

MOBILE CITY PLANNING COMMISSION AGENDA

SEPTEMBER 1, 2022 - 2:00 P.M.

AUDITORIUM, GOVERNMENT PLAZA

ROLL CALL:

	Mr. John W. “Jay” Stubbs, Jr. <i>Chairman</i>
	Mr. Allan Cameron, <i>Vice Chairman</i>
	Ms. Jennifer Denson, <i>Secretary</i>
	Mr. Carlos Gant
	Ms. Shirley Sessions
	Mr. Taylor Atchison
	Mr. Matt Anderson, (MD)
	Mr. Nick Amberger (AO)
	Mr. Scott Jones (CC)
	Ms. Susan Carley (S)
	Mr. Kirk Mattei (S)

(S) Supernumerary (MD) Mayor’s Designee (AO) Administrative Official
(CC) City Council Representative

ADOPTION OF THE AGENDA:

HOLDOVERS:

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.

1. **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-Spinner Realty
Rezoning from R-1, Single-Family Residential District and B-2, Neighborhood Business District to B-2, Neighborhood Business District.

NEW SIDEWALK WAIVER APPLICATIONS:

2. **4291 Halls Mill Road**
(Northeast corner of Halls Mill Road and Riviere du Chien Road).
Council District 4
SUB-SW-002153-2022
Dalton Holdings, LLC
Request to waive construction of a sidewalk along Riviere du Chien Road and Mackinnon Industrial Parkway.

GROUP APPLICATIONS:

3. **3725 Airport Boulevard and 817 Downtowner Boulevard**
(Southwest corner of Airport Boulevard and Montlimar Drive, extending West to Downtowner Boulevard).
Council District 5

- a. **PA-002155-2022 (Planning Approval)**
Accel Academy
Planning Approval to amend a previously approved Planning Approval allow an expansion of an existing charter secondary school in a B-3, Community Business District.
- b. **PUD-002156-2022 (Planned Unit Development)**
Accel Academy
Planned Unit Development approval to allow shared access between two building sites.
4. **3516 and 3526 Halls Mill Road**
(North side of Halls Mill Road, 735'± West of the South terminus of West I-65 Service Road South).
Council District 4
 - a. **SUB-002146-2022 (Subdivision)**
Creax Subdivision
Number of Lots / Acres: 1 Lot / 1.4± Acres
Engineer / Surveyor: Polysurveying Engineering-Land Surveying
 - b. **PUD-002144-2022 (Planned Unit Development)**
Creax Subdivision
Planned Unit Development to allow multiple structures on a single building site.
 - c. **ZON-002145-2022 (Rezoning)**
Creax Properties, LLC
Rezoning from R-1, Single-Family Residential District to I-1, Light Industrial District.
5. **1705 Dauphin Island Parkway**
(East side of Dauphin Island Parkway, at the West terminus of Douglas Lane).
Council District 3
 - a. **SUB-002161-2022 (Subdivision)**
Fulton Tract Subdivision
Number of Lots / Acres: 1 Lot / 4.2± Acres
Engineer / Surveyor: Duplantis Design Group
 - b. **SUB-SW-002160-2022 (Sidewalk Waiver)**
Blue Pines Hideaway Holdings, LLC
Request to waive construction of a sidewalk along Dauphin Island Parkway.
 - c. **PA-002159-2022 (Planning Approval)**
Blue Pines Hideaway Holdings, LLC
Planning Approval to allow a transit vehicle storage facility in a B-3, Community Business District.

6. 6712 Old Dobbin Drive North

(East terminus of Blue Ridge Boulevard, extending to the West terminus of Old Dobbin Drive North, the West terminus of Harness Way, the North terminus of Creekline Drive, and the North terminus of Valleydale Drive).

Council District 6

a. SUB-002158-2022 (Subdivision)

Preserve at Milkhouse Creek Subdivision,

Number of Lots / Acres: 122 Lots / 83.9± Acres

Engineer / Surveyor: Jade Consulting, LLC

b. ZON-002157-2022 (Rezoning)

Benchmark Homes Group, LLC

Rezoning from R-1, Single Family Residential District, R-2, Two Family Residential District, and B-1, Buffer Business District to R-1, Single Family Residential District.

OTHER BUSINESS: