

**MOBILE CITY PLANNING COMMISSION AGENDA**

**OCTOBER 5, 2006 - 2:00 P.M.**

**AUDITORIUM, MOBILE GOVERNMENT PLAZA**

**APPROVAL OF MINUTES:**

**HOLDOVERS:**

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

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

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

**EXTENSIONS:**

Case #SUB2005-00181 (Subdivision)

**Bayou Island Subdivision**

North side of Hamilton Boulevard, 2/10 mile± West of the South terminus of Viking Way.

**Number of Lots / Acres:** 15 Lots / 19.3± Acres

**Engineer / Surveyor:** Lawler and Company  
County

**Case #SUB2002-00246 (Subdivision)**  
**(File #S95-130)**

**Creekline Subdivision**

Northwest corner of Higgins Road and Shipyard Road, and running through to Interstate 10.

**Number of Lots / Acres:** 28 Lots / 227.0± Acres

**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.  
Council District 4

**File #SUB2005-00202 (Subdivision)**

**Leighton Commons Subdivision**

East side of Riviere du Chien Road, 240'± South of the South terminus of Lloyd Station Road.

**Number of Lots / Acres:** 64 Lots / 19.2± Acres

**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.  
Council District 4

**Case #SUB2005-00195 (Subdivision)**

**Mobile Medical Group Subdivision**

6001 Airport Boulevard

(South side of Airport Boulevard, between Wildwood and Pinemont Avenues).

**Number of Lots / Acres:** 1 Lot / 1.4± Acres

**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.  
Council District 6

**NEW SUBDIVISION APPLICATIONS:**

1. **Case #SUB2006-00213**  
**Golden Flame Subdivision**  
7060 Three Notch Road  
(Northeast corner of Three Notch Road and Sollie Road).  
**Number of Lots / Acres:** 1 Lot / 1.4± Acres  
**Engineer / Surveyor:** Clark, Geer, Latham & Associates, Inc.  
County
  
2. **Case #SUB2006-00214**  
**Woodside Subdivision, Unit Eight, Phase 2**  
North side of Woodside Drive North at its West terminus.  
**Number of Lots / Acres:** 1 Lot / 0.3± Acres  
**Engineer / Surveyor:** Rowe Surveying & Engineering Co., Inc.  
County

3. **Case #SUB2006-00221**  
**Pebble Beach Subdivision**  
7435 and 7441 Bay Road  
(East side of Bay Road, 575'± North of the East terminus of Middle Road).  
**Number of Lots / Acres:** 2 Lots / 1.1± Acres  
**Engineer / Surveyor:** Mobile County Engineering Office  
County
  
4. **Case #SUB2006-00215**  
**Scheurer Estates Subdivision**  
7420 Helton Road  
(Northwest corner of Helton Road and an unopened, unnamed public right-of-way, 225'± West of Hillview Road).  
**Number of Lots / Acres:** 2 Lots / 6.5± Acres  
**Engineer / Surveyor:** Erdman Surveying LLC  
County
  
5. **Case #SUB2006-00220**  
**Southern Waste Subdivision, Resubdivision of Lot 2**  
South side of Baker Sorrell Road, 180'± West of Dauphin Island Parkway.  
**Number of Lots / Acres:** 2 Lots / 7.0± Acres  
**Engineer / Surveyor:** Rowe Surveying and Engineering Company, Inc.  
County
  
6. **Case #SUB2006-00211**  
**Wolf Ridge Commercial Subdivision**  
Northwest corner of Moffett Road and Wolf Ridge Road.  
**Number of Lots / Acres:** 2 Lots / 3.1± Acres  
**Engineer / Surveyor:** Byrd Surveying, Inc.  
Council District 1
  
7. **Case #SUB2006-00219**  
**Viking Place Subdivision, Phase II**  
South terminus of Eric Drive.  
**Number of Lots / Acres:** 22 Lots / 7.2± Acres  
**Engineer / Surveyor:** Austin Engineering Co., Inc.  
County
  
8. **Case #SUB2006-00218**  
**Colonial Hills Subdivision, Unit 6**  
South side of Airport Boulevard, 280'± East of Snow Road South, extending to the North terminus of Colonial Crossing.  
**Number of Lots / Acres:** 34 Lots / 20.9± Acres  
**Engineer / Surveyor:** Austin Engineering Co., Inc.  
County

**NEW PLANNING APPROVAL APPLICATIONS:**

9. **Case #ZON2006-01972**  
**Corpus Christi School**  
6300 McKenna Drive  
(North side of McKenna Drive at the North termini of Evergreen Road and Hillview Road).  
Planning Approval to allow the addition of lighting for soccer and football fields at a school in an R-1, Single-Family Residential district.  
Council District 5
10. **Case #ZON2006-01927**  
**T-Mobile**  
East side of Shipyard Road, 890'± North of Crown Drive.  
Planning Approval to allow a 150' monopole cellular communications tower in a B-1, Buffer Business district.  
Council District 4

**GROUP APPLICATIONS:**

11. **Case #SUB2006-00216 (Subdivision)**  
(&12) **Dawson Point Estates Subdivision**  
East terminus of Dawson Drive.  
**Number of Lots / Acres:** 8 Lots / 1.8± Acres  
**Engineer / Surveyor:** Austin Engineering Co., Inc.  
Council District 4
12. **Case #ZON2006-01981 (Planned Unit Development)**  
(&11) **Dawson Point Estates Subdivision**  
East terminus of Dawson Drive.  
Planned Unit Development Approval to allow reduced building setbacks in a single-family residential subdivision.  
Council District 4
13. **Case #SUB2006-00217 (Subdivision)**  
(&14 &15) **Moffat Road Plaza Subdivision, Resubdivision of**  
961 West I-65 Service Road North  
(West side of West I-65 Service Road North, 135'± North of Moffett Road).  
**Number of Lots / Acres:** 1 Lot / 0.9± Acre  
**Engineer / Surveyor:** Frank A. Dagley & Associates, Inc.  
Council District 1

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- 14. Case #ZON2006-01987 (Planned Unit Development)**  
**(&13 Moffat Road Plaza Subdivision**  
**&15)** 961 and 975 West I-65 Service Road North  
(West side of West I-65 Service Road North, 135'± North of Moffett Road).  
Planned Unit Development Approval to allow shared access and parking  
between two building sites.  
Council District 1
- 15. Case #ZON2006-01985 (Rezoning)**  
**(&13 Michael Ward**  
**&14)** 961 West I-65 Service Road North  
(West side of West I-65 Service Road North, 135'± North of Moffett Road).  
Rezoning from B-3, Community Business, and I-1, Light Industry, to B-3,  
Community Business, to eliminate split zoning on a proposed one-lot  
commercial subdivision.  
Council District 1
- 16. Case #SUB2006-00131 (Subdivision) (Holdover)**  
**(&17 Paul Persons Subdivision, Resubdivision of Lot 1**  
**&18)** 4474 Halls Mill Road  
(North side of Halls Mill Road, 4/10 mile± West of the North terminus of  
Riviere du Chien Road).  
**Number of Lots / Acres:** 3 Lots / 5.3± Acres  
**Engineer / Surveyor:** Frank A. Dagley & Associates, Inc.  
Council District 4
- 17. Case #ZON2006-01364 (Planned Unit Development) (Holdover)**  
**(&16 Paul Persons Subdivision, Resubdivision of Lot 1**  
**&18)** 4474 Halls Mill Road  
(North side of Halls Mill Road, 4/10 mile± West of the North terminus of  
Riviere du Chien Road).  
Planned Unit Development Approval to allow multiple buildings on a single  
building site with shared access between three building sites.  
Council District 4
- 18. Case #ZON2006-01986 (Rezoning)**  
**(&16 Paul Persons**  
**&17)** 4474 Halls Mill Road  
(North side of Halls Mill Road, 4/10 mile± West of the North terminus of  
Riviere du Chien Road).  
Rezoning from B-3, Community Business, to B-3, Community Business, to  
amend a buffer strip condition of the previous rezoning.  
Council District 4

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- 19. Case #SUB2006-00196 (Subdivision) (Holdover)**  
**(&20 Willard Subdivision, First Addition, Resubdivision of Lots 3 & 4, and**  
**&21) 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
- 20. Case #ZON2006-01758 (Planned Unit Development) (Holdover)**  
**(&19 Willard Subdivision, First Addition, Resubdivision of Lots 3 & 4, and**  
**&21) 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
- 21. Case #ZON2006-01989 (Planning Approval)**  
**(&19 Larry M. Tew**  
**&20)** East and South sides of MacMae Drive at its South terminus.  
Planning Approval to allow warehousing in excess of 40,000 square feet in a  
B-3, Community Business District.  
Council District 4

**OTHER BUSINESS:**