MOBILE CITY PLANNING COMMISSION AGENDA

JUNE 5, 2014 - 2:00 P.M.

AUDITORIUM, MOBILE GOVERNMENT PLAZA

ROLL CALL:

| Terry Plauche, Chairman             |
| William G. DeMouy, Jr., Vice-Chairman |
| Victoria L. Rivizzigno, Secretary   |
| Roosevelt Turner                   |
| John Vallas                        |
| James F. Watkins, III              |
| Tracie Lee-Roberson                |
| Scott Webster                      |
| Levon C. Manzie                    |
| Don Hembree                        |
| Carlos Gant (S)                     |

APPROVAL OF MINUTES:

HOLDOVERS:

1. Case #SUB2014-00026
   Travis Family Subdivision
   4315 McCovery Road Extension
   (North and East side of McCovery Road Extension, 590’± South of McLeod Road).
   Number of Lots / Acres: 4 Lots / 4.0± Acres
   Engineer / Surveyor: Rowe Surveying & Engineering Co., Inc.
   County

2. Case #SUB2014-00013 (Subdivision)
   (&3) Mock Subdivision
   6377 Old Shell Road
   (Southeast corner of Old Shell Road and Hillcrest Road)
   Number of Lots / Acres: 2 Lots / 2.4± Acres
   Engineer / Surveyor: Byrd Surveying, Inc.
   Council District 6
3. Case #ZON2014-00230 (Planned Unit Development)
   &2 Mock Subdivision
   6377 Old Shell Road
   (Southeast corner of Old Shell Road and Hillcrest Road)
   Planned Unit Development Approval to allow multiple buildings on a single building site.
   Council District 6

EXTENSIONS:

4. Case #ZON2013-00079 (Planned Unit Development)
   I-65 East Service Road Development Subdivision, Resubdivision of Lot 1
   925 East I-65 Service Road South
   (East side of East I-65 Service Road South extending to the West and North sides of International Drive).
   Planned Unit Development Approval to allow multiple buildings on a single building site.
   Council District 5

5. Case #SUB2013-00030 (Subdivision)
   &6 Snowden Place Subdivision
   6106 Cottage Hill Road
   (North side of Cottage Hill Road, 110'± East of Christopher Drive).
   Number of Lots / Acres:  52 Lots / 13.3± Acres
   Engineer / Surveyor: The Coleman Engineering Group of McCrory & Williams, Inc.
   Council District 6

6. Case #ZON2013-00866 (Planned Unit Development)
   &5 Snowden Place Subdivision
   6106 Cottage Hill Road
   (North side of Cottage Hill Road, 110'± East of Christopher Drive).
   Planned Unit Development Approval to amend a previously approved Planned Unit Development to change sideyard setbacks to 5-feet.
   Council District 6
NEW SUBDIVISION APPLICATIONS:

7. Case #SUB2014-00051
   Howell Subdivision
   South terminus of Havens Road Extension
   Number of Lots / Acres: 1 Lot / 8.6± Acres
   Engineer / Surveyor: Speaks & Associates Consulting Engineers, Inc.

8. Case #SUB2014-00052
   Maritech Marine Subdivision
   915 South Lawrence Street
   (West side of South Lawrence Street at the North terminus of South Carolina
   Street).
   Number of Lots / Acres: 1 Lot / 0.2± Acre
   Engineer / Surveyor: Rowe Surveying & Engineering Co., Inc.
   Council District 3

9. Case #SUB2014-00054
   Sunrise Subdivision
   7747 Old Shell Road
   (Southwest corner of Old Shell Road and 5th Avenue).
   Number of Lots / Acres: 1 Lot / 0.5± Acre
   Engineer / Surveyor: Austin Engineering Co. Inc.
   Council District 7

10. Case #SUB2014-00053
    Saltaire Oaks Subdivision
    3175 Saltaire Road
    (Southeast corner of Saltaire Road and Dauphin Island Parkway).
    Number of Lots / Acres: 2 Lots / 5.2± Acres
    Engineer / Surveyor: Rowe Surveying & Engineering Co., Inc.
    County

11. Case #SUB2014-00048
    Collins Subdivision, First Addition, Resubdivision of Lots 10-12, and Lot 1
    of Collins Property Subdivision, and Lot 1 Johnston Estates.
    Northwest corner of Sermon Road North and U.S. Highway 90 West extending
    to the East side of Willis Road
    Number of Lots / Acres: 3 Lots / 5.4± Acres
    Engineer / Surveyor: Polysurveying Engineering – Land Surveying
    Council District 4
NEW SIDEWALK WAIVER APPLICATIONS:

13 Case #ZON2014-00997
Theodore Yard, LLC
5215 Willis Road
(North terminus of Willis Road)
Request to waive construction of a sidewalk along Willis Road
Council District 4

14 Case #ZON2014-00998
SJE Investments, LLC
513 West I-65 Service Road North
(Southwest corner of West I-65 Service Road North and Stein Street).
Request to waive construction of a sidewalk along West I-65 Service Road North and a portion of Stein Street.
Council District 7

NEW PLANNED UNIT DEVELOPMENT APPLICATIONS:

15 Case #ZON2014-00927
New Hope Baptist Church
1261 Persimmon Street
(1270 & 1272 Pecan Street, 605 & 608 Live Oak Street, 1261 & 1263 Persimmon)
(Northeast corner of Pecan Street and Live Oak Street extending to the
Southeast corner of Live Oak Street and Persimmon Street; and West side of
Live Oak Street 120'± South of Persimmon Street).
Planned Unit Development Approval to amend a previously approved Planned
Unit Development to allow multiple buildings on a single building site and
offsite parking.
Council District 2
16. Case #ZON2014-00996
   **UMS Wright School**
   65 Mobile Street  
   (Southwest corner of Mobile Street and Old Shell Road, extending North and West to the CN Railroad right-of-way and the South terminus of Martin Street).  
   Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow a parking lot addition and multiple buildings on a single building site.  
   Council District 1

17. Case #ZON2014-01003
   **Dunnaway Corporation (Don Williams)**
   421 Holcombe Avenue  
   (Northeast corner of Holcombe Avenue and Granger Street).  
   Planned Unit Development Approval to allow multiple buildings on a single building site.  
   Council District 2

NEW ZONING APPLICATIONS:

18. Case #ZON2014-00995
   **Mark Rone-Cypress Acquisitions, LLC**  
   1300 North University Boulevard  
   (Southeast corner of North University Boulevard and Overlook Road)  
   Rezoning from R-3, Multiple-Family District, to B-2, Neighborhood Business District, to allow a retail business.  
   Council District 7

19. Case #ZON2014-01001
   **JCP Investments, LLC (Don Williams)**  
   4436 Government Boulevard  
   (West side of Government Boulevard extending to the East side of Demetropolis Road, 500’ ± North of Government Boulevard).  
   Rezoning from B-2, Neighborhood Business District, to B-3, Community Business District, to allow a retail business with outside storage.  
   Council District 4
GROUP APPLICATIONS:

20. **Case #SUB2014-00046 (Subdivision)**

   La Belle Subdivision, Resubdivision and Addition to Lot 1

   - 5951 & 5955 Old Shell Road and 14 East Drive
     (Southwest corner of Old Shell Road and East Drive).
   - **Number of Lots / Acres:** 1 Lot / 1.4± Acre
   - **Agent / Engineer / Surveyor:** Don Williams Development
   - **Council District:** 6

21. **Case #ZON2014-00892 (Planned Unit Development)**

   La Belle Subdivision, Resubdivision and Addition to Lot 1

   - 5951 & 5955 Old Shell Road and 14 East Drive
     (Southwest corner of Old Shell Road and East Drive).
   - Planned Unit Development Approval to allow multiple buildings on a single building site and shared access between two building sites.
   - **Council District:** 6

22. **Case #ZON2014-00891 (Rezoning)**

   - **Don Williams**

   - 5951 & 5955 Old Shell Road and 14 East Drive
     (Southwest corner of Old Shell Road and East Drive).
   - Rezoning from R-1, Single-Family Residential District, and B-2, Neighborhood Business District, to B-2, Neighborhood Business District, to allow a restaurant and eliminate split zoning.
   - **Council District:** 6

23. **Case #SUB2014-00050 (Subdivision)**

   Beltline Plaza West Subdivision

   - 1554 & 1558 West I-65 Service Road South
     (West side of I-65 Service Road South, 0.26 ± miles South of Cottage Hill)
   - **Number of Lots / Acres:** 1 Lot / 0.9± Acre
   - **Engineer / Surveyor:** Byrd Surveying, Inc.
   - **Council District:** 4

24. **Case #ZON2014-00999 (Sidewalk Waiver)**

   Kennedy Investments, LLC

   - 1554 & 1558 West I-65 Service Road South
     (West side of I-65 Service Road South, 0.26 ± miles South of Cottage Hill)
   - Request to waive construction of a sidewalk along West I-65 Service Road South.
   - **Council District:** 4
25. Case #SUB2014-00047 (Subdivision)
   Calway-Jones East Subdivision
   Northeast corner of Garmons Lane and Ebenezer Drive extending to the East side of Demetropolis Road
   Number of Lots / Acres: 6 Lots / 2.3± Acres
   Engineer / Surveyor: Byrd Surveying, Inc.
   Council District 4

26. Case #ZON2014-00902 (Planned Unit Development)
   Calway-Jones East Subdivision
   Northeast corner of Garmons Lane and Ebenezer Drive extending to the East side of Demetropolis Road
   Planned Unit Development Approval to allow reduced rear yard setbacks.
   Council District 4

27. Case #SUB2014-00901 (Rezoning)
   Gulf Creek, LLC
   Northeast corner of Garmons Lane and Ebenezer Drive extending to the East side of Demetropolis Road
   Rezoning from R-1, Single-Family Residential, to B-2, Neighborhood Business District, to allow a retail center.
   Council District 4

OTHER BUSINESS: