

MOBILE CITY PLANNING COMMISSION AGENDA

FEBRUARY 18, 2016 - 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
	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. 607 & 609 Cherokee Street**
(East side of Cherokee Street, 150'± South of Canal Street).
Council District 2
SUB2015-00138
Shelia Bloxton Family Division Subdivision
Number of Lots / Acres: 2 Lots / 0.4± Acre
Engineer / Surveyor: Polysurveying Engineering – Land Surveying

- 2. 4484 Rutgers Road**
(North side of Rutgers Road, 450'± West of Tufts Road).
Council District 4
ZON2015-02518
George Coburn
Rezoning from R-1, Single-Family Residential District, to B-1, Buffer-Business District, to allow an office for a tree trimming service.

3. **3901 Cottage Hill Road**
(South side of Cottage Hill Road, 25'± West of Hawthorne Drive).
Council District 4
 - A. **SUB2015-00156 (Subdivision)**
New Life Housing, LLC
Number of Lots / Acres: 1 Lot / 0.5 ± Acre
Engineer / Surveyor: Haidt Land Surveying
 - B. **ZON2015-02551 (Rezoning) (Holdover)**
New Life Housing, LLC
Rezoning from R-1, Single-Family Residential District, to B-2, Neighborhood Business District, to allow a counseling services office.

4. **10685 Salt Aire Road East**
(Southwest corner of Salt Aire Road and Salt Aire Road East, extending to Mobile Bay).
County
SUB2015-00153
Ole Fowl River Subdivision, Resubdivision of Lot A
Number of Lots / Acres: 3 Lots / 23.1± Acres
Engineer / Surveyor: Rowe Engineering and Surveying, Inc.

5. **951 South Conception Street**
(East side of South Conception Street, 225'± South of North Carolina Street).
Council District 3
SUB2015-00148
V P Subdivision
Number of Lots / Acres: 1 Lot / 3.3± Acres
Engineer / Surveyor: Byrd Surveying, Inc.

6. **3531 & 3535 Lipscomb Landing**
(Northeast corner of Lipscomb Landing and River Oaks Drive extending to the South side of Wragg Swamp Canal).
Council District 4
 - A. **SUB2015-00149 (Subdivision) (Holdover)**
Lipscomb Landing Subdivision
Number of Lots / Acres: 8 Lots / 22.1± Acres
Engineer / Surveyor: Byrd Surveying, Inc.

 - B. **ZON2016-00135 (Planned Unit Development)**
Lipscomb Landing Subdivision
Planned Unit Development Approval to allow a private street subdivision

7. **4501 Rutgers Road**
(South side of Rutgers Road, 630'± West of Tufts Road).
Council District 4
ZON2015-02741
Robert Scott Doult
Rezoning from R-1, Single-Family Residential District, to B-3, Community-Business District, accommodate proposed future businesses.

8. **5680 Larue Steiner Road**
(North side of Larue Steiner Road, 375'± West of U. S. Highway 90 West)
Council District 4
ZON2015-02794
Thompson Properties, LLC
Rezoning from B-3, Community Business District, to I-1, Light Industry District, to accommodate proposed future businesses.

NEW SUBDIVISION APPLICATIONS:

9. **6625 Maurice Poiroux Road**
(East side of Maurice Poiroux Road, ½± mile North of Old Pascagoula Road).
County
SUB2016-00002
Terry Poiroux Family Division Subdivision
Number of Lots / Acres: 1 Lot / 1.0± Acre
Engineer / Surveyor: Polysurveying Engineering – Land Surveying

10. **4575 Schimpfs Lane**
(East side of Schimpfs Lane at the East terminus of Davis Road).
County
SUB2016-00007
Hammac Subdivision
Number of Lots / Acres: 1 Lot / 2.3± Acres
Engineer / Surveyor: Polysurveying Engineering – Land Surveying

11. **6021, 6049 and 6075 Middle Road**
(East side of Middle Road, 400'± North of Plantation Road).
Council District 4
SUB2016-00001
Johnny's RV Park Subdivision
Number of Lots / Acres: 2 Lots / 11.8± Acres
Engineer / Surveyor: Polysurveying Engineering – Land Surveying

- 12. 5287 Noble Drive North and 4760 Noble Drive East**
(South side of Noble Drive North extending to the West side of Noble Drive East, 350'± East of Noble Drive West).
Council District 4
SUB2016-00004
Armstrong Park Subdivision
Number of Lots / Acres: 2 Lots / 3.1± Acres
Engineer / Surveyor: Byrd Surveying, Inc.
- 13. 8206 Cottage Hill Road**
(North side of Cottage Hill Road, 260'± West of Leroy Stevens Road).
County
SUB2016-00003
Cottage Hill Place Estates Subdivision
Number of Lots / Acres: 2 Lots / 3.0± Acres
Engineer / Surveyor: Haidt Land Surveying
- 14. 22 Oakland Avenue and 4617 Bexley Lane**
(North side of Oakland Avenue 435'± West of Marston Lane extending to the South side of Bexley Avenue, 200'± West of Carmel Drive East).
Council District 7
SUB2016-00005
Oakland Avenue Subdivision, Cornell Addition to
Number of Lots / Acres: 3 Lots / 1.2± Acre
Engineer / Surveyor: Byrd Surveying, Inc.
- 15. 435 Dykes Road South**
(East side of Dykes Road South, 150'± South of Turmac Drive).
County
SUB2016-00008
Iain Frost Subdivision, Resubdivision of Lots 3 and 4
Number of Lots / Acres: 3 Lots / 4.7± Acres
Engineer / Surveyor: Polysurveying Engineering – Land Surveying

NEW PLANNED UNIT DEVELOPMENT APPLICATIONS:

16. **3950, 3952, 3954, 3958, 3960, 3962, 3964, 3966, 3968, 3972 Airport Boulevard and 271, 273, 275, 277, 279, 281 and 283 South McGregor Avenue**
(Northwest corner of Airport Boulevard and South McGregor Avenue).
Council District 5
ZON2015-02890
Pinebrook Investment, LLC
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow changes in parking layout, location of marque signs, sidewalk designs and expansion of westernmost driveway to accommodate an additional turning lane.

NEW VACATION APPLICATIONS:

17. **8500 Goldmine Road North**
(North side of Goldmine Road North, at the North terminus of Goldmine Road East).
County
ZON2016-00126
Steven L. Terry
Request to vacate Right of Way in the Planning Jurisdiction

NEW GROUP APPLICATIONS:

18. **2751 & 2752 Mckinney Street, 521 Bay Shore Avenue, 1519 & 2810 Mill Street**
(West terminus of McKinney Street extending to Mill Street).
Council District 1
- A. **SUB2015-00161 (Subdivision)**
ASM Subdivision
Number of Lots / Acres: 1 Lot / 10.0± Acres
Engineer / Surveyor: Rowe Engineering & Surveying, Inc.
- B. **ZON2015-02888 (Planned Unit Development)**
ASM Recycling
Planned Unit Development Approval to allow multiple buildings on a single building site.
- C. **ZON2015-02894 (Rezoning)**
ASM Recycling
Rezoning from B-2, Neighborhood Business District, and I-1, Light-Industry District, to I-1, Light-Industry District, to allow a recycle center and eliminate split zoning.

- 19. 519 Bay Shore Avenue and 2800, 2802, 2804 and 2806 Mill Street**
(Northwest corner of Bay Shore Avenue and Mill Street).
Council District 1
- A. SUB2016-00010 (Subdivision)**
Teague Carpet Complex Subdivision
Number of Lots / Acres: 1 Lot / 2.2± Acres
Engineer / Surveyor: Rowe Engineering & Surveying, Inc.
- B. ZON2016-00146 (Planned Unit Development)**
Teague Carpet Complex Subdivision
Planned Unit Development Approval to amend a previously approved
Planned Unit Development to allow multiple buildings on a single
building site.
- 20. 351 & 401 Western Drive and 3216 and 3224 Moffett Road**
(North side of Moffett Road, 320'± West of Western Drive extending to the West
side of Western Drive 320'± North of Moffett Road).
Council District 1
- A. SUB2016-00006 (Subdivision)**
Delchamps Commercial Subdivision, Resubdivision of Lots 1 & 2
Number of Lots / Acres: 2 Lots / 7.0± Acres
Engineer / Surveyor: Frank A. Dagley & Associates, Inc.
- B. ZON2016-00139 (Rezoning)**
Skywater, LLC
Rezoning from B-1, Buffer-Business District, to B-3, Community Business
District and I-1, Light-Industry District, to allow and distribution warehouse.
- 21. 300 North Water Street and 305 Delchamps Drive**
(Southeast corner of Adams Street and North Water Street, extending to the
Northwest corner of Congress Street and Delchamps Drive).
Council District 2
- A. SUB2016-00009 (Subdivision)**
Meridian at the Port Subdivision
Number of Lots / Acres: 2 Lots / 3.7± Acres
Engineer / Surveyor: Anchor Engineering

B. ZON2016-00147 (Planned Unit Development)

Meridian at the Port Subdivision

Planned Unit Development Approval to allow multiple buildings on a single building site, and allow shared access and parking between multiple sites.

C. ZON2016-00148 (Rezoning)

Leaf River Group

Rezoning from I-1, Light-Industry District, to B-4, General Business District, to allow an apartment complex and coffee shop.

OTHER BUSINESS:

Consideration of multiple amendments to the Downtown Development District Code – heldover from January 21.

Call for Public Hearing April 7, 2016, to consider an amendment to eliminate a conflict between the off-street parking requirements and the Downtown Development District Code, and to exempt an area East of Water Street and West of the Mobile River.

Call for Public Hearing April 7, 2016, to consider adopting a resolution of support of the AfricaTown Neighborhood Plan.