

MOBILE CITY PLANNING COMMISSION MINUTES
MEETING OF AUGUST 6, 2015 - 2:00 P.M.
AUDITORIUM, MOBILE GOVERNMENT PLAZA

Members Present

Mr. James (Jay) F. Watkins, Chairman
Ms. Jennifer Denson (S), Secretary
Mr. Nick Amberger (AO)
Ms. Shirley Sessions
Mr. John Vallas
Mr. Don Hembree (PJ)
Mr. Thomas Doyle
Mr. Joel Daves (CC)

Members Absent

Mr. Carlos Gant, Vice Chair
Ms. Jennifer Denson (S), Secretary
Ms. Libba Latham (PJ)
Mr. Allan Cameron (S)
Ms. Sujin Kim

Urban Development Staff Present

Richard L. Olsen,
Deputy Director of Planning
Bert Hoffman,
Planner II
Jessica Watson,
Secretary II

Others Present

Doug Anderson,
Assistant City Attorney
George Davis,
City 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.

HOLDOVERS:

- 1. 2704, 2718, 2756 and 2800 Dauphin Street**
(North side of Dauphin Street, 95'± West of Mobile Street, extending North to the North side of Illinois Central Gulf Railroad (formerly G.M.&O. Railroad).
Council District 1
ZON2015-01296
Xante Corporation
Planned Unit Development approval to amend a previously approved Planned Unit Development to allow expansion of an existing building and multiple buildings on multiple lots with shared access and parking.

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

Bobby McBride, Rowe Engineering, spoke on behalf of the applicant. He requested that the application be approved subject to the conditions. He stated that he met with Staff and he believes that they have all of the items taken care of.

Mr. Olsen stated that Staff had not had the opportunity to review the changes nor have they had the opportunity to route it to other departments that would review the drawing. He stated that Staff would not feel comfortable with it being acted upon since there are revisions. He suggested that it could be heldover until September 3rd rather than September 17th.

Mr. Watkins asked Mr. Olsen if the August 20th meeting would be an option.

Mr. Olsen responded that would be fine.

Hearing no further opposition or discussion, a motion was made by Mr. Watkins, with second by Mr. Vallas to hold the matter over until the August 20th meeting

because the applicant has submitted revisions to address the following:

- 1) Revision of the site plan to provide the square footage of all existing and proposed structures with their uses identified, specifically the buildings on Lots 3 and 4, and the concrete building sited north of the existing office building on Lot 1;
- 2) Revision for all landscaping, parking, and tree calculations provided on the site plan;
- 3) Provision of the calculations for the total landscape area and the total frontage landscape area and indicated on the site plan;
- 4) Revision of the "required landscaping (front setback)" calculations;
- 5) Revision of the site plan to clearly delineate the parking spaces that are being added and/or removed from the site, and any other parking area improvements;
- 6) Placement of a note stating that the required access and maneuverability in the proposed parking area addition will be constructed in accordance with Section 64-6 of the Zoning Ordinance;
- 7) Revision of note 12 on the site plan to include that the lot is limited to the existing curb cuts to Dauphin Street, with the size, design and location of all curb cuts to be approved by Traffic Engineering and conform to AASHTO standards;
- 8) Revision of the site plan to indicate the new location of the fire hydrant and light poles;
- 9) Provision of information regarding the relocation or removal of the existing gazebo;
- 10) Submission of a Subdivision application by August 14th to alter the lot lines to accommodate the proposed building addition;
- 11) Placement of a note 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. 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. The proposed development must comply with all Engineering Department design requirements and Policy Letters.);*
- 12) Compliance with Traffic Engineering comments (*Driveway number, size, location and design to be approved by 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.*);
- 13) 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).*; and
- 14) **Compliance with 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). Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code (2012 IFC).*).

The motion carried unanimously.

2. **2480 Government Boulevard**
(North side of Government Boulevard, 520'± West of Pinehill Drive).
Council District 5

- A. **SUB2015-00064 (Subdivision)**
Aaiden Place Subdivision
Number of Lots / Acres: 1 Lot / 0.7± Acre
Engineer / Surveyor: Byrd Surveying

The Chair announced the applications 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 Mr. Doyle to approve the above referenced matter, subject to the following conditions:

- 1) **retention of the lot size in square feet and acres;**
- 2) **retention of the minimum building setback line to provide 150' from the centerline of Government Boulevard;**
- 3) **retention of the note on the plat stating that the lot should be limited to the existing curb cuts to Government Boulevard with changes in the size, location and design to be approved by ALDOT and Traffic Engineering and conform to AASHTO standards;**
- 4) **full compliance with Engineering comments:** (*The following comments should be addressed prior to submitting the FINAL PLAT for acceptance and 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. Label the major north-south street name – Pinehill Dr. -in the vicinity map. C. Provide labels showing the existing parcels 1, 2, and 3. Probate records indicate that two (2) of the parcels are listed as Parcel A and Parcel B. Provide a written legal description for the proposed subdivision and matching bearing and distance labels. Probate records indicate that there is a curve along Government Blvd. Show and provide the curve data for the proposed subdivision D. Show and label each and every Right-Of-Way and easement. E. Provide and label the monument set or found at each subdivision corner. F. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. G. Provide an updated Plat to Engineering Dept. for review prior to submittal for City Engineer's signature. H. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.*);
- 5) **full compliance with Traffic Engineering comments** (*Government Boulevard (U.S. Highway 90) 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 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. The provided site plan does not adequately show the site's existing access and parking. Aerial photography of the site includes*

walkways from the building to the asphalt parking area, but the walkways are not indicated on the plans. Eight of the parking spaces shown are on grass, which is not permitted. It appears that all of the paved parked encroaches in the right-of-way, if not completely in the right-of-way.);

- 6) full 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).;* and
- 7) compliance with Fire comments: (*All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2012 International Fire Code, as adopted by the City of Mobile.*

The motion carried unanimously.

B. ZON2015-01301 (Rezoning)

EAA LLC / Eryka Rogers

Rezoning from B-1, Buffer Business District, to B-2, Neighborhood Business District, to accommodate a future business.

The Chair announced the applications had been recommended for denial 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 Mr. Doyle to deny the above referenced matter for the following reasons:

- 1) **the subject site does not meet the size criteria for a new zoning district as stated in Section 64-9.A.2.b. of the Zoning Ordinance; and**
- 2) **the applicant failed to adequately justify the need for rezoning per Section 64-9. of the Zoning Ordinance.**

The motion carried unanimously.

3. 2648, 2650 and 2652 Government Boulevard

(Northwest corner of Government Boulevard and Merwina Avenue, extending to the South side of Kreitner Street at its West terminus).

Council District 5

A. SUB2015-00059 (Subdivision)

CDW Shannon Heights Resubdivision

Number of Lots / Acres: 4 Lots / 3.2± Acres

Engineer / Surveyor: Joseph T. Regan, Jr.

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.

Calvin Weaver Jr., 5305 Old Shell Road, spoke on behalf of the applicant. He stated the conditions placed for approval would require him to increase the asking price for the property.

Hearing no opposition or further discussion, a motion was made by Mr. Vallas, with second by Ms. Sessions to waive Sections V.B.2. and V.D.3. of the Subdivision Regulations and to approve the above referenced matter, subject to the following conditions:

- 1) **illustration of the minimum building setback line to provide 150' from the centerline of Government Boulevard;**
- 2) **illustration of the 25' minimum building setback line along Kreitner Street and Merwina Avenue;**
- 3) **illustration of the minimum building setback line to provide 75' from the centerline of Crosstown Loop 4 New Connection;**

- 4) retention of lot sizes in square feet and acres;
- 5) placement of a note on the Final Plat stating the site is limited to the two existing curb-cuts to Government Boulevard and one curb cut to Kreitner Street with size, location and design to be approved by ALDOT (as appropriate) and Traffic Engineering and conform to AASHTO standards;
- 6) full compliance with Engineering comments: (*The following comments should be addressed prior to submitting the FINAL PLAT for acceptance and 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 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. C. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 26 - #81) the Lot(s) 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. D. 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. E. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of development, unless a sidewalk waiver is approved. F. 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. G. Show and label all flood zones. H. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. I. Provide and label the monument set or found at each subdivision corner.*)
- 7) Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. J. Provide an updated Plat to Engineering Dept. for review prior to submittal for City Engineer's signature. K. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.);
- 8) full compliance with Traffic Engineering comments: (*Government Boulevard (U.S. Highway 90) is an ALDOT maintained roadway. Driveway number, size, location and design to be approved by ALDOT (where applicable) and 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. The existing site plan does not clearly show defined driveways on either road frontage. Lot 3 includes a loading dock, with no defined access to it for a large truck, without driving over the roadway curb on Kreitner Street. Asphalt and or gravel surfaces appear to extend to the back of curb on each street, and there are limited vertical obstructions to prohibit parking in the right-of-way, or "full access" along the each frontage. The parking in the front of the buildings on the Service Road requires maneuvering in the right-of-way. The access aisle between Lot 1 and Lot 2, at a minimum, should be designated as one-way. There are no limits to the asphalt surface shown near the west of Lot 3 to clearly define if there is access to the proposed parking on Lot 4. Two of the dumpsters appear to be off of the asphalt surface, and should be relocated onto the asphalt for improved*

- service from the garbage company.);*
- 9) **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. (2012 International Fire Code) Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code. (2012 IFC).); and**
 - 10) **provision of two (2) revised PUD site plans to the Permitting Division prior to the signing of the Final Plat.**

The motion carried unanimously.

B. ZON2015-01276 (Planned Unit Development)

CDW Shannon Heights Resubdivision

Planned Unit Development Approval to allow shared access and parking between multiple lots.

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 opposition or further discussion, a motion was made by Mr. Vallas, with second by Ms. Sessions to approve the above referenced matter, subject to the following conditions:

- 1) **illustration of the minimum building setback line to provide 125' from the centerline of Government Boulevard;**
- 2) **illustration of the 25' minimum building setback line along Kreitner Street and Merwina Avenue;**
- 3) **illustration of the minimum building setback line to provide 75' from the centerline of Crosstown Loop 4 New Connection;**
- 4) **revision of the site plan to provide landscape area calculations;**
- 5) **revision of the site plan to show compliant asphalt or concrete paving for all parking and maneuvering areas;**
- 6) **revision of the site plan to provide additional paved parking;**
- 7) **full compliance with Engineering comments (*According to the FEMA flood map information, this property is located within a Special Flood Hazard Area. You will need to show and label the flood hazard area(s) on your plat and plans. Also, you will need to list the Minimum Finished Floor Elevation (MFFE) for each Lot. ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN: A. 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). B. 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. C. 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. D. 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. E. The proposed development must comply with*)**

- all Engineering Department design requirements and Policy Letters.);*
- 8) **full compliance with Traffic Engineering comments:** *(Government Boulevard (U.S. Highway 90) is an ALDOT maintained roadway. Driveway number, size, location and design to be approved by ALDOT (where applicable) and 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. The existing site plan does not clearly show defined driveways on either road frontage. Lot 3 includes a loading dock, with no defined access to it for a large truck, without driving over the roadway curb on Kreitner Street. Asphalt and or gravel surfaces appear to extend to the back of curb on each street, and there are limited vertical obstructions to prohibit parking in the right-of-way, or "full access" along the each frontage. The parking in the front of the buildings on the Service Road requires maneuvering in the right-of-way. The access aisle between Lot 1 and Lot 2, at a minimum, should be designated as one-way. There are no limits to the asphalt surface shown near the west of Lot 3 to clearly define if there is access to the proposed parking on Lot 4. Two of the dumpsters appear to be off of the asphalt surface, and should be relocated onto the asphalt for improved service from the garbage company.);*
 - 9) **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. (2012 International Fire Code) Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code. (2012 IFC).); and*
 - 10) **provision of two (2) revised PUD site plans to the Permitting Division prior to the signing of the Final Plat.**

The motion carried unanimously.

C. ZON2015-01275 (Rezoning)
CDW LLC, Calvin Weaver

Rezoning from B-2, Neighborhood Business District, and R-1, Single-Family Residential District, to B-3, Community Business District, to accommodate existing businesses and eliminate split zoning.

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 opposition or further discussion, a motion was made by Mr. Vallas, with second by Mr. Hembree to approve the above rezoning request as a B-2, Neighborhood Business District (instead of B-3), subject to the following conditions:

- 1) **site limited to an approved Planned Unit Development;**
- 2) **completion of the Subdivision process; and**
- 3) **compliance with all municipal codes and ordinances.**

The motion carried unanimously.

4. **406 & 456 North McGregor Avenue**
(Northeast corner of North McGregor Avenue and Sheips Lane).
Council District 7
SUB2015-00066
Pineview Heights Subdivision, Resubdivision of Lots 1 & 34
Number of Lots / Acres: 2 Lots / 0.4± Acre
Engineer / Surveyor: Erdman Surveying, LLC

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. Doyle to approve the above referenced matter, subject to the following conditions:

- 1) **Removal of the zoning district information for Lot A and Lot B from the plat;**
- 2) **Placement of a note on the plat stating: “Setbacks for Lots A and B shall be per Zoning Ordinance requirements”;**
- 3) **Placement of a note on the plat stating: “Each lot should be limited to one curb-cut each, with the size, design and location to be approved by Traffic Engineering and comply with AASHTO standards”;**
- 4) **Compliance with the revised Engineering comments (*The following comments should be addressed prior to submitting the FINAL PLAT for acceptance and signature by the City Engineer: A. Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors. B. Provide the Surveyor’s, Owner’s (notarized), Planning Commission, and Traffic Engineering signatures. C. Provide an updated Plat to Engineering Dept. for review prior to submittal for City Engineer’s signature. D. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.*);**
- 5) **Compliance with 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.*);**
- 6) **Compliance with 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).*);**
- 7) **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. (2012 International Fire Code)*); and**
- 8) **Completion of the Subdivision process prior to any request for final inspections for the proposed building on Lot A.**

The motion carried unanimously.

5. 51 South Conception Street

(Southeast corner of South Conception Street and Conti Street).

Council District 2

ZON2015-01432

Ryan Johnson, Jingle Jangle LLC

Planning Approval to allow an event space with an occupancy load of 205 persons in the Downtown Development District.

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.

Ryan Johnson, 51 S. Conception Street, spoke on her own behalf. She stated that she would like to remove or adjust Condition # 3 regarding the limited hours of operations. They are the hours that they propose to maintain; however, if they were to be restricted to only those hours it would leave out any ability to be more flexible with events and holidays. Ms. Johnson also stated that she would like the option to have amplified music if she were to apply for a City special event permit.

Mr. Hembree asked Ms. Johnson why she wanted to change the hours of

operation she proposed.

Ms. Johnson responded that she did propose those hours but did not realize that the Commission would restrict them to only those hours. She wished more flexibility to allow for special events and holidays, such as BayFest and Mardi Gras.

The following people spoke in opposition to the matter:

- 1) Wanda Cochran, 465 Dauphin Street, Mobile, Al.;
- 2) Mary Couser, 605 E. Richardson Drive, Mobile, Al.;
- 3) Deborah Tillman, 205 Conti Street, Mobile, Al.;
- 4) Rose McPhillips, 60 S. Conceptions Street, Mobile, Al.;

They made the following points against the matter:

- A. concerned about the integrity of the new Downtown Development Code;
- B. the Downtown Development Code requires Entertainment Venue's in this district that exceed 100 occupancy to obtain special approval;
- C. questioned if the building could really be sound proofed;
- D. believes there could be an issue of where some people go to the restroom;
- E. believes that the owner was associated with the Alabama Music Box;
- F. concerned about parking issues;
- G. concerned about litter and trash;
- H. asked the Commission to keep the hours of operations as is;
- I. concerned about the building vibrating;
- J. questioned who enforces the restrictions.

Ms. Johnson responded that she did have a meeting with the residents to try to make everyone feel comfortable; and the meeting lasted over 2 hours. She was not able to convince the meeting attendees of her ability to control patrons and noise. She also noted that she was not employed by Alabama Music Box; she was a good patron who hung flyers and did a lot of free promotion. She stated that the main business plan was to primarily hold private events and not ticketed concerts.

Hearing no further opposition or discussion, a motion was made by Mr. Amberger, with second by Mr. Hembree to deny the above referenced matter.

The motion carried unanimously.

6. **901, 903, & 911 Dauphin Street and 2, 6, 10, & 14 South Broad Street**
(Southwest corner of Dauphin Street and South Broad Street, extending to the North side of Conti Street).
Council District 2

The Chair noted that Mr. Daves and Ms. Sessions were recused on the applications. Consequently, The Chair announced that the applications would be heldover until August 20th due to the lack of a quorum to vote on the applications.

A. SUB2015-00072 (Subdivision)

Lone Oak Subdivision, Lot 1, Resubdivision of Lot 1 / Lot 2

Number of Lots / Acres: 2 Lots / 4.5± Acres

Engineer / Surveyor: Frank A. Dagley & Associates

B. ZON2015-01439 (Planned Unit Development)

Lone Oak Subdivision, Lot 1, Resubdivision of Lot 1 / Lot 2

Planned Unit Development Approval to allow multiple buildings on a single building site and shared access and parking between two building sites.

C. ZON2015-01441 (Planning Approval)
Lone Oak Subdivision, Lot 1, Resubdivision of Lot 1 / Lot 2
Planning Approval to allow a float barn in a B-4, General Business District.

D. ZON2015-01440 (Rezoning)
Historic Restoration Society, Inc.
Rezoning from R-3, Multiple- Family Residential District, B-1, Buffer Business District, and B-4, General Business District, to B-4, General Business District to eliminate split zoning.

NEW SUBDIVISION APPLICATIONS:

7. South and West sides of Dykes Road North extending to the Southern terminus of Private Road 161.
County
SUB2015-00075
McDonald Family Subdivision
Number of Lots / Acres: 1 Lot / 5.0± Acres
Engineer / Surveyor: Joseph T. Regan

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. Doyle to approve the above referenced matter, subject to the following conditions:

- 1) **Retention of the 30' right-of-way widths from the centerline of the private road and from the property line;**
- 2) **Retention of the 15' and 30' easements for ingress and egress on the Final Plat;**
- 3) **Retention of the curb radius illustrated at the Northeast corner of the lot and compliance with Section V.B.16 of the Subdivision Regulations;**
- 4) **Retention of the lot size information and 25' minimum building setback line on the Final Plat;**
- 5) **Revision of the plat to include the lot size in both square feet and acres on the Final Plat;**
- 6) **Placement of a note on the Final Plat stating that the lot is limited to one curb-cut to Dykes Road North, with the size, design or location to be approved by Mobile County Engineering and conform to AASHTO standards;**
- 7) **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.);***
- 8) **Placement of a note on the Final Plat stating that there shall be no additional subdivision until frontage on a compliant public or private road is provided;**
- 9) **Compliance with Fire Comments and placement as a note on the Final Plat: *(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). Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code (2012 IFC).);* and**
- 10) **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.

8. **2000 Dr. Martin Luther King Jr. Avenue**
(Southeast corner of Dr. Martin Luther King Jr. Avenue and Martin Street).
Council District 2
SUB2015-00077
Emmanuel Subdivision
Number of Lots / Acres: 1 Lot / 2.4± 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.

Annette Evans, 459 Martin Court, spoke in reference the matter. She stated that she did not understand why she was receiving letters about this property.

Mr. Watkins explained to her that the owner of the property is asking the City to approve making a 1 lot Subdivision.

Hearing no opposition or further discussion, a motion was made by Ms. Sessions, with second by Mr. Doyle to waive Section V.B.15. of the Subdivision Regulations and to approve the above referenced matter, subject to the following conditions:

- 1) **placement of a note on the Final Plat stating that existing buffers to be maintained in compliance with Section V.A.8. of the Subdivision Regulations;**
- 2) **placement of a note on the Final Plat stating the lot is limited to one existing curb-cut to Dr. Martin Luther King Jr. Avenue and 5 existing curb-cuts to Martin Court with the size, design and location to be approved by Traffic Engineering and conform to AASHTO standards;**
- 3) **retention of the 25' minimum building setback along all street frontages on the Final Plat;**
- 4) **retention of the lot size in square feet and acres, or the furnishing of a table on the Final Plat providing the same information;**
- 5) **retention of the corner radius at the intersection of Dr. Martin Luther King Jr. Avenue and Martin Court;**
- 6) **compliance with Engineering comments: *“The following comments should be addressed prior to submitting the FINAL PLAT for acceptance and 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 written legal description for the proposed subdivision and matching bearing and distance labels. C. Provide the Surveyor’s, Owner’s (notarized), Planning Commission, and Traffic Engineering signatures. D. Add a note that sidewalk is required to be constructed along the frontage of each lot, or parcel, at time of development, unless a sidewalk waiver is approved. E. Provide an updated Plat to Engineering Dept. for review prior to submittal for City Engineer’s signature. F. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.”;***

- 7) compliance with Traffic Engineering comments: *“Based on its existing development, the church lot is limited to no more than its existing curb cuts, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any changes to the site that will require a PUD may also require changes to driveway/access for this site.”*;
- 8) compliance with Urban Forestry: *“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) 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 (2012 International Fire Code). Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code (2012 IFC).”*

The motion carried unanimously.

9. South side of Half Mile Road, 370'± West of Ranch Road.
County
SUB2015-00081
Cobb Estates Subdivision
Number of Lots / Acres: 1 Lot / 5.0± Acres
Engineer / Surveyor: Polysurveying Engineering – Land Surveying

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.

Brett Orrell, Polysurveying spoke on behalf of the applicant. He stated that he would like to have an additional curb-cut.

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 100' right-of-way width from Half Mile Road;**
- 2) **Retention of the lot size information on the Final Plat;**
- 3) **Retention of the 25-foot minimum building setback line on the Final Plat;**
- 4) **Placement of a note on the Final Plat, if approved, stating that the proposed lot is limited to 2 curb-cuts to Half Mile Road, with the size, design and location of the new curb-cut 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 Engineering Comments and placement as a note on the Final Plat: (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**
- 7) **Compliance with Fire Comments and placement of a note in the Final Plat: (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). Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code (2012 IFC).**

The motion carried unanimously.

10. **6154 Creel Road**
(West side of Creel Road, 260'± South of Garden Grove Drive).
County
SUB2015-00078
Mythic Oaks Subdivision
Number of Lots / Acres: 2 Lots / 1.6± Acre
Engineer / Surveyor: Byrd 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.

Jerry Byrd, Byrd Surveying, spoke on behalf of the applicant. He stated they would ask to provide a 45ft building setback in lieu of a 25ft building setback. That would allow for widening in the future.

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

- 1) **placement of a note on the Final Plat stating that Lot 1 is limited to one curb cut to Creel Road, and that Lot 2 is limited to its existing curb cut, with the size, location and design to be approved by Mobile County Engineering and conform to AASHTO standards;**
- 2) **provision of a 75' setback from the centerline of Creel Road;**
- 3) **retention of the labeling of the lot sizes in square feet and acres, or the furnishing of a table on the Final Plat providing the same information, adjusted for right-of-way dedication;**
- 4) **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;**
- 5) **placement of a note on the Final Plat to comply with the Mobile County storm water and flood control ordinances: *“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***
- 6) **compliance with Fire comments and placement of a note stating: *“Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code (2012 IFC).”***

The motion carried.

11. **8811 McDonald Road**
(Northeast corner of McDonald Road and U.S. Highway 90 West extending to the South side of Boe Road).
County
SUB2015-00079
Trovinger Subdivision
Number of Lots / Acres: 2 Lots / 4.5± 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.

Bobby McBride, Rowe Engineering, spoke on behalf of the applicant. He stated that the applicant would like to withdraw the application.

12. **4213 Halls Mill Road**
(East side of Halls Mill Road, 140'± North of Alden Drive).
Council District 4
SUB2015-00080
Robert Moore Park Subdivision, Resubdivision of Lot 1
Number of Lots / Acres: 2 Lots / 17.3± Acres
Engineer / Surveyor: Richard L. Patrick, PLS

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. Doyle to waive Section V.D.3. of the Subdivision Regulations and to approve the above referenced matter, subject to the following conditions:

- 1) placement of a note on the Final Plat stating that a Planned Unit Development (PUD) application will be necessary at the time of proposed development for either lot to amend the previously approved PUD (ZON2008-02059) for the site;
- 2) placement of a note on the Final Plat stating that Lot 1 is limited to the existing curb cuts to Halls Mill Road;
- 3) placement of a note on the Final Plat stating that Lot 2 is limited to two curb cuts, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 4) revision of the plat to label each lot with its size in both square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
- 5) retention of the 25' minimum building setback line along Halls Mill Road on the Final Plat;
- 6) placement of a note on the Final Plat stating that no structures may be constructed within the 40' wide drainage easement across the site;
- 7) 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. 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 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. C. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 23 - #87) the Lot(s) 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. D. 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. E.*

Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of development, unless a sidewalk waiver is approved. F. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. G. Provide an updated Plat to Engineering Dept. for review prior to submittal for City Engineer's signature. H. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature];

- 8) subject to the Traffic Engineering comments: *(Lot 2 is limited to no more than two curb cuts, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Based on its existing development, Lot 1 is limited to no more than its existing curb cuts, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any changes to the site that will require a PUD may also require changes to driveway/access for Lot 1.); and*
- 9) subject to 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)].*

The motion carried unanimously.

13. South side of Laughlin Drive at the South terminus of Laughlin Court.
Council District 4
SUB2015-00083
Laughlin Industrial Park Subdivision, Resubdivision of Lot 19
Number of Lots / Acres: 2 Lots / 2.9± 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.

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

- 1) Retention of the required minimum right-of-way width of Laughlin Drive;
- 2) Retention of the 25' minimum building setback along Laughlin Drive;
- 3) Placement of a note on the Final Plat, stating that both Lots 1 and 2 are limited to two curb cuts each to Laughlin Drive, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 4) Retention of the lot size in square feet and acres on the Final Plat;
- 5) Compliance with Engineering comments *(The following comments should be addressed prior to submitting the FINAL PLAT for acceptance and 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 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. 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. Add a note that sidewalk is*

- required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of development, unless a sidewalk waiver is approved. E. Provide and label the monument set or found at each subdivision corner. F. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. G. Provide an updated Plat to Engineering Dept. for review prior to submittal for City Engineer's signature. H. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.);*
- 6) **Compliance with Traffic Engineering comments (Each lot is limited to two curb cuts, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.);**
 - 7) **Compliance with Urban Forestry comments (Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64).); and**
 - 8) **Compliance with 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). Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code (2012 IFC).).**

The motion carried unanimously.

14. **12141 & 12161 Airport Boulevard**
(South side of Airport Boulevard, 2/10± mile East of Newman Road).
County
SUB2015-00086
L.L. Neal Subdivision, Resubdivision of Lots 1, 2, and 3
Number of Lots / Acres: 2 Lots / 5.0± Acres
Engineer / Surveyor: Byrd 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.

Jerry Byrd, Byrd Surveying, spoke on behalf of the applicant. He requested a 35ft building setback in lieu of dedication.

Hearing no opposition or further discussion, a motion was made by Mr. Hembree, with second by Mr. Vallas, waiving Sections V.D.1 and V.D.3, to approve the above referenced matter, subject to the following conditions:

- 1) **revision of the Final Plat to provide 50' from the centerline of Airport Boulevard;**
- 2) **placement of a note on the Final Plat stating that each lot is limited to one curb cut to Airport Boulevard, with the size, location and design to be approved by Mobile County Engineering and conform to AASHTO standards;**
- 3) **retention of the 35' minimum building setback line for each lot on the Final Plat, adjusted for right-of-way dedication;**
- 4) **retention of the lot sizes in square feet and acres on the Final Plat, or the furnishing of a table on the Final Plat providing the same information, adjusted for right-of-way dedication;**
- 5) **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;**
- 6) **placement of a note on the Final Plat to comply with the Mobile County storm water and flood control ordinances: "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

- 7) placement of a note on the Final Plat to comply with the Fire Department comments: *“Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code. (2012 IFC).*

The motion carried unanimously.

15. **3235 Riverview Point Drive**
(South side of Riverview Point Drive and Dog River Road)
County
SUB2015-00085
Riverview Farm Estates Subdivision
Number of Lots / Acres: 4 Lots / 30.8± 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.

Hearing no opposition or discussion, a motion was made by Ms. Sessions, with second by Mr. Doyle to waive Section V.D.3. of the Subdivision Regulations to approve the above referenced matter, subject to the following conditions:

- 1) placement of a note on the Final Plat stating that Lot A is limited to two curb cuts to Riverview Pointe Drive, and Lots B, C and D are each limited to one curb cut to Riverview Pointe Drive, with the size, design and location of all curb cuts to be approved by Mobile County Engineering and conform to AASHTO standards;
- 2) retention of the 25’ minimum building setback line along all street frontages;
- 3) labeling of each lot with its size 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 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 the 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*
- 6) compliance with the Fire-Rescue Department comments: *[Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code. (2012 IFC)].*

The motion carried unanimously.

16. **8070 Grelot Road & 1350 Schillinger Road South**
(North side of Grelot Road, 3/10± mile West of Schillinger Road South).
County
SUB2015-00076
Leona Subdivision
Number of Lots / Acres: 6 Lots / 33.2± Acres

Engineer / Surveyor: Robert B. Moseley

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. Doyle to waive Sections V.D.1. and V.D.3. of the Subdivision Regulations to approve the above referenced matter, subject to the following conditions:

- 1) **revision of the plat to depict the right-of-way width of Grelot Road and provide dedication if needed to provide 50' as measured from the centerline;**
- 2) **revision of the plat to depict the 25' minimum building setback lines where each lot is 60' in width;**
- 3) **placement of a note on the Final Plat stating that each lot is limited to one curb-cut to Grelot Road, with the size, design and locations to be approved by Mobile County Engineering Department and conform to AASHTO standards;**
- 4) **retention of the labeling of the lots in square feet and acres, (revised for any dedication) or the furnishing of a table on the Final Plat providing the same information;**
- 5) **placement of a note on the Final Plat stating that there shall be no future subdivision of Lots 1 through 6 until adequate frontage on a compliant public or private street is provided;**
- 6) **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;**
- 7) **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;**
- 8) **compliance with Fire comments and placement as a note on the Final Plat: *"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). Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code (2012 IFC)."*; and**
- 9) **compliance with Engineering comments and placement as a note on the Final Plat: *"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.

PLANNED UNIT DEVELOPMENT APPLICATIONS:

17. **2889 Sollie Road**
(East side of Sollie Road, 140'± mile South of Doppel Lane).
Council District 6
ZON2015-01645
Preble-Rish LLC

Planned Unit Development approval to amend a previously approved Planned Unit Development to allow expansion of an existing apartment complex parking lot.

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 include the entire site;**
- 2) **Retention of the curbing within the proposed parking area;**
- 3) **Placement of a note on the site plan stating that lighting in the parking area shall be provided in compliance with Section 64-6.A.3.c. of the Zoning Ordinance;**
- 4) **Revision of the site plan to depict the 25' minimum building set back line;**
- 5) **Placement of a note on the site plan stating that as a means of access management, the PUD is limited to the existing curb cut to Sollie Road, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;**
- 6) **Compliance with Engineering comments (1. According to the FEMA flood map information, this property is located within a Special Flood Hazard Area. You will need to show and label the flood hazard area(s) on your plat and plans. Also, you will need to list the Minimum Finished Floor Elevation (MFFE) for each lot. 2. No PUD Site Plan was submitted showing the location of the proposed expansion. 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. The detention facility shall be maintained as it was constructed and approved. The Land Disturbance Permit application for the construction shall include a Maintenance and Inspection Plan signed and notarized by the Owner(s). This Plan shall run with the land and be recorded in the County Probate Office prior to the Engineering Department issuing their approval for a Final Certificate of Occupancy. 5. 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. 6. The proposed development must comply with all Engineering Department design requirements and Policy Letters.);

- 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 (State Act 61-929 and City Code Chapters 57 and 64).);*
- 8) **Compliance with the Fire 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).);*
- 9) **Full compliance with all municipal codes and ordinances; and**
- 10) **Provision of a revised PUD site plan to the Planning Division prior to the issuance of any permits or beginning any site improvements or building activities.**

The motion carried unanimously.

PLANNING APPROVAL APPLICATIONS:

18. **401 Dauphin Street**
(Southwest corner of Dauphin Street and South Franklin Street).
Council District 2
ZON2015-01613

Thomas R. Townsend

Planning Approval to allow increased occupancy load for a proposed entertainment venue in the Downtown Development District.

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.

The following people spoke in opposition to the matter:

- 1) Joseph Black, 412 Dauphin Street, Mobile, Al.;
- 2) John Klotz, 959 Dauphin Street, Mobile, Al;
- 3) Wanda Cochran, 465 Dauphin Street, Mobile, Al;
- 4) Jean Lankford, J.A. Lankford & Company;

They made the following points against the matter:

- A. concerned about quality of life;
- B. there is no possible way to adequately control the negative affects;
- C. does not believe that the noise can be contained;
- D. the building is not located within the Entertainment District;
- E. out of character for the area;
- F. there is no reasonably available parking;
- G. entertainment venues with large occupancies cause more trouble.

Hearing no further opposition or discussion, a motion was made by Mr. Watkins, with second by Mr. Vallas to hold the matter over until the September 3 meeting, with the following provided to the Planning Division by August 14th:

- 1) **Provide the names and complete addresses of owners of property lying within 300 feet of the property in this application, as shown by the latest assessment records of the Mobile County Revenue Commissioner's Office located in the plat and map room. ALL property ownership information provided for notification MUST be verified through Probate Court records;**
- 2) **Provide the information requested in condition # 1 on mailing labels,**

- along with a copy of the labels; and
- 3) **Submit new postage and notification fees.**

The motion carried unanimously.

REZONING APPLICATIONS:

- 19. **1625 Union Street**
(West side of Union Street, 350'± South of Rochester Street, extending to the East side of James Street).
Council District 1
ZON2015-01596
Allen Roy Bush
Rezoning from R-1, Single-Family Residential District, to R-3, Multiple-Family District, to allow a special needs facility.

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

Allen Roy Bush, 1625 Union Street, spoke on his own behalf. He stated that all the surrounding property is family land; it is a rural setting in the middle of Mobile.

Mr. Vallas stated that the issue that the Commission faced is that Mr. Bush is trying to rezone a small lot in the middle of a residential district. Mr. Vallas stated that in his opinion it may be easier to seek zoning on a larger piece of property; the property to west is zoned I-1 and R-3 is a natural buffer between residential and commercial.

Hearing no opposition or further discussion, a motion was made by Mr. Watkins, with second by Mr. Hembree to hold the matter over until the September 3rd meeting, to allow a meeting with staff to discuss viable options for the project.

The motion carried unanimously.

GROUP APPLICATIONS:

- 20. **304 South Broad Street and 903 Augusta Street**
(Southwest corner of South Broad Street and Augusta Street).
Council District 2

- A. **SUB2015-00082 (Subdivision)**
Russell Elementary Subdivision
Number of Lots / Acres: 1 Lot / 1.2± Acre
Engineer / Surveyor: Joseph T. Regan, JR

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

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.

David Schumer, Barton Shumer Engineering, spoke on behalf of the applicant. He stated that they are repurposing of an old school building into multi-family apartments and they are in agreement with the conditions.

Ella McCarty, 309 Marine Street, spoke in reference to the matter. She asked if they would be removing the wire fences and brick walls that are already on the property line.

Taylor Atchison, 921 Dauphin Street, stated that the plan at this time is to put the privacy fence abutted to the existing fences depending on where the property line

sits.

Ms. McCarty stated that the brick wall behind her property used to be a small apartment and now they are using it for storage.

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

- 1) **dedication of the corner radii at South Broad Street and Augusta Street per Section V.D.6. of the Subdivision Regulations;**
- 2) **retention of the 25' minimum building setback line along all frontages;**
- 3) **retention of the lot size in square feet and acres;**
- 4) **placement of a note on the Final Plat stating the site is limited to the existing curb-cut to Savannah Street with changes in size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;**
- 5) **full compliance with Engineering comments: (*The following comments should be addressed prior to submitting the FINAL PLAT for acceptance and signature by the City Engineer: A. Make site and street names more legible in vicinity map. B. 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. C. 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. D. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 29 - #77) the Lot 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. E. 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. F. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of development, unless a sidewalk waiver is approved. G. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. H. Provide and label the monument set or found at each subdivision corner. I. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. J. Provide an updated Plat to Engineering Dept. for review prior to submittal for City Engineer's signature. K. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.*);**
- 6) **full compliance with Traffic Engineering comments: (*Based on the proposed density for this site, a traffic impact study will not be required. Site is limited to one curb cut to Savannah Street, with size, location and design to be approved by 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 parallel parking spaces should be increased to 23', since all but the furthest north space is encumbered. The northern most parallel space can be 20' in length. The parking*);**

count may reduce by one space, but the site will still provide the required parking count, as noted on the plan.);

- 7) **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. (2012 International Fire Code) Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code. (2012 IFC));* and
- 8) **provision of two (2) revised PUD site plans to the Planning Division prior to the signing of the Final Plat.**

The motion carried unanimously with Mr. Vallas recusing.

B. ZON2015-01621 (Planned Unit Development)

Russell Elementary Subdivision

Planned Unit Development Approval to allow multiple buildings on a single building site.

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

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 opposition or further discussion, a motion was made by Ms. Sessions, with second by Mr. Amberger to approve the above referenced matter, subject to the following conditions:

- 1) **revision of the site plan to depict dedication of the corner radii at South Broad Street and Augusta Street per Section V.D.6. of the Subdivision Regulations;**
- 2) **revision of the site plan to illustrate the canopies associated with the existing trees in the right-of-way;**
- 3) **coordination of tree plantings for the site with Planning Division staff, with the understanding that tree banking may be required;**
- 4) **compliance with Engineering comments** *(According to the FEMA flood map information, this property is located within a Special Flood Hazard Area. You will need to show and label the flood hazard area(s) on your plat and plans. Also, you will need to list the Minimum Finished Floor Elevation (MFFE). 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. 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.);*

- 5) compliance with Traffic Engineering comments (*Based on the proposed density for this site, a traffic impact study will not be required. Site is limited to one curb cut to Savannah Street, with size, location and design to be approved by 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 parallel parking spaces should be increased to 23', since all but the furthest north space is encumbered. The northern most parallel space can be 20' in length. The parking count may reduce by one space, but the site will still provide the required parking count, as noted on the plan.*);
- 6) 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. (2012 International Fire Code) Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code. (2012 IFC)*)
- 7) revision of the site plan to indicate that the dumpster will be connected to sanitary sewer and have a dumpster enclosure compliant with Section 64-4.D.9. of the Zoning Ordinance;
- 8) revision of the site plan to illustrate a wooden privacy fence next to all adjacent R-1, Single-Family Residential District properties (3' high in 25' minimum building setback, 6' high elsewhere); and
- 9) provision of two (2) revised PUD site plans to the Planning Division prior to the signing of the Final Plat.

The motion carried unanimously with Mr. Vallas recusing.

- C. **ZON2015-01622 (Rezoning)**
Barton & Shumer Engineering, LLC
Rezoning from R-1, Single-Family Residential District, to R-3, Multiple-Family District, to allow an apartment complex.

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

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 opposition or further discussion, a motion was made by Ms. Sessions, with second by Mr. Amberger to approve the above referenced matter, subject to the following conditions:

- 1) completion of the Subdivision process;
- 2) site is limited to an approved Planned Unit Development; and
- 3) full compliance with all municipal codes and ordinances.

The motion carried unanimously with Mr. Vallas recusing.

21. **2521 Halls Mill Road**
(Northeast corner of Halls Mill Road and Navco Road)
Council District 3

- A. **SUB2015-00084 (Subdivision)**
Trailways Subdivision
Number of Lots / Acres: 1 Lot / 4.1± Acres
Engineer / Surveyor: Frank A. Dagley & Associates

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.

Jerry Byrd, Byrd Surveying, spoke on behalf of the applicant. He requested that he would like to conditions be edited to state "in compliance with" rather than

stating “with a note on the plat”.

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

- 1) Dedication to provide 35' from the centerline of Halls Mill Road;
- 2) dedication of the corner radii at Halls Mill Road and Navco Road, per Section V.D.6. of the Subdivision Regulations;
- 3) correction of the vicinity map to show the subject site;
- 4) compliance with Engineering comments: *(The following comments should be addressed prior to submitting the FINAL PLAT for acceptance and signature by the City Engineer: A) Provide a vicinity map for the subdivision location. B) 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. C) 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. D) Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 26 - #83) the Lot 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. E) 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. F) Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of development, unless a sidewalk waiver is approved. G) Add/Correct the spelling of the street names in the vicinity map. H) 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. I) Show and label each and every Right-Of-Way and easement. J) Provide and label the monument set or found at each subdivision corner. K) Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. L) Provide the Surveyor's Certificate and Signature. M) Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. N) The area along south and east property line contains an existing drainage ditch. If it is transporting surface runoff from a public ROW you will need to provide a drainage easement; the width and alignment of the easement shall be coordinated with, and approved by, the City Engineer. O) Provide an updated Plat to Engineering Dept. for review prior to submittal for City Engineer's signature. P) Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.)*
- 5) compliance with Traffic Engineering Comments *(The vicinity map does not accurately reflect the site location. Site is limited to its existing curb cut, with size, location and design of any modifications to be approved by 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.)*
- 6) compliance with Urban Forestry comments *(Property to be developed in compliance with state and local laws that pertain to tree preservation*

- and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64).);*
- 7) **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 (2012 International Fire Code)*);
 - 8) **placement of a note on the Final Plat** stating that the Lot is limited to the existing curb-cuts, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;
 - 9) **illustration of the building setback line on the Final Plat**, adjusted for any right-of-way dedication;
 - 10) **placement of a note stating the lot sizes in square feet and acres on the Final Plat**, or the furnishing of a table on the Final Plat providing the same information, adjusted for any right-of-way dedication; and
 - 11) **submission of two revised PUD site plans prior to the signing of the Final Plat.**

The motion carried unanimously.

B. ZON2015-01633 (Planned Unit Development)

Trailways Subdivision

Planned Unit Development Approval to allow multiple buildings on a single building site.

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 opposition or further discussion, a motion was made by Mr. Vallas, with second by Mr. Hembree to approve the above referenced matter, subject to the following conditions:

- 1) **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) 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.);*
- 2) **compliance with Traffic Engineering Comments** (*The vicinity map does not accurately reflect the site location. Site is limited to its existing curb cut, with size, location and design of any modifications to be approved by 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.);*
- 3) placement of a note on the site plan to comply 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.);*);
 - 4) placement of a note on the site plan to comply with Fire 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);*);
 - 5) placement of a note on the site plan stating that the Lot is limited to the existing curb-cuts, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;
 - 6) depiction of the building setback line for the Lot on the site plan, adjusted for any right-of-way dedication;
 - 7) placement of a note stating the lot sizes in square feet and acres on the site plan, or the furnishing of a table on the site plan providing the same information, adjusted for any right-of-way dedication;
 - 8) revision of the site plan to illustrate compliance with Section 64-4.D.1. of the Zoning Ordinance regarding a required buffer between the site and the Single-Family Residential District to which the site abuts;
 - 9) revision of the site plan to illustrate compliance with Section 64-4.D.9. of the Zoning Ordinance regarding dumpster requirements, or a note stating curb-side pickup will be used;
 - 10) revision of the vicinity map to show the subject site;
 - 11) any new site lighting to comply with Sections 64-4.A.2. and 64-6.A.3.c. of the Zoning Ordinance (photometric plan is not required);
 - 12) submission of two copies of the revised PUD site plan prior to the signing of the final plat; and
 - 13) compliance with all other applicable Building Codes and Zoning Ordinances.

The motion carried unanimously.

22. **4077 Hamilton Boulevard**
(South side of Hamilton Boulevard, 2/10±' mile West of Rangeline Road).
Council District 4

- A. **SUB2015-00087 (Subdivision)**
Southport Industrial Estate, LLC Subdivision
Number of Lots / Acres: 2 Lots / 43.3± Acres
Engineer / Surveyor: Rowe Engineering & Surveying, Inc.

The Chair announced the applications 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 Mr. Watkins, with second by Mr. Hembree to hold the matter over until the September 17th meeting to address the following:

- 1) revision of the preliminary plat to either include the entire parcel to the South (R02380138000035.), or remove the included portion; and
- 2) submittal of revised fees, mailing labels, and appropriate authorization, if necessary.

The motion carried unanimously.

B. ZON2015-01644 (Planned Unit Development)

Southport Industrial Estate, LLC Subdivision

Planned Unit Development Approval to allow multiple buildings on a single building site.

The Chair announced the applications 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 Mr. Watkins, with second by Mr. Hembree to hold the matter over until the September 17th meeting to address the following:

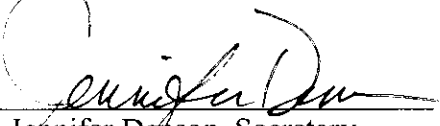
- 1) provide the uses of the existing structures on site and number of warehouse employees, if applicable.**

The motion carried unanimously.

OTHER BUSINESS:

- **Business Meeting August 27 @ 2:00, Auditorium, to discuss Above Ground Storage Tank amendment.**
- **Map for Mobile – Presentation by consultant September 3, and Business Meeting September 10 for Q&A**

APPROVED:



Ms. Jennifer Denson, Secretary



Mr. Carlos Gant, Chairman

/jpw