

MOBILE CITY PLANNING COMMISSION MINUTES
MEETING OF MARCH 5, 2015 - 2:00 P.M.
AUDITORIUM, MOBILE GOVERNMENT PLAZA

Members Present

Mr. James (Jay) F. Watkins, Chairman
Mr. Carlos Gant, Vice Chair
Ms. Jennifer Denson (S), Secretary
Mr. Nick Amberger (AO)
Ms. Libba Latham (PJ)
Mr. Thomas Doyle
Mr. John Vallas
Mr. Don Hembree (PJ)
Mr. P. Nigel Roberts
Mr. Levon Manzie (CC)
Ms. Sujin Kim

Members Absent

Ms. Shirley Sessions
Mr. Allan Cameron (S)

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
George Davis,
City Engineering
Marybeth Bergin,
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:

Ms. Denson moved, with second by Mr. Roberts, to approve the minutes from the following, regularly held, Planning Commission meetings:

- **November 20, 2014**
- **December 4, 2014**
- **December 18, 2014**

The motion carried unanimously.

HOLDOVERS:

1. **South side of Howells Ferry Road at the South terminus of Harvey Hill Road.**
County
SUB2014-00122
Colleton Place Subdivison, Phases 2-4
Number of Lots / Acres: 104 Lots / 29.3± Acres
Engineer / Surveyor: Polysurveying Engineering – Land Surveying

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.

Joel Coleman, D.R. Horton, spoke on behalf of the applicant. He stated that he obtained an opinion letter from the State Fire Marshall that stated if they meet 1 of 2 conditions they would meet fire code. The first condition would be to provide a secondary entrance for emergency vehicles into the Subdivision and if they were not able to do that then they could sprinkle all new homes in the future units. He noted that they are working on trying to get a secondary entrance; they have a couple of options. But, in the event that they do not do that they are committed to sprinkling the homes in the new phases.

Hearing no opposition or further discussion, a motion was made by Mr. Hembree, with second by Mr. Roberts waive Sections V.D.2., V.D.3., and V.D.9. of the Subdivision Regulations and to approve the above referenced matter, subject to the following conditions:

- 1) **Retention of all setbacks and lot size information;**
- 2) **Provision of a temporary turnaround in compliance with Section V.D.6. of the Subdivision Regulations at the terminus of Colleton Drive East prior to the signing of the Final Plat for each phase;**
- 3) **Provision of a residential buffer, in compliance with Section V.A.8. of the Subdivision Regulations, along the southern, western and eastern lot lines of Lot 45 in Phase 3;**
- 4) **Placement of a note on the Final Plat stating that all common and detention areas shall be maintained by the property owners;**
- 5) **Placement of a note on the Final Plat stating that no permanent structures can be placed in any easement;**
- 6) **Placement of a note on the Final Plat stating that all proposed streets must be built to Mobile County Engineering standards and be accepted by Mobile County prior to the signing of the Final Plat;**
- 7) **Placement of a note on the Final Plat stating that Lot 45 in Phase 3 is limited to 2 curb-cuts, with the size, design and location to be approved by Mobile County Engineering and conform to AASHTO standards;**
- 8) **Placement of a note on the Final Plat stating that all lots (except Lot 45 in Phase 3) are limited to one curb-cut each, with the size, design and location**

to be approved by Mobile County Engineering and conform to AASHTO standards;

- 9) 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.);*
- 10) Placement of a note and 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. 2009 International Fire Code Appendix D Fire Apparatus Access Roads. Section D107 One- or Two-Family Residential Developments. D107.1 One- or two-family dwelling residential developments: Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with separate and approved fire apparatus access roads and shall meet the requirements of Section D104.3. Exceptions: 1. Where there are more than 30 dwelling units on a single public or private fire apparatus access road and all dwelling units are equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3 of the International Fire Code, access from two directions shall not be required. 2. The number of dwelling units on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the fire code official.); and*
- 11) Placement of a note on the Final Plat and 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.

2. **1917 Brookdale Drive West**
(West terminus of Brookdale Drive West).
Council District 1
SUB2014-00160
Brookdale Properties, LLC Subdivision
Number of Lots / Acres: 1 Lot / 2.2± Acres
Engineer / Surveyor: Rowe Surveying & Engineering Co., 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 Mr. Vallas, with second by

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

- 1) retention of the 25' minimum building setback line on the Final Plat;
- 2) retention of the right-of-way width along Brookdale Drive West;
- 3) placement of a note on the Final Plat stating that the lot is limited to one curb-cut to Brookdale Drive West with the size, design and location to be approved by Traffic Engineering and conform to AASHTO standards;
- 4) retention of the labeling of the lot size in square feet and acres, 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 no structures shall be placed or constructed in any easements;
- 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. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. B. Provide and label the monument set or found at each subdivision corner. 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, and/or repaired, along the frontage of each lot, or parcel, at time of development, unless a sidewalk waiver is approved. E. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature";*
- 7) compliance with Traffic Engineering comments: *"Site is limited to one curb cut, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance";*
- 8) 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
- 9) 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."; 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."*

The motion carried unanimously.

3. West terminus of Taylor Pointe Drive

County

Case #SUB2012-00083

Taylor Pointe Subdivision, Unit Two

Number of Lots / Acres: 51 Lots / 20.1± Acres

Engineer / Surveyor: Rester and Coleman Engineers, 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 Mr. Watkins, with second by Mr. Denson to approve a one year extension of approval for the above referenced application. The applicant was advised that future extensions will be unlikely.

The motion carried unanimously.

4. 7017 Old Shell Road

(Southeast corner of Old Shell Road and Wilroh Drive West).

Council District 7

SUB2015-00001

Wilroh Estates Subdivision

Number of Lots / Acres: 2 Lots / 0.4± Acre

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 they would like to withdraw the application.

After discussion, the Planning Commission allowed the applicant to withdraw the application.

5. 4132 Government Boulevard

(North side of Government Boulevard, 130'± East of U.S. Highway 90 Drive).

Council District 4

ZON2014-02286

Boomer's Automotive Interior

Planning Approval to allow an upholstery shop in a B-2, Neighborhood Business District

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. Denson, with second by Mr. Manzie to approve the above referenced matter, subject to the following conditions:

- 1) obtaining a business licenses;
- 2) obtaining sign permit(s) for any proposed signage;
- 3) 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).";
- 4) 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." ; and
- 5) full compliance will all other municipal and state codes.

The motion carried unanimously.

6. **2770 and 2800 New Belle Fontaine Boulevard**
(Northeast corner of New Belle Fontaine Boulevard & Lawrence Steiner Road).
County
SUB2014-00155
Mathis Bay Estates Subdivision
Number of Lots / Acres: 3 Lots / 2.0± Acres
Engineer / Surveyor: Polysurveying Engineering – Land Surveying

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.

Brett Orrell, Polysurveying, spoke on behalf of the applicant. He stated that Mr. Mathis was in the hospital and he would like for him to be present. Mr. Orrell asked for a 30 day holdover.

Hearing no opposition or further discussion, a motion was made by Mr. Watkins, with second by Mr. Gant to hold the matter over until the April 2, 2015 meeting at the applicant's request.

The motion carried unanimously.

NEW SUBDIVISION APPLICATIONS:

7. **856 Canal Street**
(North side of Canal Street, 60'± East of South Broad Street).
Council District 2
SUB2015-00009
Addy's Alley Subdivision

Number of Lots / Acres: 1 Lot / 0.2± Acre

Engineer / Surveyor: Speaks & Associates Consulting Engineers, 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 Mr. Vallas, with second by Mr. Manzie to waive Sections V.D.2. and V.D.9. of the Subdivision Regulations and to approve the above referenced matter, subject to the following conditions:

- 1) **Illustration of all setbacks on the Final Plat, in compliance with Section 64-3.I. of the Zoning Ordinance;**
- 2) **Depiction of the minimum right-of-way width of Canal Street/Canal Street Service Road, adjacent to the site, on the Final Plat;**
- 3) **Placement of a note on the Final Plat stating that the lot is limited to the existing number of curb-cuts, with any changes to the size, design and location to be approved by Traffic Engineering and conform to AASHTO standards and comply with Section 64-3.I. of the Zoning Ordinance;**
- 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. 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 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. C. 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. D. Correct the written legal description for the proposed subdivision – revise “Broad St.” to “Canal St.” in two (2) different places, correct the distance label for the east property line, and label the POC and POB for the survey. E. Add a signature block for the Traffic Engineer. 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.);*
- 5) **Compliance with Traffic Engineering Comments:** *(The lot is limited to one curb cut, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.);*
- 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).); and*
- 7) **Compliance with 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. 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.).

The motion carried unanimously.

8. 600 St Michael Street

(Northwest corner of St Michael Street and North Warren Street).

Council District 2

SUB2015-00010

Arnold Subdivision

Number of Lots / Acres: 1 Lot / 0.2 ± Acre

Engineer / Surveyor: Don Williams

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. Manzie, with second by Mr. Roberts to waive Section V.D.9. 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 the lot is limited to one curb-cut per frontage with size, design and location of all curb-cuts that will remain, be modified or added should be coordinated with Traffic Engineering, with all unused curb-cuts to be removed during site redevelopment.;**
- 2) **placement of a note on the Final Plat stating that all new or modified curb-cuts shall conform to AASHTO standards and the Downtown Development District requirements;**
- 3) **the labeling of the lot with its size in square feet, or placement of a table on the plat with the same information;**
- 4) **compliance with Engineering comments, as applicable (*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. Revise the plat to label each lot with its size in acres and square feet, or the furnishing of a table on the Plat providing the same information. E. Dedicate the corner radius (25' minimum or as approved by the City Engineer and Traffic Engineer) at the Southeast corner of the proposed LOT. F. Provide a written legal description for the proposed subdivision and matching bearing and distance labels. 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. J. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. K. Provide the Surveyor's Certificate and Signature. L. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. M. 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. N. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.);

- 5) *compliance with Traffic Engineering comments, as applicable (Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.);*
- 6) *compliance with Urban Forestry comments, as applicable (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, as applicable (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.).*

The motion carried unanimously.

