

MOBILE CITY PLANNING COMMISSION AGENDA

SEPTEMBER 7, 2006 - 2:00 P.M.

AUDITORIUM, MOBILE GOVERNMENT PLAZA

APPROVAL OF MINUTES:

HOLDOVERS:

Case #SUB2006-00150 (Subdivision)

Cowart Road Property Subdivision, Resubdivision of Lot 2

West side of Cowart Road, 120'± South of its North terminus.

Number of Lots / Acres: 2 Lots / 30.0± Acres

Engineer / Surveyor: Polysurveying Engineering – Land Surveying
County

Case #ZON2006-01330

T-Mobile

South side of Government Street, 95'± East of Park Terrace.

Planning Approval to allow a 70' monopole cellular communications tower in a B-1,
Buffer Business district.

Council District 3

Case #SUB2006-00177

Alexander Place Subdivision

4263 Airport Boulevard

(Southeast corner of Airport Boulevard and Mayflower Street).

Number of Lots / Acres: 2 Lots / 0.5± Acre

Engineer / Surveyor: Lovitte Surveying, Inc.

Council District 5

EXTENSIONS:

Case #SUB2005-00142 (Subdivision)

Cottage Hill Baptist Church Subdivision

4255 Cottage Hill Road

(Southeast corner of Cottage Hill Road and North Demetropolis Road, extending to the
North side of Thigpen Drive South, and, Southeast corner of North Demetropolis Road
and Thigpen Drive South, extending to the North side of Troy Lane).

Number of Lots / Acres: 2 Lot / 14.5± Acres

Engineer / Surveyor: Speaks & Associates Consulting Engineers, Inc.

Council District 4

Case #SUB2005-00190 (Subdivision)

Dawson Point Subdivision

3970 Dawson Drive

(Terminus of Dawson Drive).

Number of Lots / Acres: 5 Lots / 1.36± Acres

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

Case #SUB2005-00183 (Subdivision)

Riverwood Estates Subdivision, Phase Three

East side of Rabbit Creek Drive at the East terminus of Gulf Creek Circle (South), extending to the South terminus of Riverwood Landing South.

Number of Lots / Acres: 46 Lots / 30.7± Acres

Engineer / Surveyor: Austin Engineering Co., Inc.
County

Case #SUB2005-00180 (Subdivision)

Walshwood Medical Subdivision, Resubdivision of

Northeast corner of Spring Hill Avenue and Mobile Infirmary Drive, extending through to Center Street.

Number of Lots / Acres: 2 Lots / 24.9± Acres

Engineer / Surveyor: Rester and Coleman Engineers, Inc.
Council District 2

Case #ZON2005-01594 (Planned Unit Development)

Russell, LLC Subdivision

4450 Halls Mill Road

(North side of Halls Mill Road, 2/10 mile± West of Riviere du Chien Road).

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

Council District 4

NEW SUBDIVISION APPLICATIONS:

1. Case #SUB2006-00186

Bennett Pointe Subdivision

North side of Old Pascagoula Road, 570'± West of Theodore Dawes Road.

Number of Lots / Acres: 2 Lots / 10.6± Acres

Engineer / Surveyor: Byrd Surveying, Inc.
County

2. **Case #SUB2006-00185**
Dykes Road Farmettes Subdivision, First Addition, Resubdivision of Lot 25
10300 Turmac Drive
(North side of Turmac Drive, 350'± West of Dykes Road South).
Number of Lots / Acres: 2 Lots / 2.5± Acres
Engineer / Surveyor: Polysurveying Engineering – Land Surveying
County

3. **Case #SUB2006-00188**
Matzenger Estates Subdivision
3515 Spring Hill Avenue
(Southeast corner of Spring Hill Avenue and Stillwood Lane).
Number of Lots / Acres: 2 Lots / 0.4± Acre
Engineer / Surveyor: Marshall A. McLeod, P.L.S., L.L.C.
Council District 7

4. **Case #SUB2006-00190**
Raleigh Subdivision, Unit One, Resubdivision of Lots 17, 18, 19, and 20
North terminus of Sumerlyn Court North, extending to the West side of
Sumerlyn Court South at the West terminus of Winthrop Lane.
Number of Lots / Acres: 3 Lots / 2.3± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
County

5. **Case #SUB2006-00191**
**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
(private street).
Number of Lots / Acres: 3 Lots / 1.6± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
Council District 6

6. **Case #SUB2006-00192 (Subdivision)**
**Springhill Estates Subdivision, Unit Number One, Resubdivision of a
Portion of Lots 14 & 15**
510 and 522 Evergreen Road
(West side of Evergreen Road, 715'± North of Airport Boulevard).
Number of Lots / Acres: 3 Lots / 0.8± Acre
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
Council District 5

7. **Case #SUB2006-00183**
Motel Court Subdivision
Southeast corner of Coca Cola Road and Motel Court, extending to the North side of Interstate 10, and extending to the West side of Motel Court, 460'± South of Coca Cola Road, and to the North side of the Interstate 10 West off ramp.
Number of Lots / Acres: 5 Lots / 14.7± Acres
Engineer / Surveyor: Rowe Surveying & Engineering Co., Inc.
County

8. **Case #SUB2006-00187**
Raphael Court Subdivision
South side of Nursery Road, ¼ mile± East of Snow Road.
Number of Lots / Acres: 34 Lots / 15.8± Acres
Engineer / Surveyor: Thompson Engineering
County

9. **Case #SUB2006-00184**
Maddox Place Subdivision
West side of McFarland Road, 290'± South of Hamilton Creek Drive.
Number of Lots / Acres: 71 Lots / 20.0± Acres
Engineer / Surveyor: Polysurveying Engineering – Land Surveying
County

10. **Case #SUB2006-00164**
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 PLANNED UNIT DEVELOPMENT APPLICATIONS:

11. **Case #ZON2006-01640**
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 the construction of a French pigeonnier and parking in the common area traffic circle on Rue Preserve.
Council District 6

NEW ZONING APPLICATIONS:

12. **Case #ZON2006-01646**
Renaissance Development Company, LLC
308 St. Louis Street
(Northeast corner of St. Louis Street and North Claiborne Street, extending to the South side of St. Anthony Street from North Claiborne Street to North Jackson Street).
Rezoning from R-B, Residential Business District, and B-4, General Business District, to B-4, General Business District, to eliminate split zoning in a proposed residential condominium development.
Council District 2

GROUP APPLICATIONS:

13. **Case #SUB2006-00194 (Subdivision)**
(&14) **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
14. **Case #ZON2006-01751 (Planned Unit Development)**
(&13) **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
15. **Case #SUB2006-00168 (Subdivision)**
(&16) **Cottage Hill Executive Park Subdivision, Resubdivision of Lots 5, 6 & 7**
704 and 708 Oak Circle Drive West
(Northwest corner of Oak Circle Drive West and Oak Circle Drive North)
Number of Lots / Acres: 1 Lot / 1.2± Acres
Engineer / Surveyor: Byrd Surveying, Inc.
Council District 5

16. **Case #ZON2006-01660 (Planned Unit Development)**
(&15) **Cottage Hill Executive Park Subdivision, Resubdivision of Lots 5, 6 & 7**
704 and 708 Oak Circle Drive West
(Northwest corner of Oak Circle Drive West and Oak Circle Drive North).
Planned Unit Development Approval to allow an existing office building, two new portable buildings, and three existing storage sheds on a single building site.
Council District 5
17. **Case #SUB2006-00195 (Subdivision)**
(&18) **Lakeside Square Subdivision**
732 Lakeside Drive
(West side of Lakeside Drive, 275'± North of Lakeside Drive South).
Number of Lots / Acres: 1 Lot / 0.4± Acre
Engineer / Surveyor: Frank A. Dagley & Associates, Inc.
Council District 4
18. **Case #ZON2006-01750 (Planned Unit Development)**
(&17) **David & Pamela Kountz and Karon F. Walvis**
732 and 740 Lakeside Drive
(West side of Lakeside Drive, 160'± North of Lakeside Drive South).
Planned Unit Development Approval to allow shared access between two building sites.
Council District 4
19. **Case #SUB2006-00197 (Subdivision)**
(&20) **South Alabama Subdivision**
6109 Old Shell Road
(South side of Old Shell Road, 214'± West of Center Drive).
Number of Lots / Acres: 1 Lot / 1.1± Acres
Engineer / Surveyor: Frank A. Dagley & Associates, Inc.
Council District 5
20. **Case #ZON2006-01765 (Planned Unit Development)**
(&19) **South Alabama Subdivision**
6109 Old Shell Road
(South side of Old Shell Road, 214'± West of Center Drive).
Planned Unit Development Approval to allow a four-building, twenty-unit multi-family residential development on a single building site.
Council District 5

21. **Case #SUB2006-00198 (Subdivision)**
(&221) **Universal Subdivision**
&23) 2850 and 2852 Government Boulevard
(Northwest corner of Government Boulevard and Magnolia Road, extending to the North side of Brossett Street and the East side of Yeager Court).
Number of Lots / Acres: 3 Lots / 1.9± Acres
Engineer / Surveyor: Frank A. Dagley & Associates, Inc.
Council District 5
22. **Case #ZON2006-01766 (Planned Unit Development)**
(&21) **Universal Subdivision**
&23) 2850 and 2852 Government Boulevard
(Northwest corner of Government Boulevard and Magnolia Road, extending to the North side of Brossett Street and the North terminus of Yeager Court).
Planned Unit Development Approval to allow shared parking between two building sites.
Council District 5
23. **Case #ZON2006-01767 (Rezoning)**
(&21) **Blankenship Enterprises**
&22) 2850 and 2852 Government Boulevard
(Northwest corner of Government Boulevard and Magnolia Road, extending to the North side of Brossett Street and the North terminus of Yeager Court).
Rezoning from B-2, Neighborhood Business, and B-3, Community Business, to B-3, Community Business, to eliminate split zoning in a proposed commercial subdivision.
Council District 5
24. **Case #SUB2006-00196 (Subdivision)**
(&25) **Willard Subdivision, First Addition, Resubdivision of Lots 3 & 4, and Resubdivision of Lots "A" & "B" of the Resubdivision of Lots 1 & 2**
2760 Macmae Drive
(East and South sides of Macmae Drive at its South terminus).
Number of Lots / Acres: 3 Lots / 9.3± Acres
Engineer / Surveyor: Research and Engineering, Inc.
Council District 4

- 25 Case #ZON2006-01758 (Planned Unit Development)
(&24). Willard Subdivision, First Addition, Resubdivision of Lots 3 & 4, and Resubdivision of Lots "A" & "B" of the Resubdivision of Lots 1 & 2, Lot 2
East and South sides of Macmae Drive at its South terminus.
Planned Unit Development Approval to allow three warehouse buildings and one office building on a single building site.
Council District 4

OTHER BUSINESS: