



# Mobile Planning Commission Results Agenda

April 16, 2026 – 2:00 P.M.

## ADMINISTRATIVE

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### 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)
x	Mr. Harry Brislin, IV		Mr. Kenny Nichols (S)
x	Mr. Larry Dorsey	x	Ms. Ellie Edwards (S)
	Mr. Chad Anderson		
(S) Supernumerary      (MD) Mayor’s Designee      (AO) Administrative Official      (CC) City Council Representative			

**Staff:** Butch Ladner, George Davis, Victoria Burch, Doug Anderson, Stephen Guthrie, Logan Anderson, Bert Hoffman, Shayla Beaco

**Adoption of the Agenda:** Motion to adopt by Jay Stubbs. Second by Matt Anderson. **Adopted.**

## NEW ITEMS

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### 1. SUB-003653-2026

**Location:** 4103 Moffett Road  
**Subdivision Name:** Brown Square Subdivision  
**Applicant / Agent:** Robert Brown, R & G Brown Properties, Inc. (Joseph N. Asarisi, Asarisi & Associates, LLC, Agent)  
**Council District:** District 1  
**Proposal:** Subdivision of 1 lot; 1.1± acres

Motion to approve by Matt Anderson. Second by Harry Brislin. **Approved.**

Motion to amend the approval to waive Section 6.B.9. of the Subdivision Regulations by Matt Anderson. Second by Jay Stubbs. **Approved.**

After discussion the Planning Commission waived Section 6.B.9. of the Subdivision Regulations (for substandard right-of-way) and Tentatively Approved the request, subject to the following conditions:

1. Retention of the lot's size in both square feet and acres, or the provision of a table on the Final Plat providing the same information;
2. Revision of the plat to illustrate a 25-foot front yard setback along Moffett Road, in compliance with Article 2, Section 64-2-14.E. of the Unified Development Code and Section 6.C.8. of the Subdivision Regulations.
3. Provision of a note on the Final Plat stating the site shall comply with the residential protection buffer requirements of Article 3, Section 64-3-8.A. of the Unified Development Code;
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.

## 2. SUB-003661-2026

**Location:** 4250 Dauphin Island Parkway  
**Subdivision Name:** Perch Creek Subdivision  
**Applicant / Agent:** McCrory & Williams, Inc., Agent  
**Council District:** District 2  
**Proposal:** Subdivision of 1 lot; 4.75± acres

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

After discussion the Planning Commission waived Section 6.C.7. of the Subdivision Regulations (for excess street frontage) and Tentatively Approved the request, subject to the following conditions:

1. Revision of the plat to illustrate right-of-way dedication sufficient to provide 50 feet from the centerline of Dauphin Island Parkway;
2. Revision of the plat to illustrate right-of-way dedication sufficient to provide 30 feet from the centerline of Winston Road;
3. Revision of the plat to illustrate right-of-way dedication sufficient to provide 25 feet from the centerline of Winston Lane;
4. Dedication of the corner radius at the intersection of Dauphin Island Parkway and Winston Road in compliance with Section 6.C.6. of the Subdivision Regulations;
5. Retention of the 25-foot corner radius at the intersection of Winston Road and Winston Lane;
6. Retention of the lot's size in both square feet and acres, or the provision of a table on the Final Plat providing the same information, adjusted for any required dedication;
7. Retention of the 25-foot front yard setback along Dauphin Island Parkway, adjusted for any required dedication;
8. Revision of the plat to illustrate a 25-foot front yard setback along Winston Road and Winston Lane, in compliance with Article 2, Section 64-2-10.E. of the Unified

Development Code and Section 6.C.8. of the Subdivision Regulations, adjusted for any required dedication.

9. Placement of a note on the Final Plat stating that no structure may be constructed or placed within any easement without the permit permission of the easement holder;
10. Placement of a note on the Final Plat stating that the future development of the site is subject to the Peninsula Overlay provisions of Article 12 of the Unified Development Code;
11. Compliance with all Engineering comments noted in the staff report;
12. Compliance with all Traffic Engineering comments noted in the staff report;
13. Compliance with all Urban Forestry comments noted in the staff report; and,
14. Compliance with all Fire Department comments noted in the staff report.

### 3. SUB-003662-2026

**Location:** 2590 Dauphin Island Parkway  
**Subdivision Name:** DIP-Triangle Subdivision  
**Applicant / Agent:** McCrory & Williams, Inc., Agent  
**Council District:** District 2  
**Proposal:** Subdivision of 1 lot; 1.85± acres

Motion to approve by Matt Anderson. Second by Harry Brislin. **Approved.**

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

1. Illustration of the 100-foot right-of-way width along Dauphin Island Parkway or dedication sufficient to provide 50 feet from the centerline of Dauphin Island Parkway;
2. Retention of the lot's size 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 building setback line along Dauphin Island Parkway, adjusted for any required dedication;
4. Placement of a note on the Final Plat stating the site is within the Peninsula Overlay and development or redevelopment of the site is subject to the applicable provisions of Article 12 of the Unified Development Code;
5. Compliance with all Engineering comments noted in the staff report;
6. Compliance with all Traffic Engineering comments noted in the staff report;
7. Compliance with all Urban Forestry comments noted in the staff report; and,
8. Compliance with all Fire Department comments noted in the staff report.

### 4. SUB-003674-2026

**Location:** 4047 Dawson Drive  
**Subdivision Name:** Shreves Estates Subdivision  
**Applicant / Agent:** Jason Shreves  
**Council District:** District 4  
**Proposal:** Subdivision of 1 lot; 0.34± acres

Motion to approve by Matt Anderson. Second by Harry Brislin. **Approved.**

After discussion the Planning Commission waived Section 6.B.9. of the Subdivision Regulations (for substandard right-of-way) and Tentatively Approved the request, subject to the following conditions:

1. Retention of the 50-foot right-of-way width along Dawson Drive, as depicted on the preliminary plat;
2. Provision of the lot's size in both square feet and acres as a label on the Final Plat, or provision of a table on the Final Plat providing the same information;
3. Retention of the 25-foot front yard setback along Dawson Drive, in compliance with Section 64-2-5.E. of the Unified Development Code and Section 6.C.8. of the Subdivision Regulations;
4. Removal of all side and any rear yard setbacks from the Final Plat;
5. Provision of a note on the Final Plat stating no structure shall be constructed in any easement without permission from the easement holder;
6. Compliance with all Engineering comments noted in the staff report;
7. Compliance with 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.

## 5. SUB-003660-2026

**Location:** 7380 Zeigler Circle South & 620 Zeigler Circle West  
**Subdivision Name:** Resubdivision of Lots 44 & 46, Revised Zeigler Airport Commercial Park Subdivision  
**Applicant / Agent:** Kari Givens, Byrd Surveying, Inc.  
**Council District:** District 7  
**Proposal:** Subdivision of 2 lots; 2.09± acres

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

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

1. Retention of the 50-foot-wide rights-of-way along Zeigler Circle South and Zeigler Circle West on the Final Plat;
2. Retention of the lot size labels in both square feet and acres, or the provision of a table on the Final Plat providing the same information;
3. Retention of the 25-foot front yard setback along all street frontages, in compliance with Article 2, Section 64-2-16.E. of the UDC and Section 6.C.8. of the Subdivision Regulations;
4. Retention of a note on the Final Plat stating no structures shall be constructed within any easement without permission from the easement holder;
5. Compliance with all Engineering comments noted in the staff report;

6. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in the staff report;
7. Compliance with all Urban Forestry comments noted in the staff report; and,
8. Compliance with all Fire Department comments noted in the staff report.

## 6. SUB-003675-2026

**Location:** 3000 Bryant Road  
**Subdivision Name:** Resubdivision of the Resubdivision of Revised Bucci Subdivision  
**Applicant / Agent:** Johana A. Bucci (Keri Coumanis, Helmsing Leach, P.C., Agent)  
**Council District:** District 3  
**Proposal:** Subdivision of 2 lots; 2.48± acres

Kirk Mattei recused.

Motion to holdover by Jay Stubbs. Second by Jennifer Denson. **Heldover until the June 18, 2026, meeting.**

After discussion the Planning Commission heldover the request until the June 18<sup>th</sup> meeting to allow the applicant time to make one of the following revisions, with associated application and notification fees submitted by May 18<sup>th</sup>, as necessary:

1. Either revise the plat to depict three (3) lots;
2. Submit a Use Variance application to allow multiple dwellings on a single building lot; or
3. Obtain a Demolition Permit for one of the dwellings on the proposed Lot 2.

## 7. SUB-003667-2026

**Location:** 258 North Hamilton Street  
**Subdivision Name:** Resubdivision of Hampton Park at Downtown North Subdivision  
**Applicant / Agent:** Kari Givens, Byrd Surveying, Inc.  
**Council District:** District 2  
**Proposal:** Subdivision of 3 lots; 0.26± acres

Motion to approve by Harry Brislin. Second by Matt Anderson. **Approved.**

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

1. Retention of the 50-foot-wide right-of-way along North Hamilton Street, as depicted on the preliminary plat;
2. Retention of the 50-foot-wide right-of-way along North Franklin Street, as depicted on the preliminary plat;
3. Retention of the lot sizes in both square feet and acres, in compliance with Section 5.A.2.(3)(3) of the Subdivision Regulations;

4. Revision of the Final Plat to illustrate the maximum allowable building setback of twelve feet (12') along both street frontages;
5. Provision of a note on the Final Plat stating that Lot 2-A is limited to one (1) curb cut access to North Franklin Street;
6. Provision of a note on the Final Plat stating that Lots 1-A and 1-B are not allowed a curb cut;
7. Compliance with all Engineering comments noted in the staff report;
8. Compliance with all 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.

## 8. SUB-003672-2026

**Location:** 1111 Government Street  
**Subdivision Name:** Oakleigh Row Subdivision  
**Applicant / Agent:** Stephen Howle, SPH Holdings, LLC  
**Council District:** District 2  
**Proposal:** Subdivision of 4 lots; 1.05± acres

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

After discussion the Planning Commission waived Section 6.C.2.(b)(4) of the Subdivision Regulations (for substandard lot width) and Tentatively Approved the request, subject to the following conditions:

1. Retention of the 100-foot-wide right-of-way along Government Street on the Final Plat;
2. Retention of the 50-foot-wide right-of-way along Church Street on the Final Plat;
3. Retention of the lot numbers on the Final Plat;
4. Revision of the plat to add a note stating that the site shall comply with the provisions of the Historic District Overlay (HDO) in Article 14 of the Unified Development Code, including the front yard dimensional standards for lots in the HDO;
5. Retention of the lot size labels in both square feet and acres on the Final Plat, or the furnishing of a table on the Final Plat providing the same information;
6. Placement of a note on the Final Plat stating that approvals from the Historic Development Department/Architectural Review Board are required prior to the issuance of any development permits;
7. Compliance with all Engineering comments noted in the staff report;
8. Compliance with all 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.

## 9. SUB-003658-2026

**Location:** 1617 Brill Road  
**Subdivision Name:** Nigzhel Christopher Landing Subdivision  
**Applicant / Agent:** Kari Givens, Byrd Surveying, Inc.

**Council District:** District 3  
**Proposal:** Subdivision of 5 lots; 1.45± acres

Motion to approve by Matt Anderson. Second by Larry Dorsey. **Approved.**

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

1. Retention of the 50-foot right-of-way width along Brill Road;
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;
3. Retention of the 25-foot minimum building setback line along Brill Road where each lot is at least 60 feet wide;
4. Placement of a note on the Final Plat stating the site is within the Peninsula Overlay and development or redevelopment of the site is subject to the applicable provisions of Article 12 of the Unified Development Code;
5. Compliance with all Engineering comments noted in the staff report;
6. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in the staff report;
7. Compliance with all Urban Forestry comments noted in the staff report; and,
8. Compliance with all Fire Department comments noted in the staff report.

## 10.SUB-003673-2026

**Location:** 4038 Leighton Place Drive  
**Subdivision Name:** Leighton Village Subdivision, Phase III  
**Applicant / Agent:** 195, LLC  
**Council District:** District 4  
**Proposal:** Subdivision of 15 lots; 4.23± acres

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

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

1. Retention of the 60-foot radius (120-foot diameter) cul-de-sac on the Final Plat;
2. Retention of the proposed street extension name and 50-foot right-of-way width label, and labeling as a public right-of-way on the Final Plat;
3. Retention of lot size labels in both square feet and acres on the Final Plat, or the furnishing of a table on the Final Plat providing the same information;
4. Retention of the setback data and site coverage data in the Site Data table on the Final Plat (20-foot front yard, 7-foot side yards, 10-foot rear yards, and 50% site coverage);

5. Retention of Note #10 on the Final Plat stating that the maintenance of the Common Areas/Detention Areas is the responsibility of the property owners and not the City of Mobile;
6. Retention of Note #12 on the Final Plat stating that no structure may be constructed or placed in any easement without the permission of the easement holder;
7. Compliance with all Engineering comments noted in the staff report;
8. Compliance with all 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.

## 11.ZON-UDC-003666-2026

**Location:** East Side of Tacon Street, 267±' North of Cameron Street  
**Applicant / Agent:** Christopher J. Hughes  
**Council District:** District 1  
**Proposal:** Rezoning from Single-Family Residential Urban District (R-1) to Community Business Urban District (B-3)

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

After discussion the Planning Commission determined the following criteria prevail to support Rezoning of the property to **B-3, Community Business Urban District:**

- A) Consistency. The proposed amendment is consistent with the Comprehensive Plan;
- B) Mistake. For a Rezoning, whether there was a mistake or error in the original zoning map; and
- C) 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.
- D) Health, Safety and General Welfare. The proposed amendment promotes the community's public health, safety, and general welfare.
- E) Capacity. The infrastructure is in place to accommodate the proposed amendment; and,
- F) Change. Changed or changing conditions in a particular area make an amendment necessary and desirable.
- G) 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 to **B-3, Community Business Urban District**, to the City Council, subject to the following condition:

1. Full compliance with all municipal codes and ordinances.

## 12.SUB-003671-2026 & MOD-003668-2026

**Location:** 4630, 4700, and 4960 Dauphin Island Parkway  
**Subdivision Name:** Perch Creek - Dockside Marina Subdivision  
**Applicant / Agent:** Don Coleman, Coleman Marine, LLC and Audubon Properties, LLC (Byrd Surveying, Inc., Agent)  
**Council District:** District 3  
**Proposal:** Subdivision of 2 lots, 19.8± acres; and request to terminate a previously approved Planned Unit Development allowing multiple buildings on a single building site.

**Subdivision:** Motion to holdover by Jay Stubbs. Second by Matt Anderson. **Heldover until the May 21, 2026, meeting.**

After discussion the Planning Commission heldover the request to the May 21<sup>st</sup> meeting to allow the applicant time to submit a concurrent rezoning application to remove the condition limiting development of the site to an approved Planned Unit Development.

**PUD Termination:** At the applicant's request the application was withdrawn from consideration.

## OTHER BUSINESS

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**Public Hearing to consider additional amendments to Appendix A, Downtown Development District, of the Unified Development Code, Chapter 64 of the Mobile City Code, 2022.**

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

**Review of Minutes from the following Planning Commission meetings:**

- September 18, 2025
- October 16, 2025

Motion to approve by Jay Stubbs. Second by Matt Anderson. **Approved.**