

MOBILE CITY PLANNING COMMISSION AGENDA

April 4, 2013 - 2:00 P.M.

AUDITORIUM, MOBILE GOVERNMENT PLAZA

APPROVAL OF MINUTES:

ROLL CALL:

	Terry Plauche, Chairman
	William G. DeMouy, Jr., Vice-Chairman
	Victoria L. Rivizzigno, Secretary
	Roosevelt Turner
	John Vallas
	James F. Watkins, III
	Tracie Lee-Roberson
	Scott Webster
	John Williams
	Don Hembree
	Jarrett Wingfield
	Carlos Gant (S)

HOLDOVERS:

- 1. Case #ZON2012-02873 (Planned Unit Development)**
(& 2.) Forest Hill Church of God
5508, 5512, 5468 and 5462 Moffett Road and 1850 and 1856 Forest Oaks Drive (Southeast corner of Moffett Road and Forest Oaks Drive at the East terminus of Howells Ferry Road, extending to the West terminus of Colonial Circle West)
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow shared access and parking between multiple lots Council District 7

PLANNING COMMISSION

APRIL 4, 2013

PAGE 2

- 2. Case #ZON2012-02874 (Planning Approval)**
(& 1.) Forest Hill Church of God
5508, 5512, 5468 and 5462 Moffett Road and 1850 and 1856 Forest Oaks Drive
(Southeast corner of Moffett Road and Forest Oaks Drive at the East terminus
of Howells Ferry Road, extending to the West terminus of Colonial Circle
West)
Planning Approval to amend a previously approved Planning Approval to allow
an expansion of church parking in an R-1, Single-Family Residential District
Council District 7
- 3. Case #ZON2013-00086**
Cowles, Murphy, Glover, & Associates
1926 & 2000 Telegraph Road
(Southeast corner of Telegraph Road and Bay Bridge Road).
Planned Unit Development Approval to allow multiple buildings on a single
building site.
Council District 2
- 4. Case #SUB2013-00007 (Subdivision)**
(& 5) D.E.H. Subdivision
7747 Old Shell Road
(Southwest corner of Old Shell Road and 5th Avenue).
Number of Lots / Acres: 1 Lot / 0.5± Acre
Engineer / Surveyor: John Farrior Crenshaw
Council District 7
- 5. Case #ZON2013-00096 (Rezoning)**
(& 4.) D.E.H. Subdivision
7747 Old Shell Road
(Southwest corner of Old Shell Road and 5th Avenue).
Rezoning from R-1, Single-Family Residential District, to B-1, Buffer Business
District, to allow an office building.
Council District 7
- 6. Case #SUB2013-00008 (Subdivision)**
(& 7.) Westwood Plaza Subdivision
7765 Airport Boulevard
(Southeast corner of Airport Boulevard and Schillinger Road South, extending
to the North side of Thomas Road).
Number of Lots / Acres: 5 Lots / 21 ± Acres
Engineer / Surveyor: Rowe Surveying and Engineering
Council District 6

7. **Case #ZON2013-00098 (Planned Unit Development)**
(**& 6.**) **Westwood Plaza Subdivision**
7765 Airport Boulevard
(Southeast corner of Airport Boulevard and Schillinger Road South, extending to the North side of Thomas Road).
Planned Unit Development Approval to allow shared access across multiple lots and multiple buildings on a single building site.
Council District 6

NEW SUBDIVISION APPLICATIONS:

8. **Case #SUB2013-00011**
Broad-Lyons Subdivision, Resubdivision of
408 North Broad Street
(Northeast corner of Broad Street and Lyons Street).
Number of Lots / Acres: 1 Lot / 0.7± Acre
Engineer / Surveyor: Wattier Surveying, Inc.
Council District 2
9. **Case #SUB2013-00013**
Marine & Industrial Supply Subdivision
North side of North Carolina Street at the North terminus of Conception Street.
Number of Lots / Acres: 1 Lot / 1.0± Acre
Engineer / Surveyor: Byrd Surveying, Inc.
Council District 3
10. **Case #SUB2013-00014**
Jackson Street Subdivision, Renea's Addition to
West side of North Jackson Street, 150'± North of State Street.
Number of Lots / Acres: 1 Lot / 0.2± Acre
Engineer / Surveyor: Byrd Surveying, Inc.
Council District 2
11. **Case #SUB2013-00015**
Schillinger Commerce Place Subdivision
163 South Schillinger Road
(Southeast corner of South Schillinger Road and Highland Avenue).
Number of Lots / Acres: 1 Lot / 10.8± Acres
Engineer / Surveyor: Byrd Surveying, Inc.
Council District 7

12. **Case #SUB2013-00012**
Hutson-Key Subdivision, Unit Two, Resubdivision of Lot 3
1360 East I-65 Service Road South
(Northeast corner of Michael Boulevard and Hutson Drive extending to the South side of Key Street.
Number of Lots / Acres: 2 Lots / 13.3± Acres
Engineer / Surveyor: The Coleman Engineering Group of McCrory & Williams, Inc.
Council District 5

13. **Case #SUB2013-00016**
Shelly's Roost Subdivision
4082 Leroy Stevens Road
(North side of Leroy Stevens Road, 495'± East of Gold Mine Road).
Number of Lots / Acres: 2 Lots / 0.9± Acre
Engineer / Surveyor: Byrd Surveying, Inc.
County

14. **Case #SUB2013-00010**
New Country Club Estates Subdivision, First Unit, Lot 19, Resudivision of
4235 Wilkinson Way
(Northeast corner of Wilkinson Way and Jordan Lane).
Number of Lots / Acres: 3 Lots / 0.8± Acre
Engineer / Surveyor: Haidt Land Surveying
Council District 5

15. **Case #SUB2013-00019**
LHRP Commercial Park Subdivision
1651 Schillinger Road North
(West side of Schillinger Road North, ½ mile± North of Howells Ferry Road).
Number of Lots / Acres: 3 Lots / 8.3± Acres
Engineer / Surveyor: Richard L. Patrick PLS
County

16. **Case #SUB2013-00017**
Duncan Place Subdivision, Resubdivision of Lots 19-28
West side of Pinemont Drive, 150'± North of McMurray Street.
Number of Lots / Acres: 10 Lots / 1.5± Acres
Engineer / Surveyor: The Coleman Engineering Group of McCrory Williams, Inc.
Council District 6

NEW SIDEWALK WAIVER APPLICATIONS:

17. **Case #ZON2013-00450**
Thermo King
5340 Willis Road
(South and East side of Willis Road, 320 ± West of USHY 90 W).
Request to waive construction of a sidewalk along Willis Road.
Council District 4
18. **Case #ZON2013-00454**
Southport Industrial Estate, LLC
4077 Hamilton Boulevard
South side of Hamilton Boulevard at the South terminus of Rabbit Creek Drive).
Request to waive construction of a sidewalk along Hamilton Boulevard.
Council District 4

NEW PLANNING APPROVAL APPLICATIONS:

19. **Case #ZON2013-00452**
Azalea City Credit Union
5662 Cottage Hill Road
(Northeast corner of Cottage Hill Road and Knollwood Drive)
Planning Approval to allow a credit union in a B-1, Buffer-Business District.
Council District 4
20. **Case #ZON2013-00300**
Maureen Meyer
7710 Avenue E
(Northeast corner of Avenue E and 6th Street).
Planning Approval to allow a mobile home in an R-1, Single-Family Residential District.
Council District 7

GROUP APPLICATIONS:

21. **Case #SUB2013-00018 (Subdivision)**
(& 22) **ARK Subdivision**
4017 Airport Boulevard
(South side of Airport Boulevard, 565' West of Azalea Road).
Number of Lots / Acres: 1 Lot / 1.3± Acre
Engineer / Surveyor: The Coleman Group of McCrory & Williams, Inc.
Council District 5

22. **Case #ZON2013-00453 (Planned Unit Development)**
(& 21) **ARK Subdivision**
4017 Airport Boulevard
(South side of Airport Boulevard, 565' West of Azalea Road).
Planned Unit Development Approval to allow shared access between two lots.
Council District 5
23. **Case #SUB2013-00020 (Subdivision)**
(& 24) **Nurfio Subdivision**
6606 Old Shell Road
(North side of Old Shell Road, 285'± West of Dickens Ferry Road).
Number of Lots / Acres: 1 Lot / 1.7± Acre
Engineer / Surveyor: Don Williams Engineering
Council District 7
24. **Case #ZON2013-00455 (Rezoning)**
(& 23) **Richard & Rachel Nurfio**
6606 Old Shell Road
(North side of Old Shell Road, 285'± West of Dickens Ferry Road).
Rezoning from R-1, Single-Family Residential District, to B-1, Buffer-Business District, to allow a mixed use to include an real estate office, restaurant and small cafe.
Council District 7
25. **Case #SUB2013-00022 (Subdivision)**
(& 26) **Cottage Hill – Azalea Subdivision**
751 Azalea Road
(Southeast corner of Azalea Road and Cottage Hill Road).
Number of Lots / Acres: 1 Lot / 0.3± Acre
Engineer / Surveyor: Byrd Surveying
Council District 4
26. **Case #ZON2013-00493 (Planning Approval)**
(& 25) **Cottage Hill – Azalea Subdivision**
751 Azalea Road
(Southeast corner of Azalea Road and Cottage Hill Road).
Planning Approval to allow a seafood store in a B-2, Neighborhood Business District.
Council District 4

27. **Case #SUB2013-00021 (Subdivision)**
(& 28) **Cypress Lake Industrial Park Subdivision**
East side of Todd Acres Drive, at the East terminus of Kooiman Road and South side of Todd Acres Drive, 500'± West of Commerce Boulevard West.
Number of Lots / Acres: 10 Lots / 72.6± Acres
Engineer / Surveyor: Daniel Clark, PLS
Council District 4
28. **Case #ZON2013-00459 (Rezoning)**
(& 27) **Daniel Clark PLS**
East side of Todd Acres Drive, at the East terminus of Kooiman Road and South side of Todd Acres Drive, 500'± West of Commerce Boulevard West. Rezoning from R-A, Residential Agricultural District, to I-1, Light-Industry District, to allow zoning compliance for an existing business, and to allow for a future industrial park.
Council District 4
29. **Case #ZON2013-00398 (Planned Unit Development)**
(& 30) **Cowles, Murphy, Glover & Associates**
195 Cochran Causeway
(East and West sides of Cochran Causeway, 585'± North of Dunlap Drive).
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site.
Council District 2
30. **Case #ZON2013-00568 (Planning Approval)**
(& 29) **Cowles, Murphy, Glover & Associates**
195 Cochran Causeway
(East and West sides of Cochran Causeway, 585'± North of Dunlap Drive).
Planning Approval to allow the expansion of an existing petroleum oil bulk terminal and distribution facility in an I-2, Heavy Industry District.
Council District 2
31. **Case #ZON2013-00457 (Planned Unit Development)**
(& 32) **DIP Exchange, LLC**
93 Sidney Phillips Drive
(West side of Sidney Phillips Drive, 190'± South of Old Shell Road).
Planned Unit Development Approval to allow reduced front landscaping requirements and multiple buildings on a single building site.
Council District 1

32. **Case #ZON2013-00458 (Rezoning)**
(& 31) **DIP Exchange, LLC**
93 Sidney Phillips Drive
(West side of Sidney Phillips Drive, 190'± South of Old Shell Road).
Rezoning from B-3, Community Business District, and I-1, Light-Industry District, to I-1, Light-Industry District to eliminate split zoning.
Council District 1
33. **Case #ZON2013-00461 (Planned Unit Development)**
(& 34) **The North American Islamic Trust, Inc.**
54, 59 and 63 East Drive
(East side of East Drive, 400' South of Old Shell Road, and extending to the West side of Allen Drive).
Planned Unit Development Approval to allow multiple buildings on a single building site.
Council District 6
34. **Case #ZON2013-00462 (Planning Approval)**
(& 33) **The North American Islamic Trust, Inc.**
54, 59 and 63 East Drive
(East side of East Drive, 400' South of Old Shell Road, and extending to the West side of Allen Drive).
Planning Approval to allow a church in an R-1, Single-Family Residential District.
Council District 6

OTHER BUSINESS: