

**MOBILE CITY PLANNING COMMISSION AGENDA**

**February 15, 2023 - 2:00 P.M.**

**AUDITORIUM, MOBILE GOVERNMENT PLAZA**

**ROLL CALL:**

	Mr. John W. “Jay” Stubbs, Jr. Chairman
	Mr. Allan Cameron, Vice Chairman
	Ms. Jennifer Denson, Secretary
	Mr. Carlos Gant
	Ms. Shirley Sessions
	Mr. Taylor Atchison
	Mr. Matt Anderson, (MD)
	Mr. Nick Amberger (AO)
	Mr. Scott Jones (CC)
	Ms. Susan Carley (S)
	Mr. Kirk Mattei (S)

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

**ADOPTION OF AGENDA:**

**HOLDOVERS:**

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

**Heldover to the  
March 16<sup>th</sup>**

- a. SUB-002272-2022 (Subdivision)  
Griffith Subdivision Addition  
Number of Lots / Acres: 1 Lot/ 0.7± Acres  
Engineer / Surveyor: Byrd Surveying

**meeting**

PLANNING COMMISSION

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- b. PUD-002274-2022 (Planned Unit Development)**  
**Griffith Shell (1260 & 1272 Gordon Street)**  
Planned Unit Development to allow shared access and parking between two (2) building sites.
- c. ZON-002273-2022 (Rezoning)**  
**Griffith Shell (Gerald Byrd, Agent)**  
Rezoning from B-1, Buffer Business District, and B-2, Neighborhood Business District, to B-2, Neighborhood Business District.

**Held over to the  
March 16<sup>th</sup>  
meeting**

**EXTENSIONS:**

**2. 4251 Bit and Spur Road**

(South side of Bit and Spur Road at the South terminus of Horloesther Court East).

Council District 5

**SUB-001890-2021**

**High Pointe Subdivision**

**Number of Lots / Acres:** 12 Lots / 2.7± Acres

**Engineer / Surveyor:** Cowles, Murphy, Glover & Associates

**NEW SUBDIVISION APPLICATIONS:**

**3. 156 Cosgrove Drive**

(Southeast corner of Cosgrove Drive and Norden Drive South).

Council District 7

**SUB-002372-2023**

**Hilltop Subdivision, First Addition to, Resubdivision of Lot 1, Block "A"**

**Number of Lots / Acres:** 1 Lot / 0.3 ± Acre

**Engineer / Surveyor:** Wattier Surveying

**4. 3836 Gordon John Drive**

(North side of Gordon John Drive, 450'± West of Lees Lane).

Council District 4

**SUB-002352-2023**

**S & L Industrial Park Subdivision, Phase One Resubdivision of Lots 3, 4, and 5**

**Number of Lots / Acres:** 1 Lot / 1.8 ± Acre

**Engineer / Surveyor:** Speaks & Associates

**NEW SIDEWALK WAIVER APPLICATIONS:**

5. **1521 & 1525 Azalea Road and 4071 Halls Mill Road**  
(North side of Azalea Road, 242'± East of Halls Mill Road).  
Council District 4  
**SUB-SW-002357-2023**  
**Lila J. Lasecki**  
Request to waive sidewalk along Azalea Road.

**GROUP APPLICATIONS:**

6. **4570, 4580, and 4590 Shipyard Road**  
(West side of Shipyard Road, 413'± North of Higgins Road).  
Council District 4
- a. **SUB-002354-2023 (Subdivision)**  
**3T's Trucking Container Subdivision**  
**Number of Lots / Acres:** 1 Lot / 7.9± Acres  
**Engineer / Surveyor:** Ford Engineering Services, PLLC
- b. **ZON-002342-2022 (Rezoning)**  
**Ford Engineering Services, PLLC (Joel Ford, Agent)**  
Rezoning from B-3, Community Business District, and B-5, Office-Distribution District,  
to B-5, Office-Distribution District
7. **401 Water Street**  
(Southwest corner of Water Street and Beauregard Street).  
Council District 2
- a. **SUB-002370-2023 (Subdivision)**  
**GDH Adams Subdivision**  
**Number of Lots / Acres:** 1 Lot / 14.8± Acres  
**Engineer / Surveyor:** Lawler and Company
- b. **ZON-002371-2023 (Amendment to Regulating Plan)**  
**Maynard Cooper & Gale**  
Amendment to the Downtown Development District Regulating Plan to rezone the  
properties from T-4 and SD-Special District to SD-WH.
- c. **Text amendment to Amend Appendix A. Section 10.B.7. Transparency**  
The purpose of the text amendment is to modify Appendix A. Section 10.B.7.(b).  
Transparency from:

“All building Facades along public frontages shall have a minimum of twenty (20) percent transparency measured on each floor. Higher percentages are required for some frontage types as stipulated in Appendix A Section 10 C below.”

to

“*Except for buildings located in a SD-WH district fronting Beauregard Street between Saint Joseph Street, North Water Street and North Lawrence Street* all building Facades along public frontages shall have a minimum of twenty (20) percent transparency measured on each floor. Higher percentages are required for some frontage types as stipulated in Appendix A Section 10 C below.”

**8. 650 Michigan Avenue**

(Southwest corner of Michigan Avenue and Tennessee Street, extending to the Northwest corner of Michigan Avenue and Douglas Street).

Council District 2

**a. SUB-002365-2023 (Subdivision)**

**Alabama Power Company Michigan Avenue Subdivision**

**Number of Lots / Acres:** 1 Lot / 23.9± Acres

**Engineer / Surveyor:** John Farrior Crenshaw

**b. ZON-002364-2023 (Rezoning)**

**William Erwin Barrett**

Rezoning from R-1, Single-Family Residential District, R-3, Multiple-Family Residential District, and I-1, Light Industry District to I-1, Light Industry District.

**9. 6815 Cary Hamilton Road**

(North side of Cary Hamilton Road at the North terminus of Peary Road).

Council District 4

**a. SUB-002376-2023 (Subdivision)**

**Theodore Distribution Complex Subdivision**

**Number of Lots / Acres:** 1 Lot / 30.8 ± Acres

**Engineer / Surveyor:** Lawler and Company

**b. ZON-002377-2023 (Rezoning)**

**Adam J. Metcalfe**

Rezoning from R-A, Residential Agricultural District to I-1, Light Industry District.

**10. Northwest corner of Rangeline Service Road and Demetropolis Road**

Council District 4

**a. SUB-002362-2023 (Subdivision)**

**Rangeline Crossing, Phase Five Subdivision**

**Number of Lots / Acres:** 1 Lot / 2.7± Acres

**Engineer / Surveyor:** Byrd Surveying

**b. PUD-002363-2023 (Planned Unit Development)**

**Rangeline Crossing, Phase Five**

Planned Unit Development to amend a previously approved Planned Unit Development to allow shared access between multiple building sites.

**11. 4101 Wimbledon Drive**

(North and South sides of Wimbledon Drive West, 200'± West of Turnin Lane, extending to the East and South sides of Country Club Road, and the North side of Airport Boulevard, ¼ mile± West of South McGregor Avenue).

Council District 5

**a. PUD-002373-2023 (Planned Unit Development)**

**Country Club of Mobile**

Planned Unit Development to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site to include construction of pickleball courts and reduced setbacks.

**b. PA-002374-2023 (Planning Approval)**

**Country Club of Mobile**

Planning Approval to amend a previously approved Planning Approval at a private club to include the construction of pickleball courts.