

**MOBILE CITY PLANNING COMMISSION AGENDA**

**DECEMBER 18, 2008 - 2:00 P.M.**

**AUDITORIUM, MOBILE GOVERNMENT PLAZA**

**APPROVAL OF MINUTES:**

**HOLDOVERS:**

- 1. Case #SUB2008-00231 (Subdivision)**  
**(&2 Apostolic Pentecostal Holy Church of God Subdivision**  
**&3)** 1710 Bolden Street and 1711 William Street  
(East side of Bolden Street, 200'± North of Carter Avenue, extending to the West side of Williams Street, 100'± North of Carter Avenue).  
**Number of Lots / Acres:** 2 Lots / 0.7± Acre  
**Engineer / Surveyor:** Wattier Surveying, Inc.  
Council District 1
- 2. Case #ZON2008-02641 (Planned Unit Development)**  
**(&1 Apostolic Pentecostal Holy Church of God Subdivision**  
**&3)** 1710 Bolden Street  
(East side of Bolden Street, 200'± North of Carter Avenue, extending to the West side of Williams Street 100'± North of Carter Avenue).  
Planned Unit Development Approval to allow two buildings on a single building site.  
Council District 1
- 3. Case #ZON2008-02524 (Planning Approval)**  
**(&1 Apostolic Pentecostal Holy Church of God Subdivision**  
**&2)** 1710 Bolden Street  
(East side of Bolden Street, 200'± North of Carter Avenue, extending to the West side of Williams Street 100'± North of Carter Avenue).  
Planning Approval to allow the expansion of an existing church in an R-1, Single-Family Residential District, to include expanded parking.  
Council District 1

**EXTENSIONS:**

4. **Case #SUB2007-00302 (Subdivision)**  
**Haiman Beltline Subdivision, Resubdivision of Lot 2, Resubdivision of Lot 2**  
Southeast corner of Springhill Memorial Drive South and Springhill Memorial Place.  
**Number of Lots / Acres:** 2 Lots / 4.4± Acres  
**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.  
Council District 5
  
5. **Case #SUB2007-00346 (Subdivision)**  
**Harold L. Moseley Subdivision, Resubdivision of Lot 2**  
5801 Creel Road  
(East side of Creel Road, 800' ± South of Theodore Dawes Road).  
**Number of Lots / Acres:** 2 Lots / 3.1± Acres  
**Engineer / Surveyor:** Polysurveying Engineering – Land Surveying County
  
6. **Case #SUB2001-00177 (Subdivision)**  
**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.  
County
  
7. **Case #SUB2007-00249 (Subdivision)**  
(**& 8**) **McMurray Place Subdivision**  
South side of Johnston Lane, extending from the West side of Rosedale Avenue (vacated right-of-way) to the centerline of Dickenson Avenue (vacated right-of-way), and to McCay Avenue (vacated right-of-way), 95' ± South of Johnston Lane.  
**Number of Lots / Acres:** 61 Lots / 12.8± Acres  
**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.  
Council District 6

8. **Case #ZON2007-02464 (Planned Unit Development)**  
(**& 7**) **McMurray Place Subdivision**  
South side of Johnston Lane, extending from the West side of Rosedale Avenue (vacated right-of-way) to the centerline of Dickenson Avenue (vacated right-of-way), and to McCay Avenue (vacated right-of-way), 95' ± South of Johnston Lane.  
Planned Unit Development Approval to allow reduced lot widths, sizes, and setbacks, and 45% site coverage in a zero-lot line single-family residential subdivision.  
Council District 6

**NEW SUBDIVISION APPLICATIONS:**

9. **Case #SUB2008-00252**  
**Mosley Place Subdivision**  
3903 McGregor Court  
(Southwest corner of McGregor Court and South McGregor Avenue).  
**Number of Lots / Acres:** 1 Lot / 0.5± Acre  
**Engineer / Surveyor:** Haidt Land Surveying  
Council District 5
10. **Case #SUB2008-00254**  
**J & M Coleman Acres Subdivision**  
North side of Begeman Road, 240' ± West of Norton Road (private road).  
**Number of Lots / Acres:** 1 Lot / 1.9± Acres  
**Engineer / Surveyor:** Polysurveying Engineering-Land Surveying  
County
11. **Case #SUB2008-00257**  
**Spring Hill Business Park Subdivision, Phase Two**  
West terminus of Springhill Business Park, extending to the South side of South Avenue, 245' ± West of West I-65 Service Road North.  
**Number of Lots / Acres:** 1 Lot / 3.8± Acres  
**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.  
Council District 7
12. **Case #SUB2008-00253**  
**West Gordon Division of the Favre Tract Subdivision, Square 99,**  
**Resubdivision of Lot 1**  
350 South Broad Street  
(Southwest corner of South Broad Street and Savannah Street).  
**Number of Lots / Acres:** 2 Lots / 0.2± Acre  
**Engineer / Surveyor:** Polysurveying Engineering-Land Surveying  
Council District 2

**NEW PLANNED UNIT DEVELOPMENT APPLICATIONS:**

13. **Case #ZON2008-02842**  
**Spring Hill College**  
4000 Dauphin Street  
(North side of Dauphin Street, 1800'± West of Interstate 65).  
Planned Unit Development Approval to amend a previously approved Master Plan for an existing college in an R-1, Single-Family Residential District to show the new student center in the same location as the old student center.  
Council District 7

**NEW ZONING APPLICATIONS:**

14. **Case #ZON2008-02837**  
**Rangeline Properties, LLC**  
East side of Halls Mill Road, 240'± North of Rangeline Service Road North, extending to the North side of Rangeline Service Road North 220'± East of Halls Mill Road.  
Rezoning from R-1, Single-Family Residential District, to B-3, Community Business District, to allow general B-3 usage in a newly annexed proposed commercial subdivision.  
Council District 4

**GROUP APPLICATIONS:**

15. **Case #SUB2008-00239 (Subdivision) (Holdover)**  
(**&16**) **Papa John's Subdivision**  
5401 Cottage Hill Road  
(Southwest corner of Cottage Hill Road and Vivian Drive).  
**Number of Lots / Acres:** 2 Lots / 1.1± Acres  
**Engineer / Surveyor:** Speaks & Associates, Consulting Engineers, Inc.  
Council District 4
16. **Case #ZON2008-02841 (Planned Unit Development)**  
(**&15**) **Papa John's Subdivision**  
5401 Cottage Hill Road  
(Southwest corner of Cottage Hill Road and Vivian Drive).  
Planned Unit Development Approval to allow shared access between two building sites.  
Council District 4

17. **Case #SUB2008-00256 (Subdivision)**  
(**&18**) **Littleton Subdivision**  
2356 Airport Boulevard  
(Northeast corner of Airport Boulevard and Pinehill Drive).  
**Number of Lots / Acres:** 1 Lot / 0.3± Acre  
**Engineer / Surveyor:** M. Don Williams Engineering  
Council District 5
18. **Case #ZON2008-02840 (Rezoning)**  
(**&17**) **Johnny Littleton**  
2356 Airport Boulevard  
(Northeast corner of Airport Boulevard and Pinehill Drive).  
Rezoning from R-1, Single-Family Residential District, to B-2, Neighborhood Business District, to allow retail sales and professional offices.  
Council District 5
19. **Case #SUB2008-00258 (Subdivision)**  
(**&20**) **The Moors at Springhill Subdivision**  
North side of Springhill Avenue, 100'± West of the North terminus of Wacker Lane North.  
**Number of Lots / Acres:** 1 Lot / 1.5± Acres  
**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.  
Council District 7
20. **Case #ZON2008-02843 (Rezoning)**  
(**&19**) **911 Dauphin Street, Inc.**  
North side of Springhill Avenue, 100'± West of the North terminus of Wacker Lane North.  
Rezoning from R-1, Single-Family Residential District, to B-1, Buffer Business District, to allow professional offices.  
Council District 7
21. **Case #SUB2008-00255 (Subdivision)**  
(**&22**) **Saint Augustine Subdivision, Resubdivision**  
3953 Springhill Avenue  
(Southwest corner of Springhill Avenue and North McGregor Avenue).  
**Number of Lots / Acres:** 2 Lots / 1.3± Acres  
**Engineer / Surveyor:** Clarke, Geer, Latham & Associates, Inc.  
Council District 7

- 22. Case #ZON2008-02823 (Planned Unit Development)**  
**(&21) Saint Augustine Subdivision, Resubdivision**  
3953 Springhill Avenue  
(Southwest corner of Springhill Avenue and North McGregor Avenue).  
Planned Unit Development Approval to allow shared access and parking  
between two building sites.  
Council District 7

**OTHER BUSINESS:**

Call for Public Hearing, January 22, 2009, to consider adoption of a Zoning Plan for the recently annexed areas in Tillman's Corner/Theodore.