MOBILE CITY PLANNING COMMISSION AGENDA

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

AUDITORIUM, MOBILE GOVERNMENT PLAZA

APPROVAL OF MINUTES:

ROLL CALL:

<table>
<thead>
<tr>
<th>Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Terry Plauche, Chairman</td>
</tr>
<tr>
<td>William G. DeMouy, Jr., Vice-Chairman</td>
</tr>
<tr>
<td>Victoria L. Rivizzigno, Secretary</td>
</tr>
<tr>
<td>Roosevelt Turner</td>
</tr>
<tr>
<td>John Vallas</td>
</tr>
<tr>
<td>James F. Watkins, III</td>
</tr>
<tr>
<td>Tracie Lee-Roberson</td>
</tr>
<tr>
<td>Scott Webster</td>
</tr>
<tr>
<td>John Williams</td>
</tr>
<tr>
<td>Don Hembree</td>
</tr>
<tr>
<td>Jarrett Wingfield</td>
</tr>
<tr>
<td>Carlos Gant (S)</td>
</tr>
</tbody>
</table>

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
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)
   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)
   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)
    Blue Creek Coal Terminal Subdivision
    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)
    Blue Creek Coal Terminal Subdivision
    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)
(Blue Creek Coal Terminal Subdivision
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 Surverying
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)

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)

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.