

Mobile Planning Commission Minutes

March 20, 2025 – 2:00 P.M.

ADMINISTRATIVE

Roll Call

x	Mr. John W. “Jay” Stubbs, Jr., Chairman	x	Mr. Matt Anderson (MD)
x	Mr. Kirk Mattei, Vice Chairman	x	Mr. Nick Amberger (AO)
x	Ms. Jennifer Denson, Secretary	x	Mr. Josh Woods (CC)
	Mr. Harry Brislin, IV	x	Mr. Kenny Nichols (S)
	Mr. Larry Dorsey	x	Ms. Ellie Edwards (S)
	Mr. Chad Anderson		
(S) Supernumerary (MD) Mayor’s Designee (AO) Administrative Official (CC) City Council Representative			

Staff: Jonathan Ellzey, George Davis, Michelle French, Victoria Burch, Doug Anderson, Stephen Guthrie, Logan Anderson, Bert Hoffman, Shayla Beaco

Adoption of the Agenda.

Motion to adopt by Matt Anderson. Second by Josh Woods. Adopted.

HOLDOVERS

1. ZON-STR-003214-2025

Location: 2411 Venetia Road
Applicant / Agent: Marbury Buckhaults, Shropshire, LLC
Council District: District 4
Proposal: Conditional Use Permit approval to allow a Short-Term Rental in an R-1, Single-Family Residential Suburban District.

The applicant was present and in agreement with the suggested considerations.

No one else was present regarding the application.

Commissioners confirmed with Planning staff that all required information had been provided as requested.

Motion to approve by Matt Anderson. Second by Nick Amberger. Approved.

After discussion the Planning Commission determined the following Findings of Fact to support the request for a Conditional Use Permit:

1. The request is consistent with all applicable requirements of this Chapter, including:
 - (a) Any applicable development standards; and
 - (b) Any applicable use regulations.
2. The request is compatible with the character of the surrounding neighborhood;
3. The request will not impede the orderly development and improvement of surrounding property; and
4. Having considered the applicable factors the request will not adversely affect the health, safety or welfare of persons living or working in the surrounding neighborhood, or be more injurious to property or improvements in the neighborhood.
5. The request is designed to provide ingress and egress that minimizes traffic hazards and traffic congestion on the public roads;
6. The request is designed to minimize the impact on storm water facilities;
7. The request will be adequately served by water and sanitary sewer services;
8. The request is not noxious or offensive by reason of emissions, vibration, noise, odor, dust, smoke or gas; and
9. The request shall not be detrimental to or endanger the public health, safety or general welfare.
10. The proposed use will meet the City's and the larger community's best interests and the need, benefit, or public purpose of the proposed request.

As such, the Planning Commission voted to recommend approval of the Conditional Use Permit request to City Council, subject to the following conditions:

1. Provision of a revised site plan and any restrictions and/or conditions concerning the use of the property to Planning and Zoning for review prior to recording, and provision of a copy of the recorded site plan and any restrictions and/or conditions concerning the use of the property (hard copy and pdf) to Planning and Zoning; and,
2. Full compliance with all municipal codes and ordinances.

NEW ITEMS

2. SUB-003223-2025

Location: South side of River Forest Road, 0.64± miles South of Alba Club Road
Subdivision Name: Oak Bend Estate Subdivision
Applicant / Agent: George & Wendy Davis
Council District: District 3
Proposal: Subdivision of 1 lot, 3.21± acres

The applicant was present and in agreement with the suggested considerations.

No one else was present regarding the application.

Motion to approve by Nick Amberger. Second by Kenny Nichols. Approved.

After discussion the Planning Commission waived Section 6.C.3. of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

1. Retention of the 80-foot right-of-way width of River Forest Drive on the Final Plat;
2. Retention of the 25-foot minimum front yard setback line along River Forest Drive on the Final Plat;
3. Removal of the side yard setback lines from the Final Plat;
4. Retention of the lot size label in both square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
5. Placement of a note on the Final Plat stating that no structure may be constructed or placed within any easement without the permission of the easement holder;
6. Compliance with all Engineering comments noted in the staff report;
7. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in the staff report;
8. Compliance with all Urban Forestry comments noted in the staff report; and,
9. Compliance with all Fire Department comments noted in the staff report.

3. SUB-003235-2025

Location: 812 Edwards Avenue
Subdivision Name: McConnell Addition to Edwards Avenue Subdivision
Applicant / Agent: John Michael Friess, JWTC, LLC
Council District: District 2
Proposal: Subdivision of 1 lot, 0.08± acres

The applicant was present and in agreement with the suggested considerations.

No one else was present regarding the application.

Motion to approve by Matt Anderson. Second by Nick Amberger. Approved.

After discussion the Planning Commission waived Sections 6.C.(a)(1) and 6.C.(b)(3) of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

1. Revision of the Final Plat to illustrate dedication sufficient to provide 30 feet from the centerline of Edwards Avenue, adjusting the lot area for dedication as needed;
2. Retention of the lot area labeled in both square feet and acres on the Final Plat adjusted for any required dedication; or placement of a table on the Final Plat with the same information will suffice;
3. Retention of the 5-foot minimum building setback along Edwards Avenue, in compliance with Article 2 Section 64-2-5.E. of the Unified Development Code;
4. Placement of a note on the Final Plat stating development of the site is subject to the applicable provisions of Article 11 of the UDC regarding the Africatown Overlay and Africatown Safety Zone regulations;
5. Compliance with all Engineering comments noted in the staff report;
6. Placement of a note on the Final Plat stating the Traffic Engineering comments noted in the staff report;
7. Compliance with all Urban Forestry comments noted in the staff report; and
8. Compliance with all Fire Department comments noted in the staff report.

4. SUB-003250-2025

Location: 2729 Reaves Street & 2728 Betbeze Street
Subdivision Name: Millville, Division A, Resubdivision of Lots 66, 67, 94, & 95
Applicant / Agent: Lee A. Gill, Sr., The New Testament Holiness Church
Council District: District 1
Proposal: Subdivision of 1 lot, 0.52± acres

The applicant was present and in agreement with the suggested considerations.

No one else was present regarding the application.

Motion to approve by Nick Amberger. Second by Matt Anderson. Approved.

After discussion the Planning Commission Tentatively Approved the request, subject to the following conditions:

1. Revision of the plat to illustrate dedication sufficient to provide 25 feet from the centerline of Reaves Street, McCarley Street, and Betbeze Street, unless a waiver of Section 6.B.9. of the Subdivision Regulations is approved by the Planning Commission;
2. Revision of the plat to illustrate dedication of a 25-foot corner radius at the intersection of Reaves Street and McCarley Street, and McCarley Street and Betbeze Street, per Section 6.C.6. (or as approved by the City Engineer and the Traffic Engineering Director);
3. Retention of the lot's size in both square feet and acres, or provision of a table on the Final Plat providing the same information, adjusted for dedication;

4. Retention of at least a five (5)-foot front yard setback along each street frontage;
5. Placement of a note on the Final Plat stating use of the site is subject to the non-conforming provisions of Article 6 of the Unified Development Code unless redeveloped for compliance with current regulations;
6. Compliance with all Engineering comments noted in the staff report;
7. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in the staff report;
8. Compliance with all Urban Forestry comments noted in the staff report; and,
9. Compliance with all Fire Department comments noted in the staff report.

5. SUB-003243-2025

Location: 575 Cody Road North and 7115 & 7163 Sellers Lane
Subdivision Name: Council of Friendship Baptist Church Subdivision
Applicant / Agent: Tyrone Parker, Council of Friendship Baptist Church
Council District: District 7
Proposal: Subdivision of 2 lots, 2.84± acres

The applicant was present and in agreement with the suggested considerations.

No one else was present regarding the application.

Motion to approve by Matt Anderson. Second by Nick Amberger. Approved.

After discussion the Planning Commission Tentatively Approved the request, subject to the following conditions:

1. Revision of the plat to indicate the right-of-way width to the centerline of Cody Road North;
2. Dedication sufficient to provide 50 feet from the centerline of Cody Road North, if currently less;
3. Retention of the right-of-way widths of both streets on the Final Plat, adjusted for any required dedication;
4. Revision of the plat to indicate a 25-foot minimum front yard setback line along both street frontages, adjusted for any required dedication;
5. Retention of the lot size labels in both square feet and acres, adjusted for any required dedication, or the furnishing of a table on the Final Plat providing the same information;
6. Compliance with all Engineering comments noted in the staff report;
7. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in the staff report;
8. Compliance with all Urban Forestry comments noted in the staff report; and,
9. Compliance with all Fire Department comments noted in the staff report.

