

MOBILE CITY PLANNING COMMISSION AGENDA

JANUARY 4, 2007 - 2:00 P.M.

AUDITORIUM, MOBILE GOVERNMENT PLAZA

APPROVAL OF MINUTES:

HOLDOVERS:

Case #SUB2006-00264

Island Farms, Hollinger's Island Subdivision, Jakubowski's Addition to
2187 and 2201 Island Road

(South side of Island Road, ¼ mile± West of Bay Road).

Number of Lots / Acres: 2 Lots / 3.2± Acres

Engineer / Surveyor: Hutchison, Moore & Rauch, LLC
County

Case #SUB2006-00269

Woodberry Forest Subdivision, Unit One, Phase Two

North side of Woodberry Drive, 165'± West of Dawes Road.

Number of Lots / Acres: 2 Lots / 0.6± Acre

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

Case #SUB2006-00272

Creekwood Subdivision, Unit III

South terminus of Ridgeline Drive.

Number of Lots / Acres: 27 Lots / 36.0± Acres

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

EXTENSIONS:

Case #SUB2001-00177 (Subdivision)

Bellingrath Road Country Club Estates Subdivision, Addition to

East terminus of Country Club Boulevard and extending through to the Southwest corner of Old Military Road and Section Line Road.

Number of Lots / Acres: 569 Lots / 243.0± Acres

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

PLANNING COMMISSION

JANUARY 4, 2007

PAGE 2

Case #SUB2004-00268 (Subdivision)

Timberlane Woods Subdivision

North terminus of Cross Creek Drive, extending to the West termini of Larchmont Drive and Timberline Ridge.

Number of Lots / Acres: 33 Lots / 15.7± Acres

Engineer / Surveyor: Rester and Coleman Engineers, Inc.
Council District 6

Case #SUB2004-00272 (Subdivision)

Spring Grove Subdivision, Unit Two

West terminus of Spring Grove South, extending to the North terminus of Summer Crossings and the West terminus of Spring Grove North; and the West side of Dawes Road extending to the North terminus of Spring Grove Court.

Number of Lots / Acres: 173 Lots / 36.7± Acres

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

Case #SUB2005-00265 (Subdivision)

Nazaree Highlands Subdivision, Lot 2, Resubdivision of and Addition to

Southwest corner of West I-65 Service Road North and First Avenue.

Number of Lots / Acres: 1 Lot / 12.2± Acres

Engineer / Surveyor: Rester and Coleman Engineers, Inc.
Council District 1

NEW SUBDIVISION APPLICATIONS:

1. **Case #SUB2006-00294**
Cottonwood Senior Apartments Subdivision
658 Azalea Road
(South side of Azalea Road at the South terminus of Village Green Drive).
Number of Lots / Acres: 1 Lot / 5.9± Acres
Engineer / Surveyor: Volkert and Associates, Inc.
Council District 5

2. **Case #SUB2006-00296**
Betty Robinson Subdivision
515 Dykes Road South
(East side of Dykes Road at the East terminus Pierce Creek Road).
Number of Lots / Acres: 1 Lot / 3.7± Acres
Engineer / Surveyor: Byrd Surveying, Inc.
County

3. **Case #SUB2006-00300**
Clay Subdivision
4251 Jordan Lane
(Northwest corner of Jordan Lane and Byrnes Boulevard).
Number of Lots / Acres: 1 Lot / 0.4± Acre
Engineer / Surveyor: M. Don Williams Engineering
Council District 5

4. **Case #SUB2006-00309**
Cottage Hill Executive Park Subdivision, Lots 12 & 13, Resubdivision of
Northeast corner of Oak Circle Drive North and Oak Circle Drive East,
extending to the South terminus of Sagamore Road.
Number of Lots / Acres: 1 Lot / 1.2± Acres
Engineer / Surveyor: Polysurveying Engineering and Land Surveying
Council District 5

5. **Case #SUB2006-00307**
J. C. Lawrence Subdivision
2503 Old Shell Road and 37 Hurlbert Street
(South side of Old Shell Road, 60'± West of Hurlbert Street, extending to the
West side of Hurlbert Street, 100'± South of Old Shell Road).
Number of Lots / Acres: 1 Lot / 0.3± Acre
Engineer / Surveyor: Gerald A. Smith, PLS
Council District 1

6. **Case #SUB2006-00311**
West Mobile Senior and Therapeutic Center Subdivision
3201 Hillcrest Road
(East side of Hillcrest Road at Trent Lane, extending to the South terminus of
Valley Ridge Road).
Number of Lots / Acres: 1 Lot / 17.5± Acres
Engineer / Surveyor: Speaks & Associates Consulting Engineers, Inc.
Council District 6

7. **Case #SUB2006-00297**
Charles Dewberry Subdivision
5904 Bourne Road
(North side of Bourne Road, 145'± West of Middle Road).
Number of Lots / Acres: 2 Lots / 2.0± Acres
Engineer / Surveyor: Polysurveying Engineering and Land Surveying
County

8. **Case #SUB2006-00293**
McTaylor Subdivision
1750 Dawes Road
(West side of Dawes Road, 570'± North of Augusta Drive).
Number of Lots / Acres: 2 Lots / 1.9± Acres
Engineer / Surveyor: Polysurveying Engineering and Land Surveying
County

9. **Case #SUB2006-00301**
Madonia Subdivision
5006 Old Shell Road
(North side of Old Shell Road, 150'± East of Border Drive East, extending to
the West side of Babs Street[unopened right-of-way]).
Number of Lots / Acres: 2 Lots / 3.1± Acres
Engineer / Surveyor: M. Don Williams Engineering
Council District 7

10. **Case #SUB2006-00304**
McCord Subdivision
2236 Park Place
(Northwest corner of Riverside Drive and Park Place).
Number of Lots / Acres: 2 Lots / 3.4± Acres
Engineer / Surveyor: Byrd Surveying, Inc.
Council District 4

11. **Case #SUB2006-00308**
Marion S. Kelly Estates Subdivision, Resubdivision of
3529 Riviere du Chien Road
(East side of Riviere du Chien Road, 150'± North of Riviere du Chien Court).
Number of Lots / Acres: 2 Lots / 3.0± Acres
Engineer / Surveyor: Polysurveying Engineering and Land Surveying
Council District 4

12. **Case #SUB2006-00298**
Cole's Addition to Kingswood Subdivision
4586 Hawthorne Place and 57 Hawthorne Place North
(Northeast corner of Hawthorne Place and Hawthorne Place North).
Number of Lots / Acres: 4 Lots / 1.2± Acres
Engineer / Surveyor: Polysurveying Engineering and Land Surveying
Council District 5

13. **Case #SUB2006-00302**
Hadley Subdivision
8125 Fordham Road
(Southeast corner of Leroy Stevens Road and Fordham Road).
Number of Lots / Acres: 4 Lots / 4.2± Acres
Engineer / Surveyor: M. Don Williams Engineering
County

14. **Case #SUB2006-00306**
Rangeline Road Subdivision
5064 Rangeline Road
(West side of Rangeline Road at Downey Drive, extending to the North side of Downey Drive Extension right-of-way [to be vacated]).
Number of Lots / Acres: 7 Lots / 4.1± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
County

15. **Case #SUB2006-00299**
River Oak Estates Subdivision
3700 Rochelle Lane
(East terminus of Rochelle Lane at the South terminus of Lipscomb's Landing [prescriptive right-of-way], and extending East to Moore Creek and South to an unnamed drainage canal).
Number of Lots / Acres: 11 Lots / 33.8± Acres
Engineer / Surveyor: Byrd Surveying, Inc.
Council District 4

16. **Case #SUB2006-00303**
Pecan Grove Place Subdivision, Phase Two
West terminus of Pecan Grove Drive.
Number of Lots / Acres: 15 Lots / 9.8± Acres
Engineer / Surveyor: Research and Engineering, Inc.
County

17. **Case #SUB2006-00310**
Colleton Place Subdivision
8101 Howells Ferry Road
(South side of Howells Ferry Road at Harvey Hill Road).
Number of Lots / Acres: 148 Lots / 109± Acres
Engineer / Surveyor: Polysurveying Engineering and Land Surveying
County

NEW SIDEWALK WAIVER APPLICATIONS:

18. **Case #ZON2006-02662**
Ladas Land & Development, Inc.
3451 Springhill Avenue
(Southwest corner of Springhill Avenue and West I-65 Service Road North).
Request to waive construction of a sidewalk along West I-65 Service Road North.
Council District 7

19. **Case #ZON2006-02690**
Cottage Hill Baptist Church
4255 Cottage Hill Road
(Southeast corner of Cottage Hill Road and Demetropolis Road, extending Southward to Thigpen Drive South).
Request to postpone construction of sidewalks along Cottage Hill Road, Demetropolis Road, and Thigpen Drive South, until building renovations are complete.
Council District 4

NEW PLANNED UNIT DEVELOPMENT APPLICATIONS:

20. **Case #ZON2006-02683**
McCrary Storage
4057 Moffett Road
(South side of Moffett Road at Pine Grove Avenue).
Planned Unit Development Approval for multiple buildings on a single building site.
Council District 7

21. **Case #ZON2006-02664**
Sophia's Landing Apartments, Ltd.
1400 Azalea Road
(West side of Azalea Road, 730' ± North of Halls Mill Road).
Planned Unit Development Approval to allow an 8-building, 60-unit apartment complex on a single building site.
Council District 4

NEW PLANNING APPROVAL APPLICATIONS:

22. **Case #ZON2006-02658**
Hall-McCormick & Associates, PC
3100 Cottage Hill Road
(North side of Cottage Hill Road, 540'± West of Bel Air Boulevard).
Planning Approval to allow for a 120-student Technical College in a B-1,
Buffer Business District.
Council District 5

NEW ZONING APPLICATIONS:

23. **Case #ZON2006-02684**
David Roberts
201 South University Boulevard
(Southeast corner of South University Boulevard and Sunset Drive South).
Rezoning from R-1, Single-Family Residential District to B-1, Buffer Business
District, to allow an insurance office.
Council District 5
24. **Case #ZON2006-01380**
Tommy Brooks
North side of Howells Ferry Road, extending North to Garrow Avenue, and
West to Erdman Avenue.
Rezoning from R-1, Single-Family Residential District to B-1, Buffer Business
District, to allow a real estate office.
Council District 7

GROUP APPLICATIONS:

25. **Case #SUB2006-00295 (Subdivision)**
(**& 26, Golden Glow Farms Subdivision, First Addition, Lot 1, Resubdivision of**
27, & 3556 Halls Mill Road
28) (North side of Halls Mill Road, 930'± West of West I-65 Service Road South,
and extending Westward to Montlimar Creek).
Number of Lots / Acres: 2 Lots / 10.7± Acres
Engineer / Surveyor: Polysurveying Engineering and Land Surveying
Council District 4

PLANNING COMMISSION

JANUARY 4, 2007

PAGE 8

- 26. Case #ZON2006-02636 (Rezoning)**
(& 25, Carol J. Pugh
27, & 3556 Halls Mill Road
28) (North side of Halls Mill Road, 930'± West of West I-65 Service Road South, and extending Westward to Montlimar Creek).
Rezoning from R-1, Single-Family Residential District, B-3, Community Business District, and I-1, Light Industry District, to I-1, Light Industry District, to eliminate split zoning and allow a Commercial Business Park.
Council District 4
- 27. Case #ZON2006-02637 (Planned Unit Development)**
(& 25, Carol J. Pugh
26, & 3556 Halls Mill Road
28) (North side of Halls Mill Road, 930'± West of West I-65 Service Road South, and extending Westward to Montlimar Creek).
Planned Unit Development Approval to allow 2 buildings on a single building site with shared parking between 2 building sites.
Council District 4
- 28. Case #ZON2006-02667 (Sidewalk Waiver)**
(& 25, Carol J. Pugh
26, & 3556 Halls Mill Road
27) (North side of Halls Mill Road, 930'± West of West I-65 Service Road South, and extending Westward to Montlimar Creek).
Request to waive construction of a sidewalk along the North side of Halls Mill Road.
Council District 4
- 29. Case #SUB2006-00305 (Subdivision)**
(& 30) 2402 Government Street Subdivision
2402 Government Street
(Northwest corner of Government Street and Morgan Avenue).
Number of Lots / Acres: 1 Lot / 0.4± Acre
Engineer / Surveyor: Marshall A. McLeod, PLS., LLC
Council District 5
- 30. Case #ZON2006-02674 (Rezoning)**
(& 29) T. Bruce MacKinnon
2402 Government Street
(Northwest corner of Government Street and Morgan Avenue).
Rezoning from B-2, Neighborhood Business District, to B-3, Community Business District to allow Used Automobile Sales.
Council District 5

PLANNING COMMISSION

JANUARY 4, 2007

PAGE 9

- 31. Case #SUB2006-00274 (Subdivision)**
(& 32) Springhill Food Mart Subdivision
1507 Springhill Avenue
(South side of Springhill Avenue, 70'± East of North Catherine Street).
Number of Lots / Acres: 1 Lot / 0.9± Acre
Engineer / Surveyor: Byrd Surveying, Inc.
Council District 2
- 32. Case #ZON2006-02614 (Rezoning)**
(& 31) Marianna Mobil, LLC
1507 Springhill Avenue
(South side of Springhill Avenue, 70'± East of North Catherine Street).
Rezoning from B-1, Buffer Business District, and B-2, Neighborhood Business District, to B-2, Neighborhood Business District to eliminate split zoning and allow a Convenience Store with gas pumps.
Council District 2
- 33. Case #SUB2006-00288 (Subdivision)**
(& 34) Persons-Wilkins Subdivision
South side of Blue Heron Ridge, 660'± East of Skywood Drive.
Number of Lots / Acres: 2 Lots / 0.5± Acre
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
Council District 4
- 34. Case #ZON2006-02615 (Planned Unit Development)**
(& 33) Persons-Wilkins Subdivision
South side of Blue Heron Ridge, 660'± East of Skywood Drive.
Planned Unit Development Approval to allow reduced side yard setbacks in a single-family residential subdivision.
Council District 4

OTHER BUSINESS: