

**MOBILE CITY PLANNING COMMISSION AGENDA**

**APRIL 3, 2008 - 2:00 P.M.**

**AUDITORIUM, MOBILE GOVERNMENT PLAZA**

**APPROVAL OF MINUTES:**

**HOLDOVERS:**

1. **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
  
2. **Case #SUB2008-00029 (Subdivision)**  
**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  
County
  
3. **Case #SUB2008-00037 (Subdivision)**  
**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.  
Council District 4
  
4. **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

**PLANNING COMMISSION**

**APRIL 3, 2008**

**PAGE 2**

5. **Case #SUB2008-00030 (Subdivision)**  
(& 6) **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
6. **Case #ZON2008-00362 (Planned Unit Development)**  
(& 5) **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
7. **Case #SUB2008-00039 (Subdivision)**  
(& 8) **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
8. **Case #ZON2008-00371 (Rezoning)**  
(& 7) **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

**NEW SUBDIVISION APPLICATIONS:**

9. **Case #SUB2008-00050**  
**Kent Estates Subdivision**  
1216 Silver Drive  
(East side of Silver Drive, 35'± North of its South terminus).  
**Number of Lots / Acres:** 1 Lot / 0.2± Acre  
**Engineer / Surveyor:** Polysurveying Engineering – Land Surveying  
Council District 1

10. **Case #SUB2008-00052**  
**Victoria Springs Subdivision, Resubdivision of Lot 2**  
North side of Ellen Drive, 450'± West of Howells Ferry Road.  
**Number of Lots / Acres:** 1 Lot / 0.6± Acre  
**Engineer / Surveyor:** Byrd Surveying, Inc.  
County
  
11. **Case #SUB2008-00062**  
**Providence Place on North Julia Street Subdivision**  
115 North Julia Street  
(West side of North Julia Street, 367'± South of Spring Hill Avenue).  
**Number of Lots / Acres:** 1 Lot / 0.4± Acre  
**Engineer / Surveyor:** M. Don Williams Engineering  
Council District 2
  
12. **Case #SUB2008-00054**  
**Rich Hill Subdivision**  
2969 Longleaf Drive  
(East side of Longleaf Drive, 130'± North of Wentworth Court).  
**Number of Lots / Acres:** 2 Lots / 0.8± Acre  
**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.  
Council District 6
  
13. **Case #SUB2008-00051**  
**Sussex Place Subdivision, Resubdivision of Lots 15, 16 & 17**  
North side of Sussex Drive, 60'± East of its West terminus.  
**Number of Lots / Acres:** 2 Lots / 0.2± Acre  
**Engineer / Surveyor:** Wattier Surveying, Inc.  
Council District 5
  
14. **Case #SUB2008-00053**  
**J2 Commercial Park Subdivision**  
Northwest corner of Cottage Hill Road and Oakland Drive.  
**Number of Lots / Acres:** 2 Lots / 1.1± Acres  
**Engineer / Surveyor:** Lovitte Surveying, Inc.  
Council District 6
  
15. **Case #SUB2008-00055**  
**Hawthorne Place Subdivision, Resubdivision of Lot 16**  
4590 Hawthorne Place  
(North side of Hawthorne Place, 120'± West of Hawthorne Place North).  
**Number of Lots / Acres:** 2 Lots / 0.5± Acre  
**Engineer / Surveyor:** Polysurveying Engineering – Land Surveying  
Council District 5

16. **Case #SUB2008-00049**  
**Pecan Pointe Subdivision, Part A, Resubdivision of Lots 23 & 24**  
West side of Southland Way, 110'± North of Raymond Tanner Road.  
**Number of Lots / Acres:** 2 Lots / 0.8± Acre  
**Engineer / Surveyor:** Greg Stirm Surveying, LLC  
County
  
17. **Case #SUB2008-00061**  
**Semmes Highlands Subdivision, Fourth Unit, Resubdivision of Lot 23**  
8616 Blackstone Road and 2954 Firetower Road  
(Southeast corner of Blackstone Road and Firetower Road).  
**Number of Lots / Acres:** 3 Lots / 5.0± Acres  
**Engineer / Surveyor:** Lawler and Company  
County
  
18. **Case #SUB2008-00057**  
**South Schillinger Commercial Park Subdivision, Phase Two**  
880 and 930 Schillinger Road South  
(West side of Schillinger Road South, 835'± North of the West terminus of Hitt Road).  
**Number of Lots / Acres:** 4 Lots / 30.5± Acres  
**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.  
Council District 7
  
19. **Case #SUB2008-00060**  
**Bellingrath Road Country Club Estates Subdivision, Willard Drive Addition, Phase 3**  
North side of Willard Drive North at the East terminus of the open right-of-way; Southeast corner of Willard Drive North and Kelcey Court; and South side of Willard Drive North, 120'± West of Kelcey Court, extending to the West side of Kelcey Court, 115'± South of Willard Drive North.  
**Number of Lots / Acres:** 9 Lots / 2.9± Acres  
**Engineer / Surveyor:** Rowe Surveying & Engineering Co., Inc.  
County

**NEW SIDEWALK WAIVER APPLICATIONS:**

20. **Case #ZON2008-00729**  
**Gulf Distributing (Cummings Architecture, Agent)**  
3378 Moffett Road  
(Northeast corner of Moffett Road and the Illinois Central Gulf Railroad right-of-way).  
Request to waive construction of a sidewalk along Moffett Road.  
Council District 1

**GROUP APPLICATIONS:**

21. Case #SUB2008-00058 (Subdivision)  
(&22 **Austal USA Modular Manufacturing Facility (MMF) Subdivision**  
&23) Southeast corner of Addesco Road and Dunlap Drive, extending to the North side of Pinto Pass.  
**Number of Lots / Acres:** 1 Lot / 102.6± Acres  
**Engineer / Surveyor:** Rowe Surveying & Engineering Co., Inc.  
Council District 2
22. Case #ZON2008-00727 (Sidewalk Waiver)  
(&21 **Austal USA, LLC (Dees Engineering Services, Inc., Agent)**  
&23) Southeast corner of Addesco Road and Dunlap Drive, extending to the North side of Pinto Pass.  
Request to waive construction of a sidewalk along Dunlap Drive.  
Council District 2
23. Case #ZON2008-00728 (Planned Unit Development)  
(&21 **Austal USA Modular Manufacturing Facility (MMF) Subdivision**  
&22) Southeast corner of Addesco Road and Dunlap Drive, extending to the North side of Pinto Pass.  
Planned Unit Development Approval to allow multiple buildings on a single building site.  
Council District 2
24. Case #SUB2008-00063 (Subdivision)  
(&25) **Dobbs Industrial Park Subdivision, First Addition, Resubdivision of Lots 1 & 2**  
3730 Halls Mill Road  
(North side of Halls Mill Road, 130'± West of Varner Drive).  
**Number of Lots / Acres:** 1 Lot / 1.2± Acres  
**Engineer / Surveyor:** M. Don Williams Engineering  
Council District 4
25. Case #ZON2008-00733 (Planned Unit Development)  
(&24) **Dobbs Industrial Park Subdivision, First Addition, Resubdivision of Lots 1 & 2**  
3730 Halls Mill Road  
(North side of Halls Mill Road, 130'± West of Varner Drive).  
Planned Unit Development Approval to allow two buildings on a single building site.  
Council District 4

PLANNING COMMISSION

APRIL 3, 2008

PAGE 6

26. **Case #SUB2007-00296 (Subdivision) (Holdover)**  
(**&27**) **The Christian Bible Teaching Church Subdivision**  
Southwest corner of Houston Street and Duncan Street.  
**Number of Lots / Acres:** 2 Lots / 0.7± Acre  
**Engineer / Surveyor:** Rowe Surveying & Engineering Co., Inc.  
Council District 3
27. **Case #ZON2008-00731 (Planned Unit Development)**  
(**&26**) **The Christian Bible Teaching Church Subdivision**  
Southwest corner of Houston Street and Duncan Street.  
Planned Unit Development Approval to allow shared access between two building sites.  
Council District 3
28. **Case #SUB2008-00056 (Subdivision)**  
(**&29**) **Ben Radcliff Subdivision**  
(**&30**) 3456 Halls Mill Road  
(Northwest corner of Halls Mill Road and West I-65 Service Road South, extending to the West side of West I-65 Service Road South, 500'± North of Halls Mill Road, and extending to the East side of Montlimar Creek).  
**Number of Lots / Acres:** 3 Lots / 28.9± Acres  
**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.  
Council District 4
29. **Case #ZON2008-00732 (Planned Unit Development)**  
(**&28**) **Ben Radcliff Subdivision**  
(**&30**) 3456 Halls Mill Road  
(Northwest corner of Halls Mill Road and West I-65 Service Road South, extending to the East side of Montlimar Creek).  
Planned Unit Development Approval to allow multiple buildings on a single building site  
Council District 4
30. **Case #ZON2008-00730 (Rezoning)**  
(**&28**) **Ben M. Radcliff Contractor, Inc.**  
(**&29**) West side of West I-65 Service Road South, 200'± North of Halls Mill Road.  
Rezoning from R-1, Single-Family Residential, to I-1, Light Industry, for unspecified light industrial purposes.  
Council District 4

**PLANNING COMMISSION**

**APRIL 3, 2008**

**PAGE 7**

- 31. Case #ZON2008-00682 (Planned Unit Development)**  
**(&32) Nazaree Full Gospel Church**  
1695 West I-65 Service Road North  
(Northwest and Southwest corners of West I-65 Service Road North and First Avenue [unopened public right-of-way]).  
Planned Unit Development Approval to allow shared access and parking between two building sites.  
Council District 1
- 32. Case #ZON2008-00681 (Planning Approval)**  
**(&31) Nazaree Full Gospel Church**  
Southwest corner of West I-65 Service Road North and First Avenue (unopened public right-of-way).  
Planning Approval to allow a school in a B-3, Community Business District.  
Council District 1

**OTHER BUSINESS:**

Public Hearing to consider an amendment to the Zoning Ordinance regulating digital off-premise advertising.

Amend Public Hearing Date for proposed Zoning Ordinance Amendments to create an Overlay District for the Village of Spring Hill – May 1<sup>st</sup>, 2008