

**MOBILE CITY PLANNING COMMISSION AGENDA**

**JUNE 5, 2008 - 2:00 P.M.**

**AUDITORIUM, MOBILE GOVERNMENT PLAZA**

**APPROVAL OF MINUTES:**

**HOLDOVERS:**

1. **Case #SUB2008-00050 (Subdivision)**  
**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
  
2. **Case #SUB2008-00063 (Subdivision)**  
(&3) **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
  
3. **Case #ZON2008-00733 (Planned Unit Development)**  
(&2) **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
  
4. **Case #SUB2008-00079 (Subdivision)**  
**Gordon & Marian Howell Estates Subdivision**  
8220 and 8250 Oak Hill Drive  
(North side of Oak Hill Drive, 200'+ West of Oak Hill Drive Extension North).  
**Number of Lots / Acres:** 4 Lots / 25.2+ Acres  
**Engineer / Surveyor:** Lovitte Surveying, Inc.  
County

**EXTENSIONS:**

5. **Case #SUB2007-00060 (Subdivision)**  
**Southern Oaks Subdivision, Unit Six, Part B**  
(Northwest side of Wear Road, ½ mile± South of Dawes Road).  
**Number of Lots / Acres:** 11 Lots / 5.6± Acres  
**Engineer / Surveyor:** Austin Engineering Co., Inc.  
County
  
6. **Case #SUB2007-00091 (Subdivision)**  
**Augusta Subdivision, Unit Seven**  
(West side of Vassar Court, 265'± North of Augusta Drive North).  
**Number of Lots / Acres:** 15 Lots / 8.7± Acres  
**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.  
County
  
7. **Case #SUB2007-00059 (Subdivision)**  
**Palmer Woods Subdivision, Phase III**  
(West side of Oakhill Drive, ½ mile± North of Moffett Road).  
**Number of Lots / Acres:** 48 Lots / 20.2± Acres  
**Engineer / Surveyor:** Austin Engineering Co. LLC  
County
  
8. **Case #SUB2007-00103 (Subdivision)**  
**Torrington Place Subdivision**  
9737 and 9891 Nursery Road  
(Southeast corner of Nursery Road and Snow Road North)  
**Number of Lots / Acres:** 54 Lots / 18.5± Acres  
**Engineer / Surveyor:** Austin Engineering Co. LLC  
County
  
9. **Case #SUB2007-00136 (Subdivision)**  
**Camden Pointe Subdivision**  
3633 Dawes Road  
(East side of Dawes Road, 630'± South of Dawes Lake Road).  
**Number of Lots / Acres:** 60 Lots / 18± Acres  
**Engineer / Surveyor:** Speaks & Associates Consulting Engineers, Inc.  
County

10. **Case #SUB2007-00117 (Subdivision)**  
**Winchester Subdivision**  
(East termini of Winchester Drive North and Winchester Drive South).  
**Number of Lots / Acres:** 234 Lots / 84.8± Acres  
**Engineer / Surveyor:** Speaks & Associates Consulting Engineers, Inc.  
County

**NEW SUBDIVISION APPLICATIONS:**

11. **Case #SUB2008-00105**  
**Wimbledon Subdivision, Unit 2, Block 11, Resubdivision of Lot 12**  
Northwest corner of Kingsway and Wilkinson Way.  
**Number of Lots / Acres:** 1 Lot / 0.5 Acre  
**Engineer / Surveyor:** M. Don Williams Engineering  
Council District 5
12. **Case #SUB2008-00110**  
**Coleman Lakes Estates Subdivision**  
East side of Dawes Lake Road East, 300'± North of Private Road 442.  
**Number of Lots / Acres:** 1 Lot / 23.2 Acres  
**Engineer / Surveyor:** Speaks and Associates, Consulting Engineers, Inc.  
County
13. **Case #SUB2008-00111**  
**Pine Trace Subdivision, Resubdivision of Lot 3**  
8561 Dawes Lake Road  
(North and South sides of Private Road 442, 390'± East of Dawes Lake Road East).  
**Number of Lots / Acres:** 1 Lot / 7.6 Acres  
**Engineer / Surveyor:** Speaks & Associates, Consulting Engineers, Inc.  
County
14. **Case #SUB2008-00103**  
**Keyser Estates Subdivision**  
9372 Calhoun Road  
(North side of Calhoun Road at its West terminus).  
**Number of Lots / Acres:** 2 Lots / 17.5 Acres  
**Engineer / Surveyor:** Polysurveying Engineering-Land Surveying  
County

