

Due to the COVID-19 pandemic, we are encouraging the public to email the Planning Commission staff with any questions. The staff may be reached at planning@cityofmobile.org or at 251-208-5895. Meetings are live streamed at <https://www.youtube.com/channel/UCdLrEwf3ewSNmCNm21fvfNg>

MOBILE CITY PLANNING COMMISSION AGENDA

AUGUST 19, 2021 - 2:00 P.M.

Meeting to be online.

ROLL CALL:

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

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

ADOPTION OF THE AGENDA:

HOLDOVERS:

- 1. 5001 Rangeline Crossing Drive**
(Northwest corner of Halls Mill Road and Rangeline Crossing Drive).
Council District 4
PUD-001643-2021
Kimley-Horn and Associates

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Planned Unit Development approval to amend a previously approved Planned Unit Development to allow shared access between multiple building sites in a private street subdivision.

EXTENSIONS:

2. **871 South Washington Avenue & 759 and 763 Pillans Avenue**
(East side of South Washington Avenue, 135'± South of Pillans Avenue, extending to the South side of Pillans Avenue, 137'± East of South Washington Avenue).
Council District 3
SUB-001304-2020
Washington Pillans Subdivision
Number of Lots / Acres: 1 Lot / 1.9± Acres
Engineer / Surveyor: Polysurveying Engineering – Land Surveying

3. **5456 and 5468 Cottage Hill Road**
(North side of Cottage Hill Road, at the North terminus of Able Court).
Council District 4
SUB-001309-2020
Knodel Subdivision, Resubdivision of Lots 1-3
Number of Lots / Acres: 2 Lots / 1.5± Acres
Engineer / Surveyor: Polysurveying Engineering – Land Surveying

NEW SUBDIVISION APPLICATIONS:

4. **6595 Red Maple Drive**
(Southeast corner of Red Maple Drive and Magnolia Grande Drive).
Council District 7
SUB-001714-2021
Haifa Estates Subdivision
Number of Lots / Acres: 1 Lot / 0.7± Acre
Engineer / Surveyor: Erdman Surveying LLC

5. **3725 Halls Mill Road**
(Northwest corner of I-65 and I-10).
Council District 4
SUB-001715-2021
Lees Lane Subdivision, Phase Two
Number of Lots / Acres: 1 Lot / 61.4± Acres
Engineer / Surveyor: Wattier Surveying, Inc.

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6. 7068, 7070, and 7084 Smith Street

(West side of Smith Street, 50'± South of the West terminus of Stegall Street).

Council District 4

SUB-001718-2021

Jasper Johnson Subdivision

Number of Lots / Acres: 2 Lots / 2.2± Acres

Engineer / Surveyor: Byrd Surveying, Inc.

NEW PLANNING APPROVAL APPLICATIONS:

7. 2662 Fillingim Street

(North side of Fillingim Street, 100'± West of Mobile Street).

Council District 1

PA-001677-2021

Blood Covenant Evangelistic Church Ministries Inc.

Planning Approval to allow a church in an R-1, Single-Family Residential District.

8. 213 Conti Street

(South side of Conti Street, 56'± East of South Joachim Street).

Council District 2

PA-001711-2021

Steve Stone

Planning Approval to allow an occupancy load of more than 100 persons for a bar in a T-5.2 Sub-District of the Downtown Development District.

9. 265 and 267 Dauphin Street

(South side of Dauphin Street, 43'± East of South Jackson Street).

Council District 2

PA-001720-2021

Box Owt, LLC (Artious Walker, Agent)

Planning Approval to allow an occupancy load of more than 100 persons for a food court and event space in a T-5.2 Sub-District of the Downtown Development District.

NEW REZONING APPLICATIONS:

10. South side of Overlook Road, 745'± East of the Illinois Central Gulf Railroad right-of-way.

Council District 7

ZON-001721-2021

Salt Line Development, LLC

Rezoning from R-1, Single-Family Residential District, to R-3, Multi-Family Residential District.

GROUP APPLICATIONS:

11. East side of Hillcrest Road, 326'± South of Old Shell Road.

Council District 6

a. SUB-001713-2021 (Subdivision)

Zoghby Subdivision

Number of Lots / Acres: 1 Lot / 0.9± Acre

Engineer / Surveyor: McFadden Engineering

b. ZON-001693-2021 (Rezoning)

McFadden Engineering (Brad Newton, Agent)

Rezoning from B-2, Neighborhood Business District, to R-1, Single-Family Residential District.

OTHER BUSINESS: