

**MOBILE CITY PLANNING COMMISSION AGENDA**

**AUGUST 2, 2012 - 2:00 P.M.**

**AUDITORIUM, MOBILE GOVERNMENT PLAZA**

**ROLL CALL:**

	Terry Plauche, Chairman
	William G. DeMouy, Jr., Vice-Chairman
	Victoria L. Rivizzigno, Secretary
	Roosevelt Turner
	John Vallas
	James F. Watkins, III
	Herb Jordan
	Mead Miller

**APPROVAL OF MINUTES:**

**HOLDOVERS:**

1. **Case #ZON2012-01137 (Planned Unit Development)**  
(&2) **Mayo Blackmon**  
1446 Navco Road & 2452 McLaughlin Drive  
(North side of McLaughlin Drive, 140'± West of Navco Road, extending to the West side of Navco Road, 140'± North of McLaughlin Drive)  
Planned Unit Development Approval to allow multiple buildings on a single building site, and shared access between three building sites.  
Council District 4
  
2. **Case #ZON2012-01136 (Rezoning)**  
(&1) **Mayo Blackmon**  
1446 Navco Road  
(West side of Navco Road, 140'± North of McLaughlin Drive)  
Rezoning from R-1, Single-Family Residential District, to R-3, Multiple-Family District, to allow multiple dwellings on multiple building sites.  
Council District 4

3. **Case #SUB2012-00043 (Subdivision)**  
**Colvin Subdivision**  
4825 Scarborough Circle  
(Southeast corner of Scarborough Circle and Scarborough Circle West)  
**Number of Lots / Acres:** 1 Lot / 0.3± Acre  
**Engineer / Surveyor:** Anthony L Bryant PLS  
Council District 1
  
4. **Case #SUB2012-00041 (Subdivision)**  
**Bit and Spur Woods Subdivision, Re-subdivision of Lot 3**  
4609 Bit and Spur Road  
(South side of Bit and Spur Road, 150'± of the South terminus of Hawthorne Place)  
**Number of Lots / Acres:** 2 Lots / 1.6± Acre  
**Engineer / Surveyor:** Byrd Surveying, Inc.  
Council District 5
  
5. **Case #SUB2012-00044 (Subdivision)**  
**Knight Tract Subdivision**  
9339 Three Notch Road  
(South side of Three Notch Road, 2/10± mile West of Ben Hamilton Road)  
**Number of Lots / Acres:** 2 Lots / 1.0± Acre  
**Engineer / Surveyor:** Erdman Surveying LLC  
County
  
6. **Case #SUB2012-00042 (Subdivision)**  
**Iain Frost Subdivision**  
435 Dykes Road South  
(East side of Dykes Road, 160'± South of Turmac Road)  
**Number of Lots / Acres:** 4 Lots / 5.4± Acres  
**Engineer / Surveyor:** Polysurveying Engineering – Land Surveying  
County
  
7. **Case #SUB2012-00055 (Subdivision)**  
(**&8**) **Creel Company Subdivision**  
3804 Norwood Lane  
(North side of Norwood Lane, 70'± West of Stimpson Lane [not open]  
extending to the South side of Isabella Lane [not open] 100'± West of Stimpson  
Lane [not open])  
**Number of Lots / Acres:** 1 Lot / 3.1± Acres  
**Engineer / Surveyor:** Derek Peterson – Land Use Consultant  
Council District 1

8. **Case #ZON2012-01430 (Rezoning)**  
(**&7**) **The Creel Company Inc.**  
3804 Norwood Lane  
(North side of Norwood Lane, 70'± West of Stimpson Lane [not open]  
extending to the South side of Isabella Lane [not open] 100'± West of Stimpson  
Lane [not open])  
Rezoning from R-1, Single-Family Residential District, to I-1, Light Industry  
District, to allow a contractors storage yard.  
Council District 1
9. **Case #SUB2012-00052 (Subdivision)**  
(**&10**) **McRee Place Subdivision**  
3916 Old Shell Road  
(Northeast corner of Old Shell Road and Provident Lane)  
**Number of Lots / Acres:** 4 Lots / 1.3± Acres  
**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.  
Council District 7
10. **Case #ZON2012-01424 (Planned Unit Development)**  
(**&9**) **McRee Place Subdivision**  
3916 Old Shell Road  
(Northeast corner of Old Shell Road and Provident Lane)  
Planned Unit Development approval to allow a private street subdivision with  
reduced front and side yard setbacks and increased site coverage.  
Council District 1
11. **Case #SUB2012-00051 (Subdivision)**  
(**&12**) **Broad Palmetto Subdivision**  
(**&13**) 202 South Broad Street  
(West side of South Broad Street, 55'± South of Palmetto Street and extending  
West to the South side of Palmetto Street, 130'± West of South Broad Street)  
**Number of Lots / Acres:** 2 Lots / 0.4± Acre  
**Engineer / Surveyor:** Polysurveying Engineering – Land Surveying  
Council District 2
12. **Case #ZON2012-01421 (Planned Unit Development)**  
(**&11**) **Broad Palmetto Subdivision**  
(**&13**) 202 South Broad Street  
(West side of South Broad Street, 55'± South of Palmetto Street and extending  
West to the South side of Palmetto Street, 130'± West of South Broad Street)  
Planned Unit Development Approval to allow reduced lot size and reduced  
setbacks in a proposed subdivision  
Council District 2

13. **Case #ZON2012-01420 (Rezoning)**  
(**&11** **Michael Rost**  
&12) 202 South Broad Street  
(West side of South Broad Street, 55'± South of Palmetto Street and extending West to the South side of Palmetto Street, 130'± West of South Broad Street)  
Rezoning from R-1, Single-Family Residential District, to R-B, Residential-Business District, to allow conversion of a dwelling into a professional office building.  
Council District 2

**NEW SUBDIVISION APPLICATIONS:**

14. **Case #SUB2012-00061**  
**S & P Mobile Subdivision**  
5540 East Rite Road  
(North side of East Rite Road, 500'± East of U. S. Highway 90 West)  
**Number of Lots / Acres:** 2 Lots / 1.8± Acre  
**Engineer / Surveyor:** Byrd Surveying, Inc.  
Council District 4
15. **Case #SUB2012-00064**  
**Dog River Crescent Subdivision, Resubdivision of Lots 20, 21 & 22**  
2558 & 2560 Crescent Drive North  
(North side of Crescent Drive North, 60'± East of Crescent Drive West)  
**Number of Lots / Acres:** 2 Lots / 1.3± Acres  
**Engineer / Surveyor:** Byrd Surveying, Inc.  
Council District 4
16. **Case #SUB2012-00067**  
**Nannybo Curves Subdivision**  
5880 & 5890 Leatherwood Drive  
(North side of Leatherwood Drive, 375'± South of Carol Plantation Road)  
**Number of Lots / Acres:** 2 Lots / 1.5± Acres  
**Engineer / Surveyor:** Polysurveying Engineering – Land Surveying County
17. **Case #SUB2012-00069**  
**Fowler Subdivision**  
8620 Old Pascagoula Road  
(North side of Old Pascagoula Road, 780'± West of McDonald Road)  
**Number of Lots / Acres:** 2 Lots / 4.4± Acres  
**Engineer / Surveyor:** Timothy Brandon Bailey  
County

18. **Case #SUB2012-00063**  
**Hosea & Corine Weaver Estate Division Subdivision**  
7261, 7301 and 7345 Howells Ferry Road  
(South side of Howells Ferry Road, 3/10± mile West of Cody Road)  
**Number of Lots / Acres:** 4 Lots / 26.5± Acres  
**Engineer / Surveyor:** Joseph T. Regan, Jr.  
County
19. **Case #SUB2012-00068**  
**Legacy Subdivision, Phase Four**  
West terminus of Mason Drive, extending to the East terminus of Darling Road.  
**Number of Lots / Acres:** 29 Lots / 22.4± Acres  
**Engineer / Surveyor:** Polysurveying Engineering – Land Surveying  
County

**NEW SIDEWALK WAIVER APPLICATIONS:**

20. **Case #ZON2012-01612**  
**Cellular South**  
2600 McVay Drive North  
(North side of McVay Drive North, 290'± West of Navco Road)  
Sidewalk Waiver Request to waive construction of a sidewalk along McVay Drive North.  
Council District 4
21. **Case #ZON2012-01617**  
**Forklift Hunter LLC**  
216 East I-65 Service Road North  
(East side of East I-65 Service Road North, 600'± North of Old Shell Road)  
Sidewalk waiver request to waive construction of a sidewalk along East I-65 Service Road North.  
Council District 1

**NEW ZONING APPLICATIONS:**

22. **Case #ZON2012-01615**  
**Mobile Infirmary Medical Center**  
1806 Springhill Avenue  
(North side of Springhill Avenue, 405'± West of Mobile Infirmary Boulevard)  
Rezoning from R-1, Single-Family Residential District, to B-1, Buffer-Business District, to allow commercial office space.  
Council District 1

**GROUP APPLICATIONS:**

23. Case #SUB2012-00065 (Subdivision)  
(&24) **Cobblestone Subdivision, Phase 2, Resubdivision of Lot 34**  
20 Cobblestone Way West  
(Southwest corner of Cobblestone Way West and Hedgestone Way)  
**Number of Lots / Acres:** 1 Lot / 0.2± Acre  
**Engineer / Surveyor:** Don Williams Engineering  
Council District 7
24. Case #ZON2012-01619 (Planned Unit Development)  
(&23) **Cobblestone Subdivision, Phase 2, Resubdivision of Lot 34**  
20 Cobblestone Way West  
(Southwest corner of Cobblestone Way West and Hedgestone Way)  
Planned Unit Development Approval to allow reduced side-yard setbacks,  
reduced combined side yard setback and allow an existing 6' high privacy fence  
and 6' high wall to remain in the front and side yard setbacks for an existing  
residence.  
Council District 7
25. Case #SUB2012-00062 (Subdivision)  
(&26) **Heron Lakes Subdivision, Phase One, Resubdivision of Lot 38**  
1080 Grand Heron Court East  
(Southeast corner of Grand Heron Way and Grand Heron Court West)  
**Number of Lots / Acres:** 2 Lots / 0.8± Acre  
**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.  
Council District 4
26. Case #ZON2012-01605 (Planned Unit Development)  
(&25) **Heron Lakes Subdivision, Phase One, Resubdivision of Lot 38**  
1080 Grand Heron Court East  
(Southeast corner of Grand Heron Way and Grand Heron Court West)  
Planned Unit Development Approval to amend a previously approved Planned  
Unit Development to allow reduced side-yard setbacks.  
Council District 4
27. Case #SUB2012-00066 (Subdivision)  
(&28 &29) **Plantation Commercial Park Subdivision, Unit Two, Resubdivision of Lot 13A**  
5721 U.S. Highway 90 West  
(East side of U.S. Highway 90 West, 330'± South of Plantation Road)  
**Number of Lots / Acres:** 2 Lots / 12.0± Acres  
**Engineer / Surveyor:** Rowe Surveying & Engineering Co., Inc.  
Council District 4

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**28. Case #ZON2012-01620 (Planned Unit Development)**  
**(&27 Plantation Commercial Park Subdivision, Unit Two, Resubdivision of Lot**  
**&29) 13A**

5721 U.S. Highway 90 West

(East side of U.S. Highway 90 West, 330' ± South of Plantation Road)

Planned Unit Development Approval to allow shared access between building sites and multiple buildings on a single building site.

Council District 4

**29. Case #ZON2012-01621 (Rezoning)**

**(&27 D & M Properties, LLC**

**&28) 5721 U.S. Highway 90 West**

(East side of U.S. Highway 90 West, 330' ± South of Plantation Road)

Rezoning from B-3, Community Business District, and I-1, Light-Industry District, to I-2, Heavy Industry District, to eliminated split zoning and bring the zoning into compliance for an existing concrete manufacturing facility.

Council District 4

**OTHER BUSINESS:**