

**MOBILE CITY PLANNING COMMISSION MINUTES**  
**MEETING OF JUNE 1, 2006 - 2:00 P.M.**  
**AUDITORIUM, MOBILE GOVERNMENT PLAZA**

**Members Present**

Terry Plauche, Chairman  
Ann Deakle  
Bill DeMouy  
Mead Miller  
Roosevelt Turner  
James Watkins III

**Members Absent**

Clinton Johnson  
Victoria L. Rivizzigno, Secretary  
John Vallas  
Nicholas Holmes

**Urban Development Staff Present**

Richard L. Olsen  
Deputy Director of Planning  
Bert Hoffman, Planner II  
Madeleine Masters, Planner I  
David Daughenbaugh, Urban Forestry  
Val Manuel, Secretary II

**Others Present**

John Lawyer, Assistant City Attorney  
Jennifer White, Traffic Engineering  
Pat Stewart, County Engineering

Mr. Plauche stated the number of members present constituted a quorum and called the meeting to order.

The notation *motion carried unanimously* indicates a consensus, with the exception of the Chairman who does not participate in voting unless otherwise noted.

**HOLDOVERS:**

**Case #SUB2006-00059 (Subdivision)**

**Michele Estates Subdivision**

4260 Renee Road East  
(East side of Renee Road East).  
2 Lots / 10.1± Acres

Mr. Plauche stated that the applicant was present and concurred with the staff recommendations.

There was no one present in opposition.

After discussion a motion was made by Mr. Watkins and seconded by Mr. Turner to approve the above referenced subdivision subject to the following conditions:

The motion carried unanimously.

- 1) dedication of sufficient right-of-way to provide 25 feet from the centerline of Renee Road East;
- 2) the placement of a note on the final plat stating that there will be no resubdivision of the site until Renee Road East is improved to County Engineering standards;
- 3) the placement of a note on the final plat stating that the site appears to be in the path of the proposed major street, and thus may be impacted by the major street in the future; and
- 4) the placement of a note on the final plat stating that any lots that are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7 of the Subdivision Regulations.

The motion carried unanimously.

**Case #ZON2006-00832 (Planning Approval)**

**Alba Fishing & Hunting Club**

2530 River Forest Road

(North side of River Forest Road at Dog River).

A request for Planning Approval to allow the expansion of an existing recreation club in an R-1, Single-Family Residential district to include a new membership meeting hall was considered.

The plan illustrates the existing buildings along with the proposed building.

Mr. Plauche stated that the applicant was present and concurred with the staff recommendations.

There was no one present in opposition.

After discussion a motion was made by Mr. Turner and seconded by Mr. Watkins to approve this plan subject to the following conditions:

- 1) revision of the site plan and plat to depict the minimum building setback line and 10 feet of additional setback (no dedication required) from River Forest Road, for a total of 35 feet;
- 2) placement of a note on the site plan and plat stating that the lot is limited to the existing curb-cut;
- 3) approval of all applicable federal, state and local agencies prior to the issuance of any permits or land disturbance activities;
- 4) revision of the site plan to show detention basins, if required;
- 5) revision of the site plan to depict any dumpster or waste storage facilities; and
- 6) completion of the Subdivision process.

The motion carried unanimously.

**Case #ZON2006-00834 (Planned Unit Development)**

**Alba Fishing & Hunting Club**

2530 River Forest Road

(North side of River Forest Road at Dog River).

A request for Planned Unit Development approval to allow multiple buildings on a single building site was considered.

The plan illustrates the existing buildings along with the proposed building.

Mr. Plauche stated that the applicant was present and concurred with the staff recommendations.

There was no one present in opposition.

After discussion a motion was made by Mr. Turner and seconded by Mr. Watkins to approve this plan subject to the following conditions:

- 1) revision of the site plan and plat to depict the minimum building setback line and 10 feet of additional setback (no dedication required) from River Forest Road, for a total of 35 feet;
- 2) placement of a note on the site plan and plat stating that the lot is limited to the existing curb-cut;
- 3) approval of all applicable federal, state and local agencies prior to the issuance of any permits or land disturbance activities;
- 4) revision of the site plan to show detention basins, if required;
- 5) revision of the site plan to depict any dumpster or waste storage facilities; and
- 6) completion of the Subdivision process.

The motion carried unanimously.

**Case #SUB2006-00076 (Subdivision)**

**Alba Fishing & Hunting Club Subdivision**

Northwest corner of Alba Club Road and River Forest Road, extending to Dog River.

2 Lots / 8.5± Acres

The plan illustrates the existing buildings along with the proposed building.

Mr. Plauche stated that the applicant was present and concurred with the staff recommendations.

There was no one present in opposition.

