MOBILE CITY PLANNING COMMISSION AGENDA

AUGUST 8, 2013 - 2:00 P.M.

AUDITORIUM, MOBILE GOVERNMENT PLAZA

APPROVAL OF MINUTES:

ROLL CALL:

<table>
<thead>
<tr>
<th>Name</th>
<th>Position</th>
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<tbody>
<tr>
<td>Terry Plauche, Chairman</td>
<td>Chairman</td>
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<td>William G. DeMouy, Jr., Vice-Chairman</td>
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<td>Victoria L. Rivizzigno, Secretary</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>Tracie Lee-Roberson</td>
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<td>Scott Webster</td>
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<td>John Williams</td>
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<td>Don Hembree</td>
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<td>Jarrett Wingfield</td>
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<td>Carlos Gant (S)</td>
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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)
   Twelve Trees Subdivision
   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)
   PV-Magnolia LLC
   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)
    Grelot Office Park Subdivision
    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)
    Grelot Office Park Subdivision
    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)
    Stratford, LLC
    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
23. Case #SUB2013-00072 (Subdivision)
   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)
   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)
   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)
   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)
   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
28. Case # ZON2013-01597 (Planning Approval)
   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)
   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)
    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: