

MOBILE CITY PLANNING COMMISSION AGENDA

NOVEMBER 20, 2014 - 2:00 P.M.

AUDITORIUM, MOBILE GOVERNMENT PLAZA

ROLL CALL:

	Mr. James (Jay) F. Watkins, Chair
	Mr. Carlos Gant, Vice Chair
	Mr. John Vallas
	Mr. Thomas Doyle
	Ms. Shirley Sessions
	Ms. Sujin Kim
	Mr. Nick Amberger (AO)
	Mr. Nigel Roberts (MD)
	Mr. Levon Manzie (CC)
	Mr. Don Hembree (PJ)
	Ms. Libba Latham (PJ)
	Ms. Jennifer Denson (S), Secretary
	Mr. Allan Cameron (S)

APPROVAL OF MINUTES:

HOLDOVERS:

- 3100 Sunset Road**
(North side of Sunset Road, 2/10± mile West of Dauphin Island Parkway).
County
SUB2014-00129
Villages of Deer River Subdivision
Number of Lots / Acres: 13 Lots / 7.9± Acres
Engineer / Surveyor: Rowe Surveying & Engineering Co., Inc.
- (East and West sides of Begeman Road extending to the East side of Snow Road South and extending to the West side Hale Road).**
County
SUB2014-00127
Maxwell Place Subdivision
Number of Lots / Acres: 52 Lots / 16.8± Acres
Engineer / Surveyor: Austin Engineering Co., Inc.

3. **65 North Mobile Street**
(Southwest corner of Mobile Street and Old Shell Road, extending North and West to the CN Railroad right-of-way and the South terminus of Martin Street).
Council District 1
 - A. **ZON2014-01871 (Planned Unit Development)**
UMS Wright Corporation
Planned Unit Development Approval to amend a previously approved Planned Unit Development to add a middle school, proposed baseball training facility metal storage building, announcers booth (at the existing softball field) and multiple buildings on a single building site.
 - B. **ZON2014-01945 (Planning Approval)**
UMS Wright Corporation
Planning Approval to amend a previously approved Planning Approval to allow an expansion of an existing church school in an R-1, Single-Family Residential District.

NEW SUBDIVISION APPLICATIONS:

4. **1101 & 1105 I-65 Commerce Drive**
(Southeast corner of I-65 Commerce Drive and Commerce Court East).
Council District 4
SUB2014-00135
Government Boulevard Commerce Park Subdivision, Resubdivision of Lots 16 & 17
Number of Lots / Acres: 1 Lot / 1.1± Acre
Engineer / Surveyor: Byrd Surveying, Inc.
5. North side of Ben Hamilton Road, 1059'± North of the Northern terminus of March Road.
County
SUB2014-00139
D.L. Atchison Farmettes Subdivision, Addition to
Number of Lots / Acres: 1 Lot / 18.0± Acres
Engineer / Surveyor: Polysurveying Engineering – Land Surveying
6. **2461 Island Road**
(Southeast corner of Dauphin Island Parkway and Island Road, extending to the Northeast corner of Dauphin Island Parkway and Ila Drive).
County
SUB2014-00133
Island Farms Subdivision, A Resubdivision of Lots 1, 2 & 3
Number of Lots / Acres: 2 Lots / 2.2± Acres

Engineer / Surveyor: Northstar Engineering Services

7. **1618, 1660 and 1700 Leroy Stevens Road**
(West side of Leroy Stevens Road, 2/10± mile South of Jeff Hamilton Road Extension).
County
SUB2014-00137
Calgary Subdivision
Number of Lots / Acres: 46 Lots / 17.7± Acres
Engineer / Surveyor: Austin Engineering Company, Inc.

PLANNING APPROVAL APPLICATIONS

8. **4132 Government Boulevard**
(North side of Government Boulevard, 130'± East of U.S. Highway 90 Drive).
Council District 4
ZON2014-02286
Boomer's Automotive Interior
Planning Approval to allow an upholstery shop in an B-2, Neighborhood Business District

SIDEWALK WAIVER APPLICATIONS:

9. West side of Schillinger Road, 320'± North of Zeigler Boulevard.
County
ZON2014-02285
Adnan Al-Sadek
Request to waive construction of a sidewalk along Schillinger Road.

GROUP APPLICATIONS:

10. **3113 Airport Boulevard**
(Southwest corner of Airport Boulevard and Bel Air Boulevard).
Council District 5
- A. **SUB2014-00132 (Subdivision)**
Bel Air Boulevard Subdivision, Wendco Addition to
Number of Lots / Acres: 1 Lot / 1.0± Acre
Engineer / Surveyor: The Coleman Engineering Group of McCrory & Williams, Inc.
- B. **ZON2014-02229 (Rezoning)**
R & R Holdings, LLC
Rezoning from R-1, Single-Family Residential District, and B-3, Community Business District, to B-3, Community Business District to

accommodate an existing restaurant.

11. 5753 Old Shell Road

(Southeast corner of Old Shell Road and Long Street).
Council District 6

A. SUB2014-00134 (Subdivision)

Shed Development Subdivision

Number of Lots / Acres: 2 Lots / 6.2± Acres

Engineer / Surveyor: Clark, Geer, Latham & Associates Inc.

B. ZON2014-02244 (Rezoning)

Wells Ventures LLC

Rezoning from B-2, Neighborhood Business District, to B-2, Neighborhood Business District and B-3, Community Business District, to allow a hotel and future retail development.

12. 5827 and 5831 U. S. Highway 90 West

(Southeast corner of U.S. Highway 90 West and Hamilton Boulevard)
Council District 4

A. SUB2014-00136 (Subdivision)

Hamilton McDonald's Subdivision

Number of Lots / Acres: 2 Lots / 6.9± Acres

Engineer / Surveyor: Hutchinson, Moore & Rauch, LLC

B. ZON2014-02258 (Planned Unit Development)

Hamilton McDonald's Subdivision

Planned Unit Development Approval to allow shared access and parking between two building sites.

C. ZON2014-02257 (Sidewalk Waiver)

McDonald's USA, LLC

Request to waive construction of a sidewalk along U.S. Highway 90 West and Hamilton Boulevard.

13. 1621 Virginia Street

(Southeast corner of Virginia Street and Lott Street, extending to the North side of Dublin Street East).
Council District 2

A. SUB2014-00131 (Subdivision)

Ladd Peebles Stadium Subdivision

Number of Lots / Acres: 2 Lots / 43.1± Acres

Engineer / Surveyor: Joe Schifano

B. ZON2014-02188 (Planned Unit Development)

Ladd Peebles Stadium Subdivision

Planned Unit Development Approval to allow shared access between two building sites.

C. ZON2014-02190 (Planning Approval)

Ladd Peebles Stadium Subdivision

Planning Approval to allow a cell tower in a B-3, Community Business District.

14. 2 South McGregor Avenue

(East side of South McGregor Avenue, 100'± South of Old Shell Road, and West side of South McGregor Avenue, 295'± South of Old Shell Road).

Council District 7

A. SUB2014-00138 (Subdivision)

Springhill Baptist Church Subdivision

Number of Lots / Acres: 3 Lots / 11.0± Acres

Engineer / Surveyor: Hatch Mott MacDonald

B. ZON2014-02275 (Planned Unit Development)

Springhill Baptist Church Subdivision

Planned Unit Development Approval to allow multiple buildings on multiple building sites.

C. ZON2014-02268 (Planning Approval)

Springhill Baptist Church Subdivision

Planning Approval to allow an expansion of an existing church in a R-1, Single-Family Residential District.

D. ZON2014-02270 (Rezoning)

Springhill Baptist Church

Rezoning from R-1, Single-Family Residential District, and B-2, Neighborhood Business District, to R-1, Single-Family Residential District, to eliminate split zoning.

OTHER BUSINESS: