

**MOBILE CITY PLANNING COMMISSION MINUTES**  
**MEETING OF APRIL 4, 2002 - 2:00 P.M.**  
**AUDITORIUM, MOBILE GOVERNMENT PLAZA**

**Members Present**

Robert Frost, Chairman  
Victor McSwain, Secretary  
Victoria L. Rivizzigno  
Ann Deakle  
John Vallas  
Terry Plauche

**Members Absent**

Wendell Quimby, Vice-Chair  
Clinton Johnson  
Norman Hill (S)  
James Laier (S)

**Staff Present**

Christopher Boone, Deputy Director  
Land Use Administration  
Richard L. Olsen, Planner II  
Jennifer Henley, Secretary II

**Others Present**

John Lawler, Assistant City Attorney  
Ron Jackson, Urban Forestry  
Fred Brown, Traffic Engineering  
Margaret Swindle, City Engineering  
Rudy Hertz, Long Range Planning  
Pat Stewart, County Engineering

Mr. Frost stated the number of members present constituted a quorum and called the meeting to order.

The notation *motion carried unanimously* indicates a consensus, with the exception of the Chairman who does not participate in voting unless otherwise noted.

**APPROVAL OF MINUTES:**

A motion was made by Mr. McSwain and seconded by Dr. Rivizzigno to approve the minutes of the February 21, and March 7, 2002, meetings as submitted. The motion carried unanimously.

**HOLDOVERS:**

**Case #ZON2002-00562**

**Dave Guess**

1515 South University Boulevard (East side of University Boulevard, 560'± South of Boulevard Executive Park).

The request for a change in zoning from B-2, Neighborhood Business, to B-3, Community Business, for light distribution of medical equipment was considered.

The site plan illustrates the existing structure and parking lot.

Mr. Vallas recused himself from the discussion and vote regarding this matter.

Mr. Dave Guess, applicant, was present and concurred with the staff recommendations.

There was no one present in opposition.

A motion was made by Mr. McSwain and seconded by Ms. Deakle to recommend the approval of this change in zoning to the City Council subject to the following conditions:

- (1) limited to the existing curb cuts;
- (2) the site be brought into compliance, or as close to compliance as practicable, with the landscaping and tree planting requirements, to be coordinated with Urban Forestry and Land Use Administration; and
- (3) compliance with all municipal codes and ordinances.

Mr. Vallas recused. The motion carried.

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**Case #SUB2002-00044**

**Oak Forest Subdivision, Revised**

East side of Dawes Road, 450'± North of Iron Gate Way.

133 Lots / 42.0± Acres

This application was heldover prior to the meeting.

**EXTENSIONS:**

**Case #SUB2001-00029 (Subdivision)**

**The Bluffs of Cypress Creek Subdivision**

West side of Shipyard Road, extending West along the North side of proposed Cypress Business Park Drive.

40 Lots / 50.0± Acres

Request for a one-year extension of previous approval.

A motion was made by Dr. Rivizzigno and seconded by Mr. McSwain to approve a one-year extension of previous approval for this subdivision.

The motion carried unanimously.

**GROUP APPLICATIONS:**

**Case #ZON2002-00679**

**Africatown Community Mobilization Project, Inc.**

West side of Bay Bridge Road Cut-Off, 115'± North of Chin Street, extending West to the Southern Railroad right-of-way.

The request for a change in zoning from R-2, Two-Family Residential, to B-3, Community Business, for an outdoor flea market was considered.

The plan illustrates the proposed building and parking.

(Also see Case #ZON2002-00683 - **Africatown Community Mobilization Project, Inc.** – Below)

Mr. Byrd of Byrd Surveying, Inc., was representing the applicant and asked that these applications be heldover until the meeting of April 18, 2002. He said that they were in the process of trying to establish the number of required parking spaces. He commented that they were planning a masonry wall along the residential property. They were going to revise their site plan and submit it to the staff before the next meeting.

Mr. Boone asked that the revised plan be turned in as soon as possible so the staff would have time to review it.

There was a gentleman present in opposition, but he wished to reserve his comments until the next meeting.

In discussion, a motion was made by Mr. Frost and seconded by Mr. Plauche to holdover this application until the meeting of April 18, 2002, to the give the applicant time to submit a revised site plan.

Mr. McSwain inquired how many parking spaces would be required.

Mr. Boone said that the staff was investigating this.

The question was called. The motion carried unanimously.

**Case #ZON2002-00683**

**Africatown Community Mobilization Project, Inc.**

West side of Bay Bridge Road Cut-Off, 115'± North of Chin Street, extending West to the Southern Railroad right-of-way.

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The request for Planning Approval to allow an outdoor flea market in a B-3, Community Business district (rezoning pending) was considered.

The plan illustrates the proposed building and parking.

(For discussion see Case #ZON2002-00679 - **Africatown Community Mobilization Project, Inc.** – Above)

A motion was made by Mr. Frost and seconded by Mr. Plauche to holdover this application until the meeting of April 18, 2002, to the give the applicant time to submit a revised site plan.

The motion carried unanimously.

**Case #ZON2002-00678**  
**Christ United Methodist Church, Phase I**

6101 Grelot Road (Southeast corner of Grelot Road and Hillcrest Road).

The request for Planning Approval for Phase I of development of a previously approved Planning Approval for the expansion of an existing church in an R-3, Multi-Family Residential district was considered.

The plan illustrates the existing buildings and parking, along with the proposed buildings an parking.

(Also see Case #ZON00677 - **Christ United Methodist Church, Phase I** – Below)

Mr. Plauche recused himself from the discussion and vote regarding this matter.

The applicant was present and concurred with the staff recommendations.

There was no one present in opposition.

A motion was made by Mr. Frost and seconded by Dr. Rivizzigno to approve this plan subject to the following conditions:

- (1) submission of rezoning and subdivision applications, as required by the Master Plan approval, prior to or in conjunction with applications for the next phase of development;
- (2) curb cuts to be in compliance with the cuts shown and approved on the Master Plan, exact size and location to be approved by the Traffic Engineering Department;
- (3) full compliance with landscaping and trees for each section of this phase;
- (4) provision of sidewalks for each section of this phase which has or is in proximity to street frontage;
- (5) provision of the required buffer where the site abuts residential properties; and
- (6) full compliance with all municipal codes and ordinances.

Mr. Plauche recused. The motion carried.

**Case #ZON2002-00677**  
**Christ United Methodist Church, Phase I**

6101 Grelot Road (Southeast corner of Grelot Road and Hillcrest Road).

The request for Planned Unit Development Approval to allow Phase I of development of a previously approved Planned Unit Development to allow multiple buildings on multiple building sites with shared parking and access between sites was considered.

The plan illustrates the existing buildings and parking, along with the proposed buildings an parking.

(For discussion see Case #ZON00678 - **Christ United Methodist Church, Phase I** – Above)

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Mr. Plauche recused himself from the discussion and vote regarding this matter.

A motion was made by Mr. Frost and seconded by Dr. Rivizzigno to approve this plan subject to the following conditions:

- (1) submission of rezoning and subdivision applications, as required by the Master Plan approval, prior to or in conjunction with applications for the next phase of development;
- (2) curb cuts to be in compliance with the cuts shown and approved on the Master Plan, exact size and location to be approved by the Traffic Engineering Department;
- (3) full compliance with landscaping and trees for each section of this phase;
- (4) provision of sidewalks for each section of this phase which has or is in proximity to street frontage;
- (5) provision of the required buffer where the site abuts residential properties; and
- (6) full compliance with all municipal codes and ordinances.

Mr. Plauche recused. The motion carried.

**Case #ZON2002-00662**

**Jerry Stewart**

North side of Halls Mill Road, 650'± West of the North terminus of Riviere du Chien Road.

The request for a change in zoning from R-1, Single-Family Residential, to B-3, Community Business, for offices and light warehousing was considered.

The plan illustrates the proposed building and parking.

(Also see Case #ZON2002-00663 – **Jerry Stewart** – Below; and Case #SUB2002-00047 – **Stewart Subdivision** – Below)

Mr. Frank Dagley of Frank A. Dagley & Associates, Inc., was representing the applicant and concurred with the staff recommendations.

There was no one present in opposition.

A motion was made by Mr. McSwain and seconded by Mr. Plauche to recommend that the entire parcel (Stewart Subdivision) be rezoned to B-3, subject to the following conditions:

- (1) dedication of sufficient right-of-way to provide 35' from centerline;
- (2) each lot be limited to one curb cut, size and location to be approved by the Traffic Engineering Department;
- (3) provision of buffering where the site abuts residential property; and
- (4) full compliance with all municipal codes and ordinances.

The motion carried unanimously.

**Case #ZON2002-00663**

**Jerry Stewart**

North side of Halls Mill Road, 900'± West of the North terminus of Riviere du Chien Road.

The request for a change in zoning from R-1, Single-Family Residential, to B-3, Community Business, for offices and light warehousing was considered.

The plan illustrates the proposed building and parking.

(For discussion see Case #ZON2002-00662 – **Jerry Stewart** – Above; also see Case #SUB2002-00047 – **Stewart Subdivision** – Below)

**April 4, 2002**

A motion was made by Mr. McSwain and seconded by Mr. Plauche to recommended that the entire parcel (Stewart Subdivision) be rezoned to B-3, subject to the following conditions:

- (1) dedication of sufficient right-of-way to provide 35' from centerline;
- (2) each lot be limited to one curb cut, size and location to be approved by the Traffic Engineering Department;
- (3) provision of buffering where the site abuts residential property; and
- (4) full compliance with all municipal codes and ordinances.

The motion carried unanimously.

**Case #SUB2002-00047**

**Stewart Subdivision**

North side of Halls Mill Road, 650'± West of the North terminus of Riviere du Chien Road.

3 Lots / 3.3+ Acres

(For discussion see Case #ZON2002-00662 – **Jerry Stewart** – Above; also see Case #ZON2002-00663 – **Jerry Stewart** – Above)

A motion was made by Mr. McSwain and seconded by Mr. Plauche to approve this subdivision subject to the following conditions:

- (1) dedication of sufficient right-of-way to provide 35' from centerline;
- (2) placement of a note on the final plat stating that each lot is limited to one curb cut, size and location to be approved by the Traffic Engineering Department; and
- (3) provision of buffering where the site abuts residential property.

The motion carried unanimously.

**Case #ZON2002-00680**

**Storage Partners, LLC (Keith Vaughan, Agent)**

5010 Moffett Road (North side of Moffett Road, 180'± West of Gash Lane, extending to the West side of Gash Lane, 700'± North of Moffett Road).

The request for a change in zoning from B-2, Neighborhood Business, and R-1, Single-Family Residential, to B-3, Community Business, for a mini self-storage facility with outside storage was considered.

The plan illustrates the existing structures and zoning, along with the proposed structures and zoning.

(Also see Case #ZON2002-00682 – **Magnolia Self Storage and Addition to** – Below; and Case #SUB2002-00054 – **Magnolia Self Storage and Addition to Subdivision** - Below)

Mr. Keith Vaughan was representing the applicant as a member of the LLC and concurred with the staff recommendations.

Mr. Frost inquired if there was adequate parking and maneuvering area for RVs, boats and automobiles.

Mr. Vaughan replied yes. He pointed out the area on the map.

Mr. Frost was concerned about noise on the rear of the site when these vehicles were parking. However, Mr. Vaughan had indicated that the parking would be closer to the service road, which would alleviate some of Mr. Frost's concern.

Mr. Vaughan said that they had made provisions to make sure that there was plenty of room for larger vehicles to maneuver.

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There was no one present in opposition.

A motion was made by Ms. Deakle and seconded by Mr. Vallas to recommend the approval of this change in zoning to the City Council subject to the following conditions:

- (1) limited to the accompanying PUD;
- (2) completion of the subdivision process prior to the issuance of any permits;
- (3) the 25' buffer along Gash Lane and 10' buffer along the North property line to remain in their natural vegetative state, with in-fill plantings as necessary, and with an 8' privacy fence along the inside line of the buffer along Gash Lane and along the North property line;
- (4) provision of a 10' buffer strip, to remain in its natural vegetative state, with in-fill plantings as necessary, adjacent to the residential properties along Gash Lane and the provision of an 8' privacy fence along the property lines;
- (5) denial of access to Gash lane; and
- (6) full compliance with all municipal codes and ordinances.

The motion carried unanimously.

**Case #ZON2002-00682**

**Magnolia Self Storage and Addition to**

5010 Moffett Road (North side of Moffett Road, 180'± West of Gash Lane, extending to the West side of Gash Lane, 700'± North of Moffett Road).

The request for Planned Unit Development Approval to allow multiple buildings on a single building site was considered.

The plan illustrates the existing structures and zoning, along with the proposed structures and zoning.

(For discussion see Case #ZON2002-00680 – **Storage Partners, LLC (Keith Vaughan, Agent)** – Above; also see Case #SUB2002-00054 – **Magnolia Self Storage and Addition to Subdivision** – Below)

A motion was made by Ms. Deakle and seconded by Mr. Vallas to approve this plan subject to the following conditions:

- (1) completion of the rezoning and subdivision processes prior to the issuance of any permits;
- (2) the 25' buffer along Gash Lane and 10' buffer along the North property line to remain in their natural vegetative state, with in-fill plantings as necessary, and with an 8' privacy fence along the inside line of the buffer along Gash Lane and along the North property line;
- (3) provision of a 10' buffer strip, to remain in its natural vegetative state, with in-fill plantings as necessary, adjacent to the residential properties along Gash Lane and the provision of an 8' privacy fence along the property lines;
- (4) denial of access to Gash lane;
- (5) the outdoor storage area be surfaced with an approved material, or a variance obtained from the Board of Zoning Adjustment; and
- (6) full compliance with all municipal codes and ordinances.

The motion carried unanimously.

**Case #SUB2002-00054**

**Magnolia Self Storage and Addition to Subdivision**

5010 Moffett Road (North side of Moffett Road, 180'± West of Gash Lane, extending to the West side of Gash Lane, 700'± North of Moffett Road).

1 Lot / 8.0± Acres

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(For discussion see Case #ZON2002-00680 – **Storage Partners, LLC (Keith Vaughan, Agent)** – Above; also see Case #ZON2002-00682 – **Magnolia Self Storage and Addition to** – Above)

A motion was made by Ms. Deakle and seconded by Mr. Vallas to approve this subdivision subject to the following conditions:

- (1) completion of the rezoning process prior to the issuance of any permits; and
- (2) placement of a note on the final plat stating that access to Gash Lane is denied.

The motion carried unanimously.

**NEW PLANNING APPROVAL APPLICATION:**

**Case #ZON2002-00600**

**Jannie Craig House Museum**

1003 Edwards Street (Southwest corner of Edwards Street and Green Street).

The request for Planning Approval to allow a semi-private museum in an R-1, Single-Family Residential district was considered.

The plan illustrates the existing structure and proposed parking.

Mr. Frost inquired about what type of museum this would be.

Mr. Olsen explained that it would be a museum with exhibits regarding the history of this community.

The applicant was present and concurred with the staff recommendations.

There was no one present in opposition.

In discussion, a motion was made by Mr. McSwain to approve this plan subject to the following conditions:

- (1) dedication sufficient to provide 25' from centerline along Edwards Street and Green Street;
- (2) dedication of a 25' radius at the intersection of Edwards Street and Green Street;
- (3) reconfiguration of the access to provide either a 24' drive or a one-way circulation pattern, to be approved by the Traffic Engineering Department;
- (4) the drive(s) and parking facility be paved;
- (5) provision of a 6' wooden privacy fence along the South and West property lines; and
- (6) full compliance with all municipal codes and ordinances.

Dr. Rivizzigno was concerned that the museum would have a gift shop. She felt that a small scale gift shop would be appropriate, but she did not want to see this become a commercial retail site in the future.

Mr. Frost felt that if the activity at the museum were to get out of hand the neighbors would complain and the problem could be investigated.

Mr. Boone said that limited sales would be considered an accessory use to the museum. However, if the City were to determine that it was actually a retail establishment a variance or rezoning would have to be obtained.

Mr. Vallas seconded the motion.

Dr. Rivizzigno was opposed. The motion carried.

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**NEW SUBDIVISION APPLICATIONS:**

**Case #SUB2002-00051**

**Allstar Subdivision**

6781 and 6791 Old Pascagoula Road (South side of Old Pascagoula Road, 875'± East of Sperry Road).

2 Lots / 8.1+ Acres

Mr. Jerry Byrd of Byrd Surveying, Inc., was representing the applicant and stated that there was an existing auto salvage company located on Lot 1 and there was an existing residence on Lot 2. The owner of Lot 2 had agreed to be a part of this subdivision to satisfy the Subdivision Regulations. The owner of the auto salvage business could not get a building permit or a Certificate of Occupancy until this subdivision was approved. The owner was trying to complete a building. The auto salvage company had been in use for some time. He felt that the use was grandfathered. He also felt that a buffer requirement would be cumbersome to them.

There was a gentleman present in opposition. He inquired if a fence would be required around the entire property.

Mr. Frost said that any lot that was developed commercially and adjoined residentially developed property would have to have a buffer. He thought that there would be a fence provided.

The gentleman was concerned about battery acid, oil and gas seeping into the ground from the auto salvage business.

Mr. Frost said that they would be required to meet all environmental regulations. However, this was not in the Commission's purview.

The gentleman inquired if sump pumps would be installed to pump out the water.

Mr. Stewart said that this property was a former dirt pit and the cars on the site were below natural grade. He said that there was a junkyard act that would have to be complied with. This act would apply to such things as proper disposal of chemicals and liquids and fencing. Mr. Stewart commented that the County monitored auto salvage sites very closely.

The gentleman said that his property was adjacent to this site and he had been forced to install his own fence because of grease and oil coming onto his property.

Mr. Frost referred the gentleman to the proper authorities.

Mr. Douglas Hendon of 6801 Old Pascagoula Road was present and stated that his property adjoined the subject site. He was unsure exactly what was planned. He reported that there were junk cars piled-up 2' from Old Pascagoula Road. The Sheriff's Department had been called regarding this site because of the noise.

Mr. Stewart said that the County was in the process of working to address Mr. Hendon's concerns. Mr. Stewart knew there was currently a problem with this site, but it was taking some time because of the required paperwork.

Mr. Frost stated that these issues were not in the Commission's purview.

Mr. Hendon did not think that the use should be considered grandfathered. He commented that this site was not used for auto salvage 30 years ago when he built his home. In fact, Mr. Hendon used to own the subject property.

Mr. Boone said that Mr. Byrd had indicated he thought the use was grandfathered with regard to the buffering issue. However, Mr. Boone stated that this would not necessarily preclude the Commission from requiring the buffering if they wanted to.



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Mr. Frost commented that while some of the issues brought out today were not in the Commission's purview, it was good that people came down and brought up such things because it helped to remind those involved with the project to watch out for certain things they needed to address.

Mr. Hendon commented that this site was originally 10 acres. He kept 2 and he sold 2 to the current property owner. Now the owner was trying to come in and combine those 2 acres with 6 other acres for a total of 8.

Mr. Frost explained that the owners of Lots 1 and 2 were applying together to combine that land.

Ms. Elvera Dobbs was present and inquired if this subdivision would have houses or would it be commercial?

Mr. Frost pointed out that this site was in the County and there was no zoning. The Commission could not restrict the use of the property.

Ms. Dobbs was dismayed by this answer.

Mr. Frost mentioned that Mayor Dow was trying to advocate annexation so there would be some zoning in the County to help avoid these types of problems.

Mr. Hendon inquired what type of buffer would be required.

Mr. Frost said that a 6' wooden privacy fence would be required around the perimeter.

Mr. Byrd said that the area where the old dirt pit was located was approximately 40'-50' lower in grade than the adjacent properties. He felt that this pretty well kept this site out of view. He thought that there was a fence needed adjacent to the residential property.

In discussion, a motion was made by Mr. McSwain and seconded by Dr. Rivizzigno to waive Section V.D.3. of the Subdivision Regulations and approve this subdivision subject to the following conditions:

- (1) placement of a note on the final plat stating that Lots 1 & 2 are limited to one curb cut each to Old Pascagoula Road, with the size, location and design to be approved by County Engineering Department;
- (2) the placement of a note on the final plat stating that any lot that is developed commercially and adjoins residentially developed property shall provide a buffer, in compliance with Section V.A.7, of the Subdivision Regulations; and
- (3) placement of required 25' minimum building setback lines on the final plat.

Ms. Deakle inquired about the buffer.

Mr. Olsen said that the staff had required that with condition #2. He stated that as amended the Subdivision Regulations would allow either a 6' wooden privacy fence or a landscape buffer. He said that the landscape buffer would not be much of an option for this site.

Ms. Deakle inquired if the fence would be required around the entire site.

Mr. Olsen said that it would be required where the site was adjacent to residentially developed property.

The question was called. The motion carried unanimously.

Mr. Byrd inquired if a wooden fence would be required. He explained that there was already a wire fence there of the appropriate height. He suggested that they could put slats in the wire to shut out the view.

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Mr. Boone said that the Regulations did not specify what type of material the fence had to be. He said the staff would visit the site and see whether or not what was existing would be appropriate with some slats.

**Case #SUB2002-00048**

**Angelita Place Subdivision**

70 Macks Street (Northeast corner of Macks Street and Ishee Street).

2 Lots / 0.5+ Acre

The applicant was present and concurred with the staff recommendations.

There was no one present in opposition.

A motion was made by Mr. Plauche and seconded by Dr. Rivizzigno to approve this subdivision subject to the following conditions:

- (1) the dedication of sufficient right-of-way to provide 25' from the centerline of Macks Street;
- (2) the dedication of sufficient right-of-way to provide 25' from the centerline of Ishee Street;
- (3) the placement of a note on the final plat stating that Lot 1 is limited to one curb cut to Macks Street, with location and design to be approved by the Traffic Engineering Department;
- (4) the fence along Ishee Street be removed or the applicant obtain a right-of-way agreement to allow the fence to remain;
- (5) the provision of the twenty-five foot minimum building setback line for all lots on the final plat.

The motion carried unanimously.

**Case #SUB2002-00052**

**Dubroca Tract, Block 4, Resubdivision of and Addition to Lot 18**

2102 Airport Boulevard (North side of Airport Boulevard, 50'± West of Glenwood Street, extending to the West side of Glenwood Street, 100'± North of Airport Boulevard).

1 Lot / 0.4± Acre

Mr. Frank Dagley of Frank A. Dagley & Associates, Inc., was representing the applicant. Mr. Dagley explained that his firm had worked on this project with Polysurveying Engineering – Land Surveying (engineer listed on the agenda). On behalf of the applicant Mr. Dagley asked that the application be withdrawn.

**Case #SUB2002-00053**

**Kahn Subdivision**

152 Monterey Street (West side of Monterey Street, 75'± South of Laurel Street, extending to the South side of Laurel Street, 150'± West of Monterey Street).

2 Lots / 0.6± Acre

Mr. Don Coleman of Rester and Coleman Engineers, Inc., was representing the applicant and concurred with the staff recommendations.

There was no one present in opposition.

A motion was made by Mr. Plauche and seconded by Dr. Rivizzigno to waive Section V.D.2. of the Subdivision Regulations and approve this subdivision subject to the following condition:

- (1) the placement of the twenty-five foot setback line along all street frontages on the final plat.

The motion carried unanimously.

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**Case #SUB2002-00049**

**Plat No. 1, Spectrum Realty Subdivision**

7790 Moffett Road (Northeast corner of Moffett Road and Schillinger Road).

1 Lot / 1.7± Acres

A representative of Pilgreen Engineering, Inc., was present on behalf of the applicants and stated that the applicant understood the need for the required dedication of right-of-way. However, they had signs, flag poles, lighting and parking in the proposed right-of-way. He was unsure how this would be handled.

Mr. Frost thought that usually in situations such as this they would be allowed to continue using the right-of-way until it was actually needed and then whatever was there would have to be removed.

The representative said that the owner of the property was concerned about the price of moving these things out of the right-of-way. He commented that they were doing very little to the site.

Mr. Stewart said that he had met with the applicants and their architect. Mr. Stewart had explained at that time that there were going to be some problems when the right-of-way got dedicated. The applicants were proposing to completely bulldoze the existing building and a new building was to be constructed further back on the property. Mr. Stewart had told them they should not submit the subdivision before they knew exactly where everything was going to go.

The representative said that he had not been involved with this meeting; he had not been brought in until later. He stated that the staff had recommended that they be limited to one curb cut to Schillinger Road. He explained that they had two at this time, but one of them was virtually unusable. He felt that before this was decided on, he wanted to speak to the applicants and let them know what would be required.

Mr. Stewart said that once an area was dedicated it became public right-of-way and they would require them to move everything out of it immediately.

The representative asked that this application be heldover until the next meeting.

There was no one present in opposition.

A motion was made by Mr. Frost and seconded by Mr. Vallas to holdover this application until the meeting of April 18, 2002, at the applicant's request.

The motion carried unanimously.

**Case #SUB2002-00050**

**Spy Glass Place Subdivision**

5647 and 5675 Lundy Road (East side of Lundy Road, 950'± South of Theodore Dawes Road).

4 Lots / 3.1± Acres

The applicant was present and concurred with the staff recommendations.

There was no one present in opposition.

A motion was made by Mr. McSwain and seconded by Dr. Rivizzigno to approve this subdivision.

The motion carried unanimously.

**OTHER BUSINESS:**

**Planning Commission Special Business Meeting**

**April 4, 2002**

Thursday, April 11, 2002 – 10:00 a.m., Mobile Area Chamber of Commerce, McGowin Room

Mr. Frost announced the meeting. He stated that the public was welcome to attend the meeting and listen but they would not be allowed to speak. He referred interested parties to the Urban Development Department for an agenda.

There being no further business, the meeting was adjourned.

**APPROVED:**            May 2, 2002

/s/ Victor McSwain, Secretary

/s/ Robert Frost, Chairman

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