

**MOBILE CITY PLANNING COMMISSION MINUTES**  
**MEETING OF FEBRUARY 7, 2013 - 1:00 P.M.**  
**AUDITORIUM, MOBILE GOVERNMENT PLAZA**

**Members Present**

Terry Plauche, Chairman  
William G. DeMouy, Jr.  
Roosevelt Turner  
John Vallas  
Tracie Lee-Roberson  
Scott Webster  
John Williams  
Don Hembree  
Jarrett Wingfield  
Carlos Gant (S)

**Members Absent**

Victoria L. Rivizzigno, Secretary  
James F. Watkins, III

**Urban Development Staff Present**

Richard L. Olsen,  
Deputy Director of Planning  
Bert Hoffman,  
Planner II  
David Daughenbaugh,  
Urban Forestry Coordinator  
Tiffany Green,  
Zoning Technician

**Others Present**

John Lawler,  
Assistant City Attorney  
George Davis,  
City Engineering  
Marybeth Bergin,  
Traffic Engineering  
  
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. Plauche stated the number of members present constituted a quorum and called the meeting to order, advising all attending of the policies and procedures pertaining to the Planning Commission.

**HOLDOVERS:**

**Case #SUB2012-00114 (Subdivision)**

**Old Shell Road Elementary Subdivision**

1706 Old Shell Road and 107 & 109 Gilbert Street  
(Northwest corner of Old Shell Road and Gilbert Street)

**Number of Lots / Acres:** 3 Lots / 4.5± Acres

**Engineer / Surveyor:** Joseph T. Regan, Jr.

Council District 2

(Also see, Case #ZON2012-02649 (Planned Unit Development))

**Old Shell Road Elementary Subdivision** and Case #ZON2012-02648 (Rezoning)

**Southeast Real Estate Acquisitions, LLC** below)

**February 7, 2013**  
**Planning Commission Meeting**

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

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.

The applicant addressed the Commission and asked that all of the applications for Old Shell Road Elementary School be withdrawn from consideration.

Hearing no opposition or discussion, the Commission accepted the applicant's request to withdraw the matter.

The motion carried unanimously with Mr. Vallas recusing.

**Case #ZON2012-02649 (Planned Unit Development)**

**Old Shell Road Elementary Subdivision**

1706 Old Shell Road Street and 107 & 109 Gilbert Street  
(Northwest corner of Old Shell Road and Gilbert Street).

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

Council District 2

(Also see, Case #SUB2012-00114 (Subdivision)

**Old Shell Road Elementary Subdivision** above and Case #ZON2012-02648  
(Rezoning) **Southeast Real Estate Acquisitions, LLC** below)

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

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.

The applicant addressed the Commission and asked that all of the applications for Old Shell Road Elementary School be withdrawn from consideration.

Hearing no opposition or discussion, the Commission accepted the applicant's request to withdraw the matter.

The motion carried unanimously with Mr. Vallas recusing.

**Case #ZON2012-02648 (Rezoning)**

**Southeast Real Estate Acquisitions, LLC**

1706 Old Shell Road Street and a portion of lots 107 & 109 Gilbert Street  
(Northwest corner of Old Shell Road and Gilbert Street)

Rezoning from R-1, Single-Family Residential District, to R-3, Multiple-Family Residential District to allow a multi-family apartment complex.

Council District 2

(Also see, Case #SUB2012-00114 (Subdivision) Old Shell Road Elementary Subdivision and Case #ZON2012-02649 (Planned Unit Development) Old Shell Road Elementary Subdivision above)

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

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.

The applicant addressed the Commission and asked that all of the applications for Old Shell Road Elementary School be withdrawn from consideration.

Hearing no opposition or discussion, the Commission accepted the applicant's request to withdraw the matter.

The motion carried unanimously with Mr. Vallas recusing.

**Case #SUB2012-00110**

**Burton-Pate Industrial Park Subdivision, Re-subdivision of Lots 1 and 2**

5770 & 5780 I-10 Industrial Parkway North

(Northwest corner of I-10 Industrial Parkway North and I-10 Industrial Parkway West)

**Number of Lots / Acres:** 2 Lots / 1.7± Acre

**Engineer / Surveyor:** Rowe Surveying & Engineering Co. Inc.

Council District 4

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

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

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

- 1) **illustration of the 25' minimum building setback line;**
- 2) **labeling of the lot size in square feet and acres;**
- 3) **revision of the street name to correctly read "I-10 Industrial Parkway North";**
- 4) **placement of a note that future development of the site will require full compliance with all municipal codes and ordinances;**
- 5) **compliance with Engineering comments (The following comments should be addressed prior to review, acceptance and signature by the City Engineer: 1. Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes). 2. A signature for the Traffic Engineering Department shall be placed on the**

**Final Plat. 3. Add a note to the Plat stating that storm water detention will be required for any future addition(s) and/or land disturbing activity in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045). 4. Provide a drainage easement to contain any existing drainage ditch/swale. Size and location to be approved by the City Engineer. 5. Show approximate centerline of existing drainage ditch located near the NE corner. 6. The existing dumpster shall contain its own storm runoff, collect it in a central drain, and transport it to the Sanitary Sewer system, or, the existing dumpster shall be removed and curbside collection will be used and noted on the plat. 7. Add a note to the plat that any proposed dumpster(s) shall contain its own storm runoff, collect it in a central drain, and transport it to the Sanitary Sewer system.);**

- 6) 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.);**
- 7) placement of a note on the Final Plat stating Lot A is limited to one curb cut to I-10 Industrial Parkway North, and Lot B is limited to existing curb cuts to I-10 Industrial Parkway North, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards; and**
- 8) placement of a note on the Final Plat stating that approval of all applicable Federal, state and local agencies is required for endangered, threatened or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities.**

The motion carried unanimously with Mr. Turner recusing.

**Case #SUB2012-00121**

**Snow Road Subdivision**

West side of Snow Road, 1179'± North of Breckinridge Drive

**Number of Lots / Acres:** 65 Lots / 24.0± Acres

**Engineer / Surveyor:** Polysurveying Engineering – Land Surveying  
County

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

- 1) dedication of 10-feet of right-of-way along Snow Road, as proposed;**
- 2) provision of the street stub to the west, as proposed;**

- 3) labeling of all commons areas, and the placement of a note on the final plat stating that the maintenance of the common areas is the responsibility of the property owners;
- 4) construction and paving in asphalt or concrete of the roads in compliance with Mobile County Engineering requirements, and acceptance thereof, prior to the signing of the final plat;
- 5) placement of a note on the final plat stating that no permanent structures may be placed in any easement;
- 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 all lots are denied direct access to Snow Road, and are limited to one curb-cut each, with the size, design and location to be approved by Mobile County Engineering and to comply with AASHTO standards;
- 8) placement of a note on the final plat stating that development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;
- 9) placement of a note on the final plat stating that development must comply with the Mobile County Flood Damage Prevention Ordinance. Development and 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. New public roads shall be constructed and paved to standards for County Maintenance, and accepted by Mobile County, while new private roads shall be constructed and paved to minimum County or Subdivision Regulation standards, whichever are greater; and
- 10) placement of a note on the final plat stating that 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.

**Case #ZON2012-02889**

**Robert Hines**

Southeast corner of Wagner and Summerville Street  
Rezoning from R-1, Single-Family Residential District, to T-B, Transitional-Business District, to allow a beauty shop  
Council District 1

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 have no problem with the staff's recommendations, but just wanted to go over the plans for development since neighbors had expressed some concerns. He noted that the applicant plans to construct a building and parking lot for a beauty shop on the southeast corner of Summerville and Wagner Street; directly across the street is a locally owned convenience store. The development will blend in with the owners and will be zoned transitional-business.

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

- 1) **submission of a revised site plan depicting full compliance with the tree and landscaping requirements of the Zoning Ordinance;**
- 2) **illustration of the minimum building setback of 10-feet along Summerville Street and Wagner Street and the maximum building setback of 43.5-feet along Summerville Street and the maximum building setback of 30.1-feet along Wagner Street;**
- 3) **the illustration and compliance with ALL codes and ordinances pertaining to the location and buffering of a dumpster if one is provided;**
- 4) **revision to illustrate an approved radii at the intersection of Summerville Street and Wagner Street, to be approved by City Engineering and Traffic Engineering in conformance to ASHTTO standards;**
- 5) **compliance with Traffic Engineering comments (Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards.);**
- 6) **compliance with Fire comments (All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.); and**
- 7) **full compliance with all other applicable municipal codes and ordinances.**

The motion carried unanimously.

**EXTENSIONS:**

**Case #SUB2011-00093 (Subdivision)**

**La Belle Subdivision, Re-subdivision and Addition to Lot 1**

5951 & 5955 Old Shell Road and 14 East Drive  
(Southwest corner of Old Shell Road and East Drive).

**Number of Lots / Acres:** 1 Lot / 1.3 Acres±

**Engineer / Surveyor:** Don Williams Engineering  
Council District 6

(Also see, Case #ZON2011-02055 (Planned Unit Development) **La Belle Subdivision, Re-subdivision and Addition to Lot 1** and Case #ZON2011-02057 (Rezoning) **La Belle LLC**, below)

February 7, 2013

**Planning Commission Meeting**

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

Hearing no opposition or discussion, a motion was made by Mr. Plauche, with second by Mr. Turner, to approve the above referenced matter.

The motion carried unanimously.

**Case #ZON2011-02055 (Planned Unit Development)**

**La Belle Subdivision, Re-subdivision and Addition to Lot 1**

5951 & 5955 Old Shell Road and 14 East Drive

(Southwest corner of Old Shell Road and East Drive)

Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site.  
Council District 6

(Also see, Case #SUB2011-00093 (Subdivision) **La Belle Subdivision, Re-subdivision and Addition to Lot 1** above and Case #ZON2011-02057 (Rezoning) **La Belle LLC.** below)

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

Hearing no opposition or discussion, a motion was made by Mr. Plauche, with second by Mr. Turner, to approve the above referenced matter.

The motion carried unanimously.

**Case #ZON2011-02057 (Rezoning)**

**La Belle LLC.**

14 East Drive

(West side of East Drive, 100'± South of Old Shell Road).

Rezoning from R-1, Single-Family Residential District, and B-2, Neighborhood Business District, to B-2, Neighborhood Business District to eliminate split zoning in a proposed Subdivision and allow construction of a parking lot.

Council District 6

(Also see, Case #SUB2011-00093 (Subdivision) **La Belle Subdivision, Re-subdivision and Addition to Lot 1** and Case #ZON2011-02055 (Planned Unit Development) **La Belle Subdivision, Re-subdivision and Addition to Lot 1** above)

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

Hearing no opposition or discussion, a motion was made by Mr. Plauche, with second by Mr. Turner, to approve the above referenced matter.

The motion carried unanimously.

**Case #ZON2011-02054 (Planned Unit Development)**

**Mr Rooter Subdivision**

2409 Wolfridge Road

(Southwest corner of Wolf Ridge Road and Feed Mill Road [private street]).  
Planned Unit Development Approval to allow multiple buildings on a single building site and shared access.

Council District 1

(Also see, Case #ZON2011-02056 (Rezoning) **Mr. Rooter Plumbing** below)

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

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

- 1) **submission of a revised PUD site plan that matches the most recent site plan submitted for land disturbance by April 7, 2013;**
- 2) **application for a Land Disturbance permit for site improvements, including unpermitted placement of fill, unpermitted site clearing, paving and landscaping, which are either required for Zoning Compliance or which have occurred without permits since Mr. Rooter occupied the site, by April 7, 2013;**
- 3) **application for a Building and associated permits for the existing residential structure to bring it into compliance for commercial use, by April 7, 2013;**
- 4) **application for a Building and associated permits for the 24 x 56 office trailer that was placed on the site without permits, by April 7, 2013;**
- 5) **application for a Building and associated permits for the proposed 600 square foot storage building, by April 7, 2013;**
- 6) **application for a Building and associated permits for the two storage sheds placed on the site without permits, by April 7, 2013;**
- 7) **application for a Building permit for any fencing erected on the site without appropriate permits, by April 7, 2013;**
- 8) **application for a Sign permit for any signage on the site, by April 7, 2013; and**
- 9) **application for a Zoning Clearance to reflect the fact that the business is not a “home occupation” as originally stated, once a (Temporary) Certificate of Occupancy has been issued**

The motion carried unanimously.

**Case #ZON2011-02056 (Rezoning)**

**Mr. Rooter Plumbing**

2409 Wolf Ridge Road



(Southwest corner of Wolf Ridge Road and Feed Mill Road [private street]).  
Rezoning from R-1, Single-Family Residential District, to B-3, Community Business District, to allow a commercial plumbing business.  
Council District 1  
(Also see, **Case #ZON2011-02054 (Planned Unit Development) Mr Rooter Subdivision** above)

The extension request for a one-year extension is no longer required due to City Council approval of the rezoning.

**NEW SUBDIVISION APPLICATIONS:**

**Case #SUB2012-00126**

**Interchange Business Park Subdivision, Unit Three**

North side of I-10 Service Road, 4/10± mile West of McDonald Road.

**Number of Lots / Acres:** 1 Lot / 126.5± Acres

**Engineer / Surveyor:** Byrd Surveying, Inc.

County

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 this time.

Jerry Byrd, Byrd Surveying, spoke on behalf of the applicant. He asked that Condition 1 state that the proposed road be built to County standards rather than City standards since it is in the County.

Merrell Thomas, the applicant, stated that they would like Condition 2 reworded as well. He stated that they intend to comply with the County and Fire Departments request.

Mr. Olsen responded that they would reword Condition 2.

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

- 1) **construction of the proposed road to Mobile County standards and be accepted by Mobile County;**
- 2) **provision of a compliant or temporary turn-around area, to be approved by Mobile County;**
- 3) **illustration of the 25' minimum building setback line;**
- 4) **retention of the lot size, in square feet and acres, or provision of a table on the Final Plat with the same information;**
- 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 stating the site must comply with the City of Mobile 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.);*
- 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.);*
- 8) placement of a note on the Final Plat limiting the lot to one curb cut to the proposed road, with the size, design, and location of the curb-cut to be approved by Mobile County Engineering and conform to AASHTO standards; and
- 9) placement of a note on the Final Plat stating that approval of all applicable federal, state, and local agencies is required for endangered, threatened, or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities.

The motion carried unanimously.

**Case #SUB2012-00127**

**Dubroca Tract Subdivision, Block 5, Resubdivision of Lots 19 & 20**

256 Mohawk Street

(West side of Mohawk Street, 140'± South of Old Government Street).

**Number of Lots / Acres:** 1 Lot / 0.3± Acre

**Engineer / Surveyor:** Polysurveying Engineering – Land Surveying  
Council District 1

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

- 1) illustration of the 25' minimum building setback line along frontage;
- 2) labeling of the lot size in square feet and acres;
- 3) **Compliance with Engineering comments:** 1) Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes). 2. Provide a signature block and signature from the Traffic Engineering Department. 3. Add a note to the Plat stating that storm water detention will be required for any future

addition(s) and/or land disturbing activity in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045).

- 4) placement of a note on the Final Plat stating that the site is limited to 1 curb-cut with the size, location and design of curb cuts is to be approved by Traffic Engineering and conform to AASHTO standards; and
- 5) placement of a note on the Final Plat stating that approval of all applicable Federal, state and local agencies is required for endangered, threatened or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities.

The motion carried unanimously.

**Case #SUB2012-00131**

**Mobile Terrace Subdivision, Block 27, Resubdivision of Lots 13 & 14**

7220 Thirteenth Street

(North side of Thirteenth Street, 200'± West of Lincoln Boulevard).

**Number of Lots / Acres:** 1 Lot / 0.1± Acre

**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.  
Council District 7

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. Turner, with second by Mr. Vallas, to waive Section V.D.2 of the Subdivision Regulation and to approve the above referenced matter subject to the following conditions:

- 1) labeling of the lot size, in square feet and acres, or provision of a table on the Final Plat with the same information;
- 2) dedication to provide 25-foot right-of-way from the centerline of Thirteenth Street;
- 3) depiction and labeling of the 25 feet minimum building setback line on the Final Plat;
- 4) placement of a note on the Final Plat stating the lot is limited to one curb cut to Thirteenth Street with the size, design, and exact location of the curb cut to be approved by Traffic Engineering and conform to AASHTO standards;
- 5) compliance with Engineering Comments: 1) Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes). 2. Provide a signature block and signature from the Traffic Engineering Department. 3. Add a note to the Plat stating that storm water detention will be required for any future addition(s) and/or land disturbing activity in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code,

**Chapter 17 , Ordinance #65-007 & #65-045);**

- 6) compliance with Fire Comments: All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.; and**
- 7) placement of a note on the Final Plat stating that development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.**

The motion carried unanimously.

**Case #SUB2012-00132**

**951 Government Street Subdivision**

951 Government Street

(West side of Marine Street, extending from Government Street to Church Street).

**Number of Lots / Acres:** 1 Lot / 1.4± Acre

**Engineer / Surveyor:** Byrd Surveying, Inc.

Council District 2

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

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

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

- 1) placement of a note on the plat stating that the site is limited to one in and one out curb-cut onto Government Street, and one two-way curb-cut to Marine Street, with the size, design and location to be approved by Urban Forestry, Traffic Engineering and ALDOT, and to comply with AASHTO standards;**
- 2) placement of a note on the plat stating that the site is denied access to Church Street;**
- 3) removal and sodding of unused curb-cuts along Marine Street, with the appropriate right-of-way permits;**
- 4) depiction of the 25-foot minimum building setback;**
- 5) dedication of a corner radius at each street intersection, in compliance with Section V.D.6. of the Subdivision Regulations;**
- 6) compliance with Engineering comments (*The following comments should be addressed prior to review, acceptance and signature by the City Engineer: 1) Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes). 2) Provide a signature block and signature from the Traffic Engineering*)**

- Department. 3) Add a note to the Plat stating that storm water detention will be required for any future addition(s) and/or land disturbing activity in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045));*
- 7) *compliance with Traffic Engineering comments (Driveways to be limited to existing curb-cuts on Government Street, and one curb-cut on Marine Street, with design, size and location to be approved by Traffic Engineering (and ALDOT on Government Street if changes are proposed) 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).);*
  - 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.); and*
  - 10) *completion of the Subdivision process prior to any application for permits.*

The motion carried unanimously with Mr. Vallas recusing.

**Case #SUB2012-00133**

**Creole Commons Subdivision**

2488 Sayner Avenue

(North side of Sayner Road, 60'± North of Flowers Drive).

**Number of Lots / Acres:** 1 Lot / 1.5± Acre

**Engineer / Surveyor:** Byrd Surveying, Inc.

Council District 4

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.

Fred Hiles, 2494 Sayner Avenue, spoke in opposition to the matter. He stated that the applicant informed him that according to the surveyor 5 ft of Mr. Hiles property actually belongs to the applicant.

Mr. Plauche asked Mr. Olsen if the application should be held over so they can figure out the property lines.

Mr. Vallas stated that he would like to hear from the surveyor.

Mr. Olsen suggested that since there is a dispute over property lines that the application should be held over until the March 7<sup>th</sup> meeting.

Mr. Byrd stated that he was not sure what Mr. Hiles was talking about; and he stated that he would like to meet with him to discuss the situation.

Mr. Olsen added that the parcel data shows a notch out and he believes that is what Mr. Hiles is talking about.

Hearing no further opposition or discussion, a motion was made by Mr. Plauche, with second by Mr. DeMouy, to hold the matter over until the March 7, 2013 meeting to allow verification of alleged property line issues.

The motion carried unanimously.

**Case #SUB2012-00137**

**ZP Subdivision, Resubdivision of Lots 4 & 5**

South side of Grelot Road, 600'± East of Knollwood Drive.

**Number of Lots / Acres:** 1 Lot / 0.6± Acre

**Engineer / Surveyor:** Polysurveying Engineering – Land Surveying  
Council District 4

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

- 1) **retention of the 25' minimum building setback line along all street frontages;**
- 2) **retention of the lot size in square feet and acres;**
- 3) **compliance with Engineering comments (*The following comments should be addressed prior to review, acceptance and signature by the City Engineer: 1. Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes). 2. Provide a signature block and signature from the Traffic Engineering Department. 3. Add a note to the Plat stating that storm water detention will be required for any future addition(s) and/or land disturbing activity in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045).*);**
- 4) **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.*);**
- 5) **placement of a note on the Final Plat stating that the lot is denied direct access to Grelot Road, and is limited to one curb cut to Grelot Place, with the size, design, and location of the curb cut to be approved by Traffic Engineering and conform to AASHTO standards; and**
- 6) **placement of a note on the Final Plat stating that approval of all applicable Federal, state and local agencies is required for endangered, threatened or**

**otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities.**

The motion carried unanimously.

**Case #SUB2012-00142**

**Todd Acres Subdivision, Sixth Unit, Revised Lot 3 of the Resubdivision of Lots 5 &**

**6**

5312 Worth Drive

(North terminus of Worth Drive).

**Number of Lots / Acres:** 1 Lot / 0.3± Acre

**Engineer / Surveyor:** Richard L. Patrick, PLS

Council District 4

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. Turner, with second by Mr. DeMouy, to waive Sections V.D.2 of the Subdivision Regulation and to approve the above referenced matter subject to the following conditions:

- 1) **placement of a note on the final plat stating the lot is limited to one curb cut, with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards;**
- 2) **labeling of each lot with its size in square feet, or the provision of a table on the final plat with the same information;**
- 3) **the approval of all applicable federal, state and local environmental agencies prior to the issuance of any permits or land disturbance activities;**
- 4) **placement of a note on the plat / site plan stating that the site must be developed in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;**
- 5) **compliance with Engineering comments 1. Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes) and any encroachments. 2. Provide a signature block and signature from the Traffic Engineering Department. 3. Add a note to the Plat stating that storm water detention will be required for any future addition(s) and/or land disturbing activity in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045)and;**
- 6) **compliance with Fire comments all projects must comply with the requirements of the 2009 International Fire Code, including Appendices B through D, with local amendments, and the 2009 International Existing Building Code, as appropriate.**

The motion carried unanimously.

**Case #SUB2012-000125**  
**Government-65 Subdivision**

3400 Government Street

(North side of West I-65 Service Road South at U.S. Highway 90, 820'± East of Lakeside Drive).

**Number of Lots / Acres:** 2 Lots / 4.1± Acres

**Engineer / Surveyor:** Byrd Surveying, Inc.

Council District 4

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. They asked that Condition 4 be reworded; there are 3 existing curb cuts to Highway 90.

Ms. Bergin responded that was fine if they are existing and added that if any changes were made they would have to go through ALDOT.

