

**MOBILE CITY PLANNING COMMISSION AGENDA**

**MAY 15, 2008 - 2:00 P.M.**

**AUDITORIUM, MOBILE GOVERNMENT PLAZA**

**APPROVAL OF MINUTES:**

**HOLDOVERS:**

1. **Case #SUB2008-00040 (Subdivision)**  
(**&2** **Graf Dairy Subdivision**  
**&3** Southeast corner of Dauphin Street and Sage Avenue, extending to the West  
**&4)** termini of Hilburn Drive, Exter Drive, and South Sherwood Drive.  
**Number of Lots / Acres:** 5 Lots / 38.1± Acres  
**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.  
Council District 1
  
2. **Case #ZON2008-00390 (Planned Unit Development)**  
(**&1** **Graf Dairy Subdivision**  
**&3** Southeast corner of Dauphin Street and Sage Avenue, and East side of Sage  
**&4)** Avenue, ¼ mile± South of Dauphin Street, extending to the West termini of  
Exter Drive and South Sherwood Drive.  
Planned Unit Development Approval to allow shared access between two  
building sites, and to allow multiple buildings on a single building site.  
Council District 1
  
3. **Case #ZON2008-00387 (Rezoning)**  
(**&1** **Graf Dairy, LLC**  
**&2** East side of Sage Avenue, ¼ mile± South of Dauphin Street, extending to the  
**&4)** 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 76-unit residential condominium complex.  
Council District 1
  
4. **Case #ZON2008-00388 (Rezoning)**  
(**&1** **Graf Dairy, LLC**  
**&2** Southeast corner of Dauphin Street and Sage Avenue, extending to the West  
**&3)** terminus of Hilburn Drive.  
Rezoning from R-1, Single-Family Residential, to B-2, Neighborhood Business,  
to allow a bank and drug store, and rezoning from R-1, Single-Family  
Residential to LB-2, Limited Neighborhood Business, for unspecified  
commercial uses.  
Council District 1

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5. **Case #SUB2008-00044 (Subdivision)**  
**Sollie Oaks Subdivision, Nguyen Addition to**  
Southwest corner of Sollie Road and Halls Mill Creek.  
**Number of Lots / Acres:** 3 Lots / 6.7± Acres  
**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.  
County
  
6. **Case #SUB2008-00070 (Subdivision)**  
**USA Health Systems Subdivision**  
East and West sides of USA Children's and Women's Parkway, extending from Spring Hill Avenue through Center Street (to be vacated), to the South side of Three Mile Creek and the West side of Cox Street, 110'± South of St. Stephens Road.  
**Number of Lots / Acres:** 3 Lots / 40.4± Acres  
**Engineer / Surveyor:** Marshall A. McLeod, P.L.S., L.L.C.  
Council District 2

**EXTENSIONS:**

7. **Case #SUB2007-00073 (Subdivision)**  
**Stratford Place Subdivision**  
North side of Grelot Road, 210'± West of Chimney Top Drive West.  
**Number of Lots / Acres:** 19 Lots / 14.1± Acres  
**Engineer / Surveyor:** Engineering Development Services, LLC  
Council District 6

**NEW SUBDIVISION APPLICATIONS:**

8. **Case #SUB2008-00094**  
**Tillman's Corner Senior Center Subdivision**  
South side of Nevius Road, 200'± East of Bush Lane.  
**Number of Lots / Acres:** 1 Lot / 1.2± Acres  
**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.  
County
  
9. **Case #SUB2008-00085**  
**Hinton Place Subdivision**  
281 Mayflower Street  
(East side of Mayflower Street; 300'± North of Weatherford Avenue).  
**Number of Lots / Acres:** 2 Lots / 0.5 ± Acre  
**Engineer / Surveyor:** Erdman Surveying LLC  
Council District 5

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- 10. Case #SUB2008-00088**  
**Cottage Oaks Subdivision**  
4800 Tufts Road  
(West side of Tufts Road; 250'± North of Rutgers Road).  
**Number of Lots / Acres:** 2 Lots / 1 Acre  
**Engineer / Surveyor:** Polysurveying Engineering-Land Surveying  
Council District 4
- 11. Case #SUB2008-00090**  
**Snyder's Hollow Subdivision, Resubdivision of Lot 1**  
8950 Howells Ferry Road  
(North side Howells Ferry Road; 580'± West of the North terminus of Hubert  
Pierce Road).  
**Number of Lots / Acres:** 2 Lots / 1.1± Acres  
**Engineer / Surveyor:** Polysurveying Engineering-Land Surveying  
County
- 12. Case #SUB2008-00091**  
**Belle Isle View Subdivision**  
4801 Belle Isle Lane  
(Northeast corner of Belle Isle Lane and Higgins Road).  
**Number of Lots / Acres:** 2 Lots / 0.7± Acre  
**Engineer / Surveyor:** Rowe Surveying & Engineering Co., Inc.  
Council District 4
- 13. Case #SUB2008-00093**  
**Highcrest Sddivision, Unit 1, Resubdivision of Lots 88 & 89, Resubdivision  
of Lot 2**  
5304 Wentworth Court  
(Northeast corner of Wentworth Court and Longleaf Drive).  
**Number of Lots / Acres:** 2 Lots / 0.6± Acre  
**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.  
Council District 6
- 14. Case #SUB2008-00096**  
**Highcrest Subdivision, Unit 1, Resubdivision of Lot 28**  
5121 Yorkwood Road South  
(Southeast corner of Yorkwood Road South and Brookline Drive West).  
**Number of Lots / Acres:** 2 Lots / 0.5± Acre  
**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.  
Council District 4

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15. **Case #SUB2008-00099**  
**Grandview Apartments Subdivision**  
6151 Marina Drive South  
(East side of Marina Drive South at the mouth of Dog River).  
**Number of Lots / Acres:** 2 Lots / 16.1± Acres  
**Engineer / Surveyor:** Frank A. Dagley & Associates, Inc.  
Council District 4
  
16. **Case #SUB2008-00092**  
**Laughlin Industrial Park Subdivision**  
South side of Halls Mill Road, ¼ mile± West of Halls Mill Service Road.  
**Number of Lots / Acres:** 19 Lots / 45.7± Acres  
**Engineer / Surveyor:** Rowe Surveying & Engineering Co., Inc.  
Council District 4
  
17. **Case #SUB2008-00087**  
**Turtle Creek Subdivision, Phase Three**  
Southeast corner of Repoll Road and Richmond Pearson Road.  
**Number of Lots / Acres:** 57 Lots / 28.2± Acres  
**Engineer / Surveyor:** Engineering Development Services L.L.C.  
County

**NEW SIDEWALK WAIVER APPLICATIONS:**

18. **Case #ZON2008-01118**  
**William Dumas**  
South side of Wimbledon Drive East, extending from South McGregor Avenue to Croydon Road.  
Request to waive construction of sidewalks along Wimbledon Drive East and Croydon Road.  
Council District 5
  
19. **Case #ZON2008-01201**  
**Mulherin Custodial Homes, Inc.**  
2496 Halls Mill Road  
(West side of Halls Mill Road at the West terminus of Karagan Drive).  
Request to waive construction of a sidewalk along Halls Mill Road.  
Council District 4

**NEW PLANNED UNIT DEVELOPMENT APPLICATIONS:**

20. **Case #ZON2008-01209**  
**EGM Properties, LLC**  
3748 Industrial Park Drive  
(North side of Industrial Park Drive, 245'± East of Industrial Park Circle).  
Planned Unit Development Approval to allow two buildings on a single building site.  
Council District 4

**GROUP APPLICATIONS:**

21. **Case #SUB2008-00089 (Subdivision)**  
(&22) **Downtowner Loop South Subdivision**  
Northeast corner of Downtowner Loop South and Downtowner Loop West.  
**Number of Lots / Acres:** 1 Lot / 0.8± Acre  
**Engineer / Surveyor:** Clark, Geer, Latham & Associates., Inc.  
Council District 5
22. **Case #ZON2008-01192 (Planned Unit Development)**  
(&21) **Downtowner Loop South Subdivision**  
Northeast corner of Downtowner Loop South and Downtowner Loop West.  
Planned Unit Development Approval to allow two buildings on a single building site.  
Council District 5
23. **Case #SUB2008-00098 (Subdivision)**  
(&24) **Baldwin Transfer Subdivision**  
1501 Telegraph Road  
(Northwest corner of Telegraph Road and Callahan Drive).  
**Number of Lots / Acres:** 1 Lot / 5.6± Acres  
**Engineer / Surveyor:** Frank A. Dagley & Associates, Inc.  
Council District 2
24. **Case #ZON2008-01207 (Planned Unit Development)**  
(&23) **Baldwin Transfer Subdivision**  
1501 Telegraph Road  
(Northwest corner of Telegraph Road and Callahan Drive).  
Planned Unit Development Approval to allow two buildings on a single building site.  
Council District 2

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- 25. Case #SUB2008-00101 (Subdivision)**  
**(&26) Persons-Wilkins Subdivision, Resubdivision of Lot 1**  
South side of Blue Heron Ridge, 660'± East of Skywood Drive.  
**Number of Lots / Acres:** 1 Lot / 0.2± Acre  
**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.  
Council District 4
- 26. Case #ZON2008-01205 (Planned Unit Development)**  
**(&25) Persons-Wilkins Subdivision, Resubdivision of Lot 1**  
South side of Blue Heron Ridge, 660'± East of Skywood Drive.  
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow 40% site coverage in a single-family residential subdivision.  
Council District 4
- 27. Case #SUB2008-00086 (Subdivision)**  
**(&28) I-65 East Service Road Development Subdivision**  
East side of East I-65 Service Road South, 1030'± North of International Drive.  
**Number of Lots / Acres:** 2 Lots / 3.2± Acres  
**Engineer / Surveyor:** Hutchinson, Moore & Rauch, LLC  
Council District 5
- 28. Case #ZON2008-01191 (Planned Unit Development)**  
**(&27) I-65 East Service Road Development Subdivision**  
East side of East I-65 Service Road South, 680'± North of International Drive.  
Planned Unit Development Approval to allow multiple buildings on a single building site, with shared access between two building sites.  
Council District 5
- 29. Case #SUB2008-00097 (Subdivision)**  
**(&30) Falling Leaf Subdivision, Unit One**  
**&31)** 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:** 52 Lots / 26.5± Acres  
**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.  
Council District 6
- 30. Case #SUB2008-00095 (Subdivision)**  
**(&29) Falling Leaf Subdivision, Unit Two**  
**&31)** 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:** 82 Lots / 43.8± Acres  
**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.  
Council District 6

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- 31. Case #ZON2008-01208 (Planned Unit Development)**  
**(&29 Falling Leaf Subdivision, Units One & Two**  
**&30)** 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 with one-lane, one-way streets and reduced lot widths and sizes  
Council District 6
- 32. Case #ZON2008-01202 (Planned Unit Development)**  
**(&33) Weinacker's Montessori School, Inc.**  
227 Hillcrest Road  
(East side of Hillcrest Road, 625'± South of Cedar Bend Court).  
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site.  
Council District 5
- 33. Case #ZON2008-01204 (Planning Approval)**  
**(&32) Weinacker's Montessori School, Inc.**  
227 Hillcrest Road  
(East side of Hillcrest Road, 625'± South of Cedar Bend Court).  
Planning Approval to amend a previously approved Planning Approval to allow a school in an R-1, Single-Family Residential District.  
Council District 5

**OTHER BUSINESS:**