

**MOBILE CITY PLANNING COMMISSION AGENDA**

**DECEMBER 5, 2013 - 2:00 P.M.**

**AUDITORIUM, MOBILE GOVERNMENT PLAZA**

**APPROVAL OF MINUTES:**

**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
	John Williams
	Don Hembree
	Jarrett Wingfield
	Carlos Gant (S)

**HOLDOVERS:**

- 1. Case #SUB2013-00071 (Subdivision)**  
**Grelot Office Park Subdivision**  
North side of Grelot Road, 475'± East of Somerby Drive  
**Number of Lots / Acres:** 1 Lot / 3.0± Acres  
**Engineer / Surveyor:** McCrory & Williams, Inc.  
Council District 6
- 2. Case #ZON2013-01613 (Planned Unit Development)**  
**Grelot Office Park Subdivision**  
North side of Grelot Road, 475'± East of Somerby Drive.  
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow shared access between multiple building sites.  
Council District 6

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3. **Case #ZON2013-01614 (Rezoning)**  
**Stratford, LLC**  
North side of Grelot Road, 475'± East of Somerby Drive.  
Rezoning from LB-2, Limited-Neighborhood Business District, to B-3, Community Business District, to allow a boat and RV storage facility.  
Council District 6
  
4. **Case #SUB2013-00117**  
**Hunt Subdivision**  
West side of Dees Road, 120'± South of D K Road.  
**Number of Lots / Acres:** 1 Lot / 0.9± Acre  
**Engineer / Surveyor:** Polysurveying Engineering – Land Surveying County
  
5. **Case #ZON2013-02447**  
**Dolphin Storage, LLC**  
2715 Dauphin Street  
(South side of Dauphin Street, 67'± East of Dauphinwood Drive).  
Planned Unit Development Approval to amend a previously approved Planned Unit Development Approval to allow multiple buildings on a single building site.  
Council District 1
  
6. **Case #SUB2013-00112 (Subdivision)**  
(**&7**) **Knollwood Subdivision**  
6311 Cottage Hill Road  
(South side of Cottage Hill Road, 320'± West of Lloyds Lane).  
**Number of Lots / Acres:** 2 Lots / 5.6± Acres  
**Engineer / Surveyor:** Jeremy Sharit  
Council District 6
  
7. **Case #ZON2013-02431 (Planning Approval)**  
(**&6**) **Knollwood Subdivision**  
6311 Cottage Hill Road  
(South side of Cottage Hill Road, 320'± West of Lloyds Lane).  
Planning Approval to allow a 150' cell tower in a B-2, Neighborhood Business District.  
Council District 6

8. **Case #ZON2013-02454 (Planned Unit Development)**  
(&9) **Audubon Properties, LLC.**  
4700 & 4960 Dauphin Island Parkway  
(West side of Dauphin Island Parkway, 580' ± North of Marina Drive North).  
Planned Unit Development Approval to allow multiple buildings on a single building site.  
Council District 3.
9. **Case #ZON2013-02452 (Sidewalk Waiver)**  
(&8) **Audubon Properties, LLC.**  
4700 & 4960 Dauphin Island Parkway  
(West side of Dauphin Island Parkway, 580' ± North of Marina Drive North).  
Request to waive construction of a sidewalk along Dauphin Island Parkway.  
Council District 3
10. **Case #ZON2013-01823 (Sidewalk Waiver)**  
**Anthony Smeraglia**  
1080 Montlimar Drive  
(Southwest corner of Montlimar Drive and Carlyle Close East).  
Request to waive construction of a sidewalk along Montlimar Drive and Carlyle Close East.  
Council District 5
11. **Case #SUB2013-00078 (Subdivision)**  
(&12 **Blue Creek Coal Terminal Subdivision**  
&13) 80 Virginia Street  
(Area bounded by CSX Railroad, New Jersey Street, Old Water Street, and Mobile River, extending to the North side of Virginia Street, 465' ± East of Conception Street).  
**Number of Lots / Acres:** 1 Lot / 36.9± Acres  
**Engineer / Surveyor:** Cowles, Murphy, Glover & Associates  
Council District 2
12. **Case #ZON2013-01814 (Planned Unit Development)**  
(&11 **Blue Creek Coal Terminal Subdivision**  
&13) 80 Virginia Street  
(Area bounded by CSX Railroad, New Jersey Street, Old Water Street, and Mobile River, extending to the North side of Virginia Street, 465' ± East of Conception Street).  
Planned Unit Development Approval to allow multiple buildings on a single building site.  
Council District 2

13. Case #ZON2013-01813 (Planning Approval)  
(&11 **Blue Creek Coal Terminal Subdivision**  
&12) 80 Virginia Street  
(Area bounded by CSX Railroad, New Jersey Street, Old Water Street, and Mobile River, extending to the North side of Virginia Street, 465' ± East of Conception Street).  
Planning Approval to allow a coal handing terminal in an I-2, Heavy-Industry District.  
Council District 2

**NEW SUBDIVISION APPLICATIONS:**

14. Case #SUB2013-00128  
**Amy Byrd Homestead Subdivision**  
2901 Alston Court  
(North terminus of Alston Court).  
**Number of Lots / Acres:** 1 Lot / 0.3± Acre  
**Engineer / Surveyor:** Polysurveying Engineering – Land Surveying  
Council District 3
15. Case #SUB2013-00130  
**F & S Subdivision, Resubdivision of Lots 1 & 2**  
4425 Demetropolis Road  
(Southeast corner of Demetropolis Road and Fellowship Drive extending to the Northeast corner of Demetropolis Road and Executive Park Drive).  
**Number of Lots / Acres:** 2 Lots / 6.3± Acres  
**Engineer / Surveyor:** The Coleman Engineering Group of McCrory & Williams, Inc.  
Council District 4
16. Case #SUB2013-00129  
**McGowin Park Subdivision**  
1250, 1400 and 1401 Satchel Paige Drive  
(Northwest corner of Satchel Paige Drive and Bolling Bros Boulevard extending to the East side of I-65 and extending to the South side of Government Street and Southeast corner of Government Boulevard and Satchel Paige Drive, 270' ± West of McVay Drive extending to the North and South sides of Bolling Bros Boulevard).  
**Number of Lots / Acres:** 20 Lots / 89.6± Acres  
**Engineer / Surveyor:** Berry Engineers, LLC  
Council District 4

**GROUP APPLICATIONS:**

- 17. Case #SUB2013-00131 (Subdivision)**  
**(&18 Kirby Subdivision**  
**&19)** 7049 Dickens Ferry Road and 7060 & 7068 Airport Boulevard  
(North side of Airport Boulevard extending to the South side of Dickens Ferry Road, 550'± East of Cody Road).  
**Number of Lots / Acres:** 1 Lot / 1.4± Acre  
**Engineer / Surveyor:** Polysurveying Engineering – Land Surveying  
Council District 7
- 18. Case #ZON2013-02718 (Planned Unit Development)**  
**(&17 Kirby Subdivision**  
**&19)** 7049 Dickens Ferry Road and 7060 & 7068 Airport Boulevard  
(North side of Airport Boulevard extending to the South side of Dickens Ferry Road, 550'± East of Cody Road).  
Planned Unit Development Approval to allow multiple buildings on a single building site and shared access between two building sites.  
Council District 7
- 19. Case #ZON2013-02731 (Rezoning)**  
**(&17 John Kirby**  
**&18)** 7049 Dickens Ferry Road  
(South side of Dickens Ferry Road, 550'± East of Cody Road).  
Rezoning from R-1, Single-Family Residential District, to B-3, Community Business District, to eliminate split zoning.  
Council District 7
- 20. Case #SUB2013-00132 (Subdivision)**  
**(&21) United Rental Subdivision**  
4226 Halls Mill Road  
(West side of Halls Mill Road, 130'± North of Alden Drive).  
**Number of Lots / Acres:** 1 Lot / 3.2± Acres  
**Engineer / Surveyor:** Don Williams Engineering  
Council District 4

21. **Case #ZON2013-02722 (Rezoning)**  
(&20) **GFC Investment Properties**  
4226 Halls Mill Road  
(West side of Halls Mill Road, 130'± North of Alden Drive).  
Rezoning from R-1, Single-Family Residential District, and B-3, Community Business District, to I-1, Light-Industry District, to accommodate an existing heavy equipment rental facility and eliminate split zoning.  
Council District 4
22. **Case #SUB2013-00134 (Subdivision)**  
(&23) **Spencer Ruggs Subdivision**  
421 Holcombe Avenue  
(Northeast corner of Holcombe Avenue and Granger Street).  
**Number of Lots / Acres:** 1 Lot / 0.9± Acre  
**Engineer / Surveyor:** Polysurveying Engineering – Land Surveying  
Council District 2
23. **Case #ZON2013-02723 (Rezoning)**  
(&22) **Spencer Ruggs w/ Dunnaway Corporation**  
421 Holcombe Avenue  
(Northeast corner of Holcombe Avenue and Granger Street).  
Rezoning from R-1, Single-Family Residential District and B-3, Community Business District, to B-3, Community Business District, to allow the use of a daycare and eliminate split zoning.  
Council District 2
24. **Case #SUB2013-00133 (Subdivision)**  
(&25) **Airport-Providence Subdivision**  
6576 Airport Boulevard  
(North side of Airport Boulevard, 265'± East of Huntleigh Way).  
**Number of Lots / Acres:** 3 Lots / 1.9± Acre  
**Engineer / Surveyor:** Don Williams Engineering  
Council District 6
25. **Case #ZON2013-02721 (Planned Unit Development)**  
(&24) **Airport-Providence Subdivision**  
6576 Airport Boulevard  
(North side of Airport Boulevard, 265'± East of Huntleigh Way).  
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow shared access and parking for multiple building sites.  
Council District 6

- 26. Case #SUB2013-00111 (Subdivision) (Holdover)**  
**(&27) Marian Elmore Subdivision**  
5800 & 5810 Three Notch Road  
(Northeast corner of Three Notch Road and General Road).  
**Number of Lots / Acres:** 2 Lots / 1.3± Acres  
**Engineer / Surveyor:** Polysurveying Engineering – Land Surveying  
Council District 4
- 27. Case #ZON2013-02742 (Planned Unit Development)**  
**(&26) Alvin M Elmore**  
5800 & 5810 Three Notch Road  
(Northeast corner of Three Notch Road and General Road).  
Planned Unit Development Approval to allow reduced setbacks and multiple  
buildings on a single building site.  
Council District 4

**OTHER BUSINESS:**

- A.** Vote regarding the proposed amendment the Zoning Ordinance to modify parking requirements for Multi-Family dwelling units.