

**MOBILE CITY PLANNING COMMISSION AGENDA**

**MAY 18, 2017 - 2:00 P.M.**

**AUDITORIUM, MOBILE GOVERNMENT PLAZA**

**ROLL CALL:**

	Mr. Carlos Gant, <i>Chairman</i>
	Ms. Libba Latham (PJ), <i>Vice Chairman</i>
	Ms. Jennifer Denson, <i>Secretary</i>
	Mr. John Vallas
	Ms. Shirley Sessions
	Mr. Thomas Doyle
	Mr. Taylor Atchison
	Ms. Kina Andrews, (MD)
	Mr. Nick Amberger (AO)
	Ms. Bess Rich (CC)
	Mr. Don Hembree (PJ)
	Mr. Allan Cameron (S)
	(S)

(S) Supernumerary (MD) Mayor's Designee (AO) Administrative Official  
(CC) City Council Representative (PJ) Planning Jurisdiction

**MINUTES:**

**HOLDOVERS:**

1. **3450 Girby Road**  
**(North side of Girby Road, 160'± East of Hillcrest Road).**  
Council District 6  
**ZON2017-00397**  
**O. A. Pesnell, Jr.**  
Rezoning from B-1, Buffer-Business District, and B-3, Community Business District, to B-1, Buffer-Business District, to eliminate split zoning.

2. **West side of South University Boulevard, 305'± South of Old Shell Road**  
Council District 6  
**ZON-000008-2017**  
**Wells Ventures LLC**  
Rezoning from R-1, Single-Family Residential District, to B-2, Neighborhood Business District, to allow a restaurant.
  
3. **North side of Providence Park Drive South, 210'± East of Cody Road South, extending to the East side of Cody Road South, 465'± North of Providence Park Drive South**  
Council District 6
  - a. **SUB-000052-2017 (Subdivision)**  
**Providence Park Mob1 Subdivision**  
**Number of Lots / Acres:** 1 Lot / 2.5± Acres  
**Engineer / Surveyor:** Byrd Surveying, Inc.
  - b. **PUD-000054-2017 (Planned Unit Development)**  
**Providence Park Mob1 Subdivision**  
Planned Unit Development Approval to amend a previously approved Planned Unit Development Master Plan to allow a medical office.

**EXTENSIONS:**

4. **South side of Howells Ferry Road at the South terminus of Harvey Hill Road**  
County  
**SUB2014-00122 (Subdivision)**  
**Colleton Place Subdivision, Phases 2-4**  
**Number of Lots / Acres:** 104 Lots / 29.3± Acres  
**Engineer / Surveyor:** Polysurveying Engineering – Land Surveying

**NEW SUBDIVISION APPLICATIONS:**

5. **7225 Old Pascagoula Road**  
(South side of Old Pascagoula Road, 430'± West of Mamont Boulevard).  
County  
**SUB-000079-2017**  
**Vera Downs Subdivision, Resubdivision of Lots 37 & 38**  
**Number of Lots / Acres:** 1 Lot / 1.0± Acre  
**Engineer / Surveyor:** John Crenshaw, PLS

6. **9885 Naman Loop**  
(Southeast corner of Naman Loop and Juanita Street).  
County  
**SUB-000068-2017**  
**A. Moore Estates Subdivision**  
**Number of Lots / Acres:** 2 Lots / 1.1± Acre  
**Engineer / Surveyor:** Stewart Surveying, Inc.
7. **9315 Talking Leaves Lane**  
(South side of Talking Leaves Lane, 210'± East of Sequoya Trail).  
County  
**SUB-000069-2017**  
**Wind Dance Estates Subdivision, First and Second Additions, Resubdivision of Lot 4A**  
**Number of Lots / Acres:** 2 Lots / 1.5± Acre  
**Engineer / Surveyor:** Austin Engineering Co. Inc.
8. **12388 Airport Boulevard**  
(North side of Airport Boulevard, 2/10 mile± East of Wild Flower Drive West).  
County  
**SUB-000071-2017**  
**Airmen Estates Subdivision, First Addition, Revised**  
**Number of Lots / Acres:** 2 Lots / 11.8± Acres  
**Engineer / Surveyor:** Joseph T. Regan, Jr.
9. **250 Chatham Street**  
(Southwest corner of Chatham Street and Palmetto Street, extending to the Northwest corner of Chatham Street and Augusta Street).  
Council District 2  
**SUB-000072-2017**  
**Cutts Place Subdivision**  
**Number of Lots / Acres:** 2 Lots / 0.8± Acre  
**Engineer / Surveyor:** George K. Chandler.
10. **5200, Schillinger Road South and 5215 & 5217 Roswell Road South**  
(East side of Roswell Road South, 880'± South of Roswell Road, extending to the West side of Schillinger Road South)  
County  
**SUB-000077-2017**  
**Kelly Farms Subdivision**  
**Number of Lots / Acres:** 2 Lots / 2.1± Acres  
**Engineer / Surveyor:** Rowe Engineering and Surveying, Inc.

