

MOBILE CITY PLANNING COMMISSION AGENDA

MARCH 20, 2003 - 2:00 P.M.

AUDITORIUM, MOBILE GOVERNMENT PLAZA

APPROVAL OF MINUTES:

December 5, and December 19, 2002, and January 9, 2003

HOLDOVERS:

Case #SUB2003-00007 (Subdivision)

Raines Addition to Wildwood Subdivision

East side of Wildwood Place, 130'± South of Vista Bonita Drive South.

Number of Lots / Acres: 33 Lots / 8.9± Acres

Engineer / Surveyor: Rester and Coleman Engineers, Inc.

Case #ZON2003-00246 (Planning Approval)

Eliska Wireless Ventures I, Inc. (David Wilkins, Agent)

3212 Dauphin Island Parkway (West side of Dauphin Island Parkway, 345'± North of Gill Road)

Planning Approval to allow a 150' monopole telecommunications tower in a B-3, Community Business district.

Case #SUB2003-00015

Dancing Lake Subdivision (Subdivision)

South side of Ben Hamilton Road, ½ mile± East of March Road.

Number of Lots / Acres: 11 Lots / 6.0± Acres

Engineer / Surveyor: Sims Surveying Services, Inc.

Case #ZON2003-00193 (Sidewalk Waiver)

Archdiocese of Mobile

6051 Old Shell Road (Southwest corner of Old Shell Road and Center Drive).

Request to waive construction of a sidewalk along Center Drive.

EXTENSIONS:

Case #SUB2000-00017 (Subdivision)

File #S2000-262

Airmont Place Subdivision

South side of Pleasant Valley Road, 550'± West of Montlimar Drive, extending South to the East terminus of Markham Drive.

Number of Lots / Acres: 7 Lots / 22.5± Acres

Engineer / Surveyor: Polysurveying Engineering – Land Surveying

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

GROUP APPLICATIONS

1. **Case #ZON2002-02742 (Planned Unit Development), (Holdover)**
(& 2) **Midtown Mini Storage, L.L.C.**
Northeast corner of Old Shell Road and Hyland Avenue.
Planned Unit Development Approval to allow multiple buildings on a single building site.
2. **Case #ZON2003-00600 (Planning Approval)**
(& 1) **Patrick Robbins Flynn**
Northeast corner of Old Shell Road and Hyland Avenue.
Planning Approval to allow a mini self-storage facility in a B-2, Neighborhood Business district.
3. **Case #ZON2003-00607 (Planning Approval)**
(& 4) **Calvary Missionary Baptist Church of Trinity Gardens, Inc.**
2457 Bragdon Avenue (South side of Bragdon Avenue, 140'± West of Mobile Street).
Planning Approval to allow the expansion for a parking lot at an existing church in an R-1, Single-Family Residential district.
4. **Case #SUB2003-00036 (Subdivision)**
(& 3) **Trinity Gardens Extension South Subdivision, Resubdivision of Lots 426 and 427**
2457 Bragdon Avenue (South side of Bragdon Avenue, 140'± West of Mobile Street).
Number of Lots / Acres: 1 Lot / 0.5± Acre
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
5. **Case #ZON2003-00610 (Rezoning)**
(& 6) **Wayne Hartung (M. Don Williams, Agent)**
2869 Government Boulevard (Southwest corner of Government Boulevard and Thompson Drive).
Rezoning from R-1, Single-Family Residential, and B-2, Neighborhood business, to B-3, Community Business, for an automotive paint and body shop.

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- 6. Case #SUB2003-00038 (Subdivision)**
(& 5) 2869 Government Boulevard Subdivision (Subdivision)
2869 Government Boulevard (Southwest corner of Government Boulevard and Thompson Drive).
Number of Lots / Acres: 1 Lot / 0.8± Acre
Engineer / Surveyor: M. Don Williams Engineering
- 7. Case #ZON2003-00603 (Rezoning)**
(& 8) Nick Stratus
902 Duval Street (North side of Duval Street, 140'± West of South Broad Street).
Rezoning from R-1, Single-Family Residential, to B-3, Community Business, for a parking lot in conjunction with a lounge.
- 8. Case #SUB2003-00030 (Subdivision)**
(& 7) Arlington Terrace Subdivision, Resubdivision of Lots 8, 9, 10, and 11, Block 2.
1558 South Broad Street and 902 Duval Street (Northwest corner of South Broad Street and Duval Street).
Number of Lots / Acres: 1 Lot / 0.3± Acre
Engineer / Surveyor: Polysurveying Engineering – Land Surveying
- 9. Case #ZON2003-00609 (Rezoning)**
(& 10) Treasure Properties, Inc. (Richard L. Biseli, Agent)
254, 256, and 260 [redacted] of Airport Boulevard and South University Boulevard.
Rezoning from R-1 [redacted], Limited Neighborhood Business, for retail sales with drive-through window service
- 10. Case #SUB2003-00037 (Subdivision)**
(& 9) Government Street Highland Subdivision, Resubdivision of Lots 52, 53, and 54
254, 256, and 260 D [redacted] Airport Boulevard and South University Boulevard.
Number of Lots / Acres: [redacted]
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
- 11. Case #ZON2003-00586 (Planned Unit Development)**
(& 12) West Hill LLC (Tom Carwie, Agent)
West terminus of Hilltop Drive South.
Planned Unit Development Approval to allow reduced lot widths and reduced lot sizes in a single-family residential subdivision.

12. Case #SUB2003-00027 (Subdivision)
(& 11) **West Hill Subdivision**
West terminus of Hilltop Drive South.
Number of Lots / Acres: 13 Lots / 3.1± Acres
Engineer / Surveyor: Polysurveying Engineering– Land Surveying

NEW PLANNING APPROVAL APPLICATION:

13. Case #ZON2003-00674
Moffett Road Assembly of God
6159 Moffett Road (South side of Moffett Road, ¾ mile± West of Powell Drive).
Planning Approval to allow the expansion of an existing church in an R-1, Single-Family Residential district to include classrooms, Sunday School, and daycare facilities.

NEW SUBDIVISION APPLICATIONS:

14. Case #SUB2003-00023
Belote Subdivision
660 and 670 Schillinger Road South, and 7830 and 7850 Old Government Street Road (Northwest corner of Schillinger Road South and Old Government Street Road).
Number of Lots / Acres: 1 Lot / 1.8± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
15. Case #SUB2003-00035
Carol Plantation Oaks Subdivision
West side of Carol Plantation Road, 355'± North of U.S. Highway 90 West.
Number of Lots / Acres: 65 Lots / 37.0± Acres
Engineer / Surveyor: Reid, Still & Associates, Inc.
16. Case #SUB2003-00026
CHS Subdivision
Southwest corner of Cottage Hill Road and Cody Road South.
Number of Lots / Acres: 1 Lot / 3.0± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.

17. **Case #SUB2003-00034**
Dauphin Square Commercial Park Subdivision (Amended Plat), Resubdivision of lots 20, 21, and 22
South side of Dauphin Square Connector, 690'± West of North Sage Avenue.
Number of Lots / Acres: 1 Lot / 0.5± Acre
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
18. **Case #SUB2003-00022**
Heron Lakes Subdivision, Phase One, Resubdivision of and Addition to Lot 29
1050 Grand Heron Court West (West terminus of Grand Heron Court West).
Number of Lots / Acres: 1 Lot / 1.2± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
19. **Case #SUB2003-00016**
Hollingers Island Subdivision, Dog River Division, Resubdivision of Lot 11, Block 1
3252 Dog River Road (East side of Dog River Road, 2/10 mile± North of Dog River Lane).
Number of Lots / Acres: 2 Lots / 2.0± Acres
Engineer / Surveyor: Polysurveying Engineering – Land Surveying
20. **Case #SUB2003-00033**
Hunter Addition to Cedar Point Road Subdivision
2257 Cedar Point Road (East side of Cedar Point Road, 300'± South of Rosedale Road).
Number of Lots / Acres: 2 Lots / 1.2± Acres
Engineer / Surveyor: Regan Land Surveying, Inc.
21. **Case #SUB2003-00019**
Husby Subdivision, Resubdivision of Lot 2
5769 McDonald Road (East side of McDonald Road, 2/10 mile± South of Holloway Drive North).
Number of Lots / Acres: 2 Lots / 0.9± Acre
Engineer / Surveyor: Polysurveying Engineering – Land Surveying
22. **Case #SUB2003-00018**
Maureen Place Subdivision, Resubdivision of Lots 1 and 3
2399 Gill Road (South side of Gill Road, 400'± East of Alba Club Road).
Number of Lots / Acres: 2 Lots / 4.0± Acres
Engineer / Surveyor: Polysurveying Engineering – Land Surveying

23. **Case #SUB2003-00020**
Oakston Subdivision
52 Oakland Avenue (Northwest corner of Oakland Avenue and Marston Lane).
Number of Lots / Acres: 3 Lots / 1.0 \pm Acre
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
24. **Case #SUB2003-00031**
Overlook Place Subdivision
6917 and 6951 Overlook Road (South side of Overlook Road, 950' \pm East of Cody Road).
Number of Lots / Acres: 30 Lots / 8.1 \pm Acres
Engineer / Surveyor: Polysurveying Engineering – Land Surveying
25. **Case #SUB2003-00024**
Rangeline Road Commercial and Industrial Park Subdivision, Unit Nine
East side of Rangeline Road, 1,000' \pm North of Old Rangeline Road.
Number of Lots / Acres: 2 Lots / 4.0 \pm Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
26. **Case #SUB2003-00032**
River Oak Estates Subdivision
3700 Rochelle Lane (East terminus of Rochelle Lane at the South terminus of Lipscomb Landing Road, extending East to Moore Creek).
Number of Lots / Acres: 11 Lots / 33.8 \pm Acres
Engineer / Surveyor: Byrd Surveying, Inc.
27. **Case #SUB2003-00025**
Semmes Market Place Subdivision, Resubdivision of and Addition to Lot 2
9150 Moffett Road (Northeast corner of Moffett Road and McCrary Road).
Number of Lots / Acres: 1 Lot / 1.9 \pm Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
28. **Case #SUB2003-00017**
Steele Subdivision
2854 Lloyds Lane (West side of Lloyds Lane, 125' \pm South of Lampwood Court).
Number of Lots / Acres: 2 Lots / 2.1 \pm Acres
Engineer / Surveyor: Polysurveying Engineering – Land Surveying
29. **Case #SUB2003-00021**
Tidwell Subdivision
2570 Gill Road (North side of Gill Road, 380' \pm West of Center Road).
Number of Lots / Acres: 2 Lots / 1.0 \pm Acre
Engineer / Surveyor: Rowe Surveying and Engineering Company, Inc.

30. **Case #SUB2003-00028**
Vallimar Subdivision Addition
10027 and 10051 Blackwell Nursery Road (South side of Blackwell Nursery Road, 715'± West of Snow Road).
Number of Lots / Acres: 6 Lots / 12.8± Acres
Engineer / Surveyor: Polysurveying Engineering – Land Surveying
31. **Case #SUB2003-00029**
Vision Builders, Inc. Subdivision
South side of Old Military Road, 440'± East of the South terminus of Gipson Road).
Number of Lots / Acres: 2 Lots / 3.0± Acres
Engineer / Surveyor: Polysurveying Engineering – Land Surveying
32. **Case #SUB2003-00039**
MAWSS Parking Plaza Subdivision
206 and 212 North Catherine Street (East side of North Catherine Street, 125'± North of Center Street).
Number of Lots / Acres: 1 Lot / 0.6± Acre
Engineer / Surveyor: McCrory & Williams, Inc.

NEW SIDEWALK WAIVER APPLICATIONS:

33. **Case #ZON2003-00601**
Friendship Missionary Baptist Church
2665 and 2667 Reaves Street, and 2672 Betbeze Street (North side of Betbeze Street extending through to the South side of Reaves Street, 120'± East of Mobile Street, and North side of Reaves Street, 320'± East of Mobile Street).
Request to waive construction of sidewalks along the North and South sides of Reaves Street and the North side of Betbeze Street.
34. **Case #ZON2003-00565**
Wendy's International, Inc. (Michael Golden, Agent)
3957 Cottage Hill Road (South side of Cottage Hill Road, 125'± West of Azalea Road).
Request to waive construction of a sidewalk along Cottage Hill Road.