

# Board of Adjustment Agenda

February 15, 2024 – 5:00 p.m.

Council Auditorium

City Hall, 103 N. Perry St.

## **BOARD OF ADJUSTMENT MEMBERS**

John Stanley, *Chairman*

George Howell, *Vice-Chairman*

Quentin Burke

Beau Holmes

Blake Markham

Bart Prince

Barry Robinson

Pickett Reese

Jennifer Shaw

---

**Land Use Division**

**Warren Adams**

**Executive Secretary**

- I. **Chairman's Message**
- II. **Approval of Minutes from the January 18, 2024 meeting.**

**February 15, 2024**

<u>Item</u>	<u>File#</u>	<u>Applicant</u>	<u>Zoning</u>	<u>Location/Request</u>	<u>Page</u>
1.	2023-051	Missouria Pinkston	AGR-1	3023 Cantelou Loop (Mobile home)	1
2.	2024-001	Alabama Power Company	M-1	Hyundai Boulevard (Power Substation)	2

*The next Board of Adjustment meeting is on March 21, 2024*

1. BD-2023-051 **PRESENTED BY:** Missouriia Pinkston

**REPRESENTING:** Same

**SUBJECT:** Request a special exception for a mobile home for living purposes to be located at 3023 Cantelou Loop in an AGR-1 (Residential Agriculture) Zoning District.

**REMARKS:** This request is being made to give the petitioner permission to place a mobile home on a 2.2-acre parcel of land. The permanent dwelling was destroyed by fire. The mobile home will be approximately 150 ft. from the front property line.

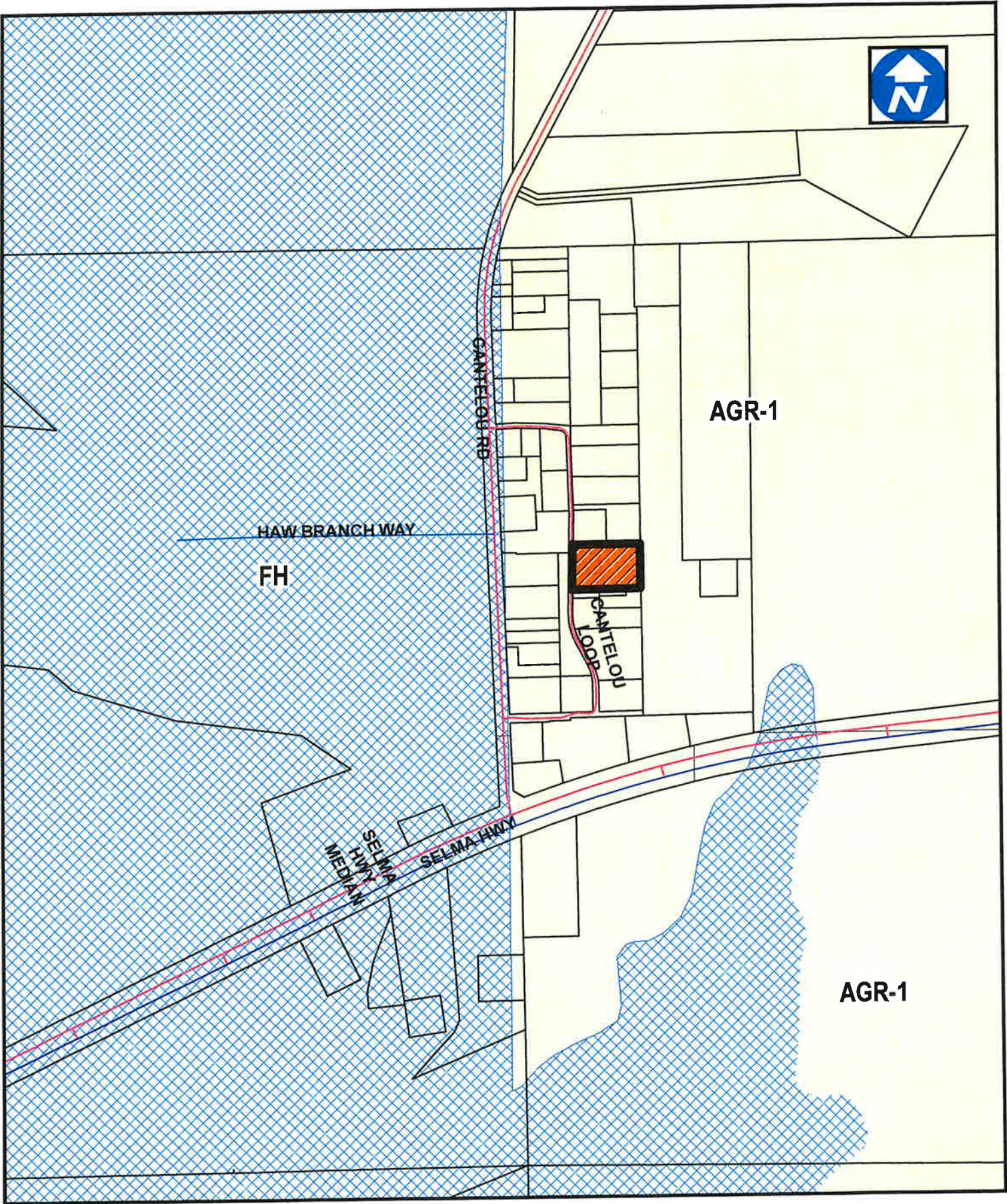
*The request is a special exception for a mobile home for living purposes.*

*This item was carried over from the December 21, 2023 meeting, due to no quorum.*

*This item was carried over from the January 18, 2024 meeting, due to no one being present to present the request.*

**CITY COUNCIL DISTRICT:** Planning Jurisdiction

**COUNTY COMMISSION DISTRICT:** 2



Site 

1 inch = 700 feet  
Item 1A



Mobile Home

CAMELOU LOOP

Site 

1 inch = 100 feet

Item 1B

2. BD-2024-001 **PRESENTED BY:** Alabama Power Company

**REPRESENTING:** Dotier, LLC

**SUBJECT:** Request a special exception for a power substation to be located on the south side of Hyundai Boulevard, approximately 600 ft. west of Norman Bridge Road, in an M-1 (Light Industrial) Zoning District

**REMARKS:** This request is being made to give the petitioner permission to construct a power substation on approximately 87 acres. There is a permanent access road that runs south off Hyundai Boulevard, adjacent to the railroad, that will access the substation that sits approximately 3,000+ ft. south of Hyundai Boulevard.

**CITY COUNCIL DISTRICT:** Police Jurisdiction

**COUNTY COMMISSION DISTRICT:** 2



M-3

M-1-Q

AGR-1

HYUNDAI  
BLVD MEDIAN

M-1

B-2-Q

HYUNDAI BLVD

HYUNDAI BLVD  
TURN LANE

M-1-Q

M-1

NORMAN BRIDGE RD

M-1

M-1

R-60-m

AGR-1

NORMAN  
BRIDGE RD  
MEDIAN

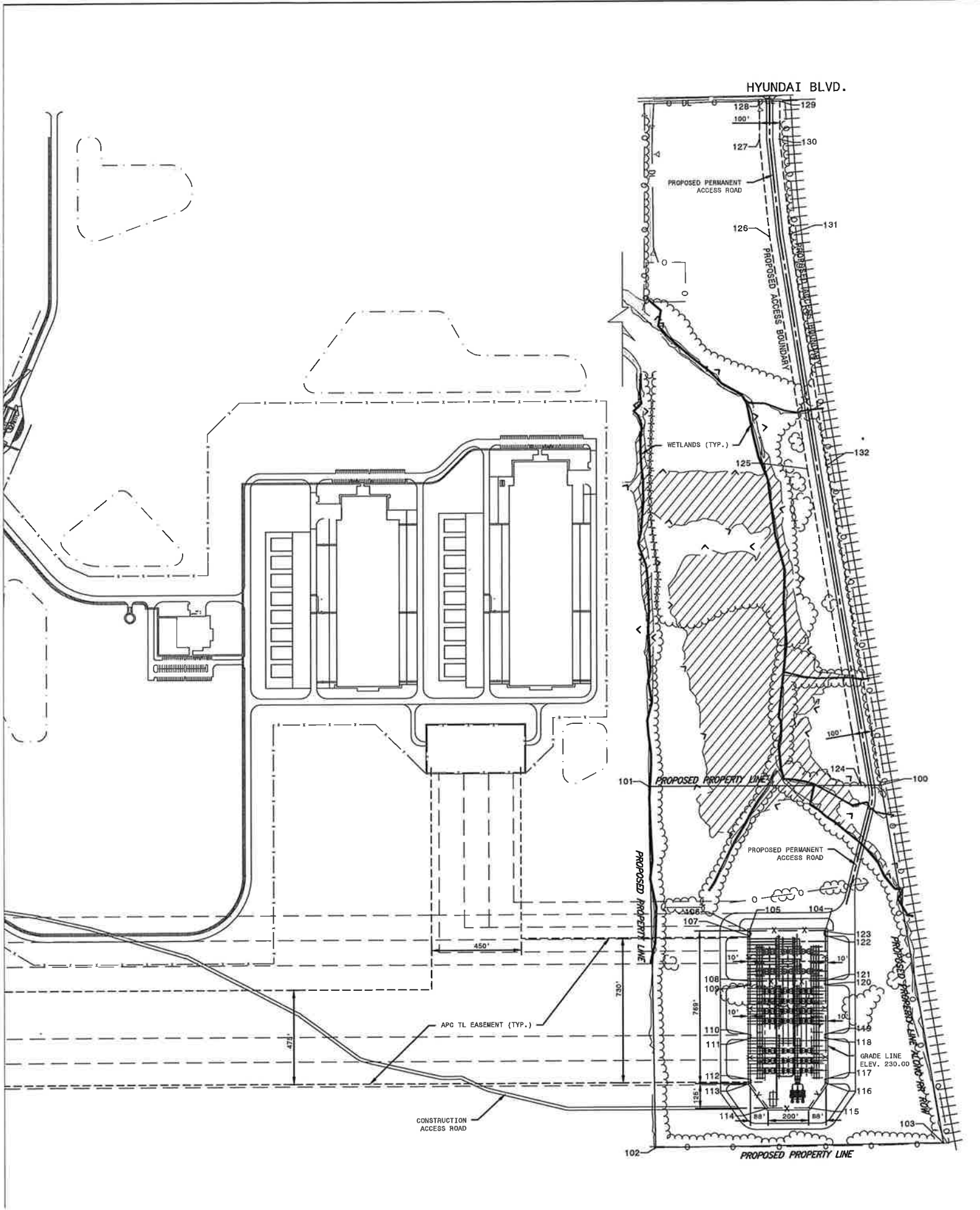
SITE



1 inch = 1,000 feet

Item \_\_\_\_\_

MAP FOR REFERENCE ONLY.  
NOT A LEGAL DOCUMENT.  
MEASUREMENTS ARE APPROXIMATE,  
NOT SURVEY GRADE





# CONSOLIDATION OVERVIEW



CONSOLIDATION PARCEL  
± 1,450.10 ACRES OR  
63,166,215 SQ. FT.

DWR WELL  
OUT PARCEL  
± 0.92 ACRES OR  
40,003 SQ. FT.

PROPOSED APC  
PARCEL  
± 87.20 ACRES OR  
3,798,617 SQ. FT.

## CONSOLIDATION OVERVIEW

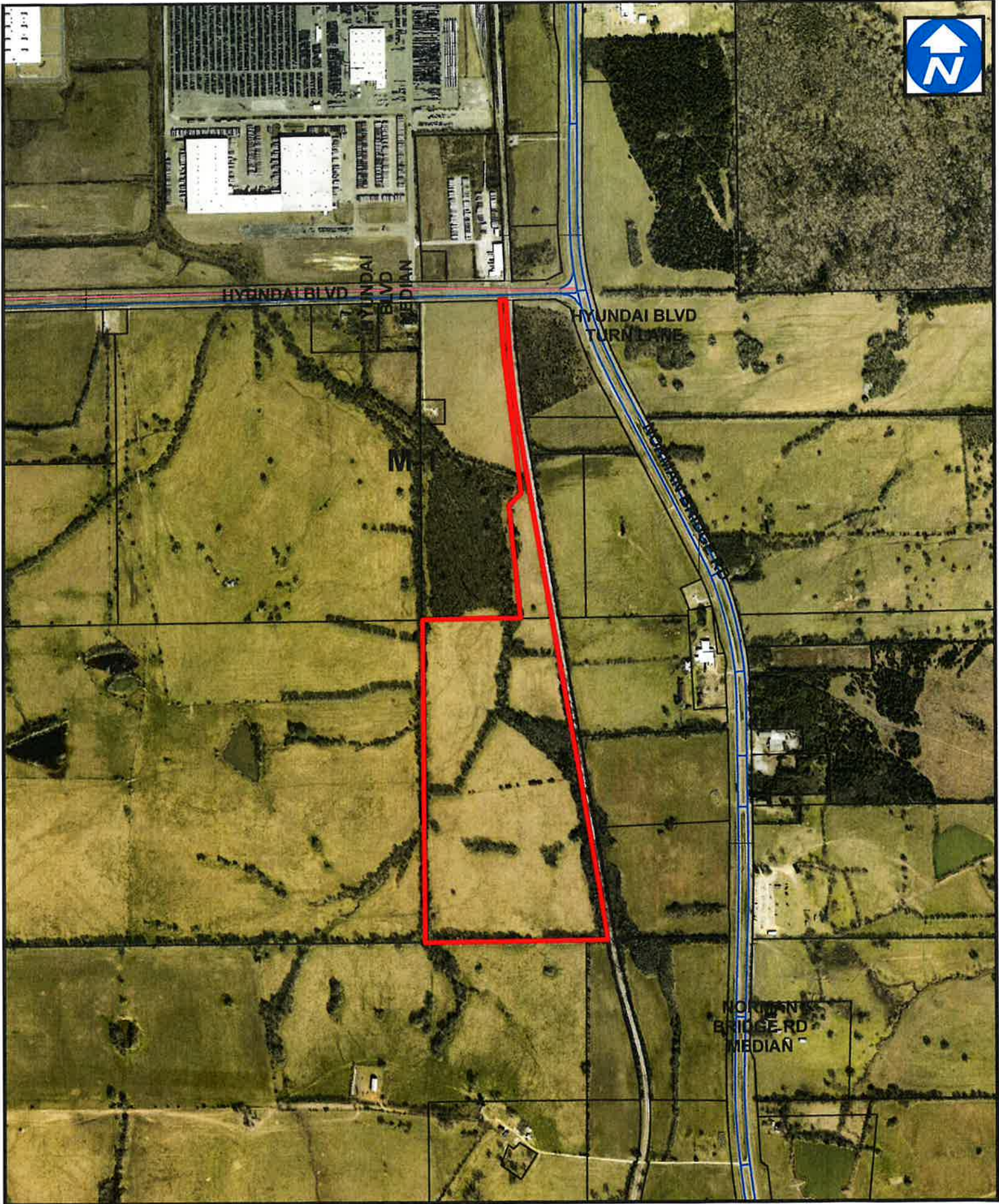
ALL THAT TRACT OR PARCEL OF LAND BEING SITUATED IN THE STATE OF ALABAMA, MONTGOMERY COUNTY, TOWNSHIP 15 NORTH, RANGE 17 EAST, SECTIONS 13, 14, 15, 22, 23 & 24



**BARGE**  
DESIGN SOLUTIONS  
1201 Front Avenue at Suite F F Columbus, GA 31901  
Phone (706) 324-4590

NO.	DESCRIPTION	DATE	BY	CHECKED	APPROVED

SHEET 1 OF 2  
FILE NO. 3828900



**MAP FOR REFERENCE ONLY.  
NOT A LEGAL DOCUMENT.  
MEASUREMENTS ARE APPROXIMATE,  
NOT SURVEY GRADE**

**SITE** 

1 inch = 1,000 feet

Item \_\_\_\_\_