MOBILE CITY PLANNING COMMISSION AGENDA

JANUARY 3, 2012 - 2:00 P.M.

AUDITORIUM, MOBILE GOVERNMENT PLAZA

ROLL CALL:

<table>
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<tr>
<th>Name</th>
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<tr>
<td>Terry Plauche, Chairman</td>
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<td>William G. DeMouy, Jr., Vice-Chairman</td>
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<td>Victoria L. Rivizzigno, Secretary</td>
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<td>Roosevelt Turner</td>
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<td>John Vallas</td>
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<td>James F. Watkins, III</td>
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<td>Herb Jordan</td>
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APPROVAL OF MINUTES:

HOLDOVERS:

1. **Case #SUB2012-00110**  
   **Burton-Pate Industrial Park Subdivision, Re-subdivision of Lots 1 and 2**  
   5770 & 5780 I-10 Industrial Parkway North  
   (Northwest corner of I-10 Industrial Parkway North and I-10 Industrial Parkway West)  
   **Number of Lots / Acres:** 2 Lots / 1.7± Acre  
   **Engineer / Surveyor:** Rowe Surveying & Engineering Co. Inc.  
   Council District 4

2. **Case #SUB2012-00097**  
   **Parkway Place Subdivision**  
   63 Parkway Drive  
   (East terminus of Parkway Drive, 455’± South of Old Shell Road)  
   **Number of Lots / Acres:** 3 Lots / 1.8± Acre  
   **Engineer / Surveyor:** Jason N Estes  
   Council District 7
3. Case #SUB2012-00104 (Subdivision)
   Parkside Subdivision
   Northeast corner of Cottage Hill Road and Sledge Drive, extending to the East side of International Drive
   Number of Lots / Acres: 1 Lot / 18.23± Acres
   Engineer / Surveyor: Rester and Coleman Engineers, Inc.
   Council District 5

4. Case #ZON2012-02612 (Planned Unit Development)
   Parkside Subdivision
   Northeast corner of Cottage Hill Road and Sledge Drive, extending to the East side of International Drive
   Planned Unit Development Approval to allow multiple buildings on a single building site.
   Council District 5

EXTENSIONS:

5. Case #SUB2011-00130
   Plantation North Subdivision
   10700 Jeff Hamilton Road
   (North side of Jeff Hamilton Road, 595± West of Johnson Road West, and extending to the South side of Sheffield Road)
   Number of Lots / Acres: 23 Lots / 6.0 Acres±
   Engineer / Surveyor: Speaks & Associates Consulting Engineers, Inc.
   County

6. Case #SUB2011-00135
   Liberty Subdivision
   East side of Schillinger Road, 730± North of Meadows Boulevard extending to the Northern termini of Meadow Drive North, Meadow Dale Drive, Meadow Run Drive, Meadow Height Drive and to the Western terminus of Augustine Drive.
   Number of Lots / Acres: 262 Lots / 120.2 Acres±
   Engineer / Surveyor: Rester and Coleman Engineers, Inc.
   County
NEW SUBDIVISION APPLICATIONS:

7. Case #SUB2012-00116  
   Stanton Road Subdivision, Ray’s Addition to  
   186 Stanton Road  
   (Southeast corner of Stanton Road and Oak Knoll Drive).  
   **Number of Lots / Acres:** 1 Lot / 3.9± Acres  
   **Engineer / Surveyor:** Byrd Surveying, Inc.  
   Council District 1  

8. Case #SUB2012-00120  
   Stokes Family Division Subdivision  
   7781 Smith Road  
   (Southeast corner of Smith Road and Creel Road).  
   **Number of Lots / Acres:** 1 Lot / 0.8± Acre  
   **Engineer / Surveyor:** Polysurveying Engineering – Land Surveying  
   County  

9. Case #SUB2012-00118  
   Lakeland Terrace Subdivision, First Unit, Resubdivision of Lots 44 and 45  
   5504 & 5524 Churchill Downs Avenue  
   (West side of Churchill Downs Avenue at the West terminus of Epson Downs Street).  
   **Number of Lots / Acres:** 2 Lots / 1.2± Acre  
   **Engineer / Surveyor:** Rester and Coleman Engineers, Inc.  
   County  

10. Case #SUB2012-00122  
    TBG County Rd 56- A Subdivision in Mobile County Alabama  
    Southeast corner of Airport Boulevard and Newman Road  
    **Number of Lots / Acres:** 2 Lots / 5.0± Acres  
    **Engineer / Surveyor:** 4-Site Inc.  
    County  

11. Case #SUB2012-00121  
    Snow Road Subdivision  
    West side of Snow Road, 1179’± North of Breckinridge Drive  
    **Number of Lots / Acres:** 65 Lots / 24.0± Acres  
    **Engineer / Surveyor:** Polysurveying Engineering – Land Surveying  
    County
NEW PLANNED UNIT DEVELOPMENT APPLICATIONS:

12. Case #ZON2012-02672  
**KMH, LLC**  
312 & 332 Schillinger Road South and 7860 Airport Boulevard  
(Northwest corner of Schillinger Road South and Airport Boulevard).  
Planned Unit Development Approval to allow shared access and parking  
between multiple building sites.  
Council District 7

13. Case #ZON2012-02888  
**Nephrology Associates Real Estate, LLC**  
1551 Old Shell Road  
(Southwest corner of Old Shell Road and North Catherine Street).  
Planned Unit Development Approval to amend a previously approved Planned  
Unit Development to allow an expansion of an existing building.  
Council District 2

NEW PLANNING APPROVAL APPLICATIONS:

14. Case #ZON2012-02881  
**Le Trang Thu**  
6553 Zeigler Boulevard  
(South side of Zeigler Boulevard Service Road, 125’± East of Adrian Lane).  
Planning Approval to allow a seafood shop in a B-2, Neighborhood Business  
District.  
Council District 7

VACATION REQUESTS:

15. Case #ZON2012-02890  
**Breland Homes**  
Northeast corner of McFarland Road and Scott Dairy Loop South  
Vacation Request to vacate existing drainage and utility easements  
County

NEW ZONING APPLICATIONS:

16. Case #ZON2012-02875  
**Alan & Karolyn Duncan**  
South side of Quill Drive, 360’± West of Azalea Road  
Rezoning from R-1, Single-Family Residential District, to B-1, Buffer Business  
District to allow a commercial building  
Council District 5
17. **Case #ZON2012-02889**

   **Robert Hines**

   Southeast corner of Wagner and Summerville Street
   Rezoning from R-1, Single-Family Residential District, to T-B, Transitional-Business District, to allow a beauty shop
   Council District 1

**GROUP APPLICATIONS:**

18. **Case # SUB2012-00117 (Subdivision)**
   (&19)
   **Mobile County Board of Health Subdivision, Resubdivision of Lot 1**
   Northeast corner of North Broad Street and Congress Street, extending to the West side of Lyons Drive
   **Number of Lots / Acres:** 2 Lots / 4.1± Acres
   **Engineer / Surveyor:** Rester and Coleman Engineers, Inc.
   Council District 2

19. **Case #ZON2012-02887 (Planned Unit Development)**
   (&18)
   **Mobile County Board of Health Subdivision, Resubdivision of Lot 1**
   Northeast corner of North Broad Street and Congress Street, extending to the West side of Lyons Drive
   Planned Unit Development to allow shared access and drives between two building sites
   Council District 2

20. **Case #SUB2012-00119 (Subdivision)**
   (&21)
   **Crigler Industrial Park Subdivision**
   Southwest corner of Todd Acres Drive and Kooiman Road, East side of Todd Acres Drive at the East terminus of Kooiman Road and South side of Kooiman Road 670’± West of Todd Acres Drive
   **Number of Lots / Acres:** 7 Lots / 311.0± Acres
   **Engineer / Surveyor:** Daniel Clark, PLS
   Council District 4

21. **Case #ZON2012-02895 (Rezoning)**
   (&20)
   **Daniel Clark, PLS**
   Southwest corner of Todd Acres Drive and Kooiman Road, and East side of Todd Acres Drive at the East terminus of Kooiman Road and South side of Kooiman Road 670’± West of Todd Acres Drive
   Rezoning from R-A, Residential-Agricultural District, to I-1, Light-Industry District to allow a proposed light industry park
   Council District 4
22. **Case #ZON2012-02720 (Planned Unit Development)**

**Dauphin Way United Methodist Church**
1507 Dauphin Street  
(South side of Dauphin Street extending from Catherine Street to Lee Street)  
Planned Unit Development Approval to amend a previously approved Planned Unit Development to remove a previous condition of approval  
Council District 2

23. **Case #ZON2012-02719 (Planning Approval)**

**Dauphin Way United Methodist Church**
1507 Dauphin Street  
(South side of Dauphin Street extending from Catherine Street to Lee Street)  
Planning Approval to amend a previously approved Planning Approval to remove a previous condition of approval  
Council District 2

24. **Case #ZON2012-02873 (Planned Unit Development)**

**Forest Hill Church of God**
5508, 5512, 5468 and 5462 Moffett Road and 1850 and 1856 Forest Oaks Drive  
(Southeast corner of Moffett Road and Forest Oaks Drive at the East terminus of Howells Ferry Road, extending to the West terminus of Colonial Circle West)  
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow shared access and parking between multiple lots  
Council District 7

25. **Case #ZON2012-02874 (Planning Approval)**

**Forest Hill Church of God**
5508, 5512, 5468 and 5462 Moffett Road and 1850 and 1856 Forest Oaks Drive  
(Southeast corner of Moffett Road and Forest Oaks Drive at the East terminus of Howells Ferry Road, extending to the West terminus of Colonial Circle West)  
Planning Approval to amend a previously approved Planning Approval to allow an expansion of church parking in an R-1, Single-Family Residential District  
Council District 7

26. **Case #ZON2012-02891 (Planned Unit Development)**

**Our Savior Parish**
1801 Cody Road South  
(East side of Cody Road South, 155’ ± North of the East terminus of Bradbury Place)  
Planned Unit Development Approval to allow multiple buildings on a single building site  
Council District 6
27. **Case #ZON2012-02892 (Planning Approval)**
   **&26** **Our Savior Parish**
   1801 Cody Road South
   (East side of Cody Road South, 155’± North of the East terminus of Bradbury Place).
   Planning Approval to amend a previously approved Planning Approval to allow an expansion of a church in an R-1, Single-Family Residential District.
   Council District 6

**OTHER BUSINESS:**

Brief introduction to “Mobile Development District” Form Based Code for the Downtown area. Discussion of possible workshop dates.

Consider changing February meeting start time to 1:00 due to length of agenda and Parade that evening.