

**MOBILE CITY PLANNING COMMISSION AGENDA**

**AUGUST 7, 2008 - 2:00 P.M.**

**AUDITORIUM, MOBILE GOVERNMENT PLAZA**

**APPROVAL OF MINUTES:**

**HOLDOVERS:**

- 1. Case #SUB2008-00123 (Subdivision)**  
**(&2 Elijah House Subdivision**  
**&3) 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
- 2. Case #ZON2008-01386 (Planned Unit Development)**  
**(&1 Elijah House Subdivision**  
**&3) 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
- 3. Case #ZON2008-01384 (Planning Approval)**  
**(&1 Elijah House Subdivision**  
**&2) 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
- 4. Case #SUB2008-00134 (Subdivision)**  
**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

5. **Case #ZON2008-01594 (Sidewalk Waiver)**  
(&6) **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
  
6. **Case #ZON2008-01595 (Sidewalk Waiver)**  
(&5) **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

**EXTENSIONS:**

7. **Case #SUB2007-00090 (Subdivision)**  
**WMSHC Subdivision**  
227 Hillcrest Road  
(East side of Hillcrest Road, 625'± South of Cedar Bend Court).  
**Number of Lots / Acres:** 1 Lot / 1.6+ Acres  
**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.  
Council District 5
  
8. **Case #SUB2007-00109 (Subdivision)**  
**Oyler Court Subdivision**  
East side of Oyler Road, 1000'± South of Jeff Hamilton Road.  
**Number of Lots / Acres:** 2 Lots / 20.0± Acres  
**Engineer / Surveyor:** Polysurveying Engineering-Land Surveying  
County
  
9. **Case #SUB2007-00162 (Subdivision)**  
**Saddlebrook Subdivision, Unit Five**  
West side of Saddlebrook Drive West, 660'± North of Saddlebrook Drive.  
**Number of Lots / Acres:** 32 Lots / 53.1± Acres  
**Engineer / Surveyor:** Polysurveying Engineering-Land Surveying  
County

**NEW SUBDIVISION APPLICATIONS:**

10. **Case #SUB2008-00156**  
**Moffett Square Subdivision**  
3351 Moffett Road  
(Southwest corner of Moffett Road and Smith Street).  
**Number of Lots / Acres:** 1 Lot / 0.3± Acre  
**Engineer / Surveyor:** Speaks & Associates Consulting Engineers, Inc.  
Council District 1
  
11. **Case #SUB2008-00163**  
**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
  
12. **Case #SUB2008-00155**  
**Scott's Place Subdivision**  
1250 and 1252 Partridge Street  
(Southwest corner of Plover Street and Partridge Street).  
**Number of Lots / Acres:** 2 Lots / 0.2± Acre  
**Engineer / Surveyor:** Byrd Surveying, Inc.  
Council District 3
  
13. **Case #SUB2008-00159**  
**Wimbledon Subdivision, First Unit, Resubdivision of Portion of Lots 5, 6, and 7, Block 3, Correction Plat, Resubdivision of Lots 1 and 2**  
2 Hillwood Road  
(Northwest corner of Hillwood Road and Wimbledon Drive West, extending to Drury Lane, 365'± North of Wimbledon Drive West).  
**Number of Lots / Acres:** 2 Lots / 0.6± Acre  
**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.  
Council District 5
  
14. **Case #SUB2008-00166**  
**Wellsville Farms Subdivision, Resubdivision of Lot 12**  
East side of Schillinger Road South, 1015'± North of Cottage Hill Road  
**Number of Lots / Acres:** 2 Lots / 9.3± Acres  
**Engineer / Surveyor:** Rowe Surveying and Engineering Company, Inc.  
County

15. **Case #SUB2008-00168**  
**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

16. **Case #SUB2008-00164**  
**Highway 90 - Interstate Highway 10 Business Park Subdivision**

5535 Linwood Steiner Road

(North side of Kooiman Road, 200'± East of U S Highway 90, extending to the East side of Linwood Steiner Road, 280'± North of Kooiman Road, and extending to the East terminus of Linwood Steiner Road).

**Number of Lots / Acres:** 4 Lots / 38.3± Acres

**Engineer / Surveyor:** Patrick Land Surveying  
County

**NEW SIDEWALK WAIVER APPLICATIONS:**

17. **Case #ZON2008-01802**  
**McGill Toolen Catholic High School**

3610 Michael Boulevard

(Northeast corner of Michael Boulevard and Marion Beckham Drive).

Request to waive construction of a sidewalk along Michael Boulevard.

Council District 5

18. **Case #ZON2008-01773**  
**BancorpSouth**

7701 Hitt Road

(Southeast corner of Hitt Road and Schillinger Road South).

Request to waive construction of a sidewalk along Hitt Road.

Council District 7

**GROUP APPLICATIONS:**

- 19. Case #SUB2008-00157 (Subdivision)**  
**(&20) Suite 5400 Subdivision**  
**&21)** 5400 Old Shell Road  
(North side of Old Shell Road, 460' ± East of Cosgrove Drive).  
**Number of Lots / Acres:** 1 Lot / 0.6± Acre  
**Engineer / Surveyor:** Lawler and Company  
Council District 7
- 20. Case #ZON2008-01844 (Planned Unit Development)**  
**(&19) Suite 5400 Subdivision**  
**&21)** 5400 Old Shell Road  
(North side of Old Shell Road, 460' ± East Cosgrove Drive).  
Planned Unit Development Approval to allow two buildings on a single building site.  
Council District 7
- 21. Case#ZON2008-01843 (Rezoning)**  
**(&19) Cowles, Murphy, Glover & Associates**  
**&20)** 5400 Old Shell Road  
(North side of Old Shell Road, 460' ± East Cosgrove Drive).  
Rezoning from R-1, Single-Family Residential, to B-2, Neighborhood Business, to allow professional offices.  
Council District 7
- 22. Case #SUB2008-00158 (Subdivision)**  
**(&23) Sonitrol Inc. Subdivision**  
11 Upham Street  
(West side of Upham Street, 175' ± North of Dauphin Street).  
**Number of Lots / Acres:** 1 Lot / 0.1± Acre  
**Engineer / Surveyor:** Marshall A. McLeod, P.L.S., L.L.C.  
Council District 1
- 23. Case #ZON2008-01845 (Rezoning)**  
**(&22) Sonitrol Inc.**  
11 Upham Street  
(West side of Upham Street, 175' ± North of Dauphin Street).  
Rezoning from R-1, Single-Family Residential, to B-1, Buffer Business to allow a commercial office.  
Council District 1

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- 24. Case #SUB2008-00161 (Subdivision)**  
**(&25) JGL Square Subdivision**  
3210 and 3212 Zimlich Avenue  
(Northwest corner of Zimlich Avenue and West I-65 Service Road North).  
**Number of Lots / Acres:** 1 Lot / 0.9± Acre  
**Engineer / Surveyor:** Byrd Surveying, Inc.  
Council District 7
- 25. Case #ZON2008-01856 (Rezoning)**  
**(&24) JGL III Properties**  
3210 and 3212 Zimlich Avenue  
(Northwest corner of Zimlich Avenue and West I-65 Service Road North).  
Rezoning from R-1, Single-Family Residential, to B-2, Neighborhood Business,  
to allow the construction of specialty retail stores.  
Council District 7
- 26. Case #SUB2008-00162 (Subdivision)**  
**(&27) Regions Addition to Springhill Avenue Commercial Park Plat Subdivision**  
2720 Springhill Avenue  
(Northeast corner of Springhill Avenue and Bay Shore Avenue).  
**Number of Lots / Acres:** 1 Lot / 1.6± Acres  
**Engineer / Surveyor:** Sain Associates  
Council District 1
- 27. Case #ZON2008-01867 (Planned Unit Development)**  
**(&26) Regions Addition to Springhill Avenue Commercial Park Plat Subdivision**  
2720 Springhill Avenue  
(Northeast corner of Springhill Avenue and Bay Shore Avenue).  
Planned Unit Development Approval to allow two buildings on a single  
building site during construction of a new bank and demolition of the existing  
bank.  
Council District 1
- 28. Case #SUB2008-00167 (Subdivision)**  
**(&29) Home Place Furniture Subdivision**  
850 Schillinger Road South  
(West side of Schillinger Road South, 1060'± South of Old Government Street  
Road).  
**Number of Lots / Acres:** 2 Lots / 9.4± Acres  
**Engineer / Surveyor:** Rowe Surveying & Engineering Company, Inc.  
Council District 7

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- 29. Case #ZON2008-01870 (Planned Unit Development)**  
**(&28) Home Place Furniture Subdivision**  
850 Schillinger Road South  
(West side of Schillinger Road South, 1060'± South of Old Government Street Road).  
Planned Unit Development Approval to allow shared access between two building sites.  
Council District 7
- 30. Case #SUB2008-00165 (Subdivision)**  
**(&31) Ashland Station Subdivision**  
Northeast corner of Old Shell Road and North Florida Street.  
**Number of Lots / Acres:** 4 Lots / 1.6± Acres  
**Engineer / Surveyor:** Clarke, Geer, Latham & Associates Inc.  
Council District 1
- 31. Case #ZON2008-01869 (Planned Unit Development)**  
**(&30) Ashland Station Subdivision**  
Northeast corner of Old Shell Road and North Florida Street.  
Planned Unit Development Approval to allow shared access and parking between four building sites.  
Council District 1
- 32. Case #SUB2008-00160 (Subdivision)**  
**(&33) PBC Subdivision**  
6701 Airport Boulevard  
(South side of Airport Boulevard, 4/10 mile± West of Hillcrest Road).  
**Number of Lots / Acres:** 6 Lots / 21.9± Acres  
**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.  
Council District 6
- 33. Case #ZON2008-01850 (Planned Unit Development)**  
**(&32) PBC Subdivision**  
6701 Airport Boulevard  
(South side of Airport Boulevard, 4/10 mile± West of Hillcrest Road).  
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow shared access and parking between multiple building sites.  
Council District 6

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**34. Case #ZON2008-01862 (Planned Unit Development)**  
**(&35) 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

**35. Case #ZON2008-01861 (Planning Approval)**  
**(&34) 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

**OTHER BUSINESS:**

Set Date for Business Meeting – September 11 or September 25.