9. **4309 & 4311 The Cedars**
(South side of The Cedars, 260'± West of Dilston Lane).
Council District 7
SUB2015-00004
Sharp Place Subdivision
Number of Lots / Acres: 2 Lots / 0.6± 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 that they would

like to use in lieu of dedication a 30ft building setback instead of a 25ft building setback. Hearing no opposition or further discussion, a motion was made by Mr. Vallas, with second by Mr. Manzie to approve the above referenced matter, subject to the following conditions:

- 1) provision of a 30' setback from the centerline of The Cedars;
- 2) placement of a note on the Final Plat stating that each lot is limited to one curb cut to The Cedars, with the size, design and location to be approved by Traffic Engineering and conform to AASHTO standards;
- 3) retention of the labeling of each lot with its size in acres and square feet, revised for any required frontage dedication, or the furnishing of a table on the Final Plat providing the same information;
- 4) retention of the 25' minimum building setback line on each lot, revised to be measured from any required frontage dedication;
- 5) 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 - #72) 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. Provide and label the monument set or found at each subdivision corner. F. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. G. Provide the Surveyor's Certificate and Signature. H. Provide the Surveyor's, Owner's (notarized) Planning Commission, and Traffic Engineering signatures. I Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of development, unless a sidewalk waiver is approved. J. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.);*
- 6) subject to the Traffic Engineering comments: *(Each lot is limited to one curb cut, with size, location and design to be approved by Traffic Engineering and*

- conform to AASHTO standards.);*
- 7) **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*
 - 8) **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.

10. 4368 McCoverly Road Extension

(South side of McCoverly Road Extension, 1300'± South of McLeod Road).

County

SUB2014-00167

Skylake Acres Subdivision

Number of Lots / Acres: 3 Lots / 3.6± Acres

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 Mr. Hembree, with second by Mr. Manzie to waive Section V.D.3. of the Subdivision Regulations and to approve the above referenced matter, subject to the following conditions:

- 1) **Depiction of all easements on the Final Plat, along with a note stating that no permanent structure(s) can be placed or constructed in any easement, if necessary;**
- 2) **Retention of the lot size information and 40' minimum building setback line on the Final Plat;**
- 3) **Placement of a note on the Final Plat stating:** *(No future subdivision of Lot 3 is allowed until additional frontage is provided along a paved, public or private street.);*
- 4) **Placement of a note on the Final Plat stating:** *(The site appears to be within the path of a proposed major street and may be impacted by the major street in the future.);*
- 5) **Placement of a note on the Final Plat stating:** *(Lot 2 is limited to the existing curb-cut and Lots 1 and 3 are limited to one (1) curb-cut each to McCoverly Road Extension. The size, design and location of the proposed curb-cuts, and any changes to the existing curb-cut, are to be approved by Mobile County Engineering and conform to AASHTO standards.);*
- 6) **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.);

- 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) **Compliance with Fire-Rescue 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. 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.).*

The motion carried unanimously.

11. 3950 & 3960 Scenic Drive

(South side of Scenic Drive, 330'± West of Alba Club Road, extending to the East side of Dog River).

Council District 3

SUB2015-00012

Namanwood Subdivision

Number of Lots / Acres: 3 Lots / 5.6± 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 Mr. Hembree, with second by Mr. Manzie to waive Sections V.D.1. and 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 each lot is limited to one curb cut to Scenic Drive, with the size, design and location to be approved by Traffic Engineering and conform to AASHTO standards;**
- 2) **retention of the labeling of each lot with its size in acres and square feet, or the furnishing of a table on the Final Plat providing the same information;**
- 3) **retention of the 25' minimum building setback line on each lot;**
- 4) **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 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. C. Show and label all flood zones. D.

Show and label the MFFE (Minimum Finished Floor Elevation) on each LOT that contains an AE, V, or X (shaded) flood zone designation. 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. 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. H. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.);

- 5) *subject to the Traffic Engineering comments: (Each lot is limited to one curb cut, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.);*
- 6) *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*
- 7) *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.

12. North side of Crawford Lane, 100'± of Holt Road
Council District 2
SUB2015-00013
L & H Place Subdivision
Number of Lots / Acres: 3 Lots / 1.0± Acres
Engineer / Surveyor: Polysurveying Engineering – Land Surveying

The Chair announced the application had been recommended for holdover. 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 the applicant actually lives overseas and purchased this property with the intent to build on one of the smaller lots and while he is living there build on lot 2. His reason for the unique design is to manage these properties; he felt to better utilize the space this configuration would work best.

Mr. Olsen stated that Staff stands by the recommendation. He noted that the front 2 lots are also substandard and do not meet the minimum size requirements.

Mr. Orrell stated that he did not realize the lots did not meet the requirement and he would correct that so the lots would meet the requirement.

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 April 2nd meeting to allow the plat to be revised to a two-lot Subdivision which would be more in harmony with the surrounding neighborhood. Revisions are due by March 16.

The motion carried unanimously.

13. 328 Dogwood Drive

(Northeast corner of Oak Ridge Road and Dogwood Drive).

Council District 5

SUB2015-00007

Government Street Highlands Subdivision, Resubdivision of Lot 40

Number of Lots / Acres: 5 Lots / 1.0± Acre

Engineer / Surveyor: Speaks & Associates Consulting Engineers, 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 Mr. Hembree, with second by Ms. Denson to waive Section V.D.9. of the Subdivision Regulations for the Dogwood Drive side of the Lot 5, subject to the following conditions:

- 1) retention of the dedication of the corner radii at Oak Ridge Road and Dogwood Drive per Section V.D.6. of the Subdivision Regulations;
- 2) placement of the lot size in square feet and acres;
- 3) placement of a note stating each lot is limited to one curb-cut with the size, location and design of all curb cuts to be approved by Traffic Engineering and conform to AASHTO standards;
- 4) depiction of the 25-minimum building setback along Oak Ridge Road;
- 5) depiction of the 20-foot setback along Dogwood Drive;
- 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. 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 26 - #88) 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)) as follows: LOT 1 – NONE; LOT 2 –NONE; LOT 3 – NONE; LOT 4 – 3,000 sf; LOT5 – 500 sf. 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. Provide and label the monument set or found at each subdivision corner. E. Add a signature block for the Traffic Engineer. F. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. G. 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. H. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.);

- 7) *compliance with Traffic Engineering comments (Each lot is limited to one curb cut, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.);*
- 8) *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*
- 9) *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.).*

The motion carried unanimously.

NEW PLANNED UNIT DEVELOPMENT APPLICATIONS:

14. 4700 & 4960 Dauphin Island Parkway

(West side of Dauphin Island Parkway, 580'± North of Marina Drive North).

Council District 3

ZON2015-00247

Audubon Properties, LLC

Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on single building site

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 that the applicant has requested that the application be withdrawn.

After discussion, the Planning Commission allowed the applicant to withdraw the application.

The motion carried unanimously.

15. 194 Rochester Place

(West side of Rochester Place, 115'± North of Airport Boulevard).

Council District 5

ZON2015-00263

Jack C. Carney and Clare K. Carney

Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow a reduced front yard setback

The Chair announced the application had been recommended for holdover. 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 Staff is requesting that they submit a one lot Subdivision but they are not moving lots lines and nothing is going to change except for the setback. He noted that he felt as if this could be done administratively and did not see the point in holding up the application for 30 days. Mr. Orrell asked that the Commission consider a tentative approval of a Subdivision to be submitted to Planning for review and to the proper departments for final signage before recording.

Mr. Olsen stated that they cannot administratively approve a change to a recorded plat.

In deliberation, Mr. Anderson stated that he had been thinking about this situation and has discussed it with Richard and Laura. He stated that the PUD allows the setback and they are not changing the lot any way other than the setback and he believes that it would be ok to approve the application with the condition that they re-record the Subdivision plat showing the new setback.

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

- 1) **recording of a correction plat illustrating the setback as approved by the PUD; and**
- 2) **full compliance with all municipal codes and ordinances.**

The motion carried unanimously.

NEW PLANNING APPROVAL APPLICATIONS:

16. 455 Dauphin Street

(South side of Dauphin Street, 50'± West of South Hamilton Street).

Council District 2

ZON2015-00174

Chakli Diggs

Planning Approval to allow a restaurant with a maximum building occupancy of 148 persons (including employees), in the Downtown Development District.

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

- 1) **obtaining of all necessary permits for the building's renovation;**
- 2) **the occupancy load not to exceed that as rated by the Building Code and Fire Department;**
- 3) **compliance with the Fire Department comments: and**
- 4) **full compliance with all municipal codes and ordinances.**

The motion carried unanimously.

NEW REZONING APPLICATIONS:

17. 7054 Howells Ferry Road

(Northeast corner of Howells Ferry Road and Cody Road).

Council District 7

ZON2015-00264

Robert Brown

Rezoning from R-1, Single-Family Residential District and B-2, Neighborhood Business District, to B-2, Neighborhood Business District, to allow a banquet hall.

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 Mr. Watkins, with second by Ms. Latham to hold the matter over until the April 16, 2015 meeting, with additional information to be submitted by March 16, 2015 to address the following:

- 1) **submittal of a Subdivision application;**
- 2) **submittal of a Planned Unit Development application;**
- 3) **revision of the site plan to illustrate all parking on site;**
- 4) **revision of the site plan to provide landscaping and tree planting information;**
- 5) **revision of the site plan to illustrate any existing or proposed dumpster with compliant enclosures such as required by Section 64-4.D.9. of the Zoning Ordinance, or state that curbside pickup will be used; and**

- 6) revision of the site plan to illustrate a compliant residential buffer as required by Section 64-4.D.1. of the Zoning Ordinance.

The motion carried unanimously.

GROUP APPLICATIONS:

18. **6201 & 6205 Foxtail Drive**
(South side of Foxtail Drive, 175'± East of Lloyds Lane).
Council District 6

A. SUB2015-00005 (Subdivision)

Longleaf Gates Subdivision, Phase One (Revised Plat) Resubdivision of Lots 26 & 27

Number of Lots / Acres: 2 Lots / 0.3± Acre

Engineer / Surveyor: Speaks & Associates Consulting Engineers, 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 Mr. Vallas, with second by Mr. Manzie to approve the above referenced matter, subject to the following conditions:

- 1) retention of the 15' front yard minimum building setback, and 3'/7' side yard setbacks as on the preliminary plat;
- 2) retention of the lots sizes in square feet and acres;
- 3) placement of a note stating that the lots are limited to one curb cut each to Foxtail Drive;
- 4) placement of a note stating that no structures shall be erected in any easements;
- 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. 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 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. C. Add a signature block for the Traffic Engineer. D. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. 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 a copy of the Final Plat along with the original when submitting for City Engineer signature.);*
- 6) *compliance with Traffic Engineering comments (Driveway number, 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).);*
 - 8) *compliance with 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. 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..);*
 - 9) *provision of two (2) revised site plans to Urban Development prior to the signing of the Final Plat.*

The motion carried unanimously.

B. ZON2015-00221 (Planned Unit Development)
D.R. Horton, Inc. (Tom Poulos, Land Acquisition Manager)

Planned Unit Development Approval to allow a private street, gated subdivision, with reduced lot sizes, reduced front and side yard setbacks, and increased site coverage; and a Subdivision to relocate the existing interior lot line between two legal lots of record.

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. Vallas, with second by Mr. Manzie to approve the above referenced matter, subject to the following conditions:

- 1) **retention of the 15' front yard minimum building setback, and 3'/7' side yard setbacks as on the preliminary plat;**
- 2) **retention of the lots sizes in square feet and acres;**
- 3) **placement of a note stating that the lots are limited to one curb cut each to Foxtail Drive;**
- 4) **placement of a note stating that no structures shall be erected in any easements;**
- 5) **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. 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.);

- 6) *compliance with Traffic Engineering comments (Driveway number, 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).);*
- 8) *compliance with 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. 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.);*
- 9) **provision of two (2) revised site plans to Urban Development prior to the signing of the Final Plat.**

The motion carried unanimously.

19. 1724 Michigan Avenue

(West side of Michigan Avenue, extending to the Northeast corner of Raven Drive and Cardinal Drive East).

Council District 3

A. SUB2015-00008 (Subdivision)

Travel Quarters Subdivision, Resubdivision of

Number of Lots / Acres: 2 Lots / 3.8± Acres

Engineer / Surveyor: Byrd Surveying, Inc.

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

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 that on the Subdivision application he would like to have 2 curb-cuts on Cardinal Drive from Lot 1. He spoke with Traffic Engineering and they stated they would not have an issue with that. He believes it would be easier so they would not have to resubmit a Subdivision plat in the future to change that condition.

Mr. Olsen stated that the Staff recommended denying access to Cardinal Drive and Raven Drive because they do not know how Lot 1 will be developed. He stated that Cardinal Drive is not really constructed to commercial standards; the lot is zoned B-2. He did know that the applicant will not get access to Michigan Avenue because of the location of the frontage and the lane going to the interstate. The decision was based on the potential land use of the property and trying to make sure that it does come back before the Commission. Mr. Olsen then stated that the Mobile Housing Board is currently in the process of working with consultants to develop a redevelopment plan of the housing development that surrounds this property.

Marybeth Bergin, Traffic Engineering, stated that in her opinion the fact that the applicant will have to come back for the Planned Unit Development, because they are showing shared access on Michigan Avenue, she believes that the Commission will have the opportunity to look at the site again.

Mr. Olsen responded that there is no guarantee that whoever develops this lot is going to use that access out to Michigan Avenue.

Mr. Byrd stated that he would like to change condition #1 on the PUD application to state that would like to change it to state "no buildings" instead of "no structure" in the easements. Mr. Byrd also stated that he would prefer not to limit a vegetative buffer between this property and residential; they would like to have to option of wall, fence or vegetative buffer.

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

- 1) placement of a note on the plat stating no buildings shall be placed in any easements;**
- 2) retention of the lot sizes in square feet and acres on the Final Plat;**
- 3) retention of the 25' minimum building setback lines on the Final Plat;**
- 4) retention of the labeling of the right-of-way width of Cardinal Drive and Raven Drive;**
- 5) labeling of the right-of-way width of Michigan Avenue;**
- 6) placement of a note on the Final Plat stating Lot 2 is limited to one curb-cut to Michigan Avenue and one curb-cut to Cardinal Drive with the size, design**

- and location to be approved by Traffic Engineering, and in conformance with AASHTO standards;
- 7) placement of a note on the Final Plat stating that Lot 1 is denied access to Cardinal Drive and Raven Drive at this time until future development of the site.;
 - 8) 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 28 - #79) 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. Provide and label the monument set or found at each subdivision corner. F. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. G. Provide the Surveyor's Certificate and Signature. H. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. I. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of development, unless a sidewalk waiver is approved. J. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature."*;
 - 9) compliance with Traffic Engineering comments: *"Lot 1 is limited to two curb cuts to Cardinal Drive, and Lot 2 is limited to one curb cut to Cardinal Drive and one curb cut to Michigan Avenue, with 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."*;
 - 10) 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)."*;
 - 11) 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.”;

- 12) submission of a revised PUD site plan prior to the signing of the Final Plat;
and
- 13) completion of the subdivision process prior to any request for Land Disturbance;

The motion carried unanimously with Mr. Vallas recusing.

**B. ZON2015-00261 (Planned Unit Development)
Travel Quarters Subdivision, Resubdivision of**

Planned Unit Development Approval to allow shared 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. 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. Hembree, with second by Mr. Amberger to approve the above referenced matter, subject to the following conditions:

- 1) placement of a note on the site plan stating no buildings shall be placed in any easements;
- 2) retention of the lot sizes in square feet and acres on the site plan;
- 3) retention of the 25' minimum building setback lines on the site plan;
- 4) placement of a note on the site plan stating Lot 2 is limited to one curb-cut to Michigan Avenue and one curb-cut to Cardinal Drive with the size, design and location to be approved by Traffic Engineering, and in conformance with AASHTO standards;
- 5) placement of a note on the site plan stating that Lot 1 is denied access to Cardinal Drive and Raven Drive at this time until future development of the site;
- 6) retention of the labeling of the right-of-way width of Cardinal Drive and Raven Drive;
- 7) labeling of the right-of-way width of Michigan Avenue;
- 8) retention of the landscaping calculations provided on the site plan;
- 9) compliance with Sections 64-5.C.2.c and 64-4.E.3.a of the Zoning Ordinance;
- 10) revise the site plan to illustrate the location of the service windows and queuing spaces for the proposed drive-through(s);
- 11) placement of a note on the site plan stating the proposed dumpster will be enclosed on all three sides and connected to sanitary sewer;

- 12) placement of a note on the site plan stating all new dumpsters must to comply with Sections 64-4.D.9 of the Zoning Ordinance;
- 13) placement of a note on the site plan stating at the time of development of Lot 1, a buffer in compliance with 64.4.D and 64.6.A.3.i will be required where the site is adjacent to residentially zoned property;
- 14) removal of the dashed area located at southeast corner of Lot 1;
- 15) revision of the site plan to depict a sidewalk along Cardinal Drive or the submission of a sidewalk waiver;
- 16) submission of a photometric plan at the time of submittal for building permits;
- 17) 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."*;
- 18) compliance with Traffic Engineering comments: *"Lot 1 is limited to two curb cuts to Cardinal Drive, and Lot 2 is limited to one curb cut to Cardinal Drive and one curb cut to Michigan Avenue, with 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."*;
- 19) 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)."*;
- 20) 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.”;

- 21) full compliance with all other municipal codes and ordinances.;
- 22) submission of a revised PUD site plan prior to the signing of the Final Plat.

The motion carried unanimously with Mr. Vallas recusing.

20. 5753 Old Shell Road

(Southeast corner of Old Shell Road and Long Street).
Council District 6

A. SUB2015-00011 (Subdivision)

Shed Development Subdivision, Resubdivision of Lot 2

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

Engineer / Surveyor: Byrd Surveying, Inc.

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.

Bess Rich, 625 Cumberland Road East, spoke on reference to the application. She stated that she did not have any opposition for the future use of the property, but believes that a voluntary use agreement for the B-3 zoning would be good for this application.

Hearing no opposition or further discussion, a motion was made by Mr. Watkins, with second Mr. Gant to hold the matter over until the meeting of April 2nd with revisions due by March 9th to allow the applicant to address the following:

- 1) **Revision of the current request to contain a total of 3 lots, to include a complete list of current adjacent property owners and associated labels, postage and lot fees.**

The motion carried unanimously.

B. ZON2015-00262 (Rezoning)

Kleban Shed, LLC

Rezoning from B-2, Neighborhood Business District, to B-2, Neighborhood Business District, and B-3, Community Business District, to allow a hotel.

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 further discussion, a motion was made by Mr. Watkins, with second by Mr. Gant to hold the matter over until the meeting of April 2nd with revisions

due by March 9th to allow the application to coincide with the timetable of the Subdivision request.

The motion carried unanimously.

21. 1706 Old Shell Road

(Northwest corner of Old Shell Road and Gilbert Street).
Council District 2

A. SUB2015-00014 (Subdivision)

Old Shell Elementary Subdivision

Number of Lots / Acres: 2 Lots / 3.7± Acres

Engineer / Surveyor: Joseph T. Regan, Jr., P.L.S.

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

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.

Mary Lepik, 1763 Old Shell Road, spoke in reference to the application. She stated that she was not opposed to the development but she was concerned about the location of the driveway that is across from her driveway.

Andrea Moore, 102 Lavert Avenue, spoke in support of the application. She stated that she was with a Grass roots effort called Old Shell Midtown and they have created a vision for the area that includes this property.

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

- 1) **Placement of a note on the Final Plat stating that each lot is limited to one curb-cut each to Old Shell Road, with the size, design and location to be approved by Traffic Engineering, and to comply with AASHTO standards;**
- 2) **Removal of all unused curb-cuts;**
- 3) **Dedication along Gilbert Street to provide 25-feet from centerline;**
- 4) **Provision of a corner radius at Gilbert Street and Old Shell Road, in compliance with Section V.D.6. of the Subdivision Regulations;**
- 5) **Revision of the 25-foot minimum building setback line to reflect any required dedication;**
- 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. The Preliminary Plat submitted does not show the current site conditions. Revise as necessary. 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 28 - #73) 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. 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 the street names in the vicinity map. G. Provide a written legal description for the proposed subdivision and matching bearing and distance labels. H. Show and label all flood zones according to the current FIRM panel. The flood zones shown do not match the current FIRM panel information. I. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. 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, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. M. 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. N. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.);*
- 7) *Compliance with Traffic Engineering comments (A traffic impact study will be required to be submitted and approved by Traffic Engineering. Current traffic concerns exist along Old Shell Road that may be aggravated by the proposed development. The site has been vacant for a number of years, and as such the trip generation from the previous site can no longer be considered. Traffic Engineering approval of this site is contingent upon the construction by the developer/owner of all improvements (if any) identified in the study. Site is limited to two curb cuts to Old Shell Road, with 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.);*
- 8) *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).);*

- 9) **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.*);
- 10) **Provision of a revised PUD site plan prior to the signing of the final plat;**
- 11) **Completion of the Subdivision process prior to any request for land disturbance or new building construction (permits for demolition activities can be requested); and**
- 12) **Completion of the Zoning process.**

The motion carried unanimously with Mr. Vallas recusing.

B. ZON2015-00283 (Planned Unit Development)

Old Shell 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 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 further discussion, a motion was made by Mr. Manzie, with second by Mr. Roberts to approve the above referenced matter, subject to the following conditions:

- 1) **Placement of a note on the PUD site plan stating that each lot is limited to one curb-cut each to Old Shell Road, with the size, design and location to be approved by Traffic Engineering, and to comply with AASHTO standards;**
- 2) **Removal of all unused curb-cuts;**
- 3) **Dedication along Gilbert Street to provide 25-feet from centerline;**
- 4) **Provision of a corner radius at Gilbert Street and Old Shell Road, in compliance with Section V.D.6. of the Subdivision Regulations;**
- 5) **Revision of the 25-foot minimum building setback line to reflect any required dedication;**
- 6) **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.);

- 7) *Compliance with Traffic Engineering comments (A traffic impact study will be required to be submitted and approved by Traffic Engineering. Current traffic concerns exist along Old Shell Road that may be aggravated by the proposed development. The site has been vacant for a number of years, and as such the trip generation from the previous site can no longer be considered. Traffic Engineering approval of this site is contingent upon the construction by the developer/owner of all improvements (if any) identified in the study. Site is limited to two curb cuts to Old Shell Road, with 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.);*
- 8) *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).);*
- 9) *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.);*
- 10) **Revision of the PUD site plan to depict a 6-foot high wooden privacy fence where the site abuts residentially-zoned property, except within the 25-foot setback of Gilbert Street;**
- 11) **Revision of the site plan to depict the buffering of parking spaces which abut the Gilbert Street right-of-way;**
- 12) **Compliance with Sections 64-5.C.2.c. and 64-4.E.3.a. of the Zoning Ordinance (common open space and landscape area);**
- 13) **All new dumpsters to comply with of Section 64-4.D.9. of the Zoning Ordinance;**
- 14) **All new lighting on the site to comply with Sections 64-4.A.2., 64-6.A.3.c. and 64-6.A.8. of the Zoning Ordinance, with a photometric plan required at time of land disturbance submittal for new construction;**
- 15) **Provision of a revised PUD site plan prior to the signing of the final plat;**
- 16) **Completion of the Subdivision process prior to any request for land disturbance or new building construction (permits for demolition activities**

can be requested); and
17) Completion of the Zoning process.

The motion carried unanimously with Mr. Vallas recusing.

C. ZON2015-00282 (Rezoning)

H. Pace Burt, Jr.

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 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 further discussion, a motion was made by Mr. Manzie, with second by Mr. Roberts to approve the above referenced matter, subject to the following conditions:

- 1) Limited to an approved Planned Unit Development;**
- 2) Completion of the Subdivision process; and**
- 3) Development to comply with all other municipal codes and ordinances.**

The motion carried unanimously with Mr. Vallas recusing.

22. 2570 and 2590 Government Boulevard

(Northwest corner of Government Boulevard and Kreitner Street)
Council District 5

A. SUB2015-00006 (Subdivision)

MAP Mobile Govt, LLC Subdivision, Mobile Addition to

Number of Lots / Acres: 3 Lots / 13.3± Acres

Engineer / Surveyor: Gonzalez-Strength & Associates, Inc.

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. Amberger to waive Section V.D.4. of the Subdivision Regulations for Lot 3 and to approve the above referenced matter, subject to the following conditions:

- 1) Revision of the plat to reflect dedication of right-of-way sufficient to provide 125 feet from the centerline of Government Boulevard;**
- 2) Revision of the 25-foot minimum building setback line to reflect any**

- required dedication;
- 3) Revision of the lot size information to reflect any required dedication;
 - 4) Placement of a note on the final plat stating that Lot 1 is limited to three curb-cuts to the Government Boulevard right-of-way, that Lots 1 and 2 are limited to one shared curb-cut to Kreitner Street, and that all lots are denied access to any unimproved public rights-of-way;
 - 5) Placement of a note on the final plat stating that the size, design and location of any new curb-cuts are to be approved by Traffic Engineering, and ALDOT as appropriate, and comply with AASHTO standards;
 - 6) Placement of a note on the final plat stating that development of Lot 3 is denied until such time as frontage on a public or private road is provided;
 - 7) Placement of a note on the plat stating that no structures shall be placed within any easements;
 - 8) full compliance with the Traffic Engineering comments (*Government Boulevard and the adjacent Service Road are ALDOT maintained roadways. If a traffic impact study was completed as a requirement for ALDOT approval, please forward a copy of the study to the City Traffic Engineer for the project file. Lot 1 is limited to three curb cuts to the Service Road, with size, location and design to be approved by ALDOT and Traffic Engineering and conform to AASHTO standards. Access to Kreitner Street is limited to one shared curb cut for Lot 1 and Lot 2, with 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) 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. 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 26 - #80) 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. 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. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. E. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. 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. Remove the County Engineer's signature block from the Plat. The County Engineer no longer signs plats within the municipal limits of the City of Mobile. H. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.);

- 10) **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).*);**
- 11) **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.*);**
- 12) **Provision of a revised PUD site plan prior to the signing of the Final Plat;**
- 13) **Completion of the Subdivision process prior to any request for land disturbance associated with new construction; and**
- 14) **Full compliance with all other municipal codes and ordinances.**

The motion carried unanimously.

B. ZON2015-00244 (Planned Unit Development)

MAP Mobile Govt, LLC Subdivision, Mobile Addition to

Planned Unit Development Approval to allow multiple buildings on a single Building site, and shared access between multiple building lots.

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

- 1) **Revision of the site plan to reflect dedication of right-of-way sufficient to provide 125 feet from the centerline of Government Boulevard;**
- 2) **Revision of the 25-foot minimum building setback line to reflect any required dedication;**
- 3) **Revision of the lot size information to reflect any required dedication;**
- 4) **Placement of a note on the site plan stating that Lot 1 is limited to three curb-cuts to the Government Boulevard right-of-way, that Lots 1 and 2 are limited to one shared curb-cut to Kreitner Street, and that all lots are denied access to any unimproved public rights-of-way;**
- 5) **Placement of a note on the site plan stating that the size, design and location of any new curb-cuts are to be approved by Traffic Engineering, and ALDOT as appropriate, and comply with AASHTO standards;**
- 6) **Placement of a note on the site plan stating that development of Lot 3 is denied until such time as frontage on a public or private road is provided;**
- 7) **Placement of a note on the site plan stating that no structures shall be placed**

within any easements;

- 8) Full compliance with the Traffic Engineering comments (*Government Boulevard and the adjacent Service Road are ALDOT maintained roadways. If a traffic impact study was completed as a requirement for ALDOT approval, please forward a copy of the study to the City Traffic Engineer for the project file. Lot 1 is limited to three curb cuts to the Service Road, with size, location and design to be approved by ALDOT and Traffic Engineering and conform to AASHTO standards. Access to Kreitner Street is limited to one shared curb cut for Lot 1 and Lot 2, with 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) full 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 list the Minimum Finished Floor Elevation (MFFE) for each LOT. 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.*);
- 10) 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).*);
- 11) 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.*);
- 12) Development of the site to fully comply with the tree and landscaping

- requirements of Section 64-4.E. of the Zoning Ordinance as each lot is developed;
- 13) All new dumpster facilities must comply with the enclosure and sanitary sewer connection requirements of Section 64-4.D.9. of the Zoning Ordinance;
 - 14) All new lighting on the site must comply with Sections 64-4.A.2., 64-6.A.3.c. and 64-6.A.8. of the Zoning Ordinance;
 - 15) Provision of a revised PUD site plan prior to the signing of the Final Plat;
 - 16) Completion of the Subdivision process prior to any request for land disturbance associated with new construction; and
 - 17) full compliance with all other municipal codes and ordinances.

The motion carried unanimously.

C. ZON2015-00242 (Sidewalk Waiver)

Gonzalez-Strength & Associates, Inc.

Request to waive construction of a sidewalk along Government Boulevard

The Chair announced the applications had been recommended for denial. 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. Denson, with second by Mr. Manzie to deny the request to waive construction of a sidewalk along Government Boulevard.

The motion carried unanimously.

APPROVED: May 7, 2015



Ms. Jennifer Denson, Secretary



Mr. James F. Watkins, Chairman

/jpw