

**MOBILE CITY PLANNING COMMISSION AGENDA**

**MARCH 6, 2008 - 2:00 P.M.**

**AUDITORIUM, MOBILE GOVERNMENT PLAZA**

**APPROVAL OF MINUTES:**

**HOLDOVERS:**

1. **Case #SUB2007-00296 (Subdivision)**  
**The Christian Bible Teaching Church Subdivision**  
1805 Duncan Street  
(South side of Duncan Street, 70'+ East of Houston Street).  
**Number of Lots / Acres:** 1 Lot / 0.3+ Acre  
**Engineer / Surveyor:** Rowe Surveying & Engineering Co., Inc.  
Council District 3
  
2. **Case #SUB2008-00005 (Subdivision)**  
**Liberty Subdivision**  
7271 Grelot Road  
(South side of Grelot Road, 420'± East of Westchester Lane).  
**Number of Lots / Acres:** 1 Lot / 0.5± Acre  
**Engineer / Surveyor:** Byrd Surveying, Inc.  
County
  
3. **Case #SUB2007-00319 (Subdivision)**  
**R & S Leasing Subdivision**  
7535 Theodore Dawes Road, and 5975 and 6013 Creel Road  
(West side of Theodore Dawes Road, 140'+ South of the West terminus of Helton Road, extending to the East side of Creel Road at the East terminus of Lundy Road).  
**Number of Lots / Acres:** 4 Lots / 14.5+ Acres  
**Engineer / Surveyor:** Lawler and Company  
County
  
4. **Case #SUB2007-00317 (Subdivision)**  
**Creekwood Subdivision, Unit III**  
South terminus of Ridgeline Drive.  
**Number of Lots / Acres:** 26 Lots / 36.0 ± Acres  
**Engineer / Surveyor:** Rester and Colman Engineers, Inc.  
County

5. **Case #SUB2008-00012 (Subdivision)**  
**Woodberry Forest Subdivision Additions**  
West side of Wilson Road West at its South terminus, extending to the North terminus of Selby Phillips Drive.  
**Number of Lots / Acres:** 78 Lots / 47.9± Acres  
**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.  
County
  
6. **Case #SUB2008-00013 (Subdivision)**  
(**&7**) **Boyd Properties Subdivision**  
Southwest corner of Paper Mill Road and McKinley Street.  
**Number of Lots / Acres:** 1 Lot / 18.8± Acres  
**Engineer / Surveyor:** Frank A. Dagley & Associates, Inc.  
Council District 2
  
7. **Case #ZON2008-00061 (Rezoning)**  
(**&6**) **Boyd Brothers Transportation, Inc.**  
Southwest corner of Paper Mill Road and McKinley Street.  
Rezoning from R-1, Single-Family Residential, to I-2, Heavy Industry, to allow a trucking facility.  
Council District 2
  
8. **Case #SUB2008-00007 (Subdivision)**  
(**&9** **Country Club of Mobile Subdivision**  
&**10**  
&**11**) 4101 Wimbledon Drive West  
(North and South sides of Wimbledon Drive West, 200'± West of Turnin Lane, extending to the East and South sides of Country Club Road, and the North side of Airport Boulevard, ¼ mile± West of South McGregor Avenue).  
**Number of Lots / Acres:** 2 Lots / 189.6± Acres  
**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.  
Council District 5
  
9. **Case #ZON2008-00051 (Sidewalk Waiver)**  
(**&8** **Country Club of Mobile Subdivision**  
&**10**  
&**11**) 4101 Wimbledon Drive West  
(North side of Airport Boulevard, ¼ mile± West of South McGregor Avenue).  
Request to waive construction of a sidewalk along Airport Boulevard.  
Council District 5

- 10. Case #ZON2008-00049 (Planned Unit Development)**  
**(&8 Country Club of Mobile Subdivision**  
**&9 4101 Wimbledon Drive West**  
**&11)** (North and South sides of Wimbledon Drive West, 200'± West of Turnin Lane, extending to the East and South sides of Country Club Road, and the North side of Airport Boulevard, ¼ mile± West of South McGregor Avenue).  
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on multiple building sites.  
Council District 5
- 11. Case #ZON2008-00050 (Planning Approval)**  
**(&8 Country Club of Mobile Subdivision**  
**&9 4101 Wimbledon Drive West**  
**&10)** (North and South sides of Wimbledon Drive West, 200'± West of Turnin Lane, extending to the East and South sides of Country Club Road, and the North side of Airport Boulevard, ¼ mile± West of South McGregor Avenue).  
Planning Approval to amend a previously approved Planning Approval to allow a golf course maintenance facility at an existing country club in an R-1, Single-Family Residential District.  
Council District 5
- 12. Case #SUB2008-00010 (Subdivision)**  
**(&13) Falling Leaf Subdivision**  
East side of Sollie Road, 400'± North of the East terminus of Isle of Palms Drive, extending to the East terminus of Raleigh Boulevard.  
**Number of Lots / Acres:** 133 Lots / 70.3± Acres  
**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.  
Council District 6
- 13. Case #ZON2008-00053 (Planned Unit Development)**  
**(&12) Falling Leaf Subdivision**  
East side of Sollie Road, 400'± North of the East terminus of Isle of Palms Drive, extending to the East terminus of Raleigh Boulevard.  
Planned Unit Development Approval to allow a gated private street single-family residential subdivision.  
Council District 6

**EXTENSIONS:**

14. Case #SUB2006-00202 (Subdivision)  
(&15) **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
15. Case #ZON2006-01870 (Planned Unit Development)  
(&14) **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
16. Case #SUB2006-00028 (Subdivision)  
**Dixon Estates Subdivision, Unit One**  
152 Tuthill Lane  
(Northeast corner of Tuthill Lane and Stein Avenue)  
**Number of Lots / Acres:** 3 Lots / 2.6± Acres  
**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.  
Council District 7
17. Case #SUB2006-00012 (Subdivision)  
(&18) **Breydon Square Subdivision**  
South side of Old Shell Road, 270'± East of Wilroh Drive East.  
**Number of Lots / Acres:** 15 Lots / 3.3± Acres  
**Engineer / Surveyor:** Engineering Development Services, LLC  
Council District 7
18. Case #ZON2006-00188 (Planned Unit Development)  
(&17) **Breydon Square Subdivision**  
South side of Old Shell Road, 270'± East of Wilroh Drive East.  
Planned Unit Development Approval to allow reduced lot widths, sizes, and setbacks in a single-family residential subdivision.  
Council District 7

19. **Case #SUB2006-00303 (Subdivision)**  
**Pecan Grove Place Subdivision, Phase Two**  
West terminus of Pecan Grove Drive.  
**Number of Lots / Acres:** 15 Lots / 9.8± Acres  
**Engineer / Surveyor:** Richard L. Patrick, PLS  
County

**NEW SUBDIVISION APPLICATIONS:**

20. **Case #SUB2008-00027**  
**233 Joint Venture Subdivision**  
East side of Schillinger Road, 190'± North of Grelot Road, extending to the North side of Grelot Road, 180'± East of Schillinger Road.  
**Number of Lots / Acres:** 1 Lot / 12.4± Acres  
**Engineer / Surveyor:** Engineering Development Services, LLC  
County
21. **Case #SUB2008-00033**  
**Little Sisters of the Poor Subdivision**  
1655 McGill Avenue  
(Block bounded by McGill Avenue, South Monterey Street, Conti Street, and Hannon Avenue).  
**Number of Lots / Acres:** 1 Lot / 11.3± Acres  
**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.  
Council District 2
22. **Case #SUB2008-00038**  
**Condominium Subdivision**  
West side of North Joachim Street, extending from St. Francis Street to St. Michael Street.  
**Number of Lots / Acres:** 1 Lot / 0.6± Acre  
**Engineer / Surveyor:** Rowe Surveying & Engineering Co., Inc.  
Council District 2
23. **Case #SUB2008-00028**  
**Chesterfield Place Subdivision, Resubdivision of Lot 11**  
West side of Chesterfield Drive West.  
**Number of Lots / Acres:** 2 Lots / 0.7± Acre  
**Engineer / Surveyor:** Austin Engineering Co., Inc.  
County

24. **Case #SUB2008-00029**  
**Magnolia Way Subdivision, Resubdivision of Lot 2**  
3448 Dawes Road  
(West side of Dawes Road, 180'± North of Scott Dairy Loop Road South).  
**Number of Lots / Acres:** 2 Lots / 2.5± Acres  
**Engineer / Surveyor:** Polysurveying Engineering – Land Surveying  
County
25. **Case #SUB2008-00031**  
**Shana Court Subdivision, First Addition, Resubdivision of Lots 5 & 6**  
4117 and 4121 Shana Drive  
(West side of Shana Drive at its South terminus).  
**Number of Lots / Acres:** 2 Lots / 2.2± Acres  
**Engineer / Surveyor:** Polysurveying Engineering – Land Surveying  
Council District 4
26. **Case #SUB2008-00036**  
**Green Briar Subdivision**  
6459 and 6465 Bay Road  
(East side of Bay Road, 450'± South of Bay Road North).  
**Number of Lots / Acres:** 2 Lots / 9.0± Acres  
**Engineer / Surveyor:** Rowe Surveying & Engineering Co., Inc.  
County
27. **Case #SUB2008-00037**  
**Lakeside Commercial Park West Subdivision, Resubdivision of Lots 2 & 3**  
3741 and 3751 Joy Springs Drive  
(South side of Joy Springs Drive, 225'± West of Lakeside Drive).  
**Number of Lots / Acres:** 2 Lots / 3.8± Acres  
**Engineer / Surveyor:** Rowe Surveying & Engineering Co., Inc.  
Council District 4
28. **Case #SUB2008-00025**  
**Dunnam Estates Subdivision**  
10001 Broughton Road  
(South side of Broughton Road, 625'± West of Snow Road North).  
**Number of Lots / Acres:** 3 Lots / 4.8± Acres  
**Engineer / Surveyor:** McCrory & Williams, Inc.  
County

29. **Case #SUB2008-00034**  
**Providence Park, P.O.B. West Subdivision, Resubdivision of Lot 1, Resubdivision of and Addition to Lot 1**  
Northeast corner of Cody Road South and Providence Park Drive South, extending to the West side of Providence Park Drive East (private street), 890'± South of Airport Boulevard.  
**Number of Lots / Acres:** 11 Lots / 11.6± Acres  
**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.  
Council District 6

**NEW SIDEWALK WAIVER APPLICATIONS**

30. **Case #ZON2008-00360**  
**University of South Alabama (M. Wayne Davis, Agent)**  
North side of Center Street, 85'± West of Lambert Street, extending to the West side of Lambert Street, 150'± North of Center Street.  
Request to waive construction of a sidewalk along Lambert Street.  
Council District 2
31. **Case #ZON2008-00361**  
**D & B Development, LLC (David Ball, Agent)**  
1551 East I-65 Service Road South  
(East side of East I-65 Service Road South, 2/10 mile± North of I-65 Commerce Drive).  
Request to waive construction of a sidewalk along East I-65 Service Road South.  
Council District 5

**NEW REZONING APPLICATIONS:**

32. **Case #ZON2008-00359**  
**George E. Jensen Contractor (Dulari J. Smith, President)**  
88 Hillcrest Road  
(West side of Hillcrest Road, 270'± North of Cedar Bend Court).  
Rezoning from R-1, Single-Family Residential, to LB-2, Limited Neighborhood Business, to allow retail sales.  
Council District 7

**GROUP APPLICATIONS:**

- 33. Case #SUB2008-00026 (Subdivision)**  
**(&34) IHS Medical Park Subdivision**  
1721 Spring Hill Avenue  
(South side of Spring Hill Avenue, 140'± West of Gilbert Street).  
**Number of Lots / Acres:** 1 Lot / 1.3± Acres  
**Engineer / Surveyor:** Marshall A. McLeod, P.L.S., L.L.C.  
Council District 2
- 34. Case #ZON2008-00336 (Rezoning)**  
**(&33) Infirmiry Health System, Inc. (Dennis Summerford, Agent)**  
1721 Spring Hill Avenue  
(South side of Spring Hill Avenue, 140'± West of Gilbert Street).  
Rezoning from R-1, Single-Family Residential, and B-1, Buffer Business, to B-1, Buffer Business, to eliminate split zoning in a commercial subdivision.  
Council District 2
- 35. Case #SUB2008-00032 (Subdivision)**  
**(&36) Twin Oaks Subdivision**  
857 Crawford Lane  
(North, East, and South sides of Crawford Lane at its East terminus).  
**Number of Lots / Acres:** 1 Lot / 7.2± Acres  
**Engineer / Surveyor:** Byrd Surveying, Inc.  
Council District 2
- 36. Case #ZON2008-00363 (Rezoning)**  
**(&35) Ball Healthcare Services, Inc.**  
857 Crawford Lane  
(North, East, and South sides of Crawford Lane at its East terminus).  
Rezoning from R-1, Single-Family Residential, and B-1, Buffer Business, to B-1, Buffer Business, to eliminate split zoning in a commercial subdivision.  
Council District 2
- 37. Case #SUB2008-00035 (Subdivision)**  
**(&38) U.S. Machine Subdivision**  
**&39)** 576 and 600 Zeigler Circle East  
(Southeast corner of Zeigler Circle East and Sellers Lane).  
**Number of Lots / Acres:** 1 Lot / 2.1± Acres  
**Engineer / Surveyor:** Clark, Geer, Latham & Associates, Inc.  
Council District 7



PLANNING COMMISSION

MARCH 6, 2008

PAGE 9

38. **Case #ZON2008-00367 (Sidewalk Waiver)**  
(**&37**) **West Mobile Properties, LLC**  
(**&39**) 576 and 600 Zeigler Circle East  
(Southeast corner of Zeigler Circle East and Sellers Lane).  
Request to waive construction of sidewalks along Zeigler Circle East and Sellers Lane.  
Council District 7
39. **Case #ZON2008-00366 (Planned Unit Development)**  
(**&37**) **U.S. Machine Subdivision**  
(**&38**) 576 and 600 Zeigler Circle East  
(Southeast corner of Zeigler Circle East and Sellers Lane).  
Planned Unit Development Approval to allow multiple buildings on a single building site.  
Council District 7
40. **Case #SUB2008-00030 (Subdivision)**  
(**&41**) **Magnolia Business Park Subdivision**  
1550 South University Boulevard  
(Northwest corner of South University Boulevard and Aurelia Street).  
**Number of Lots / Acres:** 2 Lots / 1.2± Acres  
**Engineer / Surveyor:** Byrd Surveying, Inc.  
Council District 6
41. **Case #ZON2008-00362 (Planned Unit Development)**  
(**&40**) **Magnolia Business Park Subdivision**  
1550 South University Boulevard  
(Northwest corner of South University Boulevard and Aurelia Street).  
Planned Unit Development Approval to allow shared access between two building sites.  
Council District 6
42. **Case #SUB2008-00039 (Subdivision)**  
(**&43**) **The Moors at Springhill Subdivision**  
North side of Spring Hill Avenue, extending from the North terminus of Wacker Lane North to the North terminus of Gulfwood Drive.  
**Number of Lots / Acres:** 2 Lots / 5.9± Acres  
**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.  
Council District 7

- 43. Case #ZON2008-00371 (Rezoning)**  
**(&42) 911 Dauphin Street, Inc.**  
North side of Spring Hill Avenue at the North terminus of Wacker Lane North.  
Rezoning from R-1, Single-Family Residential, to B-1, Buffer Business, to  
allow professional offices.  
Council District 7

**OTHER BUSINESS:**

Public Hearing to consider adoption of a Comprehensive Plan for The Village of Spring Hill.

Call for Public Hearing to consider an amendment to the Zoning Ordinance regulating digital off-premise advertising. April 3, 2008

Call for Public Hearing to consider amendments to the Subdivision Regulations. April 3, 2008