

MOBILE CITY PLANNING COMMISSION AGENDA

JANUARY 17, 2008 - 2:00 P.M.

AUDITORIUM, MOBILE GOVERNMENT PLAZA

APPROVAL OF MINUTES:

HOLDOVERS:

1. **Case #ZON2007-02563 (Rezoning)**
Charles C. Weems, Jr.
64 Tacon Street
(East side of Tacon Street, 250'± North of Cameron Street).
Rezoning from R-1, Single-Family Residential, to B-1, Buffer Business, to allow a contractor's office.
Council District 1
2. **Case #SUB2007-00286 (Subdivision)**
Briar Grove Subdivision
West side of Jeff Hamilton Road, 850'+ South of Repoll Road.
Number of Lots / Acres: 271 Lots / 84.4+ Acres
Engineer / Surveyor: Engineering Development Services, LLC
County
3. **Case #ZON2007-02383 (Planned Unit Development)**
Orchard Baptist Church Subdivision
6960 Overlook Road
(Southeast corner of Overlook Road and Howells Ferry Road).
Planned Unit Development Approval to allow four buildings on a single building site.
Council District 7
4. **Case #ZON2007-02734 (Sidewalk Waiver)**
David Hickman
1360 Conception Street Road
(North side of Conception Street Road at Three Mile Creek).
Request to waive construction of a sidewalk along Conception Street Road.
Council District 2

5. **Case #SUB2007-00304 (Subdivision)**
Perch Creek Preserve Subdivision
North side of Winston Road, 1100'+ West of Dauphin Island Parkway, extending West and South to Perch Creek.
Number of Lots / Acres: 116 Lots / 85.1+ Acres
Engineer / Surveyor: Engineering Development Services, LLC
Council District 4

6. **Case #ZON2007-02787 (Planned Unit Development)**
Perch Creek Preserve Subdivision
North side of Winston Road, 1100'+ West of Dauphin Island Parkway, extending West and South to Perch Creek.
Planned Unit Development Approval to allow a gated, 18'-wide, aggregate-surfaced private street single-family residential subdivision with reduced lot widths and sizes, reduced front and side setbacks, and increased site coverage of 50%.
Council District 4

7. **Case #SUB2007-00309 (Subdivision)**
Hillport Commercial Subdivision
6401 Airport Boulevard
(Southwest corner of Airport Boulevard and Hillcrest Road).
Number of Lots / Acres: 1 Lot / 1.7± Acres
Engineer / Surveyor: Byrd Surveying, Inc.
Council District 6

EXTENSIONS:

8. **Case #SUB2007-00020 (Subdivision)**
Emerald Oaks Subdivision
West side of Demetropolis Road, 400'± North of Brookfield Drive North.
Number of Lots / Acres: 31 Lots / 12.5± Acres
Engineer / Surveyor: Driven Engineering, Inc.
Council District 4

9. **Case #SUB2006-00223 (Subdivision)**
Livingstone Lane Subdivision
South side of Jeff Hamilton Road, 440'± West of McFarland Road, extending to the West side of McFarland Road, 930'± South of Jeff Hamilton Road.
Number of Lots / Acres: 39 Lots / 12.2± Acres
Engineer / Surveyor: Byrd Surveying, Inc.
County

10. **Case #SUB2006-00316 (Subdivision)**

Woodland Glen Subdivision

East side of Schillinger Road South, 815' ± North of Meadows Boulevard, extending to the North termini of Meadow Heights Drive, Meadow Drive North, Meadow Dale Drive, Meadow Green Drive, and Meadow Run Drive.

Number of Lots / Acres: 198 Lots / 86.3± Acres

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

NEW SUBDIVISION APPLICATIONS:

11. **Case #SUB2007-00324**

Tower Park Subdivision

2350 Schillinger Road South

(West side of Schillinger Road South, 675' ± North of Cottage Hill Road).

Number of Lots / Acres: 2 Lots / 4.7± Acres

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

12. **Case #SUB2007-00327**

Moore Place Subdivision

9451 Cottage Hill Road

(South side of Cottage Hill Road, 140' ± East of Burlington Drive East, extending to the East terminus of Whittemore Drive).

Number of Lots / Acres: 2 Lots / 16.3± Acres

Engineer / Surveyor: Byrd Surveying, Inc.
County

13. **Case #SUB2007-00331**

Mainstay Suites Subdivision

Southwest corner of Springdale Boulevard and Emogene Street.

Number of Lots / Acres: 2 Lots / 5.2± Acres

Engineer / Surveyor: Clark, Geer, Latham & Associates, Inc.
Council District 5

14. **Case #SUB2007-00332**

Schillinger-Water Tower Subdivision

North side of Cottage Hill Road, 480' ± West of Schillinger Road, extending to the West side of Schillinger Road South, 350' ± North of Cottage Hill Road.

Number of Lots / Acres: 2 Lots / 8.9± Acres

Engineer / Surveyor: Clark, Geer, Latham & Associates, Inc.
County

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15. **Case #SUB2007-00333**
Myers at Cody Subdivision
1420 Cody Road South
(Southwest corner of Cody Road South and Grelot Road).
Number of Lots / Acres: 2 Lots / 2.1± Acres
Engineer / Surveyor: Clark, Geer, Latham & Associates, Inc.
County

16. **Case #SUB2007-00338**
Winford Oaks Subdivision, Resubdivision of Lot 1A
West side of Dawes Lake Road East, 355'± South of Dawes Trace Lane,
extending to the South terminus of Red Oak Circle.
Number of Lots / Acres: 2 Lots / 7.5± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
County

17. **Case #SUB2007-00342**
AHEPA IX Subdivision, Resubdivision of the Resubdivision of Lot 1
North side of Old Pascagoula Road, ¼ mile± West of Theodore-Dawes Road.
Number of Lots / Acres: 2 Lots / 7.0± Acres
Engineer / Surveyor: Speaks & Associates Consulting Engineers, Inc.
County

18. **Case #SUB2007-00343**
Ridgetop Subdivision, Resubdivision of Lots 10 & 11, Resubdivision of Lots 10A & 11A
West terminus of Ridgetop Drive.
Number of Lots / Acres: 2 Lots / 1.7± Acres
Engineer / Surveyor: McCrory and Williams, Inc.
County

19. **Case #SUB2007-00325**
Aloyis Park Subdivision, Resubdivision of Lots 24 & 25
5930 Harmon Lane
(Southwest corner of Harmon Lane and Aloyis Drive).
Number of Lots / Acres: 4 Lots / 1.7± Acres
Engineer / Surveyor: Polysurveying Engineering – Land Surveying
County

20. **Case #SUB2007-00330**
Noble Drive East Subdivision
5265 Noble Drive North
(Southwest corner of Noble Drive North and Noble Drive East).
Number of Lots / Acres: 5 Lots / 2.0± Acres
Engineer / Surveyor: Polysurveying Engineering – Land Surveying
County
21. **Case #SUB2007-00329**
Harmony Plaza Subdivision
South side of Moffett Road, 420'± East of Snow Road North, extending to the
East side of Snow Road North, 360'± South of Moffett Road, and extending to
the North side of Blackwell Nursery Road South (vacated right-of-way).
Number of Lots / Acres: 12 Lots / 42.1± Acres
Engineer / Surveyor: Gonzalez – Strength & Associates, Inc.
County
22. **Case #SUB2007-00326**
Heron Landing Subdivision
South side of Dauphin Island Parkway, 70'± East of Willowdale Street,
extending to the South side of Dauphin Island Parkway, 340'± West of Doyle
Street, and extending to the West side of Doyle Street, 600'± South of Dauphin
Island Parkway.
Number of Lots / Acres: 20 Lots / 20.7± Acres
Engineer / Surveyor: Byrd Surveying, Inc.
Council District 4
23. **Case #SUB2007-00336**
Whitestone Estates Subdivision
North terminus of Whitestone Drive.
Number of Lots / Acres: 41 Lots / 33.1± Acres
Engineer / Surveyor: Austin Engineering Co., Inc.
County

NEW PLANNED UNIT DEVELOPMENT APPLICATIONS:

24. **Case #ZON2007-02934**
Paul Persons
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 amend the site plan of a previously
approved Planned Unit Development to allow an additional parking lot.
Council District 4

NEW ZONING APPLICATIONS:

25. Case #ZON2007-02936
Dennis J. Langan
West side of Hillcrest Road at the West terminus of Girby Road.
Rezoning from B-3, Community Business, to B-3, Community Business, to add further conditions to the previous rezoning.
Council District 6

GROUP APPLICATIONS:

26. Case #SUB2007-00328 (Subdivision)
(&27) **Revised Hillcrest Trace Subdivision, Resubdivision of Lot 12**
Southeast corner of Hillcrest Road and Hillcrest Trace Drive.
Number of Lots / Acres: 1 Lot / 0.2± Acre
Engineer / Surveyor: Polysurveying Engineering – Land surveying
Council District 6
27. Case #ZON2007-02932 (Planned Unit Development)
(&26) **Revised Hillcrest Trace Subdivision, Resubdivision of Lot 12**
Southeast corner of Hillcrest Road and Hillcrest Trace Drive.
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow a further reduced side street setback.
Council District 6
28. Case #SUB2007-00337 (Subdivision)
(&29) **Trax Tires Subdivision**
Southeast corner of Old Shell Road and East Drive.
Number of Lots / Acres: 1 Lot / 0.7± Acre
Engineer / Surveyor: Frank A. Dagley and Associates, Inc.
Council District 5
29. Case #ZON2007-02935 (Rezoning)
(&28) **Steven F. Weller**
Southeast corner of Old Shell Road and East Drive.
Rezoning from R-1, Single-Family Residential, to B-3, Community Business, to allow a retail tire store.
Council District 5

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- 30. Case #SUB2007-00340 (Subdivision)**
(&31) Montecito Subdivision
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.
Number of Lots / Acres: 3 Lots / 28.1± Acres
Engineer / Surveyor: Engineering Development Services, LLC
Council District 4
- 31. Case #ZON2007-02939 (Planned Unit Development)**
(&30) Montecito Subdivision
Northwest corner of Demetropolis Road and Halls Mill Road, extending to the East side of Government Boulevard at the West terminus of Lansdowne Drive. Planned Unit Development Approval to allow 14 apartment buildings (366 total units) and a clubhouse on a single building site.
Council District 4
- 32. Case #SUB2007-00341 (Subdivision)**
(&33) Gates at the Palms Subdivision
South side of Southland Drive, 800'± West of Knollwood Drive, extending to the West terminus of Southland Drive.
Number of Lots / Acres: 1 Lot / 10.8± Acres
Engineer / Surveyor: Engineering Development Services, LLC
Council District 6
- 33. Case #ZON2007-02941 (Planned Unit Development)**
(&32) Gates at the Palms Subdivision
South side of Southland Drive, 800'± West of Knollwood Drive, extending to the West terminus of Southland Drive.
Planned Unit Development Approval to allow seven apartment buildings (183 total units) and a clubhouse on a single building site.
Council District 6
- 34. Case #SUB2007-00339 (Subdivision)**
(&35) Grande Oaks at Hillcrest Subdivision
2709 Hillcrest Road
(East side of Hillcrest Road, 340'± North of Shady Lane).
Number of Lots / Acres: 19 Lots / 6.4± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
Council District 6

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- 35. Case #ZON2007-02937 (Planned Unit Development)**
(&34) Grande Oaks at Hillcrest Subdivision
2709 Hillcrest Road
(East side of Hillcrest Road, 340'± North of Shady Lane).
Planned Unit Development Approval to allow a gated private street single-family residential subdivision.
Council District 6

OTHER BUSINESS: