

**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)**  
**Aaiden 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:**