

# **MOBILE CITY PLANNING COMMISSION AGENDA**

**October 4, 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 #SUB2012-00044 (Subdivision)**  
**Roberson/Knight Tract Subdivision (formerly 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:** 3 Lots / 3.2± Acres  
**Engineer / Surveyor:** Erdman Surveying LLC  
County
- 2. Case #SUB2012-00066 (Subdivision)**  
**(&3 Plantation Commercial Park Subdivision, Unit Two, Re-subdivision of Lot**  
**&4) 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

3. **Case #ZON2012-01620 (Planned Unit Development)**  
(&2 **Plantation Commercial Park Subdivision, Unit Two, Re-subdivision of Lot**  
&4) **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
  
4. **Case #ZON2012-01621 (Rezoning)**  
(&2 **D & M Properties, LLC**  
&3) 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
  
5. **Case #ZON2012-01872**  
**Chinnis Holdings LLC**  
5401 Cottage Hill Road  
(Southwest corner of Cottage Hill Road and Vivian Drive)  
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow shared access between two building sites to include an 8' X 20' trailer.  
Council District 4
  
6. **Case #SUB2012-00070 (Subdivision)**  
(&7 **Prayer Tabernacle Early Church of Jesus Christ**  
&8) 1213 &1223 Mobile Street  
(West side of Mobile Street extending to the East side of Jessie Street, 240'± South of Main Street)  
**Number of Lots / Acres:** 1 Lot / 1.79± Acre  
**Engineer / Surveyor:** Haidt Land Surveying  
Council District 1
  
7. **Case #ZON2012-01665 (Planned Unit Development)**  
(&6 **Prayer Tabernacle Early Church of Jesus Christ**  
&8) 1213 &1223 Mobile Street  
(West side of Mobile Street extending to the East side of Jessie Street, 240'± South of Main Street)  
Planned Unit Development Approval to allow multiple buildings on a single building site.  
Council District 1

- 8. Case #ZON2012-01664 (Planning Approval)**  
**(&6 Prayer Tabernacle Early Church of Jesus Christ**  
**&7)** 1213 & 1223 Mobile Street  
(West side of Mobile Street extending to the East side of Jessie Street, 240'± South of Main Street)  
Planning Approval to allow an expansion of an existing church in an R-1, Single-Family Residential District.  
Council District 1
- 9. Case #SUB2012-00072 (Subdivision)**  
**(&10 Dauphin Street Subdivision, The Army's Addition to**  
**&11** 1009 & 1023 Dauphin Street  
**&12)** (Southeast corner of Dauphin Street and Pine Street, extending to the North side of Caroline Avenue, 120'± East of Pine Street)  
**Number of Lots / Acres:** 1 Lot / 2.73± Acre  
**Engineer / Surveyor:** Byrd Surveying, Inc.  
Council District 2
- 10. Case #ZON2012-01863 (Planned Unit Development)**  
**(&9 Dauphin Street Subdivision, The Army's Addition to**  
**&11** 1009 & 1023 Dauphin Street  
**&12)** (Southeast corner of Dauphin Street and Pine Street, extending to the North side of Caroline Avenue, 120'± East of Pine Street)  
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site.  
Council District 2
- 11. Case #ZON2012-01865 (Rezoning)**  
**(&9 The Salvation Army**  
**&10** 1009 & 1023 Dauphin Street  
**&12)** (Southeast corner of Dauphin Street and Pine Street, extending to the North side of Caroline Avenue, 120'± East of Pine Street)  
Rezoning from R-1, Single-Family Residential District, and B-2, Neighborhood Business District, to B-2, Neighborhood Business District, to eliminate split zoning in a proposed commercial subdivision.  
Council District 2

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- 12. Case #ZON2012-01864 (Planning Approval)**  
**(&9 &10 &11) The Army's Addition to Dauphin Street Subdivision**  
1009 & 1023 Dauphin Street  
(Southeast corner of Dauphin Street and Pine Street, extending to the North side of Caroline Avenue, 120'± East of Pine Street)  
Planning Approval to amend a previously approved Planning Approval to allow a parking lot expansion for an emergency shelter in a B-2, Neighborhood Business District.  
Council District 2
- 13. Case #SUB2012-00080 (Subdivision)**  
**(&14) Pinebrook Subdivision**  
3952, 3954, 3958, 3960, 3962, 3964, 3966, 3968, 3972 Airport Boulevard and 271, 273, 275, 277, 279, 281 and 283 South McGregor Avenue  
(Northwest corner of Airport Boulevard and McGregor Avenue)  
**Number of Lots / Acres:** 5 Lots / 18.5± Acres  
**Engineer / Surveyor:** Clark, Geer, Latham & Associates  
Council District 5
- 14. Case #ZON2012-01903 (Planned Unit Development)**  
**(&13) Pinebrook Subdivision**  
3952, 3954, 3958, 3960, 3962, 3964, 3966, 3968, 3972 Airport Boulevard and 271, 273, 275, 277, 279, 281 and 283 South McGregor Avenue  
(Northwest corner of Airport Boulevard and McGregor Avenue)  
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow shared access and parking between multiple building sites.  
Council District 5

**EXTENSIONS:**

- 15. Case #SUB2011-00097 (Subdivision)**  
**Garden Trace Subdivision**  
250 Tuthill Lane  
(East side of Tuthill Lane, 435'± South of Spring Hill Avenue)  
**Number of Lots / Acres:** 9 Lots / 13.3 Acres±  
**Engineer / Surveyor:** Jade Consulting  
Council District 7

16. **Case #ZON2011-01561 (Planned Unit Development)**  
(**&17**) **Rich's Car Wash**  
1066 Hillcrest Road  
(Northwest corner of Hillcrest Road and Johnston Lane)  
Planned Unit Development Approval to allow multiple buildings on a single business site.  
Council District 6
17. **Case #ZON2011-01562 (Rezoning)**  
(**&16**) **Don Williams**  
1066 Hillcrest Road  
(Northwest corner of Hillcrest Road and Johnston Lane)  
Rezoning from R-1, Single-Family Residential District, and B-2, Neighborhood Business District, to B-2, Neighborhood Business District, to eliminate split zoning.  
Council District 6

**NEW SUBDIVISION APPLICATIONS:**

18. **Case #SUB2012-00082**  
**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:** 2 Lots 8.3± Acres  
**Engineer / Surveyor:** Richard L. Patrick, PLS  
County
19. **Case #SUB2012-00084**  
**Mudbrick Studios Subdivision, Re-subdivision of Lot 1 and Chambliss Properties Subdivision, Unit 2 , Re-subdivision of Lot 3-A**  
7070 Bruns Drive  
(South side of Grelot Road, extending to the North side of Bruns Drive, 346'± East of Cody Road)  
**Number of Lots / Acres:** 2 Lots / 12.4± Acres  
**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.  
Council District 6
20. **Case #SUB2012-00086**  
**Cynthia Quinley Subdivision**  
6550 Cynthia Drive  
(North side of Cynthia Drive at its East terminus)  
**Number of Lots / Acres:** 2 Lots / 0.4± Acre  
**Engineer / Surveyor:** A Peterson Company  
Council District 7

21. **Case #SUB2012-00088**  
**Wakulla Subdivision, Re-subdivision of Lot 1**  
4750 & 4760 Wakulla Drive  
(West side of Wakulla Drive, 500'± North of Lakeland Drive)  
**Number of Lots / Acres:** 2 Lots / 2.5± Acres  
**Engineer / Surveyor:** Polysurveying Engineering – Land Surveying  
County
  
22. **Case #SUB2012-00083**  
**Taylor Pointe Subdivision, Unit Two**  
West terminus of Taylor Pointe Drive  
**Number of Lots / Acres:** 51 Lots / 20.1± Acres  
**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.  
County
  
23. **Case #SUB2012-00089**  
**Boykin Plantation Subdivision**  
Northeast corner of Carol Plantation Road and Old Spanish Trail, extending to  
the South side of Boykin Park  
**Number of Lots / Acres:** 151 Lots / 119.0± Acres  
**Engineer / Surveyor:** Polysurveying Engineering – Land Surveying  
County

**GROUP APPLICATIONS:**

24. **Case #SUB2012-00081 (Subdivision)**  
(**&25** **CN-Beauregard Industrial Park**  
&26 Northwest corner of Beauregard Street and Dekle Road  
&27) **Number of Lots / Acres:** 1 Lot / 38.9± Acres  
**Engineer / Surveyor:** Cowles, Murphy, Glover & Associates  
Council District 2
  
25. **Case #ZON2012-02085 (Planned Unit Development)**  
(**&24** **CN-Beauregard Industrial Park**  
&26 Northwest corner of Beauregard Street and Dekle Road  
&27) Planned Unit Development Approval to allow multiple buildings on a single  
building site.  
Council District 2
  
26. **Case #ZON2012-02083 (Planning Approval)**  
(**&24** **CN-Beauregard Industrial Park**  
&25 Northwest corner of Beauregard Street and Dekle Road  
&27) Planning Approval to allow the expansion of an existing rail yard.  
Council District 2

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- 27. Case #ZON2012-02084 (Sidewalk Waiver)**  
**(&24 GCAC-Arc Terminal**  
**&25 Northwest corner of Beauregard Street and Dekle Road**  
**&26) Request to waive construction of a sidewalk along Dekle Road**  
Council District 2
- 28. Case #SUB2012-00085 (Subdivision)**  
**(&29) Taylor Place Subdivision, Re-subdivision of Lot 4**  
4 Taylor Place  
(Northwest corner of Old Shell Road and Oakland Avenue, extending to the East terminus of Taylor Place)  
**Number of Lots / Acres:** 1 Lot / 0.9± Acre  
**Engineer / Surveyor:** Rester and Coleman Engineers  
Council District 7
- 29. Case #ZON2012-02094 (Planned Unit Development)**  
**(&28) Taylor Place Subdivision, Re-subdivision of Lot 4**  
4 Taylor Place  
(Northwest corner of Old Shell Road and Oakland Avenue, extending to the East terminus of Taylor Place)  
Planned Unit Development Approval to amend a previously approved Planned Unit Development to reduce the minimum building setback line and a drainage easement.  
Council District 7
- 30. Case #SUB2012-00087 (Subdivision)**  
**(&31 951 Government Street Subdivision**  
**&32) 951 Government Street**  
(West side of Marine Street, extending from Government Street to Church Street)  
**Number of Lots / Acres:** 1 Lot / 1.4± Acres  
**Engineer / Surveyor:** Byrd Surveying  
Council District 2
- 31. Case #ZON2012-02096 (Planning Approval)**  
**(&30 951 Government Street Subdivision**  
**&32) 951 Government Street**  
(West side of Marine Street, extending from Government Street to Church Street)  
Planning Approval to allow a self storage facility in a B-2, Neighborhood Business District.  
Council District 2

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- 32. Case #ZON2012-02095 (Rezoning)**  
**(&30 Benjamin P Cummings**  
**&31) 951 Government Street**  
(West side of Marine Street, extending from Government Street to Church Street)  
Rezoning from B-1, Buffer Business District, to B-2, Neighborhood Business District, to allow a self storage facility.  
Council District 2
- 33. Case #ZON2012-02088 (Planned Unit Development)**  
**(&34 Gulf Coast Asphalt Company**  
**&35) 830 Cochrane Causeway**  
(East side of Cochrane Causeway, 1± mile North of Bankhead Tunnel)  
Planned Unit Development Approval to allow structures on a single building site.  
Council District 2
- 34. Case #ZON2012-02086 (Planning Approval)**  
**(&33 Gulf Coast Asphalt Company**  
**&35) 830 Cochrane Causeway**  
(East side of Cochrane Causeway, 1± mile North of Bankhead Tunnel)  
Planning Approval to allow a petroleum storage facility in an I-2, Heavy-Industry District.  
Council District 2
- 35. Case #ZON2012-02087 (Sidewalk Waiver)**  
**(&33 Gulf Coast Asphalt Company**  
**&34) 830 Cochrane Causeway**  
(East side of Cochrane Causeway, 1± mile North of Bankhead Tunnel)  
Request to waive construction of a sidewalk along Cochrane Causeway.  
Council District 2

**OTHER BUSINESS:**