



# CITY OF MOBILE

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## MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

SAMUEL L. JONES  
MAYOR

October 9, 2013

Preble-Rish, LLC  
9949 Belleton Avenue  
Daphne, AL 36526

CITY CLERK  
LISA LAMBERT

**Re: Case #SUB2013-00103 (Subdivision)**  
**Longleaf Gates Subdivision, Phase Two**  
North side of Girby extending to the East terminus of Whitebark Drive.  
61 Lots / 42.2± Acres

Dear Applicant(s)/ Property Owner(s):

At its meeting on October 3, 2013, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

After discussion, it was decided to hold the matter over until the meeting of November 21<sup>st</sup> in order to allow the applicant to submit a rezoning application to eliminate the split zoning within the Eastern portion of the site, and to revise the plat to address the following items:

- 1) illustration of the required dedication along Girby Road to provide 50' from the centerline;
- 2) revision of the labeled size of the Southern common area following the required dedication along Girby Road;
- 3) revision of the plat to label the area adjacent to the East of Lot 18 as a common area and also labeled with its size in square feet and acreage;
- 4) revision of the plat to indicate a compliant 60' radius cul-de-sac instead of a street-stub at the West terminus of Magpie Drive, with a shortened street-sub off it labeled "emergency access only" leading to the vacant property to the West.

If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION  
Dr. Victoria Rivizzigno, Secretary

By: 

Richard Olsen  
Deputy Director of Planning

cc: D. R. Horton, Inc.



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## MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

SAMUEL L. JONES  
MAYOR

October 9, 2013

CITY CLERK  
LISA LAMBERT

Preble-Rish, LLC  
9949 Bellaton Avenue  
Daphne, AL 36526

**Re: Case #ZON2013-02191 (Planned Unit Development)**  
**Longleaf Gates Subdivision, Phase Two**  
North side of Girby extending to the East terminus of Whitebark Drive.  
Planned Unit Development Approval to allow a private road residential subdivision.

Dear Applicant(s)/ Property Owner(s):

At its meeting on October 3, 2013, the Planning Commission considered for Planned Unit Development Approval to allow a private road residential subdivision.

After discussion, it was decided to hold the matter over until the meeting of November 21<sup>st</sup> in order to allow the applicant to submit a rezoning application to eliminate the split zoning within the Eastern portion of the site, and to revise the site plan to address the following items:

- 1) illustration of the required dedication along Girby Road to provide 50' from the centerline;
- 2) revision of the labeled size of the Southern common area following the required dedication along Girby Road;
- 3) revision of the site plan to label the area adjacent to the East of Lot 18 as a common area and also labeled with its size in square feet and acreage;
- 4) revision of the site plan to indicate a compliant 60' radius cul-de-sac instead of a street-stub at the West terminus of Maggie Drive, with a shortened street-sub off it labeled "emergency access only" leading to the vacant property to the West.

If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Dr. Victoria Rivizzigno, Secretary

By: 

Richard Olsen  
Deputy Director of Planning

cc: D. R. Horton, Inc.