

MOBILE CITY PLANNING COMMISSION AGENDA

DECEMBER 19, 2002 - 2:00 P.M.

AUDITORIUM, MOBILE GOVERNMENT PLAZA

APPROVAL OF MINUTES:

September 5 and September 19, 2002

HOLDOVERS:

Case #ZON2002-02294 (Rezoning)

Carpe Diem Coffee & Tea Company, Inc.

4072 Old Shell road (Northeast corner of Old Shell Road and Dilston Street).

Rezoning from B-2, Neighborhood Business, to B-2, Neighborhood Business, to amend the condition that development be limited to the accompanying Planned Unit Development.

Case #ZON2002-02293 (Planned Unit Development)

Carpe Diem Coffee & Tea Company, Inc.

4072 Old Shell Road (Northeast corner of Old Shell Road and Dilston Street).

Planned Unit Development Approval to amend a previous approval to allow use of upstairs room for reservations only.

Case #SUB2002-00269 (Subdivision)

Burgett-Riverview Subdivision

2279 Burgett Road (South side of Burgett Road at Riverview Avenue, continuing through to the West side of Riverview Avenue, 250'± South of Burgett Road).

Number of Lots / Acres: 3 Lots / 4.7± Acres

Engineer / Surveyor: Byrd Surveying, Inc.

GROUP APPLICATIONS:

1. **Case #ZON2002-02580 (Rezoning)**
(& 2) **McGowin Properties**
Northeast corner of McVay Drive North and Halls Mill Road.
Rezoning from R-1, Single-Family Residential, to B-3, Community Business, for an insurance adjuster's office with warehouse space for training classrooms, and other unspecified uses.

2. **Case #SUB2002-00279 (Subdivision)**
(& 1) **McGowin North Subdivision**
Northeast corner of McVay Drive North and Halls Mill Road.
Number of Lots / Acres: 11 Lots / 16.0± Acres
Engineer / Surveyor: Byrd Surveying, Inc.

NEW SUBDIVISION APPLICATIONS:

3. **Case #SUB2002-00272**
Baker Estates Subdivision
South side of Airport Boulevard, at the Southern terminus of Flave Pierce Road, 1.970'± East of Walter Smith Road.
Number of Lots / Acres: 46 Lots / 22.0± Acres
Engineer / Surveyor: M. Don Williams Engineering

4. **Case #SUB2002-00278**
Julian Gewin Subdivision
East side of Schillinger Road, 500'± South of Moffett Road, extending through to the South side of Moffett Road, 550'± East of Schillinger Road.
Number of Lots / Acres: 5 Lots / 3.1± Acres
Engineer / Surveyor: Byrd Surveying, Inc.

5. **Case #SUB2002-00275**
Hamilton Oaks Park Subdivision, Resubdivision of
North side of Jeff Hamilton Road, 4/10 mile± East of Repoll Road.
Number of Lots / Acres: 2 Lots / 9.6± Acres
Engineer / Surveyor: Volkert & Associates, Inc.

6. **Case #SUB2002-00276**
Harmony Ridge Subdivision
Northeast corner of Snow Road and Nursery Road.
Number of Lots / Acres: 126 Lots / 57.4± Acres
Engineer / Surveyor: Speaks & Associates Consulting Engineers, Inc.

7. **Case #SUB2002-00282**
Hunter's Cove Subdivision
North side of Theodore Dawes Road at the North terminus of Leytham Drive, extending North to West termini of Cheyenne Street and Hooper Street, and East to the South termini of Huron Road and Mackenzie Drive.
Number of Lots / Acres: 373 Lots / 135.0± Acres
Engineer / Surveyor: Engineering Development Services, LLC

8. **Case #SUB2002-00281**
Jefferson Federal Addition to Montlimar Subdivision, Resubdivision of Lot 1, Resubdivision of Lots 1 and 2
3687 Airport Boulevard (Southeast corner of Airport Boulevard and Montlimar Drive).
Number of Lots / Acres: 1 Lot / 1.6± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.

- 9. Case #SUB2002-00283**
LDS Subdivision
Southeast corner of Theodore Dawes Road and Kanode Road (prescriptive right-of-way).
Number of Lots / Acres: 3 Lots / 11.5± Acres
Engineer / Surveyor: Rowe Surveying & Engineering Co., Inc.
- 10 Case #SUB2002-00277**
Remington Estates Subdivision, Unit Four
East terminus of Haley Drive.
Number of Lots / Acres: 25 Lots / 25.4± Acres
Engineer / Surveyor: Austin Engineering Company, Inc.
- 11 Case #SUB2002-00280**
Stonecreek Subdivision
South side of Old Pascagoula Road, 160'± West of Woodchase Boulevard.
Number of Lots / Acres: 4 Lots / 1.2± Acres
Engineer / Surveyor: Polysurveying Engineers / Land Surveyors.