MOBILE CITY PLANNING COMMISSION AGENDA

NOVEMBER 21, 2013 - 2:00 P.M.

AUDITORIUM, MOBILE GOVERNMENT PLAZA

APPROVAL OF MINUTES:

ROLL CALL:

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

HOLDOVERS:

1. Case #SUB2013-00078 (Subdivision)
2. Blue Creek Coal Terminal Subdivision
3. 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
2. Case #ZON2013-01814 (Planned Unit Development)
   (&1 Blue Creek Coal Terminal Subdivision
   &3) 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

3. Case #ZON2013-01813 (Planning Approval)
   (&1 Blue Creek Coal Terminal Subdivision
   &2) 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

4. 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

5. Case #ZON2013-02183 (Rezoning)
   Rangeline-Hamilton Commercial Park, LLC
   North side of Hamilton Boulevard at the South terminus of Dockside Drive.
   Rezoning from I-1, Light-Industry District, to I-2, Heavy Industry District, to accommodate current and future businesses.
   Council District 4
6. Case #SUB2013-00093 (Subdivision)
   Storrs Manor Subdivision
   115 Providence Street and 118 Catherine Street North
   (West side of Providence Street, 280’± South of Spring Hill Avenue extending
to the East side of Catherine Street North, 230’± South of Spring Hill Avenue).
   Number of Lots / Acres: 1 Lot / 0.6± Acre
   Engineer / Surveyor: Byrd Surveying, Inc.
   Council District 2

7. Case #ZON2013-02189 (Rezoning)
   Storrs Manor Subdivision
   115 Providence Street and 118 Catherine Street North
   (West side of Providence Street, 280’± South of Spring Hill Avenue extending
to the East side of Catherine Street North, 230’± South of Spring Hill Avenue).
   Rezoning from R-1, Single-Family Residential District, and B-1, Buffer-
Business District, to R-1, Single-Family Residential District, to eliminate split
zoning.
   Council District 2

NEW SUBDIVISION APPLICATIONS:

8. Case #SUB2013-00123
    Alano Subdivision
    908 McRae Avenue
    (North side of McRae Avenue, 164’± South of Pleasant Valley Road).
    Number of Lots / Acres: 1 Lot / 1.0± Acre
    Council District 3

9. Case #SUB2013-00127
    Airport Heights Commercial Park Subdivision
    350 Victoria Drive
    (West side of Victoria Drive, 275’± South of Airport Boulevard).
    Number of Lots / Acres: 1 Lot / 0.9± Acre
    Engineer / Surveyor: Rowe Surveying & Engineering Co., Inc.
    Council District 6
10. Case #SUB2013-00119
AS Subdivision, Resubdivision of Lots 1 & 3
9971 Airport Boulevard
(South side of Airport Boulevard, 630’± West of Snow Road).
Number of Lots / Acres: 2 Lots / 7.1± Acres
Engineer / Surveyor: The Coleman Engineering Group of McCrory & Williams, Inc.
County

11. Case #SUB2013-00120
Craft Acres Subdivision, Resubdivision of
1201 Dykes Road North
(West side of Dykes Road North, 6/10 mile± South of Tanner Williams Road).
Number of Lots / Acres: 2 Lots / 13.4± Acres
Engineer / Surveyor: McCrory Williams, Inc.
County

12. Case #SUB2013-00125
Illinois Central Gulf Subdivision
900 Alabama State Docks Boulevard
(Northeast corner of Beauregard and Dekle Drive at the North terminus of Delchamps Drive).
Number of Lots / Acres: 2 Lots / 38.8± Acres
Engineer / Surveyor: Polysurveying Engineering – Land Surveying
Council District 2

13. Case #SUB2013-00126
Ledian M. Williams Subdivision
South side of Bear Fork Road, 470’± West of Salem Street.
Number of Lots / Acres: 2 Lots / 4.4± Acres
Engineer / Surveyor: Polysurveying Engineering – Land Surveying
Council District 1

GROUP APPLICATIONS:

14. Case #SUB2013-00118 (Subdivision)
Redeemed Community Church Subdivision
6254 Howells Ferry Road
(North side of Howells Ferry Road, 500’± West of Grider Road).
Number of Lots / Acres: 1 Lot / 6.3± Acres
Engineer / Surveyor: Erdman Surveying, LLC
Council District 7
15. Case #ZON2013-02593 (Planned Unit Development)
   (Redeemed Community Church Subdivision)
   &14 6254 Howells Ferry Road
   &16 (North side of Howells Ferry Road, 500’± West of Gridr Road).
   Planned Unit Development Approval to allow multiple buildings on a single
   building site.
   Council District 7

16. Case #ZON2013-02595 (Planning Approval)
   (Redeemed Community Church Subdivision)
   &14 6254 Howells Ferry Road
   &15 (North side of Howells Ferry Road, 500’± West of Gridr Road).
   Planning Approval to allow a church in an R-1, Single-Family Residential
   District.
   Council District 7

17. Case #ZON2013-02594 (Sidewalk Waiver)
   (Redeemed Community Church Subdivision)
   &14 6254 Howells Ferry Road
   &15 (North side of Howells Ferry Road, 500’± West of Gridr Road).
   Request to waive construction of a sidewalk along Howells Ferry Road.
   Council District 7

18. Case #SUB2013-00121 (Subdivision)
   (Alba Place Subdivision)
   2529 River Forest Road
   (South side of River Forest Road, 450’± West of Alba Club Road).
   Number of Lots / Acres: 3 Lots / 1.1± Acre
   Engineer / Surveyor: Richard L. Patrick, PLS
   Council District 3

19. Case #ZON2013-02603 (Planned Unit Development)
   (Alba Place Subdivision)
   2529 River Forest Road
   (South side of River Forest Road, 450’± West of Alba Club Road).
   Planned Unit Development Approval to allow reduced front-yard setbacks
   Council District 3

20. Case #ZON2013-02591 (Planned Unit Development)
    (S & P Mobile, LLC)
    5540 & 5580 East Rite Road
    (North side of East Rite Road, 300’± East of U. S. Highway 90 West).
    Planned Unit Development Approval to allow existing drives, parking and
    storage areas to remain paved in asphalt and shared access between two lots.
    Council District 4
21. Case #ZON2013-02590 (Planning Approval)
   S & P Mobile, LLC
   5540 & 5580 East Rite Road
   (North side of East Rite Road, 300’± East of U. S. Highway 90 West).
   Planning Approval to allow the expansion of an existing outside storage area.
   Council District 4

22. Case #ZON2013-02589 (Sidewalk Waiver)
   S & P Mobile, LLC
   5540 & 5580 East Rite Road
   (North side of East Rite Road, 300’± East of U. S. Highway 90 West).
   Request to waive construction of a sidewalk along East Rite Road.
   Council District 4

23. Case #SUB2013-00103 (Holdover)
    Longleaf Gates Subdivision, Phase Two
    (North side of Girby extending to the East terminus of Whitebark Drive).
    Number of Lots / Acres: 61 Lots / 42.2± Acres
    Engineer / Surveyor: Preble-Risch, LLC
    Council District 6

24. Case #ZON2013-02191 (Holdover)
    Longleaf Gates Subdivision, Phase Two
    (North side of Girby extending to the East terminus of Whitebark Drive).
    Planned Unit Development Approval to allow a private road residential subdivision
    Council District 6

25. Case #ZON2013-02606 (Rezoning)
    Preble-Risch, LLC
    (North side of Girby extending to the East terminus of Whitebark Drive).
    Rezoning from R-2, Two-Family Residential District, R-3, Multiple-Family District and B-2, Neighborhood Business District, to R-1 Single-Family Residential District to allow a single family subdivision and eliminate split zoning.
    Council District 6

OTHER BUSINESS:

A. Public Hearing to amend the Zoning Ordinance to modify parking requirements for Multi-Family dwelling units.

B. Election of Officers