

MOBILE CITY PLANNING COMMISSION AGENDA

JUNE 19, 2014 - 2:00 P.M.

AUDITORIUM, MOBILE GOVERNMENT PLAZA

ROLL CALL:

	Terry Plauche, Chairman
	William G. DeMouy, Jr., Vice-Chairman
	Victoria L. Rivizzigno, Secretary
	Roosevelt Turner
	John Vallas
	James F. Watkins, III
	Tracie Lee-Roberson
	Scott Webster
	Levon C. Manzie
	Don Hembree
	Carlos Gant (S)

APPROVAL OF MINUTES:

HOLDOVERS:

- 1. Case #SUB2014-00023 (Subdivision)**
(&2) First Baptist Church of Tillman's Corner Subdivision
5660, 5670, 5672, 5680 and 5700 Three Notch Road and 5641,5651, 5661, and
5673 Jackson Road
(Northeast corner of Three Notch Road and Calhoun Road extending to the
South side of Jackson Road).
Number of Lots / Acres: 1 Lot / 7.9± Acres
Engineer / Surveyor: Rowe Surveying & Engineering Co., Inc.
Council District 4

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- 2. Case #ZON2014-00495 (Planned Unit Development)**
(&1) First Baptist Church of Tillman's Corner Subdivision
5660, 5670, 5672, 5680 and 5700 Three Notch Road and 5641,5651, 5661, and 5673 Jackson Road
(Northeast corner of Three Notch Road and Calhoun Road extending to the South side of Jackson Road).
Planned Unit Development to allow multiple buildings on a single building site.
Council District 4
- 3. Case #SUB2014-00045**
Calgary Subdivision
1618 Leroy Stevens Road
(West side of Leroy Stevens Road, 2/10± mile South of Jeff Hamilton Road Extension).
Number of Lots / Acres: 26 Lots / 12.9± Acres
Engineer / Surveyor: Austin Engineering Company, Inc.
County
- 4. Case #SUB2014-00042 (Subdivision)**
(&5 Tucker Place Subdivision
&6) 117 Batre Lane
(Northwest corner of Batre Lane and Gaillard Street).
Number of Lots / Acres: 8 Lots / 3.1± Acres
Engineer / Surveyor: Polysurveying Engineering – Land Surveying
Council District 7
- 5. Case #ZON2014-00839 (Planned Unit Development)**
(&4 Tucker Place Subdivision
&6) 117 Batre Lane
(Northwest corner of Batre Lane and Gaillard Street).
Planned Unit Development Approval to allow reduced front and side yard setbacks in a proposed subdivision.
Council District 7
- 6. Case #ZON2014-00838 (Sidewalk waiver)**
(&4 Steve Sheridan
&5) 117 Batre Lane
(Northwest corner of Batre Lane and Gaillard Street).
Request to waive construction of a sidewalk along Batre Lane and Gaillard Street).
Council District 7

7. **Case #SUB2014-00026**
Travis Family Subdivision
4315 McCovery Road Extension
(North and East side of McCovery Road Extension, 590'± South of McLeod Road).
Number of Lots / Acres: 4 Lots / 4.0± Acres
Engineer / Surveyor: Rowe Surveying & Engineering Co., Inc.
County

8. **Case #SUB2014-00046 (Subdivision)**
(**&9** & **10**) **La Belle Subdivision, Resubdivision and Addition to Lot 1**
5951 & 5955 Old Shell Road and 14 East Drive
(Southwest corner of Old Shell Road and East Drive).
Number of Lots / Acres: 1 Lot / 1.4± Acre
Agent / Engineer/Surveyor: Don Williams Development
Council District 6

- 9 **Case #ZON2014-00892 (Planned Unit Development)**
(**&8** & **10**) **La Belle Subdivision, Resubdivision and Addition to Lot 1**
5951 & 5955 Old Shell Road and 14 East Drive
(Southwest corner of Old Shell Road and East Drive).
Planned Unit Development Approval to allow multiple buildings on a single building site and shared access between two building sites.
Council District 6

10. **Case #ZON2014-00891 (Rezoning)**
(**&8** & **9**) **Don Williams**
5951 & 5955 Old Shell Road and 14 East Drive
(Southwest corner of Old Shell Road and East Drive).
Rezoning from R-1, Single-Family Residential District, and B-2, Neighborhood Business District, to B-2, Neighborhood Business District, to allow a restaurant and eliminate split zoning.
Council District 6

EXTENSIONS:

