

MOBILE CITY PLANNING COMMISSION AGENDA

NOVEMBER 5, 2015 - 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
	Ms. Sujin Kim
	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:

- 205 Furr Street**
(West side of Furr Street, 420'± North of Old Shell Road).
Council District 1
ZON2015-02095
Doug Klyce, Klyce Enterprises
Planned Unit Development Approval to allow multiple buildings on a single building site.

EXTENSIONS:

2. **1925 Snow Road South**
(East side of Snow Road, 3/10± mile North of Jeff Hamilton Road).
County
SUB2014-00089
Amelia Lake Subdivision, Phases 1-2
Number of Lots / Acres: 47 Lots / 21.0± Acres
Engineer / Surveyor: Preble-Rish, LLC

3. (East and West sides of Begeman Road extending to the East side of Snow Road South and extending to the West side Hale Road).
County
SUB2014-00127
Maxwell Place Subdivision
Number of Lots / Acres: 52 Lots / 16.8± Acres
Engineer / Surveyor: Austin Engineering Co., Inc.

4. **1618, 1660 and 1700 Leroy Stevens Road**
(West side of Leroy Stevens Road, 2/10± mile South of Jeff Hamilton Road Extension).
County
SUB2014-00137
Calgary Subdivision
Number of Lots / Acres: 46 Lots / 17.7± Acres
Engineer / Surveyor: Austin Engineering Company, Inc.

5. **6501 Felhorn Road North**
(Southwest corner of Felhorn Road North and Roslyn Drive West).
Council District 7
 - A. **Case #SUB2014-00090 (Subdivision)**
Smith Memorial AME Church Subdivision
Number of Lots / Acres: 1 Lot / 1.0± Acre
Engineer / Surveyor: James R. Myers

 - B. **Case #ZON2014-01587 (Planned Unit Development)**
Smith Memorial AME Church Subdivision
Planned Unit Development Approval to allow a reduced side yard setback.

NEW SUBDIVISION APPLICATIONS:

- 6. 1465 Government Street**
(Southeast corner of Government Street and Dexter Avenue).
Council District 2
SUB2015-00126
Government and Dexter Subdivision, Lot 1
Number of Lots / Acres: 1 Lot / 0.4± Acre
Engineer / Surveyor: Byrd Surveying, Inc.
- 7. 7460 & 7470 Helton Road**
(North side of Helton Road, 515'± East of Theodore Dawes Road).
County
SUB2015-00118
James D. Harris Subdivision
Number of Lots / Acres: 2 Lots / 3.4± Acres
Engineer / Surveyor: Byrd Surveying, Inc.
- 8. 7809, 7815 7825 and 7835 Three Notch Kroner Road and 4968 Schillinger Road South**
(Southwest corner of Three Notch Kroner Road and Schillinger Road South)
County
SUB2015-00127
CEFCO Schillinger Three Notch Subdivision
Number of Lots / Acres: 2 Lots / 3.6± Acres
Engineer / Surveyor: Preble-Rish, LLC
- 9. West side of Demetropolis Road, 230'± North of Ebenezer Drive.**
Council District 4
SUB2015-00122
Dinkins Estate Family Subdivision
Number of Lots / Acres: 3 Lots / 1.4± Acre
Engineer / Surveyor: Gulf States Engineering

PLANNED UNIT DEVELOPMENT APPLICATIONS:

- 10. 915 South Lawrence Street**
(West side of Lawrence Franklin Connector at the West terminus of South Carolina Street).
Council District 3
ZON2015-02361
Maritech Marine & Industrial Services, Inc.
Planned Unit Development Approval to amend a previously approved Planned Unit

Development to allow multiple buildings on a single building site.

11. **3750 Michael Boulevard**
(North side of Michael Boulevard, 800'± East of Downtowner Boulevard).
Council District 5
ZON2015-02355
City Church of Mobile
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site.

12. **5721 and 5723 U.S. Highway 90 West**
(East side of U.S. Highway 90 West, 330'± South of Plantation Road).
Council District 4
ZON2015-02363
D & M Properties, LLC
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site and shared access between two separate lots.

SIDEWALK WAIVER APPLICATIONS:

13. **1023 Nellie Street**
(West side of I-10 Service Road, extending from Nellie Street to Duval Street).
Council District 3
ZON2015-02359
Mt. Zion Primitive Baptist Church
Request to waive construction of a sidewalk along Nellie Street

GROUP APPLICATIONS:

