

MOBILE CITY PLANNING COMMISSION AGENDA

APRIL 21, 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:

- A. 1710 Dauphin Island Parkway**
(Southwest corner of Dauphin Island Parkway extending to the Northeast corner of Faye Street and Nicholson Road).
Council District 3

- A. SUB2016-00012 (Subdivision)**
Hakanson Subdivision, Resurvey, Resubdivision of a portion of Lots 1-5 Block 2
Number of Lots / Acres: 1 Lot / 0.8± Acre
Engineer / Surveyor: McCrory & Williams, Inc.

- B. ZON2016-00270 (Rezoning)**
DIP I-10, LLC
Rezoning from R-1, Single-Family Residential District, and B-2, Neighborhood Business District, to B-3, Community Business District, to allow a car dealership

1. **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
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.

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. **1753 Spring Hill Avenue**
 (Southwest corner of Spring Hill Avenue and Mobile Infirmary Boulevard
 Council District 1
SUB2016-00020
Springhill-Louiselle Subdivision, Resubdivision of Lot 1
Number of Lots / Acres: 2 Lots / 1.5± Acre
Engineer / Surveyor: Preble-Rish LLC

EXTENSIONS:

4. South side of Howells Ferry Road at the South terminus of Harvey Hill Road.
 County
SUB2014-00122
Colleton Place Subdivison, Phases 2-4
Number of Lots / Acres: 104 Lots / 29.3± Acres
Engineer / Surveyor: Polysurveying Engineering – Land Surveying

NEW SUBDIVISION APPLICATIONS:

5. **6925 Cottage Hill Road**
(South side of Cottage Hill Road at the South terminus of Moss Creek Court).
Council District 6
SUB2016-00024
Coastal Subdivision, Resubdivision of Lot 3
Number of Lots / Acres: 1 Lot / 7.2± Acres
Engineer / Surveyor: Polysurveying Engineering – Land Surveying

6. **220 Lambert Avenue**
(Southeast corner of St Stephens Road and Lambert Street, extending to the Southwest corner of St Stephens Road and North Catherine Street).
Council District 2
SUB2016-00027
MAWSS Subdivision, USA Addition to
Number of Lots / Acres: 2 Lots / 4.2± Acres
Engineer / Surveyor: Rowe Engineering and Surveying, Inc.

7. **6350 Old Pascagoula Road**
(West side of Old Pascagoula Road at the North terminus of Plantation Oaks Drive).
County
SUB2016-00025
Gods Holy Temple Subdivision
Number of Lots / Acres: 2 Lots / 4.3± Acres
Engineer / Surveyor: Polysurveying Engineering – Land Surveying

NEW PLANNED UNIT DEVELOPMENT APPLICATIONS:

8. **3150 Dauphin Street**
(North side of Dauphin Street, 950'± West of North Sage Avenue extending to the South side of Dauphin Square Connector).
Council District 1
ZON2016-00736
McConnell Automotive
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on two building sites with shared access and parking between the two building sites to include a new carwash.

9. **1867 Prichard Avenue West and 100-110 Joel Court (a private street)**
(South side of Prichard Avenue, 310'± West of St. Stephens Road).
Council District 1
ZON2016-00738
Pastor Joe Bonner-Bey
Planned Unit Development Approval to allow multiple buildings on a single building site.

NEW GROUP APPLICATIONS:

10. **804 Dr. Martin Luther King Jr. Avenue**
(Northeast corner of Dr. Martin Luther King Jr. Avenue and Marmotte Street extending to the Southeast corner of Marmotte Street and Short Bloodgood Street).
Council District 2
- A. **SUB2016-00023 (Subdivision)**
Mobile-Gas Downtown Park Subdivision
Number of Lots / Acres: 1 Lot / 7.4± Acres
Engineer / Surveyor: Marshall A. McLeod, PLS
- B. **ZON2016-00726 (Planning Approval)**
Mobile-Gas Downtown Park Subdivision
Planning Approval to allow a park in an R-2, Two-Family Residential District
- C. **ZON2016-00727 (Rezoning)**
Mobile Gas Corporation
Rezoning from R-3, Multiple-Family District, and B-4, General Business District, to R-2, Two-Family Residential District, to allow a park and eliminate split zoning.
11. **111 Short Texas Street**
(Southwest corner of Short Texas Street and South Royal Street, extending to the Northwest corner of Texas Street and South Royal Street extending to the East side of St. Emanuel Street).
Council District 2
- A. **SUB2016-00028 (Subdivision)**
Gulf City South Subdivision
Number of Lots / Acres: 1 Lot / 2.3± Acres
Engineer / Surveyor: Byrd Surveying, Inc.
- B. **ZON2016-00242 (Rezoning) (Holdover)**
Gulf City Body & Trailer Works, Inc.

Rezoning from I-1, Light Industry District, to I-2, Heavy Industry District to allow a steel service facility.

OTHER BUSINESS:

- 1) Public Hearing to consider adopting a resolution of support of the AfricaTown Neighborhood Plan.