

**MOBILE CITY PLANNING COMMISSION AGENDA**

**APRIL 2, 2009 - 2:00 P.M.**

**AUDITORIUM, MOBILE GOVERNMENT PLAZA**

**APPROVAL OF MINUTES:**

**HOLDOVERS:**

1. **Case #SUB2009-00014**  
**Cahill Place Subdivision**  
200 South Florida Street  
(Southwest corner of South Florida Street and Ralston Road).  
**Number of Lots / Acres:** 1 Lot / 0.7± Acre  
**Engineer / Surveyor:** Patrick Land Surveying  
Council District 5
  
2. **Case #SUB2009-00012**  
**Autumndale Subdivision, Resubdivision of Lots 100 - 102**  
North side of Lydia Drive, 110'± West of Sharon Drive.  
**Number of Lots / Acres:** 3 Lots / 0.5± Acre  
**Engineer / Surveyor:** Polysurveying Engineering-Land Surveying  
Council District 1
  
3. **Case #SUB2009-00015 (Subdivision)**  
(**& 4.** **Booker T. Washington Highlands Subdivision, First Addition, Block F,**  
(**& 5.) Resubdivision of Lots 8 & 9**  
Southeast corner of First Avenue and Prince Street.  
**Number of Lots / Acres:** 1 Lot / 0.3± Acre  
**Engineer / Surveyor:** Frank A. Dagley & Associates, Inc.  
Council District 1
  
4. **Case #ZON2009-00359 (Planned Unit Development)**  
(**& 3.** **Booker T. Washington Highlands Subdivision, First Addition, Block F**  
(**& 5.) Resubdivision of Lots 8 & 9**  
Southeast corner of First Avenue and Prince Street.  
Planned Unit Development Approval to allow two apartment buildings on a single building site.  
Council District 1

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- 5. Case #ZON2009-00358 (Rezoning)**  
**(& 3. Kentress Morrisette**  
**& 4.)** Southeast corner of First Avenue and Prince Street.  
Rezoning from R-1, Single-Family Residential District, to R-3, Multi-Family Residential District, to allow the construction of a four-unit apartment building.  
Council District 1
- 6. Case #SUB2009-00011 (Subdivision)**  
**(& 7. Ashland Place UMC Subdivision**  
**& 8.)** 5, 7, and 15 Wisteria Avenue, 2315 Old Shell Road and 2312 Dauphin Street (Southwest corner of Wisteria Avenue and Old Shell Road, extending to the North side of Dauphin Street, 160'± West of Wisteria Avenue and 380'± West of Wisteria Avenue).  
**Number of Lots / Acres:** 2 Lots / 4.2± Acres  
**Engineer / Surveyor:** Wattier Surveying, Inc.  
Council District 1
- 7. Case #ZON2009-00349 (Planned Unit Development)**  
**(& 6. Ashland Place UMC Subdivision**  
**& 8.)** 5, 7, and 15 Wisteria Avenue, and 2315 Old Shell Road (Southwest corner of Wisteria Avenue and Old Shell Road, extending to the North side of Dauphin Street, 160'± West of Wisteria Avenue).  
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow the construction of an administrative office, classroom building, outdoor patio and expanded retention pond at an existing church in an R-1, Single-Family Residential District.  
Council District 1
- 8. Case #ZON2009-00347 (Planning Approval)**  
**(& 6. Ashland Place United Methodist Church, Inc.**  
**& 7.)** 5, 7, and 15 Wisteria Avenue, and 2315 Old Shell Road (Southwest corner of Wisteria Avenue and Old Shell Road, extending to the North side of Dauphin Street, 160'± West of Wisteria Avenue).  
Planning Approval to allow the construction of an administrative office, classroom building, outdoor patio and expanded retention pond at an existing church in an R-1, Single-Family Residential District.  
Council District 1
- 9. Case #ZON2009-00227 (Planning Approval)**  
**ICM Foundation**  
1007 Government Street  
(Southeast corner of Government Street and Chatham Street).  
Planning Approval to allow a church in an R-1, Single-Family Residential District.  
Council District 2

**EXTENSIONS:**

10. **Case #ZON2008-00682 (Planned Unit Development)**  
**Nazaree Full Gospel Church**  
1695 West I-65 Service Road North  
(Northwest and Southwest corners of West I-65 Service Road North and First Avenue [unopened public right-of-way]).  
Planned Unit Development Approval to allow shared access and parking between two building sites.  
Council District 1
  
11. **Case #ZON2008-01039 (Planned Unit Development)**  
**Southern Earth Sciences Inc.**  
3500 Government Boulevard  
(North side of Government Boulevard Service Road, 560'± West of West I-65 Service Road South).  
Planned Unit Development Approval to amend the site plan of a previously approved Planned Unit Development to allow multiple buildings on a single building site.  
Council District 4

**NEW SUBDIVISION APPLICATIONS:**

12. **Case #SUB2009-00033**  
**Ashbury Manor Subdivision**  
6562 Old Shell Road  
(North side of Old Shell Road, 50'± West of Dickens Ferry Road).  
**Number of Lots / Acres:** 1 Lot / 1.8± Acres  
**Engineer / Surveyor:** Baskerville Donovan, Inc.  
Council District 7
  
13. **Case #SUB2009-00037**  
**Mobile South Business Park Subdivision, Unit One, Revision and Addition to Lot 15**  
5230 Business Parkway  
(Southwest corner of Business Parkway and Interstate 10 West).  
**Number of Lots / Acres:** 1 Lot / 3.7± Acres  
**Engineer / Surveyor:** Byrd Surveying, Inc.  
Council District 4

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- 14. Case #SUB2009-00040**  
**Winston's Dees Road Subdivision**  
West side of Dees Road (private road), 175'± South of D.K. Road.  
**Number of Lots / Acres:** 1 Lot / 1.0± Acre  
**Engineer / Surveyor:** Polysurveying Engineering – Land Surveying  
County
- 15. Case #SUB2009-00032**  
**Shannon Estates Subdivision**  
3360 Shannon Lane  
(East side of Shannon Lane, 2/10 mile± South of its North terminus).  
**Number of Lots / Acres:** 2 Lots / 2.2± Acres  
**Engineer / Surveyor:** Johnny E Holley  
County
- 16. Case #SUB2009-00034**  
**Murray Brigham Place Subdivision**  
4670 Hermitage Avenue  
(West side of Hermitage Avenue, 150' North of Andrews Road).  
**Number of Lots / Acres:** 2 Lots / 0.3± Acre  
**Engineer / Surveyor:** Julian F. Smith  
County
- 17. Case #SUB2009-00036**  
**Johnson Road Estates Subdivision, Resubdivision of Lots 7 & 8**  
10310 Johnson Road South  
(North side of Johnson Road South, 350'± West of Plantation Drive West).  
**Number of Lots / Acres:** 2 Lots / 6.0± Acres  
**Engineer / Surveyor:** Polysurveying Engineering – Land Surveying  
County
- 18. Case #SUB2009-00039**  
**Alligator Bayou Subdivision, Resubdivision of Lot 7**  
South side of River Point Drive, 3/10 mile± East of Dog River Road.  
**Number of Lots / Acres:** 2 Lots / 33.0± Acres  
**Engineer / Surveyor:** Polysurveying Engineering – Land Surveying  
County

19. **Case #SUB2009-00042**  
**Bayou Court Subdivision**  
2019 Robin Hood Drive  
(West terminus of Robin Hood Drive extending to Dog River).  
**Number of Lots / Acres:** 2 Lots / 2.8± Acres  
**Engineer / Surveyor:** Wattier Surveying, Inc.  
Council District 4
  
20. **Case #SUB2009-00045**  
**Gardner Place Subdivision**  
29 & 31 Lee Street  
(East side of Lee Street, 115'± North of Brown Street).  
**Number of Lots / Acres:** 2 Lots / 0.2± Acre  
**Engineer / Surveyor:** Byrd Surveying, Inc.  
Council District 2
  
21. **Case #SUB2009-00041**  
**Blankenship's Addition to Kingswood Subdivision**  
4584 Hawthorne Place  
(Northeast corner of Hawthorne Place and Hawthorne Place North).  
**Number of Lots / Acres:** 3 Lots / 0.9± Acres  
**Engineer / Surveyor:** Byrd Surveying, Inc.  
Council District 5
  
22. **Case #SUB2009-00035**  
**Sharon Acres Subdivision**  
10700 Jeff Hamilton Road  
(North side of Jeff Hamilton Road, 600'± West of Johnson Road West,  
extending to the South side of Sheffield Road, 680'± West of Johnson Road  
West).  
**Number of Lots / Acres:** 4 Lots / 6.0± Acres  
**Engineer / Surveyor:** Speaks & Associates, Consulting Engineers, Inc.  
County
  
23. **Case #SUB2009-00044**  
**Plantation Commercial Park Subdivision, Unit Two**  
(East termini of Plantation Road and East Road, extending to the East side of  
U. S. Highway 90 West, 330'± South of Plantation Road).  
**Number of Lots / Acres:** 9 Lots / 44.0± Acres  
**Engineer / Surveyor:** Rowe Surveying & Engineering Co. Inc.  
Council District 4

24. **Case #SUB2009-00038**  
**Briargrove Subdivision**  
North side of Jeff Hamilton Road, 900'± West of Repoll Road.  
**Number of Lots / Acres:** 271 Lots / 84.4± Acres  
**Engineer / Surveyor:** Engineering Development Services LLC  
County

**NEW ZONING APPLICATIONS:**

25. **Case #ZON2009-00647**  
**Stephen Quinnelly**  
South side of Bear Fork Road, 1/4 mile± East of the South terminus of Siesta Drive.  
Rezoning from R-1, Single Family Residential District, to R-A, Residential-Agricultural districts, to allow agricultural use.  
Council District 1

**GROUP APPLICATIONS:**

26. **Case #SUB2009-00043 (Subdivision)**  
(&27) **Hope VI, Phase III, Units 1 and 2**  
963 Hercules Street  
Area generally extending from Marmotte Street and Armistead Street on the East, to Morgan Street and Marion Street on the North, to Monday Street on the West and Hercules Street on the South.  
**Number of Lots / Acres:** 101 Lots / 32.5± Acres  
**Engineer / Surveyor:** Wattier Surveying, Inc.  
Council District 2
27. **Case #ZON2009-00686 (Planned Unit Development)**  
(&26) **Hope VI, Phase III, Units 1 and 2**  
963 Hercules Street  
Area generally extending from Marmotte Street and Armistead Street on the East, to Morgan Street and Marion Street on the North, to Monday Street on the West and Hercules Street on the South.  
Planned Unit Development Approval to allow a Single-Family detached and Single-Family Townhouse (attached) development with reduced front, side and rear yard setbacks and increased site coverage in a Multi-Family Residential District.  
Council District 2

**OTHER BUSINESS:**

House Bill – Expansion of Planning Commission