MOBILE CITY PLANNING COMMISSION AGENDA

April 4, 2013 - 2:00 P.M.

AUDITORIUM, MOBILE GOVERNMENT PLAZA

APPROVAL OF MINUTES:

ROLL CALL:

<table>
<thead>
<tr>
<th>Terry Plauche, Chairman</th>
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<tbody>
<tr>
<td>William G. DeMouy, Jr., Vice-Chairman</td>
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<td>Victoria L. Rivizzigno, Secretary</td>
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<td>Roosevelt Turner</td>
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<td>John Vallas</td>
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<td>James F. Watkins, III</td>
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<td>Tracie Lee-Roberson</td>
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<td>Scott Webster</td>
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<td>John Williams</td>
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<td>Don Hembree</td>
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<td>Jarrett Wingfield</td>
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<td>Carlos Gant (S)</td>
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HOLDOVERS:

1. Case #ZON2012-02873 (Planned Unit Development)
   Forest Hill Church of God
   5508, 5512, 5468 and 5462 Moffett Road and 1850 and 1856 Forest Oaks Drive
   (Southeast corner of Moffett Road and Forest Oaks Drive at the East terminus
   of Howells Ferry Road, extending to the West terminus of Colonial Circle
   West)
   Planned Unit Development Approval to amend a previously approved Planned
   Unit Development to allow shared access and parking between multiple lots
   Council District 7
2. Case #ZON2012-02874 (Planning Approval)
   Forest Hill Church of God
   5508, 5512, 5468 and 5462 Moffett Road and 1850 and 1856 Forest Oaks Drive
   (Southeast corner of Moffett Road and Forest Oaks Drive at the East terminus of Howells Ferry Road, extending to the West terminus of Colonial Circle West)
   Planning Approval to amend a previously approved Planning Approval to allow an expansion of church parking in an R-1, Single-Family Residential District
   Council District 7

3. Case #ZON2013-00086
   Cowles, Murphy, Glover, & Associates
   1926 & 2000 Telegraph Road
   (Southeast corner of Telegraph Road and Bay Bridge Road).
   Planned Unit Development Approval to allow multiple buildings on a single building site.
   Council District 2

4. Case #SUB2013-00007 (Subdivision)
   (& 5) D.E.H. Subdivision
   7747 Old Shell Road
   (Southwest corner of Old Shell Road and 5th Avenue).
   **Number of Lots / Acres:** 1 Lot / 0.5± Acre
   **Engineer / Surveyor:** John Farrior Crenshaw
   Council District 7

5. Case #ZON2013-00096 (Rezoning)
   (& 4.) D.E.H. Subdivision
   7747 Old Shell Road
   (Southwest corner of Old Shell Road and 5th Avenue).
   Rezoning from R-1, Single-Family Residential District, to B-1, Buffer Business District, to allow an office building.
   Council District 7

6. Case #SUB2013-00008 (Subdivision)
   (& 7.) 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
7. **Case #ZON2013-00098 (Planned Unit Development)**
   **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

**NEW SUBDIVISION APPLICATIONS:**

8. **Case #SUB2013-00011**
   **Broad-Lyons Subdivision, Resubdivision of**
   408 North Broad Street
   (Northeast corner of Broad Street and Lyons Street).
   **Number of Lots / Acres:** 1 Lot / 0.7± Acre
   **Engineer / Surveyor:** Wattier Surveying, Inc.
   Council District 2

9. **Case #SUB2013-00013**
   **Marine & Industrial Supply Subdivision**
   North side of North Carolina Street at the North terminus of Conception Street.
   **Number of Lots / Acres:** 1 Lot / 1.0± Acre
   **Engineer / Surveyor:** Byrd Surveying, Inc.
   Council District 3

10. **Case #SUB2013-00014**
    **Jackson Street Subdivision, Renea’s Addition to**
    West side of North Jackson Street, 150’± North of State Street.
    **Number of Lots / Acres:** 1 Lot / 0.2± Acre
    **Engineer / Surveyor:** Byrd Surveying, Inc.
    Council District 2

11. **Case #SUB2013-00015**
    **Schillinger Commerce Place Subdivision**
    163 South Schillinger Road
    (Southeast corner of South Schillinger Road and Highland Avenue).
    **Number of Lots / Acres:** 1 Lot / 10.8± Acres
    **Engineer / Surveyor:** Byrd Surveying, Inc.
    Council District 7
12. Case #SUB2013-00012  
**Hutson-Key Subdivision, Unit Two, Resubdivision of Lot 3**  
1360 East I-65 Service Road South  
(Northeast corner of Michael Boulevard and Hutson Drive extending to the South side of Key Street.  
**Number of Lots / Acres:** 2 Lots / 13.3± Acres  
**Engineer / Surveyor:** The Coleman Engineering Group of McCrory & Williams, Inc.  
Council District 5

13. Case #SUB2013-00016  
**Shelly’s Roost Subdivision**  
4082 Leroy Stevens Road  
(North side of Leroy Stevens Road, 495’± East of Gold Mine Road).  
**Number of Lots / Acres:** 2 Lots / 0.9± Acre  
**Engineer / Surveyor:** Byrd Surveying, Inc.  
County

14. Case #SUB2013-00010  
**New Country Club Estates Subdivision, First Unit, Lot 19, Resubdivision of**  
4235 Wilkinson Way  
(Northeast corner of Wilkinson Way and Jordan Lane).  
**Number of Lots / Acres:** 3 Lots / 0.8± Acre  
**Engineer / Surveyor:** Haidt Land Surveying  
Council District 5

15. Case #SUB2013-00019  
**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:** 3 Lots / 8.3± Acres  
**Engineer / Surveyor:** Richard L. Patrick PLS  
County

16. Case #SUB2013-00017  
**Duncan Place Subdivision, Resubdivision of Lots 19-28**  
West side of Pinemont Drive, 150’± North of McMurray Street.  
**Number of Lots / Acres:** 10 Lots / 1.5± Acres  
**Engineer / Surveyor:** The Coleman Engineering Group of McCrory Williams, Inc.  
Council District 6
NEW SIDEWALK WAIVER APPLICATIONS:

17. Case #ZON2013-00450
Thermo King
5340 Willis Road
(South and East side of Willis Road, 320 ± West of USHY 90 W).
Request to waive construction of a sidewalk along Willis Road.
Council District 4

18. Case #ZON2013-00454
Southport Industrial Estate, LLC
4077 Hamilton Boulevard
South side of Hamilton Boulevard at the South terminus of Rabbit Creek Drive).
Request to waive construction of a sidewalk along Hamilton Boulevard.
Council District 4

NEW PLANNING APPROVAL APPLICATIONS:

19. Case #ZON2013-00452
Azalea City Credit Union
5662 Cottage Hill Road
(Northeast corner of Cottage Hill Road and Knollwood Drive)
Planning Approval to allow a credit union in a B-1, Buffer-Business District.
Council District 4

20. Case #ZON2013-00300
Maureen Meyer
7710 Avenue E
(Northeast corner of Avenue E and 6th Street).
Planning Approval to allow a mobile home in an R-1, Single-Family Residential District.
Council District 7

GROUP APPLICATIONS:

21. Case #SUB2013-00018 (Subdivision)
(& 22) ARK Subdivision
4017 Airport Boulevard
(South side of Airport Boulevard, 565’ West of Azalea Road).
Number of Lots / Acres: 1 Lot / 1.3± Acre
Engineer / Surveyor: The Coleman Group of McCrory & Williams, Inc.
Council District 5
22. Case #ZON2013-00453 (Planned Unit Development)
   (& 21) ARK Subdivision
   4017 Airport Boulevard
   (South side of Airport Boulevard, 565’ West of Azalea Road).
   Planned Unit Development Approval to allow shared access between two lots.
   Council District 5

23. Case #SUB2013-00020 (Subdivision)
   (& 24) Nurfio Subdivision
   6606 Old Shell Road
   (North side of Old Shell Road, 285’± West of Dickens Ferry Road).
   Number of Lots / Acres: 1 Lot / 1.7± Acre
   Engineer / Surveyor: Don Williams Engineering
   Council District 7

24. Case #ZON2013-00455 (Rezoning)
   (& 23) Richard & Rachel Nurfio
   6606 Old Shell Road
   (North side of Old Shell Road, 285’± West of Dickens Ferry Road).
   Rezoning from R-1, Single-Family Residential District, to B-1, Buffer-Business
   District, to allow a mixed use to include an real estate office, restaurant and
   small cafe.
   Council District 7

25. Case #SUB2013-00022 (Subdivision)
   (& 26) Cottage Hill – Azalea Subdivision
   751 Azalea Road
   (Southeast corner of Azalea Road and Cottage Hill Road).
   Number of Lots / Acres: 1 Lot / 0.3± Acre
   Engineer / Surveyor: Byrd Surveying
   Council District 4

26. Case #ZON2013-00493 (Planning Approval)
   (& 25) Cottage Hill – Azalea Subdivision
   751 Azalea Road
   (Southeast corner of Azalea Road and Cottage Hill Road).
   Planning Approval to allow a seafood store in a B-2, Neighborhood Business
   District.
   Council District 4
27. Case #SUB2013-00021 (Subdivision)
   (Cypress Lake Industrial Park Subdivision)
   East side of Todd Acres Drive, at the East terminus of Kooiman Road and
   South side of Todd Acres Drive, 500’± West of Commerce Boulevard West.
   Number of Lots / Acres: 10 Lots / 72.6± Acres
   Engineer / Surveyor: Daniel Clark, PLS
   Council District 4

28. Case #ZON2013-00459 (Rezoning)
   (Daniel Clark PLS)
   East side of Todd Acres Drive, at the East terminus of Kooiman Road and
   South side of Todd Acres Drive, 500’± West of Commerce Boulevard West.
   Rezoning from R-A, Residential Agricultural District, to I-1, Light-Industry
   District, to allow zoning compliance for an existing business, and to allow for a
   future industrial park.
   Council District 4

29. Case #ZON2013-00398 (Planned Unit Development)
   (Cowles, Murphy, Glover & Associates)
   195 Cochran Causeway
   (East and West sides of Cochran Causeway, 585’± North of Dunlap Drive).
   Planned Unit Development Approval to amend a previously approved Planned
   Unit Development to allow multiple buildings on a single building site.
   Council District 2

30. Case #ZON2013-00568 (Planning Approval)
    (Cowles, Murphy, Glover & Associates)
    195 Cochran Causeway
    (East and West sides of Cochran Causeway, 585’± North of Dunlap Drive).
    Planning Approval to allow the expansion of an existing petroleum oil bulk
    terminal and distribution facility in an I-2, Heavy Industry District.
    Council District 2

31. Case #ZON2013-00457 (Planned Unit Development)
    (DIP Exchange, LLC)
    93 Sidney Phillips Drive
    (West side of Sidney Phillips Drive, 190’± South of Old Shell Road).
    Planned Unit Development Approval to allow reduced front landscaping
    requirements and multiple buildings on a single building site.
    Council District 1
32. Case #ZON2013-00458 (Rezoning)
   (& 31) **DIP Exchange, LLC**
   93 Sidney Phillips Drive
   (West side of Sidney Phillips Drive, 190’± South of Old Shell Road).
   Rezoning from B-3, Community Business District, and I-1, Light-Industry
   District, to I-1, Light-Industry District to eliminate split zoning.
   Council District 1

33. Case #ZON2013-00461 (Planned Unit Development)
   (& 34) **The North American Islamic Trust, Inc.**
   54, 59 and 63 East Drive
   (East side of East Drive, 400’ South of Old Shell Road, and extending to the
   West side of Allen Drive).
   Planned Unit Development Approval to allow multiple buildings on a single
   building site.
   Council District 6

34. Case #ZON2013-00462 (Planning Approval)
   (& 33) **The North American Islamic Trust, Inc.**
   54, 59 and 63 East Drive
   (East side of East Drive, 400’ South of Old Shell Road, and extending to the
   West side of Allen Drive).
   Planning Approval to allow a church in an R-1, Single-Family Residential
   District.
   Council District 6

**OTHER BUSINESS:**