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)
   Apostolic Pentecostal Holy Church of God Subdivision
   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)
   Apostolic Pentecostal Holy Church of God Subdivision
   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)
   Apostolic Pentecostal Holy Church of God Subdivision
   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)
   **McMurray Place Subdivision**
   (& 8) 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)**

**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)
   **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)
   **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)
   **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)
   **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)
   **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)
   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.