MOBILE CITY PLANNING COMMISSION AGENDA

DECEMBER 1, 2016 - 2:00 P.M.

AUDITORIUM, MOBILE GOVERNMENT PLAZA

ROLL CALL

<table>
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<tr>
<th>Name</th>
<th>Position</th>
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<tr>
<td>Mr. Carlos Gant</td>
<td>Chairman</td>
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<tr>
<td>Ms. Libba Latham (PJ)</td>
<td>Vice Chairman</td>
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<td>Ms. Jennifer Denson</td>
<td>Secretary</td>
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<td>Mr. Allan Cameron (S)</td>
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<td>Mr. John Vallas</td>
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<td>Ms. Shirley Sessions</td>
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<td>Mr. Thomas Doyle</td>
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<td>Mr. Taylor Atchison</td>
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<td>Ms. Kina Andrews (MD)</td>
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<td>Mr. Nick Amberger (AO)</td>
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<td>Mrs. Bess Rich (CC)</td>
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<td>Mr. Don Hembree (PJ)</td>
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<td>Mr. Allan Cameron (S)</td>
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(S) Supernumerary (MD) Mayor’s Designee (AO) Administrative Official (CC) City Council Representative (PJ) Planning Jurisdiction

MINUTES:

HOLDOVERS:

1. **North terminus of Georgian Drive**
   Council District 5
   SUB2016-00122
   **Georgian Place Subdivision**
   Number of Lots / Acres: 1 Lot / 5.1± Acres
   Engineer / Surveyor: Polysurveying Engineering – Land Surveying
2. **2521 Halls Mill Road**  
(Southeast corner of Halls Mill Road and Navco Road)  
Council District 3  
ZON2016-01978 Colonial Trailways, Inc.  
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site.

3. **5955 Airport Boulevard, 754 Linlen Avenue and 755 Pinemont Drive**  
(Southwest corner of Airport Boulevard and Linlen Avenue extending to the Southeast corner of Airport Boulevard and Pinemont Drive)  
Council District 6  
a. **SUB2016-00120 (Subdivision)**  
5955 Airport Subdivision  
Number of Lots / Acres: 1 Lot / 1.5± Acre  
Engineer / Surveyor: Williams Lawler, PLS

b. **ZON2016-01977 (Rezoning)**  
David Shumer  
R-1, Single-Family Residential District, and B-2, Neighborhood Business District, to B-2, Neighborhood Business District, to eliminate split zoning.

**EXTENSIONS:**

4. **6501 Felhorn Road**  
(Southwest corner of Felhorn Road North and Rosyln Drive West).  
Council District 7  
ZON2014-01587 Smith Memorial AME Church  
Planned Unit Development Approval to allow a reduced side yard setback

**NEW SUBDIVISION APPLICATIONS**

5. **610 St. Anthony Street**  
(Northeast corner of St. Anthony Street and Dearborn Street).  
Council District 2  
SUB2016-00131 Anthony Dearborn Subdivision  
Number of Lots / Acres: 1 Lot / 0.3± Acre  
Engineer / Surveyor: Byrd Surveying, Inc.
6. **4979 & 4983 Audubon Drive**  
   (East side of Audubon Drive, 550’± North of Audubon Drive East).  
   Council District 4  
   SUB2016-00133  
   **Falkos Subdivision**  
   Number of Lots / Acres: 1 Lot / 1.7± Acre  
   Engineer / Surveyor: Byrd Surveying, Inc.

7. **5701 Old Shell Road**  
   (Southwest corner of Old Shell Road and South University Boulevard)  
   Council District 6  
   SUB2016-00134  
   **Campus Corner Subdivision**  
   Number of Lots / Acres: 1 Lot / 1.1± Acre  
   Engineer / Surveyor: Wattier Surveying, Inc.

8. **2073 Dauphin Street & 1 Mohawk Street**  
   (Southeast corner of Dauphin Street and Mohawk Street)  
   Council District 1  
   SUB2016-00127  
   **Dubroca Tract Subdivision, Block 25, Resubdivision of Lot 4**  
   Number of Lots / Acres: 2 Lots / 0.2± Acre  
   Engineer / Surveyor: Byrd Surveying, Inc.

9. **1651 Schillinger Road North**  
   (West side of Schillinger Road North, 35’± South of Tara Drive)  
   County  
   SUB2016-00129  
   **LHRP Commercial Park Subdivision, Resubdivision of**  
   Number of Lots / Acres: 2 Lots / 8.3± Acres  
   Engineer / Surveyor: Richard L. Patrick, PLS

10. **800 & 806 Monroe Street**  
    (North side of Monroe Street, 125’± East of South Jefferson Street).  
    Council District 2  
    SUB2016-00136  
    **Haint Blue Subdivision**  
    Number of Lots / Acres: 2 Lots / 0.7± Acre  
    Engineer / Surveyor: Smith, Kolb & Associates

11. **300, 302 and 304 State Street**  
    (Northeast corner of State Street and North Claiborne Street)  
    Council District 2  
    SUB2016-00137  
    **Jackson Street Subdivision, Renea’s Second Addition**  
    Number of Lots / Acres: 2 Lots / 0.6± Acre  
    Engineer / Surveyor: Byrd Surveying, Inc.
NEW PLANNED UNIT DEVELOPMENT APPLICATIONS

12. 1141 Montlimar Drive
    (East side of Montlimar Drive, 140’± South of the East terminus of Carlyle Close East)
    Council District 5
    ZON2016-02221
    State Bank and Trust Company
    Planned Unit Development Approval to amend a previously approved Planned Unit
    Development to allow shared access and parking between multiple structures on multiple
    lots.

NEW GROUP APPLICATIONS:

13. 3590 Pleasant Valley Road
    (North side of Pleasant Valley Road, 130’± East of Heritage Drive East).
    Council District 5
    a. SUB2016-00128 (Subdivision)
       Bright Beginnings Subdivision
       Number of Lots / Acres: 1 Lot / 1.8± Acre
       Engineer / Surveyor: Stewart Surveying, Inc.
    b. ZON2016-02224 (Planning Approval)
       Bright Beginnings Subdivision
       Planning Approval to amend a previously approved Planning Approval to allow a
       school in a B-1, Buffer-Business District.

14. 4115 Riviere Du Chien Road
    (West side of Riviere Du Chien Road at the West terminus of Leighton Place Drive)[an
    unimproved road].
    Council District 4
    a. SUB2016-00130 (Subdivision)
       Halls Mill Road Plant Subdivision
       Number of Lots / Acres: 1 Lot / 20.4± Acres
       Engineer / Surveyor: McCrory & Williams, Inc.
    b. ZON2016-02225 (Planning Approval)
       Halls Mill Road Plant Subdivision
       Planning Approval to allow a sewage pumping station with attenuation ponds in an
       R-1 Single-Family Residential District.
15. **2251 & 2255 Pesnell Court and 2250 Moss Creek Court**  
(North terminus of Pesnell Court extending to the North terminus of Moss Creek Court)  
Council District 6  

a. **SUB2016-00135 (Subdivision)**  
**Brookview at Brookside Subdivision, Moss Creek Addition to**  
**Number of Lots / Acres:** 2 Lots / 27.3± Acres  
**Engineer / Surveyor:** Rowe Engineering and Surveying, Inc.  

b. **ZON2016-02227 (Rezoning)**  
**O. A. Pesnell**  
Rezoning from R-1, Single-Family Residential District, and R-3, Multiple Family District, to R-1, Single-Family Residential District and R-3, Multiple Family District to adjust an existing lot line.

16. **7078 Bruns Drive**  
(Northeast corner of Bruns Drive and Cody Road South)  
Council District 6  

a. **ZON2016-02223 (Planning Approval)**  
**Dennis P. Wilkins**  
Planning Approval to allow an indoor shooting range/ fire arm training facility in a B-3, Community Business District.  

b. **ZON2016-02200 (Sidewalk Waiver)**  
**Dennis P. Wilkins**  
Request to waive construction of a sidewalk along Cody Road.

**OTHER BUSINESS:**