**11. North and South side of Pierson Drive, 430'± East of Fenwick Loop West and Northeast corner of Saybrook Boulevard and Morse Loop and South side of Saybrook Boulevard, 35'± East of Morse Loop.**

County

**SUB-000075-2017**

**The Legacy at Saybrook Subdivision, Unit 1A**

**Number of Lots / Acres:** 4 Lots / 1.3± Acre

**Engineer / Surveyor:** Dewberry / Preble-Rish

**12. West side of Dauphin Island Parkway extending 120'± East of Eslava Creek, situated around Woodland Drive and Highland Court.**

Council District 3

**SUB-000076-2017**

**Dauphin Creek Estates Subdivision**

**Number of Lots / Acres:** 6 Lots / 29.0± Acres

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

**NEW PLANNED UNIT DEVELOPMENT APPLICATIONS:**

**13. 4410 Birchwood Drive East and 4548 & 4568 Halls Mill Road**

(North side of Halls Mill Road, 215'± West of Laughlin Drive, extending to the South terminus of Birchwood Drive).

Council District 4

**PUD-000083-2017**

**Dunnaway Corporation**

Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site for a church school and daycare in an R-1, Single-Family Residential District and shared access and parking between two building sites.

## **NEW GROUP APPLICATIONS:**

### **14. 363 South Royal & 378 Old Water Street**

(Southeast corner of South Royal Street and Canal Street, extending to the Southwest corner of Canal Street and Old Water Street, extending to the Northwest corner of Palmetto Street and Old Water Street).

Council District 2

#### **a. SUB-000064-2017 (Subdivision)**

##### **Ryerson Subdivision**

**Number of Lots / Acres:** 1 Lot / 3.5± Acres

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

#### **b. PUD-000065-2017 (Planned Unit Development)**

##### **Ryerson Subdivision**

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

### **15. 1270 & 1272 Pecan Street, 605 & 608 Live Oak Street, 1257, 1259, 1261 & 1263 Persimmon Street**

(Northeast corner of Pecan Street and Live Oak Street extending to the Southeast corner of Live Oak Street and Persimmon Street; and West side of Live Oak Street, 120'± South of Persimmon Street).

Council District 2

#### **a. SUB-000078-2017 (Subdivision)**

##### **New Hope Baptist Church Subdivision, Resubdivision 2**

**Number of Lots / Acres:** 1 Lot / 1.0± Acre

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

#### **b. PUD-000081-2017 (Planned Unit Development)**

##### **New Hope Baptist Church Subdivision, Resubdivision 2**

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

#### **c. PA-000080-2017 (Planning Approval)**

##### **New Hope Baptist Church Subdivision, Resubdivision 2**

Planning Approval to allow the expansion of a church and construction of an off-site parking lot for church use in an R-2, Two-Family Residential District.

**16. 1109 Government Street and 1108 & 1110 Church Street**

(South side of Government Street, 175'± West of George Street, extending to the North side of Church Street, 215'± West of George Street).

Council District 2

**a. SUB-000073-2017 (Subdivision)**

**Government Street Subdivision, John Sims Addition to**

**Number of Lots / Acres: 3 Lots / 1.0± Acre**

**Engineer / Surveyor: McCrory & Williams, Inc.**

**b. PUD-000074-2017 (Planned Unit Development)**

**Government Street Subdivision, John Sims Addition to**

Planned Unit Development Approval to allow multiple buildings on a single building site, reduced lot size, and reduced rear yard setback for an existing multiple family housing site.

**17. 5900 Cottage Hill Road**

(North side of Cottage Hill Road, 230'± West of Freemont Drive).

Council District 6

**a. PUD-000009-2017 (Planned Unit Development) (HOLDOVER)**

**Mobile Christian School**

Planned Unit Development Approval to amend a previously approved Master Plan to allow new pole lights for softball field.

**b. PA-000082-2017 (Planning Approval)**

**Mobile Christian School**

Planning Approval to amend a previously approved Master Plan to allow new pole lights for a softball field to an existing church school in an R-1, Single-Family Residential District.

**18. 1007 Spring Hill Avenue**

(South side of Spring Hill Avenue, 80'± East of Pine Street).

Council District 2

**a. PUD-000085-2017 (Planned Unit Development)**

**Alexander Nicolson**

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

**b. PA-000084-2017 (Planning Approval)**

**Alexander Nicolson**

Planning Approval to allow furniture manufacturer in a B-4, General Business District.

**OTHER BUSINESS:**

- Call for Public Hearing to consider an amendment to 64.4.J Telecommunications Towers and Facilities pursuant to Federal Regulations

- Public Hearing to consider adoption of the Future Land Use Plan and Map and the Major Street Plan and Map.