

MOBILE CITY PLANNING COMMISSION AGENDA

JUNE 16, 2005 - 2:00 P.M.

AUDITORIUM, MOBILE GOVERNMENT PLAZA

APPROVAL OF MINUTES:

April 21, 2005

HOLDOVERS:

Case #SUB2005-00089 (Subdivision)

Graceland Court Subdivision

South side of Jeff Hamilton Road, 1,000'± East of Snow Road.

Number of Lots / Acres: 23 Lots / 11.0± Acres

Engineer / Surveyor: Byrd Surveying, Inc.

Case #SUB2005-00105 (Subdivision)

Harry Cottrell Subdivision

5090 and 5130 Roswell Road South, and 7891 South Gate Drive South (Southwest corner of Roswell Road South and South Gate Drive South).

Number of Lots / Acres: 2 Lots / 3.5± Acres

Engineer / Surveyor: Polysurveying Engineering – Land Surveying

EXTENSIONS:

Case #ZON2004-01339 (Planned Unit Development)

Country Club of Mobile (W. Kennon Drew, Agent)

4101 Wimbledon Drive West (South side of Wimbledon Drive West, 200'± West of Turnin Lane).

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

Council District 5

Case #ZON2001-01582 (Planned Unit Development)

Mobile Infirmary Association (Mark Nix, Agent)

East side of Infirmary Drive, 1030'± North of Spring Hill Avenue.

Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow construction of a ground-level parking lot instead of a parking building.

Case #SUB2003-00114 (Subdivision)

Forest Cove Park Subdivision (formerly Forrest Cove Park Subdivision)

South side of Moffett Road, ¼ mile± East of Forest Hill Drive.

Number of Lots / Acres: 1 Lot / 4.5± Acres

Engineer / Surveyor: Rester and Coleman Engineers, Inc.

GROUP APPLICATIONS:

1. **Case #ZON2005-01172 (Planning Approval)**
(& 2) **Islamic Society of Mobile (Shafik Hammami, Agent)**
East side of East Drive, 400'± South of Old Shell Road, and extending to the West side of Allen Drive.
Planning Approval to amend a previously approved Planning Approval to allow the expansion of an existing church in an R-1, Single-Family Residential district.
Council District 6

2. **Case #ZON2005-01173 (Planned Unit Development)**
(& 1) **Islamic Society of Mobile (Shafik Hammami, Agent)**
East side of East Drive, 400'± South of Old Shell Road, and extending to the West side of Allen Drive.
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site.
Council District 6

3. **Case #ZON2005-01209 (Planned Unit Development)**
(& 4) **The Preserve Subdivision**
North side of Girby Road, 550'± West of the North terminus of Pepper Ridge Drive.
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow reduced lot sizes, reduced building setbacks, and increased site coverage in a single-family residential subdivision.
Council District 6

4. **Case #SUB2005-00127 (Subdivision)**
(& 3) **The Preserve Subdivision**
North side of Girby Road, 550'± West of the North terminus of Pepper Ridge Drive.
Number of Lots / Acres: 134 Lots / 49.1± Acres
Engineer / Surveyor: Engineering Development Services, L.L.C.
Council District 6

NEW ZONING APPLICATIONS:

5. **Case #ZON2005-01115**
Hilton H. Dembo
3758 Dauphin Island Parkway (West side of Dauphin Island Parkway, 200'± South of Boykin Boulevard).
Rezoning from R-1, Single-Family Residential, to B-2, Neighborhood Business, to allow the expansion of an existing restaurant.
Council District 4

NEW SUBDIVISION APPLICATIONS:

6. **Case #SUB2005-00114**
Central Baptist Subdivision
996, 1004 and 1006 Dauphin Island Parkway (West side of Dauphin Island Parkway at the West terminus of Hurtel Street).
Number of Lots / Acres: 2 Lots / 7.8± Acres
Engineer / Surveyor: Polysurveying Engineering – Land Surveying Council District 3

7. **Case #SUB2005-00123**
CP Investment Subdivision, Resubdivision of Lot 2, Resubdivision of Lot 2B
North side of Wall Street, 380'± West of Hillcrest Road, and running through to the South side of Timbers Drive, 260'± West of Hillcrest Road.
Number of Lots / Acres: 6 Lots / 3.7± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
Council District 6

8. **Case #SUB2005-00124**
Friesland Forest Subdivision
North terminus of Willedee Drive North
Number of Lots / Acres: 1 Lot / 5.7± Acres
Engineer / Surveyor: Sims Surveying Services, Inc.

9. **Case #SUB2005-00115**
Keith Harvey Subdivision
58 Mobile Street (East side of Mobile Street, 200'± North of Cameron Street, extending to the West side of Tacon Street).
Number of Lots / Acres: 1 Lot / 0.6± Acre
Engineer / Surveyor: Frank A. Dagley & Associates, Inc.
Council District 1

10. **Case #SUB2005-00112**
McCawley Subdivision
9450 Jeff Hamilton Road (North side of Jeff Hamilton Road, 4/10 mile± West of Snow Road).
Number of Lots / Acres: 3 Lots / 38.5± Acres
Engineer / Surveyor: M. Don Williams Engineering

11. **Case #SUB2005-00117**
Mobile South Business Park Subdivision, Unit Two, Phase One, Revision & Addition to Lots 2, 3, & 4, Resubdivision of Lot 4
North side of Mobile South Street at its East terminus.
Number of Lots / Acres: 2 Lots / 2.4± Acres
Engineer / Surveyor: Byrd Surveying, Inc.

12. **Case #SUB2005-00128**
Pine Valley Subdivision, Second Addition
East side of Schillinger Road, 530'± South of Adobe Ridge Road South, extending to the South terminus of Ridgeline Drive.
Number of Lots / Acres: 2 Lots / 53.2± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
13. **Case #SUB2005-00122**
Ram's Head Addition to Tillman's Corner Subdivision, Unit Two, Resubdivision of Lots 2 & 3
West side of U.S. Highway 90 Service Road, extending to the South and East sides of Willis Road.
Number of Lots / Acres: 2 Lots / 4.3± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
14. **Case #SUB2005-00121**
Rangeline 90 Subdivision, Unit One (Revised), Resubdivision of Parcel 6, Resubdivision of Parcel 6A
Northwest corner of Halls Mill Road and Lowe's Drive, extending through to the East side of U.S. Highway 90 West, 250'± North of Lowe's Drive.
Number of Lots / Acres: 2 Lots / 11.4± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
15. **Case #SUB2005-00120**
Richmond Subdivision, Fourth Addition
North side of Richmond Drive, 100'± East of the North terminus of Norfolk Place.
Number of Lots / Acres: 1 Lot / 0.4± Acre
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
16. **Case #SUB2005-00125**
Riverwood Subdivision, Phase Two
East side of Rabbit Creek Drive, 250'± North of the East terminus of Gulf Creek Court, extending to the East side of Rabbit Creek Drive, 320'± South of Old Rangeline Road.
Number of Lots / Acres: 16 Lots / 11.1± Acres
Engineer / Surveyor: Ben F. Fussell Surveying
17. **Case #SUB2005-00113**
River Wood Cove Subdivision
5620 Gulf Creek Circle (North side of Gulf Creek Circle [North], 485'± West of Rabbit Creek Drive).
Number of Lots / Acres: 1 Lot / 0.8± Acre
Engineer / Surveyor: Polysurveying Engineering – Land Surveying

18. **Case #SUB2005-00111**
Sawyer Subdivision
1271 Schillinger Road North (West side of Schillinger Road North, 200'± South of Howells Ferry Road).
Number of Lots / Acres: 1 Lot / 0.4± Acre
Engineer / Surveyor: Byrd Surveying, Inc.

19. **Case #SUB2005-001126**
The Tipp Estate Subdivision
3150 and 3152 Homer Tipp Lane (North side of Homer Tipp Lane, 400'± West of Dauphin Island Parkway).
Number of Lots / Acres: 2 Lots / 1.6± Acres
Engineer / Surveyor: Gregory C. Spies, Esq., Surveyor

20. **Case #SUB2005-00119**
Ward Woods Subdivision
North terminus of Whitestone Drive.
Number of Lots / Acres: 91 Lots / 33.12± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.

21. **Case #SUB2005-00116**
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.

NEW SIDEWALK WAIVER APPLICATIONS:

22. **Case #ZON2005-01177**
Billy R. Williams
2566 Dauphin Street (Northeast corner of Dauphin Street and Alexander Street).
Request to waive construction of a sidewalk along Alexander Street.
Council District 1

OTHER BUSINESS:

Christopher Lee, Executive Director of Administrative Services

Discussion regarding meeting format