

**MOBILE CITY PLANNING COMMISSION AGENDA**

**JANUARY 17, 2008 - 2:00 P.M.**

**AUDITORIUM, MOBILE GOVERNMENT PLAZA**

**APPROVAL OF MINUTES:**

**HOLDOVERS:**

1. **Case #ZON2007-02563 (Rezoning)**  
**Charles C. Weems, Jr.**  
64 Tacon Street  
(East side of Tacon Street, 250' ± North of Cameron Street).  
Rezoning from R-1, Single-Family Residential, to B-1, Buffer Business, to allow a contractor's office.  
Council District 1
2. **Case #SUB2007-00286 (Subdivision)**  
**Briar Grove Subdivision**  
West side of Jeff Hamilton Road, 850'+ South of Repoll Road.  
**Number of Lots / Acres:** 271 Lots / 84.4+ Acres  
**Engineer / Surveyor:** Engineering Development Services, LLC  
County
3. **Case #ZON2007-02383 (Planned Unit Development)**  
**Orchard Baptist Church Subdivision**  
6960 Overlook Road  
(Southeast corner of Overlook Road and Howells Ferry Road).  
Planned Unit Development Approval to allow four buildings on a single building site.  
Council District 7
4. **Case #ZON2007-02734 (Sidewalk Waiver)**  
**David Hickman**  
1360 Conception Street Road  
(North side of Conception Street Road at Three Mile Creek).  
Request to waive construction of a sidewalk along Conception Street Road.  
Council District 2

5. **Case #SUB2007-00304 (Subdivision)**  
**Perch Creek Preserve Subdivision**  
North side of Winston Road, 1100'+ West of Dauphin Island Parkway, extending West and South to Perch Creek.  
**Number of Lots / Acres:** 116 Lots / 85.1+ Acres  
**Engineer / Surveyor:** Engineering Development Services, LLC  
Council District 4
  
6. **Case #ZON2007-02787 (Planned Unit Development)**  
**Perch Creek Preserve Subdivision**  
North side of Winston Road, 1100'+ West of Dauphin Island Parkway, extending West and South to Perch Creek.  
Planned Unit Development Approval to allow a gated, 18'-wide, aggregate-surfaced private street single-family residential subdivision with reduced lot widths and sizes, reduced front and side setbacks, and increased site coverage of 50%.  
Council District 4

**EXTENSIONS:**

7. **Case #SUB2007-00020 (Subdivision)**  
**Emerald Oaks Subdivision**  
West side of Demetropolis Road, 400'± North of Brookfield Drive North.  
**Number of Lots / Acres:** 31 Lots / 12.5± Acres  
**Engineer / Surveyor:** Driven Engineering, Inc.  
Council District 4
  
8. **Case #SUB2006-00223 (Subdivision)**  
**Livingstone Lane Subdivision**  
South side of Jeff Hamilton Road, 440'± West of McFarland Road, extending to the West side of McFarland Road, 930'± South of Jeff Hamilton Road.  
**Number of Lots / Acres:** 39 Lots / 12.2± Acres  
**Engineer / Surveyor:** Byrd Surveying, Inc.  
County
  
9. **Case #SUB2006-00316 (Subdivision)**  
**Woodland Glen Subdivision**  
East side of Schillinger Road South, 815'± North of Meadows Boulevard, extending to the North termini of Meadow Heights Drive, Meadow Drive North, Meadow Dale Drive, Meadow Green Drive, and Meadow Run Drive.  
**Number of Lots / Acres:** 198 Lots / 86.3± Acres  
**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.  
County

**NEW SUBDIVISION APPLICATIONS:**

10. **Case #SUB2007-00324**  
**Tower Park Subdivision**  
2350 Schillinger Road South  
(West side of Schillinger Road South, 675'± North of Cottage Hill Road).  
**Number of Lots / Acres:** 2 Lots / 4.7± Acres  
**Engineer / Surveyor:** Hutchison, Moore, & Rauch LLC  
County
  
11. **Case #SUB2007-00327**  
**Moore Place Subdivision**  
9451 Cottage Hill Road  
(South side of Cottage Hill Road, 140'± East of Burlington Drive East, extending to the East terminus of Whittemore Drive).  
**Number of Lots / Acres:** 2 Lots / 16.3± Acres  
**Engineer / Surveyor:** Byrd Surveying, Inc.  
County
  
12. **Case #SUB2007-00331**  
**Mainstay Suites Subdivision**  
Southwest corner of Springdale Boulevard and Emogene Street.  
**Number of Lots / Acres:** 2 Lots / 5.2± Acres  
**Engineer / Surveyor:** Clark, Geer, Latham & Associates, Inc.  
Council District 5
  
13. **Case #SUB2007-00332**  
**Schillinger-Water Tower Subdivision**  
North side of Cottage Hill Road, 480'± West of Schillinger Road, extending to the West side of Schillinger Road South, 350'± North of Cottage Hill Road.  
**Number of Lots / Acres:** 2 Lots / 8.9± Acres  
**Engineer / Surveyor:** Clark, Geer, Latham & Associates, Inc.  
County
  
14. **Case #SUB2007-00333**  
**Myers at Cody Subdivision**  
1420 Cody Road South  
(Southwest corner of Cody Road South and Grelot Road).  
**Number of Lots / Acres:** 2 Lots / 2.1± Acres  
**Engineer / Surveyor:** Clark, Geer, Latham & Associates, Inc.  
County

15. **Case #SUB2007-00338**  
**Winford Oaks Subdivision, Resubdivision of Lot 1A**  
West side of Dawes Lake Road East, 355'± South of Dawes Trace Lane,  
extending to the South terminus of Red Oak Circle.  
**Number of Lots / Acres:** 2 Lots / 7.5± Acres  
**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.  
County
  
16. **Case #SUB2007-00342**  
**AHEPA IX Subdivision, Resubdivision of the Resubdivision of Lot 1**  
North side of Old Pascagoula Road, ¼ mile± West of Theodore-Dawes Road.  
**Number of Lots / Acres:** 2 Lots / 2.7± Acres  
**Engineer / Surveyor:** Speaks & Associates Consulting Engineers, Inc.  
County
  
17. **Case #SUB2007-00343**  
**Ridgetop Subdivision, Resubdivision of Lots 10 & 11, Resubdivision of Lots 10A & 11A**  
West terminus of Ridgetop Drive.  
**Number of Lots / Acres:** 2 Lots / 1.7± Acres  
**Engineer / Surveyor:** McCrory and Williams, Inc.  
County
  
18. **Case #SUB2007-00325**  
**Aloyis Park Subdivision, Resubdivision of Lots 24 & 25**  
5930 Harmon Lane  
(Southwest corner of Harmon Lane and Aloyis Drive).  
**Number of Lots / Acres:** 4 Lots / 1.7± Acres  
**Engineer / Surveyor:** Polysurveying Engineering – Land Surveying  
County
  
19. **Case #SUB2007-00330**  
**Noble Drive East Subdivision**  
5265 Noble Drive North  
(Southwest corner of Noble Drive North and Noble Drive East).  
**Number of Lots / Acres:** 5 Lots / 2.0± Acres  
**Engineer / Surveyor:** Polysurveying Engineering – Land Surveying  
County

20. **Case #SUB2007-00329**  
**Harmony Plaza Subdivision**  
South side of Moffett Road, 420'± East of Snow Road North, extending to the East side of Snow Road North, 360'± South of Moffett Road, and extending to the North side of Blackwell Nursery Road South (vacated right-of-way).  
**Number of Lots / Acres:** 12 Lots / 42.1± Acres  
**Engineer / Surveyor:** Gonzalez – Strength & Associates, Inc.  
County
21. **Case #SUB2007-00326**  
**Heron Landing Subdivision**  
South side of Dauphin Island Parkway, 70'± East of Willowdale Street, extending to the South side of Dauphin Island Parkway, 340'± West of Doyle Street, and extending to the West side of Doyle Street, 600'± South of Dauphin Island Parkway.  
**Number of Lots / Acres:** 20 Lots / 20.7± Acres  
**Engineer / Surveyor:** Byrd Surveying, Inc.  
Council District 4
22. **Case #SUB2007-00336**  
**Whitestone Estates Subdivision**  
North terminus of Whitestone Drive.  
**Number of Lots / Acres:** 41 Lots / 33.1± Acres  
**Engineer / Surveyor:** Austin Engineering Co., Inc.  
County

**NEW PLANNED UNIT DEVELOPMENT APPLICATIONS:**

23. **Case #ZON2007-02934**  
**Paul Persons**  
4474 Halls Mill Road  
(North side of Halls Mill Road, 4/10 mile± West of the North terminus of Riviere du Chien Road).  
Planned Unit Development Approval to amend the site plan of a previously approved Planned Unit Development to allow an additional parking lot.  
Council District 4

**NEW ZONING APPLICATIONS:**

24. **Case #ZON2007-02936**  
**Dennis J. Langan**  
West side of Hillcrest Road at the West terminus of Girby Road.  
Rezoning from B-3, Community Business, to B-3, Community Business, to add further conditions to the previous rezoning.  
Council District 6

**GROUP APPLICATIONS:**

25. **Case #SUB2007-00328 (Subdivision)**  
(&26) **Revised Hillcrest Trace Subdivision, Resubdivision of Lot 12**  
Southeast corner of Hillcrest Road and Hillcrest Trace Drive.  
**Number of Lots / Acres:** 1 Lot / 0.2± Acre  
**Engineer / Surveyor:** Polysurveying Engineering – Land surveying  
Council District 6
26. **Case #ZON2007-02932 (Planned Unit Development)**  
(&25) **Revised Hillcrest Trace Subdivision, Resubdivision of Lot 12**  
Southeast corner of Hillcrest Road and Hillcrest Trace Drive.  
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow a further reduced side street setback.  
Council District 6
27. **Case #SUB2007-00337 (Subdivision)**  
(&28) **Trax Tires Subdivision**  
Southeast corner of Old Shell Road and East Drive.  
**Number of Lots / Acres:** 1 Lot / 0.7± Acre  
**Engineer / Surveyor:** Frank A. Dagley and Associates, Inc.  
Council District 5
28. **Case #ZON2007-02935 (Rezoning)**  
(&27) **Steven F. Weller**  
Southeast corner of Old Shell Road and East Drive.  
Rezoning from R-1, Single-Family Residential, to B-3, Community Business, to allow a retail tire store.  
Council District 5

- 29. Case #SUB2007-00340 (Subdivision)**  
**(&30) Montecito Subdivision**  
Northwest corner of Demetropolis Road and Halls Mill Road, extending to the East side of Government Boulevard at the West terminus of Lansdowne Drive.  
**Number of Lots / Acres:** 1 Lot / 18.7± Acres  
**Engineer / Surveyor:** Engineering Development Services, LLC  
Council District 4
- 30. Case #ZON2007-02939 (Planned Unit Development)**  
**(&29) Montecito Subdivision**  
Northwest corner of Demetropolis Road and Halls Mill Road, extending to the East side of Government Boulevard at the West terminus of Lansdowne Drive. Planned Unit Development Approval to allow 14 apartment buildings (366 total units) and a clubhouse on a single building site.  
Council District 4
- 31. Case #SUB2007-00341 (Subdivision)**  
**(&32) Gates at the Palms Subdivision**  
South side of Southland Drive, 800'± West of Knollwood Drive, extending to the West terminus of Southland Drive.  
**Number of Lots / Acres:** 1 Lot / 10.8± Acres  
**Engineer / Surveyor:** Engineering Development Services, LLC  
Council District 6
- 32. Case #ZON2007-02941 (Planned Unit Development)**  
**(&31) Gates at the Palms Subdivision**  
South side of Southland Drive, 800'± West of Knollwood Drive, extending to the West terminus of Southland Drive.  
Planned Unit Development Approval to allow seven apartment buildings (183 total units) and a clubhouse on a single building site.  
Council District 6
- 33. Case #SUB2007-00339 (Subdivision)**  
**(&34) Grande Oaks at Hillcrest Subdivision**  
2709 Hillcrest Road  
(East side of Hillcrest Road, 340'± North of Shady Lane).  
**Number of Lots / Acres:** 19 Lots / 6.4± Acres  
**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.  
Council District 6

- 34. Case #ZON2007-02937 (Planned Unit Development)**  
**(&33) Grande Oaks at Hillcrest Subdivision**  
2709 Hillcrest Road  
(East side of Hillcrest Road, 340'± North of Shady Lane).  
Planned Unit Development Approval to allow a gated private street single-family residential subdivision.  
Council District 6

**OTHER BUSINESS:**