

MOBILE CITY PLANNING COMMISSION AGENDA

DECEMBER 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

HOLDOVERS:

1. **2001 Spring Hill Avenue & 137, 139 and 149 Tuscaloosa Street**
(Southwest corner of Spring Hill Avenue and Tuscaloosa Street).
Council District 1

- a. **SUB-000253-2017 (Subdivision)**

- PAM Mid Town Subdivision**

- Number of Lots / Acres:** 1 Lot / 0.9± Acre

- Engineer / Surveyor:** Wattier Surveying, Inc.

- b. **PUD-000251-2017 (Planned Unit Development)**

- PAM Mid Town Subdivision**

- Planned Unit Development Approval to allow a new off-site parking lot to accommodate an existing medical clinic.

2. **9601 Three Notch Kroner Road**
(South side of Three Notch Kroner Road, 820'± East of Winkler Court).
County
SUB-000294-2017
Downer's Rock Subdivision
Number of Lots / Acres: 4 Lots / 38.8± Acres
Engineer / Surveyor: Erdman Surveying, LLC

3. **West side of Sollie Road at the West terminus of Warrington Drive**
County
SUB-000299-2017
Scottish Highlands Subdivision
Number of Lots / Acres: 32 Lots / 11.0± Acres
Engineer / Surveyor: Austin Engineering Co., Inc.

4. **114 Austill Avenue**
(North terminus of Austill Avenue, extending to the South side of Austill Place, 140'± East of Carmel Drive East).
Council District 7
 - a. **SUB-000298-2017 (Subdivision)**
Austill Estate Division Subdivision
Number of Lots / Acres: 6 Lots / 3.7± Acres
Engineer / Surveyor: Polysurveying Engineering-Land Surveying

 - b. **PUD-000297-2017 (Planned Unit Development)**
Austill Estate Division Subdivision
Planned Unit Development Approval to allow a family division subdivision with irregularly-shaped lots and reduced public street frontage.

NEW SUBDIVISION APPLICATIONS:

5. **3535 Spring Hill Avenue**
(South side of Spring Hill Avenue, extending to the West terminus of Irene Street).
Council District 7
SUB-000321-2017
Buckley Estates Subdivision
Number of Lots / Acres: 1 Lot / 1.3± Acres
Engineer / Surveyor: Byrd Surveying, Inc.

6. **157 South Cedar Street**
(East side of South Cedar Street, 125'± South of Church Street).
Council District 2
SUB-000322-2017
The Folly Subdivision
Number of Lots / Acres: 1 Lot / 0.1± Acre
Engineer / Surveyor: Byrd Surveying, Inc.

7. **East side of Dykes Road North, ½ mile± South of Tanner Williams Road**
County
SUB-000330-2017
Carlisle Place Subdivision
Number of Lots / Acres: 1 Lot / 5.0± Acres
Engineer / Surveyor: Robert Moseley, PLS

8. **956 & 958 South Broad Street**
(West side of South Broad Street, 100'± North of Gorgas Street).
Council District 3
SUB-000331-2017
C.J. Small Subdivision Number 3
Number of Lots / Acres: 1 Lot / 0.4± Acres
Engineer / Surveyor: Byrd Surveying, Inc.

9. **North terminus of Georgian Drive**
Council District 5
SUB-000336-2017
Georgian Place Subdivision
Number of Lots / Acres: 1 Lot / 3.4± Acres
Engineer / Surveyor: Polysurveying Engineering-Land Surveying

NEW PLANNING APPROVAL APPLICATIONS:

10. **200 Dauphin Street**
(Northwest corner of Dauphin Street and North Conception Street).
Council District 2
PA-000327-2017
Gary D.E. Cowles
Planned Approval to allow an event space with an occupancy load of 142 persons in the Downtown Development District.

NEW PLANNED UNIT DEVELOPMENT APPLICATIONS:

11. 4725 Moffett Road

(South side of Moffett Road at the South terminus of Shelton Beach Road).

Council District 7

PUD-000332-2017

Board of Water and Sewer Commissioners of the City of Mobile, AL

Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow the construction of a medical facility on a site with multiple buildings.

NEW GROUP APPLICATIONS:

12. Area bounded by Foxtail Drive, Lace Bark Drive and Whitebark Drive

Council District 6

a. SUB-000323-2017 (Subdivision)

Longleaf Gates Subdivision, Phase 1, Resubdivision of Lots 120-137

Number of Lots / Acres: 12 Lots / 2.0± Acres

Engineer / Surveyor: Dewberry/Preble-Rish

b. PUD-000325-2017 (Planned Unit Development)

Longleaf Gates Subdivision, Phase 1, Resubdivision of Lots 120-137

Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow a private street, gated subdivision, with reduced lot sizes, reduced front yard and side yard setbacks, and increased site coverage.

13. 680 Azalea Road

(West side of Azalea Road, 670'± North of Cottage Hill Road).

Council District 5

a. PUD-000334-2017 (Planned Unit Development)

Nita Davis

Planned Unit Development Approval to amend a previous approved Planned Unit Development to allow the placement of two 1,400 square-foot modular buildings on a site with multiple buildings.

b. PA-000335-2017 (Planning Approval)

Nita Davis

Planning Approval to amend a previous Planning Approval to allow the expansion of a Church Daycare in a B-1, Buffer Business District.

14. 6050 Whitebark Drive

(North side of Girby Road, 125'± East of Bristlecone Drive, extending to the East terminus of Whitebark Drive.)

Council District 6

a. PUD-000324-2017 (Planned Unit Development)

Dewberry/Preble-Rish

Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow a private street subdivision.

b. ZON-000326-2017 (Rezoning)

D.R. Horton, Inc. – Birmingham

Rezoning from R-2, Two-Family Residential District, R-3, Multiple-Family Residential District and B-2, Neighborhood Business District, to R-2, Two-Family Residential District to allow a single-family residential subdivision and eliminate split zoning.

OTHER BUSINESS: