MOBILE CITY PLANNING COMMISSION AGENDA

SEPTEMBER 17, 2015 - 2:00 P.M.

AUDITORIUM, MOBILE GOVERNMENT PLAZA

ROLL CALL:

<table>
<thead>
<tr>
<th>Mr. James (Jay) F. Watkins, Chair</th>
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<tr>
<td>Mr. Carlos Gant, Vice Chair</td>
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<td>Mr. John Vallas</td>
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<td>Mr. Thomas Doyle</td>
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<td>Ms. Shirley Sessions</td>
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<td>Ms. Sujin Kim</td>
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<td>Mr. Nick Amberger (AO)</td>
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<td>Mr. Joel Daves (CC)</td>
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<td>Mr. Don Hembree (PJ)</td>
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<td>Ms. Libba Latham (PJ)</td>
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<td>Ms. Jennifer Denson (S), Secretary</td>
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<td>Mr. Allan Cameron (S)</td>
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APPROVAL OF MINUTES:

HOLDOVERS:

1. **7205 Bellingrath Road**
   (East side of Bellingrath Road at the East terminus of Will Casher Lane).
   Council District 4

   A. **SUB2015-00089 (Subdivision)**
      Mack Manufacturing Subdivision, Resubdivision of
      Number of Lots / Acres: 1 Lot / 10.9± Acres
      Engineer / Surveyor: Daniel Clark, PLS

   B. **ZON2015-01728 (Planned Unit Development)**
      Mack Manufacturing Subdivision, Resubdivision of
      Planned Unit Development to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site, accommodate existing and future businesses and reduced front landscaping requirements.
C. **ZON2015-01681 (Rezoning)**  
   **Daniel Clark**  
   Rezoning from R-1, Single-Family Residential District, to I-2, Heavy-Industry District, to accommodate and existing and future businesses.

2. **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.

**NEW SUBDIVISION APPLICATIONS:**

3. **8230 Padgett Switch Road**  
   (North side of Padgett Switch Road, extending to the South side of U.S. Highway 90 West). County  
   **SUB2015-00099**  
   **Esfeller Subdivision**  
   **Number of Lots / Acres:** 1 Lot / 132.3± Acres  
   **Engineer / Surveyor:** Hutchinson, Moore & Rauch, LLC

4. **3496 Halls Mill Road**  
   (West side of Halls Mill Road at the North terminus of Halls Mill Service Road). Council District 4  
   **SUB2015-00101**  
   **Middleton Subdivision**  
   **Number of Lots / Acres:** 1 Lot / 3.0± Acre  
   **Engineer / Surveyor:** Frank A. Dagley & Associates, Inc.

5. **1750 Sands Drive**  
   (West side of Sands Drive at the West terminus of Garris Drive). County  
   **SUB2015-00102**  
   **Hickman Family Estates Subdivision**  
   **Number of Lots / Acres:** 2 Lots / 8.0± Acres  
   **Engineer / Surveyor:** Haidt Land Surveying
6. **2704 & 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  
   SUB2015-00104  
   **Xante Subdivision, Resubdivision of Lots 1 & 2**  
   **Number of Lots / Acres:** 2 Lots / 10.0± Acres  
   **Engineer / Surveyor:** Rowe Engineering & Surveying, Inc.

7. **8580-A & 8654 Dauphin Island Parkway**  
   (West side of Dauphin Island Parkway at the West terminus of Beach Avenue).  
   County  
   SUB2015-00100  
   **Lewis Estates Subdivision**  
   **Number of Lots / Acres:** 5 Lots / 4.0± Acres  
   **Engineer / Surveyor:** Stewart Surveying, Inc.

**GROUP APPLICATIONS:**

8. **North terminus of Dickerson Avenue, 730’± North of Chandler Street.**  
   Council District 6  
   A. **SUB2015-00103 (Subdivision)**  
      **Pinehurst Villa’s Subdivision, Revised Lot 59**  
      **Number of Lots / Acres:** 1 Lot / 0.7± Acre  
      **Engineer / Surveyor / Agent:** Don Williams Development  
   
   B. **ZON2015-01998 (Planned Unit Development)**  
      **Pinehurst Villa’s Subdivision, Revised Lot 59**  
      Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site and reduced side yard setbacks.

9. **139 East Drive**  
   (East side of East Drive extending to the West side of Long Road (not open), 90’± North of Windham Court).  
   Council District 6  
   A. **SUB2015-00105 (Subdivision)**  
      **Campus Crest Subdivision**  
      **Number of Lots / Acres:** 1 Lot / 10.6± Acres  
      **Engineer / Surveyor:** McCrory & Williams, Inc.  
   
   B. **ZON2015-01999 (Planned Unit Development)**  
      **Campus Crest Subdivision**
Planned Unit Development Approval to allow multiple buildings on a single building site.

C.  ZON2015-02000 (Rezoning)
**Zimmer Development Company**
Rezoning from R-3, Multiple-Family District, to R-3, Multiple-Family District, to remove a previous condition of approval.

10.  **1515 South University Boulevard**
(East side of South University Boulevard, 470’± South of Boulevard Park South).
Council District 5

A.  SUB2015-00106 (Subdivision)
**Patient First Healthpark Subdivision**
Number of Lots / Acres:  3 Lots / 13.0 Acres
Engineer / Surveyor:  Anchor Engineering Associates

B.  ZON2015-02008 (Planned Unit Development)
**Patient First Healthpark Subdivision**
Planned Unit Development Approval to allow shared access and parking between building sites.

C.  ZON2015-02009 (Rezoning)
**1515, LLC**
Rezoning from B-3, Community Business District; B-2, Neighborhood Business District; and B-1, Buffer Business District, to B-1, Buffer-Business District, to allow a hospice care facility.

11.  **2825 Springhill Avenue**
(Southeast corner of Springhill Avenue and Davenport Avenue, and Southwest corner of Springhill Avenue and McLean Avenue, extending to the North side of Haas Avenue).
Council District 1

A.  SUB2015-00107 (Subdivision)
**Springhill & Davenport, LLC**
Number of Lots / Acres:  3 Lots / 4.5 Acres
Engineer / Surveyor:  Jade Consulting, LLC

B.  ZON2015-02004 (Rezoning)
**Springhill & Davenport, LLC**
Rezoning from R-1, Single-Family Residential District, to B-3, Community Business District, to allow retail sales, restaurant and a fire station.
OTHER BUSINESS: