



Mobile Planning Commission Agenda

February 19, 2026 – 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. MOD-003571-2025 & MOD-003580-2025

Location: 4800 Moffett Road
Applicant / Agent: The Board of Water and Sewer Commissioners of the City of Mobile
(Lindsay Tucker, Garver, LLC, Agent)
Council District: District 1
Proposal: Major Modification of a previously approved Planning Approval allowing the expansion of a water treatment plant in an R-1, Single-Family Residential District, to allow the expansion of a water treatment plant in an R-1, Single-Family Residential Suburban District; and Major Modification of a previously approved Planned Unit Development allowing multiple buildings on a single building site, to allow construction of a new clarifier, pump station, and associated site improvements.

NEW ITEMS

2. SUB-003611-2026

Location: 307, 309, 311, & 317 St. Joseph Street
Subdivision Name: Adams & St. Joseph Subdivision
Applicant / Agent: Kari Givens, Byrd Surveying, Inc.
Council District: District 2
Proposal: Subdivision of 1 lot, 0.72± acres

3. SUB-003564-2025

Location: East terminus of Rose Ching Drive
Subdivision Name: Lloyd & Jayne Davis Estates Subdivision, Resubdivision of Lot 1
Applicant / Agent: James Dawson Dyess
Council District: District 7
Proposal: Subdivision of 2 lots, 10.59± acres

4. SUB-003593-2025

Location: 3431 Club House Road
Subdivision Name: Davis Place Subdivision
Applicant / Agent: Cassandra Davis
Council District: District 3
Proposal: Subdivision of 2 lots, 0.50± acres

5. SUB-003605-2026

Location: 2237 & 2247 Bear Fork Road
Subdivision Name: Resubdivision of Ledian M. Williams Subdivision
Applicant / Agent: Derrick McMillian
Council District: District 1
Proposal: Subdivision of 2 lots, 4.56± acres

6. SUB-003614-2026

Location: 6970 Laverne Drive South
Subdivision Name: Kona Subdivision
Applicant / Agent: Joseph D. Ackles
Council District: District 7
Proposal: Subdivision of 2 lots, 0.91± acres

7. SUB-003592-2025

Location: 1801 Boykin Boulevard
Subdivision Name: Gardner Row Subdivision
Applicant / Agent: Lamontis Gardner, LG7 Real Estate, LLC
Council District: District 3
Proposal: Subdivision of 3 lots, 0.80± acres

8. SUB-003602-2026

Location: 362, 364 & 366 Burton Avenue
Subdivision Name: Knowles Place Subdivision
Applicant / Agent: Kari Givens, Byrd Surveying, Inc.
Council District: District 1
Proposal: Subdivision of 4 lots, 0.55± acres

9. SUB-003594-2025

Location: 5070 Old Shell Road
Subdivision Name: The Cottages at Spring Hill Subdivision
Applicant / Agent: 195, LLC
Council District: District 7
Proposal: Subdivision of 6 lots, 0.57± acres

10. SUB-SW-003610-2026

Location: 4575 Hermitage Avenue
Applicant / Agent: Garrett Baker, KD Tillman's Corner, LLC
Council District: District 4
Proposal: Request to waive the construction of a sidewalk along Hermitage Avenue.

11. SUB-SW-003615-2026

Location: 6130 & 6140 Rangeline Road
Applicant / Agent: Mill & Marine Supply, LLC
Council District: District 4
Proposal: Request to waive the construction of a sidewalk along Rangeline Road.

12. ZON-STR-003616-2026

Location: 904 Kentucky Street
Applicant / Agent: Joan Hendrix
Council District: District 3
Proposal: Conditional Use Permit approval to allow a Short-Term Rental in an R-1, Single-Family Residential Urban District.

13. [ZON-UDC-003474-2025](#)

Location: 5101 Moffett Road
Applicant / Agent: MYMS, Inc. (Walid George Harb, Agent)
Council District: District 7
Proposal: Rezoning from Neighborhood Business Suburban District (B-2) to Community Business Suburban District (B-3).

14. [SUB-003619-2026](#) & [SUB-SW-003470-2025](#)

Location: 3244 & 3246 Dauphin Street
Subdivision Name: Chick-fil-A Dauphin Street Subdivision
Applicant / Agent: CPH Consulting, LLC (Jason Toole, P.E., Agent)
Council District: District 1
Proposal: Subdivision of 1 lot, 1.45± acres; and request to waive the construction of a sidewalk along Dauphin Street.

OTHER BUSINESS

Review of Minutes from the following Planning Commission meetings:

- April 17, 2025
- May 15, 2025
- June 12, 2025