MOBILE CITY PLANNING COMMISSION AGENDA

DECEMBER 18, 2014 - 2:00 P.M.

AUDITORIUM, MOBILE GOVERNMENT PLAZA

ROLL CALL:

<table>
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<th>Name</th>
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<tr>
<td>Mr. James (Jay) F. Watkins, Chair</td>
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<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. Nigel Roberts (MD)</td>
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<td>Mr. Levon Manzie (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: July 17, August 7, August 21, September 4, & September 18.

HOLDOVERS:

1. **1618, 1660 and 1700 Leroy Stevens Road**
   (West side of Leroy Stevens Road, 2/10± mile South of Jeff Hamilton Road Extension).
   County
   **SUB2014-00137 Calgary Subdivision**
   **Number of Lots / Acres:** 47 Lots / 17.7± Acres
   **Engineer / Surveyor:** Austin Engineering Company, Inc.
2. **4132 Government Boulevard**  
   Council District 4  
   **ZON2014-02286**  
   **Boomer's Automotive Interior**  
   Planning Approval to allow an upholstery shop in a B-2, Neighborhood Business District  

3. **Southwest corner of Papermill Road and McKinley Street.**  
   Council District 2  
   **A. SUB2014-00126 (Subdivision)**  
   **Bean Industrial Subdivision**  
   Number of Lots / Acres: 2 Lots / 17.7± Acres  
   Engineer / Surveyor: Byrd Surveying  
   **B. ZON2014-02158 (Rezoning)**  
   **Bean Properties LLC**  
   Rezoning from R-1, Single-Family Residential District, to I-2, Heavy Industry District, to allow a steel warehouse and service center.  

**NEW SUBDIVISION APPLICATIONS:**  

4. **4755 McFarland Road**  
   (East side of McFarland Road, 805’± North of Three Notch Road).  
   County  
   **SUB2014-00143**  
   **Pine Acres Subdivision, Resubdivision of Lot 1**  
   Number of Lots / Acres: 2 Lots / 4.0± Acres  
   Engineer / Surveyor: Erdman Surveying, LLC  

5. **8763 Dauphin Island Parkway**  
   (East side of Dauphin Island Parkway, 70’ South of Cedar Woods Drive).  
   County  
   **SUB2014-00142**  
   **Pfeiffer Family Estates Subdivision**  
   Number of Lots / Acres: 3 Lots / 6.4± Acres  
   Engineer / Surveyor: Haidt Land Surveying
6. North side Industrial Road at the South terminus of Bowers Lane, extending to the West side of Mitsubishi Lane.
COUNTY
SUB2014-00144
Theodore Industrial Park
Number of Lots / Acres: 3 Lots / 222.8± Acres
Engineer / Surveyor: Byrd Surveying, Inc.

7. North side of Saybrook Boulevard, 305’± East of Morse Loop
COUNTY
SUB2014-00150
The Legacy @ Saybrook Subdivision, Unit One, Resubdivision of Lots 40 & 41
Number of Lots / Acres: 2 Lots / 0.6± Acre
Engineer / Surveyor: Polysurveying Engineering – Land Surveying

8. East side of Twelve Oaks Drive, 150’± West of the West side of Selby Phillips Drive.
COUNTY
SUB2014-00145
Pritchard Subdivision
Number of Lots / Acres: 2 Lots / 22.6± Acres
Engineer / Surveyor: Austin Engineering Company, Inc.

9. 8521 Wilson Road
(West side of Air Terminal Drive, extending to the North terminus of Selby Phillips Drive North).
COUNTY
SUB2014-00146
Chesapeake Subdivision, Unit 2
Number of Lots / Acres: 50 Lots / 29.8± Acres
Engineer / Surveyor: Austin Engineering Company, Inc.

10. 504 Wilson Avenue
(East side of Wilson Avenue, 90’± North of St Stephens Road).
Council District 1
SUB2014-00151
Wild Wings Subdivision
Number of Lots / Acres: 1 Lot / 0.5± Acre
Engineer / Surveyor: Rowe Surveying and Engineering Co., Inc.
PLANNED UNIT DEVELOPMENT APPLICATIONS:

11. 6500 Zeigler Boulevard  
(North side of Zeigler Boulevard, 150’± East of Athey Road, extending to the East side of Athey Road, 150’± North of Zeigler Boulevard.).  
Council District 7  
ZON2014-02391  
Volunteers of America  
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site.

12. 350 Beauregard Street  
(Area bounded by Beauregard Street, Lawrence Street, Bloodgood Street and Conception Street; East side of Lawrence Street extending from Bloodgood Street to Earle Street and the block bounded by Lawrence Street, Manassas Street, J Blair Street and Earle Street).  
Council District 2  
ZON2014-02485  
Mobile Housing Board  
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site.

SIDEWALK WAIVER APPLICATIONS:

13. 5201 U.S. Highway 90 West  
(East side of U.S. Highway 90 West, 475’± South of Halls Mill Creek, extending to the West side of Halls Mill Road at Halls Mill Creek).  
Council District 4  
ZON2014-02494  
DAT Holdings, LLC  
Request to waive construction of a sidewalk along U.S. Highway 90 West.

GROUP APPLICATIONS:

14. 500 Broadcast Drive  
(North terminus of Broadcast Drive).  
Council District 5

A. SUB2014-00152 (Subdivision)  
Bel Air Boulevard Subdivision, iSam Addition  
Number of Lots / Acres: 1 Lot / 4.8± Acres  
Engineer / Surveyor: McCrory & Williams, Inc.

B. ZON2014-02495 (Planned Unit Development)  
Bel Air Boulevard Subdivision, iSam Addition  
Planned Unit Development Approval to allow shared access between two buildings
sites.

C. **ZON2014-02496 (Rezoning)**
   **iSam North America Corp**
   Rezoning from B-1, Buffer-Business District and to B-3, Community Business District, to B-1, Buffer-Business District, to eliminate split zoning.

15. **2890 Dauphin Street**
   (North side of Dauphin Street, 760’± East of Sage Avenue).
   Council District 1

   A. **SUB2014-00147 (Subdivision)**
      **Mobile Gas Subdivision, Unit One, Resubdivision of Lot 1**
      Number of Lots / Acres: 2 Lots / 4.0± Acres
      Engineer / Surveyor: McCrory & Williams, Inc.

   B. **ZON2014-02491 (Planned Unit Development)**
      **Mobile Gas Subdivision, Unit One, Resubdivision of Lot 1**
      Planned Unit Development Approval to allow shared drives and parking between two building sites.
16. **1962, 2000 and 2008 Dr. Martin Luther King Jr. Avenue**  
(Northeast and Southeast corners of Dr. Martin Luther King Jr. Avenue extending to the West side of Vine Street).  
Council District 2

A. **SUB2014-00148 (Subdivision)**  
**Emmanuel Subdivision**  
Number of Lots / Acres: 3 Lots / 3.3± Acres  

B. **ZON2014-02487 (Planned Unit Development)**  
**Emmanuel Subdivision**  
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site and off-site parking.

C. **ZON2014-02489 (Planning Approval)**  
**Emmanuel Subdivision**  
Planning Approval to amend a previously approved Planning Approval to allow the expansion of an existing church school in an R-1, Single-Family Residential District.

17. **6955 Cary Hamilton Road**  
(East side of Cary Hamilton Road, 105’± North of Washington Boulevard extending to the North terminus of Burroughs Lane).  
Council District 4

A. **SUB2014-00149 (Subdivision)**  
**Norden Paper Subdivision**  
Number of Lots / Acres: 3 Lots / 48.9± Acres  
Engineer / Surveyor: Polysurveying Engineering – Land Surveying

B. **ZON2014-02493 (Rezoning)**  
**Norden Paper c/o Marty Norden**  
Rezoning from R-1, Single-Family Residential District, to R-1, Single-Family Residential District, and I-1, Light-Industry District to allow access for an existing commercial business.

18. **1801 South Cody Road**  
(West side of Cody Road, 155’± North of the East terminus of Bradbury Place).  
Council District 6

A. **ZON2014-02486 (Planned Unit Development)**  
**Our Savior Parish**  
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site.
B. ZON2014-02488 (Planning Approval)
   **Our Savior Parish**
   Planning Approval to amend a previously approved Planning Approval to allow an expansion of an existing church in an R-1, Single-Family Residential District.

19. **7765 Airport Boulevard and 425 Schillinger Road South**
(Southeast corner of Airport Boulevard and Schillinger Road South, extending to the North side of Thomas Road).
   Council District  6

A. **ZON2014-02492 (Planned Unit Development)**
   **R&R Group Holdings, LLC**
   Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow shared access and parking across multiple lots and Multiple buildings on a single building site.

B. **ZON2014-02490 (Sidewalk Waiver)**
   **Ivan Blackmon**
   Request to waive construction of a sidewalk along Schillinger Road South.

**OTHER BUSINESS:**