

MOBILE CITY PLANNING COMMISSION AGENDA

JULY 19, 2001 - 2:00 P.M.

AUDITORIUM, MOBILE GOVERNMENT PLAZA

APPROVAL OF MINUTES:

February 15, March 1 and March 15, 2001

HOLDOVERS:

Case #ZON2001-01079

GeoNET Towers, Inc.

Southwest corner of Girby Road and Arrington Drive.

Planning Approval to allow a 180' Monopole Telecommunications Tower in a B-2, Neighborhood Business District.

Case #ZON2001-01246 (Rezoning)

Milton Mitchell

1300 Arlington Street (Northwest corner of Arlington Street and Ann Street, extending through to the East side of Olive Street).

Rezoning from R-1, Single-Family Residential, to B-2, Neighborhood Business, for a retail shopping center.

AND

Case #SUB2001-00130 (Subdivision)

Melrose Place, Resubdivision of Lots 7, 8, 14 & 15, Square 3

1300 Arlington Street (Northwest corner of Arlington Street and Ann Street, extending through to the East side of Olive Street).

Number of Lots / Acres: 1 Lots / .6± Acres

Engineer / Surveyor: Byrd Surveying, Inc.

Case #ZON2001-01034

Timothy DuFrain

5623 Moffett Road (West side of Moffett Road, 570'± North of Howells Ferry Road).

Request to waive a sidewalk along Moffett Road.

Case #SUB2001-00129

Heron Creek Subdivision

6373 Bay Road (East side of Bay Road, 1000'± South of its Northern terminus).

Number of Lots / Acres: 1 Lot / 0.2± Acre

Engineer / Surveyor: Byrd Surveying, Inc.

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Case #ZON2001-01387

North Arnold Road Joint Venture

East side of Hillcrest Road, 170'± North of Cedar Bend Court.

Rezoning from R-1, Single-Family Residential, to B-2, Neighborhood Business, for a credit union.

Case #ZON2001-01377

Phillip R. Stover

4273 River Oaks Lane (South side of River Oaks Lane, 575'± West of Todd Acres Service Road).

Request to waive a sidewalk along River Oaks Lane.

EXTENSIONS:

Case #ZON2001-01481

File #PUD97-26

JCC, L.L.C.

North side of Airport Boulevard, 125'± West of Highland Woods Drive East.

Case #SUB2001-00185

File #S98-136

Augusta Subdivision, Revised Plat of

West side of Dawes Road, 180'± North of Jeff Hamilton Road.

Number of Lots / Acres: 76 Lots / 28.7± Acres

Engineer / Surveyor: Rester and Coleman Engineers, Inc.

Case #SUB2001-00177

File #S96-193

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.

Case #SUB2001-00184

File #S2000-154

Carrington Place Subdivision, Addition

North terminus of Clarke Road, extending North and West to the East terminus of Clarke Road.

Number of Lots / Acres: 112 Lots / 30.2± Acres

Engineer / Surveyor: Rester and Coleman Engineers, Inc.

Case #SUB2001-00183

File #S99-22

Dawes Lake Estates Subdivision, Addition to

Adjacent to the North side of Dawes Lake Estates Subdivision, 2/10 mile± East of Dawes Road.

Number of Lots / Acres: 51 Lots / 40.0± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.

Case #SUB2001-00157
File #S97-107

Homestead Subdivision, Phase I and II

At the West terminus of Prairie Drive.

Number of Lots / Acres: 47 Lots / 21.5± Acres
Engineer / Surveyor: Austin Engineering Co., Inc.

Case #SUB2001-00182
File #S96-171

Rangeline-Hamilton Industrial Park Subdivision

West side of Rangeline Road, 1250'± North of Hamilton Boulevard (Island Road).

Number of Lots / Acres: 46 Lots / 152.0± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.

Case #SUB2001-00181
File #S99-29

Willow Pointe Subdivision (formerly Chauncy Place)

South side of Old Government Street Road, 550'± West of Spring Lake Drive North and extending to the South terminus of Red Arrow Road.

Number of Lots / Acres: 225 Lots / 44.8± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.

GROUP APPLICATIONS:

1. **Case #ZON2001-01533 (Rezoning)**
(& 2) **Bugmaster Exterminators, Inc.**
619 Azalea Road (North side of Azalea Road, 1060'± West of Village Green Drive).
Rezoning from R-1, Single-Family Residential, to B-3, Community Business, for a pest control service, lease space, and a strip commercial center.
2. **Case #SUB2001-00159 (Subdivision)**
(& 1) **Azalea Crossing Subdivision**
619 Azalea Road (North side of Azalea Road, 1060'± West of Village Green Drive).
Number of Lots / Acres: 3 Lots / 2.9± Acres
Engineer / Surveyor: Byrd Surveying, Inc.
3. **Case #ZON2001-01585 (Rezoning)**
(& 4) **Reverend Anthony L. Dixon**
4151 Moffett Road (South side of Moffett Road, 325'± West of Wolf Ridge Road).
Rezoning from R-1, Single-Family Residential, and B-2, Neighborhood

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Business, to B-2, Neighborhood Business, to eliminate split zoning and allow a day care at an existing church.

- 4. Case #SUB2001-00186 (Subdivision)**
(& 3) Louis J. Naman Subdivision, Second Addition
4151 Moffett Road (South side of Moffett Road, 325'± West of Wolf Ridge Road).
Number of Lots / Acres: 1 Lot / 0.9± Acre
Engineer / Surveyor: ADB Surveying & Engineering Co.
- 5. Case #ZON2001-01581 (Planned Unit Development)**
(& 6) Idlewood Subdivision, Addition to
Southeast corner of Old Military Road and River Bend Drive.
Planned Unit Development Approval to allow a residential subdivision with reduced lot areas and reduced widths.
- 6. Case #SUB2001-00175 (Subdivision)**
(& 5) Idlewood Subdivision, Addition to
Southeast corner of Old Military Road and River Bend Drive.
Number of Lots / Acres: 30 Lots / 7.7± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.

NEW PLANNED UNIT DEVELOPMENT APPLICATIONS:

- 7. Case #ZON2001-01582**
Mobile Infirmarary Association (Mark Nix, Agent)
East side of Infirmarary Drive, 1030'± North of Spring Hill Avenue.
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow construction of a ground-level parking lot instead of a parking building.

NEW SUBDIVISION APPLICATIONS:

- 8. Case #SUB2001-00171**
Bit & Spur Estates Subdivision, Resubdivision of Lot 4
4616 Bit & Spur Road (Northeast corner of Bit & Spur Road and Channing Court).
Number of Lots / Acres: 2 Lots / 0.4± Acre
Engineer / Surveyor: Marshall A. McLeod, P.L.S., Inc.
- 9. Case #SUB2001-00161**
Bowman Lake Subdivision
225 Horton Road (East side of Horton Road, 330'± South of its North terminus).
Number of Lots / Acres: 3 Lots / 15.6± Acres

Engineer / Surveyor: Holley's Surveying and Drafting Services

10. Case #SUB2001-00179

Creecline Subdivision, Eleventh Addition

West side of Shipyard Road, 565'± North of Higgins Road, extending to the East side of Cypress Business Park Drive, 575'± North of Higgins Road.

Number of Lots / Acres: 4 Lots / 31.6± Acres

Engineer / Surveyor: Rester and Coleman Engineers, Inc.

11. Case #SUB2001-00189

Delwood Court Subdivision

2557 Delwood Drive South (South side of Delwood Drive South, 150'± East of Delwood Drive West).

Number of Lots / Acres: 7 Lots / 6.0± Acres

Engineer / Surveyor: Rester and Coleman Engineers, Inc.

12. Case #SUB2001-00164

Forest Hill Medical/Dental Subdivision

5216 and 5220 Overlook Road (Northwest corner of Overlook Road and North University Boulevard).

Number of Lots / Acres: 2 Lots / 0.7± Acre

Engineer / Surveyor: Byrd Surveying, Inc.

13. Case #SUB2001-00176

Homer Place Subdivision, Resubdivision of Lots 4, 5, & 6, Block 2

Southwest corner of Old Shell Road and Kirby Street.

Number of Lots / Acres: 1 Lot / 0.5± Acre

Engineer / Surveyor: Rester and Coleman Engineers, Inc.

14. Case #SUB2001-00158

Laired Place Subdivision

4858 and 4860 Halls Mill Road (North side of Halls Mill Road, 145'± West of Rochelle Street).

Number of Lots / Acres: 2 Lots / 8.3± Acres

Engineer / Surveyor: Byrd Surveying, Inc.

15. Case #SUB2001-00167

M & H Acres Subdivision

West side of Bellingrath Road, 1150'± South of Bel Air Drive.

Number of Lots / Acres: 2 Lots / 114.0± Acres

Engineer / Surveyor: Sims Surveying Services, Inc.

16. Case #SUB2001-00174

Moberg Estate Subdivision

West side of Shelton Beach Road, 835'± South of Bear Fork Road.

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Number of Lots / Acres: 1 Lot / 0.9± Acre
Engineer / Surveyor: Lovitte Surveying, Inc.

17. **Case #SUB2001-00172**
Old Shell Commercial Park Subdivision
3307 and 3309 Old Shell Road (South side of Old Shell Road, 30'± East of the Beltline Highway service road).
Number of Lots / Acres: 3 Lots / 2.0± Acres
Engineer / Surveyor: Marshall A. McLeod, P.L.S., Inc.
18. **Case #SUB2001-00188**
Rangeline Park Subdivision, Tenth Addition
Southeast corner of Rangeline Road and Rabbit Creek Drive.
Number of Lots / Acres: 3 Lots / 3.4± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
19. **Case #SUB2001-00167**
Richmond Subdivision, Resubdivision of Lots 42 & 43
Southeast corner of Richmond Drive and Roanoak Court.
Number of Lots / Acres: 2 Lots / 0.7± Acre
Engineer / Surveyor: Polysurveying of Mobile
20. **Case #SUB2001-00166**
Seleste Place Subdivision, Resubdivision of Lots 8-12
West side of Seleste Drive, 265'± North of Rose Ching Drive, extending to the North terminus of Seleste Drive.
Number of Lots / Acres: 4 Lots / 1.9± Acres
Engineer / Surveyor: Austin Engineering Co., Inc.
21. **Case #SUB2001-00160**
Silver Pine Subdivision
North side of Silver Pine Road, ½ mile± West of Schillinger Road.
Number of Lots / Acres: 101 Lots / 437.0± Acres
Engineer / Surveyor: Speaks & Associates Consulting Engineers, Inc.
22. **Case #SUB2001-00169**
Sunset Hills Subdivision, First Addition, Resubdivision of Lots 1 & 2
4666 Cottonwood Drive and 4669 Sunset Drive North (East side of Ideal Avenue extending from Cottonwood Drive to Sunset Drive North).
Number of Lots / Acres: 4 Lots / 1.0± Acre
Engineer / Surveyor: Polysurveying of Mobile
23. **Case #SUB2001-00178**
Town & Country Estates Subdivision, Resubdivision of Lot 1, Block "P"
5660 Clyde Drive (Northwest corner of Clyde Drive and Carolyn Way).

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Number of Lots / Acres: 2 Lots / 0.6± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.

24. **Case #SUB2001-00165**
Edwin Townsend Subdivision, Doris Hayles Resubdivision of
3304 and 3308 Dauphin Island Parkway (West side of Dauphin Island Parkway, 55'± North of Bryan Avenue).
Number of Lots / Acres: 2 Lots / 1.3± Acres
Engineer / Surveyor: Rowe Surveying and Engineering Company, Inc.
25. **Case #SUB2001-00163**
Trestville Subdivision
4687 Rosewood Drive (South side of Rosewood Drive, 150'± East of General Bullard Avenue).
Number of Lots / Acres: 2 Lots / 0.5± Acre
Engineer / Surveyor: Byrd Surveying, Inc.
26. **Case #SUB2001-00168**
Turner Estates Subdivision, Resubdivision of Lots A & B, Harrison Place
8051 Oak Hill Drive (West side of Oak Hill Drive, 1000'± south of Oak Hill Drive Extension).
Number of Lots / Acres: 2 Lots / 5.0± Acres
Engineer / Surveyor: Polysurveying of Mobile
27. **Case #SUB2001-00180**
University/Overlook Subdivision
Southwest corner of University Boulevard and Overlook Road.
Number of Lots / Acres: 3 Lots / 5.8± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
28. **Case #SUB2001-00170**
Washington Gardens Subdivision, Resubdivision of
Southeast corner of Beltline Highway North and First Avenue, extending through to Marie Street and Rochester Street.
Number of Lots / Acres: 2 Lots / 1.2± Acres
Engineer / Surveyor: Lawler and Company, Inc.
29. **Case #SUB2001-00187**
Westchester Commercial Park Subdivision, Phase I and Phase II
South side of Grelot Road, 300'± West of Cody Road.
Number of Lots / Acres: 5 Lots / 4.9± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.