

MOBILE CITY PLANNING COMMISSION AGENDA
SEPTEMBER 7, 2017 - 2:00 P.M.
AUDITORIUM, MOBILE GOVERNMENT PLAZA

ROLL CALL:

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| | 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

HOLDOVERS:

- 1. West terminus of Moses Way, extending to the East side of Rex Drive.**
County
SUB-000149-2017 (Subdivision)
Labrador Run Phase Three B Subdivision
Number of Lots / Acres: 14 Lots / 7.2± Acres
Engineer / Surveyor: Austin Engineering Company, Inc.

2. **5401 Cottage Hill Road**

(Southwest corner of Cottage Hill Road and Vivian Drive).

Council District 4

PUD-000155-2017 (Planned Unit Development)

Chinnis Holdings LLC

Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow shared access between two building sites to include an 8' X 24' trailer/smoker within the 11' of side yard setback with reduced parking for a dining area expansion for an existing restaurant.

3. **401 Cochrane Causeway**

(West side of Cochrane Causeway, 600'± North of Sixth Street).

Council District 2

a. **SUB-000174-2017 (Subdivision)**

Davenport Properties Subdivision, Unit Three

Number of Lots / Acres: 1 Lot / 8.0± Acres

Engineer / Surveyor: Bruce Smith

b. **PUD-000125-2017 (Planned Unit Development) (Holdover)**

Bruce Smith

Planned Unit Development Approval to allow shared access and parking between two building sites and allow multiple buildings on two building sites to include a new wash station.

c. **SUB-SW-000175-2017 (Sidewalk Waiver)**

Blakeley Boatworks

Request to waive construction of a sidewalk along Cochrane Causeway.

NEW SUBDIVISION APPLICATIONS:

4. **North side of Caster Street, 500'± East of Short Van Liew Road**

Council District 3

SUB-000186-2017

James Subdivision

Number of Lots / Acres: 1 Lot / 0.5± Acre

Engineer / Surveyor: Stewart Surveying, Inc.

5. **358 St. Louis Street**
(Area bounded by St. Louis Street, North Franklin Street, St. Anthony Street, Gliddon Place and North Claiborne Street).
Council District 2
SUB-000187-2017
Innovation Portal Subdivision
Number of Lots / Acres: 1 Lots / 1.3± Acre
Engineer / Surveyor: LA South Inc.

6. **5460 Inn Road & 5296 Tillmans Corner Parkway**
(Southwest corner of Tillmans Corner Parkway and Inn Road).
Council District 4
SUB-000188-2017
Valencia Corner Subdivision
Number of Lots / Acres: 1 Lot / 1.7± Acre
Engineer / Surveyor: Anil Badve, P.E.

7. **6351 Muir Woods Drive South & 6270 Rose Court**
(North terminus of Rose Court extending to the South terminus of Muir Woods Court South).
Council District 6
SUB-000177-2017
Muir Woods Subdivision, First Unit, Resubdivision and Addition to Lot 10
Number of Lots / Acres: 2 Lots / 2.4± Acres
Engineer / Surveyor: Byrd Surveying, Inc.

8. **1583 & 1603 Stone Hedge Drive West**
(Northeast corner of Stone Hedge Drive West and Stone Creek Court).
County
SUB-000182-2017
Stone Hedge Subdivision, Unit One, Resubdivision of Lots 6 & 7
Number of Lots / Acres: 2 Lots / 1.3± Acre
Engineer / Surveyor: Byrd Surveying, Inc.

9. **2193 Wolf Branch Drive South**
(East side of Wolf Branch Drive South, 75'± South of Liberty Drive West).
County
SUB-000185-2017
Newman Crossing Subdivision, Unit Two, Resubdivision of Lot 55
Number of Lots / Acres: 1 Lot / 0.2± Acre
Engineer / Surveyor: Rowe Engineering and Surveying, Inc.

10. 7601 & 7609 Three Notch Kroner Road and 4937 & 4969 Gunn Road

(Southeast corner of Three Notch Kroner Road and Gunn Road).

County

SUB-000183-2017

Carol Plantation Subdivision, Unit Five, Resubdivision of Lot 616

Number of Lots / Acres: 3 Lots / 2.4± Acres

Engineer / Surveyor: Byrd Surveying, Inc.

11. 3520 Spanish Alley

(North terminus of Spanish Alley, 260'± North of Riviere Du Chien Court).

Council District 4

SUB-000204-2017

Sunset Creek Subdivision

Number of Lots / Acres: 3 Lots / 7.5± Acres

Engineer / Surveyor: Rowe Engineering and Surveying, Inc.

12. East terminus of Kipling Trace

County

SUB-000203-2017

Oaks of Fowl River Subdivision, Resubdivision of

Number of Lots / Acres: 4 Lots / 12.2± Acres

Engineer / Surveyor: Polysurveying Engineering-Land Surveying

13. 8401 Howells Ferry Road

(South terminus of Eunice Drive).

County

SUB-000184-2017

Penny Lakes Subdivision

Number of Lots / Acres: 18 Lots / 7.7± Acres

Engineer / Surveyor: Austin Engineering Company, Inc.

NEW SIDEWALK WAIVER APPLICATIONS:

14. 1790 West I-65 Service Road South

(West side of West I-65 Service Road South, 270'± North of Government Boulevard).

Council District 4

SUB-SW-000176-2017

Oppidan Holdings, LLC C/o Jay Moore

Request to waive construction of a sidewalk along West I-65 Service Road South

NEW PLANNED UNIT DEVELOPMENT APPLICATIONS:

15. 3050 & 3060 Dauphin Street

(North side of Dauphin Street, 535'± West of Sage Avenue).

Council District 1

PUD-000195-2017

Hutchinson Moore & Rauch, LLC

Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow shared access and parking between two lots and multiple buildings on a single building site.

16. 4803, 4805, 4807, 4811, 4813, 4819 & 4821 Moffett Road

(Southwest corner of Moffett Road and Forest Hill Drive).

Council District 7

PUD-000209-2017

Ken Knuckles (Development Management Group, LLC)

Planned Unit Development Approval to allow shared access and parking between multiple building sites.

NEW GROUP APPLICATIONS:

17. 7681 Old Shell Road and 7660 Monk Avenue

(Area bounded by Old Shell Road, Monk Avenue, Alverson Road North and Harding Boulevard)

Council District 7

a. SUB-000189-2017 (Subdivision)

Bucknell Subdivision

Number of Lots / Acres: 1 Lot / 1.5± Acre

Engineer / Surveyor: Byrd Surveying, Inc.

b. ZON-000191-2017 (Rezoning)

Liberation Properties, LLC

Rezoning from R-1, Single-Family Residential District, to B-3, Community Business District, to allow the construction of a medical office and a coffee shop.

18. 1007 Spring Hill Avenue and 118 North Pine Street

(Southeast corner of Spring Hill Avenue and North Pine Street).

Council District 2

a. SUB-000194-2017 (Subdivision)

Pine Spring Subdivision

Number of Lots / Acres: 1 Lot / 0.2± Acre

Engineer / Surveyor: Erdman Surveying, LLC

b. PUD-000193-2017 (Planned Unit Development)

Pine Spring Subdivision

Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site and shared parking between two building sites.

c. PA-000190-2017 (Planning Approval)

Pine Springs Subdivision

Planning Approval to amend a previously approved Planning Approval to allow the operation of a furniture manufacturing company in a B-4, General Business District.

19. 1610 Union Street

(East side of Union Street, 643'± South of Rochester Street)

Council District 1

a. SUB-000198-2017 (Subdivision)

Booker T. Washington Highlands Subdivision, Resubdivision of Lots 22 & 23

Number of Lots / Acres: 1 Lot / 0.4± Acre

Engineer / Surveyor: Stewart Surveying, Inc.

b. PUD-000196-2017 (Planned Unit Development)

Booker T. Washington Highlands Subdivision, Resubdivision of Lots 22 & 23

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

c. ZON-000197-2017 (Rezoning)

Ms. Betty Bush d/b/a “The Bush Tot Spot”

Rezoning from R-1, Single-Family Residential District, to B-1, Buffer Business District, to allow a daycare.

d. PA-000210-2017 (Planning Approval)

Booker T. Washington Highlands Subdivision, Resubdivision of Lots 22 & 23

Planning Approval to allow the operation of a daycare in a B-1, Buffer-Business District.

e. SUB-SW-000211-2017 (Sidewalk Waiver)

Betty Levern Bush

Request to waive construction of a sidewalk along Union Avenue.

20. 1625 Union Street

(East and West sides of Union Street, 345'± South of Rochester Street).

Council District 1

a. SUB-000201-2017 (Subdivision)

Annie Mae's Gardens Subdivision

Number of Lots / Acres: 1 Lot / 0.3± Acre

Engineer / Surveyor: Rowe Engineering & Surveying, Inc.

b. PUD-000199-2017 (Planned Unit Development)

Annie Mae's Gardens Subdivision

Planned Unit Development Approval to allow offsite parking for a proposed assisted living facility.

c. ZON-000200-2017 (Rezoning)

Annie Mae's Gardens Subdivision

Rezoning from R-1, Single-Family Residential District, to R-3, Multiple-Family Residential District, to allow an assisted living facility.

d. PA-000213-2017 (Planning Approval)

Christine Clolinger

Planning Approval to allow an assisted living facility in a R-3 Multiple-Family Residential District.

e. SUB-SW-000202-2017 (Sidewalk Waiver)

Christine Clolinger, on behalf of Allen Bush

Request to waive construction of a sidewalk along Union Avenue.

21. 601 Cody Road North

(Southwest corner Cody Road North and Sellers Lane).

Council District 7

a. SUB-000207-2017 (Subdivision)

DJHB Subdivision

Number of Lots / Acres: 1 Lot / 0.5± Acre

Engineer / Surveyor: Polysurveying Engineering – Land Surveying

b. PUD-000208-2017 (Planned Unit Development)

DJHB Subdivision

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

22. 4101 Wimbledon Drive West

(North and South sides of Wimbledon Drive West, 200'± West of Turnin Lane, extending to the East and South sides of Country Club Road, and the North side of Airport Boulevard, ¼ mile± West of South McGregor Avenue).

Council District 5

a. SUB-000206-2017 (Subdivision)

Country Club of Mobile Subdivision

Number of Lots / Acres: 2 Lots / 189.5± Acres

Engineer / Surveyor: Rowe Engineering and Surveying, Inc.

b. PUD-000144-2017 (Planned Unit Development) (Holdover)

Country Club of Mobile Subdivision

Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow a new asphalt tennis court, reduced front yard setback and with multiple buildings on a single building site.

c. PA-000205-2017 (Planning Approval)

Country Club of Mobile Subdivision

Planning Approval to amend a previously approved Planning Approval to allow an expansion of an existing private club in an R-1, Single-Family Residential District.

OTHER BUSINESS:

- Call for Public Hearing Correction: amend the date for the Public Hearing to consider an amendment to 64.4.J Telecommunications Towers and Facilities to make allowances for new technologies from September 7, 2017 to October 5, 2017
- Discussion regarding the letter from Council President Gregory regarding consideration of including the requirement for street lights in the Subdivision Regulations.