MOBILE CITY PLANNING COMMISSION AGENDA

FEBRUARY 3, 2005 - 2:00 P.M.

AUDITORIUM, MOBILE GOVERNMENT PLAZA

APPROVAL OF MINUTES: December 16, 2004

HOLDOVER:

Case #SUB2004-00260 (Subdivision)
**YNG Place Subdivision, Resubdivision of Lot 6**
2805 Grant Street (Southwest corner of Cottage Hill Road and Grant Street).
**WITHDRAWN**
Number of Lots / Acres: 1 Lot / 0.7+ Acre
Council District 5

Case #SUB2004-00280 (Subdivision)
**Wrighter Farm Subdivision**
South side of havens Road, 8/10 mile south of Howells Ferry Road.
Number of Lots / Acres: 2 Lots / 45.0+ Acres
Engineer / Surveyor: Moseley Surveying Company

Case #ZON2004-02628 (Sidewalk Waiver Request)
**Dr. Christy Agren**
205 South University Boulevard (East side of South University Boulevard, 100’ south of Sunset Drive South).
Request to waive construction of a sidewalk along South University Boulevard.
Council District 5

EXTENSIONS:

Case #SUB2001-00018 (Subdivision)
**File #S2000-42**
**Westchester Place Subdivision, Third Addition**
East side of Pebble Creek Drive, 200’ north of Westchester Lane.
Number of Lots / Acres: 8 Lots / 3.0+ Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.

Case #ZON2004-00084 (Planned Unit Development)
**Downtowner Apartments**
4350 Downtowner Loop North (North side of Downtowner Loop North, 180’ east of Downtowner Loop West).
Planned Unit Development Approval to allow multiple buildings on a single building site.
GROUP APPLICATIONS:

1. Case #ZON2004-02596 (Planned Unit Development) (\& 2) Berney-Fly Subdivision
   1118 Government Street (North side of Government Street, 425’+ West of Hallett Street).
   Planned Unit Development Approval to allow shared access between multiple building sites.
   Council District 2

2. Case #SUB2004-00278 (Subdivision) (\& 1) Berney-Fly Subdivision
   1118 Government Street (North side of Government Street, 425’+ West of Hallett Street).
   Number of Lots / Acres: 1 Lot / 0.7+ Acre
   Engineer / Surveyor: M. Don Williams Engineering
   Council District 2

3. Case #ZON2005-00114 (Planning Approval) (\& 4) Christ Anglican Church
   South side of Halls Mill Road, 135’+ East of Dunlop Street.
   Planning Approval to allow a church in an R-1, Single-Family Residential district.
   Council District 4

4. Case #SUB2005-00006 (Subdivision) (\& 3) Christ Anglican Church Subdivision
   South side of Halls Mill Road, 135’+ East of Dunlop Street.
   Number of Lots / Acres: 1 Lot / 18.5+ Acres
   Engineer / Surveyor: Rester and Coleman Engineers, Inc.
   Council District 4

5. Case #ZON2005-00011 (Planned Unit Development) (\& 6) Mobile Fence Company Subdivision
   4308 Halls Mill Road (North side of Halls Mill Road, 120’+ West of the North terminus of Riviere du Chien Road).
   Planned Unit Development Approval to allow multiple buildings on a single building site.
   Council District 4
6. Case #SUB2005-00001 (Subdivision)

Mobile Fence Company Subdivision
4308 Halls Mill Road (North side of Halls Mill Road, 120’+ West of the North terminus of Riviere du Chien Road).
Number of Lots / Acres: 2 Lots / 1.3+ Acres
Engineer / Surveyor: Regan Land Surveying, Inc.
Council District 4

NEW ZONING APPLICATIONS:

7. Case #ZON2005-00108
C. William Barnhill
4860 Halls Mill Road (North side of Halls Mill Road, 460’+West of Rochelle Street),
Rezoning from R-1, Single-Family Residential, to R-3, Multi-Family Residential, to allow the expansion of an existing mobile home park.
Council District 4

8. Case #ZON2005-00109
C. William Barnhill
East side of Demetropolis Road, 2/10 mile+ North of Halls Mill Road.
Rezoning from R-1, Single-Family Residential, to B-3, Community Business, to allow light warehousing and offices.
Council District 4

9. Case #ZON2005-00110
Patricia M. Moulds
5113 Overlook Road (South side of Overlook Road, 170’+ East of Forest Dale Drive).
Rezoning from R-1, Single-Family Residential, to LB-2, Limited Neighborhood Business, to allow a beauty salon.
Council District 7

10. Case #ZON2005-00106
Sunwood Properties, LLC
702 Bishops Lane North (East side of Bishops Lane North, 60’+ North of Gulfwood Drive East).
Rezoning from R-1, Single-Family Residential, to B-1, Buffer Business, to allow professional offices.
Council District 7
11. Case #ZON2005-00105  
Jo Ann Yarborough  
1165 New St. Francis Street (South side of New St. Francis Street, 400’+ East of North Georgia Avenue).  
Rezoning from R-1, Single-Family Residential, and B-1, Buffer Business, to R-1, Single-Family Residential, to eliminate split zoning on a single-family residential site.  
Council District 2

12. Case #ZON2005-00111  
Michael A. Smith  
1002 Dauphin Street (North side of Dauphin Street, 330’+ East of North Pine Street).  
Rezoning from R-1, Single-Family Residential, and B-1, Buffer Business, to B-1, Buffer Business, to eliminate split zoning on a single-family residential site.  
Council District 2

NEW SUBDIVISION APPLICATIONS:

13. Case #SUB2005-00005  
Maggie’s Three Notch Subdivision  
North side of Three Notch Road at the North terminus of Gunn Road.  
Number of Lots / Acres: 2 Lots / 4.6+ Acres  
Engineer / Surveyor: Julius Emile Barrett

14. Case #SUB2005-00004  
Moffett-Wolf Subdivision  
North side of Moffett Road, 480’+ West of Wolf Ridge Road.  
Number of Lots / Acres: 2 Lots / 1.8+ Acres  
Engineer / Surveyor: Byrd Surveying, Inc.  
Council District 1

15. Case #SUB2005-00003  
Willard Subdivision  
West side of Creel Road, 65’+ South of Theodore Dawes Road.  
Number of Lots / Acres: 1 Lot / 0.3+ Acre  
Engineer / Surveyor: Polysurveying Engineering – Land Surveying
16. Case #SUB2005-00002

Wimberly Subdivision, 2nd Addition
2013 Wildwood Place (East side of Wildwood Place, 845’+ South of Vista Bonita Drive).

Number of Lots / Acres: 2 Lots / 2.3+ Acres

Engineer / Surveyor: Polysurveying Engineering – Land Surveying
Council District 6