



Mobile Planning Commission Agenda

February 22, 2024 – 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			

HOLDOVERS

1. [SUB-002777-2023](#)

Location: 5377 Moffett Road
Subdivision Name: The Hive Subdivision
Applicant / Agent: Imran Balbale (D. Todd Shirk, Agent)
Council District: District 7
Proposal: Subdivision of 11 lots, 3.2± acres

NEW ITEMS

2. [SUB-002809-2024](#)

Location: 560 Shady Oak Drive
Subdivision Name: Oak Place Subdivision
Applicant / Agent: Bryan P. Maisel, Bryan Maisel Builders, LLC
Council District: District 7
Proposal: Subdivision of 1 lot, 0.16± acres

3. [SUB-002811-2024](#)

Location: 1408 Cody Road North
Subdivision Name: Cody Road Subdivision
Applicant / Agent: Brandon Elliott, Elliott Land Developments (Michael Thomas, Bluewater Design, LLC, Agent)
Council District: District 7
Proposal: Subdivision of 1 lot, 16.44± acres

4. [SUB-002796-2023](#)

Location: North side of Industrial Parkway Extension, 570'± East of U.S. Highway 43 South
Subdivision Name: 3B South Subdivision
Applicant / Agent: Norfolk Southern Railway Company (Kristi B. Glahn, Agent)
Council District: District 2
Proposal: Subdivision of 2 lots, 882.2± acres

5. [SUB-002810-2024](#)

Location: 1852 & 1856 Butler Street
Subdivision Name: Butler-Esau Subdivision
Applicant / Agent: Lawrence Cain (Nick Hadji, SLSCO, Ltd., Agent)
Council District: District 1
Proposal: Subdivision of 2 lots, 0.25± acres

6. [SUB-SW-002808-2024](#)

Location: 7700 Summit Court
Applicant / Agent: JADE Consulting, LLC
Council District: District 6
Proposal: Request to waive the construction of sidewalks along Summit Court and Schillinger Road South.

7. [ZON-CUP-002803-2024](#)

Location: 5032 Government Boulevard
Applicant / Agent: Deborah May
Council District: District 4
Proposal: Conditional Use Permit approval to allow a home-based child daycare for 10 children in an R-1, Single-Family Residential Suburban District.

8. [SUB-002792-2023](#) & [MOD-002804-2024](#)

Location: 3201 Airport Boulevard, 410 & 450 Bel Air Boulevard
Subdivision Name: Resubdivision of Lot 1 of the Resubdivision of Lot 2 of Bel Air Mall Subdivision
Applicant / Agent: Felix Reznick, 4th Dimension Properties, LLC
Council District: District 5
Proposal: Subdivision of 2 lots, 43.01± acres; and Modification of a previously approved Planned Unit Development allowing multiple buildings on a single building site, and shared access and parking between multiple building sites.

9. [SUB-002813-2024](#) & [MOD-002814-2024](#)

Location: 4464 & 4474 Halls Mill Road
Subdivision Name: First Addition to, Resubdivision of, Paul Persons Subdivision
Applicant / Agent: Buddy Persons, Persons Development & Construction Services, LLC
Council District: District 4
Proposal: Subdivision of 1 lot, 4.31± acres; and Modification of a previously approved Planned Unit Development allowing multiple buildings on multiple building sites and reduced landscaping.

10. [SUB-002816-2024](#) & [MOD-002815-2024](#)

Location: 1109, 1111, & 1113 West I-65 Service Road North
Subdivision Name: Harris Subdivision
Applicant / Agent: Mark Harris, Harris Real Estate, LLC
Council District: District 1
Proposal: Subdivision of 3 lots, 6.54± acres; and Modification of a previously approved Planned Unit Development allowing multiple buildings on a single building site with shared parking and access.

11. [SUB-002807-2024](#) & [ZON-UDC-002806-2024](#)

Location: 4600 Cypress Business Park Drive
Subdivision Name: 4600 Business Park Subdivision
Applicant / Agent: Bestor Ward, III (Mark A. Wattier, Wattier Surveying, Inc., Agent)
Council District: District 4
Proposal: Subdivision of 2 lots, 4.42± acres; and Rezoning from Community Business Suburban District (B-3) and Office Distribution District (B-5), to Community Business Suburban District (B-3).

OTHER BUSINESS

Old Business

Planning Commission consideration of an amendment to [Article 13, Section 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.

New Business

Review of the Planning Commission filing deadline and meeting schedule for the May 2024 meeting.