

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.cityofmobile.org/government/city-council/livestream/>

or

<https://www.youtube.com/channel/UCdLrEwf3ewSNmCNm21fVfNg/live>

MOBILE CITY PLANNING COMMISSION AGENDA

OCTOBER 1, 2020 - 2:00 P.M.

Meeting to be livestreamed

ROLL CALL:

	Mr. Carlos Gant, <i>Chairman</i>
	Ms. Libba Latham (PJ), <i>Vice Chairman</i>
	Ms. Jennifer Denson, <i>Secretary</i>
	Mr. Cart Blackwell
	Ms. Shirley Sessions
	Mr. Allan Cameron
	Mr. Taylor Atchison
	Mr. Matt Anderson, (MD)
	Mr. Nick Amberger (AO)
	Ms. Bess Rich (CC)
	Mr. Don Hembree (PJ)
	Mr. John W. "Jay" Stubbs, Jr. (S)

(S) Supernumerary (MD) Mayor's Designee (AO) Administrative Official

(CC) City Council Representative (PJ) Planning Jurisdiction

ADOPTION OF THE AGENDA:

APPROVAL OF MINUTES:

CASES FROM THE SEPTEMBER 17th AGENDA:

1. **450 St. Emanuel Street**
(Area bounded by St. Emanuel Street, Palmetto Street, South Conception Street, Savannah Street, Charleston Street and Royal Street).
Council District 2
SUB-000965-2019
Mobile County Jail Subdivision
Number of Lots / Acres: 1 Lot / 14.6 ± Acres
Engineer / Surveyor: Wattier Surveying, Inc.

2. **5000 Rangeline Crossing Drive**
(Southeast corner of Halls Mill Road and Rangeline Crossing Drive [private drive]).
Council District 4
 - a. **SUB-001353-2020**
Resubdivision of Lot 2, Rangeline Crossing Subdivision III
Number of Lots / Acres: 1 Lot / 1.7± Acres
Engineer / Surveyor: Wattier Surveying, Inc.

 - b. **PUD-001350-2020**
Resubdivision of Lot 2, Rangeline Crossing Subdivision III
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow shared access between multiple lots.

3. **1171 Elmira Street**
(South side of Elmira Street, 170'± East of Rapier Avenue).
Council District 2
SUB-001367-2020
Ruach Subdivision
Number of Lots / Acres: 2 Lots / 0.3± Acres
Engineer / Surveyor: Smith Clark and Associates

4. **3050 Old Shell Road**
(Northwest corner of Old Shell Road and Columbia Street).
Council District 1
SUB-001371-2020
Waldrop Subdivision
Number of Lots / Acres: 2 Lots / 0.4± Acres
Engineer / Surveyor: Gerald A. Smith

5. **950 Texas Street**
(Northwest corner of Texas Street and Marine Street).
Council District 2
SUB-001383-2020
Texas-Marine Subdivision
Number of Lots / Acres: 1 Lot / 0.1± Acres
Engineer / Surveyor: Byrd Surveying

6. **(Southeast corner of Conception Street Road and New Bay Bridge Road).**
Council District 2
SUB-SW-001369-2020
Gulf Coast Trucks (Clark Geer Latham and Associates, Agent)
Request to waive construction of a sidewalk along Conception Street Road and New Bay Bridge Road.

7. **3651 Government Boulevard**
(South side of Government Boulevard, 200'± East of the South terminus of Lakeside Drive, adjacent to the west side of Montlimar Creek).
Council District 4
PUD-001366-2020
White-Spinner Realty (Matt White, Agent)
Planned Unit Development approval to allow shared access between building sites.

8. **1503 & 1529 Wolf Ridge Road**
(West side of Wolf Ridge Road, 490'± North of Moffett Road).
Council District 1
PA-001368-2020
David Shumer
Planning Approval to amend a previously approved Planning Approval allowing mausoleums in an R-1, Single-Family Residential District.

9. **158 Michigan Avenue** **WITHDRAWN BY APPLICANT**
(West side of Michigan Avenue, 136'± South of Government Street).
Council District 2
ZON-001370-2020
David Murphy
Rezoning from B-2, Neighborhood Business District to B-3, Community Business District.

NEW SUBDIVISION APPLICATIONS:

10. **3624 Longview Lane**
(Northwest corner of Longview Lane and Dogwood Lane).
Council District 7
SUB-001382-2020
Huff Place Subdivision, Resubdivision of Lot 1
Number of Lots / Acres: 1 Lot / 0.3± Acres
Engineer / Surveyor: Byrd Surveying, Inc.

11. **34 South Reed and 1704 McGill Avenue**
(West side of South Reed Avenue, 55'± North of McGill Avenue; and North side of McGill Avenue, 93'± West of South Reed Avenue).
Council District 2
SUB-001384-2020
McGill - Reed Subdivision
Number of Lots / Acres: 2 Lots / 0.3± Acres
Engineer / Surveyor: Byrd Surveying, Inc.

12. **108 & 110 Furr Street**
(East side of Furr Street, 185'± North of Old Shell Road).
Council District 1
SUB-001378-2020
Furr Street Partners Subdivision
Number of Lots / Acres: 1 Lot / 0.4± Acres
Engineer / Surveyor: Byrd Surveying, Inc.

13. **146 Hyland Avenue**
(Southeast corner of Hyland Avenue and Spring Hill Avenue).
Council District 1
SUB-001381-2020
Covenant Annex Subdivision
Number of Lots / Acres: 1 Lot / 0.4± Acres
Engineer / Surveyor: Rowe Engineering and Surveying

14. **3521 Irene Street and 412 Avalon Street**
(South side of Irene Street, 141'± East of Avalon Street; and East side of Avalon Street, 85'± South of Irene Street).
Council District 7
SUB-001375-2020
Hale Kids Subdivision
Number of Lots / Acres: 2 Lots / 0.6± Acres
Engineer / Surveyor: Erdman Surveying, LLC

15. **1907 West I-65 Service Road North**
(West side of West I-65 Service Road North, 200'± North of Brookdale Drive South).
Council District 1
SUB-001391-2020
Brookdale Industrial Park Subdivision, Unit 1, Resubdivision of and Addition to Lots 13 & 15
Number of Lots / Acres: 1 Lot / 1.7± Acres
Engineer / Surveyor: Byrd Surveying, Inc.
16. **6480 & 6485 Dockside Drive**
(North terminus of Dockside Drive).
Council District 4
SUB-001386-2020
Rangeline Hamilton Commercial Park Subdivision, Resubdivision of Lots 6 & 7
Number of Lots / Acres: 1 Lot / 3.9± Acres
Engineer / Surveyor: Byrd Surveying, Inc.

GROUP APPLICATIONS:

17. **916 Church Street**
(Northeast corner of Church Street and Marine Street).
Council District 2
- a. **SUB-001372-2020 (Subdivision)**
Hank Rearden Subdivision
Number of Lots / Acres: 1 Lot / 0.7± Acres
Engineer / Surveyor: Byrd Surveying, Inc.
- b. **PUD-001307-2020 (Planned Unit Development) (HOLDOVER)**
916 Church Street
Planned Unit Development approval to allow multiple buildings on a single building site along with off-site parking.
18. **(North side of Coca Cola Road, 2/10± mile East of U.S. Highway 90 West and extending to the South Side of Wiley Orr Road).**
Council District 4
- a. **SUB-001389-2020**
Gardenia Gardens RV Resort Subdivision
Number of Lots / Acres: 1 Lot / 12.3± Acres
Engineer / Surveyor: Rowe Engineering & Surveying

b. PA-001390-2020

Gardenia Gardens RV Resort Subdivision

Planning Approval to amend a previously approved Planning Approval to allow a recreational vehicle park in a B-3, Community Business District.

OTHER BUSINESS: