

MOBILE CITY PLANNING COMMISSION AGENDA

FEBRUARY 7, 2013 - 1:00 P.M.

AUDITORIUM, MOBILE GOVERNMENT PLAZA

APPROVAL OF MINUTES:

ROLL CALL:

	Terry Plauche, Chairman
	William G. DeMouy, Jr., Vice-Chairman
	Victoria L. Rivizzigno, Secretary
	Roosevelt Turner
	John Vallas
	James F. Watkins, III
	Herb Jordan

HOLDOVERS:

1. **Case #SUB2012-00114 (Subdivision)**
(&2 **Old Shell Road Elementary Subdivision**
&3) 1706 Old Shell Road and 107 & 109 Gilbert Street
(Northwest corner of Old Shell Road and Gilbert Street)
Number of Lots / Acres: 3 Lots / 4.5± Acres
Engineer / Surveyor: Joseph T. Regan, Jr.
Council District 2

2. **Case #ZON2012-02649 (Planned Unit Development)**
(&1 **Old Shell Road Elementary Subdivision**
&3) 1706 Old Shell Road Street and 107 & 109 Gilbert Street
(Northwest corner of Old Shell Road and Gilbert Street).
Planned Unit Development Approval to allow multiple buildings on a single
building site.
Council District 2

3. **Case #ZON2012-02648 (Rezoning)**
(**&1** **Southeast Real Estate Acquisitions, LLC**
&2) 1706 Old Shell Road Street and a portion of lots 107 & 109 Gilbert Street
(Northwest corner of Old Shell Road and Gilbert Street)
Rezoning from R-1, Single-Family Residential District, to R-3, Multiple-Family Residential District to allow a multi-family apartment complex.
Council District 2

4. **Case #SUB2012-00110**
Burton-Pate Industrial Park Subdivision, Re-subdivision of Lots 1 and 2
5770 & 5780 I-10 Industrial Parkway North
(Northwest corner of I-10 Industrial Parkway North and I-10 Industrial Parkway West)
Number of Lots / Acres: 2 Lots / 1.7± Acre
Engineer / Surveyor: Rowe Surveying & Engineering Co. Inc.
Council District 4

5. **Case #SUB2012-00121**
Snow Road Subdivision
West side of Snow Road, 1179'± North of Breckinridge Drive
Number of Lots / Acres: 65 Lots / 24.0± Acres
Engineer / Surveyor: Polysurveying Engineering – Land Surveying County

6. **Case #ZON2012-02889**
Robert Hines
Southeast corner of Wagner and Summerville Street
Rezoning from R-1, Single-Family Residential District, to T-B, Transitional-Business District, to allow a beauty shop
Council District 1

EXTENSIONS:

7. **Case #SUB2011-00093 (Subdivision)**
(**&8** **La Belle Subdivision, Re-subdivision and Addition to Lot 1**
&9) 5951 & 5955 Old Shell Road and 14 East Drive
(Southwest corner of Old Shell Road and East Drive).
Number of Lots / Acres: 1 Lot / 1.3 Acres±
Engineer / Surveyor: Don Williams Engineering
Council District 6

8. **Case #ZON2011-02055 (Planned Unit Development)**
(**&7** **La Belle Subdivision, Re-subdivision and Addition to Lot 1**
&9) 5951 & 5955 Old Shell Road and 14 East Drive
(Southwest corner of Old Shell Road and East Drive)
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site.
Council District 6
9. **Case #ZON2011-02057 (Rezoning)**
(**&7** **La Belle LLC.**
&8) 14 East Drive
(West side of East Drive, 100'± South of Old Shell Road).
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 Subdivision and allow construction of a parking lot.
Council District 6
10. **Case #ZON2011-02054 (Planned Unit Development)**
(**&11**) **Mr Rooter Subdivision**
2409 Wolfridge Road
(Southwest corner of Wolf Ridge Road and Feed Mill Road [private street]).
Planned Unit Development Approval to allow multiple buildings on a single building site and shared access.
Council District 1
11. **Case #ZON2011-02056 (Rezoning)**
(**&10**) **Mr. Rooter Plumbing**
2409 Wolf Ridge Road
(Southwest corner of Wolf Ridge Road and Feed Mill Road [private street]).
Rezoning from R-1, Single-Family Residential District, to B-3, Community Business District, to allow a commercial plumbing business.
Council District 1

NEW SUBDIVISION APPLICATIONS:

12. **Case #SUB2012-00126**
Interchange Business Park Subdivision, Unit Three
North side of I-10 Service Road, 4/10± mile West of McDonald Road.
Number of Lots / Acres: 1 Lot / 126.5± Acres
Engineer / Surveyor: Byrd Surveying, Inc.
County

13. **Case #SUB2012-00127**
Dubroca Tract Subdivision, Block 5, Resubdivision of Lots 19 & 20
256 Mohawk Street
(West side of Mohawk Street, 140'± South of Old Government Street).
Number of Lots / Acres: 1 Lot / 0.3± Acre
Engineer / Surveyor: Polysurveying Engineering – Land Surveying
Council District 1

14. **Case #SUB2012-00131**
Mobile Terrace Subdivision, Block 27, Resubdivision of Lots 13 & 14
7220 Thirteenth Street
(North side of Thirteenth Street, 200'± West of Lincoln Boulevard).
Number of Lots / Acres: 1 Lot / 0.1± Acre
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
Council District 7

15. **Case #SUB2012-00132**
951 Government Street Subdivision
951 Government Street
(West side of Marine Street, extending from Government Street to Church
Street).
Number of Lots / Acres: 1 Lot / 1.4± Acre
Engineer / Surveyor: Byrd Surveying, Inc.
Council District 2

16. **Case #SUB2012-00133**
Creole Commons Subdivision
2488 Sayner Avenue
(North side of Sayner Road, 60'± North of Flowers Drive).
Number of Lots / Acres: 1 Lot / 1.5± Acre
Engineer / Surveyor: Byrd Surveying, Inc.
Council District 4

17. **Case #SUB2012-00137**
ZP Subdivision, Resubdivision of Lots 4 & 5
South side of Grelot Road, 600'± East of Knollwood Drive.
Number of Lots / Acres: 1 Lot / 0.6± Acre
Engineer / Surveyor: Polysurveying Engineering – Land Surveying
Council District 4

18. **Case #SUB2012-00142**
Todd Acres Subdivision, Sixth Unit, Revised Lot 3 of the Resubdivision of Lots 5 & 6
5312 Worth Drive
(North terminus of Worth Drive).
Number of Lots / Acres: 1 Lot / 0.3± Acre
Engineer / Surveyor: Richard L. Patrick, PLS
Council District 4

19. **Case #SUB2012-000125**
Government-65 Subdivision
3400 Government Street
(North side of West I-65 Service Road South at U.S. Highway 90, 820'± East of Lakeside Drive).
Number of Lots / Acres: 2 Lots / 4.1± Acres
Engineer / Surveyor: Byrd Surveying, Inc.
Council District 4

20. **Case #SUB2012-00128**
Smith and Sayers Family Division Subdivision
South side of I-10 and West side of Riviere Du Chien Road, extending South 2100'± along Riviere Du Chien Road.
Number of Lots / Acres: 2 Lots / 75.1± Acres
Engineer / Surveyor: Polysurveying Engineering – Land Surveying
Council District 4

21. **Case #SUB2012-00129**
Gulf Creek Subdivision, Resubdivision of Lot 15
5636 Gulf Creek Circle
(West terminus of Gulf Creek Circle).
Number of Lots / Acres: 2 Lots / 1.2± Acre
Engineer / Surveyor: Lawler and Company
County

22. **Case #SUB2012-00136**
Collins Subdivision, First Addition, Resubdivision of Lots 10-12, and Lot 1 of Collins Property Subdivision and Lot 1 Johnston Estates
5500 Willis Road
(Northwest corner of Willis Road and Sermon Road).
Number of Lots / Acres: 3 Lots / 5.4± Acres
Engineer / Surveyor: Polysurveying Engineering –Land Surveying
Council District 4

NEW PLANNED UNIT DEVELOPMENT APPLICATIONS:

23. **Case #ZON2012-03130**
Small's Mortuary, Inc.
953 Marine Street
(East side of Marine Street, 50'± South of Kentucky Street extending to Broad Street).
Planned Unit Development approval to allow shared access and parking between two building sites.
Council District 2

GROUP APPLICATIONS:

24. **Case #SUB2012-00124 (Subdivision)**
(&25) **TBG-Halls Mill Road Subdivision Plat Subdivision**
1973, 1975, 1977 and 1979 Halls Mill Road
(South side of Halls Mill Road just East of Dauphin Island Parkway).
Number of Lots / Acres: 1 Lot / 1.3± Acre
Engineer / Surveyor: 4site, Inc.
Council District 2
25. **Case #ZON2012-03075 (Rezoning)**
(&24) **The Broadway Group, LLC**
1973 & 1975 Halls Mill Road
(South side of Halls Mill Road, 200'± East of Dauphin Island Parkway).
Rezoning from R-1, Single-Family Residential District, and B-2, Neighborhood Business District, to B-3, Community Business District, to eliminate split zoning.
Council District 2
26. **Case #SUB2012-00134 (Subdivision)**
(&27) **Felder's Subdivision**
&28) 3400 Beltline Park North
(Northwest corner of Beltline Park Drive North and Beltline Park Drive East).
Number of Lots / Acres: 1 Lot / 1.5± Acre
Engineer / Surveyor: Clark Geer Latham & Associates
Council District 1
27. **Case #ZON2012-03135 (Planned Unit Development)**
(&26) **Felder's Subdivision**
&28) 3400 Beltline Park North
(Northwest corner of Beltline Park Drive North and Beltline Park Drive East).
Planned Unit Development Approval to allow multiple building on a single building site.
Council District 1

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- 28. Case #ZON2012-03137 (Sidewalk Waiver)**
&26& Corporate Solutions, LLC
27) 3400 Beltline Park North
(Northwest corner of Beltline Park Drive North and Beltline Park Drive East).
Request to waive construction of a sidewalk along Beltline Park Drive North.
Council District 1
- 29. Case #SUB2012-00135 (Subdivision)**
(&30) Harcross Subdivision
&31) 1480 Telegraph Road
(East side of Telegraph Road at the East terminus of Lee Street).
Number of Lots / Acres: 1 Lot / 1.8± Acre
Engineer / Surveyor: A Peterson Company – Land Use Consulting
Council District 2
- 30. Case #ZON2012-03138 (Rezoning)**
(&29) Harcross Subdivision
&31) 1480 Telegraph Road
(East side of Telegraph Road at the East terminus of Lee Street).
Rezoning from R-1, Single-Family Residential District, to I-2, Heavy Industry
District, to allow a chemical distribution facility.
Council District 2
- 31. Case #ZON2012-03136 (Planning Approval)**
(&29) Harcross Subdivision
&30) 1480 Telegraph Road
(East side of Telegraph Road at the East terminus of Lee Street).
Planning Approval to allow an industrial chemical distribution facility.
Council District 2
- 32. Case #SUB2012-00141 (Subdivision)**
(&33) Michigan & Bay Subdivision
1201 & 1203 Michigan Avenue and 1333 Bay Avenue
(Southeast corner of Michigan Avenue and Bay Avenue).
Number of Lots / Acres: 1 Lot / 0.8± Acre
Engineer / Surveyor: Chris Settles
Council District 3
- 33. Case #ZON2012-03157 (Rezoning)**
(&32) Garrard Development Services, LLC
1203 Michigan Avenue and 1333 Bay Avenue
(Southeast corner of Michigan Avenue and Bay Avenue).
Rezoning from R-1, Single-Family Residential District, to B-2 Neighborhood
Business District, to allow a retail building.
Council District 3

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- 34. Case #SUB2012-00123 (Subdivision)**
(&35) 706-708 Government Street Subdivision
706 &708 Government Street
(Northeast corner of South Scott Street and Government Street, extending to the South side of Conti Street).
Number of Lots / Acres: 2 Lots / 0.4± Acre
Engineer / Surveyor: Asarisi & Associates, LLC
Council District 2
- 35. Case #ZON2012-03045 (Planned Unit Development)**
(&34) 706-708 Government Street Subdivision
706 &708 Government Street
(Northeast corner of South Scott Street and Government Street, extending to the South side of Conti Street).
Planning Approval to allow shared access and parking between two building sites.
Council District 2
- 36. Case #SUB2012-00130 (Subdivision)**
(&37 Country Club of Mobile Subdivision
&38& 39) 4101 Wimbledon Drive West
(North and South sides of Wimbledon Drive West, 200'± West of Turnin Lane, extending to the East and South sides of Country Club Road, and the North side of Airport Boulevard, ¼ mile± West of South McGregor Avenue).
Number of Lots / Acres: 2 Lots / 189.5± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc. and Rowe Surveying & Engineering Co., Inc.
Council District 5
- 37. Case #ZON2012-03128 (Planned Unit Development)**
(&36 Country Club of Mobile Subdivision
&38& 39) 4101 Wimbledon Drive West
(North and South sides of Wimbledon Drive West, 200'± West of Turnin Lane, extending to the East and South sides of Country Club Road, and the North side of Airport Boulevard, ¼ mile± West of South McGregor Avenue).
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on multiple building sites to include tennis courts, tennis building, golf building, practice tees, driving range, golf holes and remodeling of the swimming pools.
Council District 5

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- 38. Case #ZON2012-03129 (Planning Approval)**
&36 Country Club of Mobile Subdivision
&37& 4101 Wimbledon Drive West
39) (North and South sides of Wimbledon Drive West, 200'± West of Turnin Lane, extending to the East and South sides of Country Club Road, and the North side of Airport Boulevard, ¼ mile± West of South McGregor Avenue).
Planning Approval to amend a previously approved Planning Approval at a private club to allow a the construction of tennis courts, tennis building, golf building, practice tees, driving range, golf holes and remodeling of the swimming pools.
Council District 5
- 39. Case #ZON2012-03140 (Sidewalk Waiver)**
(&36 Country Club of Mobile
&37& 4101 Wimbledon Drive West
38) (North and South sides of Wimbledon Drive West, 200'± West of Turning Lane, extending to the East and South sides of Country Club Road, and the North side of Airport Boulevard, ¼ mile± West of South McGregor Avenue).
Request to waive construction of a sidewalk along Airport Boulevard, Wimbledon Drive East and County Club Road.
Council District 5
- 40. Case #SUB2012-00139 (Subdivision)**
(&41) Savell Subdivision
3108 Club House Road and 1707 Brill Road
(West side of Club House Road, 240'± West of Dauphin Island Parkway).
Number of Lots / Acres: 2 Lots / 2.5± Acres
Engineer / Surveyor: Don Williams Engineering
Council District 3
- 41. Case #ZON2012-03144 (Rezoning)**
(&40) Jean Savell
3108 Club House Road and 1707 Brill Road
(West side of Club House Road, 240'± West of Dauphin Island Parkway).
Rezoning from R-1, Single-Family Residential District, to R-1, Single-Family Residential District, and B-1, Buffer-Business District, to allow an antique shop.
Council District 3
- 42. Case #SUB2012-00138 (Subdivision)**
(&43) Turner Marine Supply Subdivision
5010 Dauphin Island Parkway
(West side of Dauphin Island Parkway extending to the East side of Dog River).
Number of Lots / Acres: 3 Lots / 7.0± Acres
Engineer / Surveyor: Don Williams Engineering
Council District 3

43. **Case #SUB2012-03143 (Planned Unit Development)**
(**&42**) **Turner Marine Supply Subdivision**
5010 Dauphin Island Parkway
(West side of Dauphin Island Parkway extending to the East side of Dog River).
Planned Unit Development Approval to allow multiple buildings on a single building site and shared access across multiple building sites.
Council District 3
44. **Case #SUB2012-00140 (Subdivision)**
(**&45**) **Pinecrest East Subdivision**
&46&
47&
48) 1939 Dauphin Island Parkway
(Northeast corner of Dauphin Island Parkway and Military Road, extending to the West side of Perimeter Road and to the South side of Neshota Drive).
Number of Lots / Acres: 3 Lots / 127.1± Acres
Engineer / Surveyor: Polysurveying Engineering – Land Surveying
Council District 3
45. **Case #ZON2012-03151 (Planned Unit Development)**
(**&44**) **Pinecrest East Subdivision**
&46&
47&
48) 1939 Dauphin Island Parkway
(Northeast corner of Dauphin Island Parkway and Military Road, extending to the West side of Perimeter Road and to the South side of Neshota Drive).
Planned Unit Development Approval to allow shared access and multiple buildings on multiple building sites.
Council District 3
46. **Case #ZON2012-03152 (Planning Approval)**
(**&44**) **Pinecrest East Subdivision**
&45&
47&
48) 1939 Dauphin Island Parkway
(Northeast corner of Dauphin Island Parkway and Military Road, extending to the West side of Perimeter Road and South side of Neshota Drive).
Planning Approval to allow a funeral home with crematorium and cemetery in an R-1, Single-Family Residential District.
Council District 3
47. **Case #ZON2012-03153 (Rezoning)**
(**&44**) **S. E. Cemeteries of AL & S. E. Funeral Home of AL**
&45&
46&
48) 1939 Dauphin Island Parkway
(Northeast corner of Dauphin Island Parkway and Military Road, extending to the West side of Perimeter Road and to the South side of Neshota Drive).
Rezoning from R-1, Single-Family Residential District, R-3, Multiple-Family District and B-3, Community Business District, to R-1, Single-Family Residential District to allow a funeral home with crematorium and cemetery
Council District 3

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- 48. Case #ZON2012-03154 (Sidewalk Waiver)**
(&44 S. E. Cemeteries of AL & S. E. Funeral Home of AL
&45& 1939 Dauphin Island Parkway
46& (Northeast corner of Dauphin Island Parkway and Military Road, extending to
47) the West side of Perimeter Road and to the South side of Neshota Drive).
Request to waive construction of a sidewalk along Dauphin Island Parkway,
Military Road and Perimeter Road.
Council District 3
- 49. Case #ZON2012-03126 (Planned Unit Development)**
(&50) MAWSS Shelton Beach Road
East side of Shelton Beach Road Extension, 2/10± mile North of Moffett Road.
Planned Unit Development approval to amend a previously approved Planned
Unit Development to allow multiple buildings on a single building site.
Council District 1
- 50. Case #ZON2012-03127 (Planning Approval)**
(&49) MAWSS Shelton Beach Road
East side of Shelton Beach Road Extension, 2/10± mile North of Moffett Road.
Planning Approval to amend a previously approved Planning Approval to
allow a truck fleet maintenance facility in a B-3, Community Business District.
Council District 1
- 51. Case #SUB2012-03133 (Planned Unit Development)**
(&52) St. Pauls Episcopal School Subdivision
161 Dogwood Lane
(Area bounded by Old Shell Road, Dogwood Lane, Loyola Lane, Myrtlewood
Lane, [vacated], South Avenue, Spring Hill College, and Provident Lane).
Planned Unit Development Approval to amend a previously approved Master
Plan for an existing private school in an R-1, Single Family Residential District,
to allow the construction of a new ticket booth, press box, and sponsor
billboards at an existing athletic complex.
Council District 7
- 52. Case #ZON2012-03134 (Planning Approval)**
(&51) St. Pauls Episcopal School Subdivision
161 Dogwood Lane
(Area bounded by Old Shell Road, Dogwood Lane, Loyola Lane, Myrtlewood
Lane, [vacated], South Avenue, Spring Hill College, and Provident Lane).
Planning Approval to amend a previously approved Planning Approval to allow
the expansion of an existing church school to include new ticket booth, press
box, and sponsor billboards in an R-1, Single-Family Residential District.
Council District 7

- 53. Case #ZON2012-03145 (Planned Unit Development)**
(&54) Gulf Coast Asphalt Company
835 Cochran Causeway
(East side of Cochran Causeway, 1.0± mile North of Bankhead Tunnel).
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site.
Council District 2
- 54. Case #ZON2012-03147 (Planning Approval)**
(&53) Gulf Coast Asphalt Company
835 Cochran Causeway
(East side of Cochran Causeway, 1.0± mile North of Bankhead Tunnel).
Planning Approval to amend a previously approved Planning Approval to allow a bulk petroleum storage facility in an I-2, Heavy-Industry District.
Council District 2
- 55. Case #ZON2012-03148 (Planned Unit Development)**
(&56) Cowles, Murphy, Glover & Associates
1437 Cochran Causeway
(West side of Cochran Causeway, 1000'± South of the South terminus of the Cochran-Africatown Bridge).
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site.
Council District 2
- 56. Case #ZON2012-03146 (Planning Approval)**
(&55) Cowles, Murphy, Glover & Associates
1437 Cochran Causeway
(West side of Cochran Causeway, 1000'± South of the South terminus of the Cochran-Africatown Bridge).
Planning Approval to amend a previously approved Planning Approval to allow an expansion of an existing bulk fuel storage facility.
Council District 2
- 57. Case #ZON2012-03149 (Planned Unit Development)**
(&58) Cowles, Murphy, Glover & Associates
501 Cochran Causeway
(West side of Cochran Causeway, 3/4± mile North of Bankhead Tunnel).
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on multiple building sites with shared access between building sites.
Council District 2

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- 58. Case #ZON2012-03150 (Planning Approval)**
(&57) Cowles, Murphy, Glover & Associates
501 Cochrane Causeway
(West side of Cochrane Causeway, 3/4± mile North of Bankhead Tunnel).
Planning Approval to allow an expansion of an existing wood chipping facility
in an I-2, Heavy Industry District.
Council District 2

OTHER BUSINESS:

Call for Public Hearing March 7, 2013, to consider an amendment to 64.11 (Sign Regulations) to address and regulate on-premise digital signs city-wide.