

MOBILE CITY PLANNING COMMISSION AGENDA

SEPTEMBER 4, 2008 - 2:00 P.M.

AUDITORIUM, MOBILE GOVERNMENT PLAZA

APPROVAL OF MINUTES:

HOLDOVERS:

1. **Case #SUB2008-00163 (Subdivision)**
Edgewood Park Subdivision, Block B, Resubdivision of Lot 2
2218 Dauphin Island Parkway
(Northwest corner of Dauphin Island Parkway and Ellen Drive).
Number of Lots / Acres: 1 Lot / 0.3± Acre
Engineer / Surveyor: Byrd Surveying, Inc.
Council District 4

2. **Case #SUB2008-00168 (Subdivision)**
Zeigler Boulevard Shopping Center Subdivision, Resubdivision of Lots 2 and 3
North side of Zeigler Boulevard, 150'± East of Athey Road, extending to the East side of Athey Road, 150'± North of Zeigler Boulevard.
Number of Lots / Acres: 2 Lots / 7.9± Acres
Engineer / Surveyor: Rowe Surveying & Engineering Company, Inc.
Council District 7

3. **Case #ZON2008-01862 (Planned Unit Development)**
(& 4) **Springhill Presbyterian Church**
10 Westminster Way
(Southeast corner of Old Shell Road and Westminster Way, extending through to Bit and Spur Road).
Planned Unit Development Approval to allow multiple buildings on a single building site.
Council District 5

4. **Case #ZON2008-01861 (Planning Approval)**
(& 3) **Springhill Presbyterian Church**
10 Westminster Way
(Southeast corner of Old Shell Road and Westminster Way, extending through to Bit and Spur Road).
Planning Approval to allow the expansion an existing church in an R-1, Single-Family Residential District, to include a new chapel building).
Council District 5

EXTENSIONS:

5. **Case #SUB2006-00130 (Subdivision)**
(&6) **Hawthorn Suites Golf Resort Subdivision**
North side of Magnolia Grove Parkway, 400'± West of Legends Row.
Number of Lots / Acres: 2 Lots / 10.0± Acres
Engineer / Surveyor: Morgan Engineering PLLC
Council District 7
6. **Case #ZON2006-01356 (Planned Unit Development)**
(&5) **Hawthorn Suites Golf Resort Subdivision**
North side of Magnolia Grove Parkway, 400'± West of Legends Row.
Planned Unit Development Approval to allow multiple buildings on multiple building sites and shared parking between sites.
Council District 7
7. **Case #SUB2007-00230 (Subdivision)**
Nursery Road Development Subdivision
9486 Nursery Road
(North side of Nursery Road, extending North to the South terminus of Azalea Park Court).
Number of Lots / Acres: 27 Lots / 22.8± Acres
Engineer / Surveyor: McFadden Engineering, Inc.
County

NEW SUBDIVISION APPLICATIONS:

8. **Case #SUB2008-00183**
Ridgewood Subdivision, Resubdivision of Lot 3
206 Ridgewood Place
(East side of Ridgewood Place, 210'± North of The Cedars).
Number of Lots / Acres: 1 Lot / 0.6± Acre
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
Council District 7

9. **Case #SUB2008-00186**
Neptune's Daughters Subdivision
951 South Lawrence Street
(Southeast corner of South Carolina Street and South Lawrence Street).
Number of Lots / Acres: 1 Lots / 0.8± Acre
Engineer / Surveyor: Clark, Geer, Latham & Associates, Inc.
Council District 3

10. **Case #SUB2008-00187**
O'Reilly Subdivision
5900 U.S. Highway 90 West
(West side of U.S. Highway 90 West, 150'± South of Carol Plantation Road).
Number of Lots / Acres: 1 Lot / 1.2± Acres
Engineer / Surveyor: M. Don Williams Engineering
County

11. **Case #SUB2008-00182**
Leighton Place Subdivision, Phase One, Resubdivision
4084 Leighton Court
(West terminus of Leighton Court extending to the Southeast corner of Riviere Du Chien Road and Leighton Place Drive).
Number of Lots / Acres: 2 Lots / 0.9± Acre
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
Council District 4

12. **Case #SUB2008-00184**
Tillman's Square Subdivision, Resubdivision of Lot 1
5441 U.S. Highway 90 West
(East side of U.S. Highway 90 West, 200'± North of Coca Cola Road).
Number of Lots / Acres: 2 Lots / 11.1± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
County

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- 13. Case #SUB2008-00185**
Airwest Subdivision
Southwest corner of Airport Boulevard and Snow Road South.
Number of Lots / Acres: 2 Lots / 5.7± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
County
- 14. Case #SUB2008-00188**
Merchants Bank Subdivision
North side of Moffett Road at the North terminus of Illinois Street.
Number of Lots / Acres: 2 Lots / 14.0± Acres
Engineer / Surveyor: Goodwyn, Mills & Cawood, Inc.
County
- 15. Case #SUB2008-00189**
Mobile Commerce Park, Phase II, Resubdivision of Lot 9
Southwest corner of Commerce Boulevard South and Commerce Boulevard East.
Number of Lots / Acres: 2 Lots / 5.8± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
County
- 16. Case #SUB2008-00181**
Paul Persons Subdivision, Resubdivision of
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 / 5.2± Acres
Engineer / Surveyor: Byrd Surveying, Inc.
Council District 4
- 17. Case #SUB2008-00180**
Riverchase Estates Subdivision, Resubdivision and addition to Lots 17-21
6030, 6060 and 6070 Riverchase Drive South
(West side of Rabbit Creek Drive, 3/10 mile± South of Rangeline Service Road).
Number of Lots / Acres: 6 Lots / 54.4± Acres
Engineer / Surveyor: Byrd Surveying, Inc.
Council District 4

18. **Case #SUB2008-00191**
Bates Place Subdivision
West side of Tanner Williams Road, 6/10 mile ± South of Tanner Williams Road West, extending to the East side of Dykes Road North, ½ mile± South of Tanner Williams Road.
Number of Lots / Acres: 6 Lots / 30.2± Acres
Engineer / Surveyor: Rowe Surveying & Engineering Company, Inc.
County
19. **Case #SUB2008-00190**
Spring Grove Subdivision, Unit Four
West side of Dawes Road at the West terminus of Willow Oak Drive, extending to the North terminus of Nan Wright Way.
Number of Lots / Acres: 34 Lots / 11.5± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
County

NEW PLANNED UNIT DEVELOPMENT APPLICATIONS:

20. **Case #ZON2008-02059**
Robert S. Moore
4213 Halls Mill Road
(East side of Halls Mill Road, 185'± North of Alden Drive).
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site.
Council District 4

GROUP APPLICATIONS:

21. **Case #SUB2008-00179 (Subdivision)**
(&22) **H. S. Norden Place Subdivision, Lot 2 Amended**
1016 Hillcrest Road
(West side of Hillcrest Road, 470'± South of Wall Street).
Number of Lots / Acres: 1 Lot / 1.2± Acres
Engineer / Surveyor: Anil Badve & Associates
Council District 6

- 22. Case #ZON2008-02064 (Rezoning)**
(&21) Anil Badve
1016 Hillcrest Road
(West side of Hillcrest Road, 470'± South of Wall Street).
Rezoning from B-2, Neighborhood Business District, and B-3, Community Business District, to B-3, Community Business District, to eliminate split zoning in a proposed commercial subdivision, and to remove a condition of a previous rezoning to allow visitation and a crematorium at an existing funeral home.
Council District 6

OTHER BUSINESS: