

MOBILE CITY PLANNING COMMISSION AGENDA

NOVEMBER 15, 2007 - 2:00 P.M.

AUDITORIUM, MOBILE GOVERNMENT PLAZA

APPROVAL OF MINUTES:

HOLDOVERS:

1. **Case #SUB2007-00219 (Subdivision)**
Hopkinton Estates Subdivision
West terminus of Redstone Drive South, extending to the East terminus of Roberts Lane East.
Number of Lots / Acres: 523 Lots / 226.0± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
County

2. **Case #ZON2007-02219 (Rezoning)**
Christopher C. Knowles III
650 Palm Street
(Northeast corner of Palm Street and Cotton Street).
Rezoning from R-1, Single-Family Residential, to B-3, Community Business, to allow a cabinet shop.
Council District 1

3. **Case #SUB2007-00242 (Subdivision)**
Bristol Subdivision, First Addition and Addition
3695 Hardeman Road
(West side of Hardeman Road, 1000'+ South of Broughton Drive).
Number of Lots / Acres: 1 Lot / 2.0+ Acres
Engineer / Surveyor: Polysurveying Engineering – Land Surveying
County

4. **Case #SUB2007-00248 (Subdivision)**
Ramer Creek Estates Subdivision
Southeast corner of Repoll Road and Repoll Boulevard (private road).
Number of Lots / Acres: 25 Lots / 9.8+ Acres
Engineer / Surveyor: Byrd Surveying, Inc.
County

5. **Case #SUB2007-00244 (Subdivision)**
(**&6** **Orchard Baptist Church Subdivision**
&7 6960 Overlook Road
&8) (Southeast corner of Overlook Road and Howells Ferry Road).
Number of Lots / Acres: 1 Lot / 7.0+ Acres
Engineer / Surveyor: Polysurveying Engineering – Land Surveying
Council District 7
6. **Case #ZON2007-02381 (Sidewalk Waiver)**
(**&5** **Orchard Baptist Church**
&7 6960 Overlook Road
&8) (Southeast corner of Overlook Road and Howells Ferry Road).
Request to waive construction of a sidewalk along Overlook Road and Howells
Ferry Road.
Council District 7
7. **Case #ZON2007-02383 (Planned Unit Development)**
(**&5** **Orchard Baptist Church Subdivision**
&6 6960 Overlook Road
&8) (Southeast corner of Overlook Road and Howells Ferry Road).
Planned Unit Development Approval to allow four buildings on a single
building site.
Council District 7
8. **Case #ZON2007-02382 (Rezoning)**
(**&5** **Orchard Baptist Church**
&6 6960 Overlook Road
&7) (Southeast corner of Overlook Road and Howells Ferry Road).
Rezoning from R-1, Single-Family Residential, and B-2, Neighborhood
Business, to B-1, Buffer Business, to eliminate split zoning in a proposed one-
lot subdivision for a church.
Council District 7
9. **Case #SUB2007-00257 (Subdivision)**
(**&10** **J & D Subdivision**
&11) 3305 Spring Hill Avenue
(East side of Ingate Street, extending from Spring Hill Avenue to Old Carline
Street).
Number of Lots / Acres: 1 Lot / 1.6+ Acres
Engineer / Surveyor: Frank A. Dagley & Associates, Inc.
Council District 1

- 10. Case #ZON2007-02388 (Planned Unit Development)**
(&9 J & D Subdivision
&11) 3305 Spring Hill Avenue
(East side of Ingate Street, extending from Spring Hill Avenue to Old Carline Street).
Planned Unit Development Approval to allow increased site coverage in a one-lot commercial subdivision.
Council District 1
- 11. Case #ZON2007-02387 (Rezoning)**
(&9 James S. McAleer
&10) 3305 Spring Hill Avenue
(East side of Ingate Street, extending from Spring Hill Avenue to Old Carline Street).
Rezoning from B-1, Buffer Business, and B-3, Community Business, to B-3 Community Business, to eliminate split zoning in a proposed commercial subdivision.
Council District 1
- 12. Case #SUB2007-00259 (Subdivision)**
DIP/HMR Subdivision
Southwest corner of Dauphin Island Parkway and Halls Mill Road.
Number of Lots / Acres: 2 Lot / 1.4+ Acres
Engineer / Surveyor: Byrd Surveying, Inc.
Council District 3

EXTENSIONS:

- 13. Case #SUB2003-00256 (Subdivision)**
The Bluffs at Cypress Creek Subdivision
350'± North of the North terminus of Cypress Business Park Drive, extending East along the North side of the proposed extension of Cypress Business Park Drive to the L & N Railroad right-of-way.
Number of Lots / Acres: 53 Lots / 53.0± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
Council District 4

14. **Case #SUB2004-00231 (Subdivision)**
Audubon Cove Subdivision
Southwest corner of Higgins Road and Audubon Drive, extending South and West to the Southern terminus of Clemson Drive, and to the Northeast corner of Cole Drive and Audubon Drive.
Number of Lots / Acres: 57 Lots / 58.2± Acres
Engineer / Surveyor: Polysurveying Engineering – Land surveying Council District 4
15. **Case #SUB2006-00164 (Subdivision)**
Hawk's Landing Subdivision
West side of Ching Dairy Road at the West termini of Rose Ching Drive, Ching Lynch Road, and Longview Road, extending to the North terminus of Sky Terra Drive.
Number of Lots / Acres: 158 Lots / 40.0± Acres
Engineer / Surveyor: Ron W. Henderson
County

