MOBILE CITY PLANNING COMMISSION AGENDA

JANUARY 4, 2018 - 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. **2007 Nicholas Lane**  
   (Southwest corner of Nicholas Lane and Dauphin Island Parkway).  
   Council District 3  
   SUB-000274-2017  
   **Fulton Road Baptist Church Subdivision, Resubdivision of Lot 2**  
   Number of Lots / Acres: 3 Lots / 0.9± Acre  
   Engineer / Surveyor: Speaks and Associates Consulting Engineers, Inc.
2. **8977 Ingleside Avenue**  
(Northeast corner of Ingleside Avenue and Sixteenth Street).  

County  
SUB-000315-2017  
Clark, Jr. Subdivision  
Number of Lots / Acres: 2 Lots / 1.2± Acres  
Engineer / Surveyor: Rowe Engineering and Surveying, Inc.

3. **APPLICATION WITHDRAWN**  
East side of Old Rangeline Road, 960’± South of Riverview Pointe Drive  

County  
SUB-000308-2017  
Old Rangeline Road Commercial Subdivision  
Number of Lots / Acres: 9 Lots / 20.7± Acres  
Engineer / Surveyor: Speaks & Associates Consulting Engineers, Inc.

4. **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. **SUB-000274-2017 (Subdivision)**  
Longleaf Gates Subdivision, Phase Two  
Number of Lots / Acres: 52 Lots / 42.2± Acres  
Engineer / Surveyor: Dewberry/Preble-Rish

b. **PUD-000324-2017 (Planned Unit Development)**  
Longleaf Gates Subdivision, Phase Two  
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow a private street subdivision.

c. **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.
NEW SUBDIVISION APPLICATIONS:

5. **453 St. Anthony Street**
   (Area bounded by St. Anthony Street, North Hamilton Street, St Louis Street, and North Lawrence Street).
   Council District 2
   SUB-000341-2017
   The Wheeler Building Subdivision
   Number of Lots / Acres: 1 Lot / 1.4± Acres
   Engineer / Surveyor: Wattier Surveying, Inc.

6. **2503, 2505, and 2507 Old Shell Road and 37 Hulbert Street**
   (South side of Old Shell Road, 60’± West of Hulbert Street, extending to the West side of Hulbert Street).
   Council District 1
   SUB-000352-2017
   Clark’s Old Shell Subdivision
   Number of Lots / Acres: 1 Lot / 0.7± Acres
   Engineer / Surveyor: Byrd Surveying, Inc.

NEW REZONING APPLICATIONS:

7. **7080 Airport Boulevard**
   (Northeast corner of Cody Road South and Airport Boulevard).
   Council District 7
   ZON-000342-2017
   Team Holdings, LLC
   Rezoning from B-2, Neighborhood Business District, to B-2, Neighborhood Business District, to remove a condition of approval of previous rezoning.

NEW GROUP APPLICATIONS:

8. **2700 First Avenue**
   (Northwest corner of Main Street and First Avenue, extending to the Southwest corner of Esau Avenue and Main Street.)
   Council District 1
   a. SUB-000344-2017 (Subdivision)
      Ark of Safety Church Subdivision
      Number of Lots / Acres: 1 Lot / 0.79± Acres
Engineer / Surveyor: Polysurveying Engineering – Land Surveying

b. PUD-000345-2017 (Planned Unit Development)
   Ark of Safety Church Subdivision
   Planned Unit Development to allow multiple structures on a single building site and reduced side street side yard setbacks for an existing church in an R-1, Single Family Residential District.

c. PA-000347-2017 (Planning Approval)
   Ark of Safety Church
   Planning Approval to amend a previous Planning Approval to allow expansion of an existing church to consist of three modular buildings in an R-1, Single Family Residential District.

9. 4568 Halls Mill Road
   (North side of Halls Mill Road, 215’± West of Laughlin Drive, extending to the South terminus of Birchwood Drive).
   Council District 4
   a. PUD-000349-2017 (Planned Unit Development)
      Dunnaway Corporation
      Planned Unit Development Approval to amend a condition of a previously approved Planned Unit Development to allow multiple buildings on a single building site for a church school and daycare in an R-1, Single-Family Residential District with shared access and parking between two building sites.

   b. PA-000348-2017 (Planning Approval)
      Dunnaway Corporation
      Planning Approval to amend a condition of a previous Planning Approval to allow a church school and daycare in an R-1, Single- Family Residential District.

OTHER BUSINESS: