

**MOBILE CITY PLANNING COMMISSION AGENDA**

**JULY 10, 2008 - 2:00 P.M.**

**AUDITORIUM, MOBILE GOVERNMENT PLAZA**

**APPROVAL OF MINUTES:**

**HOLDOVERS:**

1. **Case #SUB2008-00107 (Subdivision)**  
**McCord-Hamilton Subdivision, Resubdivision of Lot 2**  
2344 Park Place  
(North side of Park Place, 390'± West of Riverside Drive).  
**Number of Lots / Acres:** 2 Lots / 1.2 Acres  
**Engineer / Surveyor:** Byrd Surveying, Inc.  
Council District 4
  
2. **Case #SUB2008-00113 (Subdivision)**  
**Haley Dyer Subdivision**  
3551 Alba Club Road  
(Southeast corner of Alba Club Road and Massengale Drive)  
**Number of Lots / Acres:** 2 Lots / 0.5± Acre  
**Engineer / Surveyor:** Polysurveying Engineering-Land Surveying  
Council District 4
  
3. **Case #SUB2008-00120 (Subdivision)**  
**McNeil Subdivision**  
9481 and 9501 Jeff Hamilton Road  
(South side of Jeff Hamilton Road, 500'± East of Walston Road).  
**Number of Lots / Acres:** 3 Lots / 4.9± Acres  
**Engineer / Surveyor:** Rowe Surveying and Engineering Company, Inc  
County
  
4. **Case #ZON2008-01380 (Rezoning)**  
**Bill Bunch**  
4960 Dauphin Island Parkway  
(West side of Dauphin Island Parkway, 580'± North of Marina Drive North).  
Rezoning from R-1, Single Family Residential, to B-3, Community Business, to  
bring the zoning into compliance for an existing marina and boat yard.  
Council District 4

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- 5. Case #SUB2008-00123 (Subdivision)**  
**(&6 Elijah House Subdivision**  
**&7)** 1867 Duval Street  
(South side of Duval Street, at the South terminus of Murray Hill Court [private street]).  
**Number of Lots / Acres:** 1 Lots / 0.5± Acre  
**Engineer / Surveyor:** Patrick Land Surveying  
Council District 3
- 6. Case #ZON2008-01386 (Planned Unit Development)**  
**(&5 Elijah House Subdivision**  
**&7)** 1867 Duval Street  
(South side of Duval Street, at the South terminus of Murray Hill Court [private street]).  
Planned Unit Development Approval to allow multiple buildings on a single building site.  
Council District 3
- 7. Case #ZON2008-01384 (Planning Approval)**  
**(&5 Elijah House Subdivision**  
**&6)** **1867 Duval Street**  
(South side of Duval Street, at the South terminus of Murray Hill Court [private street]).  
Planning Approval to allow an outreach program with housing to include prison release inmates in a B-3, Community Business District.  
Council District 3
- 8. Case #SUB2008-00100 (Subdivision)**  
**(&9) Amity Missionary Baptist Church Subdivision**  
2451 St. Stephens Road  
(South side of St. Stephens Road, extending from Strange Avenue to Como Street, and Southwest corner of St. Stephens Road and Como Street).  
**Number of Lots / Acres:** 2 Lots / 1.2± Acres  
**Engineer / Surveyor:** Frank A. Dagley & Associates, Inc.  
Council District 1
- 9. Case #ZON2008-01210 (Rezoning)**  
**(&8) Amity Missionary Baptist Church Subdivision**  
2451 St. Stephens Road  
(South side of St. Stephens Road, extending from Strange Avenue to Como Street, and Southwest corner of St. Stephens Road and Como Street).  
Rezoning from R-1, Single-Family Residential, and B-2, Neighborhood Business, to B-2, Neighborhood Business to eliminate split zoning for a proposed church.  
Council District 1

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- 10. Case #SUB2008-00121 (Subdivision)**  
**(&11) ZPM Subdivision**  
South side of Grelot Road, 520'± East of Knollwood Drive.  
**Number of Lots / Acres:** 5 Lots / 3.0± Acres  
**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.  
Council District 6
- 11. Case #ZON2008-01383 (Planned Unit Development)**  
**(&10) ZPM Subdivision**  
South side of Grelot Road, 520'± East of Knollwood Drive.  
Planned Unit Development Approval to allow multiple buildings on a single building site in a private street commercial subdivision.  
Council District 6

**EXTENSIONS:**

- 12. Case #SUB2007-00197 (Subdivision)**  
**The Estates at Magnolia Grove Subdivision**  
South side of Magnolia Grove Parkway, 300'± West of Clear Pointe Court.  
**Number of Lots / Acres:** 23 Lots / 21.2± Acres  
**Engineer / Surveyor:** Engineering Development Services, LLC  
Council District 7
- 13. Case #ZON2005-01390 (Planned Unit Development)**  
**Cottage Hill Baptist Church**  
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).  
Planned Unit Development Approval to allow multiple buildings on a single building site with shared access and parking between sites.  
Council District 4

**NEW SUBDIVISION APPLICATIONS:**

- 14. Case #SUB2008-00138**  
**Revised Jackson Heights Subdivision**  
4279 Springview Drive  
(South side of Springview Drive, 400'± South of Packingham Drive).  
**Number of Lots / Acres:** 2 Lots / 3.1± Acres  
**Engineer / Surveyor:** Polysurveying Engineering-Land Surveying  
Council District 5

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- 15. Case #SUB2008-00139**  
**Faith Academy Athletic Complex Subdivision**  
7895, 8011, 8075 and 8131 Zeigler Boulevard  
(South side of Zeigler Boulevard, ¼ mile± West of Schillinger Road).  
**Number of Lots / Acres:** 2 Lots / 39.0± Acres  
**Engineer / Surveyor:** Polysurveying Engineering- Land Surveying  
County
- 16. Case #SUB2008-00140**  
**Grider-Eddins Subdivision**  
8840 Eastwood Drive  
(North side of Eastwood Drive at its East terminus).  
**Number of Lots / Acres:** 2 Lots / 25.0± Acres  
**Engineer / Surveyor:** Polysurveying Engineering-Land Surveying  
County
- 17. Case #SUB2008-00142**  
**Coles Addition to Kingswood Subdivision, Resubdivision of Lots 3 & 4**  
4586 Hawthorne Place  
(Northeast corner of Hawthorne Place and Hawthorne Place North).  
**Number of Lots / Acres:** 2 Lots / 0.6± Acre  
**Engineer / Surveyor:** Polysurveying Engineering-Land Surveying  
Council District 5
- 18. Case #SUB2008-00136**  
**Todd Acres Subdivision, Unit Six, Resubdivision of Lots 5 & 6**  
5309 Worth Drive  
(North terminus of Worth Drive).  
**Number of Lots / Acres:** 3 Lots / 1.4± Acres  
**Engineer / Surveyor:** Polysurveying Engineering-Land Surveying  
Council District 4
- 19. Case #SUB2008-00144**  
**Hatcher-Smith Subdivision**  
7031, 7049 and 7075 Swedetown Road  
(East side of Swedetown Road, 225'± South of Swedetown Road North,  
extending to the South side of Swedetown Road North, 175'± East of  
Swedetown Road).  
**Number of Lots / Acres:** 4 Lots / 4.0± Acres  
**Engineer / Surveyor:** Polysurveying Engineering- Land Surveying  
County

20. **Case #SUB2008-00134**  
**Clewis Addition to Firetower Road Subdivision**  
2751 Firetower Road  
(West side of Firetower Road, 790'± South of Graystone Drive).  
**Number of Lots / Acres:** 60 Lots / 28.3± Acres  
**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.  
County

**NEW SIDEWALK WAIVER APPLICATIONS:**

21. **Case #ZON2008-01594**  
**Cottage Hill Baptist Church**  
4255 Cottage Hill Road  
(Southeast corner of Cottage Hill Road and Demetropolis Road, extending Southward to Thigpen Drive South).  
Request to waive construction of a sidewalk along Cottage Hill Road.  
Council District 4

22. **Case #ZON2008-01595**  
**Cottage Hill Baptist Church**  
4255 Cottage Hill Road  
(Southeast corner of Cottage Hill Road and Demetropolis Road, extending Southward to Thigpen Drive South).  
Request to waive construction of a sidewalk along Demetropolis Road.  
Council District 4

**NEW PLANNED UNIT DEVELOPMENT APPLICATIONS:**

23. **Case #ZON2008-01592**  
**D S Waters of America d/b/a Kentwood Springs**  
4181 Alden Drive  
(South side of Alden Drive, 215'± East of McCurry Lane).  
Planned Unit Development Approval to allow multiple buildings on a single building site.  
Council District 4

**GROUP APPLICATIONS:**

24. **Case #SUB2008-00135 Subdivision**  
(&25) **Hillcrest Commons Subdivision, Phase Two, Resubdivision of and Addition to Lot 1**  
South side of Chandler Street, 85'± East of Hillcrest Road, extending to the North side of Johnston Lane, 150'± West of Dickenson Avenue, and extending to the West terminus of Duncan Street.  
**Number of Lots / Acres:** 1 Lot / 4.5± Acres  
**Engineer / Surveyor:** Rester & Coleman Engineers, Inc.  
Council District 6
25. **Case #ZON2008-01591 (Planned Unit Development)**  
&24) **Hillcrest Commons Subdivision, Phase Two, Resubdivision of and Addition to Lot 1**  
Northeast corner of Hillcrest Road and Johnston Lane, extending to the South side of Chandler Street, 85'± East of Hillcrest Road, and extending to the West terminus of Duncan Street.  
Planned Unit Development Approval to allow two buildings on a single building site and shared access between building sites.  
Council District 6
26. **Case #SUB2008-00143 (Subdivision)**  
(&27 **APUMC Subdivision**  
&28) 5, 7 and 15 Wisteria Avenue, 2315 Old Shell Road, 2312, and 2314 Dauphin Street  
(Southwest corner of Old Shell Road and Wisteria Avenue, extending to the North side of Dauphin Street, 160'± West of Wisteria Avenue, and 380'± West of Wisteria Avenue).  
**Number of Lots / Acres:** 3 Lots / 4.6± Acres  
**Engineer / Surveyor:** Wattier Surveying, Inc.  
Council District 1
27. **Case #ZON2008-01590 (Planned Unit Development)**  
(&26 **APUMC Subdivision**  
&28) 5, 7 and 15 Wisteria Avenue, and 2315 Old Shell Road.  
(Southwest corner of Old Shell Road and Wisteria Avenue, extending to the North side of Dauphin Street, 160'± West of Wisteria Avenue).  
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow the expansion of an existing church to include church office parking and expanded green space.  
Council District 1

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- 28. Case #ZON2008-01593 (Planning Approval)**  
**(&26 APUMC Subdivision**  
**&27)** 5, 7 and 15 Wisteria Avenue, and 2315 Old Shell Road.  
(Southwest corner of Old Shell Road and Wisteria Avenue, extending to the North side of Dauphin Street, 160'± West of Wisteria Avenue).  
Planning Approval to amend a previously approved Planning Approval to allow expanded parking and green space for an existing church in an R-1, Single-Family Residential District.  
Council District 1
- 29. Case #SUB2008-00141 (Subdivision)**  
**(&30 Mobile Christian Subdivision**  
**&31)** 5900, 5910 and 5916 Cottage Hill Road  
(North side of Cottage Hill Road, 230'± West of Freemont Drive West).  
**Number of Lots / Acres:** 1 Lot / 15.4± Acres  
**Engineer / Surveyor:** Frank A. Dagley & Associates, Inc.  
Council District 6
- 30. Case #ZON2008-01588 (Planned Unit Development)**  
**(&29 Mobile Christian Subdivision**  
**&31)** 5900, 5910 and 5916 Cottage Hill Road  
(North side of Cottage Hill Road, 230'± West of Freemont Drive West).  
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow an athletic field bleachers expansion and a new press box, and to allow multiple buildings on a single building site.  
Council District 6
- 31. Case #ZON2008-01589 (Planning Approval)**  
**(&29 Mobile Christian Subdivision**  
**&30)** 5900, 5910 and 5916 Cottage Hill Road  
(North side of Cottage Hill Road, 230'± West of Freemont Drive West).  
Planning Approval to amend a previously approved Planning Approval to allow bleachers expansion, a new press box, and expanded parking facilities, and add a classroom building and a sanctuary to an existing church school in an R-1, Single-Family Residential District.  
Council District 6
- 32. Case #SUB2008-00137 (Subdivision)**  
**(&33 Overlook Apartments Subdivision**  
**&34)** 1408 Cody Road North  
(Southeast corner of Cody Road North and Overlook Road, extending to the North side of Victor Road, 630'± East of Cody Road North).  
**Number of Lots / Acres:** 1 Lot / 17.1± Acres  
**Engineer / Surveyor:** Polysurveying Engineering-Land Surveying  
Council District 7

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- 33. Case#ZON2008-01586 (Planned Unit Development)**  
**(&32 Overlook Apartments Subdivision**  
**&34) 1408 Cody Road North**  
(Southeast corner of Cody Road North and Overlook Road, extending to the North side of Victor Road, 630' ± East of Cody Road North).  
Planned Unit Development Approval to allow eleven buildings, with a total of 240 apartments, and a clubhouse building on a single building site.  
Council District 7
- 34. Case #ZON2008-01585 (Rezoning)**  
**(&32 International Service Group, Inc.**  
**&33) 1408 Cody Road North**  
(Southeast corner of Cody Road North and Overlook Road, extending to the North side of Victor Road, 630' ± East of Cody Road North).  
Rezoning from R-1, Single-Family Residential District, and B-2, Neighborhood Business District, to R-3, Multiple-Family Residential District, to allow a residential apartment complex.  
Council District 7

**OTHER BUSINESS:**

Approve 2008-2009 meeting schedule.