MOBILE CITY PLANNING COMMISSION AGENDA

MAY 16, 2019 - 2:00 P.M.

AUDITORIUM, MOBILE GOVERNMENT PLAZA

ROLL CALL:

<table>
<thead>
<tr>
<th>Mr. Carlos Gant, Chairman</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ms. Libba Latham (PJ), Vice Chairman</td>
</tr>
<tr>
<td>Ms. Jennifer Denson, Secretary</td>
</tr>
<tr>
<td>Mr. John Vallas</td>
</tr>
<tr>
<td>Ms. Shirley Sessions</td>
</tr>
<tr>
<td>Mr. Allan Cameron</td>
</tr>
<tr>
<td>Mr. Taylor Atchison</td>
</tr>
<tr>
<td>Mr. Matt Anderson, (MD)</td>
</tr>
<tr>
<td>Mr. Nick Amberger (AO)</td>
</tr>
<tr>
<td>Ms. Bess Rich (CC)</td>
</tr>
<tr>
<td>Mr. Don Hembree (PJ)</td>
</tr>
<tr>
<td>Mr. Cart Blackwell (S)</td>
</tr>
</tbody>
</table>

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

HOLDOVERS:

1. **North side of Government Street, 140’± East of South Ann Street**
   Council District 2

   a. **SUB-000875-2019 (Subdivision)**
      **Griffith Subdivision, Addition**
      **Number of Lots / Acres:** 1 Lot / 0.7± Acre  
      **Engineer / Surveyor:** Polysurveying Engineering-Land Surveying

   b. **ZON-000876-2019 (Rezoning)**
      **Stephen Griffith**
      Rezoning from R-1, Single-Family Residential District, B-1, Buffer Business District, and B-2, Neighborhood Business District, to B-2, Neighborhood Business District.
2. **431 Azalea Road**  
(East side of Azalea Road, 340’± South of Bourgeois Drive).  
Council District 5

   a. **SUB-000902-2019 (Subdivision)**  
      West Mobile Masonic Temple Subdivision  
      Number of Lots / Acres: 1 Lot / 1.7± Acre  
      Engineer / Surveyor: Rowe Engineering and Surveying, Inc.

   b. **PA-000882-2019 (Planning Approval) (Holdover)**  
      West Mobile Masonic Temple Subdivision  
      Planning Approval to allow a 150’ monopole cell tower to include a 10’ lightning rod  
      on top in a B-1, Buffer Business District.

3. **4350, 4354, 4356, 4358, 4360, 4362, 4364, 4366 and 4376 Old Shell Road**  
(North side of Old Shell Road, 390’± West of Dilston Lane extending to the East side of  
North McGregor Avenue, 480’± North of Old Shell Road).  
Council District 7

   a. **SUB-000878-2019 (Subdivision)**  
      Springhill Village Subdivision  
      Number of Lots / Acres: 2 Lots / 10.9± Acres  
      Engineer / Surveyor: Byrd Surveying, Inc.

   b. **PUD-000881-2019 (Planned Unit Development)**  
      Springhill Village Subdivision  
      Planned Unit Development Approval to amend a previously approved Planned Unit  
      Development to allow multiple buildings on a single building site, shared access and  
      parking and reduced front-yard setbacks to accommodate to new businesses.

**NEW SUBDIVISION APPLICATIONS:**

4. **412 South Broad Street**  
(Northwest corner of South Broad Street and Elmira Street).  
Council District 2  
**SUB-000898-2019**  
Broad-Elmira Subdivision, Resubdivision of Lot 1  
Number of Lots / Acres: 1 Lot / 1.0 ± Acre  
Engineer / Surveyor: McCrory & Williams, Inc.
5. **162 & 164 North Ann Street**  
(East side of North Ann Street, 135'± South of State Street).  
Council District 2  
**SUB-000901-2019**  
**Quincy Davis Subdivision**  
**Number of Lots / Acres:** 1 Lot / 0.2 ± Acre  
**Engineer / Surveyor:** Byrd Surveying, Inc

**NEW PLANNING APPROVAL APPLICATIONS:**

6. **1503 & 1529 Wolf Ridge Road**  
(West side of Wolf Ridge Road, 490’± North of Moffett Road).  
Council District 1  
**PA-000905-2019**  
**Heritage Gardens**  
Planning Approval to allow (4) four 20’ x 60’ mausoleums in an R-1, Single-Family Residential District.

**NEW REZONING APPLICATIONS:**

7. **3809 Moffett Road**  
(West side of Moffett Road, 70’± North of Stimpson Lane).  
Council District 7  
**ZON-000899-2019**  
**Donna Dukes**  
Rezoning from B-1, Buffer Business District, to B-3, Community Business District.

**NEW GROUP APPLICATIONS:**

8. **South side of Halls Mill Road, 425’± West of Rochelle Street.**  
Council District 4

   a. **SUB-000903-2019 (Subdivision)**  
      **Persons Development Subdivision**  
      **Number of Lots / Acres:** 1 Lot / 0.9± Acre  
      **Engineer / Surveyor:** Rowe Engineering and Surveying, Inc.

   b. **SUB-SW-000904-2019 (Sidewalk Waiver)**  
      **Paul Persons, Jr.**  
      Request to waive construction of a sidewalk along Halls Mill Road.
9. **6050 & 6086 Whitebark Drive**  
(North side of Girby Road, 125’± East of Bristlecone Drive [private street], extending to the East terminus of Whitebark Drive).  
Council District 6

   a. **SUB-000894-2019 (Subdivision)**  
      **Longleaf Gates Subdivision, Phase Two**  
      **Number of Lots / Acres:** 42 Lots / 42.2± Acres  
      **Engineer / Surveyor:** Dewberry (Jason N. Estes)

   b. **PUD-000895-2019 (Planned Unit Development)**  
      **Longleaf Gates Subdivision, Phase Two**  
      Planned Unit Development to allow a private street subdivision.

   c. **ZON-000900-2019 (Rezoning)**  
      **Dewberry**  
      Rezoning from R-2, Two-Family Residence District, R-3, Multiple-Family District, and B-2, Neighborhood Business District, to R-2, Two-Family Residence District.

10. **1 Cyanamid Road**  
(North terminus of Cyanamid Road [private street], extending to the South side of Hog Bayou).  
Council District 2

   a. **PUD-000897-2019 (Planned Unit Development)**  
      **Kemira Chemicals, Inc.**  
      Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site.

   b. **PA-000896-2019 (Planning Approval)**  
      **Kemira Chemicals, Inc.**  
      Planning Approval to allow the expansion of an existing chemical plant at which hazardous materials or substances are used or produced.

**OTHER BUSINESS:**