

Vote delayed on Spring Hill building moratorium

► City Council holds off decision so developer can go ahead with drugstore

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Staff Reporter

Mobile City Council members said Monday they would delay for two weeks a vote on a building moratorium in the Spring Hill area in order to allow one developer to move forward with plans for a drugstore there.

Spring Hill residents had asked for the six-month hold on new construction at three intersections while the city changes its zoning laws in accordance with a neighborhood plan that residents spent the past two years developing.

The City Council was slated to vote today on the measure, which would affect three intersections.

The City Council was slated to vote today on the measure, which would affect the intersections of Old Shell Road and McGregor Avenue, Old Shell and Bit & Spur Road, and McGregor and Museum Drive.

Those intersections are the focal point of a Spring Hill master plan put together by Coral Gables, Fla.-based Dover, Kohl & Partners. The nonprofit group The Village of Spring Hill paid \$300,000 for the plan.

At a Monday meeting with council members, several local developers said they supported the plan but opposed the moratorium because it would keep people from investing in the community.

Mitchell Company representatives said it could kill a deal they are putting in place to build a CVS Pharmacy on the corner of Old Shell and McGregor.

Doug Anderson, an attorney for the developer, said the company had reached an agreement with the landowner Dec. 17 to buy the parcel. But if a moratorium was enacted, he said, the deal would likely fall through.

"My client is not going to spend big money to buy a top-rated corner not knowing what rules it would be subject to," Anderson said at the

Building moratorium delayed

A moratorium proposed by Spring Hill residents would put a six-month halt on new construction along the stretches of roads highlighted below. City leaders say they will vote on the measure in two weeks.



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City Council delays vote on Spring Hill moratorium

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meeting.

After Monday's meeting, Council President Reggie Copeland said the city would wait two weeks before voting on the moratorium to allow the developer to move forward before it is enacted.

He said Mitchell representatives would meet with Spring Hill residents to try to make sure the building fits with the residents' vision for the neigh-

borhood.

"Both parties want to work to make it comfortable for everyone," Copeland said. "We're not trying to chase developers off."

Several other developers at Monday's meeting said that while they had no proposals in the affected areas, they also did not want to see a moratorium on new buildings there because it might mean that Spring Hill would miss out on new projects.

Some Spring Hill residents championed the moratorium, though. Linda St. John, a member of The Village of Spring Hill, said the group did not want developers to skirt the proposed plan by developing their projects before the new rules go into place.

"When we make that kind of effort," said group member Mike Feore, "I expect something other than business as usual."