

**MOBILE CITY PLANNING COMMISSION MINUTES**  
**MEETING OF FEBRUARY 20, 2014 - 2:00 P.M.**  
**AUDITORIUM, MOBILE GOVERNMENT PLAZA**

**Members Present**

Terry Plauche, Chairman  
Victoria L. Rivizzigno, Secretary  
John Vallas  
Scott Webster  
James F. Watkins, III  
Don Hembree  
John Williams  
Carlos Gant

**Members Absent**

William G. DeMouy, Jr.  
Roosevelt Turner  
Tracie Lee-Roberson  
Jarrett Wingfield

**Urban Development Staff Present**

Richard L. Olsen,  
Deputy Director of Planning  
Bert Hoffman,  
Planner II  
Carla Davis,  
Planner II  
David Daughenbaugh,  
Urban Forestry Coordinator  
Jessica Watson  
Secretary II

**Others Present**

Doug Anderson,  
Assistant City Attorney  
George Davis,  
City Engineering  
Marybeth Bergin,  
Traffic Engineering  
  
Fire-Rescue Department

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

**ROLL CALL:**

Mr. Plauche stated the number of members present constituted a quorum and called the meeting to order, advising all attending of the policies and procedures pertaining to the Planning Commission.

**HOLDOVERS:**

1. **Case #SUB2013-00071 (Subdivision)**
- (&2 **Grelot Office Park Subdivision**
- &3) North side of Grelot Road, 475'± East of Somerby Drive  
**Number of Lots / Acres:** 1 Lot / 3.0± Acres  
**Engineer / Surveyor:** McCrory & Williams, Inc.  
Council District 6

**The requests were withdrawn by the applicant.**

2. **Case #ZON2013-01613 (Planned Unit Development)**  
(**&1** **Grelot Office Park Subdivision**  
&3) North side of Grelot Road, 475'± East of Somerby Drive. Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow shared access between multiple building sites. Council District 6

**The requests were withdrawn by the applicant.**

3. **Case #ZON2013-01614 (Rezoning)**  
(**&1** **Stratford, LLC**  
&2) North side of Grelot Road, 475'± East of Somerby Drive. Rezoning from LB-2, Limited-Neighborhood Business District, to B-3, Community Business District, to allow a boat and RV storage facility. Council District 6

**The requests were withdrawn by the applicant.**

4. **Case #SUB2013-00143**  
**Dykes Road Farnettes Subdivision, Resubdivision of Lot 5**  
10400 Pierce Creek Road  
(North side of Pierce Creek Road, 1030'± West of Dykes Road South).  
**Number of Lots / Acres:** 2 Lots / 2.6± Acres  
**Engineer / Surveyor:** Polysurveying Engineering – Land Surveying County

The Chair announced the application had been recommended for approval and stated the applicant was agreeable with the recommendations. He added if anyone wished to speak on the matter they should do so at that time.

Hearing no opposition or discussion, a motion was made by Mr. Watkins, with second by Dr. Rivizzigno to waive Section V.D.1. of the Subdivision Regulations and to approve the above referenced matter, subject to the following conditions:

- 1) **retention of 25' minimum building setback line on Final Plat;**
- 2) **retention of the labeling of the lot sizes in square feet and acres on the Final Plat, or a table furnished on the Final Plat providing the same information;**
- 3) **placement of a note on the Final Plat stating each lot is limited to one curb-cut onto Pierce Creek Road, with the size, design, and location be approved by County Engineering and conform to AASHTO standards;**
- 4) **placement of a note on the site plan stating that approval of all applicable Federal, state and local agencies is required for endangered, threatened or otherwise protected species;**

- 5) placement of a note on the Final Plat stating that there shall be no future subdivision of Lot 1;
- 6) placement of a note on the Final Plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.8. of the Subdivision Regulations;
- 7) compliance with Engineering comments: "Must comply with the Mobile County Flood Damage Prevention Ordinance. Development shall be designed to comply with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances prior to the issuance of any permits."; and
- 8) compliance with Fire comments: "All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile."

The motion carried unanimously.

5. **Case #ZON2013-03018**

**Altapointe Health Systems**

5750 and 5800 Southland Drive

(North side of Southland Drive, 615'± West of Knollwood Drive)

Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site.

Council District 6

The Chair announced the application had been recommended for approval and stated the applicant was agreeable with the recommendations. He added if anyone wished to speak on the matter they should do so at that time.

Hearing no opposition or discussion, a motion was made by Dr. Rivizzigno, with second by Mr. Vallas to approve the above referenced matter, subject to the following conditions:

- 1) revision of the proposed office addition to accurately illustrate the expansion footprint and number of stories, subject to staff approval;
- 2) revision of the site plan to depict new access and maneuvering aisles that are 24' wide to accommodate two-way traffic;
- 3) compliance with Section 64-6.a.8. regarding parking lot lighting;
- 4) placement of a note on the PUD site plan stating that the approval of all applicable federal, state and local agencies would be required prior to the issuance of any permits or land

- disturbance activities for wetland and floodplain issues;**
- 5) submittal of two (2) revised site plans, for review and acceptance by staff, prior to requesting any permits;**
  - 6) should the revised site plans significantly alter the circulation and layout of the property, as determined by staff, a new application for Planned Unit Development review will be required; and**
  - 7) full compliance with all other municipal codes and ordinances.**

The motion carried unanimously.

**6. Case #ZON2013-02941 (Sidewalk Waiver)**

**Gulf Equipment Corporation**

5540 Business Parkway

(Northwest corner of Kooiman Road and Business Parkway).

Request to waive construction of a sidewalk along Kooiman Road.

Council District 4

The Chair announced the application had been recommended for denial. He added if anyone wished to speak on the matter they should do so at that time.

Tom Grainger, Sawgrass Consulting, spoke on behalf of the applicant. He stated that the sidewalk would not be constructible in the right-of-way due to drainage features; it would have to go on the applicant's property. The construction would interfere with the oak trees and the roots of the oak trees.

George Davis, City Engineering, stated that he went out to the site with Mr. Grainger and what he is saying is correct, the right-of-way is not a good location for the sidewalk.

Dr. Rivizzigno asked that if it was feasible to connect with the existing sidewalk and just construct part of the sidewalk.

Mr. Davis responded that yes it feasible on the applicant's property.

Hearing no opposition or further discussion, a motion was made by Mr. Williams, with second by Mr. Vallas to approve the request to waive construction along Kooiman Road.

The motion carried unanimously.

**NEW SUBDIVISION APPLICATIONS:**

7. **Case #SUB2014-00003**  
**Bel Air Boulevard Subdivision, Wendco Addition to**  
3113 Airport Boulevard  
(Southwest corner of Airport Boulevard and Bel Air Boulevard).  
**Number of Lots / Acres:** 1 Lot / 0.8± Acre  
**Engineer / Surveyor:** The Coleman Engineering Group of McCrory & Williams, Inc.  
Council District 5

The Chair announced the application had been recommended for approval. He added if anyone wished to speak on the matter they should do so at that time.

Darryl Russell, McCrory & Williams Engineering, stated that the owner would like to withdrawal the request at this time.

Hearing no opposition or further discussion, the application was withdrawn at the applicant's request.

8. **Case #SUB2014-00004**  
**MAC Business Park Subdivision (A private road Subdivision)**  
3265 Hamilton Boulevard  
(South side of Hamilton Boulevard, 0.5± mile East of Rangeline Road).  
**Number of Lots / Acres:** 1 Lot / 6.8± Acres  
**Engineer / Surveyor:** Douglas A. Bryant  
Council District 4

The Chair announced the application had been recommended for holdover and stated the applicant was agreeable with the recommendations. He added if anyone wished to speak on the matter they should do so at that time.

Hearing no opposition or further discussion, a motion was made by Mr. Plauche, with second by Mr. Watkins to hold the matter over until the March 20, 2014 meeting, with revisions due by Thursday, February 27, 2014 to address the following:

- 1) **submission of a 2-lot subdivision application to include both parcels ending in 3.001 and 1.001;**
- 2) **additional lot, labels and postage fees will be required for the additional lot;**
- 3) **depict additional land not included in subdivision as "Future Development";**
- 4) **labeling of lot sizes in square feet and acres or a table furnished providing the same information;**
- 5) **revise plat to depict right-of-way width for Hamilton Boulevard;**

- 6) **revise plat to illustrate a 50' right-of-way from centerline of Hamilton Boulevard;**
- 7) **submission of an application for Planned Unit Development for the proposed private street development by February 27, 2014;**
- 8) **revision to depict a 2009 International Fire Code compliant turn-around; and**
- 9) **justification for the construction of a private street.**

The motion carried unanimously.

9. **Case #SUB2014-00006**  
**Manship Smith Subdivision**

4400 Old Shell Road

(North side of Old Shell Road, 315'± East of North McGregor Avenue).

**Number of Lots / Acres:** 1 Lot / 0.4± Acre

**Engineer / Surveyor:** Polysurveying Engineering – Land Surveying  
Council District 7

The Chair announced the application had been recommended for approval and stated the applicant was agreeable with the recommendations. He added if anyone wished to speak on the matter they should do so at that time.

Hearing no opposition or discussion, a motion was made by Mr. Vallas, with second by Dr. Rivizzigno to approve the above referenced matter, subject to the following conditions:

- 1) **Placement of a note on the final plat stating that the lot is limited to one curb-cut, with any modifications regarding the size, design and location to be approved by Traffic Engineering and to conform with AASHTO standards;**
- 2) **Retention of the 25-foot minimum building setback line on the final plat;**
- 3) **Retention of the lot size in square feet and acres on the final plat;**
- 4) **Compliance with Engineering comments (*The following comments should be addressed prior to acceptance and signature by the City Engineer: A. Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance with the of the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045), latest edition. B. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 23 - # 72) this lot will receive historical credit of impervious area towards stormwater detention requirement per the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045), latest edition. Coordinate amount with City Engineering Department with submittal of the Land*)**

*Disturbance Permit application. C. Add a note to the Plat stating that the approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. D. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. E. Add a note that sidewalk is required to be constructed and/or repaired along the frontage of the parcel at time of development, unless a sidewalk waiver is approved.);*

- 5) **Compliance with Traffic Engineering comments (Site is limited to one curb cut to Old Shell Road, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.);**
- 6) **Compliance with Urban Forestry comments (Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64).);**
- 7) **Compliance with Fire comments (All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.); and**
- 8) **Placement of a note on the plat stating that approval of all applicable Federal, state and local agencies is required for endangered, threatened or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities.**

The motion carried unanimously.

10. **Case #SUB2014-00002**

**Tulsa Park Estates Subdivision, Resubdivision of Lot 4**

West side of Oklahoma Drive, 285'± North of Old Shell Road.

**Number of Lots / Acres:** 2 Lots / 0.7± Acre

**Engineer / Surveyor:** Byrd Surveying, Inc.

Council District 7

The Chair announced the application had been recommended for approval and stated the applicant was agreeable with the recommendations. He added if anyone wished to speak on the matter they should do so at that time.

Hearing no opposition or discussion, a motion was made by Dr. Rivizzigno, with second by Mr. Watkins to waive Section V.D.1. of the Subdivision Regulations and to approve the above referenced matter, subject to the following conditions:

- 1) **retention of 25' minimum building setback line on Final Plat;**
- 2) **retention of the labeling of the lot sizes in square feet and acres on the Final Plat, or a table furnished on the Final Plat providing the**

- same information;
- 3) placement of a note on the Final Plat stating each lot is limited to one curb-cut onto Oklahoma Drive, with the size, design, and location be approved by Traffic Engineering and conform to AASHTO standards;
  - 4) revise plat to depict the labeling of the right-of-way width of Oklahoma Drive;
  - 5) possible revision to Final Plat to depict the dedication of sufficient right-of-way along Oklahoma Dive to provide 30' from centerline;
  - 6) placement of a note on the Final Plat stating that approval of all applicable Federal, state and local agencies is required for endangered, threatened or otherwise protected species;
  - 7) placement of a note on the Final Plat stating that there shall be no future subdivision of Lot A;
  - 8) compliance with Engineering comments: *“The following comments should be addressed prior to acceptance and signature by the City Engineer: A. Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances). B. Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance with the of the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045), latest edition. Storm water detention may be required. C. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 18 - # 75) each lot will receive NO historical credit of impervious area towards stormwater detention requirement per the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045), latest edition. D. Add a note to the SUBDIVISION PLAT stating that each residential lot will be allowed to add the following impervious area to the lot before storm water detention is required to be provided: LOT A – 2,000 sf, LOT B – 2,000 sf. E. Add a note to the Plat stating that the approval of all applicable federal, estate, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. F. Provide and label the monument set or found at each subdivision corner. G. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, City Engineer, and County Engineer. H. Provide the Surveyor’s Certificate and Signature. I. Provide the Surveyor’s, Owner’s (notarized), Planning Commission, and Traffic Engineering signatures. J. Add a note that sidewalk is required to be constructed along the frontage of each lot, or parcel, at time of development, unless a sidewalk waiver is approved.”;*
  - 9) compliance with Traffic Engineering comments: *“Each lot is limited*



- to one curb cut each, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.”;*
- 10) compliance with Urban Forestry comments: *“Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64).”;* and
- 11) compliance with Fire comments: *“All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.”*

The motion carried unanimously.

11. Case #SUB2014-00005

**Katherines Place Subdivision**

West side of Air Terminal Drive, 3/10± mile North of Grelot Road.

**Number of Lots / Acres:** 2 Lots / 10.0± Acres

**Engineer / Surveyor:** Polysurveying Engineering – Land Surveying County

The Chair announced the application had been recommended for approval and stated the applicant was agreeable with the recommendations. He added if anyone wished to speak on the matter they should do so at that time.

Hearing no opposition or discussion, a motion was made by Dr. Rivizzigno, with second by Mr. Watkins to approve the above referenced matter, subject to the following conditions:

- 1) **Placement of a note on the Final Plat stating that no future subdivision of Lot 2 will be allowed until additional frontage along a paved public or private street is provided;**
- 2) **Revision of the Final Plat to label Airport Terminal Drive with a 100’ right-of-way;**
- 3) **Retention of the 25’ minimum building setback and lot size information on the Final Plat;**
- 4) **Placement of a note on the Final Plat limiting both lots to one curb-cut each, with the size, design and location to be approved by Mobile County Engineering and conform to AASHTO standards;**
- 5) **Compliance with Engineering Comments and placement of a note on the Final Plat stating: *(Must comply with the Mobile County Flood Damage Prevention Ordinance. Development shall be designed to comply with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances prior to the issuance of any***

- permits.);*
- 6) **Compliance with Fire Comments and placement of a note on the Final Plat stating:** *(All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.);*
  - 7) **Placement of a note on the Final Plat stating:** *(This site is located in the County, and therefore any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.8. of the Subdivision Regulations.);*
  - 8) **Placement of a note on the Final Plat stating:** *(Any development of the site must comply with local, state and federal regulations regarding wetlands and flood zones.);* and
  - 9) **Placement of a note on the Final Plat stating:** *(Development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.).*

The motion carried unanimously.

12. **Case #SUB2014-00007**

**Owen Family Division Subdivision**

5470 Ann Street

(North side of Ann Street, 425'± East of Bellingrath Road).

**Number of Lots / Acres:** 2 Lots / 1.0± Acre

**Engineer / Surveyor:** Polysurveying Engineering – Land Surveying  
County

The Chair announced the application had been recommended for approval and stated the applicant was agreeable with the recommendations. He added if anyone wished to speak on the matter they should do so at that time.

Hearing no opposition or discussion, a motion was made by Dr. Rivizzigno, with second by Mr. Vallas to approve the above referenced matter, subject to the following conditions:

- 1) **Dedication, if needed, to provide 30' of right-of-way along Ann Street as measured from centerline;**
- 2) **Revision of the Final Plat to illustrate dedication of a turnaround at the eastern terminus of Ann Street, in compliance with Sections V.B.6. and V.B.15. of the Subdivision Regulations;**
- 3) **Revision of the 25' minimum building setback line and lot size information to reflect dedication and any changes to the Final Plat;**
- 4) **Placement of a note on the Final Plat stating that Lot 1 is limited to the existing curb-cuts along Ann Street, with any changes to be approved by Mobile County Engineering and conform to AASHTO standards;**

- 5) Placement of a note on the Final Plat stating that Lot 2 is limited to 1 curb-cut to the paved portion of Ann Street and denied access to the remainder of the right-of-way until such time that Ann Street is paved in asphalt or concrete to Mobile County Engineering standards. The size, design, and location of the curb-cut is to be approved by Mobile County Engineering and conform to AASHTO standards;
- 6) Compliance with Engineering Comments and placement of a note on the Final Plat stating: *(Must comply with the Mobile County Flood Damage Prevention Ordinance. Development shall be designed to comply with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances prior to the issuance of any permits.);*
- 7) Compliance with Fire Comments and placement of a note on the Final Plat stating: *(All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.);*
- 8) Placement of a note on the Final Plat stating: *(This site is located in the County, and therefore any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.8. of the Subdivision Regulations.);*
- 9) Placement of a note on the Final Plat stating: *(Any development of the site must comply with local, state and federal regulations regarding wetlands and flood zones.);* and
- 10) Placement of a note on the Final Plat stating: *(Development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.).*

The motion carried unanimously.

13. **Case #SUB2014-00008**  
**Lancaster Estates Subdivision**

9850 Lancaster Road

(West side of Lancaster Road, 1.5± mile South of Laurendine Road)

**Number of Lots / Acres:** 5 Lots / 9.0± Acres

**Engineer / Surveyor:** Stewart Surveying, Inc.  
County

The Chair announced the application had been recommended for approval and stated the applicant was agreeable with the recommendations. He added if anyone wished to speak on the matter they should do so at that time.

Hearing no opposition or discussion, a motion was made by Mr. Vallas, with second by Mr. Watkins to waive Section V.D.1 of the Subdivision Regulations and to approve the above referenced matter, subject to the following conditions:

- 1) **Revision of the plat to label each lot so that it may be identified in a manner such as Lot 1 or Lot A of Lancaster Estates;**
- 2) **Retaining of the note on the final plat stating that each lot is limited to one curb-cut, with the size, design and location to be approved by Mobile County Engineering;**
- 3) **Depiction and labeling of the 25-foot minimum building setback line;**
- 4) **Revision to include the size of each lot in square feet, in addition to acres; and**
- 5) **Retaining of notes on the final plat relating to endangered/threatened species, buffering of commercial development, and storm water compliance.**

The motion carried unanimously.

**NEW SIDEWALK WAIVER APPLICATIONS:**

14. **Case #ZON2014-00106**  
**Rangeline Hamilton Commercial Park, LLC**  
6520 Dockside Drive  
(West side of Dockside Drive, 430'± North of Hamilton Boulevard).  
Request to waive construction of a sidewalk along Dockside Drive.  
Council District 4

The Chair announced the application had been recommended for denial. He added if anyone wished to speak on the matter they should do so at that time.

John Hunter, 162 Finwick Rd, spoke on his own behalf. He stated that he would like the waiver request to be approved because this sidewalk will connect to nothing, there is no other sidewalk within a mile and half from this property.

Hearing no opposition or further discussion, a motion was made Mr. Williams, with second by Mr. Vallas to approve the request to waive construction of a sidewalk along Dockside Drive, until such time that the site is developed with one or more buildings, which includes temporary buildings such as office trailers.

The motion carried unanimously.

**GROUP APPLICATIONS:**

- 15 Case #ZON2013-02984 (Planning Approval) (Holdover)  
(&16 **JDS Construction, LLC**  
&17) West side of Todd Acres Drive at the North terminus of Private Road 371  
(Jackson Lane).  
Planning Approval to allow the operation of a borrow pit in an I-2, Heavy  
Industry District.  
Council District 4

The Chair announced the applications had been recommended for holdover. He added if anyone wished to speak on the matter they should do so at that time.

Don Williams, Williams Development, spoke on behalf of the applicant. He stated that the original recommendation of a holdover was due to determination by the City the jurisdictional status of Jackson Lane and he believed that Staff had come to some conclusion on that.

Mr. Olsen responded that was correct and that conditions of approval had been prepared.

David Huber, 5168 Kooiman Rd, spoke in opposition to the matter. He stated that he has not seen any trucks going in or out of the Jackson lane area.

Hearing no further opposition or discussion, a motion was made by Mr. Plauche, with second by Dr. Rivizzigno to hold the matter over until the March 20<sup>th</sup> meeting, at the applicant's request.

The motion carried unanimously.

16. Case #ZON2013-02914 (Rezoning) (Holdover)  
(&15 **JDS Construction, LLC**  
&17) West side of Todd Acres Drive at the North terminus of Private Road 371  
(Jackson Lane).  
Rezoning from R-A, Residential-Agricultural District, to I-2, Heavy Industry  
District, to allow a borrow pit.  
Council District 4

The Chair announced the applications had been recommended for holdover. He added if anyone wished to speak on the matter they should do so at that time.

Hearing no further opposition or discussion, a motion was made by Mr. Plauche, with second by Dr. Rivizzigno to hold the matter over until the March 20<sup>th</sup> meeting, at the applicant's request.

February 20, 2014  
Planning Commission Meeting

The motion carried unanimously.

17. **Case #ZON2014-00146 (Planned Unit Development)**  
(**&15** **JDS Construction, LLC**  
&16) West side of Todd Acres Drive at the North terminus of Private Road 371  
(Jackson Lane).  
Planned Unit Development Approval to allow shared access between two  
building sites.  
Council District 4

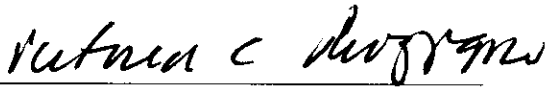
The Chair announced the applications had been recommended for holdover. He added if anyone wished to speak on the matter they should do so at that time.

Hearing no further opposition or discussion, a motion was made by Mr. Plauche, with second by Dr. Rivizzigno to hold the matter over until the March 20<sup>th</sup> meeting, at the applicant's request.


The motion carried unanimously.

**OTHER BUSINESS:**

**APPROVED:** June 19, 2014



Dr. Victoria Rivizzigno, Secretary



Terry Plauche, Chairman

/jpw