

MOBILE CITY PLANNING COMMISSION AGENDA

JUNE 21, 2007 - 2:00 P.M.

AUDITORIUM, MOBILE GOVERNMENT PLAZA

APPROVAL OF MINUTES:

HOLDOVERS:

1. **Case #SUB2007-00090 (Subdivision)**
WMSHC Subdivision
227 Hillcrest Road
(East side of Hillcrest Road, 625' ± South of Cedar Bend Court).
Number of Lots / Acres: 1 Lot / 1.6± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
Council District 5

2. **Case #ZON2007-01164 (Planned Unit Development)**
Weinacker's Montessori School, Inc.
227 Hillcrest Road
(East side of Hillcrest Road, 625' ± South of Cedar Bend Court).
Planned Unit Development Approval to allow multiple buildings on a single building site.
Council District 5

3. **Case #ZON2007-01165 (Planning Approval)**
Weinacker's Montessori School, Inc.
227 Hillcrest Road
(East side of Hillcrest Road, 625' ± South of Cedar Bend Court).
Planning Approval to allow a school in an R-1, Single-Family Residential District.
Council District 5

EXTENSIONS:

4. **Case #SUB2006-00083**
Grayson Subdivision
1600 Wolf Ridge Road
(East side of Wolf Ridge Road, ¼ mile± North of Moffett Road).
Number of Lots / Acres: 2 Lots / 30.5± Acres
Engineer / Surveyor: Rowe Surveying & Engineering Co., Inc.
Council District 1

NEW SUBDIVISION APPLICATIONS:

5. **Case #SUB2007-00129**
B & R Properties Subdivision
5290 & 5480 Willis Road
(West side of U.S. Highway 90 Service Road, 500'± West of U.S. Highway 90 West, and extending West to the East side of Willis Road).
Number of Lots / Acres: 2 Lots / 3.3± Acres
Engineer / Surveyor: Polysurveying Engineering and Land Surveying County

6. **Case #SUB2007-00131**
Vic Mikerona Subdivision, Resubdivision of Lot 1
South side of McLeod Road, 1380'± West of McFarland Road.
Number of Lots / Acres: 2 Lots / 8.0± Acres
Engineer / Surveyor: Peacock Land Surveying, Inc. County

7. **Case #SUB2007-00133**
Carol Plantation Subdivision, Third Unit, Resubdivision of a Portion of Farm Lot 520
6800 Hayfield Circle West
(Northwest corner of Hayfield Circle North and Hayfield Circle West).
Number of Lots / Acres: 2 Lots / 1.8± Acres
Engineer / Surveyor: Polysurveying Engineering and Land Surveying County

8. **Case #SUB2007-00134**
Azalea Park Subdivision
9486 Nursery Road
(North side of Nursery Road, extending North to the South terminus of Azalea Park Court).
Number of Lots / Acres: 2 Lots / 22.7± Acres
Engineer / Surveyor: Speaks & Associates Consulting Engineers, Inc. County

9. **Case #SUB2007-00137**
Stringfellow Subdivision
1275 & 1341 Cody Road North
(West side of Cody Road North, 220'± South of Howells Ferry Road).
Number of Lots / Acres: 2 Lots / 2.4± Acres
Engineer / Surveyor: Wattier Surveying Inc. County

10. **Case #SUB2007-00138**
Springhill Memorial Gardens Subdivision
600 Pierce Road
(East side of Pierce Road, 1168'± North of Airport Boulevard).
Number of Lots / Acres: 2 Lots / 40.3 ± Acres
Engineer / Surveyor: Lovitte Surveying, Inc.
County

11. **Case #SUB2007-00139**
Redding Estates Subdivision
4689 Calhoun Road and 5672 Andrews Road
(North side of Andrews Road, 125'± East of Calhoun Road and extending North and East to the East side of Calhoun Road).
Number of Lots / Acres: 2 Lots / 0.7± Acre
Engineer / Surveyor: Lovitte Surveying, Inc.
County

12. **Case #SUB2007-00140**
Faith Center Subdivision
North side of Zeigler Boulevard, 170'± East of Tanner Williams Road.
Number of Lots / Acres: 2 Lots / 1.7± Acres
Engineer / Surveyor: Lovitte Surveying, Inc.
County

13. **Case #SUB2007-00145**
Raleigh Subdivision, Unit Three, Resubdivision of Lots 2 & 3
3475 Morgan Court
(Southwest corner of Raleigh Boulevard and Sollie Road, and extending South to Morgan Court).
Number of Lots / Acres: 2 Lots / 1.4± Acres
Engineer / Surveyor: Rester & Coleman Engineers, Inc.
County

14. **Case #SUB2007-00146**
Knowles Addition to Fairfields Subdivision
Northwest corner of Fairfield Road and Clubhouse Road.
Number of Lots / Acres: 2 Lots / 0.4± Acre
Engineer / Surveyor: Rowe Surveying & Engineering Co., Inc.
Council District 4

15. **Case #SUB2007-00147**
Glisson Addition to Pine Hill Drive Subdivision
615, 617, and 621 Pinehill Drive
(East side of Pinehill Drive, 255'± North of Salvia Street North).
Number of Lots / Acres: 2 Lots / 0.5± Acre
Engineer / Surveyor: Rowe Surveying & Engineering Co., Inc.
Council District 3

16. **Case #SUB2007-00142**
Dempsey Subdivision
6163 Bayou Road
(North side of Bayou Road, 660'± East of Gator Road).
Number of Lots / Acres: 3 Lots / 3.4± Acres
Engineer / Surveyor: Byrd Surveying, Inc.
County

17. **Case #SUB2007-00141**
The Old Finch Place Subdivision
4600 Schillinger Road South
(West side of Schillinger Road South, 175'± South of Bullitt Drive, and extending Westward to Clearview Drive).
Number of Lots / Acres: 4 Lots / 6.8± Acres
Engineer / Surveyor: Byrd Surveying, Inc.
County

18. **Case #SUB2007-00148**
Isaac Lambeth Subdivision
525, 575, 595, and 603 Foster Road
(West side of Foster Road, 730'± North of Tanner Williams Road).
Number of Lots / Acres: 5 Lots / 12.6± Acres
Engineer / Surveyor: Driven Engineering, Inc.
County

19. **Case #SUB2007-00144**
Walker Ridge Subdivision
262 and 264 West Drive
(West side of West Drive, 125'± South of Northwoods Court).
Number of Lots / Acres: 18 Lots / 3.9± Acres
Engineer / Surveyor: Rowe Surveying & Engineering Co., Inc.
Council District 5

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20. **Case #SUB2007-00135**
Stone Gate Subdivision, Resubdivision of Lot 19
North side of Stone Road, ½ mile ± West of McCrary Road.
Number of Lots / Acres: 54 Lots / 28.6± Acres
Engineer / Surveyor: Speaks & Associates Consulting Engineers
County
21. **Case #SUB2007-00136**
Camden Pointe Subdivision
3633 Dawes Road
(East side of Dawes Road, 630'± South of Dawes Lake Road).
Number of Lots / Acres: 60 Lots / 18.0± Acres
Engineer / Surveyor: Speaks & Associates Consulting Engineers
County
22. **Case #SUB2007-00132**
Grady Subdivision
2870 Johnson Road West
(Southwest corner of Johnson Road West and Cowart Road).
Number of Lots / Acres: 68 Lots / 20± Acres
Engineer / Surveyor: Geographic Solutions, Inc.
County

NEW SIDEWALK WAIVER APPLICATIONS:

23. **Case #ZON2007-01537**
Waffle House, Inc.
1269 Hillcrest Road
(East side of Hillcrest Road, 590'± North of Grelot Road).
Request to waive construction of a sidewalk along Hillcrest Road.
Council District 6
24. **Case #ZON2007-01589**
Alabama Power Company
249 Yeend Street
(South side of Yeend Street, 700'± East of South Lawrence Street).
Request to waive construction of a sidewalk along Yeend Street.
Council District 3

NEW PLANNED UNIT DEVELOPMENT APPLICATIONS:

25. **Case #ZON2007-01567**
Hancock Bank
West side of Demetropolis Road, 268'± South of Cottage Hill Road).
Planned Unit Development Approval to allow shared access between two
building sites.
Council District 4

GROUP APPLICATIONS:

26. **Case #SUB2007-00102 (Subdivision)**
(**& 27** **Longleaf Gates Subdivision**
& 28) North side of Girby Road, 1800'± West of Rue Preserve, and extending
Northwest to Lloyds Lane.
Number of Lots / Acres: 159 Lots / 84.2± Acres
Engineer / Surveyor: Speaks & Associates Consulting Engineers
Council District 6
27. **Case #ZON2007-01288 (Planned Unit Development)**
(**& 26** **The Pines at the Preserve LLC**
& 28) North side of Girby Road, 1800'± West of Rue Preserve, and extending
Northwest to Lloyds Lane.
Planned Unit Development Approval to allow a private street, gated
subdivision, with reduced lot sizes, reduced front yard and side yard setbacks,
and increased site coverage.
Council District 6
28. **Case #ZON2007-01541 (Sidewalk Waiver)**
(**& 26** **The Pines at the Preserve LLC**
& 27) North side of Girby Road, 1800'± West of Rue Preserve, and extending
Northwest to Lloyds Lane.
Request to waive construction of a sidewalk along Girby Road and Lloyds
Lane.
Council District 6

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- 29. Case #SUB2007-00130 (Subdivision)**
(& 30) St. Dominic Church Subdivision
4068, 4156, & 4160 Burma Road and 1168 Santa Maria Court
(North side of Burma Road, between Santa Maria Court and St. Dominic Place).
Number of Lots / Acres: 1 Lot / 12.0± Acres
Engineer / Surveyor: Rester & Coleman Engineers, Inc.
Council District 4
- 30. Case #ZON2007-01487 (Planning Approval)**
(& 29) St. Dominic Church
4068, 4156, & 4160 Burma Road and 1168 Santa Maria Court
(North side of Burma Road, between Santa Maria Court and St. Dominic Place).
Planning Approval to amend a previously approved planning approval to allow expansion of an existing church in an R-1, Single-Family Residential District.
Council District 4
- 31. Case #SUB2007-00143 (Subdivision)**
(& 32) American Red Cross Subdivision
Southwest corner of North Sage Avenue and Dauphin Square Connector.
Number of Lots / Acres: 3 Lots / 8.7± Acres
Engineer / Surveyor: Rester & Coleman Engineers, Inc.
Council District 1
- 32. Case #ZON2007-01288 (Planned Unit Development)**
(& 31) Northside, Ltd
Southwest corner of North Sage Avenue and Dauphin Square Connector.
Planned Unit Development Approval to allow shared access between two building sites.
Council District 1

OTHER BUSINESS: