

MOBILE CITY PLANNING COMMISSION AGENDA

SEPTEMBER 21, 2006 - 2:00 P.M.

AUDITORIUM, MOBILE GOVERNMENT PLAZA

APPROVAL OF MINUTES:

HOLDOVERS:

Case #SUB2006-00189 (Subdivision)

Stone Hedge Subdivision, Unit Five

South side of Berwick Court, 110'± West of Stone Hedge Drive, extending to the North terminus of Highwood Drive.

Number of Lots / Acres: 38 Lots / 24.2± Acres

Engineer / Surveyor: Rester and Coleman Engineers, Inc.
County

Case #ZON2006-01136 (Planning Approval)

Over Flow Ministries, Inc. (Wilbert Hardy, Pastor)

1201 North Drive

(Southwest corner of North Drive and an unopened, unnamed public right-of-way).

Planning Approval to allow a church with child day care activities in an R-1, Single-Family Residential District.

Council District 3

Case #SUB2006-00180 (Subdivision)

Arcata Woods Subdivision

West terminus of Belmont Park Drive, extending to the South side of Ben Hamilton Road at the South terminus of Mose Circle (private street).

Number of Lots / Acres: 427 Lots / 229.3± Acres

Engineer / Surveyor: Rester and Coleman Engineers, Inc.
County

Case #SUB2006-00172 (Subdivision)

Greater Macedonia Baptist Church Subdivision

1350 Chinquapin Street

(West side of Peach Street, extending from Spruce Street to Chinquapin Street, and South side of Chinquapin Street and North side of Chisam Street, 80'± West of Peach Street).

Number of Lots / Acres: 2 Lots / 0.9± Acre

Engineer / Surveyor: Polysurveying Engineering – Land Surveying
Council District 2

Case #ZON2006-01576 (Sidewalk Waiver)

Greater Macedonia Baptist Church

1350 Chinquapin Street

(West side of Peach Street, extending from Spruce Street to Chinquapin Street, and South side of Chinquapin Street and North side of Chisam Street, 80'± West of Peach Street).

Request to waive construction of sidewalks along all street frontages.

Council District 2

Case #ZON2006-01578 (Planning Approval)

Greater Macedonia Baptist Church

1350 Chinquapin Street

(West side of Peach Street, extending from Spruce Street to Chinquapin Street, and South side of Chinquapin Street and North side of Chisam Street, 80'± West of Peach Street).

Planning Approval to allow a new fellowship hall and parking lot expansion at an existing church in an R-1, Single-Family Residential District.

Council District 2

Case #SUB2006-00194 (Subdivision)

Burton Subdivision

3309 Old Shell Road

(South side of Old Shell Road, 30'± East of East I-65 Service Road North).

Number of Lots / Acres: 1 Lot / 2.0± Acres

Engineer / Surveyor: Frank A. Dagley & Associates, Inc.

Council District 1

Case #ZON2006-01751 (Planned Unit Development)

J. Roe Burton & Old Shell Commercial

South side of Old Shell Road, 30'± East of East I-65 Service Road North, extending to the West side of Sidney Phillips Drive.

Planned Unit Development Approval to allow two office buildings on a single building site with shared access between two building sites.

Council District 1

EXTENSIONS:

Case #SUB2004-00196 (Subdivision)

Tangle Brush Subdivision

South side of Ward's Lane at the South terminus of Whitestone Drive, extending to the North side of the CSX Railroad right-of-way.

Number of Lots / Acres: 56 Lots / 23.4± Acres

Engineer / Surveyor: Polysurveying Engineering – Land Surveying County

Case #SUB2005-00116 (Subdivision)

Woodside Subdivision, Unit Eight

West terminus of Woodside Drive North, adjacent to the West side of Woodside Subdivision, Unit Seven.

Number of Lots / Acres: 44 Lots / 13.3± Acres

Engineer / Surveyor: Rowe Surveying & Engineering Co., Inc.
County

NEW SUBDIVISION APPLICATIONS:

1. **Case #SUB2006-00205**
Greater Nazaree Baptist Church Subdivision
511 J. Blair Street
(West side of J. Blair Street, extending from Bloodgood Street to Earle Street)
Number of Lots / Acres: 1 Lot / 1.3± Acres
Engineer / Surveyor: Polysurveying Engineering – Land Surveying
Council District 2

2. **Case #SUB2006-00209**
Augusta Subdivision, Unit Five, Resubdivision of Lot 1, and Augusta Subdivision, Unit Six, Resubdivision of Lot 21
1600 Augusta Drive North and 1580 Vassar Court
(Southwest corner of Vassar Court and Augusta Drive North).
Number of Lots / Acres: 2 Lots / 0.8± Acre
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
County

3. **Case #SUB2006-00200**
Backlund Subdivision
East side of Bellingrath Road, 2,250'± North of Laurendine Road, extending to the West side of Brasfield Road, 1,970'± North of Laurendine Road.
Number of Lots / Acres: 2 Lots / 11.9± Acres
Engineer / Surveyor: Byrd Surveying, Inc.
County

4. **Case #SUB2006-00201**
Tyler Ridge Apartments Subdivision
South terminus of Victoria Drive, extending to the North side of Thomas Road.
Number of Lots / Acres: 2 Lots / 22.2± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
County

5. **Case #SUB2006-00204**
Bellingrath Road Country Club Estates Subdivision, Willard Drive Addition
North side of Willard Drive North, extending from the North terminus of Braklyn Court to 375'± East of the East terminus of Willard Drive North.
Number of Lots / Acres: 14 Lots / 8.6± Acres
Engineer / Surveyor: Rowe Surveying & Engineering co., Inc.
County

6. **Case #SUB2006-00206**
Colleton Place Subdivision
8101 Howells Ferry Road
(South side of Howells Ferry Road, 2,340'± West of Schillinger Road, extending to the East terminus of Shaw Street).
Number of Lots / Acres: 352 Lots / 109.0± Acres
Engineer / Surveyor: Polysurveying Engineering – Land Surveying
County

NEW PLANNED UNIT DEVELOPMENT APPLICATIONS:

7. **Case #ZON2006-01868**
Belle Isle Subdivision, Resubdivision of Lots 1-6
4710 Belle Isle Lane
(North terminus of Belle Isle Lane).
Planned Unit Development Approval to allow a private street single-family residential subdivision.
Council District 4

8. **Case #ZON2006-01869**
Somerby Subdivision, Resubdivision of Lots 1 & 2 of a Resubdivision of Lot 2, Corrected Plat, Resubdivision of Lots 49-57
North side of Somerby Lane (private street), 460'+ East of Somerby Lane.
Planned Unit Development Approval to allow four residential condominium units per lot in a three-lot private street subdivision.
Council District 6

GROUP APPLICATIONS:

- 9. Case #SUB2006-00202 (Subdivision)**
(&10 &11) Brookview at Brookside Subdivision
2251 and 2255 Pesnell Court
(North and East sides of Pesnell Court at its North terminus, extending to the West side of Inverness Subdivision, Unit Two).
Number of Lots / Acres: 1 Lot / 18.0± Acres
Engineer / Surveyor: Rowe Surveying & Engineering Co., Inc.
Council District 6
- 10. Case #ZON2006-01870 (Planned Unit Development)**
(&9&11) Brookview at Brookside Subdivision
2251 and 2255 Pesnell Court
(North and East sides of Pesnell Court at its North terminus, extending to the West side of Inverness Subdivision, Unit Two).
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow 22 single-family residential dwellings on a single building site with private street access.
Council District 6
- 11. Case #ZON2006-01871 (Rezoning)**
(&9&10) O. A. Pesnell, Jr.
2251 and 2255 Pesnell Court
(North and East sides of Pesnell Court at its North terminus, extending to the West side of Inverness Subdivision, Unit Two).
Rezoning from R-1, Single-Family Residential, and R-3, Multi-Family Residential, to R-3, Multi-Family Residential, to eliminate split zoning in a proposed one-lot single-family residential subdivision and planned unit development.
Council District 6
- 12. Case #SUB2006-00210 (Subdivision)**
(&13 &14&15) Coley's Addition to Grelot Road Subdivision
Northeast and Northwest corners of Grelot Road and Somerby Drive.
Number of Lots / Acres: 5 Lots / 57.1± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
Council District 6
- 13. Case #ZON2006-01888 (Planned Unit Development)**
(&12 &14&15) Coley's Addition to Grelot Road Subdivision
West side of Somerby Drive, 380'+ North of Grelot Road.
Planned Unit Development Approval to allow a 12-building, 316-unit apartment complex on a single building site.
Council District 6

- 14. Case #ZON2006-01891 (Rezoning)**
(&12 &13& 15) David R. Coley, III (Robert S. Coley, Agent)
West side of Somerby Drive, 360'± North of Grelot Road; and, West side of Somerby Drive, ¼ mile± North of Grelot Road.
Rezoning from R-1, Single-Family Residential, B-2, Neighborhood Business, and R-3, Multi-Family Residential, to R-3, Multi-Family Residential, to allow a residential apartment complex; and, rezoning from R-1, Single-Family Residential, to R-3, Multi-Family Residential, for unspecified use.
Council District 6
- 15. Case #ZON2006-01892 (Rezoning)**
(&12 &13& 14) David R. Coley, III (Robert S. Coley, Agent)
Northeast and Northwest corners of Grelot Road and Somerby Drive.
Rezoning from R-1, Single-Family Residential, to B-2, Neighborhood Business, for unspecified use; and, rezoning from R-1, Single-Family Residential, R-3, Multi-Family Residential, and B-2, Neighborhood Business, to B-2, Neighborhood Business, for unspecified use.
Council District 6
- 16. Case #SUB2006-00199 (Subdivision)**
(&17) Cornell Subdivision
1751, 1757, and 1759 Old Shell Road
(Southwest corner of Old Shell Road and Semmes Avenue).
Number of Lots / Acres: 3 Lots / 0.9± Acre
Engineer / Surveyor: Byrd Surveying, Inc.
Council District 2
- 17. Case #ZON2006-01801 (Rezoning)**
(&16) Arthur Smith Real Estate (Arthur Smith, Agent)
1757 and 1759 Old Shell Road
(South side of Old Shell Road, 143'± West of Semmes Avenue).
Rezoning from B-2, Neighborhood Business, to R-1, Single-Family Residential, to bring the zoning into compliance with single-family residential use.
Council District 2
- 18. Case #SUB2006-00203 (Subdivision)**
(&19) Saunders Subdivision
West side of Conception Street Road, extending from Dumaine Road to Treatment Plant Road.
Number of Lots / Acres: 1 Lot / 5.6± Acres
Engineer / Surveyor: Frank A. Dagley & Associates, Inc.
Council District 2

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- 19. Case #ZON2006-01873 (Planned Unit Development)**
(&18) Saunders Subdivision
West side of Conception Street Road, extending from Dumaine Road to Treatment Plant Road.
Planned Unit Development Approval to allow two office/warehouse buildings on a single building site.
Council District 2
- 20. Case #SUB2006-00191 (Subdivision)**
(&21) Somerby Subdivision, Rusubdivision of Lots 1 & 2 of a Resubdivision of Lot 2, Corrected Plat, Resubdivision of Lots 49 – 57
North side of Somerby Lane (private street), 460' ± East of Somerby Drive.
Number of Lots / Acres: 3 Lots / 1.6± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
Council District 6
- 21. Case #ZON2006-01869 (Planned Unit Development)**
(&20) Somerby Subdivision, Resubdivision of Lots 1 & 2 of a Resubdivision of Lot 2, Corrected Plat, Resubdivision of Lots 49-57
North side of Somerby Lane (private street), 460' + East of Somerby Lane.
Planned Unit Development Approval to allow four residential condominium units per lot in a three-lot private street subdivision.
Council District 6
- 22. Case #SUB2006-00207 (Subdivision)**
(&23) Wimbledon Park Subdivision, Resubdivision of Lot G-8
214 Wimbledon Park West
(West side of Wimbledon Park West at its South terminus).
Number of Lots / Acres: 1 Lot / 0.2± Acre
Engineer / Surveyor: M. Don Williams Engineering
Council District 5
- 23. Case #ZON2006-01881 (Planned Unit Development)**
(&22) Wimbledon Park Subdivision, Resubdivision of Lot G-8
214 Wimbledon Park West
(West side of Wimbledon Park West at its South terminus).
Planned Unit Development Approval to amend a previously approved residential subdivision Planned Unit Development to allow a storage building outside the approved building limits.
Council District 5

OTHER BUSINESS: