

**MOBILE CITY PLANNING COMMISSION AGENDA**

**OCTOBER 3, 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 #SUB2013-00070 (Subdivision)**  
**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

3. **Case #SUB2013-00071 (Subdivision)**  
(&4& **Grelot Office Park Subdivision**  
5) 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
  
4. **Case #ZON2013-01613 (Planned Unit Development)**  
(&3& **Grelot Office Park Subdivision**  
5) 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
  
5. **Case #ZON2013-01614 (Rezoning)**  
(&3& **Stratford, LLC**  
4) 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
  
6. **Case #SUB2013-00050 (Subdivision)**  
(&7) **Harris Place Subdivision, Resubdivision of Lot 1**  
1000 Farnell Lane  
(West side of Farnell Lane at the East terminus of Brossett Street).  
**Number of Lots / Acres:** 2 Lots / 0.9± Acre  
**Engineer / Surveyor:** Rowe Surveying & Engineering Co., Inc.  
Council District 4
  
7. **Case #ZON2013-01824 (Planned Unit Development)**  
(&6) **Harris Place Subdivision, Resubdivision of Lot 1**  
1000 Farnell Lane  
(West side of Farnell Lane at the East terminus of Brossett Street).  
Planned Unit Development Approval to allow multiple buildings on a single building site.  
Council District 4
  
8. **Case #SUB2013-00081 (Subdivision)**  
(&9) **Dauphin-65 Subdivision, Resubdivision of Lots 2 & 3**  
3290 Dauphin Street  
(Northeast corner of Dauphin Street and East I-65 Service Road North).  
**Number of Lots / Acres:** 1 Lot / 3.3± Acres  
**Engineer / Surveyor:** The Coleman Engineering Group of McCrory Williams  
Council District 1

9. **Case #ZON2013-01822 (Planned Unit Development)**  
(&8) **Dauphin-65 Subdivision, Resubdivision of Lots 2 & 3**  
3290 Dauphin Street  
(Northeast corner of Dauphin Street and East I-65 Service Road North).  
Planned Unit Development Approval to allow multiple buildings on a single building site with shared drives, access and parking  
Council District 1

**EXTENSIONS:**

10. **Case #SUB2012-00071**  
**Oakstone Subdivision**  
Southeast corner of Lancaster Road and Laurendine Road  
**Number of Lots / Acres:** 11 Lots / 32.7± Acres  
**Engineer / Surveyor:** Austin Engineering Co. Inc.  
County
11. **Case #SUB2012-00089**  
**Boykin Plantation Subdivision**  
Northeast corner of Carol Plantation Road and Old Spanish Trail, extending to the South side of Boykin Park  
**Number of Lots / Acres:** 151 Lots / 119.0± Acres  
**Engineer / Surveyor:** Polysurveying Engineering – Land Surveying  
County
12. **Case #SUB2012-00085 (Subdivision)**  
(&13) **Taylor Place Subdivision, Re-subdivision of Lot 4**  
4 Taylor Place  
(Northwest corner of Old Shell Road and Oakland Avenue, extending to the East terminus of Taylor Place)  
**Number of Lots / Acres:** 1 Lot / 0.9± Acre  
**Engineer / Surveyor:** Rester and Coleman Engineers  
Council District 7
13. **Case #ZON2012-02094 (Planned Unit Development)**  
(&12) **Taylor Place Subdivision, Re-subdivision of Lot 4**  
4 Taylor Place  
(Northwest corner of Old Shell Road and Oakland Avenue, extending to the East terminus of Taylor Place)  
Planned Unit Development Approval to amend a previously approved Planned Unit Development to reduce the minimum building setback line and a drainage easement.  
Council District 7

**NEW SUBDIVISION APPLICATIONS:**

14. **Case #SUB2013-00087**  
**Fitzpatrick Subdivision**  
4465 Halls Mill Road  
(South side of Halls Mill Road, 225'± East of Laughlin Drive).  
**Number of Lots / Acres:** 1 Lot / 0.8± Acre  
**Engineer / Surveyor:** Rowe Surveying & Engineering Co., Inc.  
Council District 4
  
15. **Case #SUB2013-00094**  
**Dean McCrary Subdivision**  
1757 East I-65 Service Road South  
(Northeast corner of East I-65 Service Road South and I-65 Commerce Drive).  
**Number of Lots / Acres:** 1 Lot / 4.9± Acres  
**Engineer / Surveyor:** Don Williams Engineering  
Council District 4
  
16. **Case #SUB2013-00097**  
**Three Dean Way Subdivision**  
8535 Three Dean Way  
(West side of Air Terminal Drive at the East terminus of Three Dean Way).  
**Number of Lots / Acres:** 1 Lot / 0.8± Acre  
**Engineer / Surveyor:** The Coleman Engineering Group of McCrary &  
Williams, Inc.  
County
  
17. **Case #SUB2013-00105**  
**Kroners Business Park Subdivision**  
West side of McDonald Road, 270'± South of Three Notch Road.  
**Number of Lots / Acres:** 1 Lot / 2.3± Acres  
**Engineer / Surveyor:** Polysurveying Engineering – Land Surveying  
County
  
18. **Case #SUB2013-00086**  
**Heritage Auto Subdivision**  
2700 Newman Road  
(West side of Newman Road, 90'± South of Yancey Glen Drive).  
**Number of Lots / Acres:** 2 Lots / 15.7± Acres  
**Engineer / Surveyor:** Lawler and Company  
County

19. **Case #SUB2013-00090**  
**Vick Estate Subdivision**  
2715 Shelton Beach Road Extension  
(Southwest corner of Shelton Beach Road Extension, and Moberg Lane).  
**Number of Lots / Acres:** 2 Lots / 2.6± Acres  
**Engineer / Surveyor:** Byrd Surveying, Inc.  
Council District 1
  
20. **Case #SUB2013-00092**  
**Creepline Subdivision, Tenth Addition, Resubdivision of Lot 1, Resubdivision of and Addition to Lot 8**  
4450 Cypress Business Park Drive  
(Northeast corner of Cypress Business Park Drive and Crown Drive).  
**Number of Lots / Acres:** 2 Lots / 9.1± Acres  
**Engineer / Surveyor:** Speaks & Associates Consulting Engineers, Inc.  
Council District 4
  
21. **Case #SUB2013-00096**  
**Venetia Station Subdivision**  
2417, 2419 and 2421 Venetia Drive  
(South side of Venetia Road, 358.2± East of Venice Court).  
**Number of Lots / Acres:** 2 Lots / 4.6± Acres  
**Engineer / Surveyor:** The Coleman Engineering Group of McCrory & Williams, Inc.  
Council District 4
  
22. **Case #SUB2013-00099**  
**Rangeline Crossing Subdivision**  
5100 Rangeline Service Road North  
(Northeast corner of Rangeline Service Road North and Halls Mill Road).  
**Number of Lots / Acres:** 2 Lots / 82.7± Acres  
**Engineer / Surveyor:** Asarisi & Associates  
Council District 4
  
23. **Case #SUB2013-00091**  
**Fowl River Preserve Subdivision**  
5150 Fowl River Road  
(North side of Fowl River Road, 4/10± mile East of Bellingrath Road).  
**Number of Lots / Acres:** 3 Lots / 9.7± Acres  
**Engineer / Surveyor:** Paul D. Stewart, PLS  
County

