



# Mobile Planning Commission Results Agenda

## July 20, 2023 – 2:00 P.M.

### ADMINISTRATIVE

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#### Roll Call

|  |   |   |                           |
|--|---|---|---------------------------|
| x  | Mr. John W. “Jay” Stubbs, Jr., Chairman       | x | Mr. Chad Anderson         |
|  |   | x | Mr. Matt Anderson (MD)    |
| x  | Ms. Jennifer Denson, Secretary – arrived late | x | Mr. Nick Amberger (AO)    |
| x  | Mr. Kirk Mattei                               |   | Mr. William Carroll (CC)  |
| x  | Ms. Shirley Sessions                          |   | Mr. Harry Brislin, IV (S) |
| x  | Mr. Larry Dorsey                              | x | Mr. Kenny Nichols (S)     |
| (S) Supernumerary      (MD) Mayor’s Designee      (AO) Administrative Official      (CC) City Council Representative |   |   |                           |

**Staff:** Moynur Rahman, George Davis, Victoria Burch, Doug Anderson, Margaret Pappas, Logan Anderson, Bert Hoffman, Shayla Beaco

**Adoption of the Agenda:** Motion by Shirley Sessions. Second by Matt Anderson. **Adopted.**

### HOLDOVERS

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#### 1. SUB-002526-2023 & SUB-SW-002532-2023

**Location:** 1951 Pleasant Avenue  
**Subdivision Name:** Boltz Lane Subdivision, Resubdivision of Lot 3  
**Applicant / Agent:** Charlie McNichol, Mobile County Communications District / J. Casey Pipes / Keri Coumanis, Helmsing Leach  
**Council District:** District 1  
**Proposal:** Subdivision of 2 lots, 4.9± acres, and to create two (2) legal lots of records from one (1) existing legal lot of record; and Waiver of a sidewalk along Rondo Road (private).

Kirk Mattei recused.

**Subdivision:** Motion to approve by Matt Anderson. Second by Nick Amberger. Approved.

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

1. Revision of the plat to depict the existing right-of-way width from the front property line to the centerline along both Pleasant Avenue and Rondo Road;
2. Retention of the lot sizes in both square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
3. Depiction of the 5' minimum setback along all rights-of-way;
4. Waiver of Section 6.C.1. of the Subdivision Regulations for proposed Lot 3A;
5. Waiver of Section 6.B.12. of the Subdivision Regulations for proposed Lot 1;
6. Relabel lots as "Lot 1" and "Lot 2";
7. Retention of all easements, and placement of a note on the Final Plat stating that no construction is to be permitted in any easement without the easement holder's permission;
8. Placement of a note on the Final Plat stating that Lot 1 is prohibited access to Lake Drive;
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.

**Sidewalk Waiver:** Motion to approve by Matt Anderson. Second by Nick Amberger. **Approved.**

## NEW ITEMS

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### 2. SUB-002558-2023

**Location:** 524 & 550 Western Drive  
**Subdivision Name:** Western Drive Commercial Park Subdivision, Resubdivision of Lots 1 & 2  
**Applicant / Agent:** Judge Mixon, Bethesda Christian Center, Inc.  
**Council District:** District 1  
**Proposal:** Subdivision of 1 lot, 2.4± acres

Motion to approve by Nick Amberger. Second by Matt Anderson. **Approved.**

After discussion, the Planning Commission waived Section 6.C.(b).3. of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

1. Retention of the 50-foot right-of-way width along Western Drive as depicted on the preliminary plat;
2. Revision of the plat to remove the reservation of right-of-way notation;
3. Retention of the lot size in both square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
4. Retention of setbacks as illustrated on the preliminary plat;
5. Placement of a note on the Final Plat stating that no structure shall be constructed in any easement without 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 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-002496-2023

**Location:** 2451 Staples Road & 4020 Perch Point Drive  
**Subdivision Name:** West Yacht Basin Subdivision  
**Applicant / Agent:** Mike West  
**Council District:** District 3  
**Proposal:** Subdivision of 2 lots, 8.3± acres

Motion to approve by Matt Anderson. Second by Nick Amberger. **Approved.**

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

1. Retention of the right-of-way width of Staples Road and Perch Point Drive on the Final Plat;
2. Retention of the 25-foot minimum building setback line along Staples Road and Perch Point Drive on the Final Plat;
3. Retention of the lot size labels in both square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
4. Placement of a note on the Final Plat stating that no structures shall be constructed or placed within any easement without permission of the easement holder;
5. Compliance with all Engineering comments noted in the staff report;
6. Placement of a note on the Final Plat stating the Traffic Engineering comments noted in the staff report;
7. Compliance with all Urban Forestry comments noted in the staff report; and,
8. Compliance with all Fire Department comments noted in the staff report.

### 4. SUB-002498-2023

**Location:** 3905 Lloyd Station Road  
**Subdivision Name:** MoCoLink Subdivision  
**Applicant / Agent:** Mobile County Commission / Jay Ross, Agent  
**Council District:** District 4  
**Proposal:** Subdivision of 2 lots, 33.9± acres

Motion to approve by Nick Amberger. Second by Matt Anderson. **Approved.**

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

1. Revision of the plat to label Lipscombs Landing on the Final Plat;

2. Revision of the plat to provide the current right-of-way width of Lipscombs Landing on the Final Plat;
3. Retention of the right-of-way width of Lloyds Station Road on the Final Plat;
4. Dedication of a corner radius at the Southwest corner of Lot 2 (25' minimum or as approved by the City Engineer and Traffic Engineer);
5. Revision of the plat to illustrate a 25-foot minimum building setback line along all street frontages, as measured from any required frontage dedication;
6. Retention of the lot size labels in both square feet and acres, revised for any required dedication, or the furnishing of a table on the Final Plat providing the same information;
7. Placement of a note on the Final Plat stating that no structure may be constructed or placed within any easement without the permission of the easement holder;
8. Compliance with all Engineering comments noted in the staff report;
9. Placement of a note on the Final Plat stating the Traffic Engineering comments noted in the staff report;
10. Compliance with all Urban Forestry comments noted in the staff report; and,
11. Compliance with all Fire Department comments noted in the staff report.

## 5. SUB-002566-2023

**Location:** 4459 Government Boulevard  
**Subdivision Name:** Lee's Subdivision, Resubdivision of Lot 1  
**Applicant / Agent:** James Devery, Jr. & Becky Devery  
**Council District:** District 4  
**Proposal:** Subdivision of 2 lots, 3.1± acres

Motion to approve by Matt Anderson. Second by Shirley Sessions. **Approved.**

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

1. Retention of all right-of-way widths as depicted on the preliminary plat;
2. Retention of the lot sizes in both square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
3. Revision of the plat to illustrate access to Lot 1 via an improved public right-of-way or shared access easement;
4. Retention of setbacks as illustrated on the preliminary plat;
5. Compliance with all Engineering comments noted in the staff report;
6. Placement of a note on the Final Plat stating the Traffic Engineering comments noted in the staff report;
7. Compliance with all Urban Forestry comments noted in the staff report; and,
8. Compliance with all Fire Department comments noted in the staff report.

## 6. SUB-SW-002555-2023

**Location:** 7600 Mitsubishi Lane  
**Applicant / Agent:** Chart, Inc.  
**Council District:** District 4  
**Proposal:** Request to waive the construction of a sidewalk along Mitsubishi Lane.

Motion to approve by Nick Amberger. Second by Kirk Mattei. **Approved.**

## 7. SUB-SW-002564-2023

**Location:** 50 Charleston Street  
**Applicant / Agent:** Patrick Garstecki or Gary Cowles, Cowles, Murphy, Glover & Associates  
**Council District:** District 2  
**Proposal:** Request to waive construction of sidewalks along South Royal Street and Charleston Street.

Motion to approve by Kirk Mattei. Second by Shirley Sessions. **Approved.**

## 8. MOD-002556-2023

**Location:** 350, 400, 530, & 660 Dunlap Drive  
**Subdivision Name:** Pinto Island Industrial Park Subdivision  
**Applicant / Agent:** Joey Nunnally, Austal USA  
**Council District:** District 2  
**Proposal:** Modification of a previously approved Planned Unit Development to allow the construction of four (4) ship assembly bays for an existing shipyard in an I-2, Heavy Industry District.

Kirk Mattei recused.

Motion to approve by Matt Anderson. Second by Shirley Sessions. **Approved.**

After discussion, the Planning Commission determined that the following criteria prevail to support the Major Planned Unit Development (PUD) Modification request:

- 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. 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:
  - a. In making this determination, the Planning Commission and City Council shall consider the location, type and height of buildings or structures, the type and extent of landscaping

and screening, lighting, hours of operation or any other conditions that mitigate the impacts of the proposed development; and  
b. Includes adequate public facilities and utilities;

- E. The request will 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;
- G. The request shall not be detrimental or endanger the public health, safety or general welfare; and
- H. Benefits Consideration. The request will be in the City's and the larger community's best interests.

Based on the above criteria , the Planning Commission voted to recommend Approval of the Major PUD Modification to the City Council, subject to the following conditions:

1. Full compliance with the UDC, including but not limited to the provision of adequate parking with required safety aisles, landscaping and tree plantings, surfacing and bicycle parking;
2. Obtaining of the required height variances from the Board of Zoning Adjustment;
3. Compliance with all Engineering comments noted in the staff report;
4. Placement of a note on the Final Plat stating the Traffic Engineering comments noted in the staff report;
5. Compliance with all Urban Forestry comments noted in the staff report;
6. Compliance with all Fire Department comments noted in the staff report;
7. 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 provision of a copy of the recorded site plan (hard copy and pdf) to Planning; and,
8. Full compliance with all municipal codes and ordinances.

## 9. ZON-UDC-002563-2023

**Location:** 2258 Airport Boulevard & 267 Seminole Street  
**Applicant / Agent:** Paul Stewart, Stewart Surveying, Inc.  
**Council District:** District 1  
**Proposal:** Rezoning from Single-Family Residential Urban District (R-1) and Neighborhood Business Urban District (B-2), to Neighborhood Business Urban District (B-2).

Motion to approve by Matt Anderson. Second by Larry Dorsey. **Approved.**

After discussion, the Planning Commission determined that the following criteria prevail to support the rezoning request:

- A) Consistency. Whether the proposed amendment is consistent with the Comprehensive Plan;
- B) Mistake. For a Rezoning, whether there was a mistake or error in the original zoning map; and
- C) Compatibility. Whether the proposed amendment is compatible with:
  - o The current development trends, if any, in the vicinity of the subject property;

- Surrounding land uses;
  - Would adversely impact neighboring properties; or
  - Cause a loss in property values.
- D) Health, Safety and General Welfare. Whether the proposed amendment promotes the community’s public health, safety, and general welfare.
- E) Capacity. Whether the infrastructure is in place to accommodate the proposed amendment; and,
- F) Change. Whether changed or changing conditions in a particular area make an amendment necessary and desirable.
- G) Benefits Consideration. In addition, consideration should also be 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 rezoning request to the City Council, subject to the following conditions:

1. Completion of the Subdivision process;
2. Compliance with all Engineering, Traffic Engineering, Urban Forestry, and Fire Department comments noted in this staff report; and,
3. Full compliance with all municipal codes and ordinances.

## 10.ZON-CUP-002562-2023

**Location:** 611 Shannon Street  
**Applicant / Agent:** Natasha Pleasant  
**Council District:** District 5  
**Proposal:** Conditional Use Permit approval to allow a home-based child daycare for 7-12 children in an R-1, Single-Family Residential Suburban District.

This application was administratively heldover to the August 17, 2023 Planning Commission meeting.

## 11.SUB-002538-2023 & MOD-002570-2023

**Location:** 2609 Cameron Street  
**Subdivision Name:** EBM Midtown Subdivision, Resubdivision of Lot A  
**Applicant / Agent:** Kari Givens, Byrd Surveying  
**Council District:** District 1  
**Proposal:** Subdivision of 2 lots, 2.2± acres; and, Modification of a previously approved Planned Unit Development to be consistent with the proposed subdivision.

Motion to approve together the Subdivision and the Modification request by Nick Amberger. Second by Matt Anderson. **Approved.**

**Subdivision:** After discussion, the Planning Commission Tentatively Approved the request,

subject to the following conditions:

1. Retention of the lot size labels in both square feet and acres, or provision of a table on the Final Plat with the same information;
2. Retention of the right-of-way widths for each abutting street, as depicted on the preliminary plat;
3. Retention of the 25-foot corner radius at the intersection of Cameron Street and Alexander Street;
4. Retention of at least a 10-foot minimum building setback line along Cameron Street and Alexander Street, as required by Section 64-2-13.E. of the Unified Development Code;
5. Revision of the plat to illustrate the existing garage with carport addition;
6. Placement of a note on the Final Plat stating the subdivision is denied direct access to Alexander Street;
7. Compliance with all 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.

**Major PUD Modification:** After discussion, the Planning Commission determined that the following criteria prevail to support the Major Planned Unit Development (PUD) Modification request:

- 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. 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:
  - a. In making this determination, the Planning Commission and City Council shall consider the location, type and height of buildings or structures, the type and extent of landscaping and screening, lighting, hours of operation or any other conditions that mitigate the impacts of the proposed development; and
  - b. Includes adequate public facilities and utilities;
- E. The request will 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;
- G. The request shall not be detrimental or endanger the public health, safety or general welfare; and
- H. Benefits Consideration. The request will be in the City's and the larger community's best interests.



Based on the above criteria, the Planning Commission voted to recommend Approval of the Major PUD Modification to the City Council, subject to the following conditions:

1. Provision of a note on a recorded site plan stating future development or development of the site may require additional modification of the PUD to be approved by the Planning Commission and City Council;
2. Retention of at least the 10-foot minimum building setback line along Cameron Street and Alexander Street, as required by Section 64-2-13.E. of the Unified Development Code;
3. Revision of the site plan to illustrate the existing garage with carport addition;
4. Revision of the site plan to illustrate compliance with the conditions of approval for rezoning ordinance 64-044 (adopted June 18, 2002 by the Mobile City Council), or provision of a note on the recorded site plan stating the site must comply with the rezoning conditions;
5. Placement of a note on the recorded site plan stating the subdivision is denied direct access to Alexander Street;
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;
9. Compliance with all Fire Department comments noted in the staff report;
10. 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 provision of a copy of the recorded site plan (hard copy and pdf) to Planning and Zoning; and,
11. Full compliance with all municipal codes and ordinances.

## 12.SUB-SW-002553-2023 & MOD-002552-2023

**Location:** 3220 Airport Boulevard  
**Subdivision Name:** Springdale Mall Subdivision  
**Applicant / Agent:** Basin Engineering & Surveying  
**Council District:** District 5  
**Proposal:** Request to waive the construction of a sidewalk along Airport Boulevard; and, Modification of a previously approved Planned Unit Development to allow the construction of a drive-thru coffee shop for an existing mixed-use commercial development in a B-3, Community Business Suburban District.

**Sidewalk Waiver:** Motion to deny by Matt Anderson. Second by Nick Amberger. **Denied.**

**Major PUD Modification:** Motion to approve by Shirley Sessions. Second by Kirk Mattei. **Approved.**

After discussion, the Planning Commission determined that the following criteria prevail to support the Major Planned Unit Development (PUD) Modification request:

- 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. 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:
  - a. In making this determination, the Planning Commission and City Council shall consider the location, type and height of buildings or structures, the type and extent of landscaping and screening, lighting, hours of operation or any other conditions that mitigate the impacts of the proposed development; and
  - b. Includes adequate public facilities and utilities;
- E. The request will 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;
- G. The request shall not be detrimental or endanger the public health, safety or general welfare; and
- H. Benefits Consideration. The request will be in the City's and the larger community's best interests.

Based on the above criteria, the Planning Commission voted to recommend Approval of the Major PUD Modification to the City Council, subject to the following conditions:

1. Provision of the required parking calculations on a revised site plan;
2. Provision of a photometric plan at the time of permitting illustrating parking lot lighting will comply with the illumination standards of Section 64-3-9.C, and provision of a note on the site plan stating that the site will comply with Section 64-3-9.C of the UDC;
3. Revision of the site plan to illustrate compliance with the bicycle parking standards of Section 64-3-12.A.9;
4. Revision of the site plan to illustrate compliance with the off-street facilities standards of Section 64-3-12.B;
5. Revision of the site plan to illustrate compliance with the on-site pedestrian safety standards of Section 64-3-3;
6. Provision of a revised tree and landscape plan at the time of permitting illustrating compliance with the City Council's decision, or in compliance with Section 64-3-7;
7. Provision of a note on the site plan stating any dumpster placed on the property must meet the enclosure and placement standards of Section 64-3-13.A.4. of the UDC;
8. Revision of the site plan to correct the label for the water and sewer easement;
9. Provision of a note on the site plan stating no structures shall be constructed in any easement without permission from the easement holder;
10. Provision of a note on the site plan stating future development or development of the site may require additional modification of the PUD to be reviewed by the Planning Commission and City Council;
11. Compliance with all Engineering comments noted in the staff report;
12. Placement of a note on the Final Plat stating the Traffic Engineering comments noted in the staff report;

13. Compliance with all Urban Forestry comments noted in the staff report;
14. Compliance with all Fire Department comments noted in the staff report;
15. 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 provision of a copy of the recorded site plan (hard copy and pdf) to Planning and Zoning; and,
16. Full compliance with all municipal codes and ordinances.

### 13.MOD-002559-2023 & MOD-002560-2023

|                           |   |
|---------------------------|---|
| <b>Location:</b>          | 65 North Mobile Street  |
| <b>Subdivision Name:</b>  | UMS-Wright  |
| <b>Applicant / Agent:</b> | Tommy Akridge, UMS-Wright Corporation / McCrory & Williams, Inc.,<br>Agent  |
| <b>Council District:</b>  | District 1  |
| <b>Proposal:</b>          | Modification of a previously approved Planned Unit Development to allow the construction of a building addition, practice field, and a 21-space parking lot for an existing private school in an R-1, Single-Family Residential Suburban District; and, Modification of a previously approved Planning Approval to allow the construction of a building addition, practice field, and a 21-space parking lot for an existing private school in an R-1, Single-Family Residential Suburban District. |

**Major PUD Modification:** Motion to approve by Shirley Sessions. Second by Nick Amberger. **Approved.**

After discussion, the Planning Commission determined that the following criteria prevail to support the Major PUD Modification request:

- 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. 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:
  - a. In making this determination, the Planning Commission and City Council shall consider the location, type and height of buildings or structures, the type and extent of landscaping and screening, lighting, hours of operation or any other conditions that mitigate the impacts of the proposed development; and
  - b. Includes adequate public facilities and utilities;
- E. The request will 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;

- G. The request shall not be detrimental or endanger the public health, safety or general welfare; and
- H. Benefits Consideration. The request will be in the City's and the larger community's best interests.

Based on the above criteria, the Planning Commission voted to recommend Approval of the Major PUD Modification to the City Council, subject to the following conditions:

1. Relocate the proposed guard shack out of the 25-foot front setback along Mobile Street or approval by Traffic Engineering;
2. Revision of the "Parking Requirements" table to state that the parking ratio for the high school is one (1) parking spaces per three (3) students;
3. Provision of parking lot lighting compliant with Article 3, 64-3-9.C.;
4. Revision of note 13 to remove the word "frontage";
5. 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 provision of a copy of the recorded site plan (hard copy and pdf) to Planning and Zoning; and,
6. Full compliance with all municipal codes and ordinances.

**Major Planning Approval Modification:** Motion to approve by Matt Anderson. Second by Shirley Sessions. **Approved.**

After discussion, the Planning Commission determined that the following criteria prevail to support the Major Planning Approval Modification request:

- 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. 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:
  - a. In making this determination, the Planning Commission and City Council shall consider the location, type and height of buildings or structures, the type and extent of landscaping and screening, lighting, hours of operation or any other conditions that mitigate the impacts of the proposed development; and
  - b. Includes adequate public facilities and utilities;
- E. The request will 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;
- G. The request shall not be detrimental or endanger the public health, safety or general welfare; and
- H. Benefits Consideration. The request will be in the City's and the larger community's best interests.

Based on the above criteria, the Planning Commission voted to recommend Approval of the Major Planning Approval Modification to the City Council, subject to the following conditions:

1. Relocate the proposed guard shack out of the 25-foot front setback along Mobile Street or approval by Traffic Engineering;
2. Revision of the "Parking Requirements" table to state that the parking ratio for the high school is one (1) parking spaces per three (3) students;
3. Provision of parking lot lighting compliant with Article 3, 64-3-9.C.;
4. Revision of note 13 to remove the word "frontage";
5. 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 provision of a copy of the recorded site plan (hard copy and pdf) to Planning and Zoning; and,
6. Full compliance with all municipal codes and ordinances.

## OTHER BUSINESS

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### Election of Officers

Nick Amberger motioned to nominate Jay Stubbs, Jr. as Chairman of the Planning Commission. Second by Jennifer Denson. **Approved.**

Jay Stubbs, Jr. motioned to nominate Kirk Mattei as Vice Chairman of the Planning Commission. Second by Matt Anderson. **Approved.**

Matt Anderson motioned to nominate Jennifer Denson as Secretary of the Planning Commission. Second by Nick Amberger. **Approved.**

### Filing Deadline / Meeting Date Schedule

Motion to approve by Jay Stubbs, Jr. with the Commission to consider the schedule for the first three (3) months schedule for 2024 at the Commission's November 16, 2023 meeting. Second by Matt Anderson. **Approved.**