NEW SUBDIVISION APPLICATIONS:

16. **Case #SUB2007-00270**
Shaikh Subdivision
4350 Midmost Drive
(North side of Midmost Drive, 460'± East of Downtowner Loop West).
Number of Lots / Acres: 1 Lot / 0.7± Acre
Engineer / Surveyor: Byrd Surveying, Inc.
Council District 5
17. **Case #SUB2007-00273**
SKCO Subdivision
North side of Airport Boulevard, 107'± West of Border Circle West.
Number of Lots / Acres: 1 Lot / 4.1± Acres
Engineer / Surveyor: Polysurveying Engineering – Land Surveying County
18. **Case #SUB2007-00267**
Brennerdom Subdivision, Resubdivision of
West side of Eliza Jordan Road North, 450'± South of Rays Lane (private road).
Number of Lots / Acres: 2 Lots / 15.0± Acres
Engineer / Surveyor: Baskerville Donovan, Inc.
County

19. **Case #SUB2007-00268**
Sanbrook Estates Subdivision, Unit Two
South terminus of D'Iberville Drive North (private street), extending to the East terminus of Dutchman Woods Drive, and the West side of an unopened, unnamed public right-of-way.
Number of Lots / Acres: 2 Lots / 37.0± Acres
Engineer / Surveyor: Byrd Surveying, Inc.
County
20. **Case #SUB2007-00269**
Springhill Commercial Park Subdivision, Unit Three, Resubdivision of
East side of Springhill Memorial Drive West, extending from Springhill Memorial Drive North to Springhill Memorial Drive South.
Number of Lots / Acres: 2 Lots / 6.4± Acres
Engineer / Surveyor: Byrd Surveying, Inc.
Council District 5
21. **Case #SUB2007-00272**
Joseph White Subdivision
West side of Wellington Street, 345'± North of Mobile Street, extending to the East side of Jessie Street.
Number of Lots / Acres: 2 Lots / 0.4± Acre
Engineer / Surveyor: Polysurveying Engineering – Land Surveying
Council District 1
22. **Case #SUB2007-00266**
Magnolia Springs Subdivision, Phase One
North side of Silver Pine Road, ½ mile± West of Schillinger Road North.
Number of Lots / Acres: 175 Lots / 87.8± Acres
Engineer / Surveyor: Engineering Development Services, L.L.C.
County

NEW SIDEWALK WAIVER APPLICATIONS:

23. **Case #ZON2007-02592**
Nazaree Full Gospel Church
Southwest corner of West I-65 Service Road North and First Avenue (unopened public right-of-way).
Request to waive construction of a sidewalk along West I-65 Service Road North.
Council District 1

NEW PLANNED UNIT DEVELOPMENT APPLICATIONS:

24. **Case #ZON2007-02591**
Chartersouth, Inc.
1234 and 1248 Hillcrest Road
(Northwest corner of Hillcrest Road and Grelot Road).
Planned Unit Development Approval to allow shared access between two building sites.
Council District 6

NEW PLANNING APPROVAL APPLICATIONS:

25. **Case #ZON2007-02588**
James McAleer
3305 Spring Hill Avenue
(East side of Ingate Street, extending from Spring Hill Avenue to Old Carline Street).
Planning Approval to allow heavy warehousing (exceeding 40,000 square feet) in a B-3, Community Business district.
Council District 1

NEW ZONING APPLICATIONS:

26. **Case #ZON2007-02563**
Charles C. Weems, Jr.
64 Tacon Street
(East side of Tacon Street, 250'± North of Cameron Street).
Rezoning from R-1, Single-Family Residential, to B-1, Buffer Business, to allow a contractor's office.
Council District 1

GROUP APPLICATIONS:

27. **Case #SUB2007-00271 (Subdivision)**
(&28) **Bradley Place Subdivision, Resubdivision of Lots 1, 2, and 3, Resubdivision of Lot 2**
105 McHugh Lane
(East side of McHugh Lane, 220'± South of Hawthorne Drive, at the East terminus of an unnamed private street).
Number of Lots / Acres: 1 Lot / 0.2± Acre
Engineer / Surveyor: M. Don Williams Engineering
Council District 5

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28. Case #ZON2007-02589 (Planned Unit Development)
(&27) Bradley Place Subdivision, Resubdivision of Lots 1, 2, and 3, Resubdivision of Lot 2

105 McHugh Lane

(East side of McHugh Lane, 220'± South of Hawthorne Drive, at the East terminus of an unnamed private street).

Planned Unit Development Approval to amend a side yard setback of a previously approved Planned Unit Development.

Council District 5

29. Case #ZON2007-02594 (Planned Unit Development)
(&30) Bill Fish Subdivision

88 Hillcrest Road

(West side of Hillcrest Road, 270'± North of Cedar Bend Court).

Planned Unit Development Approval to allow two buildings on a single building site.

Council District 7

30. Case #ZON2007-02593 (Rezoning)
(&29) George E. Jensen Contractor (Dulari J. Smith, President)

88 Hillcrest Road

(West side of Hillcrest Road, 270'± North of Cedar Bend Court).

Rezoning from R-1, Single-Family Residential, to B-2, Neighborhood Business, to allow retail sales.

Council District 7

OTHER BUSINESS: