MOBILE CITY PLANNING COMMISSION AGENDA

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

AUDITORIUM, MOBILE GOVERNMENT PLAZA

ROLL CALL:

<table>
<thead>
<tr>
<th>Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mr. James (Jay) F. Watkins, Chair</td>
</tr>
<tr>
<td>Mr. Carlos Gant, Vice Chair</td>
</tr>
<tr>
<td>Mr. John Vallas</td>
</tr>
<tr>
<td>Mr. Thomas Doyle</td>
</tr>
<tr>
<td>Ms. Shirley Sessions</td>
</tr>
<tr>
<td>Ms. Sujin Kim</td>
</tr>
<tr>
<td>Mr. Nick Amberger (AO)</td>
</tr>
<tr>
<td>Mr. Joel Daves (CC)</td>
</tr>
<tr>
<td>Mr. Don Hembree (PJ)</td>
</tr>
<tr>
<td>Ms. Libba Latham (PJ)</td>
</tr>
<tr>
<td>Ms. Jennifer Denson (S), Secretary</td>
</tr>
<tr>
<td>Mr. Allan Cameron (S)</td>
</tr>
</tbody>
</table>

APPROVAL OF MINUTES:

HOLDOVERS:

1. **607 & 609 Cherokee Street**
   (East side of Cherokee Street, 150’± South of Canal Street).
   Council District 2
   
   **SUB2015-00138**
   **Sheila 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

11. West side of Eliza Jordan Road, 607’± North of Airport Boulevard.
    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 Doutt**  
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.