



Mobile Planning Commission Results Agenda

August 21, 2025 – 2:00 P.M.

ADMINISTRATIVE

Roll Call

x	Mr. John W. “Jay” Stubbs, Jr., Chairman		Mr. Matt Anderson (MD)
x	Mr. Kirk Mattei, Vice Chairman	x	Mr. Nick Amberger (AO)
x	Ms. Jennifer Denson, Secretary	x	Mr. Josh Woods (CC)
	Mr. Harry Brislin, IV	x	Mr. Kenny Nichols (S)
x	Mr. Larry Dorsey	x	Ms. Ellie Edwards (S)
	Mr. Chad Anderson		
(S) Supernumerary (MD) Mayor’s Designee (AO) Administrative Official (CC) City Council Representative			

Staff: Jonathan Ellzey, George Davis, Victoria Burch, Doug Anderson, Stephen Guthrie, Logan Anderson, Bert Hoffman, Shayla Beaco

Adoption of the Agenda: Motion to adopt by Nick Amberger. Second by Kirk Mattei. **Adopted.**

HOLDOVERS

1. ZON-STR-003382-2025

Location: 2316 Hillwood Drive West
Applicant / Agent: Ryan Kozlowski, R&P Investing, LLC
Council District: District 3
Proposal: Conditional Use Permit approval to allow a Short-Term Rental in an R-1, Single-Family Residential Suburban District.

Motion to approve by Nick Amberger. Second by Kenny Nichols. **Approved.**

After discussion the Planning Commission determined the following Findings of Fact to support the request for a Conditional Use Permit:

1. The request is consistent with all applicable requirements of this Chapter, including:
 - (a) Any applicable development standards; and
 - (b) Any applicable use regulations.
2. The request will not impede the orderly development and improvement of surrounding property; and

3. Having considered the applicable factors the request will not adversely affect the health, safety or welfare of persons living or working in the surrounding neighborhood, or be more injurious to property or improvements in the neighborhood.
4. The request will be adequately served by water and sanitary sewer services;
5. The request is not noxious or offensive by reason of emissions, vibration, noise, odor, dust, smoke or gas; and
6. The request shall not be detrimental to or endanger the public health, safety or general welfare.
7. The proposed use will meet the City's and the larger community's best interests and the need, benefit, or public purpose of the proposed request.

As such, the Planning Commission voted to recommend approval of the Conditional Use Permit to City Council, subject to the following conditions:

1. Provision of a revised site plan and any restrictions and/or conditions concerning the use of the property to Planning and Zoning for review prior to recording, and provision of a copy of the recorded site plan and any restrictions and/or conditions concerning the use of the property (hard copy and pdf) to Planning and Zoning; and,
2. Full compliance with all municipal codes and ordinances.

NEW ITEMS

2. SUB-003409-2025

Location: 7435 & 7495 Bowers Lane, and 7410 Old Military Road
Subdivision Name: Kiara's Place Subdivision
Applicant / Agent: Gloria Clemons-White
Council District: District 4
Proposal: Subdivision of 2 lots, 2.47± acres

Motion to approve by Jennifer Denson. Second by Nick Amberger. **Approved.**

After discussion the Planning Commission waived Sections 6.C.3. and 6.C.9. of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

1. Dedication to provide 30 feet from the centerline of both Bowers Lane and Old Military Road;
2. Labeling of the right-of-way widths of both streets on the Final Plat, after any required dedication;
3. Illustration of the 25-foot minimum building setback line along both street frontages as measured from any required right-of-way dedication, and where each lot is at least 60 feet wide;

4. Retention of the lot size labels in both square feet and acres on the Final Plat, adjusted for any required dedication, or the furnishing of a table on the Final Plat providing the same information;
5. Documentation of the relocation of the mobile home on proposed Lot 2 to be entirely on that lot and to meet required setbacks as per the Unified Development Code prior to the Final Plat being signed;
6. Compliance with all Engineering comments noted in the staff report;
7. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in the staff report;
8. Compliance with all Urban Forestry comments noted in the staff report; and,
9. Compliance with all Fire Department comments noted in the staff report.

3. SUB-003421-2025

Location: 710 Downtowner Boulevard
Subdivision Name: Downtown West Subdivision, Unit One, Resubdivision of Lots 3 & 4
Applicant / Agent: Kari Givens, Byrd Surveying, Inc.
Council District: District 5
Proposal: Subdivision of 2 lots, 0.75± acres

Motion to approve by Nick Amberger. Second by Larry Dorsey. **Approved.**

After discussion the Planning Commission waived Section 6.C.9. of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

1. Retention of the right-of-way along Downtowner Boulevard;
2. Revision of the plat to correctly label "Downtowner Boulevard";
3. Retention of the 50-foot minimum building setback line along Downtowner Boulevard for lot A;
4. Retention of the 25-foot minimum building setback line on Lot B as "blocked" at the West terminus of the "pole";
5. Retention of the lot size labels in both square feet and acres on the Final Plat, or the furnishing of a table on the Final Plat providing the same information;
6. Placement of a note on the Final Plat stating that no structures are allowed to encroach into an easement without the permission of the easement holder;
7. Compliance with the Engineering comments noted in the staff report;
8. Placement of a note on the Final Plat stating the Traffic Engineering comments noted in the staff report;
9. Compliance with all Urban Forestry comments noted in the staff report; and
10. Compliance with all Fire Department comments noted in the staff report.

4. SUB-003384-2025

Location: 6098 Riverchase Drive South and the East and West sides of Rabbit Creek Drive, extending $\frac{3}{4}$ ± mile South to Hamilton Boulevard.
Subdivision Name: River Ends Estates Subdivision

Applicant / Agent: Lynn Nolen
Council District: District 4
Proposal: Subdivision of 46 lots, 276.53± acres

Motion to approve by Nick Amberger. Second by Larry Dorsey. **Approved.**

After discussion the Planning Commission waived Sections 6.C.2(a)(1), 6 C.3. and 6.C.9. of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

1. Completion of the vacation process of the portion of Rabbit Creek Drive's right-of-way that will be occupied by Lots 25-29 prior to the signing of the Final Plat;
2. Revision of the plat to provide a name for the new street within the subdivision;
3. Retention of the 60-foot radius cul-de-sacs for Rabbit Creek Drive and the new street on the Final Plat;
4. Development of Rabbit Creek Drive and the new street to City of Mobile standards;
5. Revision of the Final Plat to depict corner radius dedication at the intersection of Rabbit Creek Drive and the new street for Lots 7 and 16;
6. Revision of the Final Plat to either depict an existing 50-foot right-of-way to the centerline of Hamilton Boulevard, or provide dedication equal to such;
7. Revision of the Final Plat to depict the 25-foot front yard setback line along all street frontages, where the lots exceed 60-feet in width;
8. Retention of the lot size labels in both square feet and acres on the Final Plat, adjusted for dedication, or the furnishing of a table on the Final Plat providing the same information;
9. Compliance with all Engineering comments noted in the staff report;
10. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in the staff report;
11. Compliance with all Urban Forestry comments noted in the staff report; and,
12. Compliance with all Fire Department comments noted in the staff report.

5. SUB-SW-003376-2025

Location: Northwest corner of Loyola Lane and Provident Lane
Applicant / Agent: Pam Andrews, St. Paul's Episcopal School
Council District: District 7
Proposal: Request to waive the construction of sidewalks along the West side of Provident Lane and a 315' portion of the North side of Loyola Lane.

Ellie Edwards recused.

Motion to approve by Nick Amberger. Second by Kenny Nichols. **Approved.**

After discussion the Planning Commission approved the Sidewalk Waiver request.

6. MOD-003422-2025

Location: 600, 700 & 800 West I-65 Service Road South
Applicant / Agent: Ken Patel, A&R Development Group, LLC (James F. Watkins, Maynard Nexsen, PC, Agent)
Council District: District 5
Proposal: Major Modification of a previously approved Planned Unit Development allowing shared access and parking between three (3) building sites, to allow construction of a multi-family development with 240 dwelling units in multiple buildings across three (3) building sites with shared access and parking.

Kenny Nichols recused.

Motion to holdover by Nick Amberger. Second by Kirk Mattei. **Heldover until the September 18th meeting.**

At the applicant's request the Planning Commission heldover the application to the September 18th meeting to allow the applicant to provide revisions and additional information to the Planning and Zoning Department for review by 12:00 p.m. on August 27th.

7. MOD-003425-2025

Location: 550 Providence Park Drive East
Applicant / Agent: Providence Park Rehabilitation & Healthcare (David Dichiara, Kadre Engineering, LLC, Agent)
Council District: District 6
Proposal: Major Modification of a previously approved Planned Unit Development amending a previously approved master plan, to allow construction of a healthcare facility with multiple buildings on a single building site.

Motion to approve by Nick Amberger. Second by Larry Dorsey. **Approved.**

After discussion the Planning Commission determined the following Findings of Fact to support modification of the previously approved Planned Unit Development:

- a. The request is consistent with all applicable requirements of this Chapter;
- b. The request is compatible with the character of the surrounding neighborhood;
- c. The request will not impede the orderly development and improvement of surrounding property;
- d. Having considered the applicable factors the request will not adversely affect the health, safety or welfare of persons living or working in the surrounding neighborhood, or be more injurious to property or improvements in the neighborhood;
- e. The request is subject to adequate design standards to provide ingress and egress that minimize traffic hazards and traffic congestion on the public roads;

- f. The request is not noxious or offensive by reason of emissions, vibration, noise, odor, dust, smoke or gas; and
- g. The request shall not be detrimental or endanger the public health, safety or general welfare.
- h. Benefits Consideration. In addition, consideration was given to the City's and the larger community's best interests and the need, benefit, or public purpose of the proposed request.

As such, the Planning Commission voted to recommend approval of the Major Planned Unit Development Modification to the City Council, subject to the following conditions:

1. Revision of the site plan to illustrate the driveway to Cody Road will be paved with either asphalt or concrete;
2. Placement of a note on the site plan stating that the site will fully comply with tree planting and landscape area requirements;
3. Revision of the site plan to provide the number of beds and number of proposed parking spaces;
4. Revision of the site plan to depict any additional parking spaces over the minimum required as having an Alternative Paving Surface, if appropriate;
5. Placement of a note on the site plan stating future development or redevelopment of the property may require approval by the Planning Commission and City Council;
6. Submittal to and approval by Planning and Zoning of the revised Modified Planned Unit site plan prior to their recording in Probate Court, and the provision of copies of the recorded site plans (.pdf) to Planning and Zoning; and,
7. Full compliance with all municipal codes and ordinances.

8. ZON-UDC-003414-2025

Location: 250 Saint Francis Street
Applicant / Agent: Ryan Patel, A&R Development Group, LLC (James F. Watkins, Maynard Nexsen, PC, Agent)
Council District: District 2
Proposal: Amendment to the Downtown Development District Regulating Plan to Rezone the property from T-5.1 to T-5.2.

Kenny Nichols recused.

Motion to approve by Nick Amberger. Second by Larry Dorsey. **Approved.**

After discussion the Planning Commission determined the following criteria prevail to support amending the Downtown Development District Regulating Plan to rezone the property to **T-5.2**:

- A) Consistency. The proposed amendment is consistent with the Comprehensive Plan;
- B) Mistake. There was a mistake or error in the original zoning map; and
- C) Compatibility. The proposed amendment is compatible with:
 - (1) The current development trends, if any, in the vicinity of the subject property;
 - (2) Surrounding land uses;

- (3) Would not adversely impact neighboring properties; or
- (4) Cause a loss in property values.
- D) Health, Safety and General Welfare. The proposed amendment promotes the community's public health, safety, and general welfare.
- E) Capacity. The infrastructure is in place to accommodate the proposed amendment; and,
- F) Benefits Consideration. In addition, consideration was given to the City's and the larger community's best interests and the need, benefit, or public purpose of the proposed request.

As such, the Planning Commission voted to recommend approval of Rezoning the property to **T-5.2** to the City Council, subject to the following condition(s):

- 1. Full compliance with all other municipal codes and ordinances.

9. SUB-003417-2025 & MOD-003418-2025

Location: 4350 Moffet Road
Subdivision Name: Fred Marshall Court Subdivision
Applicant / Agent: Kari Givens, Byrd Surveying, Inc.
Council District: District 1
Proposal: Subdivision of 1 lot, 8.94± acres; and Major Modification of a previously approved Planned Unit Development allowing multiple buildings on a single building site, to allow construction of a multi-family development with 50 dwelling units in multiple buildings on a single building site.

Subdivision: Motion to approve by Nick Amberger. Second by Kenny Nichols. **Approved.**

After discussion the Planning Commission Tentatively Approved the request, subject to the following conditions:

- 1. Placement of a reference on the Final Plat to the recorded deed dedicating Fred Marshall Court for public maintenance (e.g., book and page number, instrument number, etc.);
- 2. Retention of the 50-foot-wide right-of-way along Fred Marshall Court;
- 3. Retention of the lot size label in both square feet and acres, or provision of a table on the Final Plat with the same information;
- 4. Retention of the 25-foot minimum front yard setback line along Fred Marshall Court, in compliance with Section 6.C.8. of the Subdivision Regulations and Article 2 Section 64-2-7.E. of the Unified Development Code;
- 5. Retention of the illustrated 75-foot rear setback line, if the applicant intends to exceed minimum setback requirements, with the understanding that its removal in the future will require re-subdivision of the property;
- 6. Compliance with all Engineering comments noted in the staff report;
- 7. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in the staff report;
- 8. Compliance with all Urban Forestry comments noted in the staff report; and,
- 9. Compliance with all Fire Department comments noted in the staff report.

Modification: Motion to approve by Nick Amberger. Second by Kenny Nichols. **Approved.**

After discussion the Planning Commission determined the following Findings of Fact to support modification of the previously approved Planned Unit Development:

- a. The request is consistent with all applicable requirements of this Chapter;
- b. The request is compatible with the character of the surrounding neighborhood;
- c. The request will not impede the orderly development and improvement of surrounding property;
- d. Having considered the applicable factors the request will not adversely affect the health, safety or welfare of persons living or working in the surrounding neighborhood, or be more injurious to property or improvements in the neighborhood;
- e. The request is subject to adequate design standards to provide ingress and egress that minimize traffic hazards and traffic congestion on the public roads;
- f. The request is not noxious or offensive by reason of emissions, vibration, noise, odor, dust, smoke or gas; and
- g. The request shall not be detrimental or endanger the public health, safety or general welfare.
- h. Benefits Consideration. In addition, consideration was given to the City's and the larger community's best interests and the need, benefit, or public purpose of the proposed request.

As such, the Planning Commission voted to recommend approval of the Major Planned Unit Development Modification to the City Council, subject to the following conditions:

1. Retention of the 25-foot front yard setback along Fred Marshall Court on the Final PUD Site Plan, adjusted for any required dedication resulting from the subdivision request;
2. Retention of the lot size in square feet on the Final PUD Site Plan, adjusted for any required dedication, or provision of a table with this information;
3. Labeling of each building with its size in square feet on the Final PUD Site Plan, or provision of a table with this information;
4. Retention of the illustrated 75-foot rear setback on the Final PUD Site Plan, noting that removal in the future would require re-subdivision;
5. Revision of the Final PUD Site Plan to illustrate compliance with the bicycle parking requirements of Article 3, Section 64-3-12.A.9. of the UDC, including minimum required quantity and location;
6. Revision of the site plan to depict a minimum 24-foot-wide drive aisle to the rear of the community building providing access to a dumpster enclosure, unless the site is reconfigured for one-way circulation requiring only 14-foot-wide aisles;
7. Retention of directional arrows illustrating on-site traffic circulation on the Final PUD Site Plan, updated as necessary to reflect any revisions to drive aisle widths;
8. Retention of a note on the Final PUD Site Plan stating that parking lot lighting will comply with the illumination standards of Section 64-3-9.C. of the UDC;
9. Provision of a note on the Final PUD Site Plan stating that the site will comply with the architectural design feature requirements of Article 3, Section 64-3-6 of the UDC, including at least one element from each applicable design category (Site Frontage, Building Form – Height, Building Form – Wall, Architectural Feature);

10. Provision of a note stating the proposed buildings will not exceed 50 feet in height, in compliance with Article 2, Section 64-2-7.E. of the UDC;
11. Verification and, if necessary, revision of the landscape area calculation (currently listed as 225,415± square feet) on the Final PUD Site Plan to ensure accuracy and consistency with the total site area;
12. Retention of a note on the Final PUD Site Plan stating that the site will comply with the tree planting requirements of Article 3, Section 64-3-7 of the UDC;
13. Retention of the note on the Final PUD Site Plan stating all dumpsters will comply with the enclosure and placement standards of Section 64-3-13.A.4. of the UDC;
14. Provision of a note stating any signage proposed for the site must be reviewed and permitted separately by the Planning and Zoning Department; illuminated signage must be installed by a licensed and bonded contractor and permitted through the Permitting Department;
15. Retention of the note on the Final PUD Site Plan stating that future development or redevelopment of the site may require additional modifications to the PUD, subject to approval by the Planning Commission and City Council;
16. Compliance with all Engineering comments noted in the staff report;
17. Compliance with all Traffic Engineering comments noted in the staff report;
18. Compliance with all Urban Forestry comments noted in the staff report;
19. Compliance with all Fire Department comments noted in the staff report;
20. Submittal to and approval by Planning and Zoning of the revised Modified Planned Unit Development site plan prior to its recording in Probate Court, and the provision of one (1) copy of the recorded site plan (hard copy and pdf) to Planning and Zoning; and,
21. Full compliance with all municipal codes and ordinances.

10.SUB-003399-2025 & MOD-003427-2025

Location: 348 & 360 North McGregor Avenue
Subdivision Name: Mordecai Lane Subdivision
Applicant / Agent: Daryl Russell, Board of Water & Sewer Commissioners of the City of Mobile
Council District: District 7
Proposal: Subdivision of 2 lots, 11.45± acres; and Major Modification of a previously approved Planning Approval allowing construction of a water tower in an R-1, Single-Family Residential Suburban District, to modify lot lines in coordination with the proposed subdivision.

Subdivision: Motion to approve by Nick Amberger. Second by Larry Dorsey. **Approved.**

After discussion the Planning Commission waived Section 8.A.1. of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

1. Revision of the plat to label the right-of-way width of North McGregor Avenue, adjusted for any required dedication;
2. Retention of the right-of-way width of Mordecai Lane on the Final Plat;

3. Revision of the plat to illustrate compliance with the setback standards of Article 13, Table 64-13-4.3. of the Unified Development Code;
4. Retention of the lot size labels on the Final Plat, adjusted for any required dedication, or the furnishing of a table on the Final Plat providing the same information;
5. Submittal to and approval by Planning and Zoning of a revised Planning Approval site plan prior to signing the Final Plat;
6. Compliance with all Engineering comments noted in the staff report;
7. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in the staff report;
8. Compliance with all Urban Forestry comments noted in the staff report; and,
9. Compliance with all Fire Department comments noted in the staff report.

Modification: Motion to approve by Nick Amberger. Second by Larry Dorsey. **Approved.**

After discussion the Planning Commission determined the following Findings of Fact to support modification of the previously approved Planning Approval:

- a. The request is consistent with all applicable requirements of this Chapter;
- b. The request is compatible with the character of the surrounding neighborhood;
- c. The request will not impede the orderly development and improvement of surrounding property;
- d. Having considered the applicable factors the request will not adversely affect the health, safety or welfare of persons living or working in the surrounding neighborhood, or be more injurious to property or improvements in the neighborhood;
- e. The request is subject to adequate design standards to provide ingress and egress that minimize traffic hazards and traffic congestion on the public roads;
- f. The request is not noxious or offensive by reason of emissions, vibration, noise, odor, dust, smoke or gas; and
- g. The request shall not be detrimental or endanger the public health, safety or general welfare.
- h. Benefits Consideration. In addition, consideration was given to the City's and the larger community's best interests and the need, benefit, or public purpose of the proposed request.

As such, the Planning Commission voted to recommend approval of the Major Planning Approval Modification to the City Council, subject to the following conditions:

1. Revision of the site plan to label each lot with its size in both square feet and acres, after any required dedication, or the furnishing of a table on the site plan providing the same information;
2. Revision of the site plan to label the right-of-way width of North McGregor Avenue, adjusted for any required dedication;
3. Retention of the right-of-way width labels of Mordecai Lane on the site plan;
4. Revision of the site plan to illustrate compliance with the setback standards of Article 13, Table 64-13-4.3. of the Unified Development Code;
5. Placement of a note on the revised site plan stating that future development or redevelopment of either of the lots may require additional modifications of the Planning

- Approval to be approved by the Planning Commission and City Council, or possibly a Special Exception approved by the Board of Zoning Adjustment to allow an Intermediate Utility expansion in an R-1 zoning district;
6. Submittal to and approval by Planning and Zoning of a revised Planning Approval site plan prior to signing the Final Plat for the associated subdivision;
 7. Compliance with all Engineering comments noted in the staff report;
 8. Placement of a note on the site plan stating all Traffic Engineering comments noted in the staff report;
 9. Compliance with all Urban Forestry comments noted in the staff report; and,
 10. Compliance with all Fire Department comments noted in the staff report.

11.SUB-003419-2025 & ZON-UDC-003420-2025

Location: 2602, 2610, 2612, 2614, & 2616 Old Shell Road and 105 & 107 Item Avenue

Subdivision Name: Ten Seven Subdivision

Applicant / Agent: Kari Byrd, Byrd Surveying, Inc.

Council District: District 1

Proposal: Subdivision of 1 lot, 3.33± acres; and Rezoning from Single-Family Residential Urban District (R-1) and Neighborhood Business Urban District (B-2), to Neighborhood Business Urban District (B-2).

Subdivision: Motion to approve by Nick Amberger. Second by Larry Dorsey. **Approved.**

After discussion the Planning Commission Tentatively Approved the request, subject to the following conditions:

1. Retention of the right-of-way widths of Old Shell Road and Item Avenue on the Final Plat;
2. Retention of the 20-foot radius corner dedication at the intersection of Old Shell Road and Item Avenue, adjusted for any further dedication if required by City Engineering;
3. Revision of the plat to illustrate a 10-foot minimum building setback line along Old Shell Road and Item Avenue;
4. Retention of the lot size label in both square feet and acres on the Final Plat, or the furnishing of a table on the Final Plat providing the same information;
5. Completion of the Rezoning process to eliminate the potential for split-zoning prior to signing the Final Plat;
6. Compliance with all Engineering comments noted in the staff report;
7. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in the staff report;
8. Compliance with all Urban Forestry comments noted in the staff report; and,
9. Compliance with all Fire Department comments noted in the staff report.

Rezoning: Motion to approve by Nick Amberger. Second by Larry Dorsey. **Approved.**

After discussion the Planning Commission determined the following criteria prevail to support Rezoning of the property to **B-2, Neighborhood Business Urban District**:

- A) Consistency. The proposed amendment is consistent with the Comprehensive Plan;
- B) Compatibility. The proposed amendment is compatible with:
 - (1) The current development trends, if any, in the vicinity of the subject property;
 - (2) Surrounding land uses;
 - (3) Would not adversely impact neighboring properties; or
 - (4) Cause a loss in property values.
- C) Health, Safety and General Welfare. The proposed amendment promotes the community's public health, safety, and general welfare.
- D) Capacity. The infrastructure is in place to accommodate the proposed amendment; and,
- E) Change. Changed or changing conditions in a particular area make an amendment necessary and desirable.
- F) Benefits Consideration. In addition, consideration was given to the City's and the larger community's best interests and the need, benefit, or public purpose of the proposed request.

As such, the Planning Commission voted to recommend approval of Rezoning the property to **B-2, Neighborhood Business Urban District**, to the City Council, subject to the following condition(s):

1. Full compliance with all municipal codes and ordinances.

12.SUB-003240-2025 & ZON-UDC-003426-2025

Location:	7211 & 7221 Cottage Hill Road
Subdivision Name:	Star Light at Cottage Hill Subdivision
Applicant / Agent:	Shabbir Hossain (Vincent D. LaCoste, II, Bethel Engineering, Agent)
Council District:	District 6
Proposal:	Subdivision of 2 lots, 3.88± acres; and Rezoning from Single-Family Residential Suburban District (R-1) to Multi-Family Residential Suburban District (R-3).

Subdivision: Motion to Holdover by Jay Stubbs. Second by Jennifer Denson. **Heldover until the September 18, 2025, meeting.**

After discussion the Planning Commission heldover the request until the September 18th meeting, with revisions to be submitted no later than Tuesday, September 2nd, to allow the applicant to address the following:

1. Revise the plat to clearly depict the configuration of both proposed lots;
2. Revise the plat to clearly depict either the minimum existing right-of-way width or a dedicated 100-foot-wide right-of-way, which is greater, along Cottage Hill Road;

3. Revise the plat to include the area of the second lot in both square feet and acres;
4. If the applicant instead intends to create three (3) legal lots to correspond with the boundaries of the lease parcels, the applicant must submit a revised plat, new mailing labels, and additional fees for the third lot.

Rezoning: Motion to Holdover by Jay Stubbs. Second by Jennifer Denson. **Heldover until the September 18th meeting.**

After discussion the Planning Commission heldover the rezoning request until the September 18, 2025, meeting to allow concurrent consideration with the accompanying subdivision application.

OTHER BUSINESS

SUB-003195-2025

Location: 5789 U.S. Highway 90 West & 5480 Hamilton Boulevard
Subdivision Name: Airgas South Subdivision
Applicant / Agent: Adam J. Metcalfe, Metcalfe & Company, Inc.
Council District: District 4
Proposal: Subdivision of 2 lots, 15.1± acres

The applicant is requesting to revise the language of Condition #2 in the Letter of Decision. The original condition reads:

“Placement of a note on the Final Plat stating that at such a time as Fore Road is developed, it will be required to be developed to City Standards, per Section 9.D. of the Subdivision Regulations.”

The applicant proposes the following revised wording:

*“Placement of a note on the Final Plat stating that at such a time as Fore Road is developed **as a road**, it will be required to be developed to City Standards, per Section 9.D. of the Subdivision Regulations.”*

Motion to approve by Jay Stubbs. Second by Kenny Nichols. **Approved.**

After discussion the Planning Commission waived Sections 6.B.9., 8.A.1., and 8.A.3. of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

1. Revision of the plat to depict the distance from the subject site to the centerline of Hamilton Boulevard;
2. Placement of a note on the Final Plat stating that at such a time as Fore Road is developed **as a road**, it will be required to be developed to City Standards, per Section 9.D. of the Subdivision Regulations;

3. Retention of the lot size label in both square feet and acres on the Final Plat;
4. Revision of the plat to depict the 25-foot front yard minimum building setback along both street frontages;
5. Placement of a note on the Final Plat stating that no structures are allowed in any easements without the permission of the easement holder
6. Compliance with all Engineering comments noted in the staff report;
7. Placement of a note on the Final Plat stating the Traffic Engineering comments noted in the staff report;
8. Compliance with all Urban Forestry comments noted in the staff report; and
9. Compliance with all Fire Department comments noted in the staff report.

SUB-003381-2025

Location: 7210 Fourteenth Street
Subdivision Name: J and C Subdivision
Applicant / Agent: Kari Givens, Byrd Surveying, Inc.
Council District: District 7
Proposal: Subdivision of 1 lot, 0.46± acres

The applicant is requesting to remove Condition #2 in the Letter of Decision. The original condition reads:

“Dedication to provide 25 feet from the centerline of Lincoln Boulevard.”

Larry Dorsey recused.

Motion to approve by Nick Amberger. Second by Kenny Nichols. **Approved.**

After discussion the Planning Commission waived Section 6.B.9. of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

1. Retention of dedication to provide 25 feet from the centerline of Fourteenth Street;
2. Labeling of the right-of-way widths of both streets on the Final Plat, after any required dedication;
3. Placement of a note on the Final Plat stating that access to Lincoln Boulevard is denied until such time that it is constructed to City standards;
4. Retention of the 25-foot minimum building setback line along Fourteenth Street, measured from the dedicated right-of-way;
5. Illustration of the 25-foot minimum building setback line along Lincoln Boulevard, measured either from the existing right-of-way or from any required dedication;
6. Retention of the lot size label in both square feet and acres on the Final Plat, adjusted for any required dedication, or inclusion of a table providing the same information;
7. Compliance with all Engineering comments as noted in the staff report;
8. Placement of a note on the Final Plat reflecting all Traffic Engineering comments as noted in the staff report;

9. Compliance with all Urban Forestry comments as noted in the staff report; and
10. Compliance with all Fire Department comments as noted in the staff report.

Public Hearing for the proposed amendment to the Subdivision Regulations:

- Addition of the adopted provisions of the Historic Avenue Overlay

Motion to approve by Jay Stubbs. Second by Kirk Mattei. **Approved.**

Review of Minutes from the following Planning Commission meetings:

- October 5, 2023
- October 19, 2023

- December 7, 2023
- December 21, 2023

Motion to approve by Jennifer Denson. Second by Larry Dorsey. **Approved.**