- 14. 2101 & 2103 Airport Boulevard, 305 & 307 Mohawk Street and 306 & 308 Glenwood Street**
(Southeast corner of Airport Boulevard and Mohawk Street extending to the Southwest corner of Airport Boulevard and Glenwood Street).
Council District 5
- A. SUB2015-00119 (Subdivision)**
CEFCO Airport Glenwood Subdivision
Number of Lots / Acres: 1 Lot / 1.4± Acres
Engineer / Surveyor: Byrd Surveying, Inc.
- B. ZON2015-02346 (Rezoning)**
CEFCO Airport Glenwood Subdivision
Rezoning from R-1, Single-Family Residential District, B-2, Neighborhood Business District, and B-3, Community Business District, to B-2, Neighborhood Business District, to eliminate split zoning.
- 15. 5004 & 5010 Moffett Road and 1601 Gash Lane**
(North side of Moffett Service Road, 170'± West of Gash Lane).
Council District 1
- A. SUB2015-00123 (Subdivision)**
Storage Partners Subdivision
Number of Lots / Acres: 1 Lot / 5.0 ± Acres
Engineer / Surveyor: Frank A. Dagley & Associates, Inc.
- B. ZON2015-02354 (Planned Unit Development)**
Storage Partners Subdivision
Planned Unit Development Approval to allow shared access between two building sites.
- C. ZON2015-02356 (Rezoning)**
Storage Partners Subdivision
Rezoning from R-1, Single-Family Residential District, to B-3, Community-Business District, to allow a self-storage facility.
- 16. 1147 & 1151 East I-65 Service Road South and 1180 Sledge Drive**
(Southeast corner of East I-65 Service Road South and International Drive extending to Sledge Drive).
Council District 5
- A. Case #SUB2015-00124 (Subdivision)**
Bullard Subdivision, Lot 1
Number of Lots / Acres: 1 Lot / 5.6± Acres
Engineer / Surveyor: Frank A. Dagley & Associates

B. Case #ZON2015-02357 (Planned Unit Development)

Bullard Subdivision, Lot 1

Planned Unit Development Approval to amend a previously approved Administrative Planned Unit Development to allow multiple buildings on a single building site and reduced front and side-yard setbacks.

17. 1204 Hillcrest Road

(West side of Hillcrest Road at the West terminus of Omni Park Drive)

A. SUB2015-00130 (Subdivision)

The Village Subdivision

Number of Lots / Acres: 1 Lot / 4.8 ± Acres

Engineer / Surveyor: Rowe Engineering & Surveying, Inc.

B. ZON2015-02360 (Planned Unit Development)

The Village Subdivision

Planned Unit Development Approval to allow multiple buildings on a single building site.

C. ZON2015-02376 (Planning Approval)

The Village Subdivision

Planning Approval to allow the expansion of an existing church in an R-3, Multiple-Family District

18. 3709 Demetropolis Road

(Northeast corner of Demetropolis Road and Halls Mill Road).

Council District 4

A. Case #SUB2015-00128 (Subdivision)

Archers Halls Mill Corner Subdivision

Number of Lots / Acres: 2 Lots / 5.9± Acres

Engineer / Surveyor: Polysurveying-Engineering – Land Surveying

B. Case #ZON2015-02364 (Sidewalk Waiver)

Charles B. Archer

Request to waive construction of a sidewalk along Demetropolis Road and Halls Mill Road.

- 19. 3208 & 3210 Dauphin Island Parkway**
(West side of Dauphin Island Parkway, 165' North of Tallahassee Drive).
Council District 3
- A. SUB2015-00129 (Subdivision)**
CSpire/Claxton Commercial Facility Subdivision
Number of Lots / Acres: 2 Lots 1.3 ± Acre
Engineer / Surveyor: Hardy Engineering, Inc.
- B. ZON2015-02298 (Planned Unit Development)**
CSpire/Claxton Commercial Facility Subdivision
Planned Unit Development Approval to allow shared access between two lots.
- C. ZON2015-02296 (Planning Approval)**
CSpire/Claxton Commercial Facility Subdivision
Planning Approval to allow 148' high cell tower in a B-3, Community Business District.
- 20. 1924, 1965, 2000 and 2222 Dauphin Island Parkway and 1923 Ryders Lane**
(Northwest corner of Dauphin Island Parkway and Old Military Road extending to the Northeast corner of Old Military Road and Ryders Lane).
Council District 3
- A. Case #SUB2015-00120 (Subdivision)**
Fulbrook Center Subdivision
Number of Lots / Acres: 4 Lots / 8.7± Acres
Engineer / Surveyor: Byrd Surveying, Inc.
- B. Case #ZON2015-02350 (Planned Unit Development)**
Fulbrook Center Subdivision
Planned Unit Development Approval to allow shared access and parking on multiple building sites.

21. 5467 Norden Drive South

(West terminus of Lusann Drive extending to the West terminus of Norden Drive South).

Council District 7

A. Case #SUB2015-00121 (Subdivision)

Cosgrove Subdivision, Revised

Number of Lots / Acres: 16 Lots / 6.1± Acres

Engineer / Surveyor / Agent: Don Williams Development

B. Case #ZON2015-02350 (Planned Unit Development)

Cosgrove Subdivision, Revised

Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow reduced front, side and rear yard setbacks and increased site coverage in a proposed subdivision.

OTHER BUSINESS:

- **PUBLIC HEARING: Map for Mobile**