

MOBILE CITY PLANNING COMMISSION AGENDA

SEPTEMBER 5, 2013 - 2:00 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
	Tracie Lee-Roberson
	Scott Webster
	John Williams
	Don Hembree
	Jarrett Wingfield
	Carlos Gant (S)

HOLDOVERS:

- 1. Case #ZON2013-01365 (Planned Unit Development)**
Russell Yeckley
2409 Wolf Ridge Road
(Southwest corner of Wolf Ridge Road and Feed Mill Road [private street]).
Planned Unit Development Approval to amend a previously approved Planned
Unit Development to allow multiple buildings on a single building site and
shared access.
Council District 1

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- 2. Case #ZON2013-01599 (Planned Unit Development)**
(&3) American Tank & Vessel, Inc.
900 Paper Mill Road
North side of Paper Mill Road, 315'± East of Woodland Avenue North and extending East to Chickasabouge Creek.
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site.
Council District 2

- 3. Case # ZON2013-01597 (Planning Approval)**
(&2) American Tank & Vessel, Inc.
900 Paper Mill Road
North side of Paper Mill Road, 315'± East of Woodland Avenue North and extending East to Chickasabouge Creek.
Planning Approval to allow a petroleum storage and distribution facility.
Council District 2

- 4. Case #ZON2013-01605 (Planned Unit Development)**
(&5) Port City Church of Christ
2901 Hillcrest Road
East side of Hillcrest Road, 125'± South of Medearis Court).
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow two buildings on a single building site.
Council District 6

- 5. Case #ZON2013-01604 (Planning Approval)**
(&4) Port City Church of Christ
2901 Hillcrest Road
(East side of Hillcrest Road, 125'± South of Medearis Court).
Planning Approval to amend a previously approved Planning Approval to allow a building expansion at an existing church in an R-1, Single-Family Residential District.
Council District 6

NEW SUBDIVISION APPLICATIONS:

- 6. Case #SUB2013-00073**
Mary's Place Subdivision
6553 Zeigler Boulevard
(South side of Zeigler Boulevard, 125'± West of Adrian Lane).
Number of Lots / Acres: 1 Lot / 0.3± Acre
Engineer / Surveyor: Gregory C. Spies
Council District 7

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- 7. Case #SUB2013-00083**
Blue Creek Coal Sales Inc. Subdivision
1251 Baker Street
(South side of Baker Street extending from Yeend Street to the East side of Bay Street).
Number of Lots / Acres: 1 Lot / 64.6± Acres
Engineer / Surveyor: Rowe Surveying & Engineering Co., Inc.
Council District 3
- 8. Case #SUB2013-00074**
Cottage Hill Nursery Subdivision
9515 Magnolia Road
(East side of Magnolia Road, 455'± South of Half Mile Road).
Number of Lots / Acres: 2 Lots / 63.7± Acres
Engineer / Surveyor: Polysurveying-Engineering – Land Surveying
County
- 9. Case #SUB2013-00075**
Alverson Commercial Park Subdivision, Resubdivision of Lot 1
163 and 175 Alverson Road South
(East side of Alverson Road South, 585'± North of Airport Boulevard).
Number of Lots / Acres: 2 Lots / 3.9± Acres
Engineer / Surveyor: Polysurveying-Engineering – Land Surveying
County
- 10. Case #SUB2013-00080**
Berg & Diehl Subdivision, Resubdivision of Lots 2 & 4, No. 1
1914 Old Shell Road & 104 Tuscaloosa Street
(North side of Old Shell Road, 76'± East of Tuscaloosa Street, and East side of Tuscaloosa Street, 145'± North of Old Shell Road).
Number of Lots / Acres: 2 Lots / 0.4± Acre
Engineer / Surveyor: The Coleman Engineering Group of McCrory & Williams, Inc.
Council District 1
- 11. Case #SUB2013-00082**
Chickamauga Subdivision
West side of Riviere Du Chien Road extending to the East terminus of Lloyd Station Road.
Number of Lots / Acres: 2 Lots / 36.3± Acres
Engineer / Surveyor: Polysurveying-Engineering – Land Surveying
Council District 4

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12. **Case #SUB2013-00076**
Bonnie Hardy Family Division Subdivision
9750 Ben Hamilton Road
(North side of Ben Hamilton Road, 8/10± mile West of Airport Road).
Number of Lots / Acres: 3 Lots / 9.8± Acres
Engineer / Surveyor: Polysurveying-Engineering – Land Surveying
County

13. **Case #SUB2013-00084**
Providence Park Subdivision, POB West, North Addition
600 Providence Park Drive East
(West side of Providence Park East, 2/10'± South of Airport Boulevard).
Number of Lots / Acres: 3 Lots / 11.6± Acres
Engineer / Surveyor: The Coleman Engineering Group of McCrory Williams,
Inc.
Council District 6

14. **Case #SUB2013-00077**
Gollette Family Division Subdivision
5696 McDonald Road
(West side of McDonald Road, 700'± South of Belmont Park Drive).
Number of Lots / Acres: 4 Lots / 2.2± Acres
Engineer / Surveyor: Polysurveying-Engineering – Land Surveying
County

NEW SIDEWALK WAIVER APPLICATIONS:

15. **Case #ZON2013-01823**
Anthony Smeraglia
1080 Montlimar Drive
(Southwest corner of Montlimar Drive and Carlyle Close East).
Request to waive construction of a sidewalk along Montlimar Drive and Carlyle
Close East.
Council District 5

16. **Case #ZON2013-01868**
Corporate Property Services
4707 Airport Boulevard
(South side of Airport Boulevard, 2/10± mile West of University Boulevard).
Request to waive construction of a sidewalk along Airport Boulevard.
Council District 6

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NEW PLANNED UNIT DEVELOPMENT APPLICATIONS:

17. **Case #ZON2013-01821**
JJT Properties, LLC
1407 & 1419 East I-65 Service Road South
(Southeast corner of East I-65 Service Road South and Pleasant Valley Circle).
Planned Unit Development Approval to amend a previously approved Planned
Unit Development to allow multiple buildings on a single building site.
Council District 4

GROUP APPLICATIONS:

18. **Case #SUB2013-00041 (Subdivision) (Holdover)**
(**&19&** **Carmelite Nuns Discalced Subdivision**
20&21 712 & 716 Dauphin Island Parkway
&22) (Northwest corner of Dauphin Island Parkway and Halls Mill Road, extending
to the Northeast corner of Gosson Street and Johnston Avenue).
Number of Lots / Acres: 1 Lot / 6.0± Acre
Engineer / Surveyor: Cowles, Murphy, Glover & Associates
Council District 2
19. **Case #ZON2013-01094 (Planned Unit Development) (Holdover)**
(**&18&** **Carmelite Nuns Discalced Subdivision**
20&21 712 & 716 Dauphin Island Parkway
22) (Northwest corner of Dauphin Island Parkway and Halls Mill Road, extending
to the Northeast corner of Gosson Street and Johnston Avenue).
Planned Unit Development Approval to allow multiple buildings on a single
building site
Council District 2
20. **Case #ZON2013-01095 (Planning Approval) (Holdover)**
(**&18&** **Carmelite Nuns Discalced Subdivision**
19&21 712 & 716 Dauphin Island Parkway
&22) (Northwest corner of Dauphin Island Parkway and Halls Mill Road, extending
to the Northeast corner of Gosson Street and Johnston Avenue).
Planning Approval to allow a building expansion and expanded parking lot at
an existing monastery in an R-1, Single-Family Residential District.
Council District 2
21. **Case #ZON2013-01809 (Rezoning)**
(**&18&** **Cowles, Murphy, Glover & Associates**
19&20 712 & 716 Dauphin Island Parkway
22) (Northwest corner of Dauphin Island Parkway and Halls Mill Road, extending
to the Northeast corner of Gosson Street and Johnston Avenue).
Rezoning from R-1, Single-Family Residential District, R-3, Multiple-Family
District and B-3, Community Business District, to R-3, Multiple-Family
District to eliminate split zoning.

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- 22. Case #ZON2013-01808 (Sidewalk Waiver)**
(&18&19&20 & 21) Cowles, Murphy, Glover & Associates
712 & 716 Dauphin Island Parkway
(Northwest corner of Dauphin Island Parkway and Halls Mill Road, extending to the Northeast corner of Gosson Street and Johnston Avenue).
Request to waive construction of a sidewalk along Johnston Avenue, Gosson Street, Halls Mill Road and Dauphin Island Parkway.
Council District 2

- 23. Case #SUB2013-00050 (Subdivision) (Holdover)**
(&24) Harris Place Subdivision, Resubdivision of Lot 1
1000 Farnell Lane
(West side of Farnell Lane at the East terminus of Brossett Street).
Number of Lots / Acres: 2 Lots / 0.9± Acre
Engineer / Surveyor: Rowe Surveying & Engineering Co., Inc.
Council District 4

- 24. Case #ZON2013-01824 (Planned Unit Development)**
(&23) Harris Place Subdivision, Resubdivision of Lot 1
1000 Farnell Lane
(West side of Farnell Lane at the East terminus of Brossett Street).
Planned Unit Development Approval to allow multiple buildings on a single building site.
Council District 4

- 25. Case #SUB2013-00078 (Subdivision)**
(&26 & 27) Blue Creek Coal Terminal Subdivision
80 Virginia Street
(Area bounded by CSX Railroad, New Jersey Street, Old Water Street, and Mobile River, extending to the North side of Virginia Street, 465' ± East of Conception Street).
Number of Lots / Acres: 1 Lot / 36.9± Acres
Engineer / Surveyor: Cowles, Murphy, Glover & Associates
Council District 2

- 26. Case #ZON2013-01814 (Planned Unit Development)**
(&25 & 27) Blue Creek Coal Terminal Subdivision
80 Virginia Street
(Area bounded by CSX Railroad, New Jersey Street, Old Water Street, and Mobile River, extending to the North side of Virginia Street, 465' ± East of Conception Street).
Planned Unit Development Approval to allow multiple buildings on a single building site.

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- 27. Case #ZON2013-01813 (Planning Approval)**
(&25 &26) Blue Creek Coal Terminal Subdivision
80 Virginia Street
(Area bounded by CSX Railroad, New Jersey Street, Old Water Street, and Mobile River, extending to the North side of Virginia Street, 465' ± East of Conception Street).
Planning Approval to allow a coal handing terminal in an I-2, Heavy-Industry District.
Council District 2
- 28. Case #SUB2013-00079 (Subdivision)**
(&29) Buffalo Marine Service, 14-Baroid Yard Subdivision
309 South Royal Street
(Area bounded by South Royal Street on West, Canal Street on South, Madison Street on North and CSX Railroad on the East).
Number of Lots / Acres: 1 Lot / 3.1± Acres
Engineer / Surveyor: Richard L. Patrick, PLS
Council District 2
- 29. Case #ZON2013-01820 (Sidewalk Waiver)**
(&28) Buffalo Marine Service, Inc.
309 South Royal Street
(Area bounded by South Royal Street on West, Canal Street on South, Madison Street on North and CSX Railroad on the East).
Request to waive construction of a sidewalk along Canal and Madison Streets.
Council District 2
- 30. Case #SUB2013-00081 (Subdivision)**
(&31) Dauphin-65 Subdivision, Resubdivision of Lots 2 & 3
3290 Dauphin Street
(Northeast corner of Dauphin Street and East I-65 Service Road North).
Number of Lots / Acres: 1 Lot / 3.3± Acres
Engineer / Surveyor: The Coleman Engineering Group of McCrory Williams
Council District 1
- 31. Case #ZON2013-01822 (Planned Unit Development)**
(&30) Dauphin-65 Subdivision, Resubdivision of Lots 2 & 3
3290 Dauphin Street
(Northeast corner of Dauphin Street and East I-65 Service Road North).
Planned Unit Development Approval to allow multiple buildings on a single building site with shared drives, access and parking
Council District 1

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- 32. Case #SUB2013-00088 (Subdivision)**
(&33) Tillmans Corner Subdivision, Rams Head Addition, to, Resubdivision of Lot 2A of Resubdivision of Lots 2 & 3

5340 Willis Road

(South and East side of Willis Road, 320'± West of U.S. Highway 90 W).

Number of Lots / Acres: 2 Lots / 2.6± Acres

Engineer / Surveyor: Cowles, Murphy, Glover & Associates
Council District 4

- 33. Case #ZON2013-01810**
(&32) Tillmans Corner Subdivision, Rams Head Addition, to, Resubdivision of Lot 2A of Resubdivision of Lots 2 & 3

5340 Willis Road

(South and East side of Willis Road, 320'± West of U.S. Highway 90 W).

Planned Unit Development Approval to allow shared access between two building sites.

Council District 4

OTHER BUSINESS:

- 1) Public Hearing to consider an amendment to the Zoning Ordinance which would create a new type of use in the Chart of Permitted Uses to allow Outdoor Storage Yards with Aggregate Surfaces in B-5, I-1, and I-2 by right, and B-3 with Planning Approval;
- 2) Public Hearing to consider an amendment to the Zoning Ordinance which would amend the Sign Regulations to allow refacing of signs in certain circumstances to be done without a permit; and amend standards for menu board signs.