MOBILE CITY PLANNING COMMISSION AGENDA

MARCH 17, 2016 - 2:00 P.M.

AUDITORIUM, MOBILE GOVERNMENT PLAZA

ROLL CALL:

<table>
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<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>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. **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

2. **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.
3. **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

4. **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.

**NEW SUBDIVISION APPLICATIONS:**

5. **9850 Lancaster Road**  
(West side of Lancaster Road, 1.5± mile South of Laurendine Road).  
County  
**SUB2016-00013**  
**Three Lancaster Estates Subdivision**  
Number of Lots / Acres: 2 Lots / 4.1± Acres  
Engineer / Surveyor: Stewart Surveying, Inc.

6. **3740 Joy Springs Drive**  
(North side of Joy Springs Drive, 210’± West of Lakeside Drive).  
Council District 4  
**SUB2016-00014**  
**Lakeside Commercial Park Subdivision, Joy Springs Addition, Resubdivision of Lot B**  
Number of Lots / Acres: 2 Lots / 2.1± Acres  
Engineer / Surveyor: Rowe Engineering and Surveying, Inc.
NEW PLANNED UNIT DEVELOPMENT APPLICATIONS:

7. **4725 Moffett Road**  
   (South Side of Moffett Road at the South terminus of Shelton Beach Road Extension).  
   Council District 7  
   **ZON2016-00359**  
   Board of Water and Sewer Commissioners of the City of Mobile, AL  
   Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow a drive thru lane for an external kiosk and new access point.

NEW VACATION APPLICATIONS:

8. **Northeast corner of Bellingrath Drive and Bellingrath Drive East**  
   County  
   **ZON2016-00315**  
   Brian Williamson  
   Request to vacate a platted drainage and utility easement in the Planning Jurisdiction.

NEW GROUP APPLICATIONS:

9. **1416 Azalea Road**  
   (West side of Azalea Road, 315’± North of Halls Mill Road).  
   Council District 4  
   
   A. **SUB2016-00015 (Subdivision)**  
      Sunset Ranch Subdivision  
      **Number of Lots / Acres:**  1 Lot / 2.2± Acres  
      **Engineer / Surveyor:** Justin Palmer, PLS  
   
   B. **ZON2016-00372 (Planned Unit Development)**  
      Sunset Ranch Subdivision  
      Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site.  
   
   C. **ZON2016-00370 (Rezoning)**  
      **Jai Skaar**  
      Rezoning from B-1, Buffer Business District, to B-3, Community Business District, to allow an existing multi-family development.
10. **6021, 6049 and 6075 Middle Road and 5684 & 5688 U.S. Highway 90 West**
    (East side of Middle Road, 400’± North of Plantation Road, extending to the East side of U.S. Highway 90 West).
    Council District 4

    A. **SUB2016-00001 (Subdivision) (Holdover)**
       **Johnny’s RV Park Subdivision**
       Number of Lots / Acres: 2 Lots / 11.8± Acres
       Engineer / Surveyor: Polysurveying Engineering – Land Surveying

    B. **ZON2016-00508 (Planned Unit Development)**
       **Johnny’s RV Park Subdivision**
       Planned Unit Development Approval to allow multiple buildings on a single building site along with shared access and parking between building sites.

11. **1114 Caroline Avenue and 1111 Dauphin Street**
    (North side of Caroline Avenue, 205’± West of South Hallett Street, extending to the South side of Dauphin Street, 205’± West of South Hallett Street).
    Council District 2

    A. **SUB2016-00016 (Subdivision)**
       **R J Estates Subdivision**
       Number of Lots / Acres: 2 Lots / 1.6± Acre
       Engineer / Surveyor: Speaks & Associates Consulting Engineers, Inc.

    B. **ZON2016-00375 (Planned Unit Development)**
       **R J Estates Subdivision**
       Planned Unit Development Approval to allow multiple buildings on a single building site along with shared access between building sites.

    C. **ZON2016-00374 (Rezoning)**
       **Jay Ross**
       Rezoning from B-1, Buffer-Business District, to R-1, Single-Family Residential District, and B-1, Buffer-Business District to allow a residence and business office.

**OTHER BUSINESS:**