



Mobile Planning Commission Results Agenda

November 16, 2023 – 2:00 P.M.

ADMINISTRATIVE

Roll Call

x	Mr. John W. “Jay” Stubbs, Jr., Chairman		Mr. Matt Anderson (MD)
x	Mr. Kirk Mattei, Vice Chairman	x	Mr. Nick Amberger (AO)
	Ms. Jennifer Denson, Secretary	x	Mr. Josh Woods (CC)
	Ms. Shirley Sessions	x	Mr. Harry Brislin, IV (S)
x	Mr. Larry Dorsey	x	Mr. Kenny Nichols (S)
x	Mr. Chad Anderson		
(S) Supernumerary (MD) Mayor’s Designee (AO) Administrative Official (CC) City Council Representative			

Staff: Jonathan Ellzey, George Davis, Victoria Burch, Doug Anderson, Margaret Pappas, Logan Anderson, Shayla Beaco

Adoption of the Agenda: Motion to adopt by Josh Woods. Second by Nick Amberger. **Adopted.**

HOLDOVERS

1. SUB-002680-2023 & ZON-UDC-002678-2023

Location: 255, 257 & 259 Dogwood Drive
Subdivision Name: SDC-B1 Subdivision
Applicant / Agent: Gregory B. Saad, Saad Development Corporation
Council District: District 5
Proposal: Subdivision of 1 lot, 2.82± acres; and Rezoning from Single-Family Residential Suburban District (R-1) to Buffer Business Suburban District (B-1).

Kenny Nichols recused.

Subdivision: Motion to approve by Nick Amberger. Second by Harry Brislin. **Approved.**

After discussion, the Planning Commission Tentatively Approved the request, subject to the following conditions:

1. Completion of the Rezoning process prior to signing the Final Plat;

2. Revision of the Final Plat to either depict dedication to provide 50-feet from the centerline of Airport Boulevard, or show that such already exists;
3. Retention of the lot sizes in both square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
4. Retention of all right-of-way widths on the Final Plat, adjusted for dedication, if necessary;
5. Retention of the plat to illustrate a 25-foot minimum building setback line along both rights-of-way, adjusted for dedication, if necessary;
6. Compliance with all Engineering comments noted in the staff report;
7. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in the staff report;
8. Compliance with all Urban Forestry comments noted in the staff report; and,
9. Compliance with all Fire Department comments noted in the staff report.

Rezoning: Motion to approve by Nick Amberger. Second by Josh Woods. **Approved.**

After discussion, the Planning Commission determined that the following criteria prevail to support the rezoning request:

- A) Consistency. The proposed amendment is consistent with the Comprehensive Plan;
- B) Compatibility. The proposed amendment is compatible with:
 - o The current development trends, if any, in the vicinity of the subject property;
 - o Surrounding land uses;
 - o Would not adversely impact neighboring properties; or
 - o Cause a loss in property values.
- C) Change. Changed or changing conditions in the area make an amendment necessary and desirable.
- D) Benefits Consideration. In addition, consideration was given to the City's and the larger community's best interests and the need, benefit, or public purpose of the proposed request.

As such, the Planning Commission voted to recommend Approval of the rezoning request to the City Council, subject to the following conditions:

1. Completion of the Subdivision process;
2. Submittal of an original notarized "Voluntary Conditions and Use Restrictions" form;
3. Compliance with all Engineering, Traffic Engineering, Urban Forestry, and Fire Department comments noted in the staff report; and,
4. Full compliance with all municipal codes and ordinances.

NEW ITEMS

2. SUB-002695-2023

Location:	2761 & 2765 College Street
Subdivision Name:	R.C. Washington Subdivision
Applicant / Agent:	John Friess, JWTC-Louisiana, LLC
Council District:	District 1
Proposal:	Subdivision of 2 lots, 0.28± acres

Motion to approve by Nick Amberger. Second by Kirk Mattei. **Approved.**

After discussion, the Planning Commission waived Sections 6.B.3, 6.B.9, 6.C.2(a)(1), 6.C.2(b)(3), 6.C.3, and 6.C.7 of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

1. Retention of the right-of-way widths as illustrated on the preliminary plat;
2. Revision of the Final Plat to correctly label "College Street";
3. Retention of the lot sizes in both square feet and acre on the Final Plat, or provision of a table on the Final Plat with the same information;
4. Placement of a note on the Final Plat stating each lot is denied access to Golden Avenue;
5. Retention of at least a 5-foot front yard setback line along College Street, in compliance with Section 64-2-5.E. of the Unified Development Code;
6. Revision of the Final Plat to illustrate at least a 5-foot front yard setback along Golden Avenue;
7. Acquisition of an after-the-fact Demolition Permit for the structure on Lot 1 prior to the approval of any development permits;
8. Compliance with all Engineering comments noted in the staff report;
9. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in the staff report;
10. Compliance with all Urban Forestry comments noted in the staff report; and,
11. Compliance with all Fire Department comments noted in the staff report.

3. SUB-002698-2023

Location:	South side of Haul Road, 416'± East of Schillinger Road North
Subdivision Name:	Williams Willow Subdivision, Resubdivision of Lots 6 & 7
Applicant / Agent:	Richard Williams (Justin Palmer, The Woodlands Group, Agent)
Council District:	District 7
Proposal:	Subdivision of 2 lots, 5.76± acres

Motion to approve by Nick Amberger. Second by Kirk Mattei. **Approved.**

After discussion, the Planning Commission waived Section 6.C.9. of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

1. Revision of the Final Plat to depict dedication sufficient to provide 30 feet from the centerline of Haul Road;
2. Revision of the Final Plat to illustrate the minimum building setback line for Lot A and Lot B to be located 25 feet from the point where each lot “balloons” out to a minimum width of 60 feet;
3. Revision of the Final Plat to depict lot size labels in both square feet and acres, or provision of a table on the Final Plat with the same information;
4. Revision of the Final Plat to clearly illustrate all easement locations;
5. Provision of a note on the Final Plat stating that no structure may be constructed or placed within any easement without the permission of the easement holder;
6. Provision of a note on the Final Plat stating that Lots A and B cannot be further resubdivided until such time that direct access to a compliant, fully improved roadway can be provided;
7. Compliance with all Engineering comments noted in the staff report;
8. Placement of a note on the Final Plat stating the Traffic Engineering comments noted in the staff report;
9. Compliance with all Urban Forestry comments noted in the staff report; and
10. Compliance with all Fire Department comments noted in the staff report.

4. ZON-UDC-002697

Location: 2201, 2223, & 2260 Halls Mill Road
Applicant / Agent: Legendary Investment Ventures / Dismuke Transport, LLC
 (J. Casey Pipes, Helmsing Leach, P.C., Agent)
Council District: District 3
Proposal: Rezoning from Single-Family Residential Suburban District (R-1) and Community Business Suburban District (B-3), to Office Distribution District (B-5).

Kirk Mattei recused.

Motion to approve by Nick Amberger. Second by Josh Woods. **Approved.**

After discussion, the Planning Commission determined that the following criteria prevail to support the rezoning request:

- A) Compatibility. The proposed amendment is compatible with:
 - The current development trends, if any, in the vicinity of the subject property;
 - Surrounding land uses;
 - Would not adversely impact neighboring properties; or
 - Cause a loss in property values.
- B) Capacity. The infrastructure is in place to accommodate the proposed amendment; and,
- C) Change. Changed or changing conditions in the area make an amendment necessary and desirable.

- D) Benefits Consideration. In addition, consideration was given to the City's and the larger community's best interests and the need, benefit, or public purpose of the proposed request.

As such, the Planning Commission voted to recommend Approval of the rezoning request to the City Council, subject to the following conditions:

1. No access to Karagan Drive;
2. Compliance with all Engineering, Traffic Engineering, Urban Forestry, and Fire Department comments noted in the staff report; and,
3. Full compliance with all municipal codes and ordinances.

OTHER BUSINESS

Public Hearing

Zoning Amendments for Annexed Areas

Motion to approve by Josh Woods. Second by Kirk Mattei. **Approved.**

Amendment of the Proposed Zoning Amendments for Annexed Areas to recommend zoning of Parcel I.D. R022809312000004.010 from Single-Family Residential Suburban District (R-1) to Community Business Suburban District (B-3).

Motion to approve by Josh Woods. Second by Kirk Mattei. **Approved.**

Amendment of the Proposed Zoning Amendments for Annexed Areas to recommend zoning of a portion of Parcel I.D. R022707254000004.000, as described by the revised legal description of the property submitted by the property owner, from Single-Family Residential Suburban District (R-1) to Community Business Suburban District (B-3). The balance of Parcel I.D. R022707254000004.000 is recommended to be rezoned from Single-Family Residential Suburban District (R-1) to Multi-Family Residential Suburban District (R-3).

- Kirk Mattei recused.

Motion to approve by Nick Amberger. Second by Chad Anderson. **Approved.**

Amendment of the Proposed Zoning Amendments for Annexed Areas to recommend zoning of Parcel I.D.s R023401020001048.002 and R023401020001048.003 from Single-Family Residential Suburban District (R-1) to Neighborhood Business Suburban District (B-2).

Motion to approve by Josh Woods. Second by Chad Anderson. **Approved.**

Amendment of the Proposed Zoning Amendments for Annexed Areas to recommend zoning of Parcel I.D. R023401020001010.001 from Single-Family Residential Suburban District (R-1) to Neighborhood Business Suburban District (B-2).

Motion to approve by Nick Amberger. Second by Josh Woods. **Approved.**

Amendment of the Proposed Zoning Amendments for Annexed Areas to recommend zoning of Parcel I.D. R023401012000010.000 from Single-Family Residential Suburban District (R-1) to Neighborhood Business Suburban District (B-2).

Motion to approve by Josh Woods. Second by Chad Anderson. **Approved.**

Amendment of the Proposed Zoning Amendments for Annexed Areas to recommend zoning of Parcel I.D. R023303063000033.000 from Single-Family Residential Suburban District (R-1) to Neighborhood Business Suburban District (B-2).

Motion to approve by Josh Woods. Second by Nick Amberger. **Approved.**

Amendment of the Proposed Zoning Amendments for Annexed Areas to recommend zoning of Parcel I.D.s R023303073000009.000, R023303073000009.002, and R023303073000009.003 from Single-Family Residential Suburban District (R-1) to Neighborhood Business Suburban District (B-2).

Motion to approve by Josh Woods. Second by Nick Amberger. **Approved.**

Amendment of the Proposed Zoning Amendments for Annexed Areas to recommend zoning of Parcel I.D. R022707252000026.002 from Single-Family Residential Suburban District (R-1) to Neighborhood Business Suburban District (B-2).

Motion to approve by Chad Anderson. Second by Josh Woods. **Approved.**

Amendment of the Proposed Zoning Amendments for Annexed Areas to recommend zoning of Parcel I.D. R023401020002009.000 from Single-Family Residential Suburban District (R-1) to Community Business Suburban District (B-3).

- Kenny Nichols recused.

Motion to approve by Chad Anderson. Second by Nick Amberger. **Approved.**

Amendment of the Proposed Zoning Amendments for Annexed Areas to recommend zoning of Parcel I.D.s R023303061000010.000 and R023303061000011.000 from R-1, Single-Family Residential Suburban District to Community Business Suburban District (B-3).

Motion to approve by Josh Woods. Second by Nick Amberger. **Approved.**

Amendment of the Proposed Zoning Amendments for Annexed Areas to recommend zoning of Parcel I.D.s R022707350000051.002, R022707350000051.168, R022707350000051.169, R022707350000051.170, R022707350000051.171, R022707350000051.172, R022707350000051.173, R022707350000051.174, R022707350000051.175, R022707350000051.176, R022707350000051.177, R022707350000051.178, and R022707350000055.000 from Single-Family Residential Suburban District (R-1) to Community Business Suburban District (B-3).

Motion to approve by Josh Woods. Second by Nick Amberger. **Approved.**

Amendment of the Proposed Zoning Amendments for Annexed Areas to recommend zoning of Parcel I.D. R022707361000029.000, aka 7805 Terry Drive, from Single-Family Residential Suburban District (R-1) to Neighborhood Business Suburban District (B-2).

Motion to approve by Nick Amberger. Second by Larry Dorsey. **Approved.**