MOBILE CITY PLANNING COMMISSION AGENDA

AUGUST 18, 2022 - 2:00 P.M.

AUDITORIUM, GOVERNMENT PLAZA

ROLL CALL:

<table>
<thead>
<tr>
<th>Name</th>
<th>Role</th>
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<tr>
<td>Mr. John W. “Jay” Stubbs, Jr.</td>
<td>Chairman</td>
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<td>Mr. Allan Cameron</td>
<td>Vice Chairman</td>
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<td>Ms. Jennifer Denson</td>
<td>Secretary</td>
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<td>Mr. Carlos Gant</td>
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<td>Ms. Shirley Sessions</td>
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<td>Mr. Taylor Atchison</td>
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<td>Mr. Matt Anderson, (MD)</td>
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<td>Mr. Nick Amberger (AO)</td>
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<td>Mr. Scott Jones (CC)</td>
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<td>Ms. Susan Carley (S)</td>
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<td>Mr. Kirk Mattei (S)</td>
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(S) Supernumerary (MD) Mayor’s Designee (AO) Administrative Official (CC) City Council Representative

ADOPTION OF THE AGENDA:

EXTENSIONS:

1. **4464, 4474, 4480 and 4490 Halls Mill Road**
   (North side of Halls Mill Road at the Northern terminus of Laughlin Drive).
   Council District 4
   PUD-001512-2021
   **Persons Development & Construction Services, LLC**
   Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on multiple building sites with shared access between multiple building sites and reduced landscaping requirements.
NEW SUBDIVISION APPLICATIONS:

2. **1315 Creekway Drive**  
   (Northwest corner of Creekway Drive and Pinehaven Drive).  
   Council District 3  
   **SUB-002125-2022**  
   Driftwood Acres Subdivision, Block B, First Addition, Resubdivision of Lots 10A and 10B  
   **Number of Lots / Acres:** 2 Lots / 0.3± Acres  
   **Engineer / Surveyor:** Polysurveying Engineering-Land Surveying

3. **5837 Three Notch Road**  
   (South side of Three Notch Road, 44’± West of the South terminus of General Road).  
   Council District 4  
   **SUB-002126-2022**  
   Dees Commercial Park Subdivision, Resubdivision of Lots 2-3  
   **Number of Lots / Acres:** 1 Lot / 2.5± Acres  
   **Engineer / Surveyor:** Polysurveying Engineering-Land Surveying

NEW PLANNED UNIT DEVELOPMENT APPLICATIONS:

4. **2421 Anton Street**  
   (West side of Anton Street, 549’± South of Hand Extension Avenue).  
   Council District 1  
   **PUD-002134-2022**  
   **Dalton J. Mabien, Sr.**  
   Planned Unit Development approval to allow multiple buildings on a single building site.

GROUP APPLICATIONS:

5. **712, 716, and 718 Dauphin Island Parkway**  
   (Northwest corner of Dauphin Island Parkway and Halls Mill Road, extending to the Southeast corner of Johnston Avenue and Gosson Street).  
   Council District 2

   a. **SUB-002115-2022 (Subdivision)**  
      **Carmelite Nuns Discalced Subdivision**  
      **Number of Lots / Acres:** 1 Lot / 7.0± Acres  
      **Engineer / Surveyor:** Cowles, Murphy, Glover and Associates

   b. **PUD-002152-2022 (Planned Unit Development)**  
      **Carmelite Nuns Discalced Subdivision**  
      Planned Unit Development approval to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site.
c. **PA-002166-2022 (Planning Approval)**
   **Cowles, Murphy, Glover and Associates**
   Planning Approval to amend a previously approved Planning Approval to allow an expansion of an existing monastery in an R-3, Multi-Family Residential District.

d. **ZON-002116-2022 (Rezoning)**
   **Cowles, Murphy, Glover and Associates**
   Rezoning from R-3, Multi-Family Residential District and B-3, Community Business District to R-3, Multi-Family Residential District.

6. **850 Marion Street**
   (North side of Marion Street, at the north termini of North Cedar Street and Fishers Alley).
   Council District 2

   a. **SUB-002124-2022 (Subdivision)**
      **One Mile D.S. Substation Subdivision**
      **Number of Lots / Acres:** 1 Lot / 10.5± Acres
      **Engineer / Surveyor:** Gonzalez-Strength & Associates, Inc.

   b. **PA-002123-2022 (Planning Approval)**
      **Alabama Power Company**
      Planning Approval to allow an electrical substation in an R-2, Two-Family Residential District.

7. **1710 Dauphin Island Parkway, 2005 & 2009 Douglas Lane, and 2008 Faye Street**
   (Southwest corner of Dauphin Island Parkway and Douglas Lane, extending to the Northwest corner of Dauphin Island Parkway and Faye Street).
   Council District 3

   a. **SUB-002131-2022 (Subdivision)**
      **Hakanson Subdivision, Block 2, Resubdivision of Lots 6, 7, 10, & 11 and Parcels A & B**
      **Number of Lots / Acres:** 1 Lot / 2.3± Acres
      **Engineer / Surveyor:** Duplantis Design Group, PC

   b. **ZON-002132-2022 (Rezoning)**
      **Duplantis Design Group, PC**
      Rezoning from R-1, Single-Family Residential District and B-2, Neighborhood Business District to B-2, Neighborhood Business District.
8. **5015, 5017, 5019, 5021, 5029, 5033, 5039, 5043, 5049, 5051, 5055, 5121, & 5133 Cottage Hill Road, 2113 Demetropolis Road, and 2104 Garmons Lane**

(Southeast corner of Cottage Hill Road and Demetropolis Road, extending to the Northwest corner of North Demetropolis Road and Dinkins Drive).

Council District 4

a. **SUB-002129-2022 (Subdivision)**
   - **Cottage Village Shopping Center Subdivision**
   - **Number of Lots / Acres:** 7 Lots / 14.0± Acres
   - **Engineer / Surveyor:** McCrory & Williams, Inc.

b. **PUD-002130-2022 (Planned Unit Development)**
   - **Cottage Village Shopping Center Subdivision**
   - Planned Unit Development approval to amend a previously approved Planned Unit Development to allow multiple lots with shared access and parking.

c. **ZON-002133-2022 (Rezoning)**
   - **White-Spunner Realty**
   - Rezoning from R-1, Single-Family Residential District and B-2, Neighborhood Business District to B-2, Neighborhood Business District.

**OTHER BUSINESS:**

- **Public Hearing**
  
  Hearing to amend Section 64-3.I. - Downtown development district of the current Zoning Ordinance, and Appendix A - Downtown Development District of Chapter 64, Unified Development Code, adopted by the City Council on July 12, 2022.

  The purpose of the amendment is to create a new Special District for the Civic Center site, establish development criteria and modify the Regulating Plan for the Downtown Development District.