

**MOBILE CITY PLANNING COMMISSION AGENDA**

**MARCH 2, 2006 - 2:00 P.M.**

**AUDITORIUM, MOBILE GOVERNMENT PLAZA**

**APPROVAL OF MINUTES:**

**HOLDOVERS:**

**EXTENSIONS:**

**Case #SUB2002-00030 (Subdivision)**

**Hamilton Bridges Subdivision (formerly Terrell Estates Subdivision)**

South side of Airport Boulevard, 600'± East of the South terminus of Flave Pierce Road, extending to the West side of Lowry Road.

**Number of Lots / Acres:** 207 Lots / 75.0± Acres

**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.

**Case #SUB2005-00013 (Subdivision)**

**Pecan Pointe Subdivision (formerly Southland Park Subdivision)**

10245 Howells Ferry Road

(South side of Howells Ferry Road, 1,850'± West of Raymond Tanner Road, extending to the North side of Raymond Tanner Road, 800'± West of Howells Ferry Road).

**Number of Lots / Acres:** 37 Lots / 18.0± Acres

**Engineer / Surveyor:** Austin Engineering Co., Inc.

**Case #SUB2003-00115 (Subdivision)**

**Saybrook Subdivision (formerly Audubon Woods Subdivision)**

West side of Sollie Road, 825'± South of One Southern Way.

**Number of Lots / Acres:** 273 Lots / 134.0± Acres

**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.

**Case #ZON2004-00553 (Planned Unit Development)**

**Sollie Road Development Subdivision**

East side of Sollie Road, 400'± North of the East terminus of Isle of Palms Drive, extending to the East terminus of Raleigh Boulevard.

Planned Unit Development Approval to allow a single-family residential subdivision with alleyway access.

**Case #SUB2004-00042 (Subdivision)**

**Sollie Road Development Subdivision**

East side of Sollie Road, 400'± North of the East terminus of Isle of Palms Drive, extending to the East terminus of Raleigh Boulevard.

**Number of Lots / Acres:** 152 Lots / 70.3± Acres

**Engineer / Surveyor:** McFadden Engineering, Inc.

**Case #SUB2005-00023 (Subdivision)**

**Springfield Subdivision**

West side of Wilson Road West, 160'± North of Dawes Road, and extending Westwardly to the North terminus of Augusta Drive East.

**Number of Lots / Acres:** 109 Lots / 55.6± Acres

**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.

**GROUP APPLICATIONS:**

1. **Case #ZON2006-00315 (Rezoning)**  
(&2) **Nick Stratus**  
901 and 907 Duval Street  
(Southwest corner of South Broad Street and Duval Street).  
Rezoning from R-1, Single-Family Residential, to B-2, Neighborhood Business, to allow retail sales.  
Council District 3
  
2. **Case #SUB2006-00023 (Subdivision)**  
(&1) **Behemoth Six Subdivision**  
901 and 907 Duval Street  
(Southwest corner of South Broad Street and Duval Street).  
**Number of Lots / Acres:** 1 Lot / 0.9± Acre  
**Engineer / Surveyor:** Clark, Geer, Latham & Associates, Inc.  
Council District 3
  
3. **Case #ZON2006-00316 (Rezoning)**  
(&4) **William L. Demetropoulos**  
Northwest corner of Demetropolis Road and Halls Mill Road, extending to the East side of Government Boulevard at the East termini of Lansdowne Drive and Drexel Drive.  
Rezoning from B-3, Community Business, to B-3, Community Business, to remove a condition of the rezoning (to B-3) that required the construction of a service road.  
Council District 4

- 4. Case #SUB2006-00024 (Subdivision)**  
**(&3) Ferndell Park Subdivision, Phase 2**  
East side of Government Boulevard at the East termini of Lansdowne Drive and Drexel Drive.  
**Number of Lots / Acres:** 13 Lots / 9.4± Acres  
**Engineer / Surveyor:** Thompson Engineering, Inc.  
Council District 4
- 5. Case #ZON2006-00311 (Planned Unit Development)**  
**(&6) Heron Lakes Subdivision, Phase One, Resubdivision of Lot 15**  
1232 Heron Lakes Circle  
(East side of Heron Lakes Circle, 240'± North of Yellow Heron Lane).  
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow reduced front and rear yard setbacks and allow 37% maximum site coverage.  
Council District 4
- 6. Case #SUB2006-00021 (Subdivision)**  
**(&5) Heron Lakes Subdivision, Phase One, Resubdivision of Lot 15**  
1232 Heron Lakes Circle  
(East side of Heron Lakes Circle, 240'± North of Yellow Heron Lane).  
**Number of Lots / Acres:** 1 Lot / 0.3± Acre  
**Engineer / Surveyor:** M. Don Williams Engineering  
Council District 4
- 7. Case #ZON2006-00380 (Planned Unit Development)**  
**(&8) The Legends at Magnolia Grove Subdivision, Revised Lot 13**  
7009 Inversness Court  
(South side of Inverness Court at its West terminus).  
Planned Unit Development Approval to amend side yard setbacks in a previously approved Planned Unit Development.  
Council District 7
- 8. Case #SUB2006-00025 (Subdivision)**  
**(&7) The Legends at Magnolia Grove Subdivision, Revised Lot 13**  
7009 Inversness Court  
(South side of Inverness Court at its West terminus).  
**Number of Lots / Acres:** 1 Lot / 0.3+ Acre  
**Engineer / Surveyor:** Polysurveying Engineering – Land Surveying  
Council District 7

**NEW SUBDIVISION APPLICATIONS:**

9. **Case #SUB2006-00015**  
**Evans Court Subdivision**  
2205 Emanon Street  
(South side of Emanon Street at its West terminus).  
**Number of Lots / Acres:** 1 Lot / 0.8± Acre  
**Engineer / Surveyor:** Lovitte Surveying, Inc.  
Council District 4
  
10. **Case #SUB2006-00018**  
**The Grande at Magnolia Grove Subdivision, Unit One, Resubdivision of Lots 7 & 8**  
North side of Magnolia Grande Court at its West terminus.  
**Number of Lots / Acres:** 2 Lots / 0.7± Acres  
**Engineer / Surveyor:** Polysurveying Engineering – Land Surveying, Inc.  
Council District 7
  
11. **Case #SUB2006-00009**  
**Grissett Subdivision**  
9730, 9740 and 9780 Tanner Williams Road  
(North side of Tanner Williams Road, 620'± East of Snow Road).  
**Number of Lots / Acres:** 5 Lots / 6.5± Acres  
**Engineer / Surveyor:** Austin Engineering Co., Inc.
  
12. **Case #SUB2006-00022**  
**Jeffrey's Subdivision, Unit One**  
201 North Royal Street  
(West side of Royal Street, extending form St. Anthony Street to State Street).  
**Number of Lots / Acres:** 1 Lot / 0.8± Acre  
**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.  
Council District 2
  
13. **Case #SUB2006-00020**  
**Moss Creek Subdivision, Lot 9, Resubdivision of and Addition to**  
North terminus of Moss Creek Court.  
**Number of Lots / Acres:** 1 Lot / 7.5± Acres  
**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.  
Council District 6

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- 14. Case #SUB2006-00019**  
**Myrtle Acres Subdivision**  
10700 Summit Road  
(North side of Summit Road, 660'± West of Baird Coxwell Road).  
**Number of Lots / Acres:** 2 Lots / 2.3± Acres  
**Engineer / Surveyor:** Rowe Surveying & Engineering Co., Inc.
- 15. Case #SUB2006-00017**  
**Betty T. Reed Subdivision**  
924 Azalea Road  
(Northwest corner of Azalea Road and Japonica Lane).  
**Number of Lots / Acres:** 2 Lots / 0.6± Acre  
**Engineer / Surveyor:** Byrd Surveying, Inc.  
Council District 4
- 16. Case #SUB2006-00016**  
**Wilson's Branch Subdivision**  
10422 Roseland Drive  
(North side of Roseland Drive, 340'± North of Laura Drive).  
**Number of Lots / Acres:** 2 Lots / 9.1± Acres  
**Engineer / Surveyor:** Byrd Surveying, Inc.

**OTHER BUSINESS:**