

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](mailto:planning@cityofmobile.org) or at 251-208-5895. Meetings are live streamed at <https://www.youtube.com/channel/UCdLrEwf3ewSNmCNm21fvfNg>

**MOBILE CITY PLANNING COMMISSION AGENDA**

**MARCH 4, 2021 - 2:00 P.M.**

**Meeting to be online.**

**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:**

**NEW SUBDIVISION APPLICATIONS:**

1. **210 Houston Street and 1802 Old Government Street**  
(Northwest corner of Old Government Street and Houston Street).  
Council District 2  
**SUB-001511-2021**  
**Wells Place Subdivision, Resubdivision of Lots 1 & 2**  
**Number of Lots / Acres:** 2 Lots / 0.6± Acre  
**Engineer / Surveyor:** Smith Clark & Associates

**NEW PLANNED UNIT DEVELOPMENT APPLICATIONS**

**2. 4464, 4474, 4480 and 4490 Halls Mill Road**

(North side of Halls Mill Road at the Northern terminus of Laughlin Drive).

Council District 4

**PUD-001512-2021**

**Persons Development & Construction Services, LLC**

Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on multiple building sites with shared access between multiple building sites and reduced landscaping requirements.

**NEW PLANNING APPROVAL APPLICATIONS**

**3. 755 Monroe Street**

(Southeast corner of Monroe Street and South Bayou Street).

Council District 2

**PA-001500-2021**

**Rata Investments LLC**

Planning Approval to allow a bar with an occupancy load of over 100 people in a T5.1 Sub-District of the Downtown Development District.

**GROUP APPLICATIONS:**

**4. 3968 Wimbledon Park**

(North side of Wimbledon Park, 460'± West of South McGregor Avenue).

Council District 5

**a. SUB-001505-2021 (Subdivision)**

**Wimbledon Park Subdivision, Resubdivision of Lot 20**

**Number of Lots / Acres:** 1 Lot / 0.1± Acre

**Engineer / Surveyor:** Speaks & Associates

**b. PUD-001501-2021 (Planned Unit Development)**

**Wimbledon Park Subdivision, Resubdivision of Lot 20**

Planned Unit Development Approval to amend a previously approved Planned Unit Development Approval to allow reduced setbacks and increased site coverage.

5. **3905 Dauphin Street and 220 and 226 South McGregor Avenue**  
(Southeast corner of South McGregor Avenue and Dauphin Street).  
Council District 5

**All applications Heldover until the April 1, 2021 meeting**

- a. **SUB-001509-2021 (Subdivision)**  
**Feeder Springs Subdivision**  
**Number of Lots / Acres:** 1 Lot / 10.8± Acres  
**Engineer / Surveyor:** Wattier Surveying, Inc.
- b. **PUD-001506-2021 (Planned Unit Development)**  
**Feeder Springs Senior Living**  
Planned Unit Development Approval to allow multiple buildings on a single building site.
- c. **PA-001507-2021 (Planning Approval)**  
**Feeder Springs Senior Living – Senior Housing Facility**  
Planning Approval to allow a domiciliary care facility and nursing home in an R-3, Multi-Family Residential District.
- d. **ZON-001508-2021 (Rezoning)**  
**Big River Partners (Casey Pipes, Agent)**  
Rezoning from R-1, Single-Family Residential District, to R-3, Multi-Family Residential District.
- e. **SUB-SW-001510-2021 (Sidewalk Waiver) **Withdrawn March 2, 2021****  
**Big River Partners (Casey Pipes, Agent)**  
Request to waive construction of a sidewalk along South McGregor Avenue.
6. **6130 and 6138 Pherin Woods Court**  
(North side of Pherin Woods Court, 90'+ East of West Drive).  
Council District 6

- a. **SUB-001502-2021 (Subdivision)**  
**Pherin Woods Subdivision, Resubdivision of Lots 2A and 4A**  
**Number of Lots / Acres:** 2 Lots / 0.6± Acre  
**Engineer / Surveyor:** Polysurveying Engineering – Land Surveying
- b. **PUD-001527-2021 (Planned Unit Development)**  
**Pherin Woods Subdivision, Resubdivision of Lots 2A and 4A**  
Planned Unit Development Approval to amend a previously approved Planned Unit Development Approval to allow reduced setbacks in a single-family residential subdivision.

**PLANNING COMMISSION**

**March 4, 2021**

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**OTHER BUSINESS:**

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