6. SUB-003247-2025

Location: 106 & 160 North Jackson Street
Subdivision Name: G5 Parking Subdivision, First Addition
Applicant / Agent: Kari Givens, Byrd Surveying, Inc.
Council District: District 2
Proposal: Subdivision of 2 lots, 0.44± acres

The applicant was present and in agreement with the suggested considerations.

No one else was present regarding the application.

Motion to approve by Matt Anderson. Second by Nick Amberger. Approved.

After discussion the Planning Commission Tentatively Approved the request, subject to the following conditions:

1. Retention of the existing right-of-way along all street frontages;
2. Depiction of the 12-foot maximum setback along all street frontages;
3. Retention of the lot sizes in both square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
4. Placement of a note identifying St. Louis Street as the primary frontage for Lot 1;
5. Placement of a note stating that parking is to be accessed from a secondary frontage where available;
6. Compliance with all Engineering comments noted in the staff report, amended as follows: *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. B. Check and revise the flood zone note. These two (2) lots appear to be located only in the x-shaded zone and not the AE zone. C. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an A, AE, or X (shaded) flood zone designation. BFE = 12. D. Revise NOTE #7 to read – “As shown on the 1984 aerial photo LOTS 1 & 2 will share the 3,300 SF historical credit of existing (1984) impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control) as follows: LOT 1 – 10,495 SF and LOT 2 – 8,816 SF. E. Email a pdf copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Permitting Engineering Dept. for review at land.disturbance@cityofmobile.org prior to obtaining any signatures. No signatures are required on the drawing;*

7. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in the staff report;
8. Compliance with all Urban Forestry comments noted in the staff report;
9. Compliance with all Fire Department comments noted in the staff report; and
10. Completion of the Subdivision process prior to the application for permits.

7. SUB-003248-2025

Location: 1854 East I-65 Service Road North
Subdivision Name: Paterson Place Subdivision, Phase II
Applicant / Agent: Brian Pipkin, Riverside Materials, Inc.
Council District: District 1
Proposal: Subdivision of 2 lots, 12.52± acres

The applicant was present and in agreement with the suggested considerations.

No one else was present regarding the application.

Motion to approve by Matt Anderson. Second by Nick Amberger. Approved.

After discussion the Planning Commission waived Section 6.B.9. of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

1. Retention of the rights-of-way for all street frontages;
2. Retention of the 25-foot setback along all street frontages;
3. Placement of a note on the Final Plat stating that Lot 1 shall have no access to Ruby Street until such a time as it is developed to City of Mobile standards;
4. Retention of the lot sizes in both square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
5. Placement of a note stating that no structures are allowed in any easements without the permission of the easement holder;
6. Compliance with all Engineering comments noted in the staff report;
7. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in the staff report;
8. Compliance with all Urban Forestry comments noted in the staff report;
9. Compliance with all Fire Department comments noted in the staff report; and
10. Completion of the Subdivision process prior to the application for permits.

8. SUB-003242-2025

Location: 253 North Warren Street extending to the South side of State Street, 63'± East of North Dearborn Street, extending to the Northeast corner of State Street and North Dearborn Street

Subdivision Name: Carroll Elks Subdivision

Applicant / Agent: Kari Givens, Byrd Surveying, Inc.

Council District: District 2

Proposal: Subdivision of 7 lots, 0.36± acres

The applicant was present and in agreement with the suggested considerations.

No one else was present regarding the application.

Motion to approve by Nick Amberger. Second by Matt Anderson. Approved.

After discussion the Planning Commission Tentatively Approved the request, subject to the following conditions:

1. Retention of the existing right-of-way along all street frontages;
2. Retention of the 12-foot maximum setback along all street frontages for Lots 1-5;
3. Depiction of the 10-foot maximum setback along all street frontages for Lots 6 & 7;
4. Retention of the lot sizes in both square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
5. Retention of the note identifying North Warren Street as the primary frontage for proposed Lot 3;
6. Retention of the note identifying State Street is to be the primary frontage for proposed Lot 4;
7. Placement of a note stating that Lots 3 & 4 are allowed curb cuts from their secondary frontages;
8. Compliance with all Engineering comments noted in the staff report, amended as follows: *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. B. Show and label all flood zones. C. Revise NOTE #7 to read - As shown on the 1984 aerial photo LOTS 1-7 will share the historical credit of existing (1984) impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control) and share the 4,000 SF credit per original lot; therefore, No LOT will be required to provide stormwater detention. D. Email a pdf copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Permitting Engineering Dept. for review at*

land.disturbance@cityofmobile.org prior to obtaining any signatures. No signatures are required on the drawing;

9. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in the staff report;
10. Compliance with all Urban Forestry comments noted in the staff report;
11. Compliance with all Fire Department comments noted in the staff report; and
12. Completion of the Subdivision process prior to the application for permits.

9. MOD-003251-2025

Location: 3674 & 3680 Dauphin Street
Applicant / Agent: Charles D. Tisher, Jr., P.E., Clark Geer Lathan & Associates
Council District: District 7
Proposal: Major Modification of a previously approved Planned Unit Development allowing shared access and parking between multiple buildings sites.

The applicant was present and in agreement with the suggested considerations.

No one else was present regarding the application.

Motion to approve by Nick Amberger. Second by Matt Anderson. Approved.

After discussion the Planning Commission determined the following Findings of Fact to support modification of the previously approved Planned Unit Development:

- a. The request is consistent with all applicable requirements of this Chapter;
- b. The request is compatible with the character of the surrounding neighborhood;
- c. The request will not impede the orderly development and improvement of surrounding property;
- d. Having considered the applicable factors, the request will not adversely affect the health, safety or welfare of persons living or working in the surrounding neighborhood, or be more injurious to property or improvements in the neighborhood;
- e. The request is subject to adequate design standards to provide ingress and egress that minimize traffic hazards and traffic congestion on the public roads;
- f. The request is not noxious or offensive by reason of emissions, vibration, noise, odor, dust, smoke or gas; and
- g. The request shall not be detrimental or endanger the public health, safety or general welfare.
- h. Benefits Consideration. In addition, consideration was given to the City's and the larger community's best interests and the need, benefit, or public purpose of the proposed request.

As such, the Planning Commission voted to recommend approval of the Major Planned Unit Development Modification to the City Council, subject to the following conditions:

1. Revision of the Final PUD site plan to reflect any/all recorded easements present on the subject site;
2. Provision of a note on the Final PUD site plan stating no structures shall be constructed in any easement without permission from the easement holder;
3. Revision of the site plan to provide a table noting the off-street parking requirements of Table 64-3-12.1 of Article 3 of the UDC for each use of the entire PUD site, along with the number of parking spaces provided;
4. Provision of a note on the Final PUD site plan stating development of the site will comply with the tree planting and landscape area requirements of Article 3 Section 64-3-7 of the UDC;
5. Revision of the Final PUD site plan to illustrate a 25-foot minimum building setback line along all frontages, as required by Section 64-2-13.E. of the Unified Development Code;
6. Revision of the Final PUD site plan to include the lot size labels in both square feet and acres, or provision of a table on the Final PUD site plan with the same information;
7. Provision of all existing and proposed building sizes in square feet on the Final PUD site plan;
8. Provision of the rights-of-way along all streets on the Final PUD site plan;
9. Provision of a note on the Final PUD site plan stating future development or redevelopment of the property may require approval by the Planning Commission and City Council;
10. Submittal to and approval by Planning and Zoning of the revised Modified Planned Unit Development site plan prior to their recording in Probate Court, and the provision of a copy of the recorded site plan (pdf) to Planning and Zoning; and,
11. Full compliance with all municipal codes and ordinances.

10. ZON-UDC-003183-2024

Location: 2415 Saint Stephens Road
Applicant / Agent: Angie Agee
Council District: District 1
Proposal: Rezoning from Single-Family Residential Urban District (R-1) to Neighborhood Business Urban District (B-2).

Angie Agee was present to represent the application and made the following points regarding the Engineering, Traffic Engineering, Fire, Urban Forestry and Planning comments in the staff report:

- No Land disturbance was proposed;

- There was sufficient existing parking area on the site, and the accessible parking and teacher parking would be to the rear of the building;
- There is no need for two-way traffic to the rear;
- No trees would be removed from the site;
- The site is very near a fire station;
- The entire front of the property is a curb-cut, making it open to parking;
- No intention to plant new trees; and
- There are existing hedges for landscaping on the site

No one else was present regarding the application.

Motion to approve by Nick Amberger. Second by Matt Anderson. Approved.

After discussion the Planning Commission determined that the following criteria prevail to support Rezoning of the property to **B-2, Neighborhood Business Urban District**:

- A) Compatibility. The proposed amendment is compatible with:
 - (1) The current development trends, if any, in the vicinity of the subject property;
 - (2) Surrounding land uses;
 - (3) Would not adversely impact neighboring properties; or
 - (4) Cause a loss in property values.
- B) Health, Safety and General Welfare. The proposed amendment promotes the community's public health, safety, and general welfare.
- C) Capacity. The infrastructure is in place to accommodate the proposed amendment; Health, Safety and General Welfare. The proposed amendment promotes the community's public health, safety, and general welfare.

As such, the Planning Commission voted to recommend approval of Rezoning the property to **B-2, Neighborhood Business Urban District**, subject to the following conditions:

1. Compliance with all Engineering, Traffic Engineering, Urban Forestry, and Fire Department comments noted in the staff report; and,
2. Full compliance with all other municipal codes and ordinances.

11. ZON-UDC-003241-2025

Location: 4421 Government Boulevard
Applicant / Agent: Steve Trawick, Hagan Storm Fence of Mobile, Inc.
Council District: District 4
Proposal: Rezoning from Single-Family Residential Suburban District (R-1) to Community Business Suburban District (B-3).

The applicant was present and in agreement with the suggested considerations.

No one else was present regarding the application.

Motion to approve by Nick Amberger. Second by Matt Anderson. Approved.

After discussion the Planning Commission determined that the following criteria prevail to support Rezoning of the property to **B-3, Community Business Suburban District**:

- A) Consistency. The proposed amendment is consistent with the Comprehensive Plan;
- B) Compatibility. The proposed amendment is compatible with:
 - (1) The current development trends, if any, in the vicinity of the subject property;
 - (2) Surrounding land uses;
 - (3) Would not adversely impact neighboring properties; or
 - (4) Cause a loss in property values.
- C) Health, Safety and General Welfare. The proposed amendment promotes the community's public health, safety, and general welfare.
- D) Capacity. The infrastructure is in place to accommodate the proposed amendment; and,
- E) Benefits Consideration. In addition, consideration was given to the City's and the larger community's best interests and the need, benefit, or public purpose of the proposed request.

As such, the Planning Commission voted to recommend approval of Rezoning the property to **B-3, Community Business Suburban District**, subject to the following conditions:

1. Compliance with the stacking and screening requirements of Article 3, Section 64-3-13.B. of the UDC; and,
2. Full compliance with all other municipal codes and ordinances.

OTHER BUSINESS

- **Review of Minutes from the following Planning Commission meetings:**

September 1, 2022

September 15, 2022

October 6, 2022

October 20, 2022

Motion to approve by Jennifer Denson. Second by Matt Anderson. Approved.

- **Public Hearings:**

Parking and Loading

- Amendments to Article 3, Sections 64-3-12.A.1. and 64-3-12.B.1. of the Unified Development Code, adds paragraphs to the Parking and Loading requirements to establish a parking and loading facility exempt area between Water Street, the Mobile River, Beauregard Street, and Eslava Street.

Planning staff provided an overview of the proposed amendment.

No one was present to speak regarding the proposed amendment.

Motion to approve by Matt Anderson. Second by Kenny Nichols. Approved.

After discussion the Planning Commission voted to recommend approval of an amendment to Article 3, Sections 64-3-12.A.1. and 64-3-12.B.a. of the Unified Development Code to City Council to add paragraphs to the Parking and Loading requirements to establish a parking and loading facility exempt area between Water Street, the Mobile River, Beauregard Street, and Eslava Street.

Neighborhood Meetings

- Amendments to Article 5, Section 64-5-4.C.2. of the Unified Development Code adds a subparagraph to the Neighborhood Meetings section requiring notification of the appropriate City Council representative and the Planning Department of proposed Neighborhood Meetings.
- Amendments to Article 5, Section 64-5-4.D. of the Unified Development Code adds additional language to subparagraphs in the Neighborhood Meetings section to clarify the time of day for Neighborhood Meetings, the minimum length of time for Neighborhood Meetings, and the location of Neighborhood Meetings.

Recording and Recordkeeping

- Amendments to Article 5, Sections 64-5-5.H., 64-5-6.I. and 64-5-7.I., of the Unified Development Code, which establishes Recording and Recordkeeping requirements for Rezoning and Text Amendments, Conditional Use Permits, and Planned Developments, adds a requirement that documents must be submitted to the Planning Department for review and approval prior to recording in the Office of the Judge of Probate.

Minor and Major Modifications

- Amendments to Article 5, Section 64-5-8.B.1. of the Unified Development Code to establish additional criteria for determining what constitutes “Minor changes” to existing Planning Approvals and Planned Unit Developments.

- Amendments to Article 5, Section 64-5-8.B.2. of the Unified Development Code deletes existing paragraphs regarding Appeals, Expiration, and Recording and Recordkeeping for “Major Modifications” to existing Planning Approvals and Planned Unit Developments and replaces them with new subparagraphs addressing those issues.

Terminating a Planned Unit Development

- Amendment to Article 5 of the Unified Development Code creates “Section 64-5-8.1 Terminating a Previously Approved Planned Unit Development.” This new sub-section establishes the applicability, notification, Planning Commission and City Council decision and approval criteria, recording requirements to terminate a previously approved Planned Unit Development, and requirements to maintain any conditions or use restrictions associated with a previously approved Planned Unit Development.

Planning staff provided an overview of each of the proposed amendments.

There was discussion regarding the length and location of required Neighborhood Meetings, and the proposed amendments.

Jerry Byrd of Byrd Surveying was present and provided comments regarding proposed amendments to the Neighborhood Meeting requirements.

There was discussion regarding the proposed amendments clarifying criteria regarding minor and major modifications to existing Planning Approvals and Planned Unit Developments.

There was discussion regarding the proposed amendments adding the ability to terminate a Planned Unit Development, and the involvement of other property owners who are part of the PUD.

There were no other comments from the public regarding the proposed amendments.

Motion to approve by Matt Anderson. Second by Nick Amberger. Approved.

After discussion the Planning Commission voted to recommend approval of amendments to Article 5, Sections 64-5-4.C.2., 64-5-4.D., 64-5-5.H., 64-5-6.I., 64-5-7.I., 64-5-8.B.1., and 64-5-8.B.2. of the Unified Development Code to City Council to:

- Add a subparagraph to the Neighborhood Meetings section, to require notification of the appropriate City Council representative and the Planning Department of proposed Neighborhood Meetings;

- To add additional language to subparagraphs in the Neighborhood Meetings section, to clarify the time of day for Neighborhood Meetings, the minimum length of time for Neighborhood Meetings, and the location of Neighborhood Meetings;
- To add a requirement that documents must be submitted to the Planning Department for review and approval prior to recording in the Office of the Judge of Probate;
- To establish additional criteria for determining what constitutes “Minor changes” to existing Planning Approvals and Planned Unit Developments;
- To delete existing paragraphs regarding Appeals, Expiration, and Recording and Recordkeeping for “Major Modifications” to existing Planning Approvals and Planned Unit Developments and replace them with new subparagraphs addressing those issues; and,
- To create “Section 64-5-8.1 Terminating a Previously Approved Planned Unit Development,” to establish the applicability, notification, Planning Commission and City Council decision and approval criteria, recording requirements to terminate a previously approved Planned Unit Development, and requirements to maintain any conditions or use restrictions associated with a previously approved Planned Unit Development.

Definitions

- Amendment to Article 8, Section 64-8-2 of the Unified Development Code, amending the definition of “Lot of Record” to change “1952” to “March 8, 1962.”

Motion to approve by Nick Amberger. Second by Jennifer Denson. Approved.

After discussion the Planning Commission voted to recommend approval of an amendment to Article 8, Section 64-8-2 of the Unified Development Code to City Council, to amend the definition of “Lot of Record” to change “1952” to “March 8, 1962.”

- **Call for Public Hearing on April 17, 2025, for a proposed amendment to the Unified Development Code:**

Adding Article 15 Historic Avenue Overlay.

Planning staff provided an overview of the purpose and reasoning behind the proposed Article 15 addition to the Unified Development Code.

Motion to approve by Josh Woods. Second by Matt Anderson. Approved.

Minutes approved: January 15, 2026



Jennifer Denson, Secretary



John W. "Jay" Stubbs, Jr., Chairman