After discussion a motion was made by Mr. Turner and seconded by Mr. Watkins to approved the above referenced subdivision subject to the following conditions:

\*\* , 2003

- 1) revision of the plat to depict the minimum building setback line and 10 feet of additional setback (no dedication required) from River Forest Road, for a total of 35 feet; and
- 2) placement of a note on the plat stating that the lot is limited to the existing curb-cut.

The motion carried unanimously.

**EXTENSIONS:**

**Case #SUB2004-00103 (Subdivision)**

**Indian Commercial Park Subdivision, Phase II**

South side of Zeigler Boulevard, 200'± East of Schillinger Road, extending to the East side of Schillinger Road, 300'± South of Zeigler Boulevard.

14 Lots / 7.0± Acres

A Request for a one-year extension of previous approval was considered.

After discussion a motion was made by Mr. Plauche and seconded by Ms. Deakle to grant a one-year extension of approval for the above referenced subdivision. However, the applicant should be advised that a third extension is unlikely.

The motion carried unanimously.

**Case #SUB2003-00050 (Subdivision)**

**OSR Subdivision**

5559 and 5565 Old Shell Road

(South side of Old Shell Road, 500'± East of University Boulevard).

3 Lots / 1.9± Acres

A Request for a one-year extension of previous approval was considered.

After discussion a motion was made by Mr. Plauche and seconded by Ms. Deakle to deny your request

The motion carried unanimously.

After discussion a motion was made by \* and seconded by \*

The motion carried unanimously.

**NEW SUBDIVISION APPLICATIONS:**

**Case #SUB2006-00102**

**Tillman's Corner Volunteer Fire Department**

5088 Freeway Lane

(West side of Freeway Lane at the West terminus of Admiral Semmes Avenue).

1 Lot / 0.8± Acre

Mr. Plauches stated that the applicant was present and concurred with the staff recommendations.

There was no one present in opposition.

After discussion a motion was made by Mr. Turner and seconded by Mr. Mead to approve the above referenced subdivision subject to the following conditions:

- 1) completion of the road vacation process;
- 2) placement of a note on the Final Plat stating that all future curb-cuts, or changes to existing curb-cuts, must be approved by the Mobile County Engineering Department; and
- 3) placement of a note on the Final Plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations.

The motion carried unanimously.

**Case #SUB2006-00100**

**Turpentine Hill Subdivision**

4388 Cypress Shores Drive

(West side of Cypress Shores Drive, 260'± North of the West terminus of Point Road).

1 Lot / 2.5± Acres

Mr. Plauches stated that the applicant was present and concurred with the staff recommendations.

There was no one present in opposition.

After discussion a motion was made by Mr. Turner and seconded by Mr. Miller to waive Section V.D.3 and approve the above referenced subdivision subject to the following conditions:

- 1) the approval of all applicable federal, state, and local agencies prior to the issuance of any permits;
- 2) depiction of the 30-foot building setbacks as shown on the preliminary plat; and
- 3) the placement of a note on the final plat stating that the site is limited to a single curb cut.

The motion carried unanimously.

**Case #SUB2006-00086**

**Carol Plantation Subdivision, 5<sup>th</sup> Unit, Resubdivision of Farm 658 and a Portion of Farm 659**

5035 Gunn Road

(East side of Gunn Road, 730'± South of Three Notch Road).

2 Lots / 10.0± Acres

After discussion a motion was made by Mr. Plauche and seconded by Mr. Watkins to holdover this application until the July 6, 2006, meeting, to allow the applicant time to submit all revised materials, which are due by June 12, 2006. Should additional parcels need to be included, additional lot fees, mailing fees, and mailing labels will be required.

The motion carried unanimously.

**Case #SUB2006-00084**

**Ching Dairy Loop Farmettes Subdivision, First Addition, Resubdivision of Lot 46**

3731 Ching Dairy Loop East

(West side of Ching Dairy Loop East, 115'± South of the West terminus of an unnamed street stub).

Mr. Plauches stated that the applicant was present and concurred wit the staff recommendations.

There was no one present in opposition.

After discussion a motion was made by Mr. Mead and seconded by Mr. DeMouy to approved the above referenced subdivision subject to the following conditions:

- 1) the placement of the 25-foot building setbacks on the final plat; and
- 2) the placement of a note on the final plat stating that any lots that are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7 of the Subdivision Regulations

The motion carried unanimously.

**Case #SUB2006-00083**

**Grayson Subdivision**

1600 Wolf Ridge Road

(East side of Wolf Ridge Road, ¼ mile± North of Moffett Road).

2 Lots / 30.5± Acres

Mr. Plauches stated that the applicant was present and concurred wit the staff recommendations.

There was no one present in opposition.

\*\* , 2003

After discussion a motion was made by Mr. Miller and seconded by Mr. Demouy to waive Section V.D.3 and approve the above referenced subdivision subject to the following conditions:

- 1) dedication of sufficient right-of-way to provide 50 feet from the centerline of Wolf Ridge Road;
- 2) the adjustment of the 25-foot setback lines, to be measured from the dedication;
- 3) the placement of a note on the final plat stating that a buffer is required between Lot 1 and any residentially zoned or developed property, per Section V.A.7 of the Subdivision Regulations; and
- 4) the placement of a note on the final plat stating that each lot is limited to a single curb cut to Wolf Ridge Road, with size, location, and design to be approved by Traffic Engineering, and conform to AASHTO standards, and that Lot 2 is denied direct access to Pine Grove Avenue.

The motion carried unanimously.

**Case #SUB2006-00089**

**M. D. Place Extension Subdivision**

4811, 4827, and 4833 Audubon Drive

(East side of Audubon Drive, 105'± South of Higgins Road).

2 Lots / 5.3± Ac

Mr. Plauches stated that the applicant was present and concurred with the staff recommendations.

There was no one present in opposition.

After discussion a motion was made by Mr. Miller and seconded by Mr. Turner to waive Section V.D.3 and approve the above referenced subdivision subject to the following conditions:

- 1) dedication sufficient to provide 30 feet from the centerline of Audubon Drive;
- 2) the adjustment of the 25-foot setback lines to reflect the dedication;
- 3) the approval of all applicable federal, state, and local agencies prior to the issuance of any permits; and
- 4) the removal of the structure crossing the new lot line, prior to recording the plat.

The motion carried unanimously.

**Case #SUB2006-00104**

**Mobile South Business Park, Unit Two, Phase One, Resubdivision of Lots 5 & 6 and Addition to**

South and East sides of Mobile South Street at its East terminus.

2 Lots / 42.7± Acres

\*\* , 2003

After discussion a motion was made by Mr. Plauche and seconded by Mr. Miller to holdover this application until the June 15, 2006, meeting, to allow the applicant time to submit all revised materials, which are due by June 6, 2006. Should additional parcels need to be included, additional lot fees, mailing fees, and mailing labels will be required.

The motion carried unanimously.

**Case #SUB2006-00087**

**Noel Place Subdivision**

**2612 Rose Court**

(Northwest corner of Rose Court, 265'± West of Lloyd's Lane).

2 Lots / 4.5± Acres

Mr. Plauches stated that the applicant was present and concurred with the staff recommendations.

There was no one present in opposition.

After discussion a motion was made by Mr. Turner and seconded by Mr. Demouy to approve the above referenced subdivision subject to the following conditions:

- 1) dedication of sufficient right-of-way to provide 25 feet from the centerline of Rose Court;
- 2) the placement of a note on the final plat stating that there will be no future resubdivision of the property until Rose Court is improved to City Engineering standards;
- 3) the placement of a note on the final plat stating that the site is limited to a single curb cut for each lot, with size, location and design to be approved by Traffic Engineering;
- 4) that the entire final plat, including the 25-foot building setbacks, be drawn to scale;
- 5) that the legal description be revised to describe the property boundaries; and
- 6) compliance with Urban Forestry comments (Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64). Preservation status is to be given to the 44" Live Oak Tree and 43" Live Oak Tree located on the North East side of Lot 2. Any work on or under these trees is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger).

The motion carried unanimously.

**Case #SUB2006-00096**

**Nursery Road Estates Subdivision**

South side of Nursery Road, 200'± East of Snow Road North.



**\*\* , 2003**

2 Lots / 0.7± Acre

Mr. Plauches stated that the applicant was present and concurred with the staff recommendations.

There was no one present in opposition.

After discussion a motion was made by Mr. Turner and seconded by Mr. Demouy to approve the above referenced subdivision subject to the following conditions:

- 1) verification of the right-of-way width for Nursery Road, and correction of the plat if necessary;
- 2) placement of a note on the final plat stating that lots 1 and 2 are limited to one curb-cut each onto Nursery Road; and
- 3) placement of a note on the final plat stating that a buffer, in compliance with Section V.A.7. shall be provided where the commercial properties adjoin residential property.

The motion carried unanimously.

**Case #SUB2006-00103**

**Offshore Inland Subdivision, Resubdivision of**

3521 Brookdale Drive South

(South side of Brookdale Drive South at Brookdale Drive West).

2 Lots / 3.7± Acres

Mr. Plauches stated that the applicant was present and concurred with the staff recommendations.

There was no one present in opposition.

After discussion a motion was made by Mr. Turner and seconded by Mr. Demouy to approve the above referenced subdivision subject to the following condition:

- 1) the approval of all federal, State, and local agencies prior to the issuance of any permits.

The motion carried unanimously.

**Case #SUB2006-00088**

**Quinnie Place Subdivision**

7212 and 7228 Bellingrath Road

(West side of Bellingrath Road, 140'± South of Will Casher Lane).

2 Lots / 0.5± Acre

\*\* , 2003

After discussion a motion was made by Mr. Plauche and seconded by Mr. Miller to holdover this application until the July 6, 2006, meeting to allow the applicant time to submit the following items:

- 1) revision of the application to include the land-locked parcel to the West;
- 2) revision of the application to create a three-lot subdivision, providing the land-locked parcel with a minimum of 25-feet of frontage onto Bellingrath Road; and
- 3) revision of the minimum building setback line to 45-feet from the existing right-of-way, in conformance with Section V.D.9. of the Subdivision Regulations.

The motion carried unanimously.

**Case #SUB2006-00082**

**S & B Estates, Resubdivision of Lot 1, Resubdivision of Lots A, B, and C**

North side of Airport Boulevard, 600'± East of Dykes Road.

2 Lots / 3.6± Acres

Mr. Plauches stated that the applicant was present and concurred wit the staff recommendations.

There was no one present in opposition.

After discussion a motion was made by Mr. Miller and seconded by Mr. Turner to waive Section V.D.3 and approve the above referenced subdivision subject to the following conditions:

- 1) placement of a note on the Final Plat stating that Lots 1 and 2 are limited to one curb-cut each onto Airport Boulevard, with the size, design and location of all curb-cuts to be approved by the Mobile County Engineering Department; and
- 2) placement of a note on the Final Plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations.

The motion carried unanimously.

**Case #SUB2006-00092**

**Heron Lakes Subdivision, Phase One, Resubdivision of Lot 39, and Heron Lakes**

**Subdivision, Phase One, Resubdivision of Lots 40A and 41A of the**

**Resubdivision of Lots 40 and 41**

4055 and 4059 Grand Heron Way

(South side of Grand Heron Way, 80'± West of Grand Heron Court East).

3 Lots / 1.8± Acres

Mr. Plauches stated that the applicant was present and concurred wit the staff recommendations.

\*\* , 2003

There was no one present in opposition.

After discussion a motion was made by Mr. Miller and seconded by Mr. Turnery to waived the PUD amendment requirement and approved the above referenced subdivision subject to the following conditions:

- 1) correction of the legal description;
- 2) placement of a note on the Final Plat stating that no permanent structures may be built upon the drainage easement; and
- 3) approval of all applicable federal, state and local agencies prior to the issuance of any permits or land disturbance activities.

The motion carried unanimously.

**Case #SUB2006-00097**

**La-Z-Boy Addition to Pinehurst Subdivision**

3955 Airport Boulevard, 754 Linlen Avenue, and 755 Pinemont Drive.

(South side of Airport Boulevard, extending from Linlen Avenue to Pinemont Drive).

3 Lots / 1.5± Acres

Mr. Plauches stated that the applicant was present and concurred wit the staff recommendations.

There was no one present in opposition.

After discussion a motion was made by Mr. Miller and seconded by Mr. Turner to waive Section V.D.2 and approve the above referenced subdivision subject to the following condition:

- 1) that all structure(s) on Lots 2 and 3 comply with the setback requirements of the Zoning Ordinance prior to the recording of the final plat.

The motion carried unanimously.

**Case #SUB2006-00098**

**Tyra Place Subdivision**

(South side of Howells Ferry Road, 4/10 mile± West of Schillinger Road\_North).

4 Lots / 1.9± Acres

Mr. Plauches stated that the applicant was present and concurred wit the staff recommendations.

There was no one present in opposition.

After discussion a motion was made by Mr. Miller and seconded by Mr. Turner to approve the above referenced subdivision subject to the following conditions:

\*\* , 2003

- 1) placement of a note on the Final Plat stating that each lot is limited to one curb-cut, with the size, design and location to be approved by the Mobile County Engineering Department; and
- 2) placement of a note on the Final Plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations.

The motion carried unanimously.

**Case #SUB2006-00095**

**Snow Road Commercial Park Subdivision**

Southeast corner of Snow Road and Nursery Road.

5 Lots / 3.1± Acres

Mr. Plauches stated that the applicant was present and concurred with the staff recommendations.

There was no one present in opposition.

After discussion a motion was made by Mr. Miller and seconded by Mr. Turner to approve the above referenced subdivision subject to the following conditions:

- 1) dedication of sufficient right-of-way to provide a minimum of 50 feet from the centerline of Snow Road;
- 2) revision of the plat, if needed, with the correct Nursery Road right-of-way width;
- 3) placement of a note on the final plat stating that lot "A" is limited to one curb-cut onto Nursery Road, and one curb-cut onto Snow Road, that lots "B" and "C" are limited to one shared curb-cut, and that lots "D" and "E" are limited to one shared curb-cut, with the size, design and location to be approved by Mobile County Engineering; and
- 4) placement of a note on the final plat stating that a buffer, in compliance with Section V.A.7. shall be provided where the commercial properties adjoin residential property.

The motion carried unanimously.

**Case #SUB2006-00093**

**Torrington Place Subdivision**

South side of Nursery Road, 410'± East of Snow Road.

40 Lots / 14.6± Acres

Mr. Plauches stated that the applicant was present and concurred with the staff recommendations.

There was no one present in opposition.

After discussion a motion was made by Mr. Miller and seconded by Mr. Turner to approve the above referenced subdivision subject to the following conditions:

- 1) verification of the right-of-way width for Nursery Road, and correction of the plat if necessary;
- 2) placement of a note on the final plat stating that lots 1, 22-25, and the stormwater retention basin are denied access to Nursery Road;
- 3) labeling of the retention basin as a common area (retention basin common area), and placement of a note on the final plat stating that maintenance of the common areas is the responsibility of the subdivision's property owners; and
- 4) placement of a note on the final plat stating that a buffer, in compliance with Section V.A.7. shall be provided where the commercial properties adjoin residential property.

The motion carried unanimously.

**Case #SUB2006-00090**

**The Oaks at Westlake Subdivision, Phase Two**

South side of Westlake Road, 130' ± East of the North terminus of Knobbley Drive, extending South and West to the East Terminus of Rigby Drive.

44 Lots / 20.0± Acres

Mr. Plauches stated that the applicant was present and concurred with the staff recommendations.

There was no one present in opposition.

After discussion a motion was made by Mr. Miller and seconded by Mr. Turner to approve the above referenced subdivision subject to the following conditions:

- 1) dedication sufficient to provide 50' from centerline of the proposed Jordan Road Major Street, as shown on the plat submitted;
- 2) placement of a note on the final plat stating that Lots 90-96 are denied direct access to Jordan Road (future Major Street);
- 3) preservation of all large, healthy live oaks 50" in diameter and greater, wherever possible, to be coordinated with Urban Development Department;
- 4) approval by Urban Development Department prior to any clearing or construction permits; and
- 5) placement of a note on the final plat stating that maintenance of all common areas shall be the responsibility of the property owners.

The motion carried unanimously.

**Case #SUB2006-00091**

**Turtle Creek Subdivision, Phase Two**

**\*\* , 2003**

East and North termini of Highfield Way, extending South to the East terminus of Turtle Creek Lane South.

59 Lots / 25.6± Acres

After discussion a motion was made by Mr. Plauche and seconded by Mr. DeMouy to holdover this application until the July 6, 2006, meeting, to allow the applicant time to submit a revised plat that includes all of the parent parcel(s), including additional information and postage fees for notification (submissions must be received by June 12).

The motion carried unanimously.

**NEW SIDEWALK WAIVER APPLICATION:**

**Case #ZON2006-01025**

**Jerry Stewart**

4380 Halls Mill Road

(North side of Halls Mill Road, 900'± West of the North terminus of Riviere du Chien Road).

The request to waive construction of a sidewalk along Halls Mill Road.

A motion was made by Mr. Plauche and seconded by Mr. DeMouy to approve this request.

The motion carried unanimously.

**NEW PLANNING APPROVAL APPLICATIONS:**

**Case #ZON2006-01032**

**Jeffery Higginbotham**

South side of Old Shell Road, 150'± East of Wilroh Drive East.

The request for Planning Approval to allow a swimming club in an R-1, Single-Family Residential district was considered.

The plan illustrates the proposed building, parking, and pool

After discussion a motion was made by Mr. Plauche and seconded by Mr. Turner to holdover this application until July 6, 2006 meeting, to allow the applicant time to submit the following:

- 1) information regarding how the proposed swim club will operate under the membership-based parameters of the Zoning Ordinance;
- 2) operating schedule and rules of operation regarding noise;

- 3) revision of the site plan to depict on-site lighting, and the provision of any associated information regarding the lighting fixtures;
- 4) revision of the site plan to show any required on-site detention facilities;
- 5) statement regarding the selected method for draining the pool;
- 6) revision of the site plan to depict the necessary residential adjacency buffers;
- 7) revision of the site plan to depict any dumpster facilities;
- 8) depiction of any additional structures proposed for chemical storage or pump/filter location;
- 9) depiction of the required safety-fence; and
- 10) depiction of any required handicap accessible parking facilities and additional sidewalks necessary to provide handicap circulation on site.

The motion carried unanimously.

**GROUP APPLICATIONS:**

**Case #ZON2006-01024 (Rezoning)**

**M & D Development, LLC (David Moore, Agent)**

4360 Downtowner Loop North

(North side of Downtowner Loop North, 180'± East of Downtowner Loop West).

A request for a change in zoning from R-3, Multi-Family Residential, to B-3, Community Business, for a restaurant parking lot expansion was considered.

The plan illustrates the proposed rezoning and parking.

**(Also see Case #SUB2006-00099 – Downtowner West Addition to Airport Subdivision – Below).**

After discussion a motion was made by Mr. Watkins and seconded by Mr. DeMouy to approve this change in zoning to the City Council subject to the following condition:

- 1) full compliance with all municipal codes and ordinances, including but not limited to landscaping and tree plantings.**

The motion carried unanimously.

**Case #SUB2006-00099 (Subdivision)**

**Downtown West Addition to Airport Subdivision**

3869 Airport Boulevard and 4360 Downtowner Loop North.

(South side of Airport Boulevard, 285'± East of Downtowner Loop West, extending to the North side of Downtowner Loop North, 180'± East of Downtowner Loop West).

1 Lot / 2.0± Acres

The plan illustrates the proposed rezoning and parking.

**(For discussion see Case #ZON2006-01024 – M & D Development, LLC (David Moore, Agent) [Rezoning] – Above).**

After discussion a motion was made by Mr. Watkins and seconded by Mr. DeMouy to approve the above referenced subdivision.

The motion carried unanimously.

**Case #ZON2006-01021 (Planned Unit Development)**

**First Stop Subdivision**

1255 and 1275 Spring Hill Avenue

(Southeast corner of Spring Hill Avenue and Ann Street).

The request for Planned Unit Development Approval to allow multiple buildings on a single building site was considered.

The plan illustrates the existing buildings and parking.

**(Also see Case #SUB2006-00094 – First Stop Subdivision – Below).**

After discussion a motion was made by Mr. Watkins and seconded by Mr. DeMouy to approve this plan subject to the following condition:

- 1) full compliance with all other municipal codes and ordinances.

The motion carried unanimously.

**Case #SUB2006-00094 (Subdivision)**

**First Stop Subdivision**

1255 and 1275 Spring Hill Avenue

(Southeast corner of Spring Hill Avenue and Ann Street).

1 Lot / 0.9± Acre

The plan illustrates the existing buildings and parking.

**(For discussion see Case #ZON2006-01021 – First Stop Subdivision [Planned Unit Development] – Below).**

After discussion a motion was made by Mr. Watkins and seconded by Mr. DeMouy to approve the above referenced subdivision subject to the following condition:

- 1) full compliance with all other municipal codes and ordinances.

The motion carried unanimously.

**Case #ZON2006-01027 (Planning Approval)**

**St. Luke's Episcopal Church and School**



\*\* , 2003

980 and 1050 Azalea Road  
(Southwest corner of Azalea Road and Japonica Lane).

The request for Planning Approval to allow the expansion of a church school in an R-1, Single-Family Residential district to include a covered lunch pavilion and temporary office trailer was considered.

The plan illustrates the existing structures and parking, along with the proposed buildings.

**(Also see Case #ZON2006-01029 – St. Luke’s Episcopal Church Subdivision [Planned Unit Development] – Below; see also Case #SUB2006-00085 – St. Luke’s Episcopal Church Subdivision – Below).**

Mr. Plauche stated that the applicant was present and concurred with the staff recommendations.

After discussion a motion was made by Mr. Miller and seconded by Mr. Watkins to approve this plan subject to the following conditions:

- 1) **the provision of a sufficient buffer in compliance with the Buffer Requirements of the Zoning Ordinance, between the site and residentially developed property;**
- 2) **the protection of Live Oaks within the project area, to be coordinated with Urban Forestry; and**
- 3) **full compliance with all municipal codes and ordinances.**

The motion carried unanimously.

**Case #ZON2006-01029 (Planned Unit Development)  
St. Luke’s Episcopal Church Subdivision**

980 and 1050 Azalea Road  
(Southwest corner of Azalea Road and Japonica Lane).

The request for Planned Unit Development Approval to allow multiple buildings on a single building lot was considered.

The plan illustrates the existing structures and parking, along with the proposed buildings.

**(For discussion see Case #ZON2006-01027 – St. Luke’s Episcopal Church Subdivision [Planned Approval] – Above; see also Case #SUB2006-00085 – St. Luke’s Episcopal Church Subdivision – Below).**

After discussion a motion was made by Mr. Miller and seconded by Mr. Watkins to approve this plan subject to the following conditions:

- 1) the provision of a sufficient buffer in compliance with the Buffer Requirements of the Zoning Ordinance, between the site and residentially developed property;
- 2) the protection of Live Oaks within the project area, to be coordinated with Urban Forestry; and
- 3) full compliance with all municipal codes and ordinances.

