MOBILE CITY PLANNING COMMISSION AGENDA

AUGUST 3, 2017 - 2:00 P.M.

AUDITORIUM, MOBILE GOVERNMENT PLAZA

ROLL CALL:

<table>
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<tr>
<th>Mr. Carlos Gant, Chairman</th>
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<tr>
<td>Ms. Libba Latham (PJ), Vice Chairman</td>
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<td>Ms. Jennifer Denson, Secretary</td>
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<td>Mr. John Vallas</td>
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<td>Ms. Shirley Sessions</td>
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<td>Mr. Thomas Doyle</td>
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<td>Mr. Taylor Atchison</td>
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<td>Ms. Kina Andrews, (MD)</td>
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<td>Mr. Nick Amberger (AO)</td>
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<td>Ms. Bess Rich (CC)</td>
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<td>Mr. Don Hembree (PJ)</td>
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<td>Mr. Allan Cameron (S)</td>
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(S) Supernumerary  (MD) Mayor’s Designee  (AO) Administrative Official  (CC) City Council Representative   (PJ) Planning Jurisdiction

EXTENSIONS:

1. **3945 & 3949 Government Boulevard**  
   (Southeast corner of Government Boulevard and Azalea Road).  
   Council District 4  
   **ZON2016-01030**  
   **Robert Myers**  
   Planned Unit Development Approval to allow multiple buildings on a single building site.
2. **901, 903, & 911 Dauphin Street and 2, 6, 10, & 14 South Broad Street**  
(Southwest corner of Dauphin Street and South Broad Street, extending to the North side of Conti Street).  
Council District 2  
a. **SUB2015-00072 (Subdivision)**  
   *Lone Oak Subdivision, Lot 1, Resubdivision of Lot 1 / Lot 2*  
   **Number of Lots / Acres:** 2 Lots / 4.5± Acres  
   **Engineer / Surveyor:** Frank A. Dagley & Associates.

b. **ZON2015-01439 (Planned Unit Development)**  
   *Lone Oak Subdivision, Lot 1, Resubdivision of Lot 1 / Lot 2*  
   Planned Unit Development Approval to allow multiple buildings on a single building site and shared access and parking between two building sites.

3. **5113 Halls Mill Road**  
(East side of Halls Mill Road, 2/10± mile South of Demetropolis Road).  
Council District 4  
a. **SUB2016-00057 (Subdivision)**  
   *Halls Mill South Industrial Park Subdivision, Resubdivision And Addition to Lot 5*  
   **Number of Lots / Acres:** 1 Lot / 0.6± Acre  
   **Engineer / Surveyor:** John Farrior Crenshaw

b. **ZON2016-01178 (Planned Unit Development)**  
   *Halls Mill South Industrial Park Subdivision, Resubdivision And Addition to Lot 5*  
   Planned Unit Development Approval to allow multiple buildings on a single building site.

**NEW SUBDIVISION APPLICATIONS:**

4. **509 Donald Street**  
(West side of Donald Street, 180’± North of Clement Street).  
Council District 1  
**SUB-000156-2017**  
**509 Donald Street Subdivision**  
**Number of Lots / Acres:** 1 Lot / 0.4± Acre  
**Engineer / Surveyor:** PSE Designs
5. **2921 Airport Boulevard and 319 South Sage Avenue**  
(Southeast corner of Airport Boulevard and Sage Avenue extending to the Northeast corner of Eslava Creek Parkway and Grant Street).  
Council District 5  
SUB-000151-2017  
**Westminster Park Subdivision**  
Number of Lots / Acres: 3 Lots / 11.2± Acres  
Engineer / Surveyor: Speaks & Associates Consulting Engineers, Inc.

6. **12341 Airport Boulevard**  
(East side of Airport Boulevard, 735’± West of Newman Road  
County  
SUB-000150-2017  
**Lavendar Estates Subdivision, Resubdivision of**  
Number of Lots / Acres: 6 Lots / 30.1± Acres  
Engineer / Surveyor: Polysurveying Engineering – Land Surveying

7. **West terminus of Moses Way, extending to the East side of Rex Drive.**  
County  
SUB-000149-2017  
**Labrador Run Phase Three B Subdivision**  
Number of Lots / Acres: 14 Lots / 7.2± Acres  
Engineer / Surveyor: Austin Engineering Company, Inc.

**NEW PLANNED UNIT DEVELOPMENT APPLICATIONS:**

8. **5401 Cottage Hill Road**  
(Southwest corner of Cottage Hill Road and Vivian Drive).  
Council District 4  
PUD-000155-2017  
**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.
**NEW REZONING APPLICATIONS:**

9. **231 East Drive**  
   (East side of East Drive at the East terminus of Magnolia Place East).  
   Council District 6  
   ZON-000153-2017  
   Azalea Investors, LLC  
   Rezoning from R-1, Single-Family Residential District, to R-3, Multiple Family District, to allow the construction of multi-family dwelling units.

**NEW GROUP APPLICATIONS:**

10. **402 St. Anthony Street**  
    (Northwest corner of St. Anthony Street and North Franklin Street, 80’± East of North Hamilton Street, extending to the South side of Dr. Martin Luther King Jr. Avenue and State Street).  
    Council District 2  
    a. **SUB-000107-2017 (Subdivision) (Holdover)**  
       PEI Downtown Subdivision  
       Number of Lots / Acres: 1 Lot / 0.5± Acre  
       Engineer / Surveyor: LA+South Inc.
    
    b. **ZON-000159-2017 (Amendment to Regulating Plan)**  
       Gulf States Engineering- Matthew C. Roberts, PSL  
       Amendment to the Downtown Development District Regulating Plan to change the regulating sub-districts from SD-WH & T5.1 to SD-WH to eliminate split zoning.

**OTHER BUSINESS:**