

**MOBILE CITY PLANNING COMMISSION AGENDA**

**JULY 7, 2016 - 2:00 P.M.**

**AUDITORIUM, MOBILE GOVERNMENT PLAZA**

**ROLL CALL:**

	Mr. James (Jay) F. Watkins, Chair
	Mr. Carlos Gant, Vice Chair
	Mr. John Vallas
	Mr. Thomas Doyle
	Ms. Shirley Sessions
	Ms. Kina Andrews (MD)
	Mr. Nick Amberger (AO)
	Mr. Joel Daves (CC)
	Mr. Don Hembree (PJ)
	Ms. Libba Latham (PJ)
	Ms. Jennifer Denson (S), Secretary
	Mr. Allan Cameron (S)

**APPROVAL OF MINUTES:**

**HOLDOVERS:**

1. **[5550, 5560, 5580 and 5590 Peary Road](#)**  
(Southeast corner of Cary Hamilton Road and Peary Road).  
Council District 4  
**ZON2016-00902 (Rezoning)**  
**Colyjohn Associates, LLC**  
Rezoning from R-1, Single-Family Residential District, to B-3, Community Business District, to allow automobile sales.

2. [3945 & 3949 Government Boulevard](#)  
(Southeast corner of Government Boulevard and Azalea Road).  
Council District 4
  - A. **SUB2016-00048 (Subdivision)**  
**Azalea Oak Center Subdivision**  
**Number of Lots / Acres:** 2 Lots / 5.9 Acres  
**Engineer / Surveyor:** Clark, Geer, Latham & Associates, Inc.
  - B. **ZON2016-01030 (Planned Unit Development)**  
**Azalea Oak Center Subdivision**  
Planned Unit Development Approval to allow multiple buildings on a single building site.
  
3. [\(North side of Halls Mill Road, 3/10 mile± West of Rochelle Street\).](#)  
Council District 4
  - A. **ZON2016-01066 (Planned Unit Development)**  
**Dunnaway Inc.**  
Planned Unit Development Approval to allow multiple buildings on a single building site for a church school and daycare in an R-1, Single-Family Residential District
  - B. **ZON2016-01065 (Planning Approval)**  
**Dunnaway Inc.**  
Planning Approval to allow the use of a church school and daycare in an R-1, Single-Family Residential District.

**NEW SUBDIVISION APPLICATIONS:**

4. [6609 Crystal Court North](#)  
(South side of Crystal Court North, 80'± West of Crystal Drive).  
Council District 6  
**SUB2016-00058**  
**Crystal Place Subdivision, Replat of Lots 12 & 13, Resub of Lot 2**  
**Number of Lots / Acres:** 1 Lot / 0.6± Acre  
**Engineer / Surveyor:** Polysurveying-Engineering Land Surveying
  
5. [4235 Wilkinson Way](#)  
(Northeast corner of Wilkinson Way and Jordan Lane).  
Council District 5  
**SUB2016-00061**  
**Diamond Place Estates Subdivision**  
**Number of Lots / Acres:** 2 Lots / 0.8± Acre  
**Engineer / Surveyor:** Haidt Land Surveying

6. [4601 Moffett Road](#)  
(Southeast corner of Moffett Road and Forest Cove Drive).  
Council District 7  
**SUB2016-00065**  
**Hands of Hope Health Care Subdivision**  
**Number of Lots / Acres:** 4 Lots / 4.4± Acres  
**Engineer / Surveyor:** Polysurveying-Engineering Land Surveying
  
7. West side of McFarland Road, 340'± South of Hamilton Creek Drive  
County  
**SUB2016-00062**  
**O'Fallon Subdivision, First Addition**  
**Number of Lots / Acres:** 20 Lots / 7.4± Acres  
**Engineer / Surveyor:** Austin Engineering Company, Inc.

**NEW PLANNING APPROVAL APPLICATIONS:**

8. [4 North Ann Street and 1260 & 1262 Dauphin Street](#)  
(Northeast corner of Dauphin Street and Ann Street).  
Council District 2  
**ZON2016-01289**  
**Azalea City Montessori**  
Planning Approval to allow a school in an existing church in a B-1, Buffer-Business District.

**NEW SIDEWALK WAIVER APPLICATIONS:**

9. [4255 Government Boulevard](#)  
(South side of Government Boulevard, 250'± West of Crestview Drive).  
Council District 4  
**ZON2016-01272**  
**Richard Wilson**  
Request to waive construction of a sidewalk along Government Boulevard.
  
10. [1301 Cochrane Causeway](#)  
(West side of Cochran Causeway, 2.0 miles± North of Bankhead Tunnel).  
Council District 2  
**ZON2016-01257**  
**Center Pointe Terminals, LLC**  
Request to waive construction of a sidewalk along Cochrane Causeway.

**NEW VACATION REQUEST APPLICATIONS:**

11. [South side of Cottage Hill Road, 340'± East of Jeff Hamilton Road.](#)  
County  
**ZON2016-01243**  
**Richard Ball and Ilona Ball**  
Request to vacate a right of way in the Planning Jurisdiction for the construction of a residence.

**NEW GROUP APPLICATIONS:**

12. [6455 & 6459 Overlook Road](#)  
(South side of Overlook Road, at the South terminus of Godwin Lane).  
Council District 7
- A. **SUB2016-00052 (Subdivision) (Holdover)**  
**Word of God Church Subdivision**  
**Number of Lots / Acres:** 1 Lot / 3.3 Acres  
**Engineer / Surveyor:** L.E. Stiffler Engineering, LLC
- B. **ZON2016-01051 (Planned Unit Development) (Holdover)**  
**Word of God Church Subdivision**  
Planned Unit Development Approval to allow multiple buildings on a single building site with shared access and parking.
- C. **ZON2016-01275 (Planning Approval)**  
**Word of God Church**  
Planning Approval to allow the expansion of an existing church in an R-1, Single-Family Residential District.
13. [5113 Halls Mill Road](#)  
(East side of Halls Mill Road, 2/10± mile South of Demetropolis Road).  
Council District 4
- A. **SUB2016-00057 (Subdivision)**  
**Halls Mill South Industrial Park Subdivision, Resubdivision And Addition to Lot 5**  
**Number of Lots / Acres:** 1 Lot / 0.6 Acre  
**Engineer / Surveyor:** John Farrior Crenshaw
- B. **ZON2016-01178 (Planned Unit Development)**  
**Halls Mill South Industrial Park Subdivision, Resubdivision And Addition to Lot 5**  
Planned Unit Development Approval to allow multiple buildings on a single building site.

14. [North side of Todd Acres Drive, 700'± North of Kooiman Road.](#)

Council District 2

A. SUB2016-00059 (Subdivision)

**Bean Commercial Subdivision**

**Number of Lots / Acres:** 1 Lot / 27.1 Acres

**Engineer / Surveyor:** Byrd Surveying, Inc.

B. ZON2016-01264 (Rezoning)

**Bean Properties, LLC**

Rezoning from R-A, Residential-Agricultural District, and B-5, Office-Distribution District, to I-2 Heavy Industry District, to allow the construction of a warehouse to house a steel service center and eliminate split zoning.

15. [608, 610, 612 and 614 Holcombe Avenue](#)

(West side of Holcombe Avenue, 150'± South of Senator Street).

Council District 4

A. SUB2016-00060 (Subdivision)

**Holcombe Avenue Subdivision, Mosley's Addition to**

**Number of Lots / Acres:** 1 Lot / 0.9 Acre

**Engineer / Surveyor:** Byrd Surveying, Inc.

B. ZON2016-01265 (Planned Unit Development)

**Holcombe Avenue Subdivision, Mosley's Addition to**

Planned Unit Development Approval to allow multiple buildings on a single building site.

16. [102, 142 A & B and 150 West Drive](#)

(West side of West Drive, at West terminus of Pherin Woods Court).

Council District 6

A. SUB2016-00066 (Subdivision)

**The Farm Subdivision**

**Number of Lots / Acres:** 1 Lot / 9.2± Acres

**Engineer / Surveyor:** Rowe Engineering and Surveying, Inc.

B. ZON2016-01274 (Planned Unit Development)

**The Farm Subdivision**

Planned Unit Development Approval to allow multiple buildings on a single building site along with shared access and parking.

C. ZON2016-01273 (Rezoning)

**Broadstreet Partners, LLC**

Rezoning from R-1, Single-Family Residential District, to R-3, Multiple-Family Residential District, to allow an apartment complex.

17. **4297 Riviere Du Chien Road**  
(Southwest corner of Riviere Du Chien Road and Halls Mill Road, extending to the North side of I-10).  
Council District 4

A. **SUB2016-00067 (Subdivision)**

**Du Chien Subdivision**

**Number of Lots / Acres:** 1 Lot / 11.3 Acres

**Engineer / Surveyor:** Rowe Engineering and Surveying, Inc.

B. **ZON2016-01276 (Rezoning)**

**Howard S. J. Walker, Jr. Family Limited Partnership**

Rezoning from R-1, Single-Family Residential District, and B-3, Community Business District, to I-1 Light Industry District, to eliminate split zoning.

18. **1151 Dauphin Street**  
(Southwest corner of Dauphin Street and Oakland Terrace).  
Council District 2

A. **SUB2016-00064 (Subdivision)**

**CEA Properties Subdivision**

**Number of Lots / Acres:** 3 Lots / 1.3 Acre

**Engineer / Surveyor:** Byrd Surveying, Inc.

B. **ZON2016-01271 (Rezoning)**

**Ben Cummings-Cummings Architecture**

Rezoning from R-1, Single-Family Residential District, and B-1, Buffer Business District, to B-1, Buffer Business District to eliminate split zoning.

**OTHER BUSINESS:**