MOBILE CITY PLANNING COMMISSION AGENDA

MARCH 6, 2008 - 2:00 P.M.

AUDITORIUM, MOBILE GOVERNMENT PLAZA

APPROVAL OF MINUTES:

HOLDOVERS:

1. Case #SUB2007-00296 (Subdivision)
The Christian Bible Teaching Church Subdivision
1805 Duncan Street
(South side of Duncan Street, 70’+ East of Houston Street).
Number of Lots / Acres: 1 Lot / 0.3+ Acre
Engineer / Surveyor: Rowe Surveying & Engineering Co., Inc.
County District 3

2. Case #SUB2008-00005 (Subdivision)
Liberty Subdivision
7271 Grelot Road
(South side of Grelot Road, 420’+ East of Westchester Lane).
Number of Lots / Acres: 1 Lot / 0.5+ Acre
Engineer / Surveyor: Byrd Surveying, Inc.
County

3. Case #SUB2007-00319 (Subdivision)
R & S Leasing Subdivision
7535 Theodore Dawes Road, and 5975 and 6013 Creel Road
(West side of Theodore Dawes Road, 140’+ South of the West terminus of Helton Road, extending to the East side of Creel Road at the East terminus of Lundy Road).
Number of Lots / Acres: 4 Lots / 14.5+ Acres
Engineer / Surveyor: Lawler and Company
County

4. Case #SUB2007-00317 (Subdivision)
Creekwood Subdivision, Unit III
South terminus of Ridgeline Drive.
Number of Lots / Acres: 26 Lots / 36.0 ± Acres
Engineer / Surveyor: Rester and Colman Engineers, Inc.
County
5. Case #SUB2008-00012 (Subdivision)
    Woodberry Forest Subdivision Additions
    West side of Wilson Road West at its South terminus, extending to the North
    terminus of Selby Phillips Drive.
    Number of Lots / Acres: 78 Lots / 47.9± Acres
    Engineer / Surveyor: Rester and Coleman Engineers, Inc.
    County

6. Case #SUB2008-00013 (Subdivision)
    Boyd Properties Subdivision
    Southwest corner of Paper Mill Road and McKinley Street.
    Number of Lots / Acres: 1 Lot / 18.8± Acres
    Council District 2

7. Case #ZON2008-00061 (Rezoning)
    Boyd Brothers Transportation, Inc.
    Southwest corner of Paper Mill Road and McKinley Street.
    Rezoning from R-1, Single-Family Residential, to I-2, Heavy Industry, to allow
    a trucking facility.
    Council District 2

8. Case #SUB2008-00007 (Subdivision)
    Country Club of Mobile Subdivision
    4101 Wimbledon Drive West
    (North and South sides of Wimbledon Drive West, 200’± West of Turnin Lane,
    extending to the East and South sides of Country Club Road, and the North side
    of Airport Boulevard, ¼ mile± West of South McGregor Avenue).
    Number of Lots / Acres: 2 Lots / 189.6± Acres
    Engineer / Surveyor: Rester and Coleman Engineers, Inc.
    Council District 5

9. Case #ZON2008-00051 (Sidewalk Waiver)
    Country Club of Mobile Subdivision
    4101 Wimbledon Drive West
    (North side of Airport Boulevard, ¼ mile± West of South McGregor Avenue).
    Request to waive construction of a sidewalk along Airport Boulevard.
    Council District 5
10. Case #ZON2008-00049 (Planned Unit Development)
   Country Club of Mobile Subdivision
   4101 Wimbledon Drive West
   (North and South sides of Wimbledon Drive West, 200’ West of Turnin Lane, extending to the East and South sides of Country Club Road, and the North side of Airport Boulevard, ¼ mile West of South McGregor Avenue).
   Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on multiple building sites.
   Council District 5

11. Case #ZON2008-00050 (Planning Approval)
    Country Club of Mobile Subdivision
    4101 Wimbledon Drive West
    (North and South sides of Wimbledon Drive West, 200’ West of Turnin Lane, extending to the East and South sides of Country Club Road, and the North side of Airport Boulevard, ¼ mile West of South McGregor Avenue).
    Planning Approval to amend a previously approved Planning Approval to allow a golf course maintenance facility at an existing country club in an R-1, Single-Family Residential District.
    Council District 5

12. Case #SUB2008-00010 (Subdivision)
    Falling Leaf Subdivision
    East side of Sollie Road, 400’ North of the East terminus of Isle of Palms Drive, extending to the East terminus of Raleigh Boulevard.
    Number of Lots / Acres: 133 Lots / 70.3 Acres
    Engineer / Surveyor: Rester and Coleman Engineers, Inc.
    Council District 6

13. Case #ZON2008-00053 (Planned Unit Development)
    Falling Leaf Subdivision
    East side of Sollie Road, 400’ North of the East terminus of Isle of Palms Drive, extending to the East terminus of Raleigh Boulevard.
    Planned Unit Development Approval to allow a gated private street single-family residential subdivision.
    Council District 6
EXTENSIONS:

14. Case #SUB2006-00202 (Subdivision)  
   Brookview at Brookside Subdivision  
   2251 and 2255 Pesnell Court  
   (North and East sides of Pesnell Court at its North terminus, extending to the  
   West side of Inverness Subdivision, Unit Two)  
   Number of Lots / Acres: 1 Lot / 18.0± Acres  
   Engineer / Surveyor: Rowe Surveying & Engineering Co., Inc.  
   Council District 6

15. Case #ZON2006-01870 (Planned Unit Development)  
   Brookview at Brookside Subdivision  
   2251 and 2255 Pesnell Court  
   (North and East sides of Pesnell Court at its North terminus, extending to the  
   West side of Inverness Subdivision, Unit Two)  
   Planned Unit Development Approval to amend a previously approved Planned  
   Unit Development to allow 22 single-family residential dwellings on a single  
   building site with private street access.  
   Council District 6

16. Case #SUB2006-00028 (Subdivision)  
    Dixon Estates Subdivision, Unit One  
    152 Tuthill Lane  
    (Northeast corner of Tuthill Lane and Stein Avenue)  
    Number of Lots / Acres: 3 Lots / 2.6± Acres  
    Engineer / Surveyor: Rester and Coleman Engineers, Inc.  
    Council District 7

17. Case #SUB2006-00012 (Subdivision)  
    Breydon Square Subdivision  
    South side of Old Shell Road, 270’± East of Wilroh Drive East.  
    Number of Lots / Acres: 15 Lots / 3.3± Acres  
    Engineer / Surveyor: Engineering Development Services, LLC  
    Council District 7

18. Case #ZON2006-00188 (Planned Unit Development)  
    Breydon Square Subdivision  
    South side of Old Shell Road, 270’± East of Wilroh Drive East.  
    Planned Unit Development Approval to allow reduced lot widths, sizes, and  
    setbacks in a single-family residential subdivision.  
    Council District 7
19. Case #SUB2006-00303 (Subdivision)
   Pecan Grove Place Subdivision, Phase Two
   West terminus of Pecan Grove Drive.
   Number of Lots / Acres: 15 Lots / 9.8+ Acres
   Engineer / Surveyor: Richard L. Patrick, PLS

NEW SUBDIVISION APPLICATIONS:

20. Case #SUB2008-00027
   233 Joint Venture Subdivision
   East side of Schillinger Road, 190’+ North of Grelot Road, extending to the
   North side of Grelot Road, 180’+ East of Schillinger Road.
   Number of Lots / Acres: 1 Lot / 12.4+ Acres
   Engineer / Surveyor: Engineering Development Services, LLC

21. Case #SUB2008-00033
   Little Sisters of the Poor Subdivision
   1655 McGill Avenue
   (Block bounded by McGill Avenue, South Monterey Street, Conti Street, and
   Hannon Avenue).
   Number of Lots / Acres: 1 Lot / 11.3+ Acres
   Engineer / Surveyor: Rester and Coleman Engineers, Inc.

22. Case #SUB2008-00038
   Condominium Subdivision
   West side of North Joachim Street, extending from St. Francis Street to St.
   Michael Street.
   Number of Lots / Acres: 1 Lot / 0.6+ Acre
   Engineer / Surveyor: Rowe Surveying & Engineering Co., Inc.

23. Case #SUB2008-00028
   Chesterfield Place Subdivision, Resubdivision of Lot 11
   West side of Chesterfield Drive West.
   Number of Lots / Acres: 2 Lots / 0.7+ Acre
   Engineer / Surveyor: Austin Engineering Co., Inc.

County
24. Case #SUB2008-00029
Magnolia Way Subdivision, Resubdivision of Lot 2
3448 Dawes Road
(West side of Dawes Road, 180’+ North of Scott Dairy Loop Road South).
**Number of Lots / Acres:** 2 Lots / 2.5+ Acres
**Engineer / Surveyor:** Polysurveying Engineering – Land Surveying

25. Case #SUB2008-00031
Shana Court Subdivision, First Addition, Resubdivision of Lots 5 & 6
4117 and 4121 Shana Drive
(West side of Shana Drive at its South terminus).
**Number of Lots / Acres:** 2 Lots / 2.2+ Acres
**Engineer / Surveyor:** Polysurveying Engineering – Land Surveying

26. Case #SUB2008-00036
Green Briar Subdivision
6459 and 6465 Bay Road
(East side of Bay Road, 450’+ South of Bay Road North).
**Number of Lots / Acres:** 2 Lots / 9.0+ Acres
**Engineer / Surveyor:** Rowe Surveying & Engineering Co., Inc.

27. Case #SUB2008-00037
Lakeside Commercial Park West Subdivision, Resubdivision of Lots 2 & 3
3741 and 3751 Joy Springs Drive
(South side of Joy Springs Drive, 225’+ West of Lakeside Drive).
**Number of Lots / Acres:** 2 Lots / 3.8+ Acres
**Engineer / Surveyor:** Rowe Surveying & Engineering Co., Inc.

28. Case #SUB2008-00025
Dunnam Estates Subdivision
10001 Broughton Road
(South side of Broughton Road, 625’+ West of Snow Road North).
**Number of Lots / Acres:** 3 Lots / 4.8+ Acres
**Engineer / Surveyor:** McCrory & Williams, Inc.
29. Case #SUB2008-00034
Providence Park, P.O.B. West Subdivision, Resubdivision of Lot 1,
Resubdivision of and Addition to Lot 1
Northeast corner of Cody Road South and Providence Park Drive South,
extending to the West side of Providence Park Drive East (private street), 890’+
South of Airport Boulevard.
Number of Lots / Acres: 11 Lots / 11.6± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
Council District 6

NEW SIDEWALK WAIVER APPLICATIONS

30. Case #ZON2008-00360
University of South Alabama (M. Wayne Davis, Agent)
North side of Center Street, 85’± West of Lambert Street, extending to the West
side of Lambert Street, 150’± North of Center Street.
Request to waive construction of a sidewalk along Lambert Street.
Council District 2

31. Case #ZON2008-00361
D & B Development, LLC (David Ball, Agent)
1551 East I-65 Service Road South
(East side of East I-65 Service Road South, 2/10 mile± North of I-65 Commerce
Drive).
Request to waive construction of a sidewalk along East I-65 Service Road
South.
Council District 5

NEW REZONING APPLICATIONS:

32. Case #ZON2008-00359
George E. Jensen Contractor (Dulari J. Smith, President)
88 Hillcrest Road
(West side of Hillcrest Road, 270’± North of Cedar Bend Court).
Rezoning from R-1, Single-Family Residential, to LB-2, Limited Neighborhood
Business, to allow retail sales.
Council District 7
GROUP APPLICATIONS:

33. Case #SUB2008-00026 (Subdivision)
   IHS Medical Park Subdivision
   1721 Spring Hill Avenue
   (South side of Spring Hill Avenue, 140’ ± West of Gilbert Street).
   Number of Lots / Acres: 1 Lot / 1.3± Acres
   Engineer / Surveyor: Marshall A. McLeod, P.L.S., L.L.C.
   Council District 2

34. Case #ZON2008-00336 (Rezoning)
   Infirmary Health System, Inc. (Dennis Summerford, Agent)
   1721 Spring Hill Avenue
   (South side of Spring Hill Avenue, 140’ ± West of Gilbert Street).
   Rezoning from R-1, Single-Family Residential, and B-1, Buffer Business, to
   B-1, Buffer Business, to eliminate split zoning in a commercial subdivision.
   Council District 2

35. Case #SUB2008-00032 (Subdivision)
   Twin Oaks Subdivision
   857 Crawford Lane
   (North, East, and South sides of Crawford Lane at its East terminus).
   Number of Lots / Acres: 1 Lot / 7.2± Acres
   Engineer / Surveyor: Byrd Surveying, Inc.
   Council District 2

36. Case #ZON2008-00363 (Rezoning)
   Ball Healthcare Services, Inc.
   857 Crawford Lane
   (North, East, and South sides of Crawford Lane at its East terminus).
   Rezoning from R-1, Single-Family Residential, and B-1, Buffer Business, to
   B-1, Buffer Business, to eliminate split zoning in a commercial subdivision.
   Council District 2

37. Case #SUB2008-00035 (Subdivision)
   U.S. Machine Subdivision
   576 and 600 Zeigler Circle East
   (Southeast corner of Zeigler Circle East and Sellers Lane).
   Number of Lots / Acres: 1 Lot / 2.1± Acres
   Council District 7
38. Case #ZON2008-00367 (Sidewalk Waiver)
   West Mobile Properties, LLC
   576 and 600 Zeigler Circle East
   (Southeast corner of Zeigler Circle East and Sellers Lane).
   Request to waive construction of sidewalks along Zeigler Circle East and
   Sellers Lane.
   Council District 7

39. Case #ZON2008-00366 (Planned Unit Development)
   U.S. Machine Subdivision
   576 and 600 Zeigler Circle East
   (Southeast corner of Zeigler Circle East and Sellers Lane).
   Planned Unit Development Approval to allow multiple buildings on a single
   building site.
   Council District 7

40. Case #SUB2008-00030 (Subdivision)
   Magnolia Business Park Subdivision
   1550 South University Boulevard
   (Northwest corner of South University Boulevard and Aurelia Street).
   Number of Lots / Acres: 2 Lots / 1.2+ Acres
   Engineer / Surveyor: Byrd Surveying, Inc.
   Council District 6

41. Case #ZON2008-00362 (Planned Unit Development)
   Magnolia Business Park Subdivision
   1550 South University Boulevard
   (Northwest corner of South University Boulevard and Aurelia Street).
   Planned Unit Development Approval to allow shared access between two
   building sites.
   Council District 6

42. Case #SUB2008-00039 (Subdivision)
   The Moors at Springhill Subdivision
   North side of Spring Hill Avenue, extending from the North terminus of
   Wacker Lane North to the North terminus of Gulfwood Drive.
   Number of Lots / Acres: 2 Lots / 5.9± Acres
   Engineer / Surveyor: Rester and Coleman Engineers, Inc.
   Council District 7
43. **Case ZON2008-00371 (Rezoning)**

(42) **911 Dauphin Street, Inc.**

North side of Spring Hill Avenue at the North terminus of Wacker Lane North. Rezoning from R-1, Single-Family Residential, to B-1, Buffer Business, to allow professional offices.

Council District 7

**OTHER BUSINESS:**

Public Hearing to consider adoption of a Comprehensive Plan for The Village of Spring Hill.

Call for Public Hearing to consider an amendment to the Zoning Ordinance regulating digital off-premise advertising. April 3, 2008

Call for Public Hearing to consider amendments to the Subdivision Regulations. April 3, 2008