



Mobile Planning Commission Considerations Agenda

December 18, 2025 – 2:00 P.M.

ADMINISTRATIVE

Roll Call

x	Mr. John W. “Jay” Stubbs, Jr., Chairman	x	Mr. Matt Anderson (MD)
	Mr. Kirk Mattei, Vice Chairman	x	Mr. Nick Amberger (AO)
	Ms. Jennifer Denson, Secretary	x	Mr. Josh Woods (CC)
x	Mr. Harry Brislin, IV	x	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: Jonathan Ellzey, George Davis, Victoria Burch, Emma Hope, Stephen Guthrie, Logan Anderson, Bert Hoffman

Adoption of the Agenda: Motion to adopt by Harry Brislin. Second by Matt Anderson. **Adopted.**

HOLDOVERS

1. SUB-003517-2025

Location: 5906 U.S. Highway 90 West, extending to the North terminus of Kirk Road (Private Street)
Subdivision Name: OHM Base Subdivision
Applicant / Agent: Michele Boner, InLine, LLC
Council District: District 4
Proposal: Subdivision of 1 lot, 4.97± acres

At the applicant’s request the application was withdrawn from consideration.

2. SUB-003475-2025

Location: 5070 Old Shell Road
Subdivision Name: The Cottages at Spring Hill Subdivision
Applicant / Agent: 195, LLC
Council District: District 7
Proposal: Subdivision of 7 lots, 0.57± acres

Motion to approve by Matt Anderson. Second by Kenny Nichols.

Larry Dorsey and Ellie Edwards voted in favor of the motion.

Jay Stubbs, Harry Brislin, Nick Amberger, and Josh Woods voted in opposition.

Failing to obtain a majority, **the motion failed.**

3. ZON-CUP-003505-2025

Location: 5330 Moffett Road
Applicant / Agent: Tammy Ceasor, Liz & Lamar Group Home
Council District: District 7
Proposal: Conditional Use Permit approval to allow a Community Residence for more than five (5) persons in an R-1, Single-Family Residential Suburban District.

Motion to holdover by Jay Stubbs. Second by Matt Anderson. **Heldover until the January 15, 2025, meeting.**

After discussion and at the applicant's request, the application was heldover until the January 15th meeting, with any revisions to be submitted no later than Friday, January 2nd, to allow the applicant to address the following:

1. Submit a revised site plan depicting compliance with the site development standards of Article 3 of the Unified Development Code (UDC); and
2. Demonstrate how the request will comply with the applicable criteria for Conditional Use Permit approval, as outlined in Article 5, Section 64-5-6.E. of the UDC.

4. MOD-003524-2025

Location: 6151 Marina Drive South
Applicant / Agent: Chris Lieb, Lieb Engineering Company, LLC
Council District: District 3
Proposal: Major Modification of a previously approved Planned Unit Development allowing multiple buildings on a single building site with shared access and parking between two building sites, to allow construction of a multi-family development with 178 dwelling units in multiple buildings on a single building site with shared access and parking between two building sites.

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

After discussion the Planning Commission determined the following Findings of Fact to support modification of the previously approved Planned Unit Development:

- a. The request is consistent with all applicable requirements of this Chapter;
- b. The request is compatible with the character of the surrounding neighborhood;
- c. The request will not impede the orderly development and improvement of surrounding property;
- d. Having considered the applicable factors, the request will not adversely affect the health, safety or welfare of persons living or working in the surrounding neighborhood, or be more injurious to property or improvements in the neighborhood;
- e. The request is subject to adequate design standards to provide ingress and egress that minimize traffic hazards and traffic congestion on the public roads;
- f. The request is not noxious or offensive by reason of emissions, vibration, noise, odor, dust, smoke or gas; and
- g. The request shall not be detrimental or endanger the public health, safety or general welfare.
- h. 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 the Major Planned Unit Development Modification to the City Council, subject to the following conditions:

- 1. Provision of the lot size in square feet and acres on the Final PUD Site Plan;
- 2. Retention of the sidewalk along Marina Drive South;
- 3. Revision of the site plan to provide a pedestrian connection from the public sidewalk to the structures on the site to comply with Article 3, Section 64-3-3 of the UDC;
- 4. Revision of the site plan to connect sidewalks in front of all buildings on the site;
- 5. Revision of the site plan to break up areas of more than twelve (12) contiguous parking spaces with a landscape island;
- 6. Retention of the note on the Final PUD Site Plan stating bicycle parking spaces will be provided in compliance with Article 3, Section 64-3-12.A.9. of the UDC;
- 7. Retention of the note on the Final PUD Site Plan stating that the site will comply with parking lot lighting standards under Article 3, Section 64-3-9.C. of the UDC, and that a photometric plan will be submitted at the time of permitting;
- 8. Retention of both existing and proposed building sizes in square feet on the Final PUD Site Plan;
- 9. Retention of the note on the Final PUD Site Plan stating that the site will comply with building elevation requirements of Article 3, Section 64-3-6 of the UDC;
- 10. Provision of a note on the Final PUD Site Plan stating the maximum allowable building height is 65-feet;
- 11. Retention of the note on the Final PUD Site Plan stating that the site will comply with tree planting and landscape area requirements of Article 3, Section 64-3-7 of the UDC;
- 12. Retention of the note on the Final PUD Site Plan stating that a residential buffer compliant with Section 64-3-8 of the UDC will be provided, where the site abuts residentially developed property;
- 13. Provision of a note on the Final PUD Site Plan stating any dumpster placed on the property will comply with the placement and enclosure standards of Article 3, Section 64-3-13.A.4. of the UDC;

14. Retention of the note on the Final PUD Site Plan stating that any future development or re-development of the site may require additional PUD modifications, subject to approval by the Planning Commission and City Council;
15. Compliance with all Engineering comments noted in the staff report;
16. Compliance with all Traffic Engineering comments noted in the staff report;
17. Compliance with all Urban Forestry comments noted in the staff report;
18. Compliance with all Fire Department comments noted in the staff report;
19. Submittal to and approval by Planning and Zoning of the revised Modified Planned Unit Development site plan prior to its recording in Probate Court, and the provision of one (1) copy of the recorded site plan (hard copy and pdf) to Planning and Zoning; and,
20. Full compliance with all municipal codes and ordinances.

NEW ITEMS

5. SUB-003552-2025

Location: 58 Batre Lane
Subdivision Name: Counts Estate Subdivision
Applicant / Agent: Bryan & Stefanie Maisel, SBM Investments, LLC
Council District: District 5
Proposal: Subdivision of 1 lot, 0.13± acres

At the applicant's request the application was withdrawn from consideration.

6. SUB-003550-2025

Location: 3603 Kent Road
Subdivision Name: Resubdivision of Lot 10, Block C, First Addition to Pinewood River Subdivision
Applicant / Agent: Kari Givens, Byrd Surveying, Inc.
Council District: District 3
Proposal: Subdivision of 2 lots, 0.69± acres

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

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

1. Retention of the 60-foot-wide right-of-way along Kent Road on the Final Plat;
2. Retention of the lot sizes in square feet and acres on the Final Plat, or provision of a table on the Final Plat with the same information;
3. Retention of the 25-foot front yard setback along Kent Road on the Final Plat where each lot is at least 60 feet in width;
4. Compliance with all Engineering comments noted in the staff report;

5. Placement of a note on the Final Plat stating the 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.

7. SUB-003551-2025

Location: 1645 & 1655 Dawes Road
Subdivision Name: Farill Place Subdivision
Applicant / Agent: Kari Givens, Byrd Surveying, Inc.
Council District: District 6
Proposal: Subdivision of 2 lots, 3.22± acres

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

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

1. Retention of the right-of-way along Jeff Hamilton Road Extension, as depicted on the preliminary plat;
2. Retention of the lot sizes 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;
3. Revision of the plat to illustrate a 45-foot front yard setback along Dawes Road in lieu of right-of-way dedication;
4. Retention of the required 25-foot front yard setback along Jeff Hamilton Road Extension, in compliance with Article 2, Section 64-2-10.E. of the UDC and Section 6.C.8. of the Subdivision Regulations, adjusted for any required dedication;
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.

8. SUB-003556-2025

Location: Southwest corner of Cypress Park Drive & Shipyard Road, and the Northeast corner of Shipyard Road & Crown Drive
Subdivision Name: Creekline-Cypress Subdivision
Applicant / Agent: William M. "B.J." Lyon, Jr., Creekline, Inc.
Council District: District 4
Proposal: Subdivision of 2 lots, 40.3± acres

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

After discussion the Planning Commission waived Sections 6.C.3. (for width-to-depth ratio) and

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

1. Retention of the right-of-way widths along Cypress Park Drive, Shipyard Road, and Crown Drive on the Final Plat, as depicted on the preliminary plat;
2. Revision of the Final Plat to depict dedication of a 25-foot corner radius at the intersection of Shipyard Road and Crown Drive, or as otherwise approved by the City Engineer and the Traffic Engineering Director, unless waivers of Sections 6.B.12. and 6.C.6. of the Subdivision Regulations are granted by the Planning Commission;
3. 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, adjusted for any required dedication;
4. Revision of the Final Plat to illustrate the required 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, adjusted for any required dedication;
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.

9. SUB-003535-2025

Location: 6950 & 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

Motion to approve by Nick Amberger. Second by Kenny Nichols. **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, adjusted for any required dedication of the Moffett Road right-of-way;
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, adjusted for any required dedication;
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, Section 64-2-5.E. of the UDC, adjusted for any required dedication;
 7. Compliance with all Engineering comments noted in the staff report;
 8. Placement of a note on the Final Plat stating 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.

10.SUB-SW-003544-2025

Location: 775 Schillinger Road South
Applicant / Agent: Cook Out – Mobile, Inc. (Michael Hicks, Sambatek, Agent)
Council District: District 7
Proposal: Request to waive the construction of a sidewalk along Schillinger Road South.

Motion to deny by Matt Anderson. Second by Kenny Nichols. **Denied.**

After discussion the Planning Commission Denied the Sidewalk Waiver request.

11.ZON-CUP-003506-2025

Location: 1356 Government Street & 120 Espejo Street
Applicant / Agent: Reverend Wayne Miller, Grace Lutheran Church
Council District: District 2
Proposal: Conditional Use Permit approval to allow expansion of a religious facility in an R-1, Single-Family Residential Urban District, to permit use of an off-site single-family dwelling as offices and meeting space.

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

After discussion, the Planning Commission determined the following Findings of Fact to support approval of the Conditional Use Permit:

1. The request is consistent with all applicable requirements of this Chapter, including:
 - (a) Any applicable development standards; and
 - (b) Any applicable use regulations.
2. The request is compatible with the character of the surrounding neighborhood;
3. The request will not impede the orderly development and improvement of surrounding property; and

4. Having considered the applicable factors, the request will not adversely affect the health, safety or welfare of persons living or working in the surrounding neighborhood, or be more injurious to property or improvements in the neighborhood.
5. The request is designed to provide ingress and egress that minimizes traffic hazards and traffic congestion on the public roads;
6. The request is designed to minimize the impact on storm water facilities;
7. The request will be adequately served by water and sanitary sewer services; and
8. The request is not noxious or offensive by reason of emissions, vibration, noise, odor, dust, smoke or gas.

As such, the Planning Commission voted to recommend approval of the Conditional Use Permit to the City Council, subject to the following conditions:

1. Hours of operation limited to 10:00 AM to 4:00 PM Monday through Thursday, and 9:00 AM to 12:00 noon on Sundays;
2. Use limited to office and small group meetings;
3. Provision of a six-foot (6') high privacy fence along the North and West property lines, dropping to three feet (3') in height within the ten-foot (10') front yard setback;
4. Placement of a note on a revised site plan stating that any changes to the scope of operations or site plan may require additional review of a modified Conditional Use Permit request by the Planning Commission and approval by City Council;
5. Submittal to and approval by Planning and Zoning of a revised site plan prior to forwarding of the request for City Council hearing; and
6. Full compliance with all municipal codes and ordinances.

12.MOD-003555-2025

Location: 580 Providence Park Drive East
Applicant / Agent: Thomas Bender, Bender Clinics, LLC
Council District: District 6
Proposal: Major Modification of a previously approved Planned Unit Development amending a previously approved master plan, to allow the construction of a parking lot serving an existing healthcare facility, with shared access and parking between multiple building sites.

Harry Brislin recused.

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

After discussion the Planning Commission determined the following Findings of Fact to support modification of the previously approved Planned Unit Development:

- a. The request is consistent with all applicable requirements of this Chapter;
- b. The request is compatible with the character of the surrounding neighborhood;
- c. The request will not impede the orderly development and improvement of surrounding property;

- d. Having considered the applicable factors, the request will not adversely affect the health, safety or welfare of persons living or working in the surrounding neighborhood, or be more injurious to property or improvements in the neighborhood;
- e. The request is subject to adequate design standards to provide ingress and egress that minimize traffic hazards and traffic congestion on the public roads;
- f. The request is not noxious or offensive by reason of emissions, vibration, noise, odor, dust, smoke or gas; and
- g. The request shall not be detrimental or endanger the public health, safety or general welfare.
- h. 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 the Major Planned Unit Development Modification to the City Council, subject to the following conditions:

- 1. Revision of the site plan to clearly delineate the 32 proposed parking spaces;
- 2. Revision of the site plan to correctly count all existing and proposed parking spaces;
- 3. Revision of the site plan to depict all proposed parking spaces will have an alternative paving surface;
- 4. Placement of a note on the site plan stating that the both the existing development and proposed parking lot will fully comply with tree planting and landscape area requirements;
- 5. Provision of a compliant photometric site plan at the time of permitting;
- 6. Placement of a note on the site plan stating future development or redevelopment of the property may require approval by the Planning Commission and City Council;
- 7. Compliance with all Engineering comments noted in the staff report;
- 8. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in the staff report;
- 9. Compliance with all Urban Forestry comments noted in the staff report;
- 10. Compliance with all Fire Department comments noted in the staff report;
- 11. Submittal to and approval by Planning and Zoning of the revised Modified Planned Unit site plan prior to their recording in Probate Court, and the provision of copies of the recorded site plans (.pdf) to Planning and Zoning; and,
- 12. Full compliance with all municipal codes and ordinances.

13.SUB-003536-2025 & MOD-003533-2025

Location: 1800 Dauphin Island Parkway
Subdivision Name: Fulton Road Baptist Church Subdivision, Resubdivision of Lot 1
Applicant / Agent: Fulton Road Baptist Church (Byrd Surveying, Inc., Agent)
Council District: District 3
Proposal: Subdivision of 3 lots, 2.87± acres; and request to terminate a previously approved Planned Unit Development allowing multiple buildings on a single building site.

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

After discussion the Planning Commission waived Section 6.C.7. of the Subdivision Regulations (for excess street frontage) and 6.B.9. (for right-of-way dedication) and Tentatively Approved the request, subject to the following conditions:

1. Retention of the right-of-way widths along Magnolia Lane and Nicholas Lane, as depicted on the preliminary 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, adjusted for any required dedication;
3. Retention of the 25-foot front yard setback along all street frontages, adjusted for any required dedication;
4. Administrative approval of a Minor Modification to the Fulton Road Baptist Church Planning Approval;
5. City Council approval of the associated Planned Unit Development termination request prior to the Planning and Zoning Department signing the Final Plat;
6. Placement of a note on the Final Plat stating that the future development of each lot must comply with the Peninsula Overlay regulations of Article 12 of the UDC;
7. Compliance with all Engineering comments noted in the staff report;
8. Placement of a note on the Final Plat stating 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.

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

After discussion the Planning Commission voted to recommend approval of the Planned Unit Development Termination to the City Council, subject to the following conditions:

1. Administrative approval of a Minor Modification to the Fulton Road Baptist Church Planning Approval;
2. Full compliance with all municipal codes and ordinances.

OTHER BUSINESS