11. **Case #ZON2013-00748**
DAA Acquisition of Alabama
3030 McVay Drive North
(East side of McVay Drive North, 2/10± mile South of U.S. Highway 90)
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site and reduced front landscaping requirements.
Council District 4

NEW SUBDIVISION APPLICATIONS:

12. Case #SUB2014-00058
Curtis Subdivision
North and East sides of McCovery Road, 590'± South of McLeod Road
Number of Lots / Acres: 1 Lot / 2.7± Acres
Engineer / Surveyor: Rowe Surveying & Engineering Co., Inc.
County

NEW SIDEWALK WAIVER APPLICATIONS:

13. Case #ZON2014-01086
BDI Rangeline, LLC
5479 Rabbit Creek Drive
(Southeast corner of Rabbit Creek Drive and Rangeline Service Road)
Request to waive construction of a sidewalk along Rabbit Creek Drive.
Council District 4

NEW ZONING APPLICATIONS:

14. Case #ZON2014-01081
Thompson Engineering
120 & 130 Mobile Infirmary Boulevard
(East side of Mobile Infirmary Boulevard, 345'± South of Spring Hill Avenue).
Rezoning from B-1, Buffer Business District and B-2, Neighborhood Business District, to B-2, Neighborhood Business District, to allow future medical offices.
Council District 2

GROUP APPLICATIONS:

15. Case #SUB2014-00055 (Subdivision)
(&16) **Heroes USA Subdivision**
36 & 48 Hillcrest Road
(West side of Hillcrest Road, 110'± South of Old Shell Road).
Number of Lots / Acres: 1 Lot / 1.3± Acre
Engineer / Surveyor: Byrd Surveying, Inc.
Council District 7
16. Case #ZON2014-01032 (Rezoning)
(&15) **Rasp, LLC**
36 & 48 Hillcrest Road
(West side of Hillcrest Road, 110'± 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 allow the construction of a parking lot and eliminate split zoning.
Council District 7
17. Case #SUB2014-00056 (Subdivision)
(&18) **Government Boulevard Subdivision, Bateh Addition to**
East side of Government Boulevard, 964'± North of Rochelle Street.
Number of Lots / Acres: 1 Lot / 4.6± Acres
Engineer / Surveyor: The Coleman Engineering Group of McCrory Williams
Council District 4
18. Case #ZON2014-01085 (Rezoning)
(&17) **C & S Bateh Properties, LLC**
East side of Government Boulevard, 964'± North of Rochelle Street.
Rezoning from R-1, Single-Family Residential District, to B-3, Community Business District, to allow for future commercial development.
Council District 4
19. Case #SUB2014-00057 (Subdivision)
(&20) **Powair International Subdivision**
1517 & 1521 South Broad Street
(East side of South Broad Street, 475'± North of Duval Street).
Number of Lots / Acres: 1 Lot / 22.7± Acres
Engineer / Surveyor: Anchor Engineering
Council District 3

- 20. Case #ZON2014-01088 (Rezoning)**
(&19) SAAD Development Corporation
1517 & 1521 South Broad Street
(East side of South Broad Street, 475'± North of Duval Street).
Rezoning from B-3, Community Business District, and I-2, Heavy Industry District, to I-2, Heavy Industry District, to eliminate split zoning.
Council District 3
- 21. Case #SUB2014-00059 (Subdivision)**
(&22) Cobblestone Subdivision, Phase II
17 Towncrier Court
(East side of Towncrier Court, 190'± South of Cobblestone Way North extending to the West side of Foreman Road).
Number of Lots / Acres: 1 Lot / 0.1± Acre
Engineer / Surveyor: Walz Engineering LLC
Council District 7
- 22. Case #ZON2014-01091 (Planned Unit Development)**
(&21) Cobblestone Subdivision, Phase II
17 Towncrier Court
(East side of Towncrier Court, 190'± South of Cobblestone Way North extending to the West side of Foreman Road).
Planned Unit Development Approval to allow reduced sideyard setbacks
Council District 7
- 23. Case #ZON2014-00996 (Planned Unit Development)**
(&24) UMS Wright School
65 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).
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow a parking lot addition and multiple buildings on a single building site.
Council District 1
- 24. Case #ZON2014-01111 (Planning Approval)**
(&23) UMS Wright School
65 Mobile Street
(Southwest corner of Mobile Street and Old Shell Road, extending North and

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West to the CN Railroad right-of-way and the South terminus of Martin Street).
Planning Approval to amend a previously approved Planning Approval to allow
the expansion of an existing church school.
Council District 1