MOBILE CITY PLANNING COMMISSION AGENDA

NOVEMBER 20, 2014 - 2:00 P.M.

AUDITORIUM, MOBILE GOVERNMENT PLAZA

ROLL CALL:

<table>
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<tr>
<th>Name</th>
<th>Position</th>
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<tbody>
<tr>
<td>Mr. James (Jay) F. Watkins</td>
<td>Chair</td>
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<td>Mr. Carlos Gant</td>
<td>Vice Chair</td>
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<td>Mr. John Vallas</td>
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<td>Mr. Thomas Doyle</td>
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<td>Ms. Shirley Sessions</td>
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<td>Ms. Sujin Kim</td>
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<td>Mr. Nick Amberger (AO)</td>
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<td>Mr. Nigel Roberts (MD)</td>
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<td>Mr. Levon Manzie (CC)</td>
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<td>Mr. Don Hembree (PJ)</td>
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<td>Ms. Libba Latham (PJ)</td>
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<td>Ms. Jennifer Denson (S), Secretary</td>
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<td>Mr. Allan Cameron (S)</td>
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APPROVAL OF MINUTES:

HOLDOVERS:

1. **3100 Sunset Road**
   (North side of Sunset Road, 2/10± mile West of Dauphin Island Parkway).
   County
   **SUB2014-00129**
   Villages of Deer River Subdivision
   Number of Lots / Acres: 13 Lots / 7.9± Acres
   Engineer / Surveyor: Rowe Surveying & Engineering Co., Inc.

2. **(East and West sides of Begeman Road extending to the East side of Snow Road South and extending to the West side Hale Road).**
   County
   **SUB2014-00127**
   Maxwell Place Subdivision
   Number of Lots / Acres: 52 Lots / 16.8± Acres
   Engineer / Surveyor: Austin Engineering Co., Inc.
3. **65 North Mobile Street**  
(Southwest corner of Mobile Street and Old Shell Road, extending North and West to the CN Railroad right-of-way and the South terminus of Martin Street).  
Council District 1

   **A. ZON2014-01871 (Planned Unit Development)**  
   **UMS Wright Corporation**  
   Planned Unit Development Approval to amend a previously approved Planned Unit Development to add a middle school, proposed baseball training facility metal storage building, announcers booth (at the existing softball field) and multiple buildings on a single building site.

   **B. ZON2014-01945 (Planning Approval)**  
   **UMS Wright Corporation**  
   Planning Approval to amend a previously approved Planning Approval to allow an expansion of an existing church school in an R-1, Single-Family Residential District.

**NEW SUBDIVISION APPLICATIONS:**

4. **1101 & 1105 I-65 Commerce Drive**  
(Southeast corner of I-65 Commerce Drive and Commerce Court East).  
Council District 4  
**SUB2014-00135**  
**Government Boulevard Commerce Park Subdivision, Resubdivision of Lots 16 & 17**  
**Number of Lots / Acres:** 1 Lot / 1.1± Acre  
**Engineer / Surveyor:** Byrd Surveying, Inc.

5. North side of Ben Hamilton Road, 1059± North of the Northern terminus of March Road.  
County  
**SUB2014-00139**  
**D.L. Atchison Farmettes Subdivision, Addition to**  
**Number of Lots / Acres:** 1 Lot / 18.0± Acres  
**Engineer / Surveyor:** Polysurveying Engineering – Land Surveying

6. **2461 Island Road**  
(Southeast corner of Dauphin Island Parkway and Island Road, extending to the Northeast corner of Dauphin Island Parkway and Ila Drive).  
County  
**SUB2014-00133**  
**Island Farms Subdivision, A Resubdivision of Lots 1, 2 & 3**  
**Number of Lots / Acres:** 2 Lots / 2.2± Acres
7. **1618, 1660 and 1700 Leroy Stevens Road**  
(West side of Leroy Stevens Road, 2/10± mile South of Jeff Hamilton Road Extension).  
County SUB2014-00137  
**Calgary Subdivision**  
**Number of Lots / Acres:** 46 Lots / 17.7± Acres  
**Engineer / Surveyor:** Austin Engineering Company, Inc.

PLANNING APPROVAL APPLICATONS

8. **4132 Government Boulevard**  
Council District 4  
**ZON2014-02286**  
**Boomer’s Automotive Interior**  
Planning Approval to allow an upholstery shop in an B-2, Neighborhood Business District

SIDEWALK WAIVER APPLICATIONS:

9. **West side of Schillinger Road, 320’± North of Zeigler Boulevard.**  
County ZON2014-02285  
**Adnan Al-Sadek**  
Request to waive construction of a sidewalk along Schillinger Road.

GROUP APPLICATIONS:

10. **3113 Airport Boulevard**  
(Southwest corner of Airport Boulevard and Bel Air Boulevard).  
Council District 5  

   A. **SUB2014-00132 (Subdivision)**  
   **Bel Air Boulevard Subdivision, Wendco Addition to**  
   **Number of Lots / Acres:** 1 Lot / 1.0± Acre  
   **Engineer / Surveyor:** The Coleman Engineering Group of McCrory & Williams, Inc.

   B. **ZON2014-02229 (Rezoning)**  
   **R & R Holdings, LLC**  
   Rezoning from R-1, Single-Family Residential District, and B-3, Community Business District to
accommodate an existing restaurant.

11. 5753 Old Shell Road  
(Southeast corner of Old Shell Road and Long Street).  
Council District 6

A. SUB2014-00134 (Subdivision)  
Shed Development Subdivision  
Number of Lots / Acres: 2 Lots / 6.2± Acres  
Engineer / Surveyor: Clark, Geer, Latham & Associates Inc.

B. ZON2014-02244 (Rezoning)  
Wells Ventures LLC  
Rezoning from B-2, Neighborhood Business District, to B-2,  
Neighborhood Business District and B-3, Community Business  
District, to allow a hotel and future retail development.

12. 5827 and 5831 U. S. Highway 90 West  
(Southeast corner of U.S. Highway 90 West and Hamilton Boulevard)  
Council District 4

A. SUB2014-00136 (Subdivision)  
Hamilton McDonald’s Subdivision  
Number of Lots / Acres: 2 Lots / 6.9± Acres  
Engineer / Surveyor: Hutchinson, Moore & Rauch, LLC

B. ZON2014-02258 (Planned Unit Development)  
Hamilton McDonald’s Subdivision  
Planned Unit Development Approval to allow shared access and  
parking between two building sites.

C. ZON2014-02257 (Sidewalk Waiver)  
McDonald’s USA, LLC  
Request to waive construction of a sidewalk along U.S. Highway 90  
West and Hamilton Boulevard.

13. 1621 Virginia Street  
(Southeast corner of Virginia Street and Lott Street, extending to the North side  
of Dublin Street East).  
Council District 2

A. SUB2014-00131 (Subdivision)  
Ladd Peebles Stadium Subdivision  
Number of Lots / Acres: 2 Lots / 43.1± Acres  
Engineer / Surveyor: Joe Schifano
B. ZON2014-02188 (Planned Unit Development)
   **Ladd Peebles Stadium Subdivision**
   Planned Unit Development Approval to allow shared access between two building sites.

C. ZON2014-02190 (Planning Approval)
   **Ladd Peebles Stadium Subdivision**
   Planning Approval to allow a cell tower in a B-3, Community Business District.

14. 2 South McGregor Avenue
(East side of South McGregor Avenue, 100’± South of Old Shell Road, and West side of South McGregor Avenue, 295’± South of Old Shell Road).
   Council District 7

   A. SUB2014-00138 (Subdivision)
      **Springhill Baptist Church Subdivision**
      Number of Lots / Acres: 3 Lots / 11.0± Acres
      Engineer / Surveyor: Hatch Mott MacDonald

   B. ZON2014-02275 (Planned Unit Development)
      **Springhill Baptist Church Subdivision**
      Planned Unit Development Approval to allow multiple buildings on multiple building sites.

   C. ZON2014-02268 (Planning Approval)
      **Springhill Baptist Church Subdivision**
      Planning Approval to allow an expansion of an existing church in a R-1, Single-Family Residential District.

   D. ZON2014-02270 (Rezoning)
      **Springhill Baptist Church**
      Rezoning from R-1, Single-Family Residential District, and B-2, Neighborhood Business District, to R-1, Single-Family Residential District, to eliminate split zoning.

**OTHER BUSINESS:**