MOBILE CITY PLANNING COMMISSION AGENDA

AUGUST 6, 2015 - 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. **2704, 2718, 2756 and 2800 Dauphin Street**
   (North side of Dauphin Street, 95’± West of Mobile Street, extending North to the North side of Illinois Central Gulf Railroad (formerly G.M.&O. Railroad). Council District 1
   ZON2015-01296
   **Xante Corporation**
   Planned Unit Development approval to amend a previously approved Planned Unit Development to allow expansion of an existing building and multiple buildings on multiple lots with shared access and parking.
2. **2480 Government Boulevard**  
(North side of Government Boulevard, 520’ ± West of Pinehill Drive).  
Council District 5

A. **SUB2015-00064 (Subdivision)**  
**Aiden Place Subdivision**  
**Number of Lots / Acres:**  1 Lot / 0.7± Acre  
**Engineer / Surveyor:** Byrd Surveying

B. **ZON2015-01301 (Rezoning)**  
**EAA LLC / Eryka Rogers**  
Rezoning from B-1, Buffer Business District, to B-2, Neighborhood Business District, to accommodate a future business.

3. **2648, 2650 and 2652 Government Boulevard**  
(Northwest corner of Government Boulevard and Merwina Avenue, extending to the South side of Kreitner Street at its West terminus).  
Council District 5

A. **SUB2015-00059 (Subdivision)**  
**CDW Shannon Heights Resubdivision**  
**Number of Lots / Acres:**  4 Lots / 3.2± Acres  
**Engineer / Surveyor:** Joseph T. Regan, Jr.

B. **ZON2015-01276 (Planned Unit Development)**  
**CDW Shannon Heights Resubdivision**  
Planned Unit Development Approval to allow shared access and parking between multiple lots.

C. **ZON2015-01275 (Rezoning)**  
**CDW LLC, Calvin Weaver**  
Rezoning from B-2, Neighborhood Business District, and R-1, Single-Family Residential District, to B-3, Community Business District, to accommodate existing businesses and eliminate split zoning.
4. **406 & 456 North McGregor Avenue**  
(Northeast corner of North McGregor Avenue and Sheips Lane).  
Council District 7  
**SUB2015-00066**  
**Pineview Heights Subdivision, Resubdivision of Lots 1 & 34**  
**Number of Lots / Acres:** 2 Lots / 0.4± Acre  
**Engineer / Surveyor:** Erdman Surveying, LLC

5. **51 South Conception Street**  
(Southeast corner of South Conception Street and Conti Street).  
Council District 2  
**ZON2015-01432**  
**Ryan Johnson, Jingle Jangle LLC**  
Planning Approval to allow an event space with an occupancy load of 205 persons in the Downtown Development District.

6. **901, 903, & 911 Dauphin Street and 2, 6, 10, & 14 South Broad Street**  
(Southwest corner of Dauphin Street and South Broad Street, extending to the North side of Conti Street).  
Council District 2

A. **SUB2015-00072 (Subdivision)**  
**Lone Oak Subdivision, Lot 1, Resubdivision of Lot 1 / Lot 2**  
**Number of Lots / Acres:** 2 Lots / 4.5± Acres  
**Engineer / Surveyor:** Frank A. Dagley & Associates

B. **ZON2015-01439 (Planned Unit Development)**  
**Lone Oak Subdivision, Lot 1, Resubdivision of Lot 1 / Lot 2**  
Planned Unit Development Approval to allow multiple buildings on a single building site and shared access and parking between two building sites.

C. **ZON2015-01441 (Planning Approval)**  
**Lone Oak Subdivision, Lot 1, Resubdivision of Lot 1 / Lot 2**  
Planning Approval to allow a float barn in a B-4, General Business District.

D. **ZON2015-01440 (Rezoning)**  
**Historic Restoration Society, Inc.**  
Rezoning from R-3, Multiple- Family Residential District, B-1, Buffer Business District, and B-4, General Business District, to B-4, General Business District to eliminate split zoning.
NEW SUBDIVISION APPLICATIONS:

7. South and West sides of Dykes Road North extending to the Southern terminus of Private Road 161.
   County
   SUB2015-00075
   McDonald Family Subdivision
   Number of Lots / Acres: 1 Lot / 5.0± Acres
   Engineer / Surveyor: Joseph T. Regan

8. 2000 Dr. Martin Luther King Jr. Avenue
    (Southeast corner of Dr. Martin Luther King Jr. Avenue and Martin Street).
    Council District 2
   SUB2015-00077
   Emmanuel Subdivision
   Number of Lots / Acres: 1 Lot / 2.4± Acres
   Engineer / Surveyor: Byrd Surveying, Inc.

9. South side of Half Mile Road, 370’± West of Ranch Road.
    County
   SUB2015-00081
   Cobb Estates Subdivision
   Number of Lots / Acres: 1 Lot / 5.0± Acres
   Engineer / Surveyor: Polysurveying Engineering – Land Surveying

10. 6154 Creel Road
     (West side of Creel Road, 260’± South of Garden Grove Drive).
    County
   SUB2015-00078
   Mythic Oaks Subdivision
   Number of Lots / Acres: 2 Lots / 1.6± Acre
   Engineer / Surveyor: Byrd Surveying, Inc.

11. 8811 McDonald Road
     (Northeast corner of McDonald Road and U.S. Highway 90 West extending to the South side of Boe Road).
    County
   SUB2015-00079
   Trovinger Subdivision
   Number of Lots / Acres: 2 Lots / 4.5± Acres
   Engineer / Surveyor: Rowe Engineering & Surveying, Inc.
12. **4213 Halls Mill Road**  
   (East side of Halls Mill Road, 140’± North of Alden Drive).  
   Council District 4  
   SUB2015-00080  
   **Robert Moore Park Subdivision, Resubdivision of Lot 1**  
   Number of Lots / Acres: 2 Lots / 17.3± Acres  
   Engineer / Surveyor: Richard L. Patrick, PLS

13. South side of Laughlin Drive at the South terminus of Laughlin Court.  
   Council District 4  
   SUB2015-00083  
   **Laughlin Industrial Park Subdivision, Resubdivision of Lot 19**  
   Number of Lots / Acres: 2 Lots / 2.9± Acres  
   Engineer / Surveyor: Rowe Engineering & Surveying, Inc.

14. **12141 & 12161 Airport Boulevard**  
   (South side of Airport Boulevard, 2/10± mile East of Newman Road).  
   County  
   SUB2015-00086  
   **L.L. Neal Subdivision, Resubdivision of Lots 1, 2, and 3**  
   Number of Lots / Acres: 2 Lots / 5.0± Acres  
   Engineer / Surveyor: Byrd Surveying, Inc.

15. **3235 Riverview Point Drive**  
   (South side of Riverview Point Drive and Dog River Road)  
   County  
   SUB2015-00085  
   **Riverview Farm Estates Subdivision**  
   Number of Lots / Acres: 4 Lots / 30.8± Acres  
   Engineer / Surveyor: Byrd Surveying, Inc.

16. **8070 Grelot Road & 1350 Schillinger Road South**  
   (North side of Grelot Road, 3/10± mile West of Schillinger Road South).  
   County  
   SUB2015-00076  
   **Leona Subdivision**  
   Number of Lots / Acres: 6 Lots / 33.2± Acres  
   Engineer / Surveyor: Robert B. Moseley
PLANNED UNIT DEVELOPMENT APPLICATIONS:

17. **2889 Sollie Road**
    (East side of Sollie Road, 140’± mile South of Doppel Lane).
    Council District 6
    ZON2015-01645
    Preble-Rish LLC
    Planned Unit Development approval to amend a previously approved Planned Unit Development to allow expansion of an existing apartment complex parking lot.

PLANNING APPROVAL APPLICATIONS:

18. **401 Dauphin Street**
    (Southwest corner of Dauphin Street and South Franklin Street).
    Council District 2
    ZON2015-01613
    Thomas R. Townsend
    Planning Approval to allow increased occupancy load for a proposed entertainment venue in the Downtown Development District.

REZONING APPLICATIONS:

19. **1625 Union Street**
    (West side of Union Street, 350’± South of Rochester Street, extending to the East side of James Street).
    Council District 1
    ZON2015-01596
    Allen Roy Bush
    Rezoning from R-1, Single-Family Residential District, to R-3, Multiple-Family District, to allow a special needs facility.

GROUP APPLICATIONS:

20. **304 South Broad Street and 903 Augusta Street**
    (Southwest corner of South Broad Street and Augusta Street).
    Council District 2

A. **SUB2015-00082 (Subdivision)**
    Russell Elementary Subdivision
    Number of Lots / Acres: 1 Lot / 1.2± Acre
    Engineer / Surveyor: Joseph T. Regan, JR
B. ZON2015-01621 (Planned Unit Development)  
**Russell Elementary Subdivision**  
Planned Unit Development Approval to allow multiple buildings on a single building site.

C. ZON2015-01622 (Rezoning)  
**Barton & Shumer Engineering, LLC**  
Rezoning from R-1, Single-Family Residential District, to R-3, Multiple-Family District, to allow an apartment complex.

21. **2521 Halls Mill Road**  
(Northeast corner of Halls Mill Road and Navco Road)  
Council District 3

   A. SUB2015-00084 (Subdivision)  
      **Trailways Subdivision**  
      Number of Lots / Acres:  1 Lot / 4.1± Acres  
      Engineer / Surveyor: Thomas E. Latham

   B. ZON2015-01633 (Planned Unit Development)  
      **Trailways Subdivision**  
      Planned Unit Development Approval to allow multiple buildings on a single building site.

22. **4077 Hamilton Boulevard**  
(South side of Hamilton Boulevard, 2/10±’ mile West of Rangeline Road).  
Council District 4

   A. SUB2015-00087 (Subdivision)  
      **Southport Industrial Estate, LLC Subdivision**  
      Number of Lots / Acres:  2 Lots / 43.3± Acres  
      Engineer / Surveyor: Rowe Engineering & Surveying, Inc.

   B. ZON2015-01644 (Planned Unit Development)  
      **Southport Industrial Estate, LLC Subdivision**  
      Planned Unit Development Approval to allow multiple buildings on a single building site.

**OTHER BUSINESS:**