MOBILE CITY PLANNING COMMISSION AGENDA

DECEMBER 21, 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

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-feet 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: