

MOBILE CITY PLANNING COMMISSION AGENDA

JULY 11, 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 #SUB2013-00008 (Subdivision)**
(&2) 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

- 2. Case #ZON2013-00098 (Planned Unit Development)**
(&1) 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

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3. **Case #SUB2013-00041 (Subdivision)**
(&4& **Carmelite Nuns Disalced Subdivision**
5) 716 Dauphin Island Parkway
(Northwest corner of Dauphin Island Parkway and Halls Mill Road, extending to the Southeast corner of Gosson Street and Johnston Avenue).
Number of Lots / Acres: 1 Lot / 6.0± Acre
Engineer / Surveyor: Cowles, Murphy, Glover & Associates
Council District 2

4. **Case #ZON2013-01094 (Planned Unit Development).**
(&3& **Carmelite Nuns Disalced Subdivision**
5) 716 Dauphin Island Parkway
(Northwest corner of Dauphin Island Parkway and Halls Mill Road, extending to the Southeast corner of Gosson Street and Johnston Avenue).
Planned Unit Development Approval to allow multiple buildings on a single building site.
Council District 2

5. **Case #ZON2013-01095 (Planning Approval)**
(&3& **Carmelite Nuns Disalced Subdivision**
4) 716 Dauphin Island Parkway
(Northwest corner of Dauphin Island Parkway and Halls Mill Road, extending to the Southeast corner of Gosson Street and Johnston Avenue).
Planning Approval to allow a building expansion and expanded parking lot at an existing monastery in an R-1, Single-Family Residential District.
Council District 2

EXTENSIONS:

6. **Case #SUB2012-00052 (Subdivision) - WITHDRAWN**
(&7) **McRee Place Subdivision**
3916 Old Shell Road
(Northeast corner of Old Shell Road and Provident Lane).
Number of Lots / Acres: 4 Lots / 1.3± Acre
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
Council District 7

7. **Case #ZON2012-01424 (Planned Unit Development) - WITHDRAWN**
(&6) **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

NEW SUBDIVISION APPLICATIONS:

8. **Case #SUB2013-00048**
Riverwood Estates Subdivision, Phase Four, Lot 1
West side of Old Rangeline Road, extending to the East terminus of Riverwood Drive.
Number of Lots / Acres: 1 Lot / 4.8± Acres
Engineer / Surveyor: Austin Engineering Company, Inc.
County

9. **Case #SUB2013-00052**
Wacker Subdivision, Revision and Addition to Lot 2
309 Wacker Lane North
(West side of Wacker Lane, 150'± North of Stein Street).
Number of Lots / Acres: 1 Lot / 0.2± Acre
Engineer / Surveyor: Richard L Patrick, PLS
Council District 7

10. **Case #SUB2013-00060**
Blue Creek Coal Sales Inc. Subdivision
1251 Baker Street
(South side of Baker Street extending from Yeend Street to the East side of Bay Street).
Number of Lots / Acres: 1 Lot / 64.6± Acres
Engineer / Surveyor: Rowe Surveying & Engineering Co., Inc.
Council District 3

11. **Case #SUB2013-00061**
Theodore Church of God Subdivision
6360 and 6370 Theodore Dawes Road
(North side of Theodore Dawes Road, 1085'± East of Skyline Drive).
Number of Lots / Acres: 1 Lot / 2.2± Acres
Engineer / Surveyor: Polysurveying Engineering – Land Surveying
County

12. **Case #SUB2013-00049**
Motel Court Subdivision, Phase 4
Southeast corner of Motel Court and Coca Cola Road.
Number of Lots / Acres: 2 Lots / 7.7± Acres
Engineer / Surveyor: Rowe Surveying & Engineering Co., Inc.
Council District 4

13. **Case #SUB2013-00050**
Harris Place Subdivision, Resubdivision of Lot 1
1000 Farnell Lane
(West side of Farnell Lane at the West terminus of Brossett Street).
Number of Lots / Acres: 2 Lots / 0.9± Acre
Engineer / Surveyor: Rowe Surveying & Engineering Co., Inc.
Council District 4

14. **Case #SUB2013-00051**
Byrum Family Division Subdivision
1365 Leroy Stevens Road
(East side of Leroy Stevens Road extending to the North side of Grelot Road).
Number of Lots / Acres: 2 Lots / 10.8± Acres
Engineer / Surveyor: Polysurveying Engineering – Land Surveying
County

15. **Case #SUB2013-00053**
Gulfwood Subdivision, Unit No. 1, Revision of Lot 8 and Addition to Unit No. 1
118 Batre Lane and 311 Wacker Lane
(East side of Batre Lane extending to the West side of Wacker Lane 200' ± North of Stein Street).
Number of Lots / Acres: 2 Lots / 1.0± Acre
Engineer / Surveyor: Richard L Patrick, PLS
Council District 7

16. **Case #SUB2013-00058**
Richmond Subdivision, Resubdivision of Lot 15
2990 Richmond Drive
(North side of Richmond Drive at the North terminus of Norfolk Place).
Number of Lots / Acres: 2 Lots / 0.5± Acres
Engineer / Surveyor: McCrory & Williams
County

17. **Case #SUB2013-00054**
Iain Frost Subdivision
435 Dykes Road South
(East side of Dykes Road South, 150' ± South of Turmac Drive).
Number of Lots / Acres: 4 Lots / 5.4± Acres
Engineer / Surveyor: Polysurveying Engineering – Land Surveying
County

18. **Case #SUB2013-00055**
Willis & Cross Road Subdivision
Northeast corner of Middle Road and Willis Road.
Number of Lots / Acres: 5 Lots / 11.4± Acres
Engineer / Surveyor: Polysurveying Engineering – Land Surveying
Council District 4

NEW PLANNED UNIT DEVELOPMENT APPLICATIONS:

19. **Case #ZON2013-01357**
Macmae Venture LLC & Georgetown Partners
2785 & 2789 Macmae Drive
(South terminus of Macmae Drive).
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site.
Council District 3
20. **Case #ZON2013-01361**
Joco 2928, LLC
2928 McVay Drive
(East side of McVay Drive North, 470'± North of Halls Mill Road).
Planned Unit Development Approval to allow shared access and parking between two building sites
Council District 3
21. **Case #ZON2013-01363**
Tower, LLC
1120 Paper Mill Road
(100'± North of Paper Mill Road, 660'± East of Woodland Avenue).
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site.
Council District 2
22. **Case #ZON2013-01365**
Russell Yeckley
2409 Wolf Ridge Road
(Southwest corner of Wolf Ridge Road and Feed Mill Road [private street]).
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site and shared access.
Council District 1

23. **Case #ZON2013-01383**
Jerome Ehlen
6448-A Cedar Bend Court
(North side of Cedar Bend Court, 560'± West of Hillcrest Road).
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow reduced setbacks and increased site coverage.
Council District 7

GROUP APPLICATIONS:

24. **Case #SUB2013-00047 (Subdivision)**
(&25) **Mobile Terrace Christian Center Subdivision**
7154 Ninth Street
(North side of Ninth Street, 200'± East of Lincoln Boulevard).
Number of Lots / Acres: 1 Lot / .11± Acre
Engineer / Surveyor: John Farris Crenshaw, PLS
Council District 7
25. **Case #ZON2013-01134 (Sidewalk Waiver) (Holdover)**
(&24) **William T. Partridge, Jr.**
7154 Ninth Street
(North side of Ninth Street, 200'± East of Lincoln Boulevard).
Request to waive construction of a sidewalk along Ninth Street.
Council District 1
26. **Case #SUB2013-00056 (Subdivision)**
(&27) **Northside Ltd/Joint Venture Subdivision, Resubdivision of and Addition to Lot 3A**
19 North Sage Avenue
(West side of North Sage Avenue, 155'± North of Dauphin Street; extending West to the North side of Dauphin Street, 199'± West of North Sage Avenue).
Number of Lots / Acres: 2 Lots / 4.3± Acres
Engineer / Surveyor: The Coleman Engineering Group of McCrory & Williams, Inc.
Council District 1
27. **Case #ZON2013-01366 (Planned Unit Development)**
(&26) **Northside Ltd/Joint Venture Subdivision, Resubdivision of and Addition to Lot 3A**
19 North Sage Avenue
(West side of North Sage Avenue, 155'± North of Dauphin Street extending West to the North side of Dauphin Street, 199'± West of North Sage Avenue).
Planned Unit Development Approval to allow shared access between two building sites.
Council District 1

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- 28. Case #SUB2013-00057 (Subdivision)**
(&29) University Crossing Subdivision, Resubdivision of Lots 1 & 2
West side of University Boulevard, ¼ ± mile South of Old Shell Road.
Number of Lots / Acres: 2 Lots / 2.1± Acres
Engineer / Surveyor: The Coleman Engineering Group of McCrory & Williams
Council District 6
- 29. Case #ZON2013-01367 (Planned Unit Development)**
(&28) University Crossing Subdivision, Resubdivision of Lots 1 & 2
West side of University Boulevard, ¼ ± mile South of Old Shell Road.
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site along with shared access between three lots.
Council District 6
- 30. Case #SUB2013-00059 (Subdivision)**
(&31 Pinebrook Shopping Center Subdivision
&32& 3950-A Airport Boulevard
33) 3950, 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: 3 Lots /15.4± Acres
Engineer / Surveyor: Rowe Surveying & Engineering Co., Inc.
Council District 5
- 31. Case #ZON2013-01372 (Planned Unit Development)**
(&30 Pinebrook Shopping Center Subdivision
&32& 3950-A Airport Boulevard
33) 3950, 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

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- 32. Case #ZON2013-01371 (Rezoning)**
(&30 Pinebrook Investment, LLC
&31& 3950-A Airport Boulevard
33) 3950, 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).
Rezoning from B-2, Neighborhood Business District, and B-3, Community
Business District, to B-2, Neighborhood Business District to eliminate split
zoning.
Council District 5
- 33. Case #ZON2013-00942 (Sidewalk Waiver) (Holdover)**
(&30 Pinebrook Investments, LLC
&31& 3952, 3954, 3958, 3960, 3962, 3964, 3966, 3968, 3972, Airport Boulevard and
32) 271, 273, 275, 277, 279, 281, 283 S McGregor Avenue).
Request to waive construction of a sidewalk along Airport Boulevard and
McGregor Avenue
Council District 5

OTHER BUSINESS:

Call for Public Hearing September 5, 2013 to consider an amendment to the Zoning Ordinance which would create a new type of use in the Chart of Permitted Uses to allow Outdoor Storage Yards with Aggregate Surfaces in B-5, I-1, and I-2 by right, and B-3 with Planning Approval;

Call for Public Hearing September 5, 2013 to consider an amendment to the Zoning Ordinance which would amend the Sign Regulations to allow refacing of signs in certain circumstances to be done without a permit; and amend standards for menu board signs.

Adopt 2013-2014 Deadline/Meeting Schedule