24. **Case #SUB2013-00095**  
**Ole Fowl River Subdivision**  
10685 Salt Aire Road East  
Area bounded by Salt Aire Road, Salt Aire Road East, Mobile Bay, and Riverview Nursery Road.  
**Number of Lots / Acres:** 4 Lots / 211.6± Acres  
**Engineer / Surveyor:** Rowe Surveying & Engineering Co., Inc.  
County
25. **Case #SUB2013-00104**  
**Leighton Place Subdivision, Phase Two**  
East terminus of Leighton Place Drive.  
**Number of Lots / Acres:** 15 Lots / 12.5± Acres  
**Engineer / Surveyor:** Richard L. Patrick, PLS  
Council District 4
26. **Case #SUB2013-00102**  
**Briargrove Subdivision, Phase Three**  
North side of Jeff Hamilton Road extending to the West terminus of Hedgegrow Drive North  
**Number of Lots / Acres:** 26 Lots / 17.1± Acres  
**Engineer / Surveyor:** Preble-Rish, LLC  
County
27. **Case #SUB2013-00101**  
**O'Fallon and O'Fallon First Addition Subdivision**  
West side of McFarland Drive, 290'± South of Hamilton Creek Drive.  
**Number of Lots / Acres:** 52 Lots / 19.4± Acres  
**Engineer / Surveyor:** Austin Engineering Company Inc.  
County

**NEW PLANNED UNIT DEVELOPMENT APPLICATIONS:**

28. **Case #ZON2013-02185**  
**HD 90, LLC**  
5796 U.S. Highway 90 West  
(West side of U.S. Highway 90 West, 615'± North of Theodore Dawes Road).  
Planned Unit Development Approval to allow shared access and parking.  
Council District 4

29. **Case #ZON2013-02187**  
**D & M Properties, LLC**  
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 multiple buildings on a single building site.  
Council District 4
30. **Case #ZON2013-02229**  
**SKCL, LLC**  
West side of University Boulevard, ¼ ± mile South of Old Shell Road.  
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site along with shared access between three lots.  
Council District 6

**NEW ZONING APPLICATIONS:**

31. **Case #ZON2013-02183**  
**Rangeline-Hamilton Commercial Park, LLC**  
North side of Hamilton Boulevard at the South terminus of Dockside Drive.  
Rezoning from I-1, Light-Industry District, to I-2, Heavy Industry District, to accommodate current and future businesses.  
Council District 4

**GROUP APPLICATIONS:**

32. **Case #SUB2013-00093 (Subdivision)**  
**(&33) Storrs Manor Subdivision**  
115 Providence Street and 118 Catherine Street North  
(West side of Providence Street, 280'± South of Spring Hill Avenue extending to the East side of Catherine Street North, 230'± South of Spring Hill Avenue).  
**Number of Lots / Acres:** 1 Lot / 0.6± Acre  
**Engineer / Surveyor:** Byrd Surveying, Inc.  
Council District 2
33. **Case #ZON2013-02189 (Rezoning)**  
**(&32) Storrs Manor Subdivision**  
115 Providence Street and 118 Catherine Street North  
(West side of Providence Street, 280'± South of Spring Hill Avenue extending to the East side of Catherine Street North, 230'± South of Spring Hill Avenue).  
Rezoning from R-1, Single-Family Residential District, and B-1, Buffer-Business District, to R-1, Single-Family Residential District, to eliminate split zoning.  
Council District 2

- 34. Case #SUB2013-00085 (Subdivision)**  
**(&35 &36) Halls Mill South Industrial Park Subdivision, Resubdivision and Addition to Lot 5**  
5113 Halls Mill Road  
(East side of Halls Mill Road, 2/10± mile South of Demetropolis Road).  
**Number of Lots / Acres:** 1 Lot / 0.6± Acre  
**Engineer / Surveyor:** John Farrior Crenshaw.  
Council District 4
- 35. Case #ZON2013-01852 (Planned Unit Development)**  
**(&34 &36) Halls Mill South Industrial Park Subdivision, Resubdivision and Addition to Lot 5**  
5113 Halls Mill Road  
(East side of Halls Mill Road, 2/10± mile South of Demetropolis Road).  
Planned Unit Development Approval to allow multiple buildings on a single building site.  
Council District 4
- 36. Case #ZON2013-01851 (Sidewalk waiver)**  
**(&34 &35) Robert M. & Lori L. Sheffield**  
5113 Halls Mill Road  
(East side of Halls Mill Road, 2/10± mile South of Demetropolis Road).  
Request to waive construction of a sidewalk along Halls Mill Road.  
Council District 4
- 37. Case#SUB2013-00100 (Subdivision)**  
**(&38 &39) Mack Manufacturing Subdivision**  
7205 Bellingrath Road  
(East side of Bellingrath Road, 2/10± mile South of Old Military Road).  
**Number of Lots / Acres:** 1 Lot / 7.4± Acres  
**Engineer / Surveyor:** Daniel Clark, PLS  
Council District 4
- 38. Case #ZON2013-02182 (Planned Unit Development)**  
**(&37 &39) Mack Manufacturing Subdivision**  
7205 Bellingrath Road  
(East side of Bellingrath Road, 2/10± mile South of Old Military Road).  
Planned Unit Development Approval to accommodate existing and future businesses and reduced front landscape requirements.  
Council District 4



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39. **Case #ZON2013-02181 (Rezoning)**  
(**&37**) **Daniel Clark**  
(**&38**) 7205 Bellingrath Road  
(East side of Bellingrath Road, 2/10± mile South of Old Military Road).  
Rezoning from R-1, Single-Family Residential District, to I-2, Heavy Industry District, to accommodate existing and future businesses  
Council District 4
40. **Case #SUB2013-00089 (Subdivision)**  
(**&41**) **Antoine Trace Subdivision, Resubdivision of Lot 1**  
North side of Shady Lane, 140'± West of Hillcrest Road  
**Number of Lots / Acres:** 2 Lots / 0.4± Acre  
**Engineer / Surveyor:** Wattier Surveying, Inc.  
Council District 6
41. **Case #ZON2013-02121 (Planned Unit Development)**  
(**&40**) **Antoine Trace Subdivision, Resubdivision of Lot 1**  
North side of Shady Lane, 140'± West of Hillcrest Road  
Planned Unit Development Approval to allow reduced lot size and reduced side yard setback.  
Council District 6
42. **Case #SUB2013-00084 (Subdivision) (Holdover)**  
(**&43**) **Providence Park Subdivision, POB West, North Addition**  
600 Providence Park Drive East  
(West side of Providence Park East, 2/10'± South of Airport Boulevard).  
**Number of Lots / Acres:** 3 Lots / 11.6± Acres  
**Engineer / Surveyor:** The Coleman Engineering Group of McCrory Williams, Inc.  
Council District 6
43. **Case #ZON2013-02167**  
(**&42**) **Providence Hospital and Citrin & Rihner Enterprises**  
600 Providence Park East  
(West side of Providence Park Drive East, (private street), 2/10± mile South of Airport Boulevard).  
Planned Unit Development Approval to amend the conditions of a previously approved Planned Unit Development to allow the expansion of lots and parking area.  
Council District 6

44. **Case #SUB2013-00098 (Subdivision)**  
(&45) **Tuthill Square Subdivision, Hunter Addition to**  
4058 Old Shell Road  
(North side of Old Shell Road, 135'± West of Tuthill Lane, extending North to Stein Street).  
**Number of Lots / Acres:** 5 Lots / 3.6± Acres  
**Engineer / Surveyor:** The Coleman Engineering Group of McCrory & Williams, Inc.  
Council District 7
45. **Case #ZON2013-02165 (Planned Unit Development)**  
(&44) **Tuthill Square Subdivision, Hunter Addition to**  
4058 Old Shell Road  
(North side of Old Shell Road, 135'± West of Tuthill Lane, extending North to Stein Street).  
Planned Unit Development Approval to allow multiple buildings on a single building site.  
Council District 7
46. **Case #SUB2013-00103**  
(&47) **Longleaf Gates Subdivision, Phase Two**  
North side of Girby extending to the East terminus of Whitebark Drive.  
**Number of Lots / Acres:** 61 Lots / 42.2± Acres  
**Engineer / Surveyor:** Preble-Rish, LLC  
Council District 6
47. **Case #ZON2013-02191**  
(&46) **Longleaf Gates Subdivision, Phase Two**  
North side of Girby extending to the East terminus of Whitebark Drive.  
Planned Unit Development Approval to allow a private road residential subdivision  
Council District 6

**OTHER BUSINESS:**