

MOBILE CITY PLANNING COMMISSION AGENDA

JUNE 2, 2016 - 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. Kina Andrews (MD)
	Mr. Nick Amberger (AO)
	Mr. Joel Daves (CC)
	Mr. Don Hembree (PJ)
	Ms. Libba Latham (PJ)
	Ms. Jennifer Denson (S), Secretary
	Mr. Allan Cameron (S)

APPROVAL OF MINUTES:

HOLDOVERS:

1. **100 North Florida Street & 2518, 2524, 2534, 2536 and 2540 Old Shell Road**
(Northeast corner of North Florida Street and Old Shell Road, extending to the North side of Eddington Drive South).
Council District 1

A. SUB2016-00035 (Subdivision)

Midtown Mobile Subdivision

Number of Lots / Acres: 2 Lots / 9.8 Acres

Engineer / Surveyor: Columbia Engineering

B. ZON2016-00815 (Planned Unit Development)

Midtown Mobile Subdivision

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

C. ZON2016-00814 (Rezoning)

IRC-MAB Mobile Midtown, LLC

Rezoning from R-1, Single-Family Residential District, and B-2,

Neighborhood Business District, to B-2, Neighborhood Business District, to allow a retail development.

EXTENSIONS:

2. **6106 Cottage Hill Road**
(North side of Cottage Hill Road, 110'± East of Christopher Drive).
Council District 6
 - A. **SUB2013-00030 (Subdivision)**
Snowden Place Subdivision
Number of Lots / Acres: 52 Lots / 13.3± Acres
Engineer / Surveyor: The Coleman Engineering Group of McCrory & Williams, Inc.
 - B. **ZON2013-00866 (Planned Unit Development)**
Snowden Place Subdivision
Planned Unit Development Approval to amend a previously approved Planned Unit Development to change sideyard setbacks to 5-feet.

NEW SUBDIVISION APPLICATIONS:

3. **2409 East Road**
(East side of East Road, 145'± South of Greenleaf Road).
Council District 4
SUB2016-00046
Eric Williams Family Subdivision
Number of Lots / Acres: 1 Lot / 1.5± Acre
Engineer / Surveyor: Polysurveying Engineering – Land Surveying
4. Northeast corner of Eslava Street and South Cedar Street.
Council District 2
SUB2016-00049
Unnecessary Subdivision
Number of Lots / Acres: 1 Lot / 0.2± Acre
Engineer / Surveyor: Erdman Surveying, Inc.
5. **5237 Halls Mill Road**
(East side of Halls Mill Road, extending to the West side of Demetropolis Road, 4/10 mile± North of Rangeline Road).
County
SUB2016-00040
Halls Mill Road Business Center Subdivision
Number of Lots / Acres: 2 Lots / 38.8± Acres
Engineer / Surveyor: Rowe Engineering & Surveying, Inc.

6. South side of U.S. Highway 90 West, 3/10 mile± East of Padgett Switch Road.
County
SUB2016-00047
North Theodore T.S.Subdivision
Number of Lots / Acres: 3 Lots / 47.46± Acres
Engineer / Surveyor: Brian E. Horsley

7. **328 Dogwood Drive**
(Northwest corner of Dogwood Drive and Oak Ridge Road extending to the
Northeast corner of Oak Ridge Road and South University Boulevard).
Council District 5
SUB2016-00039
Government Street Highlands Subdivision, Resubdivision of Lot 40
Number of Lots / Acres: 5 Lots / 1.1± Acre
Engineer / Surveyor: Speaks & Associates Consulting Engineers, Inc.

NEW PLANNED UNIT DEVELOPMENT APPLICATIONS:

8. **3740 Joy Springs Road**
(North side of Joy Springs Drive, 210'± West of Lakeside Drive).
ZON2016-01016
Council District 4
Lakeheron, LLC
Planned Unit Development Approval to allow shared access between two building sites.

9. **1147& 1151 East I-65 Service Road South and 1180 Sledge Drive**
(Southeast corner of East I-65 Service Road South and International Drive, extending to the Southwest corner of International Drive and Sledge Drive).
ZON2016-01032
Council District 5
JJT Properties LLC
Planned Unit Development Approval to amend a previously approved Administrative Planned Unit Development allow multiple buildings on a single building site and reduced front and side-yard setbacks.

NEW GROUP APPLICATIONS:

10. 6106 Cottage Hill Road

(East side of Snowden Place East, 175'± North of Snowden Place).
Council District 6

A. SUB2016-00050 (Subdivision)

Revised Snowden Place Subdivision, Unit One, Resubdivision of and Addition to Lot 11

Number of Lots / Acres: 1 Lot / 0.3± Acre

Engineer / Surveyor: McCrory & Williams, Inc.

B. ZON2016-01031 (Planned Unit Development)

Revised Snowden Place Subdivision, Unit One, Resubdivision of and Addition to Lot 11

Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow reduced front and side-yard setbacks, and increased site coverage for a proposed lot in a private street subdivision

11. 6740 Grelot Road

(North side of Grelot Road, 475'± East of Somerby Drive).
Council District 6

A. SUB2016-00051 (Subdivision)

Grelot Office Park Subdivision, Resubdivision of Lots 1 & 2

Number of Lots / Acres: 1 Lot / 3.0 Acres

Engineer / Surveyor: Frank A. Dagley & Associates, Inc.

B. ZON2016-01033 (Planned Unit Development)

Grelot Office Park Subdivision, Resubdivision of Lots 1 & 2

Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow shared access between multiple building sites and multiple buildings on a single building site.

12. 6455 & 6459 Overlook Road

(South side of Overlook Road, at the South terminus of Godwin Lane).
Council District 7

A. SUB2016-00052 (Subdivision)

Word of God Church Subdivision

Number of Lots / Acres: 1 Lot / 3.3 Acres

Engineer / Surveyor: L.E. Stiffler Engineering, LLC

B. ZON2016-01051 (Planned Unit Development)

Word of God Church Subdivision

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

- 13. 3945 & 3949 Government Boulevard**
(Southeast corner of Government Boulevard and Azalea Road).
Council District 4

A. SUB2016-00048 (Subdivision)

Azalea Oak Center Subdivision

Number of Lots / Acres: 2 Lots / 5.9 Acres

Engineer / Surveyor: Clark, Geer, Latham & Associates, Inc.

B. ZON2016-01030 (Planned Unit Development)

Azalea Oak Center Subdivision

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

- 14.** (North side of Halls Mill Road, 3/10 mile± West of Rochelle Street).
Council District 4

A. ZON2016-01066 (Planned Unit Development)

Dunnaway Inc.

Planned Unit Development Approval to allow multiple buildings on a single building site for a church school and daycare in an R-1, Single-Family Residential District

B. ZON2016-01065 (Planning Approval)

Dunnaway Inc.

Planning Approval to allow the use of a church school and daycare in an R-1, Single-Family Residential District.

OTHER BUSINESS: