

MOBILE CITY PLANNING COMMISSION AGENDA

AUGUST 8, 2013 - 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
	John Williams
	Don Hembree
	Jarrett Wingfield
	Carlos Gant (S)

HOLDOVERS:

- 1. Case #SUB2013-00043 (Subdivision)**
Joe Mason Subdivision
1412 & 1416 Wolf Ridge Road
(East side of Wolf Ridge Road 200' ± North of Moffett Road)
Number of Lots / Acres: 1 Lot / 2.2± Acres
Engineer / Surveyor: Frank A. Dagley & Associates, Inc.
Council District 1
- 2. Case #SUB2013-00045 (Subdivision)**
Cosgrove Subdivision
West terminus of Lusann Drive extending to the West terminus of Norden Drive South.
Number of Lots / Acres: 12 Lots / 5.3±
Engineer / Surveyor: Don Williams Engineering
Council District 7

3. **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:

4. **Case #SUB2013-00065**
Royal Castle Subdivision
1416 Azalea Road
(West side of Azalea Road, 315'± North of Halls Mill Road).
Number of Lots / Acres: 1 Lot / 2.2± Acres
Engineer / Surveyor: Graywolf Consulting
Council District 4
5. **Case #SUB2013-00066**
Campbell Family Subdivision
South side of Warsaw Avenue, 365'± West of Jessie Street.
Number of Lots / Acres: 1 Lot / 0.4± Acre
Engineer / Surveyor: Smith, Kolb & Associates
Council District 1
6. **Case #SUB2013-00067**
William Pope Subdivision, First Addition to
West side of Baird Coxwell Road, ¼± mile South of McLeod Road.
Number of Lots / Acres: 1 Lot / 1.0± Acre
Engineer / Surveyor: Polysurveying Engineering – Land Surveying County
7. **Case #SUB2013-00063**
Wicke's Family Subdivision
8715 Austin Lane
(South side of Austin Lane, 200'± West of Carol Lane).
Number of Lots / Acres: 2 Lots / 1.2± Acre
Engineer / Surveyor: Erdman Surveying, Inc.
County

8. **Case #SUB2013-00064**
Whitewater Estates Subdivision
2312 Burgett Road
North side of Burgett Road, 400'± East of River Road.
Number of Lots / Acres: 2 Lots / 2.5± Acres
Engineer / Surveyor: Byrd Surveying, Inc.
Council District 4

9. **Case #SUB2013-00070**
Lipscomb-Jackson Subdivision
South side of Lloyd Station Road, 250'± East of U.S. Interstate 10.
Number of Lots / Acres: 2 Lots / 3.6± Acres
Engineer / Surveyor: Rowe Surveying & Engineering Co., Inc
Council District 4

10. **Case #SUB2013-00062**
Yester Oaks Shopping Center Subdivision
North side of Airport Boulevard, East side of Montlimar Drainage Canal, South side of Eslava Creek, extending the East and West side of Yester Oaks Drive.
Number of Lots / Acres: 4 Lots / 14.7± Acres
Engineer / Surveyor: Polysurveying Engineering – Land Surveying
Council District 5

NEW PLANNED UNIT DEVELOPMENT APPLICATIONS:

11. **Case #ZON2013-01601**
USA Management, LLC
6099 & 6011 Old Shell Road
(South side of Old Shell Road, 215'± West of Center Drive).
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow shared access and parking and multiple buildings on a single building site.
Council District 6

NEW ZONING APPLICATIONS:

12. **Case #ZON2013-01600**
George Carpenter
4680 Airport Boulevard
(North side of Airport Boulevard, 325'± East of General Bullard Avenue).
Rezoning from R-1, Single-Family Residential District, to B-2, Neighborhood Business District, to allow zoning compliance for a commercially developed site.
Council District 6

GROUP APPLICATIONS:

- 13. Case #SUB2013-00068 (Subdivision)**
(&14) BDI Rangeline Subdivision
Southeast corner of Rabbit Creek Drive and Rangeline Service Road.
Number of Lots / Acres: 1 Lot / 3.4± Acre
Engineer / Surveyor: Frank A. Dagley
Council District 4
- 14. Case #ZON2013-01606 (Planned Unit Development)**
(&13) BDI Rangeline Subdivision
Southeast corner of Rabbit Creek Drive and Rangeline Service Road.
Planned Unit Development Approval to allow multiple buildings on a single building site.
Council District 4
- 15. Case #SUB2013-00032 (Subdivision) (Holdover)**
(&16) Claremont Hillcrest Subdivision
6354 Sarasota Drive
(Northeast corner of Sarasota Drive and Hillcrest Road).
Number of Lots / Acres: 2 Lots / 0.3± Acres
Engineer / Surveyor: Polysurveying Engineering – Land Surveying
Council District 6
- 16. Case #ZON2013-01590 (Planned Unit Development)**
(&15) Wayne Wolf
6354 Sarasota Drive
(Northeast corner of Sarasota Drive and Hillcrest Road).
Planned Unit Development Approval to allow a reduced lot size and reduced setback in a residential subdivision
Council District 6
- 17. Case #SUB2013-00069 (Subdivision)**
(&18 Twelve Trees Subdivision
&19) 2860, 2862 and 2866 Pleasant Valley Road and 850 Magnolia Road.
(North side of Pleasant Valley Road, 250'± West of Magnolia Road and West side of Magnolia Road, 330'± North of Pleasant Valley Road).
Number of Lots / Acres: 2 Lots / 2.5± Acres
Engineer / Surveyor: Frank A. Dagley
Council District 5

- 18. Case #SUB2013-01608 (Planned Unit Development)**
(&17 Twelve Trees Subdivision
&19) 2860, 2862 and 2866 Pleasant Valley Road and 850 Magnolia Road.
(North side of Pleasant Valley Road, 250'± West of Magnolia Road and West side of Magnolia Road, 330'± North of Pleasant Valley Road).
Planned Unit Development Approval to allow multiple buildings on a single building site.
Council District 5
- 19. Case #ZON2013-01609 (Rezoning)**
(&17 PV-Magnolia LLC
&18) 2860, 2862 and 2866 Pleasant Valley Road and 850 Magnolia Road.
(North side of Pleasant Valley Road, 250'± West of Magnolia Road and West side of Magnolia Road, 330'± North of Pleasant Valley Road).
Rezoning from R-1, Single-Family Residential District, to R-3, Multiple-Family District to allow a proposed apartment complex.
Council District 5
- 20. Case #SUB2013-00071 (Subdivision)**
(&21 Grelot Office Park Subdivision
&22) North side of Grelot Road, 475'± East of Somerby Drive
Number of Lots / Acres: 1 Lot / 3.0± Acres
Engineer / Surveyor: McCrory & Williams, Inc.
Council District 6
- 21. Case #ZON2013-01613 (Planned Unit Development)**
(&20 Grelot Office Park Subdivision
&22) North side of Grelot Road, 475'± East of Somerby Drive.
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow shared access between multiple building sites.
Council District 6
- 22. Case #ZON2013-01614 (Rezoning)**
(&20 Stratford, LLC
&21) North side of Grelot Road, 475'± East of Somerby Drive.
Rezoning from LB-2, Limited-Neighborhood Business District, to B-3, Community Business District, to allow a boat and RV storage facility.
Council District 6

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- 23. Case #SUB2013-00072 (Subdivision)**
(&24) Cosgrove Subdivision
5467 Norden Drive South
West terminus of Lusann Drive extending to the West terminus of Norden Drive South.
Number of Lots / Acres: 13 Lots / 5.7± Acres
Engineer / Surveyor: Don Williams Engineering
Council District 7
- 24. Case # ZON2013-01618 (Planned Unit Development)**
(&23) Cosgrove Subdivision
5467 Norden Drive South
West terminus of Lusann Drive extending to the West terminus of Norden Drive South.
Planned Unit Development Approval to allow reduced side yard setbacks for a proposed subdivision.
Council District 7
- 25. Case #ZON2013-01357 (Planned Unit Development) (Holdover)**
(&26) Macmae Venture LLC & Georgetown Partners
2785 & 2789 Macmae Drive
(South terminus of Macmae Drive).
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site.
Council District 3
- 26. Case #ZON2013-01602 (Planning Approval)**
(&25) Macmae Venture LLC & Georgetown Partners
2785 & 2789 Macmae Drive
(South terminus of Macmae Drive).
Planning Approval to amend a previously approved Planning Approval to allow light warehousing in excess of 40,000 square feet in a B-3, Community Business District.
Council District 3
- 27. Case #ZON2013-01599 (Planned Unit Development)**
(&28) American Tank & Vessel, Inc.
900 Paper Mill Road
North side of Paper Mill Road, 315'± East of Woodland Avenue North and extending East to Chickasabouge Creek.
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site.
Council District 2

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- 28. Case # ZON2013-01597 (Planning Approval)**
(&27) American Tank & Vessel, Inc.
900 Paper Mill Road
North side of Paper Mill Road, 315'± East of Woodland Avenue North and extending East to Chickasabouge Creek.
Planning Approval to allow a petroleum storage and distribution facility.
Council District 2
- 29. Case #ZON2013-01605 (Planned Unit Development)**
(&30) Port City Church of Christ
2901 Hillcrest Road
East side of Hillcrest Road, 125'± South of Medearis Court).
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow two buildings on a single building site.
Council District 6
- 30. Case #ZON2013-01604 (Planning Approval)**
(&29) Port City Church of Christ
2901 Hillcrest Road
(East side of Hillcrest Road, 125'± South of Medearis Court).
Planning Approval to amend a previously approved Planning Approval to allow a building expansion at an existing church in an R-1, Single-Family Residential District.
Council District 6

OTHER BUSINESS: