



Mobile Planning Commission Agenda

December 7, 2023 – 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)
	Ms. Shirley Sessions		Mr. Harry Brislin, IV (S)
	Mr. Larry Dorsey		Mr. Kenny Nichols (S)
	Mr. Chad Anderson		
(S) Supernumerary (MD) Mayor’s Designee (AO) Administrative Official (CC) City Council Representative			

NEW ITEMS

1. [SUB-002723-2023](#)

Location: 3768 Spring Hill Avenue
Subdivision Name: Divine Mercy Cemetery Subdivision
Applicant / Agent: Reverend Monsignor William Skoneki, St. Ignatius Parish
Council District: District 7
Proposal: Subdivision of 1 lot, 5.29± acres

2. [SUB-002702-2023](#)

Location: 3977 Dawson Drive
Subdivision Name: Morris Landing Subdivision
Applicant / Agent: 195, LLC
Council District: District 3
Proposal: Subdivision of 1 lot, 0.12± acres

3. [ZON-CUP-002703-2023](#)

Location: 1016 Belvedere Circle East
Applicant / Agent: Tracy L. Pritchard
Council District: District 3
Proposal: Conditional Use Permit approval to allow a home-based child day care for 7-12 children in an R-1, Single-Family Residential Suburban District.

4. [ZON-UDC-002719-2023](#)

Location: 7700 Summit Court
Applicant / Agent: Brandon and Rebecca Abbott, RC Bell Daphne (Perry C. Jinright, JADE Consulting, LLC, Agent)
Council District: District 6
Proposal: Rezoning from Single-Family Residential Suburban District (R-1) to Community Business Suburban District (B-3).

5. [SUB-002724-2023](#) & [ZON-UDC-002730-2023](#)

Location: 4630, 4700, & 4960 Dauphin Island Parkway
Subdivision Name: Perch Creek - Dockside Marina Subdivision
Applicant / Agent: Don Coleman, Coleman Marine, LLC
Council District: District 3
Proposal: Subdivision of 2 lots, 19.8± acres; and Rezoning from Community Business Suburban District (B-3) to Community Business Suburban District (B-3), to remove a previous condition of rezoning approval limiting development of the site to a Planned Unit Development.

6. [MOD-002715-2023](#) & [MOD-002716-2023](#)

Location: 3650, 3704, 3708, & 3758 Spring Hill Avenue
Applicant / Agent: Father Bry Shields, St. Ignatius Parish, Mobile
Council District: District 7
Proposal: Modification of a previously approved Planning Approval and Modification of a previously approved Planned Unit Development to amend the Master Plan of an existing church and school in an R-1, Single-Family Residential Suburban District.

NEW ITEMS

Call for Public Hearing, for January 18, 2024, for the Planning Commission to consider an amendment to 64-13-2 of the Unified Development Code to provide that the ten (10) acre minimum contiguous land area required for Planned Developments shall not apply to the Village Center, Neighborhood Center and Neighborhood General sub-districts of the Spring Hill Overlay.