

MOBILE CITY PLANNING COMMISSION AGENDA

MARCH 17, 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. 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: