

MOBILE CITY PLANNING COMMISSION AGENDA

JULY 24, 2003 - 2:00 P.M.

AUDITORIUM, MOBILE GOVERNMENT PLAZA

APPROVAL OF MINUTES:

HOLDOVERS:

EXTENSIONS:

Case #SUB2002-00037 (Subdivision)

Dix Subdivision, Unit Two, Resubdivision of & Addition to Lot 2

South side of Cottage Hill Road, 250'± West of Dawes Road, extending to the West side of Dawes Road, 200'± South of Cottage Hill Road.

Number of Lots / Acres: 3 Lots / 5.7± Acres

Engineer / Surveyor: Rester and Coleman Engineers, Inc.

Case #SUB2002-00158 (Subdivision)

Ram's Head Addition to Tillman's Corner Subdivision (formerly Head's Addition to Tillman's Corner Subdivision)

South side of Cross Street, 100'± East of Middle Road.

Number of Lots / Acres: 5 Lots / 20.3± Acres

Engineer / Surveyor: Rester and Coleman Engineers, Inc.

Case #SUB2001-00328 (Subdivision)

Scott Plantation Subdivision: Unit 5 and Future Units

North side of Johnson Road, 500'± West of Scott Plantation Drive South, extending to the West terminus of Dairy Drive South and the West terminus of the proposed extension of Scott Plantation Drive South.

Number of Lots / Acres: 170 Lots / 82.8± Acres

Engineer / Surveyor: L & L Engineering Consultants, Inc.

Case #SUB2002-00153 (Subdivision)

Summit Subdivision

Eastern terminus of O'Hara Drive, 650'± East of Twelve Oaks Drive.

Number of Lots / Acres: 99 Lots / 41.0± Acres

Engineer / Surveyor: M. Don Williams Engineering

GROUP APPLICATIONS

1. **Case #ZON2003-01559 (Planning Approval)**
(&2& **Holy Church of God**
3) 115 Demetropolis Road (East side of Demetropolis Road, 250'± South of Troy Lane). Planning Approval to allow the expansion of an existing church with a new child day care facility and playground in an R-1, Single-Family Residential district.

2. **Case #ZON2003-01558 (Planned Unit Development)**
(&1& **Holy Church of God**
3) 2115 Demetropolis Road (East side of Demetropolis Road, 250'± south of Troy Lane).
Planned Unit Development Approval to allow multiple buildings on a single building site.

3. **Case #SUB2003-00150 (Subdivision)**
(&1& **Holy Church of God Subdivision, Resubdivision of**
2) 2115 Demetropolis Road (East side of Demetropolis Road, 250'± South of Troy Lane).
Number of Lots / Acres: 1 Lot / 1.0± Acre
Engineer / Surveyor: Rowe Surveying and Engineering Company, Inc.

NEW ZONING APPLICATIONS:

4. **Case #ZON2003-01555**
Ashland Village, L.L.C.
2401 and 2403 Old Shell Road (Southwest corner of Old Shell Road and Homer Street).
Rezoning from R-1, Single-Family Residential, to LB-2, Limited Neighborhood Business, for professional offices and light retail sales.

5. **Case #ZON2003-01557**
Billy Hill & Johnny Nguyen
161 North Mobile Street (West side of North Mobile Street, 180'± South of Spring Hill Avenue).
Rezoning from R-1, Single-Family Residential, to B-3, Community Business, to allow the expansion of a parking lot from an adjacent commercial site.

6. **Case #ZON2003-01560**
Merrill P. Thomas
5815 and 5819 Old Shell Road (South side of Old Shell Road at the Southern terminus of Jaguar Drive [private street], 210'± West of Long Street).
Rezoning from R-1, Single-Family Residential, to B-2, Neighborhood Business, for retail shops, a restaurant, and/or professional offices.

NEW PLANNING APPROVAL APPLICATIONS:

7. **Case #ZON2003-01543**
Greater Union Baptist Church
961 Lyons Street (Southeast corner of Lyons Street and Cherry Street, extending to the West side of Pearl Street, 100'± South of Lyons Street, and 140'± North of Basil Street).
Planning Approval to allow the expansion of an existing church to enlarge a sanctuary and increase parking in an R-2, Two-Family Residential district).
8. **Case #ZON2003-01512**
Douglas B. Kearley
852 Dauphin Street (North side of Dauphin Street, 165'± East of Broad Street).
Planning Approval to allow a gravel driveway and parking area on a commercial site within the Hank Aaron Loop.

