

Mobile Planning Commission Minutes

May 16, 2024 – 2:00 P.M.

ADMINISTRATIVE

Roll Call

x	Mr. John W. “Jay” Stubbs, Jr., Chairman	x	Mr. Matt Anderson (MD)
x	Mr. Kirk Mattei, Vice Chairman	x	Mr. Nick Amberger (AO)
x	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)
	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, Bert Hoffman

Adoption of the Agenda.

Motion to adopt by Matt Anderson. Second by Nick Amberger. Adopted.

HOLDOVERS

1. SUB-002857-2024

Location: 1582 Leroy Stevens Road
Subdivision Name: Griffin Place Subdivision
Applicant / Agent: John T. Griffin, JTG Investments, LLC
Council District: District 6
Proposal: Subdivision of 2 lots, 1.46± acres

John Griffin and Tony Cooper were present for the application and made the following points:

- They thought that the surveyor had turned in the revised paperwork;
- They were not prepared for the recommendation of holdover;
- They were concerned that another holdover would impact the pending property sale.

Planning staff stated that another holdover was needed since the applicant had not submitted the required revisions after the prior meeting.

No one else was present regarding the application.

Motion to holdover by Matt Anderson. Second by Jennifer Denson. Heldover until the June 20, 2024 meeting.

After discussion, and at the applicant's request, the Planning Commission heldover the application until the June 20th meeting.

NEW ITEMS

2. SUB-002908-2024

Location: 1451 Butler Street
Subdivision Name: Janice Lynum Subdivision
Applicant / Agent: Natalie Durden, DSW Homes, LLC
Council District: District 1
Proposal: Subdivision of 1 lot, 1.1± acres

Nikki Ward of DSW Homes was present for the application and in agreement with the suggested considerations.

No one else was present regarding the application.

Motion to approve by Matt Anderson. Second by Nick Amberger. Approved.

After discussion, the Planning Commission waived Sections 6.C.3. and 6.C.1. of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

1. Provision of a subdivision plat in compliance with Section 5.A. of the Subdivision Regulations;
2. Revision of the Final Plat to illustrate Katye Street with compliant right-of-way and/or dedication sufficient to provide 25 feet from the centerline of Katye Street;
3. Provision of dedication sufficient to provide 30 feet from the centerline of Butler Street;
4. Provision of a label with the lot's size in both square feet and acres, or provision of a table on the Final Plat providing the same information, adjusted for dedication;
5. Revision of the Final Plat to illustrate a minimum 5-foot front yard setback along all frontages, in compliance with Article 2 Section 64-2-5.E. of the Unified Development Code for lots zoned R-1 in the Urban sub-district, adjusted for any required dedication;
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.

3. SUB-002913-2024

Location: 2065 Forest Lane
Subdivision Name: Forest Lane Estates Subdivision
Applicant / Agent: Kari Givens, Byrd Surveying, Inc.
Council District: District 3
Proposal: Subdivision of 2 lots, 0.86± acres

Gerry Byrd of Byrd Surveying was present for the application and in agreement with the suggested considerations.

No one else was present regarding the application.

Motion to approve by Jennifer Denson. Second by Matt Anderson. Approved.

After discussion, the Planning Commission waived Sections 6.C.7. and 6.C.9. of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

1. Retention of the right-of-way dedication along Forest Lane;
2. Retention of the lot sizes in both square feet and acres, or provision of a table on the Final Plat with the same information, adjusted for any required dedication;
3. Retention of the 25-foot minimum front yard setback along Forest Lane from the required dedication on the Final Plat;
4. Retention of the 45-foot setback along Kentwood Lane (with approval of a waiver of Section 6.C.9. of the Subdivision Regulations), or revision of the plat to illustrate a 25-foot setback line along Kentwood Lane if right-of-way dedication is required;
5. Retention of note on the Final Plat stating access to Kentwood Lane is denied;
6. Compliance with all Engineering comments noted in the staff report;
7. Placement of a note on the Final Plat stating the 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.

4. SUB-002916-2024

Location: 3820 Cottage Hill Road
Subdivision Name: Cottage Hill Meadows Subdivision
Applicant / Agent: Gregory & Ann Darling
Council District: District 5
Proposal: Subdivision of 2 lots, 0.70± acres

Gregory and Ann Darling were present for the application and in agreement with the suggested considerations.

No one else was present regarding the application.

Motion to approve by Matt Anderson. Second by Nick Amberger. Approved.

After discussion, the Planning Commission waived Sections 6.C.3. and 6.C.1. of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

1. Retention of the Lot 2 right-of-way dedication as illustrated in the preliminary plat;
2. Retention of the lot sizes in both square feet and acres, or provision of a table on the Final Plat providing the same information;
3. Retention of the 25-foot front yard setback along Cottage Hill Road for both lots, in compliance with Article 2 Section 64-2-5.E. of the Unified Development Code for lots zoned R-1 in the Suburban sub-district;
4. Compliance with all Engineering comments noted in the staff report;
5. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in the staff report;
6. Compliance with all Urban Forestry comments noted in the staff report; and,
7. Compliance with all Fire Department comments noted in the staff report.

5. SUB-002910-2024

Location: 6960 Moffett Road
Subdivision Name: Chavers Oaks Subdivision
Applicant / Agent: Glen Angus, GTA Ventures, LLC
Council District: District 7
Proposal: Subdivision of 45 lots, 18.41± acres

Michael Thomas of Bluewater Design LLC was present for the application and agreed to the suggested considerations.

Lynetia Crow was present regarding the application and expressed the following concerns:

- Concerned about additional traffic and its impact on turning on Moffett Road, which might impact access to her neighborhood;
- Concerned about increased traffic congestion due to the proposed number of lots; and
- Worried about drainage impacts to her property, which abuts and is downhill from the proposed development.

Mr. Thomas made the following points in response to Ms. Crowe's concerns:

- They have consulted with ALDOT regarding the proposal and the vehicular access, and will need approval from ALDOT for any proposed access;
- They have prepared preliminary drainage designs for the site and will comply with City requirements;
- There will be a large amount of buffer area on the property, which should lessen potential impacts on surrounding neighbors; and
- Appreciates the concerns expressed by the neighbors, and believes their concerns will be addressed as part of the project submittals to ALDOT and the City.

Commissioners discussed the project with the applicant and staff. They asked about the depth of the buffer, and it was stated that it would be about 180 feet. Regarding the access to Moffett Road, it was noted that the site has two existing curb-cuts, and the development will reduce that to one point of access. There was discussion regarding cul-de-sac requirements and detention facilities.

No one else was present regarding the application.

Motion to approve the request by Jennifer Denson. Second by Harry Brislin. Approved.

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

1. Revision of the plat to label Moffett Road;
2. Revision of the plat to illustrate dedication sufficient to provide 50 feet from the centerline of Moffett Road;
3. Revision of the plat to depict an adequate turnaround diameter where the proposed street will terminate, with the design approved by the Traffic Engineer, City Engineer, and the Fire Department;
4. Retention of the 25-foot corner radii where the proposed Chavers Oaks Drive will intersect with Moffett Road, in compliance with Section 6.C.6. of the Subdivision Regulations;

5. Revision of the plat to provide the size of each lot and common area in both square feet and acres, in compliance with Sections 5.A.2.(e)(4) and 5.A.2.(f) of the Subdivision Regulations, or provision of a table on the Final Plat with the same information;
6. Revision of the plat to illustrate the 25-foot front yard setback along each existing and proposed street where each abutting lot and common area is at least 60-feet wide, in compliance with Section 6.C.8. of the Subdivision Regulations, and with Article 2, Sections 64-2-5.E. and 64-2-12.E. of the UDC;
7. Completion of the rezoning process to bring the entire site under one (1) zoning classification;
8. Compliance with all Engineering comments noted in this staff report;
9. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in this staff report;
10. Compliance with all Urban Forestry comments noted in this staff report; and,
11. Compliance with all Fire Department comments noted in this staff report.

6. ZON-UDC-002843-2024

Location: 59 Hillcrest Road
Applicant / Agent: Brad Newton, P.E., McFadden Engineering, Inc.
Council District: District 6
Proposal: Rezoning from Single-Family Residential Suburban District (R-1), to Neighborhood Business Suburban District (B-2).

The applicant was present and in agreement with the suggested considerations.

No one else was present regarding the application.

Motion to approve by Nick Amberger. Second by Matt Anderson. Approved.

After discussion, the Planning Commission determined the following criteria prevail to support rezoning of the property to B-2, Neighborhood Business Suburban District:

If the rezoning request is considered for approval, the Planning Commission should determine which of the following criteria prevail to support the rezoning request:

- A) Consistency. The proposed amendment is consistent with the Comprehensive Plan; and
- B) Compatibility. The proposed amendment is compatible with:
 - (1) The current development trends, if any, in the vicinity of the subject property;
 - (2) Surrounding land uses;
 - (3) Would adversely impact neighboring properties; or
 - (4) Cause a loss in property values.

- C) Health, Safety and General Welfare. The proposed amendment promotes the community's public health, safety, and general welfare.
- D) Capacity. The infrastructure is in place to accommodate the proposed amendment; and,
- E) Change. Changed or changing conditions in a particular area make an amendment necessary and desirable.
- F) 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 rezoning the property B-2, Neighborhood Business Suburban District, subject to:

1. Compliance with all Engineering, Traffic Engineering, Urban Forestry, and Fire Department comments noted in the staff report; and,
2. Full compliance with all municipal codes and ordinances.

7. SUB-002911-2024 & SUB-SW-002912-2024

Location: 5501 Bear Fork Road
Subdivision Name: Foxglove Subdivision
Applicant / Agent: Aaron Collins, S.E. Civil Engineering & Surveying
Council District: District 7
Proposal: Subdivision of 109 lots, 113.3± acres; and request to waive the construction of a sidewalk along Bear Fork Road.

Chloe Kelly of 68 Ventures was present for the application and requested the Subdivision and Sidewalk Waiver applications be withdrawn.

No one else was present regarding the application.

Subdivision.

At the applicant's request, the application was withdrawn.

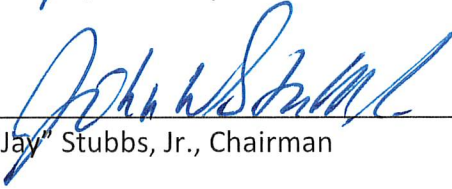
Sidewalk Waiver.

At the applicant's request, the application was withdrawn.

Minutes approved: October 16, 2025

A handwritten signature in blue ink, appearing to be 'JD', written over a horizontal line.

Jennifer Denson, Secretary

A handwritten signature in blue ink, appearing to be 'John W. Stubbs, Jr.', written over a horizontal line.

John W. "Jay" Stubbs, Jr., Chairman