

MOBILE CITY PLANNING COMMISSION AGENDA

NOVEMBER 1, 2012 - 2:00 P.M.

AUDITORIUM, MOBILE GOVERNMENT PLAZA

APPROVAL OF MINUTES:

January 5, 2012, January 19, 2012, February 2, 2012

HOLDOVERS:

1. **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

2. **Case #SUB2012-00072 (Subdivision)**
(**&3&** **Dauphin Street Subdivision, The Army's Addition to**
4 1009 & 1023 Dauphin Street
(**&5**) (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

3. **Case #ZON2012-01863 (Planned Unit Development)**
(**&2** **Dauphin Street Subdivision, The Army's Addition to**
&4 1009 & 1023 Dauphin Street
(**&5**) (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

4. **Case #ZON2012-01865 (Rezoning)**
(&2) **The Salvation Army**
&3 1009 & 1023 Dauphin Street
&5) (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
5. **Case #ZON2012-01864 (Planning Approval)**
(&2) **The Army's Addition to Dauphin Street Subdivision**
&3 1009 & 1023 Dauphin Street
&4) (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
6. **Case #SUB2012-00080 (Subdivision)**
(&7) **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
7. **Case #ZON2012-01903 (Planned Unit Development)**
(&6) **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

8. **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

9. **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

10. **Case #SUB2012-00087 (Subdivision)**
(**&11** **951 Government Street Subdivision**
&**12**) 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

11. **Case #ZON2012-02096 (Planning Approval)**
(**&10** **951 Government Street Subdivision**
&**12**) 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

12. **Case #ZON2012-02095 (Rezoning)**
(**&10** **Benjamin P Cummings**
&**11**) 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

EXTENSIONS:

13. **Case #SUB2011-00009 (Subdivision)**
(&14) **Snowden Place Subdivision**
6106 Cottage Hill Road
(North side of Cottage Hill Road, 110'± East of Christopher Drive)
Number of Lots / Acres: 52 Lots/13.3± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
Council District 6
14. **Case #ZON2011-00124 (Planned Unit Development)**
(&13) **Snowden Place Subdivision**
6106 Cottage Hill Road
(North side of Cottage Hill Road, 110'± East of Christopher Drive)
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow a single-family residential subdivision with lots less than 60' wide, reduced lot sizes, reduced building setbacks and increased site coverage, and a private, gated 40' right-of-way street.
Council District 6

NEW SUBDIVISION APPLICATIONS:

15. **Case #SUB2012-00090**
TBG IV Subdivision
901 South Broad Street
(Southeast corner of South Broad Street and Tennessee Street extending to the Southwest corner of South Washington Street and Tennessee Street, 170'± North of Kentucky Street)
Number of Lots / Acres: 1 Lot / 1.1± Acre
Engineer / Surveyor: Kai Belew – 4Site
Council District 3
16. **Case #SUB2012-00091**
Nan Gray Park Subdivision
6663 & 6693 Nan Gray Davis Road
(East side of Nan Gray Davis Road, at the East terminus of Woodside Drive, 2/10 mile± South of Theodore Dawes Road)
Number of Lots / Acres: 2 Lots / 8.6± Acres
Engineer / Surveyor: Polysurveying Engineering – Land Surveying County

17. **Case #SUB2012-00093**
Town and Country Estates Subdivision, Resubdivision of Lot 10, Block J
5651 Clyde Drive
(Southeast corner of Clyde Drive and Carolyn Way)
Number of Lots / Acres: 2 Lots / 0.1± Acres
Engineer / Surveyor: Byrd Surveying, Inc.
County

18. **Case #SUB2012-00095**
Halls Mill Crossing Subdivision, Resubdivision of Lots 1 & 2
North side of Rangeline Service Road North, 220'± East of Halls Mill Road)
Number of Lots / Acres: 2 Lots / 2.6± Acres
Engineer / Surveyor: Frank A. Dagley & Associates, Inc.
Council District 4

19. **Case #SUB2012-00092**
Spring Grove Subdivision, Unit Two, Resubdivision of Lots 19-24 & 40-48
East and West sides of Spring Grove West, 150'± North of Spring Grove South.
Number of Lots / Acres: 10 Lots / 1.7± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
County

NEW SIDEWALK WAIVER APPLICATIONS:

20. **Case #ZON2012-02166**
Jody Johnston
5620 Sermon Road North
(Northwest corner of Sermon Road North and Willis Road)
Request to waive construction of a sidewalk along Willis Road.
Council District 4

21. **Case #ZON2012-02287**
Thompson Properties, LLC
5245 & 5255 Hamilton Boulevard
(South side of Hamilton Boulevard, 450'± East of Todd Acres Road)
Request to waive construction of a sidewalk along Hamilton Boulevard.
Council District 4

22. **Case #ZON2012-02312**
D & M Properties, LLC
5721 U. S. Highway 90 West A
(East side of U.S. Highway 90 West, 330'± South of Plantation Road)
Request to waive construction of a sidewalk along U. S. Highway 90 West.
Council District 4

NEW PLANNED UNIT DEVELOPMENT APPLICATIONS:

23. **Case #ZON2012-02286**
DAA Acquisition of Alabama
3030 McVay Drive North
(East side of McVay Drive North, 2/10± mile South of U.S. Highway 90)
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow a reduction in the front landscaping requirements.
Council District 4

NEW ZONING APPLICATIONS:

24. **Case #ZON2012-02285**
Joanne Stone
4558 Moffett Road
(North side of Moffett Road, 155'± East of Northview Drive)
Rezoning from R-1, Single-Family Residential District, to B-2, Neighborhood Business District, to allow a daycare.
Council District 1

GROUP APPLICATIONS:

25. **Case #SUB2012-00094 (Subdivision)**
(&26) **Lee Vella Subdivision**
120 South University Boulevard
(West side of South University Boulevard, 500'± North of Bit and Spur Road)
Number of Lots / Acres: 4 Lots / 3.8± Acres
Engineer / Surveyor: McCrory and Williams, Inc.
Council District 6
26. **Case #ZON2012-02284 (Planned Unit Development)**
(&25) **Lee Vella Subdivision**
120 South University Boulevard
(West side of South University Boulevard, 500'± North of Bit and Spur Road)
Planned Unit Development Approval to allow a private street commercial subdivision.
Council District 6
27. **Case #ZON2012-02277 (Planning Approval)**
(&28) **Forklift Hunter, LLC**
216 East I-65 Service Road North
(East side of East I-65 Service Road North, 610'± North of Old Shell Road)
Planning Approval to remove a condition of a previously approved Planning Approval
Council District 1

- 28. Case #ZON2012-02278 (Sidewalk Waiver)**
(&27) Forklift Hunter, LLC
216 East I-65 Service Road North
(East side of East I-65 Service Road North, 610'± North of Old Shell Road)
Request to waive construction of a sidewalk along East I-65 Service Road
North.
Council District 1

OTHER BUSINESS:

Public Hearing to consider amendments to the Zoning Ordinance relating to Barbed Wire Fencing and Signage on Personal Mobility Equipment.