family developments with more than 30 dwelling units shall be provided with separate and approved fire apparatus access roads and shall meet the requirements of Section D104.3.); and***
- 6) **Compliance with Engineering Comments: *(Must comply with the Mobile County Flood Damage Prevention Ordinance. Development shall be designed to comply with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances prior to the issuance of any permits.);***

The motion carried unanimously.

3. **3500, 3506, 3518 and 3530 Riviere Du Chien Court
(Northwest corner of Riviere Du Chien Court and Spanish Alley, extending to the East side of Halls Mill Creek).**

Council District 4

SUB2015-00017

Brent Acres Subdivision

Number of Lots / Acres: 4 Lots / 4.0± Acres

Engineer / Surveyor: Rowe Engineering & Surveying, Inc.

The Chair announced the application had been recommended for approval. He added if anyone wished to speak on the matter they should do so at that time.

Don Rowe, Rowe Surveying, spoke on behalf of the applicant. He stated that he would like G, H, and I removed from the Condition #6 because they do not have a vacated easement.

Hearing no opposition or further discussion, a motion was made by Mr. Vallas, with second by Mr. Amberger to approve the above referenced matter, subject to the following conditions:

- 1) retention of the dedication on the Final Plat to provide 25' from the centerlines of Riviere du Chien Court and Spanish Alley;
- 2) retention on the Final Plat of the 25' corner radius dedication at the intersection of Riviere du Chien Court and Spanish Alley;
- 3) placement of a note on the Final Plat stating that the driveway number, size, location and design are to be approved by Traffic Engineering and conform to AASHTO standards;
- 4) retention of the labeling of each lot with its size in acres and square feet, after any required dedication, or the furnishing of a table on the Final Plat providing the same information;
- 5) retention of the 25' minimum building setback line on each lot as measured from any frontage dedication;
- 6) subject to the Engineering comments: *(The following comments should be addressed prior to submitting the FINAL PLAT for acceptance and signature by the City Engineer: A. Add a note to the SUBDIVISION PLAT stating 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. B. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 24 - #89) the Lots will receive historical credit of impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control. Coordinate with City Engineering Department staff to establish the exact amount prior to the submittal of the Land Disturbance Permit application. C. Add a note to the Plat stating 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. D. Check the written description of the amount of meander along Halls Mill Creek. E. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. F. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. G. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.);*
- 7) subject to the Traffic Engineering comments: *(Driveway number, size,*

location and design to be approved by Traffic Engineering and conform to AASHTO standards.);

- 8) *subject to 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 61-929 and City Code Chapters 57 and 64)]; and*
- 9) *subject to the Fire Department comments: (All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.)*

The motion carried unanimously.

4. 6450 Trippell Road
(North side of Interstate 10, 700'± West of Theodore Dawes Road, extending to the South terminus of Trippell Road, and the East terminus of Firetower Road South).

County

SUB2015-00019

Port City Commerce Park Subdivision

Number of Lots / Acres: 4 Lots / 158.3± Acres

Engineer / Surveyor: Anchor Engineering

The Chair announced the application had been recommended for approval. He added if anyone wished to speak on the matter they should do so at that time.

Dwayne Smith, Anchor Engineering, spoke on behalf of the applicant. He stated that he would like to remove the comment limiting one curb-cut on Spanish trail Court.

Mr. Olsen stated that there is only 30 feet of frontage on lot 3 so you would only be able to put in one curb-cut.

Hearing no opposition or further discussion, a motion was made by Mr. Hembree, with second by Ms. Latham to approve the above referenced matter, subject to the following conditions:

- 1) **labeling of the minimum right-of-way width of Interstate Highway 10;**
- 2) **depiction of the 25' minimum building setback line along the entirety of Trippell Road and I-10;**
- 3) **retention of the 25' minimum building setback line along Spanish Trail Court;**
- 4) **depiction of the 25' minimum building setback line at the East terminus of Firetower Road South;**
- 5) **retention of the 25' minimum building setback line on Lot 4 along I-10 behind the 70' easement;**

- 6) retention of the right-of-way width of Trippel Road and Spanish Trail Court;
- 7) placement of a note on the Final Plat stating Lots 3 and 4 should be limited to one curb-cut to Spanish Trail Court with the size, location, and design to be approved by the Mobile County Engineering Department and conform to AASHTO standards.
- 8) placement of a note on the Final Plat stating the curb-cuts for Lots 1, 2, and 4 to Tripple Road are to be approved by the Mobile County Engineering Department and conform to AASHTO standards.
- 9) placement of a note on the Final Plat stating that Lot 4 is denied access to Firetower Road South and Interstate 10;
- 10) retention of the lot sizes in square feet and acres, or provision of a table on the plat depicting the same information;
- 11) placement of a note on the Final Plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.8. of the Subdivision Regulations;
- 12) placement of a note on the Final Plat stating that maintenance of the detention and common areas is the responsibility of the subdivision's property owners.
- 13) the placement of a note on the Final Plat stating a temporary turnaround shall be provided where streets end until future development of the streets and that they will meet applicable fire codes and Mobile County Engineering requirements;
- 14) placement of a note on the Final Plat stating no structures shall be constructed or placed in any drainage, utility or access easements;
- 15) relabeling of the private road easement to a private access and utility easement or compliance with Section VIII.E.2 of the Subdivision Regulations regarding private roads;
- 16) full compliance with Section V.III.E.2 of the Subdivision Regulations regarding Tripple Road;
- 17) placement of a note on the Final Plat stating that if the Private Street(s) is not constructed and maintained to the appropriate city or country standard, and is ultimately dedicated for public use and maintenance, 100 percent of the cost of the improvements required to bring the street up to the prevailing standard shall be assessed to the property owners at the time the Private Street(s) is dedicated. Said assessment will run with the land to any subsequent property owners.
And
- 18) placement of a note on the Final Plat stating that development will be designed to comply with the stormwater detention and drainage facilities of the City of Mobile stormwater and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the stormwater detention and drainage facilities of the City of Mobile stormwater and flood control ordinances prior to the issuance of any permits.

Certification to be submitted to the Planning Section of Urban Development and County Engineering.
The motion carried unanimously.

PLANNED UNIT DEVELOPMENT APPLICATIONS:

5. **425 Schillinger Road South**
(Southeast corner of Schillinger Road and Airport Boulevard).
Council District 6
ZON2015-00392

R&R Group Holdings, LLC

(Planned Unit Development approval to amend a previously approved Planned Unit Development to allow shared access and parking across multiple lots and multiple buildings on a single building site.

The Chair announced the application had been recommended for approval and stated the applicant was agreeable with the recommendations. He added if anyone wished to speak on the matter they should do so at that time.

Hearing no opposition or discussion, a motion was made by Ms. Sessions, with second by Mr. Hembree to approve the above referenced matter, subject to the following conditions:

- 1) **Provision and depiction of two frontage trees on the Wendy's site, as proposed, subject to the Northern most tree meeting the minimum 15-foot setback from the adjacent overhead power line, with the frontage trees to match in size and species the other Westwood Plaza frontage trees along Schillinger Road;**
- 2) **Any new site or parking area lighting on the Wendy's site to comply with the applicable requirements of Sections 64-4.A.2., 64-6.A.3.c. and 64-6.A.8. of the Zoning Ordinance;**
- 3) **Any new dumpsters on the Wendy's site to be placed in compliance with Section 64-4.D.9. of the Zoning Ordinance;**
- 4) **The remainder of the Westwood Plaza site to comply with the conditions of approval from the April 3, 2014 meeting of the Planning Commission;**
- 5) **Revision of the overall Westwood Plaza site plan to reflect changes that have occurred due the relocation of multi-tenant pylon signs, etc., with revised site plans submitted to Permitting and Planning;**
- 6) **Revision of the overall Westwood Plaza tree and landscape plan to reflect changes due to the Wendy's site and other site modifications, with revised site plans submitted to Permitting;**
- 7) **Compliance with Engineering comments (*ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN: 1. Any work performed in the***

- existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII). 2. A Land Disturbance Permit application shall be submitted for any proposed land disturbing activity with the property. A complete set of construction plans including, but not limited to, drainage, utilities, grading, storm water detention systems, paving, and all above ground structures, will need to be included with the Land Disturbance permit. This Permit must be submitted, approved, and issued prior to beginning any of the construction work. 3. Any and all proposed land disturbing activity within the property will need to be submitted for review and be in conformance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. 4. Add a note to the Plat stating 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. The Owner/Developer is responsible for acquiring all of the necessary permits and approvals. 5. The proposed development must comply with all Engineering Department design requirements and Policy Letters.);*
- 8) *Compliance with Traffic Engineering comments (A traffic impact study was completed for this development in 2013. Traffic Engineering approval of this site is contingent upon the construction of all improvements identified in the study. Design plans for all improvements within the public right-of-way must be approved by Engineering and Traffic Engineering. Upon completion of the Access Management Study underway for the Schillinger Road corridor, additional restrictions may be implemented. Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. All on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);*
 - 9) *Compliance with Urban Forestry comments (Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64).);*
 - 10) *Compliance with Fire comments (All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.);*
 - 11) *Full compliance with all municipal codes and ordinances; and*
 - 12) *Provision of a revised PUD site plan to the Planning Division of Urban Development prior to the request for any final inspections of*

the Wendy's site.

The motion carried unanimously.

6. **1607 East I-65 Service Road South
(East side of East I-6 Service Road South, 950'+ North of I-65 Commerce Drive).**

Council District 4

ZON2015-00394

Grant Harkness

Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow an additional building.

The Chair announced the application had been recommended for holdover and stated the applicant was agreeable with the recommendations. He added if anyone wished to speak on the matter they should do so at that time.

Hearing no opposition or discussion, a motion was made by Ms. Sessions, with second by Mr. Hembree to hold the matter over until the April 16, 2015 meeting, with revisions due by March 27, 2015, so that the following revisions to the site plan can be made:

- 1) **revision of the site plan to show all existing buildings on the site, and label their use and size;**
- 2) **revision of the site plan to show full compliance with the paving requirements of the Zoning Ordinance;**
- 3) **revision of the site plan and provision of a written description that describes the storage area for Lot 2 – the types of vehicles and equipment kept in the area;**
- 4) **submission of a Planning Approval application if heavy equipment is being stored on site for rental purposes;**
- 5) **illustration of full compliance with tree planting and landscaping requirements for both lots;**
- 6) **comply with Engineering comments (*ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN: 1. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII). 2. A Land Disturbance Permit application shall be submitted for any proposed land disturbing activity with the property. A complete set of construction plans including, but not limited to, drainage, utilities, grading, storm water detention systems, paving, and all above ground structures, will need to be included with the Land Disturbance permit. This Permit must be submitted, approved, and issued prior to beginning any of the construction work. 3. Any*)**

and all proposed land disturbing activity within the property will need to be submitted for review and be in conformance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. 4. Add a note to the Plat stating 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. The Owner/Developer is responsible for acquiring all of the necessary permits and approvals. 5.

The proposed development must comply with all Engineering Department design requirements and Policy Letters.); and

- 7) *comply with Traffic Engineering comments (Interstate 65 Service Road is an ALDOT maintained roadway. Driveway number, size, location and design to be approved by ALDOT and Traffic Engineering and conform to AASHTO standards. Any new on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.).*

The motion carried unanimously.

**7. 1401 Hillcrest Road
(Southeast corner of Grelot Road and Hillcrest Road).**

Council District 6

ZON2015-00408

Jonathan C. Catanzano-Linfield, Hunter & Junius, Inc.

Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow shared parking and access between two building sites.

Mr. Vallas recused himself from discussion and voting on the matter.

The Chair announced the application had been recommended for approval and stated the applicant was agreeable with the recommendations. He added if anyone wished to speak on the matter they should do so at that time.

Hearing no opposition or discussion, a motion was made by Mr. Hembree, with second by Ms. Sessions to approve the above referenced matter, subject to the following conditions:

- 1) **revision of the site plan to illustrate full compliance with tree planting and landscape area requirements;**
- 2) **revision of the site plan to illustrate a dumpster enclosure compliant with Section 64-4.D.9. of the Zoning Ordinance;**
- 3) **placement of a note stating that the site is limited to an approved Planned Unit Development;**
- 4) **submittal of two (2) revised site plans to the Planning Section of**

- Urban Development prior to obtaining permits; and**
5) full compliance with all municipal codes and ordinances.

The motion carried unanimously with Mr. Vallas recusing.

SIDEWALK WAIVER APPLICATIONS:

8. **1716 Industrial Park Drive**
(West side of Industrial Park Drive, 415'± North of Halls Mill Road).
Council District 4
ZON2015-00396
EGM, LLC
Request to waive construction of a sidewalk along Industrial Park Drive.

The Chair announced the application had been recommended for approval and stated the applicant was agreeable with the recommendations. He added if anyone wished to speak on the matter they should do so at that time.

Hearing no opposition or discussion, a motion was made by Mr. Amberger, with second by Ms. Latham to approve the request to waive construction along Industrial Park Drive, until such time that any building expansion requiring a land disturbance permit is proposed for the site.

The motion carried unanimously.

GROUP APPLICATIONS:

9. **600 Fisher Street**
(South terminus of Fisher Street, 125'± South of Cotton Street).
Council District 1
- A. **SUB2015-00016 (Subdivision)**
J.B. Properties and Investment, LLC Subdivision
Number of Lots / Acres: 1 Lot / 6.4± Acres
Engineer / Surveyor: Lawler and Company

The Chair announced the applications had been recommended for approval. He added if anyone wished to speak on the matter they should do so at that time.

Nathan Handmacher, 1 St. Louis Street, spoke on behalf of the owner of the property. He stated that their desire it to sale the land and the building that is on it and they are willing to discount the price significantly in order to put it back in service. They have made a deal with J.B. Properties to relocate their business to this location, which fits the I-1 zoning except for they have a car crusher. A car

crusher requires an I-2 zoning. Mr. Handmacher did note that the use of the car crusher is not an everyday thing.

Jeremey Stevens, J.B. Properties, spoke on his own behalf. He noted that automobiles are just one of the many commodities that they buy and sale.

Mr. Olsen stated that anything to do with automobile, salvage, crushing or demolition of any nature requires Planning Approval in I-2 and there was not a Planning Approval application submitted.

Jerry Silverstein, landlord for properties located on Cotton Street and Palm Street, spoke in opposition to the I-2 zoning.

Mr. Handmacher stated that they would be in agreement with a holdover.

Hearing no further opposition or discussion, a motion was made by Mr. Watkins, with second by Mr. Hembree to hold the matter over until the May 7, 2015 meeting to be considered in conjunction with the rezoning and required Planning Approval Applications.

The motion carried unanimously.

B. ZON2015-00395 (Rezoning)

Lawler and Company

Rezoning from I-1, Light-Industry District, to I-2, Heavy Industry District, to allow the operation of a scrap metal recycling facility to include automotive salvage yard.

The Chair announced the applications had been recommended for approval. He added if anyone wished to speak on the matter they should do so at that time.

Hearing no further opposition or discussion, a motion was made by Mr. Watkins, with second Mr. Hembree to hold the matter over until the May 7, 2015 meeting to allow the applicant to consider submission of voluntary use restrictions and to file the required Planning Approval Application.

The motion carried unanimously.

A. ZON2015-00397 (Sidewalk Waiver)

Maritech Marine & Industrial Services, Inc.

Request to waive construction of a sidewalk along South Lawrence Street.

The Chair announced the applications had been recommended for approval. He added if anyone wished to speak on the matter they should do so at that time.

March 19, 2015
Planning Commission Meeting

Hearing no further opposition or discussion, a motion was made by Mr. Watkins, with second by Mr. Hembree to hold the matter over until the May 7, 2015 meeting to allow the applicant to consider submission of voluntary use restrictions and to file the required Planning Approval Application.

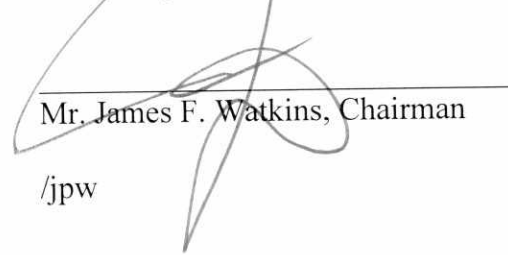
The motion carried unanimously

OTHER BUSINESS:

- Mr. Olsen stated that Mobile Infirmary Medical Center is requesting that Crosstown Loop 3 from Dauphin Street to Spring Hill Ave be removed from the Major Street Plan. Mr. Olsen stated that when he looked at the Plan he felt as if the northern end of Crosstown Loop 3 would need to be removed as well; it crosses through Mobile Infirmary private property. He then stated that with the Commissions blessing the Staff will pursue developing the Call for Public Hearing.
- The Above Ground Storage Tank Subcommittee Meeting followed started immediately after the Planning Commission meeting.

APPROVED: May 7, 2015



Ms. Jennifer Denson, Secretary

Mr. James F. Watkins, Chairman

/jpw