15. **Case #SUB2008-00107**  
**McCord-Hamilton Subdivision, Resubdivision of Lot 2**  
2344 Park Place  
(North side of Park Place, 390'± West of Riverside Drive).  
**Number of Lots / Acres:** 2 Lots / 1.2 Acres  
**Engineer / Surveyor:** Byrd Surveying, Inc.  
Council District 4
  
16. **Case #SUB2008-00109**  
**Crichton Commerce Place Subdivision**  
3240 Moffett Road  
(North side of Moffett Road, 315'± West of Western Drive).  
**Number of Lots / Acres:** 2 Lots / 15.7 Acres  
**Engineer / Surveyor:** Frank A. Dagley & Associates, Inc.  
Council District 1
  
17. **Case #SUB2008-00112**  
**Russell Place Subdivision Resubdivision of Lot 1**  
5000 Dawes Road  
(North side of Dawes Road, at the North terminus of Wear Road).  
**Number of Lots / Acres:** 2 Lots / 2.9± Acres  
**Engineer / Surveyor:** Polysurveying Engineering-Land Surveying  
County
  
18. **Case #SUB2008-00113**  
**Haley Dyer Subdivision**  
3551 Alba Club Road  
(Southeast corner of Alba Club Road and Massengale Drive)  
**Number of Lots / Acres:** 2 Lots / 0.5± Acre  
**Engineer / Surveyor:** Polysurveying Engineering-Land Surveying  
Council District 4
  
19. **Case #SUB2008-00114**  
**Northview Subdivision, Resubdivision of Lot 21**  
1813 Larkwood Drive  
(West side of Larkwood Drive at its North terminus, extending to the East side  
of Harris Road, at its North terminus).  
**Number of Lots / Acres:** 2 Lots / 0.4± Acre  
**Engineer / Surveyor:** Polysurveying Engineering-Land Surveying  
Council District 1

20. **Case #SUB2008-00115**  
**Plantation Acres Subdivision, Resubdivision of**  
3650 & 3664 Leroy Stevens Road  
(West side of Leroy Stevens Road, 600'± North of Fordham Road).  
**Number of Lots / Acres:** 2 Lots / 11.0± Acres  
**Engineer / Surveyor:** Polysurveying Engineering-Land Surveying  
County
21. **Case #SUB2008-00104**  
**Spencer Ruggs, Sr. Subdivision**  
3825 Alta Vista Drive  
(East side of Alta Vista Drive, 395'± North of Staples Road).  
**Number of Lots / Acres:** 3 Lots / 0.7± Acre  
**Engineer / Surveyor:** Moseley Surveying Company  
Council District 4
22. **Case #SUB2008-00116**  
**Collins Subdivision, First Addition, Resubdivision of Lots 17, 18, & 19**  
(North side of Sermon Road South, extending from U S 90 to Sermon Road  
West).  
**Number of Lots / Acres:** 3 Lots / 3.5± Acres  
**Engineer / Surveyor:** Polysurveying Engineering-Land Surveying  
County
23. **Case #SUB2008-00117**  
**Cottage Hill Gardens Subdivision, Resubdivision of Lot 14**  
625 Azalea Road  
(North side of Azalea Road, 750'± West of Village Green Drive).  
**Number of Lots / Acres:** 3 Lots / 1.5± Acres  
**Engineer / Surveyor:** Rowe Surveying and Engineering Company, Inc.  
Council District 5
24. **Case #SUB2008-00120**  
**McNeil Subdivision**  
9481 and 9501 Jeff Hamilton Road  
(South side of Jeff Hamilton Road, 500'± East of Walston Road).  
**Number of Lots / Acres:** 3 Lots / 4.9± Acres  
**Engineer / Surveyor:** Rowe Surveying and Engineering Company, Inc  
County

**NEW SIDEWALK WAIVER APPLICATIONS:**

25. Case #ZON2008-01364  
**Group I Automotive, Inc.**  
1005 East I-65 Service Road South  
(East side of East I-65 Service Road South, 1030'± North of International Drive).  
Request to waive construction of a sidewalk along East I-65 Service Road South.  
Council District 5
26. Case #ZON2008-01372  
**Faith City Cathedral**  
521 Mobile Street  
(West side of Mobile Street at the West terminus of McKinney Street).  
Request to waive construction of a sidewalk along McKinney Street.  
Council District 1

**NEW PLANNED UNIT DEVELOPMENT APPLICATIONS:**

27. Case #ZON2008-01324  
**Dulari J. Smith**  
88 Hillcrest Road  
(West side of Hillcrest Road, 270'± North 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 7

**NEW ZONING APPLICATIONS:**

28. Case #ZON2008-01380  
**Bill Bunch**  
4960 Dauphin Island Parkway  
(West side of Dauphin Island Parkway, 580'± North of Marina Drive North).  
Rezoning from R-1, Single Family Residential, to B-3, Community Business, to bring the zoning into compliance for an existing marina and boat yard.  
Council District 4

**GROUP APPLICATIONS:**

- 29.** Case #SUB2008-00108 (Subdivision)  
**(&30)** **Kilsun Uhn Subdivision**  
3005 Springhill Avenue  
(Southwest corner of Springhill Avenue and Hemley Avenue, extending to the East side of Ogden Avenue, 160'± South of Springhill Avenue).  
**Number of Lots / Acres:** 1 Lots / 1.5± Acres  
**Engineer / Surveyor:** Frank A. Dagley & Associates, Inc.  
Council District 1
- 30.** Case #ZON2008-01368 (Rezoning)  
**(&29)** **Kilsun Uhn**  
3005 Springhill Avenue  
(Southwest corner of Springhill Avenue and Hemley Avenue, extending to the East side of Ogden Avenue, 160'± South of Springhill Avenue).  
Rezoning from R-1, Single-Family Residential, and B-3, Community Business, to B-3, Community Business to allow retail sales.  
Council District 1
- 31.** Case SUB2008-00123 (Subdivision)  
**(&32** **Elijah House Subdivision**  
**&33)** 1867 Duval Street  
(South side of Duval Street, at the South terminus of Murray Hill Court [private street]).  
**Number of Lots / Acres:** 1 Lots / 0.5± Acre  
**Engineer / Surveyor:** Patrick Land Surveying  
Council District 3
- 32.** Case ZON2008-01386 (Planned Unit Development)  
**(&31** **Elijah House Subdivision**  
**&33)** 1867 Duval Street  
(South side of Duval Street, at the South terminus of Murray Hill Court [private street]).  
Planned Unit Development Approval to allow multiple buildings on a single building site.  
Council District 3

- 33. Case Zon2008-01384 (Planning Approval)**  
**(&31) Elijah House Subdivision**  
**&32)** 1867 Duval Street  
(South side of Duval Street, at the South terminus of Murray Hill Court [private street]).  
Planning Approval to allow an outreach program with housing to include prison release inmates in a B-3, Community Business District.  
Council District 3
- 34. Case SUB2008-00100 (Subdivision)**  
**(&35) Amity Missionary Baptist Church Subdivision**  
2451 St. Stephens Road  
(South side of St. Stephens Road, extending from Strange Avenue to Como Street, and Southwest corner of St. Stephens Road and Como Street).  
**Number of Lots / Acres:** 2 Lots / 1.2± Acres  
**Engineer / Surveyor:** Frank A. Dagley & Associates, Inc.  
Council District 1
- 35. Case ZON2008-01210 (Rezoning)**  
**(&34) Amity Missionary Baptist Church Subdivision**  
2451 St. Stephens Road  
(South side of St. Stephens Road, extending from Strange Avenue to Como Street, and Southwest corner of St. Stephens Road and Como Street).  
Rezoning from R-1, Single-Family Residential, and B-2, Neighborhood Business, to B-2, Neighborhood Business to eliminate split zoning for a proposed church.  
Council District 1
- 36. Case SUB2008-00106 (Subdivision)**  
**(&37) Fort Conde Restoration Subdivision**  
163 and 165 St. Emanuel Street  
(East side of St. Emanuel Street, extending from Theatre Street to Monroe Street).  
**Number of Lots / Acres:** 4 Lots / 0.6± Acre  
**Engineer / Surveyor:** Polysurveying Engineering-Land Surveying  
Council District 2



37. **Case ZON2008-01362 (Planned Unit Development)**  
(**&36**) **Fort Conde Restoration Subdivision**  
163 and 165 St. Emanuel Street  
(East side of St. Emanuel Street, extending from Theatre Street to Monroe Street).  
Planned Unit Development Approval to allow shared access between two building sites.  
Council District 2
38. **Case SUB2008-00121 (Subdivision)**  
(**&39**) **ZPM Subdivision**  
South side of Grelot Road, 520'± East of Knollwood Drive.  
**Number of Lots / Acres:** 5 Lots / 3.0± Acres  
**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.  
Council District 6
39. **Case ZON2008-01383 (Planned Unit Development)**  
(**&38**) **ZPM Subdivision**  
South side of Grelot Road, 520'± East of Knollwood Drive.  
Planned Unit Development Approval to allow multiple buildings on a single building site in a private street commercial subdivision.  
Council District 6
40. **Case SUB2008-00122 (Subdivision)**  
(**&41**) **Rochester Place Subdivision**  
Northwest corner of Airport Boulevard and General Pershing Avenue (not open), extending North and West to the South side of South Sunset Drive.  
**Number of Lots / Acres:** 10 Lots / 3.2± Acres  
**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.  
Council District 5
41. **Case ZON2008-01382 (Planned Unit Development)**  
(**&40**) **Rochester Place Subdivision**  
Northwest corner of Airport Boulevard and General Pershing Avenue (not open), extending North and West to the South side of South Sunset Drive.  
Planned Unit Development Approval to allow a gated private street single-family residential subdivision.  
Council District 5

42. **Case SUB2008-00118 (Subdivision)**  
(**&43**) **Longleaf Gates Subdivision**  
North side of Girby Road 1800' ± West of Rue Preserve, and extending Northwest to Lloyds Lane.  
**Number of Lots / Acres:** 163 Lots / 84.2± Acres  
**Engineer / Surveyor:** Speaks and Associates Consulting Engineers, Inc.  
Council District 6
43. **Case ZON2008-01378 (Planned Unit Development)**  
(**&42**) **Longleaf Gates Subdivision**  
North side of Girby Road 1800' ± West of Rue Preserve, and extending Northwest to Lloyds Lane.  
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow a private street, gated subdivision, and a public street subdivision, both with reduced lot sizes, reduced front yard and side yard setbacks, and increased site coverage.  
Council District 6
44. **Case #SUB2008-00084 (Subdivision) (Holdover)**  
(**&45**) **Kemira Industrial Subdivision**  
(**&46**) 1 Cyanamid Road  
(North terminus of Cyanamid Road [private street], extending to the South side of Hog Bayou).  
**Number of Lots / Acres:** 1 Lot / 39.9± Acres  
**Engineer/ Surveyor:** Lawler and Company  
Council District 2
45. **Case #ZON2008-01045 (Planned Unit Development) (Holdover)**  
(**&44**) **Kemira Industrial Subdivision**  
(**&46**) 1 Cyanamid Road  
(North terminus of Cyanamid Road [private street], extending to the South side of Hog Bayou).  
Planned Unit Development Approval to allow multiple buildings on a single building site.  
Council District 2
46. **Case #ZON2008-01446 (Planning Approval)**  
(**&44**) **Kemira Water Solutions, Inc. (Lawler and Company, Agent)**  
(**&45**) 1 Cyanamid Road  
(North terminus of Cyanamid Road [private street], extending to the South side of Hog Bayou).  
Planning Approval to allow a laboratory expansion at an existing chemical plant at which hazardous materials or substances are used or produced.  
Council District 2

**PLANNING COMMISSION**

**JUNE 5, 2008**

**PAGE 11**

- 47. Case #SUB2008-00057 (Subdivision) (Holdover)**  
**(&48) 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
- 48. Case #ZON2008-01444 (Planned Unit Development)**  
**(&47) 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).  
Planned Unit Development Approval to allow a private street commercial subdivision.  
Council District 7

**OTHER BUSINESS:**

Clarification of condition placed on Providence Place Subdivision – 115 N Julia Street – regarding compliance with Historic District Overlay setbacks.