

**MOBILE CITY PLANNING COMMISSION AGENDA**

**AUGUST 17, 2006 - 2:00 P.M.**

**AUDITORIUM, MOBILE GOVERNMENT PLAZA**

**APPROVAL OF MINUTES:**

**HOLDOVERS:**

**Case #ZON2006-01136 (Planning Approval)**  
**Over Flow Ministries, Inc. (Wilbert Hardy, Pastor)**

1201 North Drive

(Southwest corner of North Drive and an unopened, unnamed public right-of-way).

Planning Approval to allow a church with child day care activities in an R-1, Single-Family Residential District.

Council District 3

**Case #SUB2006-00127 (Subdivision)**

**Louise Place Subdivision**

South terminus of Louise Avenue (unopened right-of-way, to be partially vacated), including Gulver Street (unopened right-of-way, to be vacated), and McMurray Street (unopened right-of-way, to be vacated), extending from McNeil Avenue to Schaub Avenue.

**Number of Lots / Acres:** 19 Lots / 4.7± Acres

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

Council District 6

**Case #ZON2006-01279 (Planned Unit Development)**

**Louise Place Subdivision**

South terminus of Louise Avenue (unopened right-of-way, to be partially vacated), including Gulver Street (unopened right-of-way, to be vacated), and McMurray Street (unopened right-of-way, to be vacated), extending from McNeil Avenue to Schaub Avenue.

Planned Unit Development Approval to allow reduced lot sizes and widths, reduced front yard and side yard setbacks, and increased site coverage in a single-family residential subdivision.

Council District 6

**Case #ZON2006-01373 (Sidewalk Waiver)**

**Dr. Louis J. Naman (Ben Cummings, Agent)**

4125, 4137, 4151, and 4203 Moffett Road

(Southwest corner of Moffett Road and Wolf Ridge Road).

Request to waive construction of a sidewalk along Moffett Road.

Council District 7

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**Case #SUB2006-00131 (Subdivision)**

**Paul Persons Subdivision, Resubdivision of Lot 1**

4474 Halls Mill Road

(North side of Halls Mill Road, 4/10 mile± West of the North terminus of Riviere du Chien Road).

**Number of Lots / Acres:** 2 Lots / 5.3± Acres

**Engineer / Surveyor:** Frank A. Dagley & Associates, Inc.  
Council District 4

**Case #ZON2006-01364 (Planned Unit Development)**

**Paul Persons Subdivision, Resubdivision of Lot 1**

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 allow multiple buildings on a single building site with shared access between building sites.

Council District 4

**Case #SUB2006-00159 (Subdivision)**

**Jeff Hamilton Storage Subdivision**

9600 Jeff Hamilton Road

(Northwest corner of Jeff Hamilton Road and Walston Road [private street]).

**Number of Lots / Acres:** 2 Lots / 9.9± Acres

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

**Case #ZON2006-01454 (Sidewalk Waiver)**

**Fulton Road Baptist Church**

1800 Dauphin Island Parkway

(West side of Dauphin Island Parkway, extending from Magnolia Lane to Nicholas Lane).

Request to waive construction of sidewalks along all street frontages.

Council District 4

**Case #ZON2006-01330**

**T-Mobile**

South side of Government Street, 95'± East of Park Terrace.

Planning Approval to allow a 70' monopole cellular communications tower in a B-1, Buffer Business district.

Council District 3

**EXTENSIONS:**

**Case #SUB2005-00167 (Subdivision)**

**Gatewood Estates Subdivision**

West side of Dawes Lake Road East, 270'± South of Vintage Woods Drive.

**Number of Lots, Acres:** 37 Lots / 19.5± Acres

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

**Case #SUB2005-00161 (Subdivision)**

**Nautical Point Subdivision**

East side of Dauphin Island Parkway, 770'± North of Dog River.

**Number of Lots / Acres:** 1 Lot / 0.7± Acre

**Engineer / Surveyor:** Polysurveying Engineering – Land Surveying  
Council District 3

**Case #SUB2004-00165 (Subdivision)**

**Spanish Trail Commercial Park, Resubdivision of Lots 6 & 7**

South terminus of Spanish Trail Court.

**Number of Lots / Acres:** 2 Lots / 1.8± Acres

**Engineer / Surveyor:** Rowe Surveying & Engineering Co., Inc.  
County

**NEW SUBDIVISION APPLICATIONS:**

1. **Case #SUB2006-00170**  
**Azalea Hills Christian Church Subdivision**  
9191 Cottage Hill Road  
(Southeast corner of Cottage Hill Road and McFarland Road).  
**Number of Lots / Acres:** 1 Lot / 6.1± Acres  
**Engineer / Surveyor:** Rowe Surveying & Engineering Co., Inc.  
County
2. **Case #SUB2006-00167**  
**Beltline Park Subdivision, Resubdivision of Lots 1 & 2**  
Southeast corner of East I-65 Service Road North and Beltline Park Drive South.  
**Number of Lots / Acres:** 1 Lot / 0.7± Acre  
**Engineer / Surveyor:** Frank A. Dagley & Associates, Inc.  
Council District 1
3. **Case #SUB2006-00171**  
**Canebrake Subdivision, Revised Lot 20**  
Southeast corner of Canebrake Road and Canebrake Court South.  
**Number of Lots / Acres:** 1 Lot / 0.8± Acre  
**Engineer / Surveyor:** Polysurveying Engineering – Land Surveying  
Council District 6

4. **Case #SUB2006-00166**  
**Commonwealth National Bank Subdivision**  
2214 St. Stephens Road  
(East side of St. Stephens Road, 460'± North of the East terminus of Allison Street, extending to the West side of Dr. Martin Luther King, Jr. Avenue, 60'± South of the East terminus of Osage Street).  
**Number of Lots / Acres:** 1 Lot / 1.4± Acres  
**Engineer / Surveyor:** Marshall A. McLeod, P.L.S., L.L.C.  
Council District 2
  
5. **Case #SUB2006-00165**  
**The Farm Subdivision**  
North terminus of an unnamed, unopened street stub, 540'± East of the North terminus of Knobbly Drive, extending to the West terminus of Westlake Road.  
**Number of Lots / Acres:** 1 Lot / 1.3± Acres  
**Engineer / Surveyor:** Marshall A. McLeod, P.L.S., L.L.C.  
County
  
6. **Case #SUB2006-00179**  
**Heron Lakes Subdivision, Phase One, Resubdivision of Lot 85**  
1165 Heron Lakes Circle  
(North side of Heron Lakes Circle (South), 130'± West of Grand Heron Way).  
**Number of Lots / Acres:** 1 Lot / 0.3± Acre  
**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.  
Council District 4
  
7. **Case #SUB2006-00177**  
**Alexander Place Subdivision**  
4263 Airport Boulevard  
(Southeast corner of Airport Boulevard and Mayflower Street).  
**Number of Lots / Acres:** 2 Lots / 0.5± Acre  
**Engineer / Surveyor:** Lovitte Surveying, Inc.  
Council District 5
  
8. **Case #SUB2006-00178**  
**Glen Acres Subdivision, First Addition, Block A, Resubdivision of Lots 8 & 9**  
9074 Glen Acres Drive North  
(North side of Glen Acres Drive North, at the North terminus of Riley Street).  
**Number of Lots / Acres:** 2 Lots / 2.1± Acres  
**Engineer / Surveyor:** Sims Surveying Services, Inc.  
County

9. **Case #SUB2006-00173**  
**Johnson Addition to Pauline Court Subdivision**  
1101 Navco Road  
(East side of Navco Road, 55'± North of Pauline Drive).  
**Number of Lots / Acres:** 2 Lots / 1.0± Acre  
**Engineer / Surveyor:** Regan Land Surveying, Inc.  
Council District 4
  
10. **Case #SUB2006-00169**  
**UMC Inner City Mission Subdivision**  
911 and 913 South Broad Street  
(North side of Kentucky Street, extending from South Broad Street to South Washington Avenue).  
**Number of Lots / Acres:** 3 Lots / 0.7± Acre  
**Engineer / Surveyor:** Byrd Surveying, Inc.  
Council District 3
  
11. **Case #SUB2006-00175**  
**Wood Duck Pond Subdivision, 1<sup>st</sup> Addition**  
1041 Hubert Pierce Road  
(West side of Hubert Pierce Road, 445'± North of Tanner Williams Road).  
**Number of Lots / Acres:** 3 Lots / 2.4± Acres  
**Engineer / Surveyor:** Regan Land Surveying, Inc.  
County
  
12. **Case #SUB2006-00176**  
**Combs Place Subdivision, First Addition**  
West side of Grider Road at the West terminus of Rosehill Lane.  
**Number of Lots / Acres:** 4 Lots / 6.4± Acres  
**Engineer / Surveyor:** Lovitte Surveying, Inc.  
Council District 7
  
13. **Case #SUB2006-00182**  
**Saddlebrook Subdivision, Unit Four**  
North termini of Saddlebrook Drive East, Downing Way, and Saddlebrook Drive West, extending to the South terminus of Scenic Park Drive.  
**Number of Lots / Acres:** 28 Lots / 11.4± Acres  
**Engineer / Surveyor:** Speaks & Associates Consulting Engineers, Inc.  
County
  
14. **Case #SUB2006-00180**  
**Arcata Woods Subdivision**  
West terminus of Belmont Park Drive, extending to the South side of Ben Hamilton Road at the South terminus of Mose Circle (private street).  
**Number of Lots / Acres:** 427 Lots / 229.3± Acres  
**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.  
County

**NEW PLANNED UNIT DEVELOPMENT APPLICATIONS:**

15. **Case #ZON2006-01575**  
**Bug Master Exterminators, Inc.**  
619 Azalea Road  
(North side of Azalea Road, 1,060'± West of Village Green Drive).  
Planned Unit Development Approval to allow an office building, two carports and three accessory buildings on a single building site.  
Council District 5
16. **Case #ZON2006-01572**  
**Robinson Brothers Subdivision**  
1721 and 1739 East I-65 Service Road South  
(East side of East I-65 Service Road South, 115'± North of I-65 Commerce Drive).  
Planned Unit Development Approval to allow four buildings for auto sales, servicing, and repairs on a single building site.  
Council District 5

**NEW ZONING APPLICATIONS:**

17. **Case #ZON2006-01580**  
**J. E. B. Shell**  
2356 Old Shell Road and 100 Grand Boulevard  
(Northeast corner of Old Shell Road and Grand Boulevard).  
Rezoning from R-1, Single-Family Residential, to LB-2, Limited Neighborhood Business, to allow light retail sales.  
Council District 1

**GROUP APPLICATIONS:**

18. **Case #SUB2006-00174 (Subdivision)**  
(&19) **Greenfield Acres Subdivision, Resubdivision of Lots 6 & 7**  
4521 and 4819 Colgate Drive  
(Northeast corner of Rangeline Service Road and Colgate Drive).  
**Number of Lots / Acres:** 1 Lot / 1.1± Acres  
**Engineer / Surveyor:** Regan Land Surveying, Inc.  
Council District 4
19. **Case #ZON2006-01577 (Rezoning)**  
(&18) **Scott Cassidy**  
4521 and 4819 Colgate Drive  
(Northeast corner of Rangeline Service Road and Colgate Drive).  
Rezoning from R-1, Single-Family Residential, to I-1, Light Industry, to allow a construction company with an outside storage yard.  
Council District 4

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- 20. Case #SUB2006-00172 (Subdivision)**  
**(&21 Greater Macedonia Baptist Church Subdivision**  
**&22)** 1350 Chinquapin Street  
(West side of Peach Street, extending from Spruce Street to Chinquapin Street, and South side of Chinquapin Street and North side of Chisam Street, 80'± West of Peach Street).  
**Number of Lots / Acres:** 2 Lots / 0.9± Acre  
**Engineer / Surveyor:** Polysurveying Engineering – Land Surveying Council District 2
- 21. Case #ZON2006-01576 (Sidewalk Waiver)**  
**(&20 Greater Macedonia Baptist Church**  
**&22)** 1350 Chinquapin Street  
(West side of Peach Street, extending from Spruce Street to Chinquapin Street, and South side of Chinquapin Street and North side of Chisam Street, 80'± West of Peach Street).  
Request to waive construction of sidewalks along all street frontages.  
Council District 2
- 22. Case #ZON2006-01578 (Planning Approval)**  
**(&20 Greater Macedonia Baptist Church**  
**&21)** 1350 Chinquapin Street  
(West side of Peach Street, extending from Spruce Street to Chinquapin Street, and South side of Chinquapin Street and North side of Chisam Street, 80'± West of Peach Street).  
Planning Approval to allow a new fellowship hall and parking lot expansion at an existing church in an R-1, Single-Family Residential District.  
Council District 2
- 23. Case #SUB2006-00156 (Subdivision)**  
**(&24 J and D Subdivision**  
**&25)** 3305 Spring Hill Avenue  
(East side of Ingate Street, extending from Spring Hill Avenue to Old Carline Street).  
**Number of Lots / Acres:** 1 Lot / 1.6± Acres  
**Engineer / Surveyor:** Frank A. Dagley & Associates, Inc.  
Council District 1
- 24. Case #ZON2006-01574 (Planned Unit Development)**  
**(&23 J and D Subdivision**  
**&25)** 3305 Spring Hill Avenue  
(East side of Ingate Street, extending from Spring Hill Avenue to Old Carline Street).  
Planned Unit Development Approval to allow two buildings on a single building site.  
Council District 1

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- 25. Case #ZON2006-01469 (Rezoning)**  
**(&23) James McAleer**  
**&24)** 3305 Spring Hill Avenue  
(East side of Ingate Street, extending from Spring Hill Avenue to Old Carline Street).  
Rezoning from B-1, Buffer Business, and B-3, Community Business, to B-3, Community Business, to eliminate split zoning in a proposed commercial subdivision.  
Council District 1
- 26. Case #SUB2006-00163 (Subdivision)**  
**(&27) West Hill Subdivision**  
West terminus of Hilltop Drive South  
**Number of Lots / Acres:** 11 Lots / 3.1± Acres  
**Engineer / Surveyor:** Polysurveying Engineering – Land Surveying  
Council District 7
- 27. Case #ZON2006-01509 (Planned Unit Development)**  
**(&26) West Hill Subdivision**  
West terminus of Hilltop Drive South  
Planned Unit Development Approval to allow reduced lot widths and sizes, and reduced building setbacks in a single-family residential subdivision.  
Council District 7
- 28. Case #SUB2006-00181 (Subdivision)**  
**(&29) The Pines at the Preserve Subdivision**  
North side of Girby Road, 3/10 mile± East of Lloyd's Lane, extending to the East side of Lloyd's Lane, 600'± North of Girby Road, and extending to the West side of Campground Branch Creek and the South side of Scenic West Place Subdivision.  
**Number of Lots / Acres:** 136 Lots / 84.2± Acres  
**Engineer / Surveyor:** Speaks & Associates Consulting Engineers, Inc.  
Council District 6
- 29. Case #ZON2006-01603 (Planned Unit Development)**  
**(&28) The Pines at the Preserve Subdivision**  
North side of Girby Road, 3/10 mile± East of Lloyd's Lane, extending to the East side of Lloyd's Lane, 600'± North of Girby Road, and extending to the West side of Campground Branch Creek and the South side of Scenic West Place Subdivision.  
Planned Unit Development Approval to allow reduced lots widths and sizes, reduced building setbacks, and increased site coverage in a single-family residential subdivision.  
Council District 6



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- 30. Case #ZON2006-01612 (Planned Unit Development)**  
**(&31) Port City Church of Christ**  
2901 Hillcrest Road  
(East side of Hillcrest Road, 125' ± South of Medearis Court).  
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow two buildings on a single building site.  
Council District 6
- 31. Case #ZON2006-01611 (Planning Approval)**  
**(&30) Port City Church of Christ**  
2901 Hillcrest Road  
(East side of Hillcrest Road, 125' ± South of Medearis Court).  
Planning Approval to allow a building expansion at an existing church in an R-1, Single-Family Residential District.  
Council District 6

**OTHER BUSINESS:**