MOBILE CITY PLANNING COMMISSION AGENDA

APRIL 19, 2012 - 2:00 P.M.

AUDITORIUM, MOBILE GOVERNMENT PLAZA

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>Stephen J. Davitt, Jr.</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>Herb Jordan</td>
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<td>Mead Miller</td>
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APPROVAL OF MINUTES:

HOLDOVERS:

1. **Case #SUB2012-00014**  
**Hunter Family Division at Dees Road Subdivision**  
8520 Dees Road  
(West side of Dees Road, 560’± South of DK Road)  
**Number of Lots / Acres:** 2 Lots / 1.1± Acre  
**Engineer / Surveyor:** Joseph T. Regan, Jr.

2. **Case #SUB2012-00018 (Subdivision)**  
**OSR Subdivision**  
5559 Old Shell Road  
(South side of Old Shell Road, 570’± East of University Boulevard South)  
**Number of Lots / Acres:** 1 Lot / 1.4± Acre  
**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.

Council District 5
3. Case #ZON2012-00566 (Planned Unit Development)
   (& 2) **OSR Subdivision**
   5559 Old Shell Road
   (South side of Old Shell Road, 570’± East of University Boulevard South)
   Planned Unit Development approval to allow multiple buildings on a single
   building site and shared access between two building sites.
   Council District 5

4. Case #SUB2012-00021 (Subdivision)
   (& 5) **Vaughan’s Dauphin Subdivision**
   & 6) 2715 Dauphin Street
   (South side of Dauphin Street, 67’± East of Dauphinwood Drive)
   **Number of Lots / Acres:** 1 Lot / 6.8± Acres
   **Engineer / Surveyor:** Rester and Coleman Engineers, Inc.
   Council District 1

5. Case #ZON2012-00579 (Planned Unit Development)
   (& 4) **Vaughan’s Dauphin Subdivision**
   & 6) 2715 Dauphin Street
   (South side of Dauphin Street, 67’± East of Dauphinwood Drive)
   Planned Unit Development Approval to allow aggregate surfacing, non
   delineated parking and multiple buildings on a single building site for an
   existing commercial site.
   Council District 1

6. Case #ZON2012-00580 (Rezoning)
   (& 4) **KV Properties, LLC**
   & 5) 2715 Dauphin Street
   (South side of Dauphin Street, 67’± East of Dauphinwood Drive)
   Rezoning from R-1, Single-Family Residential District, and R-3, Multiple-
   Family Residential District, to B-3, Community Business District, to allow a
   proposed recreational vehicle and boat storage facility.
   Council District 1

NEW SUBDIVISION APPLICATIONS:

7. Case #SUB2012-00030
   **Shantora Hudson Subdivision**
   1629 Kuffskie Lane
   (West side of Kuffskie Lane, 75’± South of Eastview Lane).
   **Number of Lots / Acres:** 1 Lot / 0.4± Acre
   **Engineer / Surveyor:** Polysurveying Engineering – Land Surveying
   Council District 1
8. Case #SUB2012-00028
   Frazer-Suffich Subdivision
   119 Upham Street, 120 & 124 Frazier Court
   (West side of Upham, 415’± North of Old Shell Road extending to the East side
   of Frazier Court).
   Number of Lots / Acres: 2 Lots / 0.9± Acre
   Engineer / Surveyor: Rowe Surveying & Engineers Co., Inc.
   Council District 1

9. Case #SUB2012-00029
   Combs Court Subdivision
   2055 Grider Road
   (West side of Grider Road, 155’± South of the East terminus of Rose Hill
   Lane).
   Number of Lots / Acres: 3 Lots 2.5± Acres
   Engineer / Surveyor: Richard L. Patrick, PLS
   Council District 7

NEW PLANNED UNIT DEVELOPMENT APPLICATIONS:

10. Case #ZON2012-00888
   LVRC LLC
   9 Du Rhu Drive
   (West side of Du Rhu Drive, 375’± North of Dauphin Street).
   Planned Unit Development Approval to amend a previously approved Planned
   Unit Development to allow multiple buildings on a single building site and
   reduced parking.
   Council District 7

GROUP APPLICATIONS:

11. Case #SUB2012-00032 (Subdivision)
    (& 12 Gods Kingdom Church Ministry Subdivision
    & 13) 2425 St Stephens Road
           (Southeast corner of St Stephens Road and Brownlee Street).
   Number of Lots / Acres: 1 Lot / 1.2± Acre
   Engineer / Surveyor: Polysurveying Engineering – Land Surveying
   Council District 1
12. Case #ZON2012-00860 (Planning Approval)
   (& 11 Gods Kingdom Church Ministry Subdivision
   & 13) 2425 St Stephens Road
   (Southeast corner of St Stephens Road and Brownlee Street).
   Planning Approval to allow an addition to an existing church in an R-1, Single
   Family Residential District.
   Council District 1

13. Case #ZON2012-00861 (Rezoning)
   (& 11 Benjamin Torrance
   & 12) 2425 St Stephens Road
   (Southeast corner of St Stephens Road and Brownlee Street).
   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.
   Council District 1

14. Case #SUB2012-00027 (Subdivision)
   (& 15) Standard Concrete Products Inc. Subdivision
   7600 Mitsubishi Lane
   (East terminus of Mitsubishi Lane).
   Number of Lots / Acres: 2 Lots / 130.3± Acres
   Engineer / Surveyor: Rowe Surveying & Engineering Co., Inc.
   Council District 4

15. Case #ZON2012-00747 (Rezoning)
   (& 14) Standard Concrete Products Inc.
   7600 Mitsubishi Lane
   (East terminus of Mitsubishi Lane).
   Rezoning from I-1, Light-Industry District, and I-2, Heavy-Industry District, to
   I-2, Heavy-Industry District to allow a concrete manufacturing facility and
   eliminate split zoning.
   Council District 4

16. Case #ZON2012-00857 (Planned Unit Development)
   (& 17) Pleasant View Baptist Church
   1517 Katye Street
   (West side of Katye Street, 120°± South of Bank Avenue extending to the East
   side of Ruby Street, 190°± South of Bank Avenue).
   Planned Unit Development Approval to allow multiple buildings on a single
   building site.
   Council District 1
17. Case #ZON2012-00858 (Planning Approval)  
(& 16) Pleasant View Baptist Church  
1517 Katye Street  
(West side of Katye Street, 120’± South of Bank Avenue extending to the East side of Ruby Street, 190’± South of Bank Avenue).  
Planning Approval to allow expansion of an existing church in an R-1, Single-Family Residential District.  
Council District 1

OTHER BUSINESS:

Remind everyone that beginning with the May 3, 2012, meeting, Planning Commission will ONLY meet on the FIRST Thursday of the month.