MOBILE CITY PLANNING COMMISSION AGENDA

MAY 7, 2015 - 2:00 P.M.

AUDITORIUM, MOBILE GOVERNMENT PLAZA

ROLL CALL:

<table>
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<th>Name</th>
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<tr>
<td>Mr. James (Jay) F. Watkins, Chair</td>
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<td>Mr. Carlos Gant, Vice Chair</td>
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<td>Mr. John Vallas</td>
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<td>Mr. Thomas Doyle</td>
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<td>Ms. Shirley Sessions</td>
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<td>Ms. Sujin Kim</td>
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<td>Mr. Nick Amberger (AO)</td>
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<td>Mr. Nigel Roberts (MD)</td>
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<td>Mr. Levon Manzie (CC)City Council</td>
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<td>Mr. Don Hembree (PJ)</td>
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<td>Ms. Libba Latham (PJ)</td>
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<td>Ms. Jennifer Denson (S), Secretary</td>
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<td>Mr. Allan Cameron (S)</td>
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APPROVAL OF MINUTES: February 5, 2015, March 5, 2015, March 19, 2015, April 2, 2015, April 16, 2015

HOLDOVERS:

1. **600 Fisher Street**
   (South terminus of Fisher Street, 125’± South of Cotton Street). Council District 1

   A. **SUB2015-00016 (Subdivision) (Holdover)**
      
      **J.B. Properties and Investment, LLC Subdivision**
      
      **Number of Lots / Acres:** 1 Lot / 6.4± Acres
      **Engineer / Surveyor:** Lawler and Company

   B. **ZON2015-00395 (Rezoning) (Holdover)**
      
      **Lawler and Company**
      
      Rezoning from I-1, Light-Industry District, to I-2, Heavy Industry District, to allow the operation of a scrap metal recycling facility to include automotive salvage yard.
C. ZON2015-00816 (Planning Approval)
Lawler and Company
Planning Approval to allow an automotive wrecking facility in an I-2, Heavy Industry District.

2. North side of Crawford Lane, 100’± West of Holt Road
Council District 2
SUB2015-00013
L & H Place Subdivision
Number of Lots / Acres: 3 Lots / 1.0± Acres
Engineer / Surveyor: Polysurveying Engineering – Land Surveying

3. 400 Bay Bridge Road & 2201 Paper Mill Road
(Northwest corner of Bay Bridge Road, and Paper Mill Road, extending to Paper Mill Road Extension and Northwest corner of Paper Mill Road and Paper Mill Road Extension extending to the South side of Shelby Street and extending to the East side of Tin Top Alley and Northeast corner of Paper Mill Road and Shelby Street).
Council District 2

A. SUB2015-00026 (Subdivision)
Pender Ridge Subdivision
Number of Lots / Acres: 4 Lots / 10.4± Acres
Engineer / Surveyor: Cowles, Murphy, Glover & Associates

B. ZON2015-00515 (Rezoning)
Cowles, Murphy, Glover & Associates
R-1, Single-Family Residential District, R-2, Two-Family Residential District, and B-2, Neighborhood Business District, to B-5, Office-Distribution District, to allow a heavy equipment storage facility.

4. 7054 Howells Ferry Road
(Northeast corner of Howells Ferry Road and Cody Road)
Council District 7

A. SUB2015-00033 (Subdivision)
R&G Brown Subdivision
Number of Lots / Acres: 1 Lot / 2.2± Acre
Engineer / Surveyor: Asarisi & Associates, LLC

B. ZON2015-00858 (Planned Unit Development)
R&G Brown Subdivision
Planned Unit Development Approval to allow multiple buildings on a single building site with shared access and parking.
C. ZON2015-00264 (Holdover)

Robert Brown
Rezoning from R-1, Single-Family Residential District; and B-2, Neighborhood Business District, to B-2, Neighborhood Business District; to allow a banquet hall.

NEW SUBDIVISION APPLICATIONS:

5. **5671 Mardanne Drive**
   (South side of Mardanne Drive, 2/10± mile West of Bellingrath Road).
   County
   SUB2015-00031
   Town and Country Estates Subdivision, Resubdivision of Lots 13, 14, and 15 Block N
   Number of Lots / Acres: 2 Lots / 1.3± Acre
   Engineer / Surveyor: Speaks & Associates Consulting Engineers, Inc

6. **7272, 7300 and 7360 Theodore Dawes Road and 7301 &7321 Old Pascagoula Road**
   (Southeast corner of Theodore Dawes Road and Old Pascagoula Road).
   County
   SUB2015-00032
   MAP Pascagoula Subdivision
   Number of Lots / Acres: 2 Lots / 7.6 ± Acres
   Engineer / Surveyor: Gonzalez-Strength & Associates, Inc.

7. **4376 Baird Coxwell Road**
   (West side of Baird Coxwell Road, ¼± mile South of McLeod Road).
   County
   SUB2015-00038
   William Pope Family Division Subdivision
   Number of Lots / Acres: 2 Lots / 2.4± Acres
   Engineer / Surveyor: Polysurveying Engineering – Land Surveying

8. **West side of Johnson Road West, 4/5± mile North of Jeff Hamilton Road**
   County
   SUB2015-00039
   Shofner Subdivision
   Number of Lots / Acres: 2 Lots / 3.5± Acres
   Engineer / Surveyor: Polysurveying Engineering – Land Surveying

9. **Southeast corner of The Cedars and Tuthill Lane**
   Council District 7
   SUB2015-00034
   The Cedars Subdivision
   Number of Lots / Acres: 3 Lots / 0.6± Acre
   Engineer / Surveyor: McCrory & Williams, Inc.
REZONING REQUESTS:

10. **4512 Higgins Road**  
    (North side of Higgins Road, 250’± West of Shipyard Road).  
    Council District 4  
    ZON2015-00650  
    David Pitts  
    Rezoning from R-1, Single-Family Residential District, to B-3, Community Business District, to allow a laydown yard for postal truck storage.

VACATION REQUESTS:

11. **North side of Padgett Switch Road, extending to the South side of U.S. Highway 90 West**  
    County  
    ZON2015-00761  
    Hutchinson, Moore & Rauch, LLC  
    Request to vacate Right of Way in the Planning Jurisdiction.

NEW PLANNING APPROVAL APPLICATIONS:

12. **1437 Cochrane Causeway**  
    (West side of Cochrane Causeway, 1000’± South of the South terminus of the Cochrane-Africatown Bridge).  
    Council District 2  
    ZON2015-00843  
    Cowles, Murphy, Glover & Associates  
    Planning Approval to amend a previously approved Planning Approval to amend the scope of operations at an existing bulk fuel storage facility to include storage of sulphuric acid in an I-2, Heavy-Industry District.

GROUP APPLICATIONS:

13. **3923 Government Boulevard**  
    (South side of Government Boulevard, 700’± East of Azalea Road).  
    Council District 4  
    A. **SUB2015-00035 (Subdivision)**  
       Big Boy Subdivision  
       **Number of Lots / Acres:** 1 Lot / 2.8± Acres  
       **Engineer / Surveyor:** Haidt Land Surveying
B. ZON2015-00880 (Rezoning)  
Sue K. Jackson  
Rezoning from B-2, Neighborhood Business District and R-3, Multiple Family District, to B-2, Neighborhood Business District, to eliminate split zoning.

14. **901 & 905 Lakeside Drive**  
(East side of Lakeside Drive at the East terminus of Lakeside Court).  
Council District 4

A. SUB2015-00037 (Subdivision)  
*Lakeside Commercial Park Subdivision, 9th Addition, 1st Sector, Lot A, Resubdivision of Lots 5 & 6*  
**Number of Lots / Acres:** 1 Lot / 1.0± Acre  
**Engineer / Surveyor:** Frank A. Dagley & Associates

B. ZON2015-00877 (Planned Unit Development)  
*Lakeside Commercial Park Subdivision, 9th Addition, 1st Sector, Lot A, Resubdivision of Lots 5 & 6*  
Planned Unit Development Approval to allow multiple buildings on a single building site with reduced tree plantings.

15. **7669 Avenue D**  
(West side of Avenue D, 175’± North of 5th Avenue).  
Council District 7

A. SUB2015-00036 (Subdivision)  
*Brenda’s Place Subdivision*  
**Number of Lots / Acres:** 2 Lots / 0.7± Acre  
**Engineer / Surveyor:** Byrd Surveying, Inc.

B. ZON2015-00878 (Planning Approval)  
*Brenda’s Place Subdivision*  
Planning Approval to allow a mobile home as a primary residence in an R-1, Single-Family Residential District.

16. **4068, 4156 & 4160 Burma Road, and 1168 Santa Maria Court**  
(North side of Burma Road, between Santa Maria Court and St. Dominic Place).  
Council District 4

A. ZON2015-00773 (Planned Unit Development)  
*St. Dominic Catholic School*  
Planned Unit Development approval to amend the Master Plan of an existing church school to allow multiple buildings on a single building site.
B. ZON2015-00772 (Planning Approval)
   St. Dominic Catholic School
   Planning Approval to allow an expansion of an existing church school in a R-1, Single-Family Residential District.

OTHER BUSINESS:

Public Hearing to consider an amendment to the Major Street Plan component of the City of Mobile’s Comprehensive Plan. The proposed amendment will remove Houston Street Extension, which runs north from Dauphin Street, between Gladys and Kenneth, then adjacent to Old Shell Elementary and curving East to Mobile Infirmary Drive to St Stephens Road, from the Major Street Plan Map.