

**MOBILE CITY PLANNING COMMISSION AGENDA**

**APRIL 17, 2014 - 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
	Levon C. Manzie
	Don Hembree
	Carlos Gant (S)

**HOLDOVERS:**

- 1 Case #SUB2014-00021 (Subdivision)**  
**(&2 Emerald Oaks LLC, Subdivision**  
**&3) 2350 Demetropolis Road**  
(West side of Demetropolis Road, 400'+ North of Brookfield Drive North).  
**Number of Lots / Acres:** 1 Lot / 12.5± Acres  
**Engineer / Surveyor:** Driven Engineering  
Council District 4

**PLANNING COMMISSION**

**APRIL 17, 2014**

**PAGE 2**

**2**      **Case #ZON2014-00392 (Planned Unit Development)**  
**(&1**      **Emerald Oaks LLC, Subdivision**  
**&3)**      2350 Demetropolis Road  
            (West side of Demetropolis Road, 400'+ North of Brookfield Drive North).  
            Planned Unit Development Approval to allow multiple buildings on a single  
            building site.  
            Council District 4

**3**      **Case #ZON2014-00394 (Rezoning)**  
**(&1**      **Emerald Oaks LLC, Subdivision**  
**&2)**      2350 Demetropolis Road  
            (West side of Demetropolis Road, 400'+ North of Brookfield Drive North).  
            Rezoning from R-1, Single-Family Residential District, to R-3, Multiple-Family  
            District to allow a multi family development.  
            Council District 4

**NEW SUBDIVISION APPLICATIONS:**

**4.**      **Case #SUB2014-00027**  
            **HLR Jeff Hamilton Subdivision**  
            North side of Jeff Hamilton Road, 650'± West of Oyler Road.  
            **Number of Lots / Acres:** 3 Lots / 12.4± Acres  
            **Engineer / Surveyor:** Lawler and Company  
            County

**5.**      **Case #SUB2014-00032**  
            **Infirmiry Foundation Spring Hill Subdivision**  
            1806 Spring Hill Avenue  
            (North side of Springhill Avenue, 405'± West of Mobile Infirmiry Boulevard).  
            **Number of Lots / Acres:** 1 Lot / 3.7± Acres  
            **Engineer / Surveyor:** Thompson Engineering  
            Council District 1

6. **Case #SUB2014-00028**  
**304 Government Street Subdivision**  
304 Government Street  
(Northeast corner of Government Street and South Claiborne Street, 108'± West of South Jackson Street, extending to the Southwest corner of South Jackson Street and Conti Street, 135'± East of South Claiborne Street).  
**Number of Lots / Acres:** 2 Lots / 1.0± Acre  
**Engineer / Surveyor:** Bluewater Design, LLC  
Council District 2
  
7. **Case #SUB2014-00031**  
**MIB Subdivision**  
120 & 130 Mobile Infirmary Drive  
(East side of Mobile Infirmary Drive, 345'± South of Spring Hill Avenue).  
**Number of Lots / Acres:** 3 Lots / 1.6± Acre  
**Engineer / Surveyor:** Thompson Engineering  
Council District 1

**NEW PLANNING APPROVAL APPLICATIONS:**

8. **Case #ZON2014-00552**  
**Islamic Society of Mobile**  
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 amend a previously approved Planning Approval to allow an expansion of an existing church and school in an R-1, Single-Family Residential District.  
Council District 6

**GROUP APPLICATIONS:**

9. **Case #SUB2014-00030 (Subdivision)**  
(10& **Mining Subdivision**  
11& West side of Todd Acres Drive at the North terminus of Private Road 371  
12) (Jackson Lane).  
**Number of Lots / Acres:** 1 Lot / 52.0± Acres  
**Engineer / Surveyor:** Don Williams Engineering  
Council District 4

- 10. Case #ZON2014-00614 (Planned Unit Development)**  
**(&9& Mining Subdivision**  
**11& 12)** West side of Todd Acres Drive at the North terminus of Private Road 371 (Jackson Lane).  
Planned Unit Development Approval to allow shared access between two building sites.  
Council District 4
- 11. Case #ZON2014-00613 (Planning Approval)**  
**(&9 Mining Subdivision**  
**&10 &12)** West side of Todd Acres Drive at the North terminus of Private Road 371 (Jackson Lane).  
Planning Approval to allow the operation of a borrow pit in an I-2, Heavy Industry District.  
Council District 4
- 12. Case #ZON2014-00612 (Rezoning)**  
**(&9 JDS Construction**  
**&10 &11)** 5150 & 5210 Jackson Lane and 5160 Private Road 371 (West side of Todd Acres Drive at the North terminus of Private Road 371 (Jackson Lane).  
Rezoning from R-A, Residential-Agricultural District, to I-2, Heavy Industry District, to allow a borrow pit.  
Council District 4
- 13. Case #SUB2014-00029 (Subdivision)**  
**(&14) Atlantis Subdivision, Resubdivision of Lot 1**  
5089 Government Boulevard  
(Northwest corner of Halls Mill Road and Demetropolis Road extending to the East side of Government Boulevard).  
**Number of Lots / Acres:** 2 Lots / 18.8± Acres  
**Engineer / Surveyor:** Preble-Risch LLC  
Council District 4
- 14. Case #ZON2014-00611 (Planned Unit Development)**  
**(&13) Atlantis Subdivision, Resubdivision of Lot 1**  
5089 Government Boulevard  
(Northwest corner of Halls Mill Road and Demetropolis Road extending to the East side of Government Boulevard).  
Planned Unit Development to amend a previously approved Planned Unit Development to allow multiple buildings on a single business site.  
Council District 4

**OTHER BUSINESS:**