

**MOBILE CITY PLANNING COMMISSION AGENDA**

**AUGUST 7, 2014 - 2:00 P.M.**

**AUDITORIUM, MOBILE GOVERNMENT PLAZA**

**ROLL CALL:**

	James F. Watkins, III
	John Vallas
	Carlos Gant
	Thomas Doyle
	Sujin Kim
	Shirley Sessions
	Levon C. Manzie
	Nick Amberger
	Shayla Jones Beaco
	Don Hembree (PJ)
	Libba Latham (PJ)
	Alan Cameron (S)
	Jennifer Denson (S)

**ELECTION OF OFFICERS:**

**APPROVAL OF MINUTES:**      April 17, 2014 and May 1, 2014

**HOLDOVERS:**

1.      **Case #SUB2014-00056 (Subdivision)**  
(&2)    **Government Boulevard Subdivision, Bateh Addition to**  
         East side of Government Boulevard, 964'± North of Rochelle Street.  
         **Number of Lots / Acres:** 1 Lot / 4.6± Acres  
         **Engineer / Surveyor:** The Coleman Engineering Group of McCrory Williams  
         Council District 4

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2. **Case #ZON2014-01085 (Rezoning)**  
(&1) **C & S Bateh Properties, LLC**  
East side of Government Boulevard, 964'± North of Rochelle Street.  
Rezoning from R-1, Single-Family Residential District, to B-3, Community  
Business District, to allow for future commercial development.  
Council District 4

**NEW SUBDIVISION APPLICATIONS:**

3. **Case #SUB2014-00083**  
**Sunset Hills Subdivision, 1<sup>st</sup> Addition, Resubdivision of Lot 2 Block B**  
175 Ideal Avenue  
(East side of Ideal Avenue, 140± South of Cottonwood Avenue).  
**Number of Lots / Acres:** 2 Lots / 0.4± Acre  
**Engineer / Surveyor:** Polysurveying Engineering-Land Surveying  
Council District 6
4. **Case #SUB2014-00084**  
**Mark Dickerson Subdivision**  
8445 March Road  
(East side of March Road at the South terminus of East Gulley Way).  
**Number of Lots / Acres:** 2 Lots / 7.0± Acres  
**Engineer / Surveyor:** Polysurveying Engineering-Land Surveying  
County
5. **Case #SUB2014-00067**  
**Forest Hill Woods Subdivision**  
West side of Forest Dell Road, extending to the North terminus of Forest Glen  
Drive East and Grove Hill Lane.  
**Number of Lots / Acres:** 7 Lots / 27.1± Acres  
**Engineer / Surveyor:** Byrd Surveying, Inc.  
Council District 7

**NEW PLANNED UNIT DEVELOPMENT APPLICATIONS:**

6. **Case #ZON2014-01468**  
**H & C Development Co., Inc.**  
2370 Hillcrest Road  
(Northwest corner of Hillcrest Road and Cottage Hill Road).  
Planned Unit Development Approval to amend a previously approved Planned  
Unit Development to allow multiple buildings on a single building site and to  
allow shared access and parking between three building sites.  
Council District 6

**NEW ZONING APPLICATIONS:**

7. **Case #ZON2014-01461**  
**Standard Concrete Products, Inc.**  
7600 Mitsubishi Lane  
(East terminus of Mitsubishi Lane).  
Rezoning from I-1, Light-Industry District, and I-2, Heavy-Industry District, to I-2, Heavy Industry District, to allow a concrete product manufacturing facility and eliminate split zoning.  
Council District 4

**GROUP APPLICATIONS:**

8. **Case #SUB2014-00080 (Subdivision)**  
(**&9** **Scientist Subdivision**  
&10) 1151 Dauphin Street  
(Southwest corner of Dauphin Street and Oakland Terrace).  
**Number of Lots / Acres:** 1 Lot / 1.4± Acre  
**Engineer / Surveyor:** Don Williams Engineering  
Council District 2
9. **Case #ZON2014-01307 (Planned Unit Development)**  
(**&8** **Scientist Subdivision**  
&10) 1151 Dauphin Street  
(Southwest corner of Dauphin Street and Oakland Terrace).  
Planned Unit Development Approval to allow multiple buildings on a single building site.  
Council District 2

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- 10. Case #ZON2014-01306 (Rezoning)**  
**(&8 Don Williams**  
**&9) 1151 Dauphin Street**  
(Southwest corner of Dauphin Street and Oakland Terrace).  
Rezoning from R-1, Single-Family Residential District, and B-1, Buffer Business District, to B-1, Buffer Business District, to eliminate split zoning.  
Council District 2
- 11. Case #SUB2014-00081 (Subdivision)**  
**(&12) Independent Living Center Subdivision**  
6750 Howells Ferry Road  
(Northwest corner of Howells Ferry Road and Erdman Avenue).  
**Number of Lots / Acres:** 1 Lot / 8.2± Acres  
**Engineer / Surveyor:** Don Williams Engineering  
Council District 7
- 12. Case #ZON2014-01319 (Sidewalk Waiver)**  
**(&11) Independent Living Center**  
6750 Howells Ferry Road  
(Northwest corner of Howells Ferry Road and Erdman Avenue).  
Request to waive construction of a sidewalk along Howells Ferry Road and Erdman Avenue.  
Council District 7
- 13. Case #SUB2014-00082 (Subdivision)**  
**(&14) Twister 303 Subdivision**  
1300 North University Boulevard  
(Southeast corner of University Boulevard and Overlook Road).  
**Number of Lots / Acres:** 5 Lots / 14.3± Acres  
**Engineer / Surveyor:** Charles E. Fowler, Jr., PE  
Council District 7
- 14. Case #ZON2014-01467 (Planned Unit Development)**  
**(&13) Twister 303 Subdivision**  
1300 North University Boulevard  
(Southeast corner of University Boulevard and Overlook Road).  
Planned Unit Development approval to allow shared access and parking across multiple lots and multiple buildings on a single building site.  
Council District 7

**OTHER BUSINESS:**

- Establish Subcommittee for Above-Ground Oil and Petroleum Storage Tank review and recommendation; and schedule subcommittee meetings.
- Approve Deadline/Meeting schedule for fiscal year 2014-2015
- Introduce Planning Staff to Commission