MOBILE CITY PLANNING COMMISSION AGENDA

AUGUST 2, 2012 - 2:00 P.M.

AUDITORIUM, MOBILE GOVERNMENT PLAZA

ROLL CALL:

| Terry Plauche, Chairman       |
| William G. DeMouy, Jr., Vice-Chairman |
| Victoria L. Rivizzigno, Secretary |
| Roosevelt Turner              |
| John Vallas                   |
| James F. Watkins, III         |
| Herb Jordan                   |
| Mead Miller                   |

APPROVAL OF MINUTES:

HOLDOVERS:

1. Case #ZON2012-01137 (Planned Unit Development)
   (2) Mayo Blackmon
   1446 Navco Road & 2452 McLaughlin Drive
   (North side of McLaughlin Drive, 140’± West of Navco Road, extending to the
   West side of Navco Road, 140’± North of McLaughlin Drive)
   Planned Unit Development Approval to allow multiple buildings on a single
   building site, and shared access between three building sites.
   Council District 4

2. Case #ZON2012-01136 (Rezoning)
   (1) Mayo Blackmon
   1446 Navco Road
   (West side of Navco Road, 140’± North of McLaughlin Drive)
   Rezoning from R-1, Single-Family Residential District, to R-3, Multiple-Family
   District, to allow multiple dwellings on multiple building sites.
   Council District 4
3. Case #SUB2012-00043 (Subdivision)
   Colvin Subdivision
   4825 Scarborough Circle
   (Southeast corner of Scarborough Circle and Scarborough Circle West)
   **Number of Lots / Acres:** 1 Lot / 0.3± Acre
   **Engineer / Surveyor:** Anthony L Bryant PLS
   Council District 1

4. Case #SUB2012-00041 (Subdivision)
   Bit and Spur Woods Subdivision, Re-subdivision of Lot 3
   4609 Bit and Spur Road
   (South side of Bit and Spur Road, 150’± of the South terminus of Hawthorne Place)
   **Number of Lots / Acres:** 2 Lots / 1.6± Acre
   **Engineer / Surveyor:** Byrd Surveying, Inc.
   Council District 5

5. Case #SUB2012-00044 (Subdivision)
   Knight Tract Subdivision
   9339 Three Notch Road
   (South side of Three Notch Road, 2/10± mile West of Ben Hamilton Road)
   **Number of Lots / Acres:** 2 Lots / 1.0± Acre
   **Engineer / Surveyor:** Erdman Surveying LLC
   County

6. Case #SUB2012-00042 (Subdivision)
   Iain Frost Subdivision
   435 Dykes Road South
   (East side of Dykes Road, 160’± South of Turmac Road)
   **Number of Lots / Acres:** 4 Lots / 5.4± Acres
   **Engineer / Surveyor:** Polysurveying Engineering – Land Surveying
   County

7. Case #SUB2012-00055 (Subdivision)
   Creel Company Subdivision
   3804 Norwood Lane
   (North side of Norwood Lane, 70’± West of Stimpson Lane [not open]
   extending to the South side of Isabella Lane [not open] 100’± West of Stimpson Lane [not open])
   **Number of Lots / Acres:** 1 Lot / 3.1± Acres
   **Engineer / Surveyor:** Derek Peterson – Land Use Consultant
   Council District 1
8. Case #ZON2012-01430 (Rezoning)
   The Creel Company Inc.
   3804 Norwood Lane
   (North side of Norwood Lane, 70’± West of Stimpson Lane [not open]
   extending to the South side of Isabella Lane [not open] 100’± West of Stimpson
   Lane [not open])
   Rezoning from R-1, Single-Family Residential District, to I-1, Light Industry
   District, to allow a contractors storage yard.
   Council District 1

9. Case #SUB2012-00052 (Subdivision)
   McRee Place Subdivision
   3916 Old Shell Road
   (Northeast corner of Old Shell Road and Provident Lane)
   **Number of Lots / Acres:** 4 Lots / 1.3± Acres
   **Engineer / Surveyor:** Rester and Coleman Engineers, Inc.
   Council District 7

10. Case #ZON2012-01424 (Planned Unit Development)
    McRee Place Subdivision
    3916 Old Shell Road
    (Northeast corner of Old Shell Road and Provident Lane)
    Planned Unit Development approval to allow a private street subdivision with
    reduced front and side yard setbacks and increased site coverage.
    Council District 1

11. Case #SUB2012-00051 (Subdivision)
    Broad Palmetto Subdivision
    202 South Broad Street
    (West side of South Broad Street, 55’± South of Palmetto Street and extending
    West to the South side of Palmetto Street, 130’± West of South Broad Street)
    **Number of Lots / Acres:** 2 Lots / 0.4± Acre
    **Engineer / Surveyor:** Polysurveying Engineering – Land Surveying
    Council District 2

12. Case #ZON2012-01421 (Planned Unit Development)
    Broad Palmetto Subdivision
    202 South Broad Street
    (West side of South Broad Street, 55’± South of Palmetto Street and extending
    West to the South side of Palmetto Street, 130’± West of South Broad Street)
    Planned Unit Development Approval to allow reduced lot size and reduced
    setbacks in a proposed subdivision
    Council District 2
13. Case #ZON2012-01420 (Rezoning)
   Michael Rost
   202 South Broad Street
   (West side of South Broad Street, 55’± South of Palmetto Street and extending
   West to the South side of Palmetto Street, 130’± West of South Broad Street)
   Rezoning from R-1, Single-Family Residential District, to R-B, Residential-
   Business District, to allow conversion of a dwelling into a professional office
   building.
   Council District 2

NEW SUBDIVISION APPLICATIONS:

14. Case #SUB2012-00061
    S & P Mobile Subdivision
    5540 East Rite Road
    (North side of East Rite Road, 500’± East of U. S. Highway 90 West)
    Number of Lots / Acres: 2 Lots / 1.8± Acre
    Engineer / Surveyor: Byrd Surveying, Inc.
    Council District 4

15. Case #SUB2012-00064
    Dog River Crescent Subdivision, Resubdivision of Lots 20, 21 & 22
    2558 & 2560 Crescent Drive North
    (North side of Crescent Drive North, 60’± East of Crescent Drive West)
    Number of Lots / Acres: 2 Lots / 1.3± Acres
    Engineer / Surveyor: Byrd Surveying, Inc.
    Council District 4

16. Case #SUB2012-00067
    Nannybo Curves Subdivision
    5880 & 5890 Leatherwood Drive
    (North side of Leatherwood Drive, 375’± South of Carol Plantation Road)
    Number of Lots / Acres: 2 Lots / 1.5± Acres
    Engineer / Surveyor: Polysurveying Engineering – Land Surveying
    County

17. Case #SUB2012-00069
    Fowler Subdivision
    8620 Old Pascagoula Road
    (North side of Old Pascagoula Road, 780’± West of McDonald Road)
    Number of Lots / Acres: 2 Lots / 4.4± Acres
    Engineer / Surveyor: Timothy Brandon Bailey
    County
18. Case #SUB2012-00063  
**Hosea & Corine Weaver Estate Division Subdivision**  
7261, 7301 and 7345 Howells Ferry Road  
(South side of Howells Ferry Road, 3/10± mile West of Cody Road)  
**Number of Lots / Acres:** 4 Lots / 26.5± Acres  
**Engineer / Surveyor:** Joseph T. Regan, Jr.  
County

19. Case #SUB2012-00068  
**Legacy Subdivision, Phase Four**  
West terminus of Mason Drive, extending to the East terminus of Darling Road.  
**Number of Lots / Acres:** 29 Lots / 22.4± Acres  
**Engineer / Surveyor:** Polysurveying Engineering – Land Surveying  
County

**NEW SIDEWALK WAIVER APPLICATIONS:**

20. Case #ZON2012-01612  
**Cellular South**  
2600 McVay Drive North  
(North side of McVay Drive North, 290± West of Navco Road)  
Sidewalk Waiver Request to waive construction of a sidewalk along McVay Drive North.  
Council District 4

21. Case #ZON2012-01617  
**Forklift Hunter LLC**  
216 East I-65 Service Road North  
(East side of East I-65 Service Road North, 600± North of Old Shell Road)  
Sidewalk waiver request to waive construction of a sidewalk along East I-65 Service Road North.  
Council District 1

**NEW ZONING APPLICATIONS:**

22. Case #ZON2012-01615  
**Mobile Infirmary Medical Center**  
1806 Springhill Avenue  
(North side of Springhill Avenue, 405’± West of Mobile Infirmary Boulevard)  
Rezoning from R-1, Single-Family Residential District, to B-1, Buffer-Business District, to allow commercial office space.  
Council District 1
GROUP APPLICATIONS:

23. Case #SUB2012-00065 (Subdivision)
   (24)
   Cobblestone Subdivision, Phase 2, Resubdivision of Lot 34
   20 Cobblestone Way West
   (Southwest corner of Cobblestone Way West and Hedgestone Way)
   Number of Lots / Acres: 1 Lot / 0.2± Acre
   Engineer / Surveyor: Don Williams Engineering
   Council District 7

24. Case #ZON2012-01619 (Planned Unit Development)
   (23)
   Cobblestone Subdivision, Phase 2, Resubdivision of Lot 34
   20 Cobblestone Way West
   (Southwest corner of Cobblestone Way West and Hedgestone Way)
   Planned Unit Development Approval to allow reduced side-yard setbacks,
   reduced combined side yard setback and allow an existing 6’ high privacy fence
   and 6’ high wall to remain in the front and side yard setbacks for an existing
   residence.
   Council District 7

25. Case #SUB2012-00062 (Subdivision)
   (26)
   Heron Lakes Subdivision, Phase One, Resubdivision of Lot 38
   1080 Grand Heron Court East
   (Southeast corner of Grand Heron Way and Grand Heron Court West)
   Number of Lots / Acres: 2 Lots / 0.8± Acre
   Engineer / Surveyor: Rester and Coleman Engineers, Inc.
   Council District 4

26. Case #ZON2012-01605 (Planned Unit Development)
   (25)
   Heron Lakes Subdivision, Phase One, Resubdivision of Lot 38
   1080 Grand Heron Court East
   (Southeast corner of Grand Heron Way and Grand Heron Court West)
   Planned Unit Development Approval to amend a previously approved Planned
   Unit Development to allow reduced side-yard setbacks.
   Council District 4

27. Case #SUB2012-00066 (Subdivision)
   (28 & 29)
   Plantation Commercial Park Subdivision, Unit Two, Resubdivision of Lot 13A
   5721 U.S. Highway 90 West
   (East side of U.S. Highway 90 West, 330’± South of Plantation Road)
   Number of Lots / Acres: 2 Lots / 12.0± Acres
   Engineer / Surveyor: Rowe Surveying & Engineering Co., Inc.
   Council District 4
28. Case #ZON2012-01620 (Planned Unit Development)  
(27) Plantation Commercial Park Subdivision, Unit Two, Resubdivision of Lot 13A  
5721 U.S. Highway 90 West  
(East side of U.S. Highway 90 West, 330’± South of Plantation Road)  
Planned Unit Development Approval to allow shared access between building sites and multiple buildings on a single building site.  
Council District 4

29. Case #ZON2012-01621 (Rezoning)  
(27) D & M Properties, LLC  
5721 U.S. Highway 90 West  
(East side of U.S. Highway 90 West, 330’± South of Plantation Road)  
Rezoning from B-3, Community Business District, and I-1, Light-Industry District, to I-2, Heavy Industry District, to eliminated split zoning and bring the zoning into compliance for an existing concrete manufacturing facility.  
Council District 4

OTHER BUSINESS: