



# Mobile Planning Commission Results Agenda

May 16, 2024 – 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)
	Ms. Shirley Sessions	x	Mr. Harry Brislin, IV (S)
x	Mr. Larry Dorsey	x	Mr. Kenny Nichols (S)
	Mr. Chad Anderson		
(S) Supernumerary      (MD) Mayor’s Designee      (AO) Administrative Official      (CC) City Council Representative			

**Staff:** Jonathan Ellzey, George Davis, Victoria Burch, Doug Anderson, Margaret Pappas, Logan Anderson, Bert Hoffman

**Adoption of the Agenda:** Motion to adopt by Matt Anderson. Second by Nick Amberger. **Adopted.**

## HOLDOVERS

---

### 1. SUB-002857-2024

**Location:** 1582 Leroy Stevens Road  
**Subdivision Name:** Griffin Place Subdivision  
**Applicant / Agent:** John T. Griffin, JTG Investments, LLC  
**Council District:** District 6  
**Proposal:** Subdivision of 2 lots, 1.46± acres

Motion to holdover by Matt Anderson. Second by Jennifer Denson. **Heldover until the June 20, 2024 meeting.**

After discussion, and at the applicant’s request, the Planning Commission heldover the application until the June 20<sup>th</sup> meeting.

## NEW ITEMS

---

### 2. SUB-002908-2024

**Location:** 1451 Butler Street  
**Subdivision Name:** Janice Lynum Subdivision  
**Applicant / Agent:** Natalie Durden, DSW Homes, LLC  
**Council District:** District 1  
**Proposal:** Subdivision of 1 lot, 1.1± acres

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

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

1. Provision of a subdivision plat in compliance with Section 5.A. of the Subdivision Regulations;
2. Revision of the Final Plat to illustrate Katye Street with compliant right-of-way and/or dedication sufficient to provide 25 feet from the centerline of Katye Street;
3. Provision of dedication sufficient to provide 30 feet from the centerline of Butler Street;
4. Provision of a label with 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;
5. Revision of the Final Plat to illustrate a minimum 5-foot front yard setback along all frontages, in compliance with Article 2 Section 64-2-5.E. of the Unified Development Code for lots zoned R-1 in the Urban sub-district, adjusted for any required dedication;
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-002913-2024

**Location:** 2065 Forest Lane  
**Subdivision Name:** Forest Lane Estates Subdivision  
**Applicant / Agent:** Kari Givens, Byrd Surveying, Inc.  
**Council District:** District 3  
**Proposal:** Subdivision of 2 lots, 0.86± acres

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

After discussion, the Planning Commission waived Sections 6.C.7. and 6.C.9. of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

1. Retention of the right-of-way dedication along Forest Lane;
2. Retention of the lot sizes in both square feet and acres, or provision of a table on the Final Plat with the same information, adjusted for any required dedication;
3. Retention of the 25-foot minimum front yard setback along Forest Lane from the required dedication on the Final Plat;
4. Retention of the 45-foot setback along Kentwood Lane (with approval of a waiver of Section 6.C.9. of the Subdivision Regulations), or revision of the plat to illustrate a 25-foot setback line along Kentwood Lane if right-of-way dedication is required;
5. Retention of note on the Final Plat stating access to Kentwood Lane is denied;
6. Compliance with all Engineering comments noted in the staff report;
7. Placement of a note on the Final Plat stating the 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.

#### 4. SUB-002916-2024

**Location:** 3820 Cottage Hill Road  
**Subdivision Name:** Cottage Hill Meadows Subdivision  
**Applicant / Agent:** Gregory & Ann Darling  
**Council District:** District 5  
**Proposal:** Subdivision of 2 lots, 0.70± acres

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

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

1. Retention of the Lot 2 right-of-way dedication as illustrated in the preliminary plat;
2. Retention of the lot sizes in both square feet and acres, or provision of a table on the Final Plat providing the same information;
3. Retention of the 25-foot front yard setback along Cottage Hill Road for both lots, in compliance with Article 2 Section 64-2-5.E. of the Unified Development Code for lots zoned R-1 in the Suburban sub-district;
4. Compliance with all Engineering comments noted in the staff report;
5. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in the staff report;
6. Compliance with all Urban Forestry comments noted in the staff report; and,
7. Compliance with all Fire Department comments noted in the staff report.

#### 5. SUB-002910-2024

**Location:** 6960 Moffett Road  
**Subdivision Name:** Chavers Oaks Subdivision  
**Applicant / Agent:** Glen Angus, GTA Ventures, LLC  
**Council District:** District 7

**Proposal:** Subdivision of 45 lots, 18.41± acres

Motion to approve the request by Jennifer Denson. Second by Harry Brislin. **Approved.**

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

1. Revision of the plat to label Moffett Road;
2. Revision of the plat to illustrate dedication sufficient to provide 50 feet from the centerline of Moffett Road;
3. Revision of the plat to depict an adequate turnaround diameter where the proposed street will terminate, with the design approved by the Traffic Engineer, City Engineer, and the Fire Department;
4. Retention of the 25-foot corner radii where the proposed Chavers Oaks Drive will intersect with Moffett Road, in compliance with Section 6.C.6. of the Subdivision Regulations;
5. Revision of the plat to provide the size of each lot and common area in both square feet and acres, in compliance with Sections 5.A.2.(e)(4) and 5.A.2.(f) of the Subdivision Regulations, or provision of a table on the Final Plat with the same information;
6. Revision of the plat to illustrate the 25-foot front yard setback along each existing and proposed street where each abutting lot and common area is at least 60-foot wide, in compliance with Section 6.C.8. of the Subdivision Regulations, and with Article 2, Sections 64-2-5.E. and 64-2-12.E. of the UDC;
7. Completion of the rezoning process to bring the entire site under one (1) zoning classification;
8. Compliance with all Engineering comments noted in this staff report;
9. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in this staff report;
10. Compliance with all Urban Forestry comments noted in this staff report; and,
11. Compliance with all Fire Department comments noted in this staff report.

## 6. ZON-UDC-002843-2024

**Location:** 59 Hillcrest Road  
**Applicant / Agent:** Brad Newton, P.E., McFadden Engineering, Inc.  
**Council District:** District 6  
**Proposal:** Rezoning from Single-Family Residential Suburban District (R-1), to Neighborhood Business Suburban District (B-2).

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

After discussion, the Planning Commission determined the following criteria prevail to support rezoning of the property to B-2, Neighborhood Business Suburban District:

If the rezoning request is considered for approval, the Planning Commission should

determine which of the following criteria prevail to support the rezoning request:

- A) Consistency. The proposed amendment is consistent with the Comprehensive Plan; and
- 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 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) Change. Changed or changing conditions in a particular area make an amendment necessary and desirable.
- F) 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 B-2, Neighborhood Business Suburban District, subject to:

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

## 7. SUB-002911-2024 & SUB-SW-002912-2024

**Location:** 5501 Bear Fork Road  
**Subdivision Name:** Foxglove Subdivision  
**Applicant / Agent:** Aaron Collins, S.E. Civil Engineering & Surveying  
**Council District:** District 7  
**Proposal:** Subdivision of 109 lots, 113.3± acres; and request to waive the construction of a sidewalk along Bear Fork Road.

**Subdivision:** At the applicant's request, the application was withdrawn.

**Sidewalk Waiver:** At the applicant's request, the application was withdrawn.