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

- 1) **depiction of the 25-foot minimum building setback line from U.S. Highway 90 and West I-65 Service Road, as required by Section V.D.9. of the Subdivision Regulations;**
- 2) **labeling of the lot sizes, in acres, or provision of a table on the Final Plat with the same information;**
- 3) **Engineering Comments: 1) Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes). 2. Provide a signature block and signature from the Traffic Engineering Department. 3. Add a note to the Plat stating that storm water detention will be required for any future addition(s) and/or land disturbing activity in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045).**
- 4) **placement of a note on the Final Plat limiting each lot to the existing curb cuts to, U.S. Highway 90 and West I-65 Service Road with the size, design, and location of all curb-cuts to be approved by Traffic Engineering and conform to AASHTO standards; and**
- 5) **placement of a note on the Final Plat stating that approval of all applicable federal, state, and local agencies is required for endangered, threatened, or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities.**



The motion carried unanimously.

**Case #SUB2012-00128**

**Smith and Sayers Family Division Subdivision**

South side of I-10 and West side of Riviere Du Chien Road, extending South 2100'± along Riviere Du Chien Road.

**Number of Lots / Acres:** 2 Lots / 75.1± Acres

**Engineer / Surveyor:** Polysurveying Engineering – Land Surveying  
Council District 4

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.

Andrew Smith, 1908 Hickory Knight Court, spoke on his own behalf. He stated they were opposed to dedicating the wetlands. He plans to build a home on Lot 2 and leave the wetlands as is. He added that he does not want to attribute to a common area. Mr. Smith also stated that Mr. Sayner plans to continue to use his Lot 1 as investment property.

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

- 1) **illustration of the 25' minimum building setback line along all street frontages;**
- 2) **illustration of the lot sizes in square feet and acres after dedication;**
- 3) **placement of a note stating that no structures shall be built where the lot is less than 60' wide;**
- 4) **compliance with Engineering comments (*The following comments should be addressed prior to review, acceptance and signature by the City Engineer: 1. Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes). 2. Provide a signature block and signature from the Traffic Engineering Department. 3. Add a note to the Plat stating that storm water detention will be required for any future addition(s) and/or land disturbing activity on either lot in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045).*);**
- 5) **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.*);**
- 6) **placement of a note on the Final Plat limiting each lot to one curb cut to Riviere Du Chien Road with the size, location and design of curb cuts is to be approved by Traffic Engineering and conform to AASHTO standards;**
- 7) **placement of a note on the Final Plat stating that approval of all applicable Federal, state and local agencies is required for wetland issues, if any, prior to the issuance of any permits or land disturbance activities; and**

- 8) **placement of a note on the Final Plat stating that approval of all applicable Federal, state and local agencies is required for endangered, threatened or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities.**

The motion carried unanimously.

**Case #SUB2012-00129**  
**Gulf Creek Subdivision, Resubdivision of Lot 15**  
5636 Gulf Creek Circle  
(West terminus of Gulf Creek Circle).  
**Number of Lots / Acres:** 2 Lots / 1.2± Acre  
**Engineer / Surveyor:** Lawler and Company  
County

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

- 1) **retention of lot area size in square feet, on the Final Plat;**
- 2) **placement of a note on the Final Plat stating that each lot is limited to the existing curb- cuts to Gulf Creek Circle with the size, design, and exact location of all curb cuts to be approved by Mobile County Engineering and conform to AASHTO standards;**
- 3) **compliance with Engineering comments: placement of a note on the Final Plat stating the site must comply with the City of Mobile 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.)*;**
- 4) **placement of a note on the Final Plat stating that development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;**
- 5) **Retention of a 25' minimum set back line after dedication and;**
- 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.**

The motion carried unanimously.

**Case #SUB2012-00136**

**Collins Subdivision, First Addition, Resubdivision of Lots 10-12, and Lot 1 of Collins Property Subdivision and Lot 1 Johnston Estates**

5500 Willis Road

(Northwest corner of Willis Road and Sermon Road).

**Number of Lots / Acres:** 3 Lots / 5.4± Acres

**Engineer / Surveyor:** Polysurveying Engineering –Land Surveying  
Council District 4

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 asked that if on Condition 10 they could have an additional curb cut for Lot 1-A on Willis Road, and add a curb cut on Willis Road for Lot 2-A.

Ms. Bergin, Traffic Engineering, stated she was in agreement with that.

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

- 1) dedication to provide 125' from the centerline of U.S. Highway 90;
- 2) dedication to provide 30' from the centerline of Willis Road;
- 3) revision of the proposed right-of-way to be a minimum of 50';
- 4) extend the Southern property line to meet the corner radii that is created with the proposed new right-of-way;
- 5) illustration of the 25' minimum building setback line along all street frontages;
- 6) illustration of the lot sizes in square feet and acres after dedication;
- 7) placement of a note on the Final Plat stating that the maintenance of all common areas and detention facilities is the responsibility of the property owners and not the City of Mobile;
- 8) compliance with Engineering comments (*The following comments should be addressed prior to review, acceptance and signature by the City Engineer: 1. Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes). 2. Provide a signature block and signature from the Traffic Engineering Department. 3. Add a note to the Plat stating that storm water detention will be required for any future addition(s) and/or land disturbing activity in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045).;*)

- 9) **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.*);**
- 10) **placement of a note on the Final Plat limiting Lot 1-A to its existing curb cuts, plus a new curb cut to Willis Road; Lot 2-A to two curb cuts to Sermon Road North, plus a new curb cut to Willis Road; and Lot 3-A to one curb cut to the proposed new right-of-way (Willis Road), with the size, location and design of all curb cuts to be approved by Traffic Engineering and conform to AASHTO standards; and**
- 11) **placement of a note on the Final Plat stating that approval of all applicable Federal, state and local agencies is required for endangered, threatened or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities.**

The motion carried unanimously.

**Case #ZON2012-03130**

**Small's Mortuary, Inc.**

953 Marine Street

(East side of Marine Street, 50'± South of Kentucky Street extending to Broad Street).

Planned Unit Development approval to allow shared access and parking between two building sites.

Council District 2

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

- 1) **revision of the site plan to accurately illustrate the vacated alley as part of Parcel A and Parcel B respectively;**
- 2) **compliance with Engineering Comments: 1) Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes). 2. Provide a signature block and signature from the Traffic Engineering Department. 3. Add a note to the Plat stating that storm water detention will be required for any future addition(s) and/or land disturbing activity in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045).**
- 3) **placement of a one-way sign at the accessway or widening of the accessway to a minimum of 20' per Traffic Engineering; and**
- 4) **provision of two revised site plans.**

The motion carried unanimously.

**GROUP APPLICATIONS:**

**Case #SUB2012-00124 (Subdivision)**

**TBG-Halls Mill Road Subdivision Plat Subdivision**

1973, 1975, 1977 and 1979 Halls Mill Road

(South side of Halls Mill Road just East of Dauphin Island Parkway).

**Number of Lots / Acres:** 1 Lot / 1.3± Acre

**Engineer / Surveyor:** 4site, Inc.

Council District 2

(Also see, Case #ZON2012-03075 (Rezoning) **The Broadway Group, LLC** below)

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

- 1) **illustrate and label the 25' minimum building setback;**
- 2) **retain the size of the lot in square feet and acres;**
- 3) **compliance with Engineering comments (*The following comments should be addressed prior to review, acceptance and signature by the City Engineer: 1. Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes). 2. Provide a signature block and signature from the Traffic Engineering Department. 3. Add a note to the Plat stating that storm water detention will be required for any future addition(s) and/or land disturbing activity in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045).*);**
- 4) **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.*);**
- 5) **placement of a note on the Final Plat limiting the lot to one curb cut to Halls Mill Road, with the size, design, and location of the curb-cut to be approved by Traffic Engineering and conform to AASHTO standards; and**
- 6) **placement of a note on the Final Plat stating that approval of all applicable federal, state, and local agencies is required for endangered, threatened, or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities.**

The motion carried unanimously.

**Case #ZON2012-03075 (Rezoning)**

The Broadway Group, LLC  
1973 & 1975 Halls Mill Road

(South side of Halls Mill Road, 200' ± East of Dauphin Island Parkway).  
Rezoning from R-1, Single-Family Residential District, and B-2, Neighborhood  
Business District, to B-3, Community Business District, to eliminate split zoning.  
Council District 2

(Also see, Case #SUB2012-00124 (Subdivision) TBG-Halls Mill Road Subdivision  
Plat Subdivision above)

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

- 1) completion of the Subdivision process;
- 2) provision of a compliant 6' high privacy fence or 10' wide evergreen  
vegetative buffer adjacent to residentially zoned or utilized properties; and
- 3) full compliance with all municipal codes and ordinances, including  
landscaping and tree plantings.

The motion carried unanimously.

Case #SUB2012-00134 (Subdivision)

Elder's Subdivision

3400 Belline Park North

(Northwest corner of Belline Park Drive North and Belline Park Drive East).

Number of Lots / Acres: 1 Lot / 1.5± Acre

Engineer / Surveyor: Clark Geer Latham & Associates

Council District 1

(Also see, Case #ZON2012-03135 (Planned Unit Development)

Elder's Subdivision and Case #ZON2012-03137 (Sidewalk Waiver) Corporate

Solutions, LLC below)

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.

Tom Clark, Clark, Geer & Latham, spoke on behalf of the applicant and requested  
clarification on Condition 6.

Mr. Davis, City Engineering, stated that was a general comment. The comment was  
added to help developers know that future development requires approval, but it was ok  
to remove.

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

second by Mr. DeMouy, to approve the above referenced matter subject to the following conditions:

- 1) the placement of the lot size in both square feet and acres on the Final Plat, or the furnishing of a table on the Final Plat providing the same information;
- 2) retention of the 25' minimum building setback line on the Final Plat;
- 3) placement of a note on the Final Plat stating the lot is limited to one curb cut, with the size, design to be approved by Traffic Engineering and conform to AASHTO standards;
- 4) placement of a note on the Final Plat stating that development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;

- 5) subject to the Engineering comments: (1. Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes); 2. Provide a signature block and signature from the Traffic Engineering Department; 3. Add a note to the Plat stating that storm water detention will be required for any future addition(s) and/or land disturbing activity in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045));
- 6) 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); and
- 7) compliance with MAWSS comments: (MAWSS has water and sewer services available, but a Capacity Assurance application for additional sewer service has not been applied for. MAWSS cannot guarantee additional sewer service until a Capacity application is approved by Volkert Engineering, Inc.).

The motion carried unanimously.

Case #ZON2012-03135 (Planned Unit Development)

Felder's Subdivision

3400 Bellline Park North

(Northwest corner of Bellline Park Drive North and Bellline Park Drive East).

Planned Unit Development Approval to allow multiple building on a single building

site.

Council District 1

(Also see, Case #SUB2012-00134 (Subdivision) Felder's Subdivision above and Case #ZON2012-03137 (Sidewalk Waiver) Corporate Solutions, LLC below)

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 discussion, a motion was made by Mr. Vallas, with second by Mr. DeMouy, to approve the above referenced matter subject to the following

conditions:

- 1) revision of the site plan to illustrate the 25' minimum building setback line along Beltline Park Drive North and Beltline Park Drive East;
- 2) revision of the site plan to provide the front and total landscaping percentages and the location of the required frontage trees;
- 3) revision of the site plan to provide the existing total and frontage landscaping square feet and percentages;
- 4) the provision of a protection buffer in accordance with Chapter 64-4.D.1. of the Zoning Ordinance;
- 5) revision of the site plan to provide a dumpster, in compliance with Section 64-4.D.9. of the Zoning Ordinance, or the placement of a note on the site plan stating that trash collection will be curb-side or via private pick-up service;
- 6) labeling of any required detention area as common area and the placement of a note on the site plan stating that the maintenance of the common area is the responsibility of the property owners;
- 7) subject to the Engineering comments: (Add a note to the PUD drawing stating that storm water detention will be required for any future addition(s) and/or land disturbing activity in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045); Add a note to the PUD drawing stating that the existing curb cut(s) will be required to be repaired/replaced, as needed, at the time of requesting a Building Permit or Land Disturbance Permit; Add a note that any work within the ROW will require a ROW Permit from the Engineering Department (208-6070));
- 8) subject to 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); and
- 9) submittal of two copies of a revised site plan prior to signing of the Final Plat for the Subdivision.

The motion carried unanimously.

Case #ZON2012-03137 (Sidewalk Waiver)  
Corporate Solutions, LLC  
3400 Beltline Park North

(Northwest corner of Beltline Park Drive North and Beltline Park Drive East).  
Request to waive construction of a sidewalk along Beltline Park Drive North.

Council District 1  
(Also see, Case #SUB2012-00134 (Subdivision) Felder's Subdivision and Case #ZON2012-03135 (Planned Unit Development) Felder's Subdivision above)

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 discussion, a motion was made by Mr. Villas, with second by Mr. DeMouy, to approve the request to waive construction of a sidewalk along Beltline Park Drive North.

The motion carried unanimously.

Case #SUB2012-00135 (Subdivision)

Harross Subdivision

1480 Telegraph Road

(East side of Telegraph Road at the East terminus of Lee Street).

Number of Lots / Acres: 1 Lot / 1.8± Acre

Engineer / Surveyor: A Peterson Company – Land Use Consulting

Council District 2

(Also see, Case #ZON2012-03138 (Rezoning) Harross Subdivision and Case

#ZON2012-03136 (Planning Approval) Harross Subdivision below)

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

Robert L. Robinson, 1017 Telegraph Road, spoke in opposition to the matter. He stated that the church next door has a daycare facility as well as a kitchen and did not feel like it was safe to have a chemical company next door.

Mr. Olsen stated that they're numerous non-conforming uses in the area. This particular site was previously a chemical supply company. The use is not changing to application is just bringing it into compliance with zoning and making a non-conforming use into a conforming use.

Mr. Williams asked if they are allowed to continue their business under non conforming status what is the purpose of pushing for rezoning to I-2.

Mr. Olsen stated that all the land surrounding the building is zoned I-2; the building is the only land zoned R-1.

Derek Peterson, A Peterson Company, stated that the only thing the applicant is doing is paving the maneuvering area for the trucks that enter the property. Homeland Security required them to upgrade their curb cuts a couple of years ago.

Hearing no opposition or further discussion, a motion was made by Mr. DeMouy, with second by Mr. Williams, to waive Section V.D.14 of the Subdivision Regulation and to approve the above referenced matter subject to the following conditions:

- 1) placement of a note on the final plat stating that the site is limited to two curb-cuts to Telegraph Road, with the size, design and location to be approved by Traffic Engineering and ALDOT, and to comply with AASHTO standards;

- 2) compliance with Engineering comments (The following comments should be addressed prior to review, acceptance and signature by the City Engineer: 1) Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes). 2) Provide a signature block and signature from the Traffic Engineering Department. 3) Add a note to the Plat stating that storm water detention will be required for any future addition(s) and/or land disturbing activity in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045). 4) The existing drive on the south side of the project near the RR tracks will need to be improved to meet current City standards. A ROW Permit from the Engineering Department will be required (208-6070) will need to be submitted for review prior to signing the Plat);
- 3) 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);
- 4) revision of the plat to depict a 25-foot minimum building setback line from a future right-of-way width of 100-feet along Telegraph Road; and
- 5) submission of a revised Planning Approval site plan prior to the signing of the final plat.

The motion carried unanimously.

Case #ZON2012-03138 (Rezoning)

Harcross Subdivision

1480 Telegraph Road

(East side of Telegraph Road at the East terminus of Lee Street).

Rezoning from R-1, Single-Family Residential District, to I-2, Heavy Industry District, to allow a chemical distribution facility.

Council District 2

(Also see, Case #SUB2012-00135 (Subdivision) Harcross Subdivision above and Case #ZON2012-03136 (Planning Approval) Harcross Subdivision below)

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. DeMouy, with second by Mr. Williams, to waive Section 64-3.A.5.a and to approve the above referenced matter subject to the following conditions:

- 1) 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). Full compliance with frontage tree requirements of the Zoning Ordinance to be coordinated with Urban Forestry.); and
- 2) completion of the Subdivision process prior to any request for permits; and

3) full compliance with all municipal codes and ordinances.

The motion carried unanimously.

Case #ZON2012-03136 (Planning Approval)

Harcross Subdivision

1480 Telegraph Road

(East side of Telegraph Road at the East terminus of Lee Street).

Planning Approval to allow an industrial chemical distribution facility.

Council District 2

(Also see, Case #SUB2012-00135 (Subdivision) Harcross Subdivision and Case

#ZON2012-03138 (Rezoning) Harcross Subdivision above)

The Chair announced the applications had been recommended for approval and stated to 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. DeMouy, with second by Mr. Williams, to approve the above referenced matter subject to the following conditions:

- 1) revision of the site plan to reflect any trees required by Urban Forestry;
- 2) 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). Full compliance with frontage tree requirements of the Zoning Ordinance to be coordinated with Urban Forestry.);
- 3) compliance with Engineering comments (The following comments should be addressed prior to review, acceptance and signature by the City Engineer: 1) Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes). 2) Provide a signature block and signature from the Traffic Engineering Department. 3) Add a note to the Plat stating that storm water detention will be required for any future addition(s) and/or land disturbing activity in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045). 4) The existing drive on the south side of the project near the RR tracks will need to be improved to meet current City standards. A ROW Permit from the Engineering Department will be required (208-6070) will need to be submitted for review prior to signing the Plat.);
- 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.);
- 5) placement of a note on the site plan stating that the site is limited to two curb-cuts to Telegraph Road, with the size, design and location to be approved by Traffic Engineering and ALDOT, and to comply with AASHTO standards;

- 6) revision of the site plan to depict a 25-foot minimum building setback line from a future right-of-way width of 100-foot along Telegraph Road;
- 7) closure and sodding of any unused curb-cuts;
- 8) submission of a revised Planning Approval site plan prior to the signing of the final plat;
- 9) completion of the Subdivision process;
- 10) application for land disturbance and/or right-of-way permits as needed for tree planting compliance or curb-cut closure and landscaping within 6-months of Zoning approval; and
- 11) full compliance with all municipal codes and ordinances.

The motion carried unanimously.

Case #SUB2012-00141 (Subdivision)

Michigan & Bay Subdivision

1201 & 1203 Michigan Avenue and 1333 Bay Avenue

(Southeast corner of Michigan Avenue and Bay Avenue).

Number of Lots / Acres: 1 Lot / 0.8± Acre

Engineer / Surveyor: Chris Settles

Council District 3

(Also see, Case #ZON2012-03157 (Rezoning) Garrard Development Services, LLC

below)

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

Doug Anderson, Burr & Foreman Law firm, spoke on behalf of the applicant and made the following points:

- A. this is for the development for a Family Dollar store;
- B. he provided pictures of the site at its current state;
- C. the proposed development is the smallest development possible;
- D. a landscape variance had been applied for, but was able to work everything out so the variance could be withdrawn;
- E. reducing the site plan would require going back to the Board of Adjustment for a variance;
- F. spoke with Councilman C.J. Smalls and he had no objection to the development;
- G. the church across the street owns four of the lots the applicant is purchasing, so they obviously are in agreement with the development;
- H. will have a privacy fence and plenty of trees buffering the homes on Melrose;
- I. believes the development will have a positive impact

The following people spoke in opposition to the matter:

- Rev. Robert Turner, 1251-1255 Rev a T Days Street, Mobile;
- Charles Smith, 1410 Melrose Street, Mobile;

They made the following points against the application:

- A. is grateful for the idea of investment and redevelopment in the Maysville community;
- B. too many businesses are open during service hours;
- C. questioned what it will do to the surrounding property values;
- D. does not want anyone to be displaced;
- E. resident at the same place for 33 years;
- F. has no respect for people on Section 8; they just tear everything up;
- G. believes it is crime waiting to happen;
- H. does not believe that Family Dollar will actually maintain their property.

Mr. Turner suggested that Rev. Turner get with the Commissioner to schedule a community meeting with the applicant to help ease the fears of the surrounding neighbors.

Mr. Vallas stated that he felt like it would positively affect the community.

Rev. Turner agreed that the area needs a facelift.

Hearing no further opposition or discussion, a motion was made by Mr. DeMouy, with second by Mr. Turner, to hold the matter over until the March 7, 2013 meeting to allow the applicant to submit a revised preliminary plat illustrating Lots 35, 36, 37 and the portion of lot 34 of J. H. McGehee Subdivision of McAtee Place as one lot by February 22<sup>nd</sup>:

- 1) placement of a note on the Final Plat stating that the development is limited to one curb-cuts to Bay Avenue and one curb cut to Michigan Avenue, and that the size, design and location of all curb-cuts must be approved by Traffic Engineer and comply with AASHTO standards;
- 2) dedication of a corner radius compliant with Section V.D.6. of the Subdivision Regulations;
- 3) placement of a note on the Final Plat stating that approval of all applicable federal, state and local environmental agencies for wetlands or floodplain issues is required prior to the issuance of any permits or land disturbance activities;
- 4) placement of a note on the Final Plat stating that approval of all applicable Federal, state and local agencies for endangered, threatened or otherwise protected species is required prior to the issuance of any permits or land disturbance activities;
- 5) compliance with Engineering comments (The following comments should be addressed prior to review, acceptance and signature by the City Engineer: 1. Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes); 2. Provide a signature block and signature from the Traffic Engineering Department; 3. Add a note to the Plat stating that storm water detention will

be required for any future addition(s) and/or land disturbing activity in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045); and

6) compliance with Fire comments (All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile).

The motion carried unanimously.

Case #ZON2012-03157 (Rezoning)

Garrard Development Services, LLC

1203 Michigan Avenue and 1333 Bay Avenue

(Southeast corner of Michigan Avenue and Bay Avenue).

Rezoning from R-1, Single-Family Residential District, to B-2 Neighborhood Business District, to allow a retail building.

Council District 3

(Also see, Case #SUB2012-00141 (Subdivision) Michigan & Bay Subdivision above)

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

Hearing no further opposition or discussion, a motion was made by Mr. DeMouy, with second by Mr. Turner, to hold the matter over until the March 7, 2013 meeting to allow the applicant to revise the rezoning request to rezone Lots 35, 36, 37 and the portion of lot 34 of J. H. McGehee Subdivision of McAtee Place subject to the following conditions:

- 1) completion of the Subdivision process; and
- 2) full compliance with all other municipal codes and ordinances.

The motion carried unanimously.

Case #SUB2012-00123 (Subdivision)

706-708 Government Street Subdivision

706 & 708 Government Street

(Northeast corner of South Scott Street and Government Street, extending to the South side of Conti Street).

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

Engineer / Surveyor: Asarisi & Associates, LLC

Council District 2

(Also see, Case #ZON2012-03045 (Planned Unit Development) 706-708

Government Street Subdivision below)

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. DeMouy, with second by Mr. Turner, to waive Sections V.D.3., V.D.6. and 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 setbacks are either zero or 5'-plus, or as governed by the Historic District Overlay of the Zoning Ordinance;
- 2) 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 plat providing the same information;
- 3) compliance with the Engineering comments: *1) Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes). 2. Provide a signature block and signature from the Traffic Engineering Department. 3. Add a note to the Plat stating that storm water detention will be required for any future addition(s) and/or land disturbing activity in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045).;*
- 4) placement of a note on the final plat stating that preservation status is to be given to the 96" Live Oak Tree located North of the existing structure. Any work on or under this tree is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger;
- 5) placement of a note on the final plat stating that approval of all applicable Federal, state and local agencies regarding flood zone compliance issues would be required prior to the issuance of any permits;
- 6) placement of a note on the final plat stating that development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;
- 7) placement of a note on the final plat stating that development of the site is limited to an approved Planned Unit Development;
- 8) provision of a revised PUD site plan prior to the signing of the final plat; and
- 9) full compliance with all other municipal codes and ordinances.

The motion carried unanimously.

**Case #ZON2012-03045 (Planned Unit Development)**

**706-708 Government Street Subdivision**

706 & 708 Government Street

(Northeast corner of South Scott Street and Government Street, extending to the South side of Conti Street).

Planning Approval to allow shared access and parking between two building sites.

Council District 2

(Also see, Case #SUB2012-00123 (Subdivision) 706-708 Government Street Subdivision above)

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

- 1) placement of a note on the site plan stating that no dumpster is to be provided and all trash services will be via curbside pickup;
- 2) revision of the site plan to label each lot with its size in both square feet and acres, or the furnishing of a table on the site plan providing the same information;
- 3) placement of a note on the site plan stating that compliance with all building and fire codes is required;
- 4) revision of the site plan to provide a minimum 23' length for all internal parallel parking spaces on the East side of the parking area;
- 5) revision of the site plan to indicate curbing and/or bumper stops along the West side of The parking area and at the North end of the proposed building addition;
- 6) compliance with the Engineering comments: *1) Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes). 2. Provide a signature block and signature from the Traffic Engineering Department. 3. Add a note to the Plat stating that storm water detention will be required for any future addition(s) and/or land disturbing activity in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045).;*
- 7) placement of a note on the site plan stating that preservation status is to be given to the 96" Live Oak Tree located North of the existing structure. Any work on or under this tree is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger;
- 8) placement of a note on the site plan stating that approval of all applicable Federal, state and local agencies regarding flood zone compliance issues would be required prior to the issuance of any permits;
- 9) placement of a note on the site plan stating that development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;
- 10) provision of two copies of a revised and approved PUD site plan to Planning prior to the signing of the final subdivision plat; and
- 11) full compliance with all other municipal codes and ordinances.



The motion carried unanimously.

**Case #SUB2012-00130 (Subdivision)**

**Country Club of Mobile Subdivision**

4101 Wimbledon Drive West

(North and South sides of Wimbledon Drive West, 200'± West of Turnin Lane, extending to the East and South sides of Country Club Road, and the North side of Airport Boulevard, ¼ mile± West of South McGregor Avenue).

**Number of Lots / Acres:** 2 Lots / 189.5± Acres

**Engineer / Surveyor:** Rester and Coleman Engineers, Inc. and Rowe Surveying & Engineering Co., Inc.

Council District 5

(Also see, Case #ZON2012-03128 (Planned Unit Development)

**Country Club of Mobile Subdivision, Case #ZON2012-03129 (Planning Approval)**

**Country Club of Mobile Subdivision, and Case #ZON2012-03140 (Sidewalk Waiver) Country Club of Mobile below)**

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

- 1) revision of the plat to depict the 25-foot minimum building setback along both sides of Wimbledon Drive West to accommodate an 80-foot wide right-of-way;
- 2) revision of the plat to depict the 25-foot minimum building setback along Country Club Road to accommodate a 50-foot wide right-of-way;
- 3) submission of revised Planning Approval and Planned Unit Development site plans prior to the signing of the Subdivision plat; and
- 4) completion of the Subdivision process prior to any request for permits associated with the new tennis and golf building improvements.

The motion carried unanimously.

**Case #ZON2012-03128 (Planned Unit Development)**

**Country Club of Mobile Subdivision**

4101 Wimbledon Drive West

(North and South sides of Wimbledon Drive West, 200'± West of Turnin Lane, extending to the East and South sides of Country Club Road, and the North side of Airport Boulevard, ¼ mile± West of South McGregor Avenue).

Planned Unit Development Approval to amend a previously approved Planned Unit

Development to allow multiple buildings on multiple building sites to include tennis courts, tennis building, golf building, practice tees, driving range, golf holes and remodeling of the swimming pools.

Council District 5

(Also see, Case #SUB2012-00130 (Subdivision) Country Club of Mobile Subdivision above and Case #ZON2012-03129 (Planning Approval) Country Club of Mobile Subdivision, and Case #ZON2012-03140 (Sidewalk Waiver) Country Club of Mobile below)

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

- 1) **Revision of the site plan to depict the turf maintenance facility, associated parking, and access to Airport Boulevard;**
- 2) **Revision of the site plan to depict the 25-foot minimum building setback along both sides of Wimbledon Drive West to accommodate an 80-foot wide right-of-way;**
- 3) **Revision of the site plan to depict the 25-foot minimum building setback along Country Club Road to accommodate a 50-foot wide right-of-way;**
- 4) **Placement of a note on the site plan stating that any new lighting on site will comply with requirements of the Zoning Ordinance;**
- 5) **Placement of a note on the site plan stating that Urban Forestry shall be contacted prior to the disturbance or removal of any 24-inch DBH or larger live oak tree;**
- 6) **Placement of a note on the site plan stating that the site is limited to the existing curb-cuts;**
- 7) **Compliance with Engineering comments ( 1) *Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes).* 2) *Provide a signature block and signature from the Traffic Engineering Department.* 3) *Add a note to the Plat stating that storm water detention will be required for any future addition(s) and/or land disturbing activity in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045).* 4) *Add a note to the PUD and Planning Approval site plans stating that storm water detention will be required for any future addition(s) and/or land disturbing activity in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045).* 5) *Add a note to the PUD and Planning Approval site plans stating that the existing curb cuts will be required to be repaired/replaced, as needed, at the time of requesting a Building Permit or Land Disturbance Permit.* 6) *Add a note that any work within the ROW will***

- require a ROW Permit from the Engineering Department (208-6070).);*
- 8) **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.);**
  - 9) **Compliance with Traffic Engineering comments (Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards.);**
  - 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) **Submission of a revised Planned Unit Development site plan prior to any request for permits associated with the new tennis and golf building improvements;**
  - 12) **Completion of the Subdivision process prior to any request for permits associated with the new tennis and golf building improvements; and**
  - 13) **Full compliance with all other municipal codes and ordinances.**

The motion carried unanimously.

**Case #ZON2012-03129 (Planning Approval)**

**Country Club of Mobile Subdivision**

4101 Wimbledon Drive West

(North and South sides of Wimbledon Drive West, 200'± West of Turnin Lane, extending to the East and South sides of Country Club Road, and the North side of Airport Boulevard, ¼ mile± West of South McGregor Avenue).

Planning Approval to amend a previously approved Planning Approval at a private club to allow a the construction of tennis courts, tennis building, golf building, practice tees, driving range, golf holes and remodeling of the swimming pools.

Council District 5

(Also see, Case #SUB2012-00130 (Subdivision) **Country Club of Mobile Subdivision** and Case #ZON2012-03128 (Planned Unit Development)

**Country Club of Mobile Subdivision** above and Case #ZON2012-03140 (Sidewalk Waiver) **Country Club of Mobile** below)

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

- 1) **Revision of the site plan to depict the turf maintenance facility, associated parking, and access to Airport Boulevard;**
- 2) **Revision of the site plan to depict the 25-foot minimum building setback**

- along both sides of Wimbledon Drive West to accommodate an 80-foot wide right-of-way;
- 3) Revision of the site plan to depict the 25-foot minimum building setback along Country Club Road to accommodate a 50-foot wide right-of-way;
  - 4) Placement of a note on the site plan stating that any new lighting on site will comply with requirements of the Zoning Ordinance;
  - 5) Placement of a note on the site plan stating that Urban Forestry shall be contacted prior to the disturbance or removal of any 24-inch DBH or larger live oak tree;
  - 6) Placement of a note on the site plan stating that the site is limited to the existing curb-cuts;
  - 7) Compliance with Engineering comments ( *1) Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes). 2) Provide a signature block and signature from the Traffic Engineering Department. 3) Add a note to the Plat stating that storm water detention will be required for any future addition(s) and/or land disturbing activity in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045). 4) Add a note to the PUD and Planning Approval site plans stating that storm water detention will be required for any future addition(s) and/or land disturbing activity in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045). 5) Add a note to the PUD and Planning Approval site plans stating that the existing curb cuts will be required to be repaired/replaced, as needed, at the time of requesting a Building Permit or Land Disturbance Permit. 6) Add a note that any work within the ROW will require a ROW Permit from the Engineering Department (208-6070).*);
  - 8) 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.*);
  - 9) Compliance with Traffic Engineering comments (*Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards.*);
  - 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) Submission of a revised Planning Approval site plan prior to any request for permits associated with the new tennis and golf building improvements;
  - 12) Completion of the Subdivision process prior to any request for permits associated with the new tennis and golf building improvements; and
  - 13) Full compliance with all other municipal codes and ordinances.

The motion carried unanimously.

**Case #ZON2012-03140 (Sidewalk Waiver)**

**Country Club of Mobile**

4101 Wimbledon Drive West

(North and South sides of Wimbledon Drive West, 200'± West of Turning Lane, extending to the East and South sides of Country Club Road, and the North side of Airport Boulevard, ¼ mile± West of South McGregor Avenue).

Request to waive construction of a sidewalk along Airport Boulevard, Wimbledon Drive East and County Club Road.

Council District 5

(Also see, Case #SUB2012-00130 (Subdivision) **Country Club of Mobile**

**Subdivision**, Case #ZON2012-03128 (Planned Unit Development)

**Country Club of Mobile Subdivision**, and Case #ZON2012-03129 (Planning Approval) **Country Club of Mobile Subdivision** above)

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. Turner, with second by Mr. DeMouy, to approve the request to waive construction of a sidewalk along Airport Boulevard, Wimbledon Drive East and Country Club Road.

The motion carried unanimously.

**Case #SUB2012-00139 (Subdivision)**

**Savell Subdivision**

3108 Club House Road and 1707 Brill Road

(West side of Club House Road, 240'± West of Dauphin Island Parkway).

**Number of Lots / Acres:** 2 Lots / 2.5± Acres

**Engineer / Surveyor:** Don Williams Engineering

Council District 3

(Also see, Case #ZON2012-03144 (Rezoning) **Jean Savell** below)

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.

Don Williams, Williams Engineering, spoke on behalf of the applicant and made the following points:

- A. would like to turn the house into an antique store;
- B. the house as not been used as residential in a number of years;
- C. would like to make it a flag-shape lot;
- D. Lot 2 would be left undeveloped;
- E. would be adding a paved parking lot;
- F. directly across the street is a fast-food restaurant;

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Mr. Olsen questioned Mr. Williams on how he proposed to use the only access to the commercially zoned property via residentially zoned property.

Mr. Williams responded that they can shift the driveway if necessary.

In deliberation, Mr. Vallas suggested a holdover for discussion regarding the access to the property.

Mr. Williams stated that the development would be uplifting to the property and he would support a holdover.

Hearing no opposition or further discussion, a motion was made by Mr. Vallas, with second by Mr. DeMouy, to hold the matter over until March 7 to allow possible revisions. Any revisions must be submitted by February 22.

The motion carried unanimously.

**Case #ZON2012-03144 (Rezoning)**

**Jean Savell**

3108 Club House Road and 1707 Brill Road

(West side of Club House Road, 240'± West of Dauphin Island Parkway).

Rezoning from R-1, Single-Family Residential District, to R-1, Single-Family Residential District, and B-1, Buffer-Business District, to allow an antique shop.

Council District 3

(Also see, Case #SUB2012-00139 (Subdivision) **Savell Subdivision** above)

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 further discussion, a motion was made by Mr. Vallas, with second by Mr. DeMouy, to hold the matter over until March 7 to allow possible revisions. Any revisions must be submitted by February 22.

The motion carried unanimously.

**Case #SUB2012-00138 (Subdivision)**

**Turner Marine Supply Subdivision**

5010 Dauphin Island Parkway

(West side of Dauphin Island Parkway extending to the East side of Dog River).

**Number of Lots / Acres:** 3 Lots / 7.0± Acres

**Engineer / Surveyor:** Don Williams Engineering

Council District 3

(Also see, Case #SUB2012-03143 (Planned Unit Development) **Turner Marine Supply Subdivision** below)

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. Plauche, with second by Mr. DeMouy, to hold the matter over until March 7, 2013 to allow for the applicant to submit a revised preliminary plat, to be submitted no later than February 14<sup>th</sup> with the following changes:

- 1) **revision of the plat to indicate at least a 50-foot from the centerline of Dauphin Island Parkway, or dedication sufficient to provide 50' from the centerline of Dauphin Island Parkway;**
- 2) **illustration of the 25-foot minimum building setback along all road frontages and access easements;**
- 3) **the inclusion of the 30-foot ingress/egress easement on the Dog River Marina property to be probated and executed on the Final Plat;**
- 4) **revising the plat to provide a 4-lot subdivision, thereby creating three residential lots and one commercial lot;**
- 5) **the labeling on the Final Plat of each lot with its size in square feet and acres, or the furnishing of a table on the Final Plat providing the same information;**
- 6) **placement of a note on the Final Plat stating that the subdivision is limited to the existing curb cut to Dauphin Island Parkway, with all curb cuts to be approved by Traffic Engineering and conform to AASHTO standards ;**
- 7) **labeling of any required detention area as common area and the placement of a note on the Final Plat stating that the maintenance of the common area is the responsibility of the property owners;**
- 8) **placement of a note on the Final Plat stating that development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;**
- 9) **placement of a note on the plat stating that development of the site will comply with any applicable federal, state and local regulations regarding flood-related issues;**
- 10) **compliance with Engineering comments: *(The following comments should be addressed prior to review, acceptance and signature by the City Engineer:***
  1. *Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes);*
  2. *Provide a signature block and signature from the Traffic Engineering Department;*
  3. *Add a note to the Plat stating that storm water detention will be required for any future addition(s) and/or land disturbing activity in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045);*
  4. *Add a note to the PUD drawing stating that a Land Disturbance Permit will be required for any future addition(s) and/or land disturbing activity in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045).;*

- 11) compliance with Traffic Engineering comments: (*Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.*); and
- 12) compliance with MAWSS comments: (*MAWSS has water and sewer services available, but a Capacity Assurance application for additional sewer service has not been applied for. MAWSS cannot guarantee additional sewer service until a Capacity application is approved by Volkert Engineering, Inc.*).

The motion carried unanimously.

**Case #SUB2012-03143 (Planned Unit Development)**

**Turner Marine Supply Subdivision**

5010 Dauphin Island Parkway

(West side of Dauphin Island Parkway extending to the East side of Dog River).

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

Council District 3

(Also see, Case #SUB2012-00138 (Subdivision) **Turner Marine Supply Subdivision** above)

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. Plauche, with second by Mr. DeMouy, to hold the matter over until March 7, 2013 to allow for the applicant to submit a revised preliminary plat, to be submitted no later than February 14<sup>th</sup> with the following changes:

- 1) the submittal of a rezoning application, creating a B-3, Community Business District on one lot to allow a Marina, including boat and accessory sales, service and storage;
- 2) the submission of a Sidewalk Waiver application, requesting the waiver of the sidewalk along Dauphin Island Parkway;
- 3) illustration on the site plan the footprint dimensions, proposed additions and dimensions of the lot;
- 4) illustration of the number of boat slips, the number of dry dock boat storage spaces, the number of parking spaces for vehicles;
- 5) revision of the site plan to provide a dumpster, in compliance with Section 64-4.D.9. of the Zoning Ordinance, and with a compliant sanitary sewer connection, or the placement of a note on the site plan stating that trash collection will be curb-side or via private pick-up service;
- 6) revision of the site plan to depict compliance with frontage trees, to be coordinated with Urban Forestry and the square footage and percentages of total and frontage landscaping;
- 7) labeling of any required detention area as common area and the placement



- of a note on the site plan stating that the maintenance of the common area is the responsibility of the property owners;
- 8) compliance with Engineering comments: *(The following comments should be addressed prior to review, acceptance and signature by the City Engineer: 1. Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes); 2. Provide a signature block and signature from the Traffic Engineering Department; 3. Add a note to the Plat stating that storm water detention will be required for any future addition(s) and/or land disturbing activity in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045); 4. Add a note to the PUD drawing stating that a Land Disturbance Permit will be required for any future addition(s) and/or land disturbing activity in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045));*
  - 9) compliance with Traffic Engineering comments: (Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.);
  - 10) compliance with MAWWS comments: *(MAWSS has water and sewer services available, but a Capacity Assurance application for additional sewer service has not been applied for. MAWSS cannot guarantee additional sewer service until a Capacity application is approved by Volkert Engineering, Inc.); and*
  - 11) submittal of two copies of a revised site plan prior to signing of the Final Plat for the Subdivision.

The motion carried unanimously.

**Case #SUB2012-00140 (Subdivision)**

**Pinecrest East Subdivision**

1939 Dauphin Island Parkway

(Northeast corner of Dauphin Island Parkway and Military Road, extending to the West side of Perimeter Road and to the South side of Neshota Drive).

**Number of Lots / Acres:** 3 Lots / 127.1± Acres

**Engineer / Surveyor:** Polysurveying Engineering – Land Surveying

Council District 3

(Also see, Case #ZON2012-03151 (Planned Unit Development) **Pinecrest East Subdivision**, Case #ZON2012-03152 (Planning Approval) **Pinecrest East Subdivision**, Case #ZON2012-03153 (Rezoning) **S. E. Cemeteries of AL & S. E. Funeral Home of AL**, and Case #ZON2012-03154 (Sidewalk Waiver)**S. E. Cemeteries of AL & S. E. Funeral Home of AL** below)

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

- 1) dedication to provide sufficient right-of-way to provide 50-feet from the centerline of Dauphin Island Parkway;
- 2) dedication of sufficient radius at the intersection of Dauphin Island Parkway and Gatokoko Drive (Old Military Road), to be approved by City Engineering and Traffic Engineering and conform to AASHTO standards;
- 3) the placement of a note on the Final Plat stating that the development be limited to the three existing curb cuts to Dauphin Island Parkway and three existing curb cuts to Gatokoko Drive (Old Military Road), with any changes to the existing driveways to be approved by Traffic Engineering and ALDOT and conform to AASHTO standards;
- 4) the subdivision process be completed prior to the issuance of any permits;
- 5) illustration of the 25-foot minimum building setback line along all road frontages;
- 6) full compliance with Engineering comments: *(1. Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes); 2. Provide a signature block and signature from the Traffic Engineering Department; 3. Add a note to the Plat stating that storm water detention will be required for any future addition(s) and/or land disturbing activity in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045); 4. Add a note to the PUD drawing stating that a Land Disturbance Permit will be required for any future addition(s) and/or land disturbing activity in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045); 5. Add a note that any work within the Gatokoko Road ROW will require a City of Mobile ROW Permit – Engineering Department (208-6070); 6. Add a note that any work within the Dauphin Island Parkway ROW will require a Permit from ALDOT – 9<sup>th</sup> Division; and 7. Add a note that any sidewalk work within the Dauphin Island Parkway ROW will require a City of Mobile ROW Permit – Engineering Department (208-6070).);*
- 7) full compliance with Traffic Engineering comments: *(Driveway number, size, location and design to be approved by Traffic Engineering (and ALDOT for Dauphin Island Parkway, if necessary) and conform to AASHTO standards.)*
- 8) placement of a note on the Final Plat stating that approval of all applicable Federal, state and local agencies is required for wetland issues, if any, prior to the issuance of any permits or land disturbance activities;
- 9) placement of a note on the Final Plat stating that the approval of all applicable federal, state and local agencies is required for endangered or threatened species prior to the issuance of any permits or land disturbance activities, as depicted on the preliminary plat;
- 10) compliance with Fire comments: *(All projects must comply with the requirements of the 2003 International Fire Code, including Appendices B*

*through D, as adopted by the City of Mobile, and the 2003 International Existing Building Code, as appropriate); and*

- 11) *compliance with MAWSS comments: (MAWSS has water and sewer services available, but a Capacity Assurance application for additional sewer service has not been applied for. MAWSS cannot guarantee additional sewer service until a Capacity application is approved by Volkert Engineering, Inc.).*

The motion carried unanimously.

**Case #ZON2012-03151 (Planned Unit Development)**

**Pinecrest East Subdivision**

1939 Dauphin Island Parkway

(Northeast corner of Dauphin Island Parkway and Military Road, extending to the West side of Perimeter Road and to the South side of Neshota Drive).

Planned Unit Development Approval to allow shared access and multiple buildings on multiple building sites.

Council District

(Also see, Case #SUB2012-00140 (Subdivision))

**Pinecrest East Subdivision** above and Case #ZON2012-03152 (Planning Approval)

**Pinecrest East Subdivision, Case #ZON2012-03153 (Rezoning) S. E. Cemeteries of**

**AL & S. E. Funeral Home of AL**, and Case #ZON2012-03154 (Sidewalk Waiver)**S.**

**E. Cemeteries of AL & S. E. Funeral Home of AL** below)

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

- 1) **submittal of a detailed narrative describing the project in detail as required in Section 64-5.D. of the Zoning Ordinance;**
- 2) **revision of the site plan to show ALL improvements on the site, including, but not limited to, dimensions of parking stalls or drive aisles, indicate paving materials, and indicate the seating capacity of the funeral home and other information needed to ensure parking compliance;**
- 3) **depiction of dumpster locations on the site plans to comply with Section 64-4.D.9 of the Zoning Ordinance or placement of a note on the site plans stating that dumpsters will be completely screened from view and connected to sanitary sewer or placement of a note stating how garbage will be removed;**
- 4) **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));**

- 5) compliance with Traffic Engineering Comments: (*Driveway number, size, location and design to be approved by Traffic Engineering (and ALDOT for Dauphin Island Parkway, if necessary) and conform to AASHTO standards.*);
- 6) compliance with Engineering Comments: (*1. Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes); 2. Provide a signature block and signature from the Traffic Engineering Department; 3. Add a note to the Plat stating that storm water detention will be required for any future addition(s) and/or land disturbing activity in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045); 4. Add a note to the PUD drawing stating that a Land Disturbance Permit will be required for any future addition(s) and/or land disturbing activity in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045); 5. Add a note that any work within the Gatokoko Road ROW will require a City of Mobile ROW Permit – Engineering Department (208-6070); 6. Add a note that any work within the Dauphin Island Parkway ROW will require a Permit from ALDOT – 9<sup>th</sup> Division; and 7. Add a note that any sidewalk work within the Dauphin Island Parkway ROW will require a City of Mobile ROW Permit – Engineering Department (208-6070).*);
- 7) placement of a note on the site plan stating that approval of all applicable Federal, state and local agencies for endangered, threatened or otherwise protected species is required prior to the issuance of any permits or land disturbance activities;
- 8) placement of a note on the site plan stating that approval of all applicable federal, state and local environmental agencies for wetlands or floodplain issues is required prior to the issuance of any permits or land disturbance activities;
- 9) placement of a note on the site plan stating that any changes to the site plan will require new applications for Planning Approval and Planned Unit Development Approval prior to the issuance of any permits; and
- 10) the submission to the Planning Section, two copies of the revised site plan, illustrating the conditions of approval.

The motion carried unanimously.

**Case #ZON2012-03152 (Planning Approval)**

**Pinecrest East Subdivision**

1939 Dauphin Island Parkway

(Northeast corner of Dauphin Island Parkway and Military Road, extending to the West side of Perimeter Road and South side of Neshota Drive).

Planning Approval to allow a funeral home with crematorium and cemetery in an R-1, Single-Family Residential District.

Council District 3

(Also see, Case #SUB2012-00140 (Subdivision)

**Pinecrest East Subdivision** and Case #ZON2012-03151 (Planned Unit Development)

**Pinecrest East Subdivision above and Case #ZON2012-03153 (Rezoning) S. E. Cemeteries of AL & S. E. Funeral Home of AL, and Case #ZON2012-03154 (Sidewalk Waiver)S. E. Cemeteries of AL & S. E. Funeral Home of AL below)**

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

- 1) **submittal of a detailed narrative describing the project in detail as required in Section 64-5.D. of the Zoning Ordinance;**
- 2) **revision of the site plan to show ALL improvements on the site, including, but not limited to, dimensions of parking stalls or drive aisles, indicate paving materials, and indicate the seating capacity of the funeral home and other information needed to ensure parking compliance;**
- 3) **depiction of dumpster locations on the site plans to comply with Section 64-4.D.9 of the Zoning Ordinance or placement of a note on the site plans stating that dumpsters will be completely screened from view and connected to sanitary sewer or placement of a note stating how garbage will be removed;**
- 4) **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))*;**
- 5) **compliance with Traffic Engineering Comments: *(Driveway number, size, location and design to be approved by Traffic Engineering (and ALDOT for Dauphin Island Parkway, if necessary) and conform to AASHTO standards.)*;**
- 6) **compliance with Engineering Comments: *(1. Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes); 2. Provide a signature block and signature from the Traffic Engineering Department; 3. Add a note to the Plat stating that storm water detention will be required for any future addition(s) and/or land disturbing activity in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045); 4. Add a note to the PUD drawing stating that a Land Disturbance Permit will be required for any future addition(s) and/or land disturbing activity in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045); 5. Add a note that any work within the Gatokoko Road ROW will require a City of Mobile ROW Permit – Engineering Department (208-6070); 6. Add a note that any work within the Dauphin Island Parkway ROW will require a Permit from ALDOT – 9<sup>th</sup> Division; and 7. Add a note that any sidewalk work within the Dauphin Island Parkway ROW will require a City of***

*Mobile ROW Permit – Engineering Department (208-6070).);*

- 7) placement of a note on the site plan stating that approval of all applicable Federal, state and local agencies for endangered, threatened or otherwise protected species is required prior to the issuance of any permits or land disturbance activities;
- 8) placement of a note on the site plan stating that approval of all applicable federal, state and local environmental agencies for wetlands or floodplain issues is required prior to the issuance of any permits or land disturbance activities;
- 9) placement of a note on the site plan stating that any changes to the site plan will require new applications for Planning Approval and Planned Unit Development Approval prior to the issuance of any permits; and
- 10) the submission to the Planning Section, two copies of the revised site plan, illustrating the conditions of approval.

The motion carried unanimously.

**Case #ZON2012-03153 (Rezoning)**

**S. E. Cemeteries of AL & S. E. Funeral Home of AL**

1939 Dauphin Island Parkway

(Northeast corner of Dauphin Island Parkway and Military Road, extending to the West side of Perimeter Road and to the South side of Neshota Drive).

Rezoning from R-1, Single-Family Residential District, R-3, Multiple-Family District and B-3, Community Business District, to R-1, Single-Family Residential District to allow a funeral home with crematorium and cemetery

Council District 3

(Also see, Case #SUB2012-00140 (Subdivision)

**Pinecrest East Subdivision**, Case #ZON2012-03151 (Planned Unit Development)

**Pinecrest East Subdivision** and Case #ZON2012-03152 (Planning Approval)

**Pinecrest East Subdivision** above and Case #ZON2012-03154 (Sidewalk Waiver)**S.**

**E. Cemeteries of AL & S. E. Funeral Home of AL** below)

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

- 1) completion of the subdivision process; and
- 2) full compliance with all municipal codes and ordinances

The motion carried unanimously.

**Case #ZON2012-03154 (Sidewalk Waiver)**

**S. E. Cemeteries of AL & S. E. Funeral Home of AL**

1939 Dauphin Island Parkway

(Northeast corner of Dauphin Island Parkway and Military Road, extending to the West side of Perimeter Road and to the South side of Neshota Drive).

Request to waive construction of a sidewalk along Dauphin Island Parkway, Military Road and Perimeter Road.

Council District 3

(Also see, Case #SUB2012-00140 (Subdivision))

**Pinecrest East Subdivision, Case #ZON2012-03151 (Planned Unit Development)**

**Pinecrest East Subdivision, Case #ZON2012-03152 (Planning Approval)**

**Pinecrest East Subdivision and Case #ZON2012-03153 (Rezoning) S. E. Cemeteries of AL & S. E. Funeral Home of AL 1939 Dauphin Island Parkway above)**

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. Turner, with second by Mr. DeMouy, to approve the request to waive construction of a sidewalk along Dauphin Island Parkway, Gatotkoco Drive (Old Military Road) and Perimeter Road.

The motion carried unanimously.

**Case #ZON2012-03126 (Planned Unit Development)**

**MAWSS Shelton Beach Road**

East side of Shelton Beach Road Extension, 2/10± mile North of Moffett Road.

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

Council District 1

(Also see, Case #ZON2012-03127 (Planning Approval) **MAWSS Shelton Beach Road** below)

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

- 1) **labeling of the lot with its size in square feet and acres, or placement of a note on the drawing with the same information;**
- 2) **depiction and labeling of the 25-foot minimum building setback line from Shelton Beach Road Extension;**
- 3) **depiction and provision of a 25-foot wide natural vegetative buffer where**

- the site abuts residential and multi-family uses to the East and North;
- 4) placement of a note on the site plan stating that approval of all applicable federal, state, and local agencies for endangered, threatened, or otherwise protected species is required prior to the issuance of any permits or land disturbance activities;
  - 5) revision of the site plan to depict frontage tree compliance along the southern 200 feet of the site that fronts onto Shelton Beach Road, and to include landscape improvements in the southern portion of the site;
  - 6) revision of the site plan to label the "D.I. pipe laydown area" and indicate the surfacing of this area;
  - 7) all dumpsters to be enclosed, in compliance with Section 64-4.D.9. of the Zoning Ordinance;
  - 8) full compliance with the site and parking lighting requirements of Section 64-4.A.2., Section 64-6.A.3.c., and Section 64-6.A.8. of the Zoning Ordinance, which requires the submission of a photometric plan as part of the land disturbance permitting process;
  - 9) compliance with Engineering comments (*Add a note to the PUD and Planning Approval site plans stating that a Land Disturbance Permit will be required for any future addition(s), revisions, and/or land disturbing activity in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045);*);
  - 10) compliance with any conditions of approval associated with the December 3, 2012 variance approval by the Board of Zoning Adjustment, including the submission of a revised site plan at 1 inch = 50 feet scale;
  - 11) placement of a note on the site plan stating that no operation of heavy machinery shall occur outside of the hours of 6am to 6pm, Monday thru Friday unless it is due to a severe storm event, declared emergency, or emergency after-hours call-out;
  - 12) placement of a note on the site plan stating that no deliveries of bulk materials to the site shall occur except between 6am to 6pm, Monday thru Friday unless it is due to a severe storm event, declared emergency, or emergency after-hours call-out;
  - 13) enclosure of all "contractor storage yard" areas with an 8-foot high solid wall or fence, except where access is required internal to the site (South side of North storage yard);
  - 14) bulk storage area to be designed in such a manner as to prevent runoff and spillage of bulk materials;
  - 15) 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.*);
  - 16) provision of a revised Planned Unit Development site plan (at 1 inch = 50 feet scale) to the Planning Section prior to the submission of revised drawings for permits; and
  - 17) Full compliance with all municipal codes and ordinances.

The motion carried unanimously.



**Case #ZON2012-03127 (Planning Approval)**

**MAWSS Shelton Beach Road**

East side of Shelton Beach Road Extension, 2/10± mile North of Moffett Road.

Planning Approval to amend a previously approved Planning Approval to allow a truck fleet maintenance facility in a B-3, Community Business District.

Council District 1

(Also see, Case #ZON2012-03126 (Planned Unit Development) **MAWSS Shelton Beach Road** above)

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

- 1) **labeling of the lot with its size in square feet and acres, or placement of a note on the drawing with the same information;**
- 2) **depiction and labeling of the 25-foot minimum building setback line from Shelton Beach Road Extension;**
- 3) **depiction and provision of a 25-foot wide natural vegetative buffer where the site abuts residential and multi-family uses to the East and North;**
- 4) **placement of a note on the site plan stating that approval of all applicable federal, state, and local agencies for endangered, threatened, or otherwise protected species is required prior to the issuance of any permits or land disturbance activities;**
- 5) **revision of the site plan to depict frontage tree compliance along the southern 200 feet of the site that fronts onto Shelton Beach Road, and to include landscape improvements in the southern portion of the site;**
- 6) **revision of the site plan to label the “D.I. pipe laydown area” and indicate the surfacing of this area;**
- 7) **all dumpsters to be enclosed, in compliance with Section 64-4.D.9. of the Zoning Ordinance;**
- 8) **full compliance with the site and parking lighting requirements of Section 64-4.A.2., Section 64-6.A.3.c., and Section 64-6.A.8. of the Zoning Ordinance, which requires the submission of a photometric plan as part of the land disturbance permitting process;**
- 9) **compliance with Engineering comments (*Add a note to the PUD and Planning Approval site plans stating that a Land Disturbance Permit will be required for any future addition(s), revisions, and/or land disturbing activity in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045);*)**
- 10) **compliance with any conditions of approval associated with the December 3, 2012 variance approval by the Board of Zoning Adjustment, including the**

- submission of a revised site plan at 1 inch = 50 feet scale;
- 11) placement of a note on the site plan stating that no operation of heavy machinery shall occur outside of the hours of 6am to 6pm, Monday thru Friday unless it is due to a severe storm event, declared emergency, or emergency after-hours call-out;
  - 12) placement of a note on the site plan stating that no deliveries of bulk materials to the site shall occur except between 6am to 6pm, Monday thru Friday unless it is due to a severe storm event, declared emergency, or emergency after-hours call-out;
  - 13) enclosure of all “contractor storage yard” areas with an 8-foot high solid wall or fence, except where access is required internal to the site (South side of North storage yard);
  - 14) bulk storage area to be designed in such a manner as to prevent runoff and spillage of bulk materials;
  - 15) 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.*);
  - 16) provision of a revised Planning Approval site plan (at 1 inch = 50 feet scale) to the Planning Section prior to the submission of revised drawings for permits; and
  - 17) full compliance with all municipal codes and ordinances.

The motion carried unanimously.

**Case #ZON2012-03133 (Planned Unit Development)**

**St. Pauls Episcopal School Subdivision**

161 Dogwood Lane

(Area bounded by Old Shell Road, Dogwood Lane, Loyola Lane, Myrtlewood Lane, [vacated], South Avenue, Spring Hill College, and Provident Lane).

Planned Unit Development Approval to amend a previously approved Master Plan for an existing private school in an R-1, Single Family Residential District, to allow the construction of a new ticket booth, press box, and sponsor billboards at an existing athletic complex.

Council District 7

(Also see, **Case #ZON2012-03134 (Planning Approval) St. Pauls Episcopal School Subdivision** below)

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

- 1) **compliance with Engineering Comments:** (*Add a note to the PUD drawing stating that a Land Disturbance Permit will be required for any future*

- addition(s), revisions, and/or land disturbing activity in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045).);*
- 2) **compliance with Traffic Engineering Comments:** *(Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.);*
  - 3) **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.);*
  - 4) **approval of all applicable federal, state and local agencies prior to the issuance of any permits;**
  - 5) **the submission of two (2) copies of the revised site plan illustrating all conditions for recommendation of approval; and**
  - 6) **full compliance with all municipal codes and ordinances.**

The motion carried unanimously.

**Case #ZON2012-03134 (Planning Approval)**

**St. Pauls Episcopal School Subdivision**

161 Dogwood Lane

(Area bounded by Old Shell Road, Dogwood Lane, Loyola Lane, Myrtlewood Lane, [vacated], South Avenue, Spring Hill College, and Provident Lane).

Planning Approval to amend a previously approved Planning Approval to allow the expansion of an existing church school to include new ticket booth, press box, and sponsor billboards in an R-1, Single-Family Residential District.

Council District 7

(Also see, **Case #ZON2012-03133 (Planned Unit Development) St. Pauls Episcopal School Subdivision** above)

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

- 1) **compliance with Engineering Comments:** *(Add a note to the PUD drawing stating that a Land Disturbance Permit will be required for any future addition(s), revisions, and/or land disturbing activity in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045).);*
- 2) **compliance with Traffic Engineering Comments:** *(Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.);*
- 3) **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.);*
- 4) approval of all applicable federal, state and local agencies prior to the issuance of any permits;
  - 5) the submission of two (2) copies of the revised site plan illustrating all conditions for recommendation of approval; and
  - 6) full compliance with all municipal codes and ordinances.

The motion carried unanimously.

**Case #ZON2012-03145 (Planned Unit Development)**

**Gulf Coast Asphalt Company**

835 Cochran Causeway

(East side of Cochran Causeway, 1.0± mile North of Bankhead Tunnel).

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

Council District 2

(Also see, Case #ZON2012-03147 (Planning Approval) **Gulf Coast Asphalt Company** below)

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

- 1) **compliance with Engineering Comments:** *(Add a note to the PUD drawing stating that a Land Disturbance Permit will be required for any future addition(s), revisions, and/or land disturbing activity in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045). Any work performed in the existing Cochran Causeway ROW (right-of-way) will require a ROW permit from ALDOT – 9<sup>th</sup> Division. Any and all proposed development will need to be in conformance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. An ADEM NOR is required for any land disturbance activity over 1 acre. Provide a copy of the ADEM registration information for the site prior to the issuance of a Land Disturbance permit.);*
- 2) **compliance with Traffic Engineering Comments:** *(Cochran Causeway is an ALDOT maintained roadway. Driveway number, size, location and design to be approved by ALDOT and Traffic Engineering and conform to AASHTO standards.);*
- 3) **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.);*
- 4) illustration of the location of any dumpster or waste storage area on the site plan;
  - 5) approval of all applicable federal, state and local agencies prior to the issuance of any permits;
  - 6) full compliance with all municipal codes and ordinances; and
  - 7) the submission of two (2) copies of the revised site plan illustrating all conditions for recommendation of approval.

The motion carried unanimously.

**Case #ZON2012-03147 (Planning Approval)**

**Gulf Coast Asphalt Company**

835 Cochrane Causeway

(East side of Cochrane Causeway, 1.0± mile North of Bankhead Tunnel).

Planning Approval to amend a previously approved Planning Approval to allow a bulk petroleum storage facility in an I-2, Heavy-Industry District.

Council District 2

(Also see, **Case #ZON2012-03145 (Planned Unit Development) Gulf Coast Asphalt Company** above)

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

- 1) **compliance with Engineering Comments:** *(Add a note to the PUD drawing stating that a Land Disturbance Permit will be required for any future addition(s), revisions, and/or land disturbing activity in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045). Any work performed in the existing Cochrane Causeway ROW (right-of-way) will require a ROW permit from ALDOT – 9<sup>th</sup> Division. Any and all proposed development will need to be in conformance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. An ADEM NOR is required for any land disturbance activity over 1 acre. Provide a copy of the ADEM registration information for the site prior to the issuance of a Land Disturbance permit.);*
- 2) **compliance with Traffic Engineering Comments:** *(Cochrane Causeway is an ALDOT maintained roadway. Driveway number, size, location and design to be approved by ALDOT and Traffic Engineering and conform to AASHTO standards.);*

- 3) **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.);*
- 4) **illustration of the location of any dumpster or waste storage area on the site plan;**
- 5) **approval of all applicable federal, state and local agencies prior to the issuance of any permits;**
- 6) **full compliance with all municipal codes and ordinances; and**
- 7) **the submission of two (2) copies of the revised site plan illustrating all conditions for recommendation of approval.**

The motion carried unanimously.

**Case #ZON2012-03148 (Planned Unit Development)**

**Cowles, Murphy, Glover & Associates**

1437 Cochrane Causeway

(West side of Cochrane Causeway, 1000'± South of the South terminus of the Cochrane-Africatown Bridge).

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

Council District 2

(Also see, **Case #ZON2012-03146 (Planning Approval) Cowles, Murphy, Glover & Associates** below)

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

- 1) **compliance with Engineering Comments:** *(Add a note to the PUD drawing stating that a Land Disturbance Permit will be required for any future addition(s), revisions, and/or land disturbing activity in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045). Any work performed in the existing Cochrane Causeway ROW (right-of-way) will require a ROW permit from ALDOT – 9<sup>th</sup> Division. Any and all proposed development will need to be in conformance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. An ADEM NOR is required for any land disturbance activity over 1 acre. Provide a copy of the ADEM registration information for the site prior to the issuance of a Land Disturbance permit.);*
- 2) **compliance with Traffic Engineering Comments:** *(Cochrane Causeway is an*

*ALDOT maintained roadway. Driveway number, size, location and design to be approved by ALDOT and Traffic Engineering and conform to AASHTO standards.);*

- 3) **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.);**
- 4) **illustration of the location of any dumpster or waste storage area on the site plan;**
- 5) **approval of all applicable federal, state and local agencies prior to the issuance of any permits;**
- 6) **full compliance with all municipal codes and ordinances; and**
- 7) **the submission of two (2) copies of the revised site plan illustrating all conditions for recommendation of approval.**

The motion carried unanimously.

**Case #ZON2012-03146 (Planning Approval)**

**Cowles, Murphy, Glover & Associates**

1437 Cochrane Causeway

(West side of Cochrane Causeway, 1000'± South of the South terminus of the Cochrane-Africatown Bridge).

Planning Approval to amend a previously approved Planning Approval to allow an expansion of an existing bulk fuel storage facility.

Council District 2

(Also see, Case #ZON2012-03148 (Planned Unit Development) **Cowles, Murphy, Glover & Associates** above)

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

- 1) **compliance with Engineering Comments: (Add a note to the PUD drawing stating that a Land Disturbance Permit will be required for any future addition(s), revisions, and/or land disturbing activity in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045). Any work performed in the existing Cochrane Causeway ROW (right-of-way) will require a ROW permit from ALDOT – 9<sup>th</sup> Division. Any and all proposed development will need to be in conformance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. An ADEM NOR is required for any land disturbance activity over 1**

- acre. Provide a copy of the ADEM registration information for the site prior to the issuance of a Land Disturbance permit.);*
- 2) **compliance with Traffic Engineering Comments: (Cochrane Causeway is an ALDOT maintained roadway. Driveway number, size, location and design to be approved by ALDOT and Traffic Engineering and conform to AASHTO standards.);**
  - 3) **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.);**
  - 4) **illustration of the location of any dumpster or waste storage area on the site plan;**
  - 5) **approval of all applicable federal, state and local agencies prior to the issuance of any permits;**
  - 6) **full compliance with all municipal codes and ordinances; and**
  - 7) **the submission of two (2) copies of the revised site plan illustrating all conditions for recommendation of approval.**

The motion carried unanimously.

**Case #ZON2012-03149 (Planned Unit Development)**

**Cowles, Murphy, Glover & Associates**

501 Cochrane Causeway

(West side of Cochrane Causeway, 3/4± mile North of Bankhead Tunnel).

Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on multiple building sites with shared access between building sites.

Council District 2

(Also see, **Case #ZON2012-03150 (Planning Approval) Cowles, Murphy, Glover & Associates** below)

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

- 1) **compliance with Engineering Comments: (Add a note to the PUD drawing stating that a Land Disturbance Permit will be required for any future addition(s), revisions, and/or land disturbing activity in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045). Any work performed in the existing Cochrane Causeway ROW (right-of-way) will require a ROW permit from ALDOT – 9<sup>th</sup> Division. Any and all proposed development will need to be in conformance with the Storm Water Management and Flood Control**



*Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. An ADEM NOR is required for any land disturbance activity over 1 acre. Provide a copy of the ADEM registration information for the site prior to the issuance of a Land Disturbance permit.);*

- 2) **compliance with Traffic Engineering Comments: (Cochrane Causeway is an ALDOT maintained roadway. Driveway number, size, location and design to be approved by ALDOT and Traffic Engineering and conform to AASHTO standards.);**
- 3) **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.);**
- 4) **illustration of the location of any dumpster or waste storage area on the site plan;**
- 5) **approval of all applicable federal, state and local agencies prior to the issuance of any permits;**
- 6) **full compliance with all municipal codes and ordinances; and**
- 7) **the submission of two (2) copies of the revised site plan illustrating all conditions for recommendation of approval.**

The motion carried unanimously.

**Case #ZON2012-03150 (Planning Approval)**

**Cowles, Murphy, Glover & Associates**

501 Cochrane Causeway

(West side of Cochrane Causeway, 3/4± mile North of Bankhead Tunnel).

Planning Approval to allow an expansion of an existing wood chipping facility in an I-2, Heavy Industry District.

Council District 2

(Also see, **Case #ZON2012-03149 (Planned Unit Development) Cowles, Murphy, Glover & Associates** above)

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

- 1) **compliance with Engineering Comments: (Add a note to the PUD drawing stating that a Land Disturbance Permit will be required for any future addition(s), revisions, and/or land disturbing activity in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045). Any work performed in the existing Cochrane Causeway ROW (right-of-way) will require a ROW permit**

- from ALDOT – 9<sup>th</sup> Division. Any and all proposed development will need to be in conformance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. An ADEM NOR is required for any land disturbance activity over 1 acre. Provide a copy of the ADEM registration information for the site prior to the issuance of a Land Disturbance permit.);*
- 2) compliance with Traffic Engineering Comments: (Cochrane Causeway is an ALDOT maintained roadway. Driveway number, size, location and design to be approved by ALDOT and Traffic Engineering and conform to AASHTO standards.);
  - 3) 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.);
  - 4) illustration of the location of any dumpster or waste storage area on the site plan;
  - 5) approval of all applicable federal, state and local agencies prior to the issuance of any permits;
  - 6) full compliance with all municipal codes and ordinances; and
  - 7) the submission of two (2) copies of the revised site plan illustrating all conditions for recommendation of approval.

The motion carried unanimously.

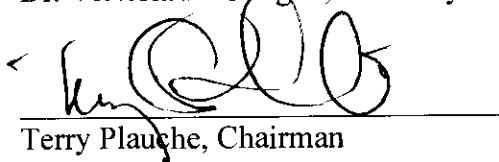
**OTHER BUSINESS:**

Hearing no further business, the meeting was adjourned.

**APPROVED:** October 3, 2013



Dr. Victoria Rivizzigno, Secretary



Terry Plauche, Chairman

jpw