The motion carried unanimously.

**Case #SUB2006-00085 (Subdivision)**

**St. Luke's Episcopal Church Subdivision**

980 and 1050 Azalea Road

(Southwest corner of Azalea Road and Japonica Lane).

1 Lot / 12.9± Acres

The plan illustrates the existing structures and parking, along with the proposed buildings.

**(For discussion see Case #ZON2006-01027 – St. Luke's Episcopal Church Subdivision [Planned Approval] – Above; see also Case #ZON2006-01029 – St. Luke's Episcopal Church Subdivision [Planned Unit Development] – Above).**

After discussion a motion was made by Mr. Miller and seconded by Mr. Watkins to approved the above referenced subdivision subject to the following conditions:

- 1) the provision of a 75' setback from the center line of Azalea Road (which includes the required minimum building setback of 25'),; and
- 2) the placement of the 25-foot minimum building setback line along Japonica Lane on the final plat.

The motion carried unanimously.

**Case #ZON2006-01019 (Planning Approval)**

**Mike & Daphne Sullivan and Delmas & Sue Whatley**

4161 Dauphin Island Parkway

East side of Dauphin Island Parkway, 190'± North of Terrell Road).

The request for Planning Approval to allow a recreational vehicle park in a B-3, Community Business district was considered.

The plan illustrates the proposed buildings, drives, and parking.

**(Also see Case #ZON2006-01020 - Mike & Daphne Sullivan and Delmas & Sue Whatley [Planned Unit Development] Below).**

After discussion a motion was made by Mr. Plauche and seconded by Mr. DeMouy to holdover this application until the July 6, 2006, meeting to allow for the provision by June 14<sup>th</sup> of the following items:

- 1) documentation that the vehicular circulation system is adequate for a Class A motorhome and/or fire apparatus, or revision of the site plan to provide adequate turning radius as needed, including return circulation around the office/bath building;
- 2) depiction of any other on-site circulation systems, including pedestrian paths or service roads for access to the rear of the property;
- 3) depiction on the site plan of any required stormwater detention facility;
- 4) depiction of the protection buffer required by Section 64-4.D. of the Zoning Ordinance;
- 5) depiction of any proposed outdoor lighting on the site plan, and provision of information to staff adequate to determine compliance with Section 64-4.A.2. of the Zoning Ordinance;
- 6) depiction of any centralized sanitary waste storage facility on the site plan, or confirmation that all sewage will be removed from the property via public sanitary sewer;
- 7) revision of the site plan to depict all RV parking areas as paved areas, designed in conformance with Section 64-6. of the Zoning Ordinance;
- 8) depiction of any dumpster storage facilities on the site plan; and
- 9) revision of the legal description to reflect the existing recorded plat.

The motion carried unanimously.

**Case #ZON2006-01020 (Planned Unit Development)  
Mike & Daphne Sullivan and Delmas & Sue Whatley**

4161 Dauphin Island Parkway

East side of Dauphin Island Parkway, 190' ± North of Terrell Road).

The request for Planned Unit Development Approval to allow multiple buildings on a single building site was considered.

The plan illustrates the proposed buildings, drives, and parking.

**(Also see Case #ZON2006-01019 - Mike & Daphne Sullivan and Delmas & Sue Whatley [Planned Approval] Above).**

After discussion a motion was made by Mr. Plauche and seconded by Mr. DeMouy to holdover this application until the July 6, 2006, meeting, to allow for the provision by June 14<sup>th</sup> of the following items:

- 1) documentation that the vehicular circulation system is adequate for a Class A motorhome and/or fire apparatus, or revision of the site plan to provide adequate

- turning radius as needed, including return circulation around the office/bath building;
- 2) depiction of any other on-site circulation systems, including pedestrian paths or service roads for access to the rear of the property;
  - 3) depiction on the site plan of any required stormwater detention facility;
  - 4) depiction of the protection buffer required by Section 64-4.D. of the Zoning Ordinance;
  - 5) depiction of any proposed outdoor lighting on the site plan, and provision of information to staff adequate to determine compliance with Section 64-4.A.2. of the Zoning Ordinance;
  - 6) depiction of any centralized sanitary waste storage facility on the site plan, or confirmation that all sewage will be removed from the property via public sanitary sewer;
  - 7) revision of the site plan to depict all RV parking areas as paved areas, designed in conformance with Section 64-6. of the Zoning Ordinance;
  - 8) depiction of any dumpster storage facilities on the site plan; and
  - 9) revision of the legal description to reflect the existing recorded plat.

The motion carried unanimously.

**Case #ZON2006-01028 (Rezoning)**

**River 4 Properties L.L.C.**

4061 Hillcrest Lane West

(South side of Hillcrest Lane West at Pansy Court [private street]).

A request for a change in zoning from R-1, Single-Family Residential district, to R-3, Multi-Family Residential district, to allow residential condominiums was considered.

The plan illustrates the proposed private streets and building sites.

**(Also see Case # ZON2006-01031 – Wisteria Trace Subdivision [Planned Unit Development] Below); and also see Case #SUB2006-00101 – Wisteria Trace Subdivision – Below).**

After discussion a motion was made by Mr. Plauche and seconded by Mr. DeMouy to holdover this application until the June 15, 2006, meeting at the applicant's request.

The motion carried unanimously.

**Case #ZON2006-01031 (Planned Unit Development)**

**Wisteria Trace Subdivision**

4061 Hillcrest Lane West

(South side of Hillcrest Lane West at Pansy Court [private street]).

The request for Planned Unit Development Approval to allow multiple buildings on a single building site was considered.

The plan illustrates the proposed private streets and building sites.

**(Also see Case # ZON2006-01028 – River 4 Properties L.L.C. [Rezoning] Above); and also see Case #SUB2006-00101 – Wisteria Trace Subdivision – Below).**

After discussion a motion was made by Mr. Plauche and seconded by Mr. DeMouy to holdover this application until the June 15, 2006, meeting, at the applicant's request.

The motion carried unanimously.

**Case #SUB2006-00101 (Subdivision)**

**Wisteria Trace Subdivision**

4061 Hillcrest Lane West

(South side of Hillcrest Lane West at Pansy Court [private street]).

1 Lot / 3.6± Acres

The plan illustrates the proposed private streets and building sites.

**(Also see Case # ZON2006-01028 – River 4 Properties L.L.C. [Rezoning] - Above); and also see Case #SUB2006-00101 – Wisteria Trace Subdivision – Below).**

After discussion a motion was made by Mr. Plauche and seconded by Mr. DeMouy to holdover this application until the June 15, 2006, meeting, at the applicant's request.

The motion carried unanimously.

**Case #ZON2006-01038 (Rezoning)**

**B. White-Spinner**

South side of Airport Boulevard, 200'± East of Hillcrest Road.

A request for a change in zoning from B-3, Community Business district, to B-2, Neighborhood Business district, to eliminate split zoning for a drug store was considered.

The plan illustrates the existing building and parking along with the proposed building and parking.

**(Also see Case #ZON2006-01037 – A & H Subdivision [Planned Unit Development] – Below; and also see Case SUB2006-00105 – A & H Subdivision – Below).**

After discussion a motion was made by Mr. Watkins and seconded by Mr. Turner to approve this change in zoning to the City Council subject to the following conditions:

- 1) completion of the Subdivision process;
- 2) that the site be developed in compliance with an approved Planned Unit Development;

\*\* , 2003

- 3) full compliance with the landscaping and tree planting requirements of the Ordinance for Lot 1; and
- 4) full compliance with all municipal codes and ordinances.

The motion carried unanimously.

**Case #ZON2006-01037 (Planned Unit Development)**

**A & H Subdivision**

Southeast corner of Airport Boulevard and Hillcrest Road.

The request for Planned Unit Development Approval to allow multiple buildings on multiple building sites with shared parking and access was considered.

The plan illustrates the exiting building and parking along with the proposed building and parking.

**(For discussion see Case #ZON2006-01038 – B. White-Spunner [Rezoning] – Above; and also see Case SUB2006-00105 – A & H Subdivision – Below).**

After discussion a motion was made by Mr. Watkins and seconded by Mr. Turner to approve this plan subject to the following conditions:

- 1) full compliance with the landscaping and tree planting requirements of the Ordinance for Lot 1; and
- 2) full compliance with all municipal codes and ordinances.

The motion carried unanimously.

**Case #SUB2006-00105 (Subdivision)**

**A & H Subdivision**

Southeast corner of Airport Boulevard and Hillcrest Road.

2 Lots / 10.9± Acres

The plan illustrates the exiting building and parking along with the proposed building and parking.

**(For discussion see Case #ZON2006-01038 – B. White-Spunner [Rezoning] – Above; and also see Case #ZON2006-01037 – A & H Subdivision [Planned Unit Development] – Above).**

After discussion a motion was made by Mr. Plauche and seconded by Mr. DeMouy to approved the above referenced subdivision subject to the following condition:

- 1) a note be placed on the final plat limiting curb cuts to the approved Planned Unit Development.

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The motion carried unanimously.

**OTHER BUSINESS:**

There being no further business, the meeting was adjourned.

**APPROVED:**

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Victor McSwain, Secretary

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Terry Plauche, Chairman

vm