



Mobile Planning Commission Agenda

January 15, 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. [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.

NEW ITEMS

2. [SUB-003570-2025](#)

Location: East side of Bay Front Road, 558’± South of Terrell Road
Subdivision Name: Bay Front Subdivision, Replat Part of Lots 1 & 2
Applicant / Agent: Hunter Smith or Daniel Clark, Smith Clark & Associates, LLC
Council District: District 3
Proposal: Subdivision of 1 lot, 0.58± acres

3. [SUB-003582-2025](#)

Location: 1558 Luling Street
Subdivision Name: C.M. Shepard Subdivision, Resubdivision of Lots 13 & 14
Applicant / Agent: Patrick Patten
Council District: District 2
Proposal: Subdivision of 1 lot, 0.58± acres

4. [SUB-003583-2025](#)

Location: 401 St. Louis Street
Subdivision Name: RGH St. Louis Subdivision
Applicant / Agent: Stephen Howle, RGH St. Louis, LLC
Council District: District 2
Proposal: Subdivision of 1 lot, 0.12± acres

5. [SUB-003584-2025](#)

Location: 313 St. Louis Street
Subdivision Name: RGH St. Louis 2 Subdivision
Applicant / Agent: Stephen Howle, RGH St. Louis, LLC
Council District: District 2
Proposal: Subdivision of 1 lot, 0.51± acres

6. [SUB-003569-2025](#)

Location: 61 Ridgelawn Drive East & 4813 Ravine Court
Subdivision Name: North Ridgelawn - Ravine Subdivision
Applicant / Agent: Daniel Clark, Smith Clark & Associates, LLC
Council District: District 5
Proposal: Subdivision of 2 lots, 1.62± acres

7. [SUB-003579-2025](#)

Location: 1600 University Boulevard South & 4217 Ezekiel Street
Subdivision Name: Logan Cottages Subdivision
Applicant / Agent: 195, LLC
Council District: District 4
Proposal: Subdivision of 7 lots, 1.67± acres

8. [ZON-UDC-003585-2025](#)

Location: 1724 Michigan Avenue
Applicant / Agent: J. Paul McClendon, Larry E. Speaks & Associates, Inc.
Council District: District 3
Proposal: Rezoning from Neighborhood Business Suburban District (B-2) to Office Distribution District (B-5).

9. [SUB-003588-2025](#) & [SUB-SW-003589-2025](#)

Location: 4800 Rutgers Road and 4688, 4702, 4726, 4738, 4758, 4770, & 4790 Bowden Road
Subdivision Name: Portside Industrial Park Subdivision, Phase I
Applicant / Agent: Patrick Garstecky, P.E., CMG Engineering, Inc.
Council District: District 4
Proposal: Subdivision of 2 lots, 11.15± acres; and request to waive the construction of sidewalks along Rutgers Road, Bowden Road, and Bucknell Drive.

10. [SUB-003587-2025](#) & [MOD-003586-2025](#)

Location: 1500 Yogger Pass (Private Road)
Subdivision Name: Rangeline Crossing Subdivision, Phase Four, Resubdivision of Lots 1 thru 3 of the Resubdivision of Lots 6 thru 11
Applicant / Agent: Goodwyn Mills Cawood, LLC
Council District: District 4
Proposal: Subdivision of 3 lots, 47± acres; and Major Modification of a previously approved Planned Unit Development allowing shared access and parking between multiple buildings sites, to modify lot lines in coordination with the proposed subdivision.

11. [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.

12. [MOD-003572-2025](#) & [MOD-003573-2025](#)

Location:	65 Mobile Street
Applicant / Agent:	UMS Wright Preparatory School
Council District:	District 1
Proposal:	Major Modification of a previously approved Planning Approval allowing the expansion of an existing private school in an R-1, Single-Family Residential District, to allow the expansion of an existing private school 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 restroom, basketball court, and a covered sidewalk.

OTHER BUSINESS

Review of Minutes from the following Planning Commission meetings:

- January 16, 2025
- February 20, 2025
- March 20, 2025