

**MOBILE CITY PLANNING COMMISSION AGENDA**

**SEPTEMBER 20, 2007 - 2:00 P.M.**

**AUDITORIUM, MOBILE GOVERNMENT PLAZA**

**APPROVAL OF MINUTES:**

**HOLDOVERS:**

1. Case #SUB2007-00130 (Subdivision)  
(&2) **St. Dominic Church Subdivision**  
4068, 4156, & 4160 Burma Road and 1168 Santa Maria Court  
(North side of Burma Road, between Santa Maria Court and St. Dominic Place).  
**Number of Lots / Acres:** 1 Lot / 12.0± Acres  
**Engineer / Surveyor:** Rester & Coleman Engineers, Inc.  
Council District 4
  
2. Case #ZON2007-01487 (Planning Approval)  
(&1) **St. Dominic Church**  
4068, 4156, & 4160 Burma Road and 1168 Santa Maria Court  
(North side of Burma Road, between Santa Maria Court and St. Dominic Place).  
Planning Approval to amend a previously approved Planning Approval to allow expansion of an existing church in an R-1, Single-Family Residential District.  
Council District 4
  
3. Case #SUB2007-00186  
**Timberlane Woods Subdivision**  
East termini of Larchmont Drive, Cross Creek Drive, and Timberline Ridge.  
**Number of Lots / Acres:** 31 Lots / 15.6± Acres  
**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.  
Council District 6
  
4. Case #SUB2007-00199  
**Country Club Court Subdivision, Resubdivision of Lot 2**  
North side of Country Club Court at its East terminus.  
**Number of Lots / Acres:** 1 Lot / 0.3± Acre  
**Engineer / Surveyor:** M. Don Williams Engineering  
Council District 5

5. **Case #ZON2007-01973 (Planned Unit Development)**  
(&6) **Stratford LLC**  
North side of Grelot Road, 160'± West of Chimney Top Drive West.  
Planned Unit Development Approval to allow two buildings on a single building site.  
Council District 6
  
6. **Case #SUB2007-01845 (Rezoning)**  
(&5) **Stratford LLC**  
North side of Grelot Road, 160'+ West of Chimney Top Drive West.  
Rezoning from R-1, Single-Family Residential, to B-1, Buffer Business, to allow a two-building office complex.  
Council District 6

**EXTENSIONS:**

7. **Case #SUB2006-00192 (Subdivision)**  
**Springhill Estates Subdivision, Unit Number One, Resubdivision of a Portion of Lots 14 & 15**  
510 and 522 Evergreen Road  
(West side of Evergreen Road, 715'± North of Airport Boulevard).  
**Number of Lots / Acres:** 3 Lots / 0.8± Acre  
**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.  
Council District 5
  
8. **Case #ZON2006-01660 (Planned Unit Development)**  
**Cottage Hill Executive Park Subdivision, Resubdivision of Lots 5, 6 & 7**  
704 and 708 Oak Circle Drive West  
(Northwest corner of Oak Circle Drive West and Oak Circle Drive North).  
Planned Unit Development Approval to allow an existing office building, two new portable buildings, and three existing storage sheds on a single building site.  
Council District 5

**NEW SUBDIVISION APPLICATIONS:**

9. **Case #SUB2007-00218**  
**Center-Cox Subdivision**  
1606 Center Street  
(North side of Center Street, 85'± West of Lambert Street, extending to the West side of Lambert Street, 150'± North of Center Street).  
**Number of Lots / Acres:** 1 Lot / 0.6± Acre  
**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.  
Council District 2

10. **Case #SUB2007-00220**  
**David Poiroux Place Subdivision, Resubdivision of**  
6355 and 6375 Maurice Poiroux Road  
(East side of Maurice Poiroux Road, 1 mile± North of Old Pascagoula Road).  
**Number of Lots / Acres:** 2 Lots / 10.0± Acres  
**Engineer / Surveyor:** Byrd Surveying, Inc.  
County
  
11. **Case #SUB2007-00225**  
**Samuel Russ Subdivision**  
East side of Grider Road, 280'± South of Rose Hill Lane.  
**Number of Lots / Acres:** 1 Lot / 7.8± Acres  
**Engineer / Surveyor:** Polysurveying Engineering-Land Surveying  
Council District 7
  
12. **Case #SUB2007-00234**  
**Johnson Development – Spec. 1 Subdivision**  
North side of Interstate 10, 700'± West of Theodore Dawes Road, extending to the South terminus of Trippell Road, and the East terminus of Firetower Road South.  
**Number of Lots / Acres:** 2 Lots / 158.3± Acres  
**Engineer / Surveyor:** Gulf States Engineering  
County
  
13. **Case #SUB2007-00211**  
**Ezell House Annex Subdivision**  
457 Conti Street  
(Southwest corner of Conti Street and South Hamilton Street).  
**Number of Lots / Acres:** 3 Lots / 0.5± Acres  
**Engineer / Surveyor:** McCrory & Williams, Inc.  
Council District 2
  
14. **Case #SUB2007-00233**  
**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:** 8 Lots / 44.0± Acres  
**Engineer / Surveyor:** Rowe Surveying & Engineering Co., Inc.  
County

15. **Case #SUB2007-00232**  
**Commerce Center Subdivision**  
South side of Pleasant Valley Road, 550'± West of Montlimar Drive, extending South to the East terminus of Markham Drive.  
**Number of Lots / Acres:** 14 Lots / 22.5± Acres  
**Engineer / Surveyor:** Frank A. Dagley & Associates, Inc.  
Council District 5
  
16. **Case #SUB2007-00230**  
**Nursery Road Development Subdivision**  
9486 Nursery Road  
(North side of Nursery Road, extending North to the South terminus of Azalea Park Court).  
**Number of Lots / Acres:** 27 Lots / 22.8± Acres  
**Engineer / Surveyor:** McFadden Engineering, Inc.  
County
  
17. **Case #SUB2007-00226**  
**Hunters Cove Subdivision, Unit 4, Phase 2**  
East termini of Savage Loop and Cheyenne Street North, extending to the West terminus of Cheyenne Street.  
**Number of Lots / Acres:** 50 Lots / 12.9± Acres  
**Engineer / Surveyor:** Engineering Development Services, LLC  
County
  
18. **Case #SUB2007-00219**  
**Hopkinton Estates Subdivision**  
West terminus of Redstone Drive South, extending to the East terminus of Roberts Lane East.  
**Number of Lots / Acres:** 503 Lots / 226.0± Acres  
**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.  
County

**NEW SIDEWALK WAIVER REQUESTS:**

19. **Case #ZON2007-02145**  
**I-65 Office, LLC**  
2310 West I-65 Service Road South  
(West side of West I-65 Service Road South, ½ mile± North of Halls Mill Road).  
Request to waive construction of a sidewalk along West I-65 Service Road South.  
Council District 4

**NEW PLANNED UNIT DEVELOPMENT APPLICATIONS:**

20. **Case #ZON2007-02120**  
**Bob Rogers**  
Southeast corner of Congress Street and North Washington Avenue.  
Planned Unit Development Approval to allow five buildings on a single building site.  
Council District 2

**NEW ZONING APPLICATIONS:**

21. **Case #ZON2007-02219**  
**Christopher C. Knowles III**  
650 Palm Street  
(Northeast corner of Palm Street and Cotton Street).  
Rezoning from R-1, Single-Family Residential, to B-3, Community Business, to allow a cabinet shop.  
Council District 1

**GROUP APPLICATIONS:**

22. **Case #SUB2007-00221 (Subdivision)**  
(& 23) **Cody-Zeigler Commercial Subdivision**  
950 Cody Road North  
(Northeast corner of Cody Road North and Zeigler Boulevard).  
**Number of Lots / Acres:** 1 Lot / 1.8± Acres  
**Engineer / Surveyor:** Byrd Surveying, Inc.  
Council District 7
23. **Case #ZON2007-02199 (Rezoning)**  
(& 22) **Thinh Nguyen, Nham Nguyen, and Khuyen Nguyen**  
950 Cody Road North  
(Northeast corner of Cody Road North and Zeigler Boulevard).  
Rezoning from B-3, Community Business, to B-3, Community Business, to remove a service road condition of the previous rezoning.  
Council District 7
24. **Case #SUB2007-00222 (Subdivision)**  
(& 25) **Fortune Square Subdivision**  
Southwest corner of Government Street and Cherokee Street.  
**Number of Lots / Acres:** 1 Lot / 1.1± Acres  
**Engineer / Surveyor:** Frank A. Dagley & Associates, Inc.  
Council District 3

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- 25. Case #ZON2007-02200 (Rezoning)**  
**(& 24) Don R. Wijeratne**  
Southwest corner of Government Street and Cherokee Street.  
Rezoning from B-1, Buffer Business, to B-2, Neighborhood Business, to allow retail sales.  
Council District 3
- 26. Case #SUB2007-00227 (Subdivision)**  
**(& 27) UNO Subdivision**  
**& 28)** East side of Sollie Road, 800'± South of Shadow Creek Drive.  
**Number of Lots / Acres:** 1 Lot / 34.4± Acres  
**Engineer / Surveyor:** Engineering Development Services, LLC  
Council District 6
- 27. Case #ZON2007-02209 (Planned Unit Development)**  
**(& 26) UNO Subdivision**  
**& 28)** East side of Sollie Road, 800'± South of Shadow Creek Drive.  
Planned Unit Development Approval to allow twenty buildings on a single building site for a residential apartment complex.  
Council District 6
- 28. Case #ZON2007-02210 (Rezoning)**  
**(& 26) Crossroads, LLC**  
**& 27)** East side of Sollie Road, 800'± South of Shadow Creek Drive.  
Rezoning from B-2, Neighborhood Business, and R-3, Multi-Family Residential, to R-3, Multi-Family Residential, to eliminate split zoning in a one-lot subdivision to allow a 384-unit residential apartment complex.  
Council District 6
- 29. Case #SUB2007-00235 (Subdivision)**  
**(& 30) Shiloh Missionary Baptist Church**  
**& 31)** 2756 Old Shell Road  
(Northwest corner of Old Shell Road and Bay Shore Avenue).  
**Number of Lots / Acres:** 1 Lot / 2.7± Acres  
**Engineer / Surveyor:** M. Don Williams Engineering  
Council District 1
- 30. Case #ZON2007-02227 (Planned Unit Development)**  
**(& 29) Shiloh Missionary Baptist Church**  
**& 31)** 2756 Old Shell Road  
(Northwest corner of Old Shell Road and Bay Shore Avenue).  
Planned Unit Development Approval to allow three buildings on a single building site for a church.  
Council District 1

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- 31. Case #ZON2007-02228 (Planning Approval)**  
**(& 29) Shiloh Missionary Baptist Church**  
**&30)** 2756 Old Shell Road  
(Northwest corner of Old Shell Road and Bay Shore Avenue).  
Planning Approval to allow the expansion of an existing church in an R-1, Single-Family Residential District to include a new sanctuary, educational building, and parking lot expansion.  
Council District 1
- 32. Case #SUB2007-00231 (Subdivision)**  
**(& 33) Balloon Park Subdivision**  
4658 Airport Boulevard  
(North side of Airport Boulevard, 200'± West of South University Boulevard).  
**Number of Lots / Acres:** 2 Lots / 1.5± Acres  
**Engineer / Surveyor:** Frank A. Dagley & Associates, Inc.  
Council District 5
- 33. Case #ZON2007-02218 (Planned Unit Development)**  
**(& 32) Balloon Park Subdivision**  
4658 Airport Boulevard  
(North side of Airport Boulevard, 200'± West of South University Boulevard).  
Planned Unit Development Approval to allow two buildings on a single building site with shared access and parking between two building sites.  
Council District 5
- 34. Case #SUB2007-00223 (Subdivision)**  
**(&35) Hutson-Key Subdivision, Unit Two**  
**&36)** 1312 West I-65 Service Road South  
(Northwest corner of West I-65 Service Road South and Pleasant Valley Road, extending to the Northeast corner of Michael Boulevard and Hutson Drive, and extending to the South side of Key Street, 490'± West of West I-65 Service Road South).  
**Number of Lots / Acres:** 3 Lots / 16.4+ Acres  
**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.  
Council District 5
- 35. Case #ZON2007-02216 (Sidewalk Waiver Request)**  
**(&34) Value Place Real Estate Services, LLC**  
**&36)** West side of West I-65 Service Road South, 500'± South of Key Street.  
Request to waive construction of a sidewalk along West I-65 Service Road South.  
Council District 5

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- 36. Case #ZON2007-02205 (Rezoning)**  
**(&34) Value Place Real Estate Services, LLC**  
**&35)** West side of West I-65 Service Road South, 500'± South of Key Street.  
Rezoning from I-1, Light Industry, to B-3, Community Business, to allow an extended stay hotel.  
Council District 5
- 37. Case #SUB2007-00228 (Subdivision)**  
**(&38) Ramshead Commercial Park Subdivision**  
4119 Halls Mill Road  
(East side of Halls Mill Road, 210'± South of Moore Creek drainage canal).  
**Number of Lots / Acres:** 4 Lots / 4.4± Acres  
**Engineer / Surveyor:** Hutchinson, Moore, & Rauch LLC  
Council District 4
- 38. Case #ZON2007-02217 (Rezoning)**  
**(&37) Ramshead, LLC**  
Rezoning from R-1, Single-Family Residential, and I-1, Light Industry, to I-1, Light Industry, to allow prospective light industrial development.  
Council District 4
- 39. Case #SUB2007-00224 (Subdivision)**  
**(&40) Graf Dairy Subdivision**  
**&41** 2955 Dauphin Street  
**&42)** (Southeast corner of Dauphin Street and South Sage Avenue, extending to the West termini of Hilburn Drive, Exter Drive, and South Sherwood Drive).  
**Number of Lots / Acres:** 6 Lots / 38.1± Acres  
**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.  
Council District 1
- 40. Case #ZON2007-02214 (Planned Unit Development)**  
**(&39) Graf Dairy Subdivision**  
**&41** 2955 Dauphin Street  
**&42)** (Southeast corner of Dauphin Street and South Sage Avenue, extending to the West termini of Hilburn Drive, Exter Drive, and South Sherwood Drive).  
Planned Unit Development to allow multiple buildings on a single building site, with shared access and parking between multiple building sites, in a private street subdivision.  
Council District 1



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- 41. Case #ZON2007-02211 (Rezoning)**  
**(&39 Graf Dairy, LLC**  
**&40** 2955 Dauphin Street  
**&42)** (Southeast corner of Dauphin Street and South Sage Avenue, extending to the West terminus of Hilburn Drive).  
Rezoning from R-1, Single-Family Residential, to B-2, Neighborhood Business, to allow a drug store, bank, and other unspecified commercial uses.  
Council District 1
- 42. Case #ZON2007-02215 (Rezoning)**  
**(&39 Graf Dairy, LLC**  
**&40** East side of South Sage Avenue, ¼ mile± South of Dauphin Street, extending to  
**&41)** the West termini of Exter Drive and South Sherwood Drive.  
Rezoning From R-1, Single-Family Residential, to R-3, Multi-Family Residential, to allow a 96-unit residential condominium complex.  
Council District 1
- 43. Case #SUB2007-00236 (Subdivision)**  
**(&44 Chamberlin Station Subdivision**  
**&45)** North terminus of Skyview Drive, extending to the West side of Skywood Drive, 650'± South of Government Boulevard.  
**Number of Lots / Acres:** 55 Lots / 17.3± Acres  
**Engineer / Surveyor:** Rowe Surveying & Engineering Co., Inc.  
Council District 4
- 44. Case #ZON2007-02238 (Planned Unit Development)**  
**(&43 Chamberlin Station Subdivision**  
**&45)** North terminus of Skyview Drive, extending to the West side of Skywood Drive, 650'± South of Government Boulevard.  
Planned Unit Development Approval to amend a previously approved Planned Unit Development Approval to allow a gated, private street single-family residential subdivision with reduced lot widths and sizes, reduced building setbacks, and increased site coverage.  
Council District 4
- 45. Case #ZON2007-02237 (Rezoning)**  
**(&43 RCR Properties, Inc.**  
**&44)** North terminus of Skyview Drive, extending to the West side of Skywood Drive, 650'± South of Government Boulevard.  
Rezoning from R-3, Multi-Family Residential, to R-3, Multi-Family Residential, to amend a site plan condition of a previously approved rezoning.  
Council District 4

- 46. Case #ZON2007-02212 (Planned Unit Development)**  
**(&47) McGill-Toolen High School (Fr. Bry Shields)**  
1501 Old Shell Road  
(South side of Old Shell Road, extending from the West side of Lafayette Street to the East side of Catherine Street; Northwest corner of Old Shell Road and Kilmarnock Street, and North side of Old Shell Road between Kilmarnock Street and Catherine Street; Northeast corner of Dauphin Street and Lafayette Street; Northwest corner of Dauphin Street and Lafayette Street; Southeast corner of Old Shell Road and Lafayette Street and extending South along the East side of Lafayette Street 696' ±).  
Planned Unit Development Approval to amend a previously approved Planned Unit Development Approval to allow multiple buildings on a single building site.  
Council District 2
- 47. Case #ZON2007-02213 (Planning Approval)**  
**(&46) McGill-Toolen High School (Fr. Bry Shields)**  
1501 Old Shell Road  
(South side of Old Shell Road, extending from the West side of Lafayette Street to the East side of Catherine Street; Northwest corner of Old Shell Road and Kilmarnock Street, and North side of Old Shell Road between Kilmarnock Street and Catherine Street; Northeast corner of Dauphin Street and Lafayette Street; Northwest corner of Dauphin Street and Lafayette Street; Southeast corner of Old Shell Road and Lafayette Street and extending South along the East side of Lafayette Street 696' ±).  
Planning Approval to amend the previously approved Comprehensive Master Plan for an existing church school in an R-1, Single-Family Residential district to allow its expansion to include existing parking and entrance drive reconfigurations, a covered walkway between across-street sites, new science classroom buildings, a new student center, and a new classroom building  
Council District 2

**OTHER BUSINESS:**