

MOBILE CITY PLANNING COMMISSION AGENDA

OCTOBER 17, 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 #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)**
(**&4** **Blue Creek Coal Terminal Subdivision**
&5) 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)**
(**&3** **Blue Creek Coal Terminal Subdivision**
&5) 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)**
(**&3** **Blue Creek Coal Terminal Subdivision**
&4) 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.).

Council District 6

GROUP APPLICATIONS:

- 12. Case #SUB2013-00109 (Subdivision)**
(&13) 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)**
(&12) 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.