

MOBILE CITY PLANNING COMMISSION AGENDA

OCTOBER 19, 2006 - 2:00 P.M.

AUDITORIUM, MOBILE GOVERNMENT PLAZA

APPROVAL OF MINUTES:

HOLDOVERS:

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

EXTENSIONS:

Case #SUB2005-00182 (Subdivision)

The Pines of Todd Acres Subdivision

West side of Todd Acres Drive, 165'± North of Sulin Court, extending to the South terminus of Trinity Road.

Number of Lots / Acres: 45 Lots / 11.9± Acres

Engineer / Surveyor: Austin Engineering Co., Inc.
Council District 4

NEW SUBDIVISION APPLICATIONS:

1. **Case #SUB2006-00227**
Crystal Place Subdivision, Resubdivision of Lot 2, Resubdivision of Lot 15
Northwest corner of Crystal Court South and Crystal Drive.
Number of Lots / Acres: 1 Lot / 0.3± Acre
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
Council District 6

2. **Case #SUB2006-00222**
O'Reilly Moffett Road Subdivision
7680 Moffett Road
(North side of Moffett Road, 300'± West of Denmark Road).
Number of Lots / Acres: 2 Lots / 2.0± Acres
Engineer / Surveyor: Regan Land Surveying, Inc.
County

3. **Case #SUB2006-00226**
Augusta Subdivision, Unit Three, Resubdivision of Lots 2, 3, 10, 11, & 12
North side of Aiken Way, 105'± East of Stonebridge Court, and South side of Aiken Way, 190'± East of Stonebridge Court.
Number of Lots / Acres: 3 Lots / 1.6± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
County
4. **Case #SUB2006-00233**
Woodlands of Charmingdale Subdivision
West terminus of Charmingdale Court North, extending to the East terminus of an unopened, unnamed public right-of-way on the East side of Charmingdale Drive West, 400'± South of Moffett Road.
Number of Lots / Acres: 31 Lots / 11.3± Acres
Engineer / Surveyor: Speaks & Associates Consulting Engineers, Inc.
County
5. **Case #SUB2006-00223**
Livingstone Lane Subdivision
South side of Jeff Hamilton Road, 440'± West of McFarland Road, extending to the West side of McFarland Road, 930'± South of Jeff Hamilton Road.
Number of Lots / Acres: 39 Lots / 12.2± Acres
Engineer / Surveyor: Byrd Surveying, Inc.
County
6. **Case #SUB2006-00228**
Rebecca Hills Subdivision, Resubdivision of Lot 1
East terminus of Charmingdale Drive South and the West terminus of Thorman Drive.
Number of Lots / Acres: 61 Lots / 14.9± Acres
Engineer / Surveyor: Austin Engineering Co., LLC
County
7. **Case #SUB2006-00232**
Champion Hills Subdivision, Unit 2
West termini of Labrador Run North, Labrador Run South, and Sir Brutus Run.
Number of Lots / Acres: 65 Lots / 34.1± Acres
Engineer / Surveyor: Speaks & Associates Consulting Engineers, Inc.
County

NEW SIDEWALK WAIVER APPLICATIONS:

8. **Case #ZON2006-02118**
George Blankenship
2862 Brossett Street
(Northeast corner of Brossett Street and Yeager Court).
Request to waive construction of sidewalks along Brossett Street and Yeager Court Street frontages.
Council District 5

9. **Case #ZON2006-02128**
The Mitchell Company, Inc.
9 Du Rhu Drive
(West side of Du Rhu Drive, 945'± South of College Lane South)
Request to waive construction of a sidewalk along Du Rhu Drive.
Council District 7

NEW ZONING APPLICATIONS:

10. **Case #ZON2006-02111**
MOJO, Inc.
Northwest corner of Moffett Road and Wolf Ridge Road.
Rezoning from R-1, Single-Family Residential, and B-2, Neighborhood Business, to B-2, Neighborhood Business, to eliminate split zoning in a proposed commercial subdivision.
Council District 1

GROUP APPLICATIONS:

11. **Case #SUB2006-00225 (Subdivision)**
(&12) **Belle Isle Subdivision, Resubdivision of Lots 1-6**
4710 Belle Isle Lane
(North terminus of Belle Isle Lane).
Number of Lots / Acres: 6 Lots / 3.3± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
Council District 4

12. **Case #ZON2006-01868 (Planned Unit Development) (Holdover)**
(&11) **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

- 13. Case #SUB2006-00230 (Subdivision)**
(&14 &15) Blevins Subdivision, First Addition to
3941 Demetropolis Road
(East side of Demetropolis Road, 140'± South of Halls Mill Road).
Number of Lots / Acres: 1 Lot / 5.2± Acres
Engineer / Surveyor: Frank A. Dagley & Associates, Inc.
Council District 4
- 14. Case #ZON2006-02112 (Sidewalk Waiver)**
(&13 &15) CSC, LLC & William Blevin
3941 Demetropolis Road
(East side of Demetropolis Road, 140'± South of Halls Mill Road).
Request to waive construction of a sidewalk along the Demetropolis Road street frontage.
Council District 4
- 15. Case #ZON2006-02113 (Planned Unit Development)**
(&13 &14) Blevins Subdivision, First Addition to
3941 Demetropolis Road
(East side of Demetropolis Road, 140'± South of Halls Mill Road).
Planned Unit Development Approval to allow two retail/warehouse buildings on a single building site.
Council District 4
- 16. Case #SUB2006-00231 (Subdivision)**
(&17) The Pines at the Preserve Subdivision
North side of Girby Road, 3/10 mile± East of Lloyd's Lane, extending to the East side of Lloyd's Lane, 600'± North of Girby Road, and extending to the West side of Campground Branch Creek and the South side of Scenic West Place Subdivision.
Number of Lots / Acres: 184 Lots / 84.2± Acres
Engineer / Surveyor: Speaks & Associates Consulting Engineers, Inc.
Council District 6
- 17. Case #ZON2006-02115 (Planned Unit Development)**
(&16) The Pines at the Preserve Subdivision
North side of Girby Road, 3/10 mile± East of Lloyd's Lane, extending to the East side of Lloyd's Lane, 600'± North of Girby Road, and extending to the West side of Campground Branch Creek and the South side of Scenic West Place Subdivision.
Planned Unit Development approval to allow reduced lot widths and sizes, reduced building setbacks, and increased site coverage in a single-family residential subdivision.
Council District 6

PLANNING COMMISSION

OCTOBER 19, 2006

PAGE 5

- 18. Case #SUB2006-00224 (Subdivision)**
(&19) Wade Business Park Subdivision
North side of Government Boulevard, 530'± East of Lakeside Drive, adjacent to the West side of Montlimar Creek Drainage Canal, extending to the East side of Lakeside Drive at the East terminus of Joy Springs Drive.
Number of Lots / Acres: 4 Lots / 9.5± Acres
Engineer / Surveyor: Speaks & Associates Consulting Engineers, Inc.
Council District 4
- 19. Case #ZON2006-02049 (Planned Unit Development)**
(&18) Wade Business Park Subdivision
North side of Government Boulevard, 530'± East of Lakeside Drive, adjacent to the West side of Montlimar Creek Drainage Canal, extending to the East side of Lakeside Drive at the East terminus of Joy Springs Drive.
Planned Unit Development Approval to allow a private street commercial subdivision.
Council District 4

OTHER BUSINESS: