

**MOBILE CITY PLANNING COMMISSION AGENDA**

**NOVEMBER 6, 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. Levon Manzie (CC)
	Mr. Don Hembree (PJ)
	Ms. Libba Latham (PJ)
	Ms. Jennifer Denson (S), Secretary
	Mr. Allan Cameron (S)
	Mr. Nigel Roberts, Mayors Appointment

**APPROVAL OF MINUTES:**

**HOLDOVERS:**

**1. 2643 Bear Fork Road**

(East side of Bear Fork Road, 1.3± mile North of Moffett Road).

Council District 1

**A. SUB2014-00113 (Subdivision)**

**Townsend Family Division Subdivision**

**Number of Lots / Acres: 2 Lots / 5.0± Acres**

**Engineer / Surveyor: Polysurveying Engineering – Land Surveying**

**B. ZON2014-01884 (Planning Approval)**

**Townsend Family Division Subdivision**

Planning Approval to allow an existing mobile home in a R-1, Single-Family Residential district.

**NEW SUBDIVISION APPLICATIONS:**

2.     **300 Dunlap Drive**  
          (West side of Dunlap Drive, 3/10± mile South of Addsko Road).  
          Council District 2  
          **SUB2014-00119**  
          **Austal Outfit Yard 2**  
          **Number of Lots / Acres:** 1 Lot / 3.9± Acres  
          **Engineer / Surveyor:** Lawler and Company
  
3.     **3213 Springhill Avenue**  
          (South side of Springhill Avenue, 350'± West of Columbia Street).  
          Council District 1  
          **SUB2014-00130**  
          **CLSK Subdivision**  
          **Number of Lots / Acres:** 1 Lots / 1.4± Acre  
          **Engineer / Surveyor:** Gulf States Engineering, Inc.
  
4.     **6150 Howells Ferry Road**  
          (Northeast corner of Howells Ferry Road and Grider Road).  
          Council District 7  
          **SUB2014-00120**  
          **Grider Corner Subdivision**  
          **Number of Lots / Acres:** 2 Lots / 0.7± Acre  
          **Engineer / Surveyor:** Polysurveying Engineering – Land Surveying
  
5.     North side of River Road, 2/10± mile East of Thomas Road  
          County  
          **SUB2014-00128**  
          **Fred & Mildred Johnson Family Division Two Subdivision**  
          **Number of Lots / Acres:** 2 Lots / 15.5± Acres  
          **Engineer / Surveyor:** Stewart Surveying
  
6.     **7172 Bowers Lane**  
          (West side of Bowers Lane, 160'± South of Diamond Road).  
          Council District 4  
          **SUB2014-00121**  
          **Bowers Lane Subdivision, Resubdivision of Lots 1-3, Sullivan's Addition to**  
          **Number of Lots / Acres:** 7 Lots / 4.7± Acres  
          **Engineer / Surveyor:** Polysurveying-Engineering –Land Surveying

7.     **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.
  
8.     (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.
  
9.     South side of Howells Ferry Road at the South terminus of Harvey Hill Road.  
          County  
          **SUB2014-00122**  
          **Colleton Place Subdivision, Phases 2-4**  
          **Number of Lots / Acres:** 104 Lots / 29.3± Acres  
          **Engineer / Surveyor:** Polysurveying Engineering – Land Surveying

**NEW SIDEWALK WAIVER APPLICATIONS:**

10.    **3738 Halls Mill Road**  
          (North side of Halls Mill Road at the North terminus of Lees Lane).  
          Council District 4  
          **ZON2014-02127**  
          **JRJ III Properties, LLC**  
          Request to waive construction of a sidewalk along Halls Mill Road.
  
11.    **7449 Airport Boulevard**  
          (Southeast corner of Airport Boulevard and Mckenna Court).  
          Council District 6  
          **ZON2014-02155**  
          **Airport Oaks Plaza, LLC**  
          Request to waive construction of a sidewalk along Airport Boulevard

**NEW PLANNED UNIT DEVELOPMENT APPLICATIONS:**

12. **3150 Dauphin Street**  
(North side of Dauphin Street, 950'± West of Sage Avenue extending to the South side of Dauphin Square Connector).  
Council District 1  
**ZON2014-01970**  
**McConnell Automotive**  
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on two building sites with shared access and parking between the two building sites to include new employee parking.

**PLANNING APPROVAL APPLICATIONS:**

13. **401 Dauphin Street**  
(Southeast corner of Dauphin Street and South Franklin Street)  
Council District 2  
**ZON2014-02172**  
**Tom Townsend**  
Planning Approval to allow increased occupancy load for a proposed entertainment venue in the Downtown Development District.

**REZONING APPLICATIONS**

**GROUP APPLICATIONS:**

14. **1501 Old Shell Road, 1557 Springhill Avenue and 8 & 12 North Lafayette Street**  
(Subdivision, Planned Unit Development and Planning Approval), and **1557 & 1563 Springhill Avenue** (Zoning)  
(Areas bounded by Old Shell Road, North Catherine Street, Spring Hill Avenue and North Lafayette Street) and (Southwest corner of Springhill Avenue and Kilmarnock Street).  
Council District 2
- A. **SUB2014-00117 (Subdivision) (Holdover)**  
**McGill Toolen High School Subdivision, Phase Three**  
Number of Lots / Acres: 3 Lots / 3.4± Acres  
Engineer / Surveyor: Byrd Surveying, Inc.
- B. **ZON2014-01983 (Planned Unit Development) (Holdover)**  
**McGill Toolen High School Subdivision, Phase Three**  
Planned Unit Development Approval to amend a previously approved Master Plan to allow a new parking lot, expansion of an existing parking lot and shared access and parking.

C. **ZON2014-01984 (Planning Approval) (Holdover)**

**McGill Toolen High School Subdivision, Phase Three**

Planning Approval to amend a previously approved Planning Approval to allow a parking lot expansion for a private church school in an R-1, Single-Family Residential District.

D. **ZON2014-02156 (Zoning)**

**Ben Cummings / Cummings Architecture**

Rezoning from R-1, Single-Family Residential District, R-3, Multiple-Family District and B-1, Buffer Business District, to B-1, Buffer-Business District, to eliminate split zoning.

15. **345 Roosevelt Avenue**

(Northeast corner of Roosevelt Avenue and Eighth Street and Northwest corner of Roosevelt Avenue and Eighth Street).

Council District 7

A. **SUB2014-00118 (Subdivision)**

**Mobile Terrace Subdivision, Lot 1 of Resubdivision of Lots 27, 28, 29 and 30, Block 17**

**Number of Lots / Acres:** 1 Lot / 0.2± Acre

**Engineer / Surveyor:** Asarisi & Associates, LLC

B. **ZON2014-02016 (Planned Unit Development)**

**Mobile Terrace Subdivision, Lot 1 of Resubdivision of Lots 27, 28, 29 and 30, Block 17**

Planned Unit Development Approval to allow shared parking between two separate lots and waive buffer fence requirements for an existing church school in an R-1, Single-Family Residential District.

C. **ZON2014-02077 (Planning Approval)**

**Mobile Terrace Subdivision, Lot 1 of Resubdivision of Lots 27, 28, 29 and 30, Block 17**

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

D. **ZON2014-02015 (Sidewalk Waiver)**

**Church of God Pentecostal**

Request to waive construction of a sidewalk along Roosevelt Avenue and Eighth Street.

**16. 513 Stimrad Road**

(South side of Stimrad Road, 310'± West of Telegraph Road).  
Council District 2

**A. SUB2014-00125 (Subdivision)**

**Ernest Construction Subdivision**

**Number of Lots / Acres:** 1 Lot / 0.9± Acre

**Engineer / Surveyor:** Byrd Surveying, Inc.

**B. ZON2014-02159 (Sidewalk Waiver)**

**Walter C. Ernest, Jr.**

Request to waive construction of a sidewalk along Stimrad Road

**17. 5289 Rangeline Service Road North**

(Northwest corner of Rangeline Road and Demetropolis Road, extending to the East side of Halls Mill Road).

**Council District 4**

**A. SUB2014-00115 (Subdivision)**

**Rangeline Crossing Subdivision**

**Number of Lots / Acres:** 2 Lots / 82.7± Acres

**Engineer / Surveyor:** Joseph N. Asarisi, P.E.

**B. ZON2014-02133 (Planning Approval)**

**Rangeline Crossing Subdivision**

Planning Approval to allow a truck maintenance facility

**C. ZON2014-02132 (Sidewalk Waiver)**

**RL Regie Alabama, LLC**

Request to waive construction of a sidewalk along Halls Mill Road

**18. 950 South Broad Street and 951& 953 Marine Street**

(Southwest corner of South Broad Street and Kentucky Street, and Southeast corner of Marine Street and Kentucky Street).

**Council District 3**

**A. SUB2014-00124 (Subdivision)**

**C. J. Small Subdivision No. 2**

**Number of Lots / Acres:** 2 Lots / 1.2± Acre

**Engineer / Surveyor:** Byrd Surveying, Inc.

**B. ZON2014-02157 (Planned Unit Development)**

**C. J. Small Subdivision No. 2**

Planned Unit Development to allow shared parking and multiple buildings on a single building site.

19. (Southwest corner of Papermill Road and McKinley Street).  
Council District 2
- A. **SUB2014-00126 (Subdivision)**  
**Bean Industrial Subdivision**  
**Number of Lots / Acres:** 2 Lots / 17.7± Acres  
**Engineer / Surveyor:** Byrd Surveying
- B. **ZON2014-02158 (Rezoning)**  
**Bean Properties LLC**  
Rezoning from R-1, Single-Family Residential District, to I-2, Heavy Industry District, to allow a steel warehouse and service center.
20. **117 Batre Lane**  
(Northwest corner of Batre Lane and Gaillard Street).  
Council District 7
- A. **SUB2014-00123 (Subdivision)**  
**Tucker Place Subdivision**  
**Number of Lots / Acres:** 9 Lots / 3.1± Acres  
**Engineer / Surveyor:** Polysurveying Engineering – Land Surveying
- B. **ZON2014-02122 (Planned Unit Development)**  
**Tucker Place Subdivision**  
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow reduced front and sideyard setbacks in an proposed subdivision.
21. **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.

22. **195 Cochran Causeway**

(East and West sides of Cochran Causeway, 585'± North of Dunlap Drive).  
Council District 2

**A. ZON2014-02030 (Planned Unit Development)**

**Cowles, Murphy, Glover & Associates**

Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site.

**B ZON2014-02031 (Planning Approval)**

**Cowles, Murphy, Glover & Associates**

Planning Approval to amend a previously approved Planning Approval to allow an expansion of an existing petroleum oil bulk terminal and distribution facility in an I-2, Heavy Industry District to include a 800 square foot storage building.

**OTHER BUSINESS:**