NEW PLANNED UNIT DEVELOPMENT APPLICATIONS:

9. **Case #ZON2003-01521**
Eastridge Place Subdivision, Lot 15
Southeast corner of East Drive and Eastridge Place.
Planned Unit Development Approval to amend a previously approved Planned Unit Development to increase the maximum allowable site coverage to 45% in an R-1, single-family residential subdivision.
10. **Case #ZON2003-01522**
Eastridge Place Subdivision, Lots 3-5 and 8-13
North and South sides of Eastridge Place.
Planned Unit Development Approval to amend a previously approved Planned Unit Development to increase the maximum allowable site coverage to 45% in an R-1, single-family residential subdivision.

NEW SUBDIVISION APPLICATIONS:

11. **Case #SUB2003-00144**
Airport Acres – No. 2 Subdivision, Resubdivision of Lots 19 & 20
North side of Old Government Street Road, 875'± West of Schillinger Road.
Number of Lots / Acres: 2 Lots / 2.2± Acres
Engineer / Surveyor: Byrd Surveying, Inc.
12. **Case #SUB2003-00145**
Dog River Landing Subdivision
West side of Dog River Road at the South terminus of its improved right of way.
Number of Lots / Acres: 3 Lots / 5.2± Acres
Engineer / Surveyor: Reid, Still & Associates, Inc.
13. **Case #SUB2003-00151**
Gulf Coast Fabricators, Inc. Subdivision, Revision of
Southeast corner of Theodore Dawes Road and Leytham Road.
Number of Lots / Acres: 3 Lots / 5.1± Acres
Engineer / Surveyor: Moseley Surveying Company
14. **Case #SUB2003-00149**
Cheryl Mann Subdivision, Phase 1 & 2
10351 Tanner Williams Road (South side of Tanner Williams Road, 3/10 mile± East of Eliza Jordan Road).
Number of Lots / Acres: 5 Lots / 24.3± Acres
Engineer / Surveyor: Rowe Surveying & Engineering Co., Inc.
15. **Case #SUB2003-00148**
Orthopedic Center Subdivision
100 West I-65 Service Road South (West side of West I-65 Service Road South, 185'± North of Springhill Memorial Drive North, extending to the North side of Springhill Memorial Drive North, 160'± West of West I-65 Service Road South).
Number of Lots / Acres: 1 Lot / 4.0± Acres
Engineer / Surveyor: Rowe surveying & Engineering Co., Inc.
16. **Case #SUB2003-00146**
Redding Estates Subdivision
North side of Andrews Road, 100'± East of Calhoun Road, extending to the East side of Calhoun Road, 150'± North of Andrews Road.
Number of Lots / Acres: 2 Lots / 0.7± Acre
Engineer / Surveyor: Lovitte Surveying, Inc.

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17. Case #SUB2003-00147

Surfrider Subdivision

Northeast corner of East I-65 Service Road South and Cottage Hill Road.

Number of Lots / Acres: 2 Lots / 1.5± Acres

Engineer / Surveyor: Lovitte Surveying, Inc.

NEW SIDEWALK WAIVER APPLICATIONS:

18. Case #ZON2003-01528

Franklin Primary Health Center, Inc.

1303 Dr. Martin Luther King, Jr. Avenue (Southwest corner of Dr. Martin Luther King, Jr. Avenue and Cuba Street, extending to the North side of Lyons Street, 180'± West of Cuba Street)

Request to waive construction of sidewalks along Dr. Martin Luther King, Jr. Avenue, Cuba Street, and Lyons Street.

19. Case #ZON2003-01511

Radcliff/Economy Marine Services, Inc.

115 Cochrane Bridge Causeway (West side of Cochrane Bridge Causeway, 160'± North of Dunlap Drive).

Request to waive construction of a sidewalk along Cochrane Bridge Causeway.

OTHER BUSINESS: