

MOBILE CITY PLANNING COMMISSION AGENDA

JULY 9, 2015 - 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. Nigel Roberts (MD)
	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. West terminus of Wynnridge Drive extending to the South terminus of Widgeon Drive.
Council District 6
SUB2015-00028
Wynnfield Subdivision, Unit 5
Number of Lots / Acres: 25 Lots / 15.2± Acres
Engineer / Surveyor: Austin Engineering Company, Inc.

2. **Southwest corner of Somerby Drive and Johnston Lane**
Council District 6
ZON2015-01032
MHL, Inc.
Planned Unit Development Approval to allow multiple buildings on a single building site.

3. **5721 and 5723 U.S. Highway 90 West**
(East side of U.S. Highway 90 West, 330'± South of Plantation Road).
Council District 4
ZON2015-01148
D & M Properties, LLC
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site and shared access between two separate lots.

EXTENSIONS:

4. **4315 McCoverly Road Extension**
(North and East side of McCoverly Road Extension, 590'± South of McLeod Road).
County
SUB2014-00026
Travis Family Subdivision
Number of Lots / Acres: 4 Lots / 4.0± Acres
Engineer / Surveyor: Rowe Surveying & Engineering Co., Inc.

5. **North and East sides of McCoverly Road, 590'± South of McLeod Road**
County
SUB2014-00058
Curtis Subdivision
North and East sides of McCoverly Road, 590'± South of McLeod Road
Number of Lots / Acres: 1 Lot / 2.7± Acres
Engineer / Surveyor: Rowe Surveying & Engineering Co., Inc.

6. **36 & 48 Hillcrest Road**
(West side of Hillcrest Road, 110'± South of Old Shell Road).
SUB2014-00055
Council District 7
Heroes USA Subdivision
Number of Lots / Acres: 1 Lot / 1.3± Acre
Engineer / Surveyor: Byrd Surveying, Inc.

NEW SUBDIVISION APPLICATIONS:

7. **2333 Dauphin Island Parkway**
(East side of Dauphin Island Parkway, 220'± North of Rosedale Road).
Council District 3
SUB2015-00068
Wright Transportation Subdivision
Number of Lots / Acres: 1 Lot / 3.1± Acres
Engineer / Surveyor: Byrd Surveying, Inc.

8. **406 & 456 North McGregor Avenue**
(Northeast corner of North McGregor Avenue and Sheips Lane).
Council District 7
SUB2015-00066
Pineview Heights Subdivision, Resubdivision of Lots 1 & 34
Number of Lots / Acres: 2 Lots / 0.4± Acre
Engineer / Surveyor: Erdman Surveying, LLC

9. **600 Pierce Road**
(East side of Pierce Road, 2/10± mile North of Airport Boulevard).
County
SUB2015-00067
CEM 2 LLC DBA Springhill Memorial Gardens Subdivision
Number of Lots / Acres: 2 Lots / 39.4± Acres
Engineer / Surveyor: Stewart Surveying

10. **Southwest corner of Old Shell Road and Blacklawn Street**
Council District 2
SUB2015-00074
Whatley-Stuart Subdivision
Number of Lots / Acres: 2 Lots / 0.4± Acre
Engineer / Surveyor: Don Williams Development

PLANNING APPROVAL APPLICATIONS:

11. **51 South Conception Street**
(Southeast corner of South Conception Street and Conti Street).
Council District 2
ZON2015-01432
Ryan Johnson, Jingle Jangle LLC
Planning Approval to allow an event space with an occupancy load of 205 persons in the Downtown Development District.

GROUP APPLICATIONS:

12. **3404 Bristlecone Drive**
(Northwest corner of Bristlecone Drive and Foxtail Drive).
Council District 6
- A. **SUB2015-00065 (Subdivision)**
Longleaf Gates Subdivision, Phase One, Revised Plat, Resubdivision of Lot 70
Number of Lots / Acres: 1 Lot / 0.3± Acre
Engineer / Surveyor: Speaks & Associates Consulting Engineers
- B. **ZON2015-01424 (Planned Unit Development)**
Longleaf Gates Subdivision, Phase One, Revised Plat, Resubdivision of Lot 70
Planned Unit Development to amend a previously approved Planned Unit Development to reduce the front minimum setback for a corner lot to 12.5 feet.
13. **211 Lakewood Drive East**
(East side of Lakewood Drive East, 140'± South of Lakewood Court).
Council District 5
- A. **SUB2015-00069 (Subdivision)**
McConnell Subdivision
Number of Lots / Acres: 1 Lot / 0.6 Acre
Engineer / Surveyor: Wattier Surveying, Inc.
- B. **ZON2015-01431 (Planned Unit Development)**
McConnell Subdivision
Planned Unit Development Approval to allow reduced sideyard setbacks.
14. **2513 Dauphin Street**
(Southeast corner of Dauphin Street and South Florida Street).
Council District 1
- A. **SUB2015-00070 (Subdivision)**
Audubon Place Extension No. 3, Resubdivision of Lots 1-5
Number of Lots / Acres: 1 Lot / 0.9± Acre
Engineer / Surveyor: McCrory & Williams, Inc.
- B. **ZON2015-01438 (Rezoning)**
David Domingue
Rezoning from B-1, Buffer Business District, to LB-2, Limited-

Neighborhood Business District, to allow a beauty salon and day spa.

15. **1413 Old Shell Road**
(Southeast corner of Old Shell Road and North Lafayette Street).
Council District 2
- A. **SUB2015-00071 (Subdivision)**
McGill-Toolen High School Subdivision, Revision and Addition to Lot 10
Number of Lots / Acres: 1 Lot / 5.4± Acres
Engineer / Surveyor: Byrd Surveying, Inc.
- B. **ZON2015-01437 (Planned Unit Development)**
McGill-Toolen High School Subdivision, Revision and Addition to Lot 10
Planned Unit Development Approval to amend the previously approved Comprehensive Master Plan to allow multiple buildings on a single building site and modify an existing building for a Mother's Day Out Program.
- C. **ZON2015-01436 (Planning Approval)**
McGill-Toolen High School Subdivision, Revision and Addition to Lot 10
Planning Approval to amend the previously approved Comprehensive Master Plan for an existing church school in an R-1, Single-Family Residential district.
16. **5951 & 5955 Old Shell Road and 14 East Drive**
(Southwest corner of Old Shell Road and East Drive).
Council District 6
- A. **SUB2015-00073 (Subdivision)**
La Belle Subdivision, Resubdivision & Addition to Lot 1
Number of Lots / Acres: 1 Lot / 1.4± Acres
Engineer / Surveyor: Don Williams Development
- B. **ZON2015-01442 (Planned Unit Development)**
La Belle Subdivision, Resubdivision & Addition to Lot 1
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site.
- C. **ZON2015-01443 (Rezoning)**
Don Williams, Agent
Rezoning from R-1, Single-Family Residential District, and B-2,

Neighborhood Business District, to B-2, Neighborhood Business District to eliminate split zoning.

17. **901, 903, & 911 Dauphin Street and 2, 6, 10, & 14 South Broad Street**
(Southwest corner of Dauphin Street and South Broad Street, extending to the North side of Conti Street).
Council District 2
 - A. **SUB2015-00072 (Subdivision)**
Lone Oak Subdivision, Lot 1, Resubdivision of Lot 1 / Lot 2
Number of Lots / Acres: 2 Lots / 4.5± Acres
Engineer / Surveyor: Frank A. Dagley & Associates
 - B. **ZON2015-01439 (Planned Unit Development)**
Lone Oak Subdivision, Lot 1, Resubdivision of Lot 1 / Lot 2
Planned Unit Development Approval to allow multiple buildings on a single building site and shared access and parking between two building sites.
 - C. **ZON2015-01441 (Planning Approval)**
Lone Oak Subdivision, Lot 1, Resubdivision of Lot 1 / Lot 2
Planning Approval to allow a float barn in a B-4, General Business District.
 - D. **ZON2015-01440 (Rezoning)**
Historic Restoration Society, Inc.
Rezoning from R-1, Single-Family Residential District, R-3, Multiple-Family Residential District, B-1, Buffer Business District, B-2, Neighborhood Business District, and B-4, General Business District, to B-2, Neighborhood Business District, and B-4, General Business District to eliminate split zoning.
18. **1223 Mobile Street**
(West side of Mobile Street extending to the East side of Jessie Street, 240'± South of Main Street).
Council District 1
 - A. **ZON2015-01433 (Planned Unit Development)**
Prayer Tabernacle Early Church of Jesus Christ, Inc.
Planned Unit Development Approval to allow a multiple buildings on a single building site.
 - B. **ZON2015-01434 (Planning Approval)**
Prayer Tabernacle Early Church of Jesus Christ, Inc.
Planning Approval to allow the expansion of an existing church in an R-1,

Single-Family Residential District

OTHER BUSINESS: