

**MOBILE CITY PLANNING COMMISSION MINUTES**  
**MEETING OF AUGUST 21, 2014 - 2:00 P.M.**  
**AUDITORIUM, MOBILE GOVERNMENT PLAZA**

**Members Present**

|                                    |
|------------------------------------|
| Mr. James (Jay) F. Watkins, Chair  |
| Mr. Carlos Gant, Vice Chair        |
| Mr. John Vallas                    |
| Mr. Thomas Doyle                   |
| Ms. Shirley Sessions               |
| Ms. Sujin Kim                      |
| Mr. Nick Amberger (AO)             |
| Mr. Levon Manzie (CC)              |
| Ms. Libba Latham (PJ)              |
| Ms. Jennifer Denson (S), Secretary |
| Mr. Allan Cameron (S)              |

**Members Absent**

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| Mr. Don Hembree (PJ) |
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**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  
Billy Roach  
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. Watkins stated the number of members present constituted a quorum and advised all attending of the policies and procedures pertaining to the Planning Commission.

**HOLDOVERS:**

1. **2550, 2552, 2556 and 2558 Kossow Street**  
(Northwest corner of Kossow Street and North Florida Street).  
Council District 1

- A. **SUB2014-00062 (Subdivision)**  
**G and P Subdivision**  
**Number of Lots / Acres:** 1 Lot / 1.0± Acre  
**Engineer / Surveyor:** Byrd Surveying, Inc.

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

Jerry Byrd, Byrd Surveying, spoke on behalf of the applicant. He stated that the applicant is proposing to build an office building at this location facing Florida Street, with parking behind the building.

Ms. Denson requested to see a copy of the petition that Mr. Byrd referenced.

The following people spoke in opposition to the matter:

- Tommy Cobb, 2551 Kossow Street;
- Ron Fillingim, 2553 Kossow Street;

They made the following points against the application:

- A. Kossow Street does not need the increased traffic;
- B. it is a residential area;
- C. the proposed building is too big;
- D. was never asked to sign the petition;
- E. property values will be decrease significantly.

In rebuttal, Mr. Byrd stated that they are required by code to have 50 parking spaces and they are proposing 54 parking spaces. Mr. Byrd noted that most of the properties located on the south side of Kossow Street are not owner occupied; they are investment properties.

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

- 1) **dedication to provide 30' from the centerline of North Florida Street;**
- 2) **retention of the dedication of the corner radii at North Florida Street and Kossow Street per Section V.D.6 of the Subdivision Regulations;**
- 3) **retention of the lot size, in square feet and acres, or provision of a table on the Final Plat with the same information, adjusted for dedication;**
- 4) **placement of a note on the Final Plat stating that the site is denied access to North**

Florida Street, and is limited to one curb cut to Kossow Street, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;

- 5) retention of the 25' minimum building setback line, adjusted for dedication;
- 6) compliance with Engineering comments (The following comments should be addressed prior to submitting the FINAL PLAT for acceptance and signature by the City Engineer: 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) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors. 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 will be required for any future addition(s) and/or land disturbing activity. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 26 - # 78) the Lot will receive historical credit of impervious area towards storm water detention requirement per the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045), latest edition. Coordinate with City Engineering Department staff to establish the exact amount prior to the submittal of the Land Disturbance Permit application. 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. Dedication of the corner radius (25' minimum or as approved by the City Engineer and Traffic Engineer) at the northwest corner of Florida Street and Kossow Street. Provide and label the monument set or found at each subdivision corner. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. Provide the Surveyor's Certificate and Signature. Provide the Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- 7) Add a note that sidewalk is required to be constructed along the frontage of LOT A at time of development, unless a sidewalk waiver is approved.);
- 8) compliance with Traffic engineering comments (Site is limited to one curb cut on Kossow Street, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. All on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);
- 9) compliance with Fire Department 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
- 10) 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, if any, prior to the issuance of any permits or land disturbance activities.

The motion carried with Mr. Doyle opposing.

**B. ZON2014-01190 (Rezoning)**

**G P Investments, LLC**

Rezoning from R-1, Single-Family Residential District, to B-1, Buffer Business District to allow a proposed office building.

The Chair announced the applications had been recommended for denial. 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. Vallas, with second by Mr. Manzie to approve the above referenced matter, subject to the following conditions:

- 1) completion of the Subdivision process; and**
- 2) full compliance with all municipal codes and ordinances.**

The motion carried with Mr. Doyle opposing.

**2. 6150 Anthony Drive West and 6070 & 6074 Lundy Road Extension**

(North terminus of Anthony Drive West, extending to the West side of Lundy Road Extension).  
County

**SUB2014-00076**

**Hamm Family Division Subdivision**

**Number of Lots / Acres:** 3 Lots / 8.5± Acres

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

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. Manzie waived Sections V.D.3. of the Subdivision Regulations and to approve the above referenced matter, subject to the following conditions:

- 1) placement of a note on the Final Plat stating that Lot 1 is limited to the existing curb cut to Anthony Drive West, with the size, location and design to be approved by County Engineering and conform to AASHTO standards;**
- 2) placement of a note on the Final Plat stating that Lot 3 is limited to the existing curb cut to Lundy Road Extension, with the size, location and design to be approved by County Engineering and conform to AASHTO standards;**
- 3) dedication to provide 30' from the centerline of Lundy Road Extension along Lot 3;**
- 4) retention of the 25' building setback line for Lot 1 as being blocked at the North terminus of Anthony Drive West;**
- 5) revision of the plat to stop the 25' building setback line along the South side of Lot 1 where it would meet a 25' setback from the 30' easement for ingress and egress;**
- 6) revision of the plat to illustrate a 25' setback line from the ingress and egress easement;**

- 7) retention of the 25' building setback line for Lot 3 as measured where the lot is at least 60' wide;
- 8) retention of the labeling of the lots with their sizes in square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
- 9) placement of a note on the Final Plat stating that no further resubdivision of Lots 1, 2 or 3 will be allowed until additional public street frontage is provided;
- 10) placement of a note on the Final Plat stating that development will 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. Certification is to be submitted to the Planning Section of Urban Development and County Engineering;
- 11) placement of a note on the Final Plat stating that development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;
- 12) 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; and
- 13) compliance with the Fire Department 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.

**3. South side of Airport Boulevard, at the Southern terminus of Flave Pierce Road.**

County

SUB2014-00069

**West Point Plaza Subdivision**

**Number of Lots / Acres:** 2 Lots / 20.9± Acres

**Engineer / Surveyor:** Speaks & Associates Consulting Engineers, Inc.

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. Manzie, with second by Ms. Latham to approve the above referenced matter, subject to the following conditions:

- 1) revision of the plat to depict the lot sizes in square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
- 2) labeling of the right-of-way width of Airport Boulevard;
- 3) dedication to provide 50' from the centerline of Airport Boulevard if the right-of-way is less than 50' in width;
- 4) revise the plat to depict a turnaround right-of-way diameter of 120' to provide a 60'



- radius for West Point Plaza Drive;
- 5) revision of the plat to depict the 25' minimum building setback line along Airport Boulevard and West Point Plaza Drive;
  - 6) placement of a note on the Final Plat stating lots 1 and 2 are limited to one curb-cut to West Point Plaza Drive, with the size, location and design of all curb-cuts to be approved by Mobile County Engineering and conform to AASHTO standards;
  - 7) placement of a note on the Final Plat stating that the Future Development portion of the plat be presented to the Planning Commission to create a legal lot of record prior to any development, and to include access to a public or private road;
  - 8) 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;
  - 9) 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, if any, prior to the issuance of any permits or land disturbance activities;
  - 10) placement of a note on the Final Plat stating that approval of all applicable Federal, state and local agencies is required for wetland issues, if any, prior to the issuance of any permits or land disturbance activities;
  - 11) placement of a note on the Final Plat stating the maintenance of the common area will be the responsibility of the property owners
  - 12) placement of a note on the Final Plat stating that development *"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."*
  - 13) 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. New public roads shall be constructed and paved to standards for County Maintenance, and accepted by Mobile County, while new private roads shall be constructed and paved to minimum County or Subdivision Regulation standards, whichever are greater."* and
  - 14) compliance with Fire and Rescue: *"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.

**NEW SUBDIVISION APPLICATIONS:**

4. **1003 Tudor Lane**  
(South terminus of Tudor Lane).  
County  
**SUB2014-00088**  
**Tower Place Subdivision, Resubdivision of Lot 40**  
**Number of Lots / Acres:** 1 Lot / 0.2± Acre  
**Engineer / Surveyor:** Wattier Surveying, Inc.

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 Ms. Denson, with second by Mr. Vallas to approve the above referenced matter, subject to the following conditions:

- 1) retention of the lot size, in square feet and acres, or provision of a table on the Final Plat with the same information;
- 2) retention of the minimum building setback line to maintain the standard 25' minimum building setback in all areas outside the encroachment;
- 3) 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;
- 4) placement of a note on the Final Plat stating the site must comply with the City of Mobile storm water and flood control ordinances: *(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.);*
- 5) compliance with Fire Department 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.);*
- 6) placement of a note on the Final Plat stating that the lot is limited to one curb cut to Tudor Lane, with the size, design, and location of the curb cuts to be approved by Mobile County Engineering and conform to AASHTO standards; and
- 7) 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, if any, prior to the issuance of any permits or land disturbance activities.

The motion carried unanimously.

5. **11900 Jessie Jackson Drive (private road)**  
(North side of Jessie Jackson Road, ¼ mile± West of Hampton Road).  
County

**SUB2014-00086**

**Sam & Helen Manning Property Family Subdivision**

**Number of Lots / Acres:** 2 Lots / 5.2± Acres

**Engineer / Surveyor:** Erdman Surveying, LLC

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 Ms. Sessions, with second by Mr. Manzie to waive Section V.D.3. of the Subdivision Regulations and to approve the above referenced matter, subject to the following conditions:

- 1) revision of the plat to depict the 25' minimum building setback line as measured from the 30' ingress/egress easement of Lot 2;
- 2) revision of the plat to depict the 25' minimum building setback line where the pole meets the flag for Lot 1;
- 3) revision of the plat to depict the correct spelling of Jesse Jackson Drive;
- 4) placement of a note on the Final Plat stating that each lot is limited to one curb-cut to Jesse Jackson Drive, with the size, design and location to be approved by Mobile County Engineering Department;
- 5) labeling of the lots in square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
- 6) placement of a note on the Final Plat stating that there shall be no future subdivision of Lot 1 or Lot 2 until adequate frontage on a compliant public/ private street is provided;
- 7) 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, prior to the issuance of any permits or land disturbance activities;
- 8) placement of a note on the Final Plat stating that approval of all applicable Federal, state and local agencies is required for wetland issues, if any, prior to the issuance of any permits or land disturbance activities;
- 9) 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;
- 10) placement of a note on the Final Plat stating that development will be designed to comply with the stormwater detention and drainage facilities of the City of Mobile stormwater and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the stormwater detention and drainage facilities of the City of Mobile stormwater and flood control ordinances prior to the issuance of any permits. Certification to be submitted to the Planning Section of Urban Development and County Engineering;
- 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."*; and
- 12) 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."*

The motion carried unanimously.

6. **1925 Snow Road South**

(East side of Snow Road, 3/10± mile North of Jeff Hamilton Road).

County

**SUB2014-00089**

**Amelia Lake Subdivision, Phases 1-2**

**Number of Lots / Acres:** 47 Lots / 21.0± Acres

**Engineer / Surveyor:** Preble-Rish, LLC

Mr. Vallas recused himself from discussion and voting on the matter.

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.

Ms. Bliss, an adjoining neighbor, specifically wanted to know the size of lots, the size of the houses that would be built, as well as if there would be any run off water that would affect her property.

Steven Pumphrey, Preble-Rish, responded that the lot sizes are generally 80x135; he stated that he was not sure of the size of the houses.

Terry Harbin, 1775 Holly Branch Court, stated that he was not in opposition to the development but he would prefer that a cul-de-sac be put in place rather than a connection to Holly Branch neighborhood.

Bryan Stout, 1892 Red Berry Court, is the President of the Homeowners Association of Holly Branch Subdivision. He stated that the HOA is agreement with Mr. Harbin's comments.

Chris Grayson, resident of Holly Branch, stated that there was already too much traffic.

Hearing no further opposition or discussion, a motion was made by Mr. Watkins, with second by Ms. Denson to hold the matter over until the meeting of September 18<sup>th</sup>, with revisions due by August 29<sup>th</sup>, to address the following:

- 1) **Inclusion of the area labeled "future development" as an additional lot within this request, to include lot and notification fees and labels.**

The motion carried unanimously with Mr. Vallas recusing.

**GROUP APPLICATIONS:**

**7. 1716 Industrial Park Drive**

(West side of Industrial Park Drive, 370'± North of Halls Mill Road extending West to Montlimar Drainage Canal).

Council District 4

**A. SUB2014-00087 (Subdivision)**

**Industrial Park Two Subdivision**

**Number of Lots / Acres:** 1 Lot / 6.0± Acres

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

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

Jerry Byrd, Byrd Surveying, spoke on behalf of the applicant. He requested that they be allowed two curb-cuts rather than just one.

Ms. Bergin, Traffic Engineering, responded that given the amount of frontage on the road that two curb-cuts would not be a problem.

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

- 1) **Revision of the Final Plat to illustrate a 20' drainage and utility easement along the site's southeastern lot line;**
- 2) **Placement of a note on the Final Plat stating that no permanent structures can be constructed in any easement;**
- 3) **Retention of the lot size information in square feet and acres and 25' minimum building setback line on the Final Plat;**
- 4) **Placement of a note on the Final Plat limiting the lot to 2 curb-cuts, removal of any unused curb-cuts, with any changes to the size, design, and location to be approved by Traffic Engineering and conform to AASHTO standards;**
- 5) **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.);***
- 6) **Compliance with Engineering comments: *(The following comments should be addressed prior to submitting the FINAL PLAT for 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) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors. 1. 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 for any existing development (since 1984) that did not receive Land Disturbance permitting and for any future addition(s) and/or land disturbing activity. C. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 24 - #84) LOT A will receive no historical credit of impervious area towards storm water 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 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. E. Include additional distance label for the west line of existing Lot 6 to clarify the 397.01 distance listed in the written legal description. F. Show and label all flood zones. G. Show and label each and every Right-Of-Way and easement. H. Provide and label the monument set or found at each subdivision corner. I. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. J. Provide the Surveyor's Certificate and Signature. K. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. L. 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. M. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.);*
- 7) **Compliance with Traffic Engineering comments:** *(Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. All on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);*
  - 8) **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).);*
  - 9) **Compliance with Fire Department 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.);*
  - 10) **Completion of the Rezoning process; and**
  - 11) **Completion of the Subdivision process prior any requests for Land Disturbance.**

The motion carried unanimously.

**B. ZON2014-01586 (Rezoning)**  
**1716 Industrial Park Drive, LLC**

Rezoning from R-1, Single-Family Residential District, B-3, Community Business District, and I-1, Light Industry District, to I-1, Light Industry District, to eliminate split zoning.

The Chair announced the applications had been recommended for approval. 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 Ms. Latham to approve the above referenced matter, subject to the following conditions:

- 1) **Obtainment of a Land Disturbance permit for all site improvements and building permits as necessary for interior improvements;**
- 2) **Full compliance with the tree and landscaping requirements of the Zoning Ordinance at such time that the total gross floor area of the site is increased and/or decreased by 50% or more;**
- 3) **Completion of the Subdivision process; and**
- 4) **Full compliance with all other municipal codes and ordinances.**

The motion carried unanimously.

8. **6501 Felhorn Road North**

(Southwest corner of Felhorn Road North and Roslyn Drive West).  
Council District 7

A. **SUB2014-00090 (Subdivision)**

**Smith Memorial AME Church Subdivision**

**Number of Lots / Acres:** 1 Lot / 1.0± Acre

**Engineer / Surveyor:** James R. Myers

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.

Cledis Walker, Pastor of Smith Memorial AME Church, spoke on his own behalf. He stated that they want to add a kitchen and extend the fellowship hall.

Jim Myers spoke on behalf of the applicant. He stated that he looked forward to working with the Planners & Staff to get everything taken care of.

Hearing no opposition or further discussion, a motion was made by Mr. Watkins, with second by Ms. Latham to hold the matter over until the September 18<sup>th</sup> meeting, with revisions due no later than September 3<sup>rd</sup>, to allow the applicant to address the following items:

- 1) **revision of the plat as necessary so that existing front and side street setbacks can be corrected, and proposed setbacks for the kitchen addition can be shown, to match those of the Planned Unit Development and Planning Approval site plans;**
- 2) **revision of the plat to indicate the correction of the parking area and retaining wall encroachments onto adjacent properties to the West and South, if such have been corrected.**

The motion carried unanimously.

B. **ZON2014-01587 (Planned Unit Development)**

**Smith Memorial AME Church Subdivision**

Planned Unit Development Approval to allow a reduced side yard setback.

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 opposition or further discussion, a motion was made by Mr. Watkins, with second by Ms. Latham to hold the matter over until the September 18<sup>th</sup> meeting, with revisions due no later than September 3<sup>rd</sup>, to allow the applicant to address the following items:

- 1) **revision of the site plan as necessary so that existing and proposed front and side street setbacks will match those of the Subdivision survey;**
- 2) **revision of the narrative to explain precisely what side street setback is requested.**

The motion carried unanimously.

**C. ZON2014-01588 (Planning Approval)**  
**Smith Memorial AME Church Subdivision**

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

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 opposition or further discussion, a motion was made by Mr. Watkins, with second by Ms. Latham to hold the matter over until the September 18<sup>th</sup> meeting, with revisions due no later than September 3<sup>rd</sup>, to allow the applicant to address the following items:

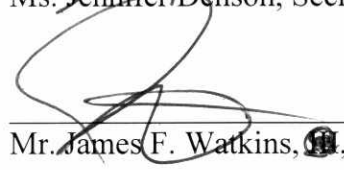
- 1) **revision of the site plan as necessary so that existing and proposed front and side street setbacks will match those of the Subdivision survey;**
- 2) **revision of the narrative to explain precisely what side street setback is requested.**

The motion carried unanimously.

**OTHER BUSINESS:**

**APPROVED:** December 18, 2014

  
\_\_\_\_\_  
Ms. Jennifer Denson, Secretary

  
\_\_\_\_\_  
Mr. James F. Watkins, Chairman

/jpw