MOBILE CITY PLANNING COMMISSION AGENDA

OCTOBER 17, 2013 - 2:00 P.M.

AUDITORIUM, MOBILE GOVERNMENT PLAZA

APPROVAL OF MINUTES:

ROLL CALL:

<table>
<thead>
<tr>
<th>Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Terry Plauche, Chairman</td>
</tr>
<tr>
<td>William G. DeMouy, Jr., Vice-Chairman</td>
</tr>
<tr>
<td>Victoria L. Rivizzigno, Secretary</td>
</tr>
<tr>
<td>Roosevelt Turner</td>
</tr>
<tr>
<td>John Vallas</td>
</tr>
<tr>
<td>James F. Watkins, III</td>
</tr>
<tr>
<td>Tracie Lee-Roberson</td>
</tr>
<tr>
<td>Scott Webster</td>
</tr>
<tr>
<td>John Williams</td>
</tr>
<tr>
<td>Don Hembree</td>
</tr>
<tr>
<td>Jarrett Wingfield</td>
</tr>
<tr>
<td>Carlos Gant (S)</td>
</tr>
</tbody>
</table>

HOLDOVERS:

1. Case #ZON2013-01823 (Sidewalk Waiver)
   Anthony Smeraglia
   1080 Montlimar Drive
   (Southwest corner of Montlimar Drive and Carlyle Close East).
   Request to waive construction of a sidewalk along Montlimar Drive and Carlyle Close East.
   Council District 5

2. Case #ZON2013-01868 (Sidewalk Waiver)
   Corporate Property Services
   4707 Airport Boulevard
   (South side of Airport Boulevard, 2/10± mile West of University Boulevard).
   Request to waive construction of a sidewalk along Airport Boulevard.
   Council District 6
3. Case #SUB2013-00078 (Subdivision)  
Blue Creek Coal Terminal Subdivision  
80 Virginia Street  
(Area bounded by CSX Railroad, New Jersey Street, Old Water Street, and Mobile River, extending to the North side of Virginia Street, 465’± East of Conception Street).  
Number of Lots / Acres: 1 Lot / 36.9± Acres  
Engineer / Surveyor: Cowles, Murphy, Glover & Associates  
Council District 2

4. Case #ZON2013-01814 (Planned Unit Development)  
Blue Creek Coal Terminal Subdivision  
80 Virginia Street  
(Area bounded by CSX Railroad, New Jersey Street, Old Water Street, and Mobile River, extending to the North side of Virginia Street, 465’± East of Conception Street).  
Planned Unit Development Approval to allow multiple buildings on a single building site.  
Council District 2

5. Case #ZON2013-01813 (Planning Approval)  
Blue Creek Coal Terminal Subdivision  
80 Virginia Street  
(Area bounded by CSX Railroad, New Jersey Street, Old Water Street, and Mobile River, extending to the North side of Virginia Street, 465’± East of Conception Street).  
Planning Approval to allow a coal handing terminal in an I-2, Heavy-Industry District.  
Council District 2

6. 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

NEW SUBDIVISION APPLICATIONS:

7. Case #SUB2013-00106
Dauphin Square Commercial Park (Amended Plat), Resubdivision of Lots 4-7
North side of Dauphin Square Connector, 290’± West of Sage Avenue.
Number of Lots / Acres: 1 Lot / 0.8± Acres
Engineer / Surveyor: The Coleman Engineering Group of McCrory & Williams, Inc.
Council District 1

8. Case #SUB2013-00111
Marian Elmore Subdivision
5800 & 5810 Three Notch Road
(Northeast corner of Three Notch Road and General Road).
Number of Lots / Acres: 2 Lots / 1.3± Acres
Engineer / Surveyor: Polysurveying Engineering – Land Surveying
Council District 4

9. Case #SUB2013-00110
Pecan Ridge Subdivision, Unit Three, Resubdivision of Lots 1, 2, 8, 9 and a portion of Lot 10
4771 & 4833 Dawes Lane East and 8780 Three Notch Road
(East side of Dawes Lane East extending to the North side of Three Notch Road, 525’± East of Dawes Lane East).
Number of Lots / Acres: 4 Lots / 14.2± Acres
Engineer / Surveyor: Wattier Surveying, Inc.
County

10. Case #SUB2013-00107
Joseph Teague Subdivision
521 Bay Shore Avenue and 1519 & 2810 Mill Street
(West side of Bay Shore Avenue extending to the East to Mill Street).
Number of Lots / Acres: 1 Lot / 5.4± Acres
Engineer / Surveyor: Harper & Garrett Engineering
Council District 1

PLANNED UNIT DEVELOPMENT:

11. Case #ZON2013-02344
Westwood Plaza, LLC
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 amend a previously approved Planned Unit Development to allow shared access across multiple lots and multiple buildings on a single building site.)
GROUP APPLICATIONS:

12. Case #SUB2013-00109 (Subdivision)
   Teague Brothers Carpet Subdivision
   519 Bay Shore Avenue and 2800, 2802, 2804 and 2806 Mill Street
   (Northwest corner of Bay Shore Avenue and Mill Street).
   Number of Lots / Acres: 1 Lot / 5.4± Acres
   Engineer / Surveyor: Moseley Surveying Company
   Council District 1

13. Case #ZON2013-02282 (Planned Unit Development)
   Teague Brothers Carpet Subdivision
   519 Bay Shore Avenue and 2800, 2802, 2804 and 2806 Mill Street
   (Northwest corner of Bay Shore Avenue and Mill Street).
   Planned Unit Development Approval to allow multiple buildings on a single
   building site.
   Council District 1

OTHER BUSINESS:

1) Public Hearing to consider an amendment to the Zoning Ordinance which would
   create a new type of use in the Chart of Permitted Uses to allow Outdoor Storage
   Yards with Aggregate Surfaces in B-5, I-1, and I-2 by right, and B-3 with
   Planning Approval;

2) Public Hearing to consider an amendment to the Zoning Ordinance which would
   amend the Sign Regulations to allow refacing of signs in certain circumstances to
   be done without a permit; and amend standards for menu board signs.

3) Call for Public Hearing on October 17, 2013 to amend the Zoning Ordinance to
   modify parking requirements for Multi-Family dwelling units.