

**MOBILE CITY PLANNING COMMISSION AGENDA**

**SEPTEMBER 21, 2017 - 2:00 P.M.**

**AUDITORIUM, MOBILE GOVERNMENT PLAZA**

**ROLL CALL:**

	Mr. Carlos Gant, <i>Chairman</i>
	Ms. Libba Latham (PJ), <i>Vice Chairman</i>
	Ms. Jennifer Denson, <i>Secretary</i>
	Mr. John Vallas
	Ms. Shirley Sessions
	Mr. Thomas Doyle
	Mr. Taylor Atchison
	Ms. Kina Andrews, (MD)
	Mr. Nick Amberger (AO)
	Ms. Bess Rich (CC)
	Mr. Don Hembree (PJ)
	Mr. Allan Cameron (S)
	(S)

(S) Supernumerary (MD) Mayor’s Designee (AO) Administrative Official  
(CC) City Council Representative (PJ) Planning Jurisdiction

**MINUTES:**

**HOLDOVERS:**

**1. 5401 Cottage Hill Road**

(Southwest corner of Cottage Hill Road and Vivian Drive).

Council District 4

**PUD-000155-2017 (Planned Unit Development)**

**Chinnis Holdings LLC**

Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow shared access between two building sites to include an 8’ X 24’ trailer/smoker within the 11’ of side yard setback with reduced parking for a dining area expansion for an existing restaurant.

2. **6351 Muir Woods Drive South & 6270 Rose Court**  
(North terminus of Rose Court extending to the South terminus of Muir Woods Court South).  
Council District 6  
**SUB-000177-2017**  
**Muir Woods Subdivision, First Unit, Resubdivision and Addition to Lot 10**  
**Number of Lots / Acres:** 2 Lots / 2.4± Acres  
**Engineer / Surveyor:** Byrd Surveying, Inc.
  
3. **2193 Wolf Branch Drive South**  
(East side of Wolf Branch Drive South, 75'± South of Liberty Drive West).  
County  
**SUB-000185-2017**  
**Newman Crossing Subdivision, Unit Two, Resubdivision of Lot 55**  
**Number of Lots / Acres:** 1 Lot / 0.2± Acre  
**Engineer / Surveyor:** Rowe Engineering and Surveying, Inc

**NEW SUBDIVISION APPLICATIONS:**

4. **West side of Rabbit Creek Drive, 150'± North of Schwartz Lane**  
County  
**SUB-000226-2017**  
**Schiavoni Subdivision**  
**Number of Lots / Acres:** 1 Lot / 1.0± Acre  
**Engineer / Surveyor:** Polysurveying Engineering – Land Surveying

**NEW PLANNED UNIT DEVELOPMENT APPLICATIONS:**

5. **3975 Demetropolis Road**  
(East side of Demetropolis Road, 0.2 mile± South of Halls Mill Road).  
Council District 4  
**PUD-000218-2017**  
**Custom Boat Storage**  
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site.

**NEW PLANNING APPROVAL APPLICATIONS:**

**6. North side of Caster Street, 500'± East of Short Van Liew Road**

Council District 3

**PA-000224-2017**

**Jawon James**

Planning Approval to allow a mobile home as a primary residence in an R-1 Single-Family Residential District.

**NEW GROUP APPLICATIONS:**

**7. 1016 Hillcrest Road**

(West side of Hillcrest Road, 575'± North of Johnston Lane, extending to the North side of Johnston Lane, 350'± West of Hillcrest Road).

Council District 6

**a. SUB-000219-2017 (Subdivision)**

**Ascension Subdivision**

**Number of Lots / Acres:** 2 Lots / 5.4± Acres

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

**b. PUD-000222-2017 (Planned Unit Development)**

**Ascension Subdivision**

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

**c. ZON-000220-2017 (Rezoning)**

**JHA Air Three, LLC**

Rezoning from R-1, Single-Family Residential District and B-3, Community Business District, to B-3, Community Business District, to eliminate split zoning and allow construction of a funeral chapel.

**8. 217 Sage Avenue South**

(East and West sides of South Sage Avenue, 300'± North of the West terminus of Brierwood Drive).

Council District 5

**a. SUB-000215-2017 (Subdivision)**

**St. Pius X Subdivision**

**Number of Lots / Acres:** 3 Lots / 15.1± Acres

**Engineer / Surveyor:** Daniel Clark

- b. PUD-000217-2017 (Planned Unit Development)**  
**St. Pius X Subdivision**  
Planned Unit Development Approval to allow multiple buildings on a single building site and shared parking between two building sites.
  
- c. PA-000227-2017 (Planning Approval)**  
**St. Pius X Subdivision**  
Planning Approval to allow the expansion of a parking lot associated with an existing church, school and athletic field in an R-1, Single-Family Residential District.
  
- d. ZON-000216-2017 (Rezoning)**  
**Smith, Clark & Associates**  
Rezoning from R-1, Single-Family Residential District, and B-2, Neighborhood Business District, to R-1, Single-Family Residential District, to eliminate split zoning.

**OTHER BUSINESS:**