

**MOBILE CITY PLANNING COMMISSION AGENDA**

**JULY 5, 2012 - 2:00 P.M.**

**AUDITORIUM, MOBILE GOVERNMENT PLAZA**

**ROLL CALL:**

	Terry Plauche, Chairman
	William G. DeMouy, Jr., Vice-Chairman
	Victoria L. Rivizzigno, Secretary
	Stephen J. Davitt, Jr.
	Roosevelt Turner
	John Vallas
	James F. Watkins, III
	Herb Jordan
	Mead Miller

**APPROVAL OF MINUTES:**

**HOLDOVERS:**

1. **Case #SUB2012-00018 (Subdivision)**  
(&2) **OSR Subdivision**  
5559 Old Shell Road  
(South side of Old Shell Road, 570' ± East of University Boulevard South)  
**Number of Lots / Acres:** 1 Lot / 1.4± Acre  
**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.  
Council District 5
  
2. **Case #ZON2012-00566 (Planned Unit Development)**  
(&1) **OSR Subdivision**  
5559 Old Shell Road  
(South side of Old Shell Road, 570' ± East of University Boulevard South)  
Planned Unit Development approval to allow multiple buildings on a single building site and shared access between two building sites.  
Council District 5

3. **Case #ZON2012-01138**  
**Anthony L. Smeraglia**  
3915 Cottage Hill Road  
(South side of Cottage Hill Road, 250' East of Azalea Road, extending to the North side Shelley Drive, 230'± East of Azalea Road).  
Rezoning from B-1, Buffer Business District, to B-2, Neighborhood Business District, to allow construction of a retail store.  
Council District 4
  
4. **Case #ZON2012-01137 (Planned Unit Development)**  
(&5) **Mayo Blackmon**  
1446 Navco Road & 2452 McLaughlin Drive  
(North side of McLaughlin Drive, 140'± West of Navco Road, extending to the West side of Navco Road, 140'± North of McLaughlin Drive).  
Planned Unit Development Approval to allow multiple buildings on a single building site, and shared access between three building sites.  
Council District 4
  
5. **Case #ZON2012-01136 (Rezoning)**  
(&4) **Mayo Blackmon**  
1446 Navco Road  
(West side of Navco Road, 140'± North of McLaughlin Drive).  
Rezoning from R-1, Single-Family Residential District, to R-3, Multiple-Family District, to allow multiple dwellings on multiple building sites.  
Council District 4

**NEW SUBDIVISION APPLICATIONS:**

6. **Case #SUB2012-00043**  
**Colvin Subdivision**  
4825 Scarborough Circle  
(Southeast corner of Scarborough Circle and Scarborough Circle West).  
**Number of Lots / Acres:** 1 Lot / 0.3± Acre  
**Engineer / Surveyor:** Anthony L Bryant PLS  
Council District 1

7. **Case #SUB2012-00056**  
**Moore Family Subdivision**  
2602 Warsaw Avenue  
(North side of Warsaw Avenue, 63'± West of Jessie Street).  
**Number of Lots / Acres:** 1 Lot / 0.4± Acre  
**Engineer / Surveyor:** Smith Kolb & Associates – Land Surveying  
Council District 1
8. **Case #SUB2012-00041**  
**Bit and Spur Woods Subdivision, Re-subdivision of Lot 3**  
4609 Bit and Spur Road  
(South side of Bit and Spur Road, 150'± of the South terminus of Hawthorne Place).  
**Number of Lots / Acres:** 2 Lots / 1.6± Acre  
**Engineer / Surveyor:** Byrd Surveying, Inc.  
Council District 5
9. **Case #SUB2012-00044**  
**Knight Tract Subdivision**  
9339 Three Notch Road  
(South side of Three Notch Road, 2/10± mile West of Ben Hamilton Road).  
**Number of Lots / Acres:** 2 Lots / 1.0± Acre  
**Engineer / Surveyor:** Erdman Surveying LLC  
County
10. **Case #SUB2012-00045**  
**Shelton's Cove Subdivision**  
2465 Venetia Road  
(At the end of a private Road, 950'± South of the East terminus of Venice Court).  
**Number of Lots / Acres:** 2 Lots / 6.2± Acres  
**Engineer / Surveyor:** Byrd Surveying, Inc.  
Council District 4

11. **Case #SUB2012-00046**  
**Ashley Estates Subdivision, Re-subdivision of Lot 59**  
7701 Tara Drive North  
(Southeast corner of Tara Drive North and Hoffman Road).  
**Number of Lots / Acres:** 2 Lots / 0.9± Acre  
**Engineer / Surveyor:** Polysurveying Engineering – Land Surveying  
County
  
12. **Case #SUB2012-00047**  
**Springhill Estates Subdivision, A Re-subdivision of Lots 15-A, 16, 17,18 & 19**  
534 Evergreen Road  
(West side of Evergreen Road, 390'± North of Airport Boulevard).  
**Number of Lots / Acres:** 2 Lots / 1.4± Acre  
**Engineer / Surveyor:** Regan Surveying  
Council District 6
  
13. **Case #SUB2012-00048**  
**Anthony Subdivision, Re-subdivision of Lot 2**  
335 Eliza Jordan Road North  
(Northwest corner of Eliza Jordan Road North and Legacy Lane).  
**Number of Lots / Acres:** 2 Lots / 7.5± Acres  
**Engineer / Surveyor:** Polysurveying Engineering – Land Surveying  
County
  
14. **Case #SUB2012-00050**  
**Hillwood Place Subdivision**  
17 & 21 Hillwood Road  
(East side of Hillwood Road, 500'± South of Old Shell Road).  
**Number of Lots / Acres:** 2 Lots / 1.8±  
**Engineer / Surveyor:** Byrd Surveying, Inc.  
Council District 5
  
15. **Case #SUB2012-00057**  
**Noel Place Subdivision, Re-subdivision of**  
2612 Rose Court  
(Northwest corner of Rose Court, 265'± West of Lloyds Lane).  
**Number of Lots / Acres:** 2 Lots / 5.0± Acres  
**Engineer / Surveyor:** Rowe Surveying & Engineering Co. Inc.  
Council District 6

16. **Case #SUB2012-00058**  
**Laughlin Industrial Park Subdivision, Re-subdivision of Lots 4 & 5**  
(Area bounded by Laughlin Court, Laughlin Drive and Laughlin Drive South)  
**Number of Lots / Acres:** 2 Lots / 2.2± Acres  
**Engineer / Surveyor:** Rowe Surveying & Engineering Co., Inc.  
Council District 4
17. **Case #SUB2012-00059**  
**Frazer- Suffich Subdivision**  
119 Upham Street, 120 & 124 Frazier Court  
(West side of Upham Street, 415'± North of Old Shell Road extending to the East side of Frazier Court at its North terminus).  
**Number of Lots / Acres:** 2 Lots / 0.9± Acre  
**Engineer / Surveyor:** Rowe Surveying & Engineering Co., Inc.  
Council District 1
18. **Case #SUB2012-00042**  
**Iain Frost Subdivision**  
435 Dykes Road South  
(East side of Dykes Road, 160'± South of Turmac Road).  
**Number of Lots / Acres:** 4 Lots / 5.4± Acres  
**Engineer / Surveyor:** Polysurveying Engineering – Land Surveying County

**GROUP APPLICATIONS:**

19. **Case #SUB2012-00049 (Subdivision)**  
(&20) **AHEPA Subdivision**  
2550 Hillcrest Road  
(West side of Hillcrest Road, 290'± South of Cottage Hill Road).  
**Number of Lots / Acres:** 1 Lot / 4.8± Acres  
**Engineer / Surveyor:** Speaks & Associates, Consulting Engineers, Inc.  
Council District 6
20. **Case #ZON2012-01414 (Planned Unit Development)**  
(&19) **AHEPA Subdivision**  
2550 Hillcrest Road  
(West side of Hillcrest Road, 290'± South of Cottage Hill Road).  
Planned Unit Development Approval to allow multiple buildings on a single building site.  
Council District 6

21. **Case #SUB2012-00054 (Subdivision)**  
(&22) **Dawson Estates Subdivision, Re-subdivision of Lot 1**  
North terminus of Dawson Drive  
**Number of Lots / Acres:** 1 Lot / 0.4± Acre  
**Engineer / Surveyor:** Don Williams Engineering  
Council District 4
22. **Case #ZON2012-01429 (Planned Unit Development)**  
(&21) **Dawson Estates Subdivision, Re-subdivision of Lot 1**  
North terminus of Dawson Drive  
Planned Unit Development to allow reduced front yard setbacks.  
Council District 4
23. **Case #SUB2012-00055 (Subdivision)**  
(&24) **Creel Company Subdivision**  
3804 Norwood Lane  
(North side of Norwood Lane, 70'± West of Stimpson Lane [not open]  
extending to the South side of Isabella Lane [not open] 100'± West of Stimpson  
Lane [not open]).  
**Number of Lots / Acres:** 1 Lot / 3.1± Acres  
**Engineer / Surveyor:** Derek Peterson – Land Use Consultant  
Council District 1
24. **Case #ZON2012-01430 (Rezoning)**  
(&23) **The Creel Company Inc.**  
3804 Norwood Lane  
(North side of Norwood Lane, 70'± West of Stimpson Lane [not open]  
extending to the South side of Isabella Lane [not open] 100'± West of Stimpson  
Lane [not open]).  
Rezoning from R-1, Single-Family Residential District, to I-1, Light Industry  
District, to allow a contractors storage yard.  
Council District 1
25. **Case #SUB2012-00040 (Subdivision)**  
(&26) **International Longshoremen's Associations Place Subdivision**  
505 Dr. Martin Luther King, Jr. Avenue, 251, 253 and 255 North Hamilton  
Street, and 256 North Lawrence Street.  
(Northeast corner of North Lawrence and State Street and extending East to  
North Hamilton Street and North to Dr. Martin Luther King Jr. Avenue).  
**Number of Lots / Acres:** 1 Lot / 0.7± Acre  
**Engineer / Surveyor:** Erdman Surveying LLC  
Council District 2

- 26. WITHDRAWN BY APPLICANT**  
**(&25) Case #ZON2012-01422 (Planned Unit Development)**  
**International Longshoremen's Associations Place Subdivision**  
505 Dr. Martin Luther King, Jr. Avenue, 251, 253 and 255 North Hamilton Street, and 256 North Lawrence Street.  
(Northeast corner of North Lawrence and State Street and extending East to North Hamilton Street and North to Dr. Martin Luther King Jr. Avenue).  
Planned Unit Development Approval to allow multiple buildings on a single building site.  
Council District 2
- 27. Case #SUB2012-00052 (Subdivision)**  
**(&28) McRee Place Subdivision**  
3916 Old Shell Road  
(Northeast corner of Old Shell Road and Provident Lane).  
**Number of Lots / Acres:** 4 Lots / 1.3± Acres  
**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.  
Council District 7
- 28. Case #ZON2012-01424 (Planned Unit Development)**  
**(&27) McRee Place Subdivision**  
3916 Old Shell Road  
(Northeast corner of Old Shell Road and Provident Lane).  
Planned Unit Development approval to allow a private street subdivision with reduced front and side yard setbacks and increased site coverage.  
Council District 1
- 29. Case #SUB2012-00051 (Subdivision)**  
**(&30 Broad Palmetto Subdivision**  
**&31) 202 South Broad Street**  
(West side of South Broad Street, 55'± South of Palmetto Street and extending West to the South side of Palmetto Street, 130'± West of South Broad Street).  
**Number of Lots / Acres:** 2 Lots / 0.4± Acre  
**Engineer / Surveyor:** Polysurveying Engineering – Land Surveying  
Council District 2
- 30. Case #ZON2012-01421 (Planned Unit Development)**  
**(&29 Broad Palmetto Subdivision**  
**&31) 202 South Broad Street**  
(West side of South Broad Street, 55'± South of Palmetto Street and extending West to the South side of Palmetto Street, 130'± West of South Broad Street).  
Planned Unit Development Approval to allow reduced lot size and reduced setbacks in a proposed subdivision  
Council District 2

- 31. Case #ZON2012-01420 (Rezoning)**  
**(&29 Michael Rost &30)** 202 South Broad Street  
(West side of South Broad Street, 55'± South of Palmetto Street and extending West to the South side of Palmetto Street, 130'± West of South Broad Street).  
Rezoning from R-1, Single-Family Residential District, to R-B, Residential-Business District, to allow conversion of a dwelling into a professional office building.  
Council District 2
- 32. Case #SUB2012-00060 (Subdivision)**  
**(&33) Highland Professional Park Subdivision, Re-subdivision of Lots 2 & 3, Re-subdivision of Lots 2B**  
6144 Airport Boulevard  
(North side of Airport Boulevard, 150'± West of Highland Woods Drive East).  
**Number of Lots / Acres:** 2 Lots / 7.6± Acres  
**Engineer / Surveyor:** Rester and Coleman Engineers, Inc  
Council District 6
- 33. Case #ZON2012-01448 (Planned Unit Development)**  
**(&32) Highland Professional Park Subdivision, Re-subdivision of Lots 2 & 3, Re-subdivision of Lots 2B**  
6144 Airport Boulevard  
(North side of Airport Boulevard, 150'± East of Highland Woods Drive East).  
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow shared access between multiple building sites.  
Council District 6
- 34. Case #SUB2012-00053 (Subdivision)**  
**(&35) Airport-Providence Subdivision**  
6576 Airport Boulevard  
(North side of Airport Boulevard, 260'± East of Huntleigh Way).  
**Number of Lots / Acres:** 3 Lots / 1.8± Acres  
**Engineer / Surveyor:** Don Williams Engineering, Inc  
Council District 6
- 35. Case #ZON2012-01426 (Planned Unit Development)**  
**(&34) Airport-Providence Subdivision**  
6576 Airport Boulevard  
(North side of Airport Boulevard, 260'± East of Huntleigh Way).  
Planned Unit Development Approval to allow shared access, parking and maneuvering between multiple building sites.  
Council District 6



- 36. Case #ZON2012-01425 (Planned Unit Development)**  
**(&37) Gulf Coast Asphalt Company**  
835 Cochrane Causeway  
(West side of Cochrane Causeway, 1.0 ± mile North of Bankhead Tunnel).  
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site.  
Council District 2
- 37. Case #ZON2012-01518 (Planning Approval)**  
**(&36) Gulf Coast Asphalt Company**  
835 Cochrane Causeway  
(West side of Cochrane Causeway, 1.0 ± mile North of Bankhead Tunnel).  
Planning Approval to amend a previously approved Planning Approval to allow a bulk petroleum storage facility in an I-2, Heavy-Industry District.  
Council District 2
- 38. Case #ZON2012-01428 (Planned Unit Development)**  
**(&39) 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 allow multiple buildings on a single building site.  
Council District 2
- 39. Case #ZON2012-01427 (Planning Approval)**  
**(&38) 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 allow a columbarium at an existing church in an R-1, Single-Family Residential District.  
Council District 2

**OTHER BUSINESS:**

Approval of the 2012-13 Deadline and Meeting Date Schedule