

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 McCoverly Road Extension
(North and East side of McCoverly 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.
County

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

- 12 **Case #SUB2014-00049**
 Crossley Hill Estates Subdivision
 Northwest corner of Crossley Hill Drive and McCovery Road
 Number of Lots / Acres: 9 Lots / 12.6± Acres
 Engineer / Surveyor: Byrd Surveying, Inc.
 County

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)**
(&21 La Belle Subdivision, Resubdivision and Addition to Lot 1
&22) 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)**
(&20 La Belle Subdivision, Resubdivision and Addition to Lot 1
&22) 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)**
(&20 Don Williams
&21) 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)**
(&24) 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)**
(&23) 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

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- 25. Case #SUB2014-00047 (Subdivision)**
(&26 Calway-Jones East Subdivision
&27) 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)**
(&25 Calway-Jones East Subdivision
&27) 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)**
(&25 Gulf Creek, LLC
&26) 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: