



Mobile Planning Commission Agenda

December 18, 2025 – 2:00 P.M.

ADMINISTRATIVE

Roll Call

	Mr. John W. “Jay” Stubbs, Jr., Chairman		Mr. Matt Anderson (MD)
	Mr. Kirk Mattei, Vice Chairman		Mr. Nick Amberger (AO)
	Ms. Jennifer Denson, Secretary		Mr. Josh Woods (CC)
	Mr. Harry Brislin, IV		Mr. Kenny Nichols (S)
	Mr. Larry Dorsey		Ms. Ellie Edwards (S)
	Mr. Chad Anderson		
(S) Supernumerary (MD) Mayor’s Designee (AO) Administrative Official (CC) City Council Representative			

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

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

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.

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.

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

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

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

8. [SUB-003556-2025](#)

Location: Southwest corner of Cypress Park Drive & Shipyard Road, and the Northwest 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

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

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.

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.

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.

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.

OTHER BUSINESS
