

Due to the COVID-19 pandemic, we are encouraging the public to email the Planning Commission staff with any questions. The staff may be reached at planning@cityofmobile.org or at 251-208-5895. Meetings are live streamed at <https://www.youtube.com/channel/UCdLrEwf3ewSNmCNm21fvfNg>

MOBILE CITY PLANNING COMMISSION AGENDA

APRIL 1, 2021 - 2:00 P.M.

Meeting to be online.

ROLL CALL:

	Mr. Carlos Gant, <i>Chairman</i>
	Ms. Libba Latham (PJ), <i>Vice Chairman</i>
	Ms. Jennifer Denson, <i>Secretary</i>
	Mr. Cart Blackwell
	Ms. Shirley Sessions
	Mr. Allan Cameron
	Mr. Taylor Atchison
	Mr. Matt Anderson, (MD)
	Mr. Nick Amberger (AO)
	Ms. Bess Rich (CC)
	Mr. Don Hembree (PJ)
	Mr. John W. "Jay" Stubbs, Jr. (S)

(S) Supernumerary (MD) Mayor's Designee (AO) Administrative Official
(CC) City Council Representative (PJ) Planning Jurisdiction

ADOPTION OF THE AGENDA:

HOLDOVERS:

1. 3905 Dauphin Street and 220 and 226 South McGregor Avenue
(Southeast corner of South McGregor Avenue and Dauphin Street).
Council District 5

Heldover until the April 15, 2021 meeting

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a. SUB-001509-2021 (Subdivision)

Feeder Springs Subdivision

Number of Lots / Acres: 1 Lot / 10.8± Acres

Engineer / Surveyor: Wattier Surveying, Inc.

b. PUD-001506-2021 (Planned Unit Development)

Feeder Springs Senior Living

Planned Unit Development Approval to allow multiple buildings on a single building site.

Heldover until the April 15, 2021 meeting

c. PA-001507-2021 (Planning Approval)

Feeder Springs Senior Living – Senior Housing Facility

Planning Approval to allow a domiciliary care facility and nursing home in an R-3, Multi-Family Residential District.

d. ZON-001508-2021 (Rezoning)

Big River Partners (Casey Pipes, Agent)

Rezoning from R-1, Single-Family Residential District, to R-3, Multi-Family Residential District.

NEW PLANNING APPROVAL APPLICATIONS

2. 508 & 518 Dauphin Street

(North side of Dauphin Street, 47'± West of North Lawrence Street).

Council District 2

PA-001535-2021

Matthew LeMond

Planning Approval to allow a bar and restaurant with an occupancy load of over 100 people in a T5.1 Sub-District of the Downtown Development District.

GROUP APPLICATIONS:

3. 2621 Ralston Road

(South side of Ralston Road, 240'± West of South Florida Street).

Council District 5

a. PUD-001531-2021 (Planned Unit Development)

St. John's Deliverance Temple

Planned Unit Development Approval to allow multiple buildings on a single building site.

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b. ZON-001530-2021 (Rezoning)

St. John's Deliverance Temple

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

4. 2258 & 2262 Hillcrest Road

(West side of Hillcrest Road, 365'± South of Charingwood Boulevard).

Council District 6

a. PUD-001534 2021 (Planned Unit Development)

Hillcrest Self Storage

Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site.

b. PA-001533-2021 (Planning Approval)

Hillcrest Self Storage

Planning Approval to amend previously approved Planning Approval to allow the expansion of a self-storage facility in a B-2, Neighborhood Business District.

OTHER BUSINESS:

- Consideration of UDC (version 5), with proposed revisions from the March 8th and 29th business meetings, and adoption of recommendation to City Council.
- **2425 St. Stephens Road**
(Southeast corner of St. Stephens Road and Brownlee Street)
Council District 1
God's Kingdom Church Ministries
Request to alter a note on an existing subdivision plat to coincide with the conditions of recently approved (December 17, 2020) Planning Approval and Planned Unit Development applications.