

MOBILE CITY PLANNING COMMISSION AGENDA

JANUARY 7, 2016 - 2:00 P.M.

AUDITORIUM, MOBILE GOVERNMENT PLAZA

ROLL CALL:

	Mr. James (Jay) F. Watkins, Chair
	Mr. Carlos Gant, Vice Chair
	Mr. John Vallas
	Mr. Thomas Doyle
	Ms. Shirley Sessions
	Ms. Sujin Kim
	Mr. Nick Amberger (AO)
	Mr. Joel Daves (CC)
	Mr. Don Hembree (PJ)
	Ms. Libba Latham (PJ)
	Ms. Jennifer Denson (S), Secretary
	Mr. Allan Cameron (S)

APPROVAL OF MINUTES:

HOLDOVERS:

- 1. 607 & 609 Cherokee Street**
(East side of Cherokee Street, 150'± South of Canal Street).
Council District 2
SUB2015-00138
Shelia Bloxton Family Division Subdivision
Number of Lots / Acres: 2 Lots / 0.4± Acre
Engineer / Surveyor: Polysurveying Engineering – Land Surveying
- 2. 4484 Rutgers Road**
(North side of Rutgers Road, 450'± West of Tufts Road).
Council District 4
ZON2015-02518
George Coburn
Rezoning from R-1, Single-Family Residential District, to B-1, Buffer-Business District, to allow an office for a tree trimming service.

3. 3901 Cottage Hill Road

(South side of Cottage Hill Road, 25'± West of Hawthorne Drive).
Council District 4

A. SUB2015-00156 (Subdivision)

New Life Housing, LLC

Number of Lots / Acres: 1 Lot / 0.5 ± Acre

Engineer / Surveyor: Haidt Land Surveying

B. ZON2015-02551 (Rezoning) (Holdover)

New Life Housing, LLC

Rezoning from R-1, Single-Family Residential District, to B-2, Neighborhood Business District, to allow a counseling services office.

4. 3725 Airport Boulevard

(South side of Airport Boulevard, 260'+ West of Montlimar Drive).
Council District 5

A. SUB2015-00125 (Subdivision)

Mobile Festival Centre Subdivision, Resubdivision of Lot 9

Number of Lots / Acres: 3 Lots / 51.4± Acres

Engineer / Surveyor: Goodwyn, Mills & Cawood, Inc.

B. ZON2015-02557 (Planned Unit Development)

Mobile Festival Centre Subdivision, Resubdivision of Lot 9

Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site, shared access, parking and drives.

NEW SUBDIVISION APPLICATIONS:

5. 951 South Conception Street

(East side of South Conception Street, 225'± South of North Carolina Street).
Council District 3

SUB2015-00148

V P Subdivision

Number of Lots / Acres: 1 Lot / 3.3± Acres

Engineer / Surveyor: Byrd Surveying, Inc.

- 6. 2700, 2702 and 2706 Spring Hill Avenue**
(Northwest corner of Spring Hill Avenue and Mobile Street).
Council District 1
SUB2015-00146
CEFCO Springhill Mobile Subdivision
Number of Lots / Acres: 1 Lot /1.4± Acre
Engineer / Surveyor: Byrd Surveying, Inc.

- 7. 1114 Caroline Avenue**
(North side of Caroline Avenue, 205'± West of South Hallett Street).
Council District 2
SUB2015-00147
R J Estates Subdivision
Number of Lots / Acres: 2 Lots / 0.8± Acre
Engineer / Surveyor: Speaks & Associates Consulting Engineers, Inc.

8. **10685 Salt Aire Road East**
(Southwest corner of Salt Aire Road and Salt Aire Road East, extending to Mobile Bay).
County
SUB2015-00153
Ole Fowl River Subdivision, Resubdivision of Lot A
Number of Lots / Acres: 3 Lots / 23.1± Acres
Engineer / Surveyor: Rowe Engineering and Surveying, Inc.

9. **3531 & 3535 Lipscomb Landing**
(Northeast corner of Lipscomb Landing and River Oaks Drive extending to the South side of Wragg Swamp Canal).
Council District 4
SUB2015-00149
Lipscomb Landing Subdivision
Number of Lots / Acres: 8 Lots / 22.1± Acres
Engineer / Surveyor: Byrd Surveying, Inc.

10. Northeast corner of Airport Boulevard and Thornburg Drive (private road).
County
SUB2015-00154
Sierra Estates Subdivision, Phase I
Number of Lots / Acres: 36 Lots / 15.8± Acres
Engineer / Surveyor: Polysurveying Engineering- Land Surveying

West side of Eliza Jordan Road, 607'± North of Airport Boulevard.

11. County
SUB2015-00150
Burlington Subdivision, Phase I
Number of Lots / Acres: 123 Lots / 30.0± Acres
Engineer / Surveyor: Polysurveying Engineering – Land Surveying

NEW PLANNING APPROVAL APPLICATIONS:

12. **508 Bay Bridge Road**
(North side of Bay Bridge Road at the North terminus of Bay Bridge Road Cut Off).
Council District 2
ZON2015-02757
Union Missionary Baptist Church
Planning Approval to allow the expansion of an existing church in an R-2, Two-Family Residence District.

NEW REZONING APPLICATIONS:

13. **4501 Rutgers Road**
(South side of Rutgers Road, 630'± West of Tufts Road).
Council District 4
ZON2015-02741
Robert Scott Doult
Rezoning from R-1, Single-Family Residential District, to B-3, Community-Business District, accommodate proposed future businesses.
14. **5680 Larue Steiner Road**
(North side of Larue Steiner Road, 375'± West of U. S. Highway 90 West)
Council District 4
ZON2015-02794
Thompson Properties, LLC
Rezoning from B-3, Community Business District, to I-1, Light Industry District, to accommodate proposed future businesses.

NEW GROUP APPLICATIONS:

15. **8561 U.S. Highway 90 West**
(North side of Hamilton Boulevard, 2/10± mile East of U.S. Highway 90 West, extending to the West terminus of East Rite Road).
Council District 4
- A. **SUB2015-00151 (Subdivision)**
Coastal Ready Mix Development Subdivision
Number of Lots / Acres: 1 Lot / 45.9± Acres
Engineer / Surveyor: Cowles, Murphy, Glover and Associates
- B. **ZON2015-02806 (Planned Unit Development)**
Coastal Ready Mix Development Subdivision
Planned Unit Development Approval to allow multiple buildings on a single building site.
- C. **ZON2015-02792 (Rezoning)**
Gary D. E. Cowles
Rezoning from R-A, Residential-Agricultural District, to I-2, Heavy Industry District, to allow the construction of a concrete plant.
- D. **ZON2015-02793 (Sidewalk Waiver)**
Cowles, Murphy, Glover & Associates
Request to waive construction of a sidewalk along Hamilton Boulevard.

- 16. 2724 Old Shell Road and 104 & 106 Bay Shore Avenue**
(Northeast corner of Old Shell Road and Bay Shore Avenue).
Council District 1

A. SUB2015-00152 (Subdivision)

E Square Subdivision

Number of Lots / Acres: 2 Lots / 1.7± Acre

Engineer / Surveyor: Frank A. Dagley & Associates, Inc.

B. ZON2015-02795 (Rezoning)

E Square, LLC

Rezoning from LB-2, Limited-Neighborhood Business District, and R-1, Single Family Residential District, to B-2, Neighborhood Business District, to allow a retail business and restaurant.

OTHER BUSINESS:

1. Proposed amendment of CHAPTER 64-4, SUPPLEMENTARY REGULATIONS, of the City of Mobile Code, to create regulations applicable to the location and construction of Above Ground Oil Storage Tanks.