MOBILE CITY PLANNING COMMISSION AGENDA

October 4, 2012 - 2:00 P.M.

AUDITORIUM, MOBILE GOVERNMENT PLAZA

ROLL CALL:

<table>
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<tr>
<th>Name</th>
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<tr>
<td>Terry Plauche, 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>Herb Jordan</td>
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<td>Mead Miller</td>
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APPROVAL OF MINUTES:

HOLDOVERS:

1. Case #SUB2012-00044 (Subdivision)
   Roberson/Knight Tract Subdivision (formerly 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:** 3 Lots / 3.2± Acres
   **Engineer / Surveyor:** Erdman Surveying LLC
   County

2. Case #SUB2012-00066 (Subdivision)
   (&3 Plantation Commercial Park Subdivision, Unit Two, Re-subdivision of Lot
   &4) 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
3. **Case #ZON2012-01620 (Planned Unit Development)**
   **Plantation Commercial Park Subdivision, Unit Two, Re-subdivision 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

4. **Case #ZON2012-01621 (Rezoning)**
   **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

5. **Case #ZON2012-01872**
   **Chinnis Holdings LLC**
   5401 Cottage Hill Road
   (Southwest corner of Cottage Hill Road and Vivian Drive)
   Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow shared access between two building sites to include an 8’ X 20’ trailer.
   Council District 4

6. **Case #SUB2012-00070 (Subdivision)**
   **Prayer Tabernacle Early Church of Jesus Christ**
   1213 & 1223 Mobile Street
   (West side of Mobile Street extending to the East side of Jessie Street, 240’± South of Main Street)
   **Number of Lots / Acres:** 1 Lot / 1.79± Acre
   **Engineer / Surveyor:** Haidt Land Surveying
   Council District 1

7. **Case #ZON2012-01665 (Planned Unit Development)**
   **Prayer Tabernacle Early Church of Jesus Christ**
   1213 & 1223 Mobile Street
   (West side of Mobile Street extending to the East side of Jessie Street, 240’± South of Main Street)
   Planned Unit Development Approval to allow multiple buildings on a single building site.
   Council District 1
8. Case #ZON2012-01664 (Planning Approval)  
Prayer Tabernacle Early Church of Jesus Christ  
1213 & 1223 Mobile Street  
(West side of Mobile Street extending to the East side of Jessie Street, 240’± South of Main Street)  
Planning Approval to allow an expansion of an existing church in an R-1, Single-Family Residential District.  
Council District 1

9. Case #SUB2012-00072 (Subdivision)  
Dauphin Street Subdivision, The Army’s Addition to  
1009 & 1023 Dauphin Street  
(Southeast corner of Dauphin Street and Pine Street, extending to the North side of Caroline Avenue, 120’± East of Pine Street)  
Number of Lots / Acres: 1 Lot / 2.73± Acre  
Engineer / Surveyor: Byrd Surveying, Inc.  
Council District 2

10. Case #ZON2012-01863 (Planned Unit Development)  
Dauphin Street Subdivision, The Army’s Addition to  
1009 & 1023 Dauphin Street  
(Southeast corner of Dauphin Street and Pine Street, extending to the North side of Caroline Avenue, 120’± East of Pine Street)  
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site.  
Council District 2

11. Case #ZON2012-01865 (Rezoning)  
The Salvation Army  
1009 & 1023 Dauphin Street  
(Southeast corner of Dauphin Street and Pine Street, extending to the North side of Caroline Avenue, 120’± East of Pine Street)  
Rezoning from R-1, Single-Family Residential District, and B-2, Neighborhood Business District, to B-2, Neighborhood Business District, to eliminate split zoning in a proposed commercial subdivision.  
Council District 2
12. Case #ZON2012-01864 (Planning Approval)
   The Army’s Addition to Dauphin Street Subdivision
   1009 & 1023 Dauphin Street
   (Southeast corner of Dauphin Street and Pine Street, extending to the North side of Caroline Avenue, 120’± East of Pine Street) Planning Approval to amend a previously approved Planning Approval to allow a parking lot expansion for an emergency shelter in a B-2, Neighborhood Business District.
   Council District 2

13. Case #SUB2012-00080 (Subdivision)
   Pinebrook Subdivision
   3952, 3954, 3958, 3960, 3962, 3964, 3966, 3968, 3972 Airport Boulevard and 271, 273, 275, 277, 279, 281 and 283 South McGregor Avenue
   (Northwest corner of Airport Boulevard and McGregor Avenue)
   Number of Lots / Acres: 5 Lots / 18.5± Acres
   Engineer / Surveyor: Clark, Geer, Latham & Associates
   Council District 5

14. Case #ZON2012-01903 (Planned Unit Development)
   Pinebrook Subdivision
   3952, 3954, 3958, 3960, 3962, 3964, 3966, 3968, 3972 Airport Boulevard and 271, 273, 275, 277, 279, 281 and 283 South McGregor Avenue
   (Northwest corner of Airport Boulevard and McGregor Avenue)
   Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow shared access and parking between multiple building sites.
   Council District 5

EXTENSIONS:

15. Case #SUB2011-00097 (Subdivision)
   Garden Trace Subdivision
   250 Tuthill Lane
   (East side of Tuthill Lane, 435’± South of Spring Hill Avenue)
   Number of Lots / Acres: 9 Lots / 13.3 Acres±
   Engineer / Surveyor: Jade Consulting
   Council District 7
16. Case #ZON2011-01561 (Planned Unit Development)
   Rich’s Car Wash
   1066 Hillcrest Road
   (Northwest corner of Hillcrest Road and Johnston Lane)
   Planned Unit Development Approval to allow multiple buildings on a single business site.
   Council District 6

17. Case #ZON2011-01562 (Rezoning)
   Don Williams
   1066 Hillcrest Road
   (Northwest corner of Hillcrest Road and Johnston Lane)
   Rezoning from R-1, Single-Family Residential District, and B-2, Neighborhood Business District, to B-2, Neighborhood Business District, to eliminate split zoning.
   Council District 6

NEW SUBDIVISION APPLICATIONS:

18. Case #SUB2012-00082
    LHRP Commercial Park Subdivision
    1651 Schillinger Road North
    (West side of Schillinger Road North, ½± mile North of Howells Ferry Road)
    Number of Lots / Acres: 2 Lots 8.3± Acres
    Engineer / Surveyor: Richard L. Patrick, PLS
    County

19. Case #SUB2012-00084
    Mudbrick Studios Subdivision, Re-subdivision of Lot 1 and Chambliss Properties Subdivision, Unit 2, Re-subdivision of Lot 3-A
    7070 Bruns Drive
    (South side of Grelot Road, extending to the North side of Bruns Drive, 346’± East of Cody Road)
    Number of Lots / Acres: 2 Lots / 12.4± Acres
    Engineer / Surveyor: Rester and Coleman Engineers, Inc.
    Council District 6

20. Case #SUB2012-00086
    Cynthia Quinley Subdivision
    6550 Cynthia Drive
    (North side of Cynthia Drive at its East terminus)
    Number of Lots / Acres: 2 Lots / 0.4± Acre
    Engineer / Surveyor: A Peterson Company
    Council District 7
21. Case #SUB2012-00088  
**Wakulla Subdivision, Re-subdivision of Lot 1**  
4750 & 4760 Wakulla Drive  
(West side of Wakulla Drive, 500± North of Lakeland Drive)  
**Number of Lots / Acres:** 2 Lots / 2.5± Acres  
**Engineer / Surveyor:** Polysurveying Engineering – Land Surveying County

22. Case #SUB2012-00083  
**Taylor Pointe Subdivision, Unit Two**  
West terminus of Taylor Pointe Drive  
**Number of Lots / Acres:** 51 Lots / 20.1± Acres  
**Engineer / Surveyor:** Rester and Coleman Engineers, Inc. County

23. 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

**GROUP APPLICATIONS:**

24. Case #SUB2012-00081 (Subdivision)  
(&25 CN-Beauregard Industrial Park)  
Northwest corner of Beauregard Street and Dekle Road  
**Number of Lots / Acres:** 1 Lot / 38.9± Acres  
**Engineer / Surveyor:** Cowles, Murphy, Glover & Associates Council District 2

25. Case #ZON2012-02085 (Planned Unit Development)  
(&24 CN-Beauregard Industrial Park)  
Northwest corner of Beauregard Street and Dekle Road  
Planned Unit Development Approval to allow multiple buildings on a single building site. Council District 2

26. Case #ZON2012-02083 (Planning Approval)  
(&24 CN-Beauregard Industrial Park)  
Northwest corner of Beauregard Street and Dekle Road  
Planning Approval to allow the expansion of an existing rail yard. Council District 2
27. Case #ZON2012-02084 (Sidewalk Waiver)
   GCAC-Arc Terminal
   Northwest corner of Beauregard Street and Dekle Road
   Request to waive construction of a sidewalk along Dekle Road
   Council District 2

28. Case #SUB2012-00085 (Subdivision)
   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

29. Case #ZON2012-02094 (Planned Unit Development)
   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

30. Case #SUB2012-00087 (Subdivision)
   951 Government Street Subdivision
   951 Government Street
   (West side of Marine Street, extending from Government Street to Church
   Street)
   Number of Lots / Acres: 1 Lot / 1.4± Acres
   Engineer / Surveyor: Byrd Surveying
   Council District 2

31. Case #ZON2012-02096 (Planning Approval)
   951 Government Street Subdivision
   951 Government Street
   (West side of Marine Street, extending from Government Street to Church
   Street)
   Planning Approval to allow a self storage facility in a B-2, Neighborhood
   Business District.
   Council District 2
32. Case #ZON2012-02095 (Rezoning)
   (&30 Benjamin P Cummings
   &31) 951 Government Street
         (West side of Marine Street, extending from Government Street to Church Street)
         Rezoning from B-1, Buffer Business District, to B-2, Neighborhood Business District, to allow a self storage facility.
         Council District 2

33. Case #ZON2012-02088 (Planned Unit Development)
   (&34 Gulf Coast Asphalt Company
   &35) 830 Cochrane Causeway
         (East side of Cochrane Causeway, 1± mile North of Bankhead Tunnel)
         Planned Unit Development Approval to allow structures on a single building site.
         Council District 2

34. Case #ZON2012-02086 (Planning Approval)
   (&33 Gulf Coast Asphalt Company
   &35) 830 Cochrane Causeway
         (East side of Cochrane Causeway, 1± mile North of Bankhead Tunnel)
         Planning Approval to allow a petroleum storage facility in an I-2, Heavy-Industry District.
         Council District 2

35. Case #ZON2012-02087 (Sidewalk Waiver)
   (&33 Gulf Coast Asphalt Company
   &34) 830 Cochrane Causeway
         (East side of Cochrane Causeway, 1± mile North of Bankhead Tunnel)
         Request to waive construction of a sidewalk along Cochrane Causeway.
         Council District 2

OTHER BUSINESS: