

MOBILE CITY PLANNING COMMISSION AGENDA

SEPTEMBER 5, 2019 - 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. Cart Blackwell
	Ms. Shirley Sessions
	Mr. Allan Cameron
	Mr. Taylor Atchison
	Mr. Matt Anderson, (MD)
	Mr. Nick Amberger (AO)
	Ms. Bess Rich (CC)
	Mr. Don Hembree (PJ)
	Mr. John W. "Jay" Stubbs, Jr. (S)
	Mr. J. William Goodloe, III (S)

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

EXTENSIONS:

- Northwest corner of Cypress Business Park Drive and Shipyard Road**
Council District 4
SUB-000572-2018
Bluffs at Cypress Creek Subdivision, Phase Two
Number of Lots / Acres: 3 Lots / 9.5± Acres
Engineer / Surveyor: Rowe Engineering and Surveying, Inc.

Planning Commission
September 5, 2019

2. 100 Long Street

(West side of Long Street, 447'± South of Old Shell Road).

Council District 6

a. SUB-000594-2018 (Subdivision)

Jaguar Cottages Subdivision

Number of Lots / Acres: 1 Lot / 2.5± Acres

Engineer / Surveyor: Clark, Geer, Latham & Associates

b. PUD-000596-2018 (Planned Unit Development)

Jaguar Cottages Subdivision

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

HOLDOVERS:

3. 1624 Spring Hill Avenue

(North side of Spring Hill Avenue, 100'± East of USA Childrens and Womens Parkway)

Council District 2

a. SUB-000947-2019 (Subdivision)

Magnolia Manor Subdivision

Number of Lots / Acres: 1 Lot / 3.8± Acres

Engineer / Surveyor: Barton & Shumer Engineering, LLC

b. PUD-000949-2019 (Planned Unit Development)

Magnolia Manor Subdivision

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

c. ZON-000948-2019 (Rezoning)

David Shumer

Rezoning from R-1, Single-Family Residential District, to B-2, Neighborhood Business District.

NEW SUBDIVISION APPLICATIONS:

4. 1503 & 1529 Wolf Ridge Road

(West side of Wolf Ridge Road, 700'± North of Moffett Road).

Council District 1

SUB-001008-2019

Paradise Gardens Subdivision

Number of Lots / Acres: 1 Lot / 22.7± Acres

Engineer / Surveyor: Byrd Surveying, Inc.

Planning Commission
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5. **4145 Audubon Drive East**
(West terminus of Audubon Drive East).
Council District 4
SUB-001010-2019
Audubon Drive Subdivision, Dawkins Addition to
Number of Lots / Acres: 1 Lot / 1.3± Acre
Engineer / Surveyor: Polysurveying Engineering-Land Surveying

6. **4251 Alden Drive**
(Southwest corner of Alden Drive and Sheldon Way).
Council District 4
SUB-001019-2019
Sheldon Place Subdivision, First Unit, Resubdivision of Lots 4 & 5
Number of Lots / Acres: 1 Lot / 0.9± Acre
Engineer / Surveyor: Byrd Surveying, Inc.

7. **7236 Wynngate Court**
(Northeast corner of Wynngate Court and Wynngate Way).
Council District 6
SUB-001024-2019
Wynnfield Subdivision, Unit Five, Resubdivision of Lot 11
Number of Lots / Acres: 1 Lot / 1.0 ± Acre
Engineer / Surveyor: Austin Engineering Co, Inc.

8. **152 & 156 South McGregor Avenue**
(East side of South McGregor Avenue, 135'± South of Dunleith Court).
Council District 5
SUB-001009-2019
Perry Place Subdivision, Revised
Number of Lots / Acres: 2 Lots / 0.9± Acre
Engineer / Surveyor: Polysurveying Engineering-Land Surveying

9. **211 & 213 Childree Drive**
(Northeast corner of Childree Drive and Rochester Road).
Council District 5
SUB-001020-2019
Childree Estates Subdivision
Number of Lots / Acres: 2 Lots / 1.4± Acre
Engineer / Surveyor: Richard L Patrick, Professional Land Surveyor

NEW PLANNED UNIT DEVELOPMENT APPLICATIONS:

10. 5500 Plantation Road

(South side of Plantation Road, 765'± East of U.S. Highway 90 West).

Council District 4

PUD-001023-2019

Russell Investments, LLC

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

NEW PLANNING APPROVAL APPLICATIONS:

11. 5901, 5905 & 5909 Airport Boulevard

(Southwest corner of Airport Boulevard and Galloway Avenue, extending to the Southeast corner of Airport Boulevard and Linlen Avenue).

Council District 6

PA-001021-2019

First National Bank and Trust

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

12. 618 Azalea Road

(South side of Azalea Road, 715'± West of Village Green Drive).

Council District 5

PA-001030-2019

McKemie Place, Inc.

Planning Approval to allow the operation of an emergency shelter for women in a B-1, Buffer-Business District.

NEW SIDEWALK WAIVER APPLICATIONS:

13. 5208 Mobile South Street

(North side of Mobile South Street, 650'± East of Business Parkway).

Council District 4

SUB-SW-001022-2019

Val's Seafood (Val Hammond)

Request to waive construction of a sidewalk along Mobile South Street.

NEW GROUP APPLICATIONS:

14. 3101, 3105 & 3109 Commerce Court East and 1101 & 1105 I-65 Commerce Drive

(Southeast corner of Commerce Court East and I-65 Commerce Drive, extending to the South and East terminus of Commerce Court East).

Council District 4

a. SUB-001011-2019 (Subdivision)

Springhill Realty Subdivision

Number of Lots / Acres: 2 Lots / 3.4± Acres

Engineer / Surveyor: Thomas B. Clark P.E.

b. PUD-001016-2019 (Planned Unit Development)

Springhill Realty Subdivision

Planned Unit Development Approval to amend a previously approved Administrative Planned Unit Development to allow shared access and parking between multiple lots.

15. East terminus of Leighton Place

Council District 4

a. SUB-001027-2019 (Subdivision)

Leighton Village

Number of Lots / Acres: 30 Lots / 12.8± Acres

Engineer / Surveyor: Richard L Patrick, Professional Land Surveyor

b. PUD-000971-2019 (Planned Unit Development) (Holdover)

Leighton Village (Rick Twilley)

Planned Unit Development Approval to allow a proposed subdivision with reduced front and side yard setbacks.

16. 65 Mobile Street

(Southwest corner of Mobile Street and Old Shell Road, extending South and West to the CN Railroad right-of-way and the South terminus of Martin Street).

Council District 1

a. PUD-001006-2019 (Planned Unit Development)

UMS-Wright Corporation

Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site to include a new concession stand.

- b. **PA-001005-2019 (Planning Approval)**
UMS-Wright Corporation
Planning Approval to allow the expansion of an existing private school in an R-1, Single-Family Residential District.

OTHER BUSINESS:

September 19th agenda. Planning Approval request for an above ground storage tank (AST). This is the first Planning Approval for an AST since the Zoning Ordinance was amended in 2016 to further regulate ASTs.

Link to the application:

<https://www.cityofmobile.org/uploads/190731121816CochraneCswy1231combined.pdf>

1231 Cochrane Causeway

(West side of Cochrane Causeway, 1.7 mile± North of the Bankhead Tunnel)
Council District 2

- a. **SUB-001017-2019 (Subdivision)**
Blakeley Island Storage Site Subdivision
Number of Lots / Acres: 1 Lot / 8.1± Acres
Engineer / Surveyor: Hargrove and Associates, Inc.
- b. **PUD-000991-2019 (Planned Unit Development)**
Blakeley Island Storage Site Subdivision
Planned Unit Development Department to allow multiple buildings on a single building site
- c. **PA-000989-2019 (Planning Approval)**
Blakeley Island Storage Site Subdivision
Planning Approval to allow the storage of hazardous materials in an I-2, Heavy Industry District.
- d. **SUB-SW-000990-2019 (Sidewalk Waiver)**
Martin Energy Services, LLC (Brad Justice)
Request to waive construction of a sidewalk along Cochrane Causeway.