



Mobile Planning Commission Agenda

July 16, 2026 – 1:00 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			

Planning Commission Operating Rules and Procedures:

- Consider an amendment to Section 3(G) (Order of Business) to allow deliberation and determination of voting members immediately following the presentation and public hearing for each agenda item.

HOLDOVERS

1. [SUB-003730-2026](#)

Location: 1930 Bay Bridge Road Cutoff & 124 Industrial Canal Road East
Subdivision Name: Rogers Group Subdivision
Applicant / Agent: Tim Gorman, Rogers Group, Inc.
Council District: District 2
Proposal: Subdivision of 1 lot, 31.62± acres

2. [SUB-003642-2026](#)

Location: 5536 Sermon Road West, and 5660 & 5680 Sermon Road North
Subdivision Name: Willis-Sermon Connector Subdivision
Applicant / Agent: Ramshead, LLC
Council District: District 4
Proposal: Subdivision of 2 lots, 1.04± acres

3. [SUB-003675-2026](#)

Location: 3000 Bryant Road
Subdivision Name: Resubdivision of the Resubdivision of Revised Bucci Subdivision
Applicant / Agent: Johana A. Bucci (Keri Coumanis, Helmsing Leach, P.C., Agent)
Council District: District 3
Proposal: Subdivision of 2 lots; 2.48± acres

4. [ZON-CUP-003725-2026](#)

Location: 6455 Howells Ferry Road
Applicant / Agent: Grace Redemption Community Church (Darlett Lucy-Gulley, Agent)
Council District: District 7
Proposal: Request for Conditional Use Permit approval to establish and operate a religious facility on property zoned R-1, Single-Family Residential Suburban District.

5. [ZON-UDC-003728-2026](#)

Location: 97 Center Drive
Applicant / Agent: Silvertone Enterprise, LLC (Casey Pipes, Helmsing Leach, P.C., Agent)
Council District: District 5
Proposal: Rezoning from Single-Family Residential Suburban District (R-1) to Multi-Family Residential Suburban District (R-3).

EXTENSIONS

6. [SUB-003327-2025](#)

Location: 5451 Halls Mill Road
Subdivision Name: Cloverleaf Plaza Unit One Subdivision
Applicant / Agent: Velmeir Acquisition Services, LLC
Council District: District 4
Proposal: Extension of the Approval of a 2-lot subdivision, 26.67± acres

NEW ITEMS

7. [SUB-003757-2026](#)

Location: 3812-A Bay Front Road
Subdivision Name: Sunrise Prayer House Subdivision
Applicant / Agent: Ricky Dixon
Council District: District 3
Proposal: Subdivision of 1 lot, 0.15± acres

8. [SUB-003771-2026](#)

Location: 2620 Rose Court
Subdivision Name: Annie's Place Subdivision
Applicant / Agent: Byrd Surveying, Inc.
Council District: District 6
Proposal: Subdivision of 1 lot, 0.89± acres

9. [SUB-003783-2026](#)

Location: Northwest corner of Elmira Street and Chatham Street
Subdivision Name: Corsey-Singleton Estates at Oakleigh Subdivision
Applicant / Agent: Devin Singleton Blakely
Council District: District 2
Proposal: Subdivision of 1 lot, 0.14± acres

10. [SUB-003743-2026](#)

Location: 130 Myrtlewood Lane
Subdivision Name: Marshall Addition to Myrtlewood Lane Subdivision
Applicant / Agent: Steve Sheridan, Sheridan Contractors, Inc.
Council District: District 5
Proposal: Subdivision of 2 lots, 0.67± acres

11. [SUB-003775-2026](#)

Location: 4297 Riviere Du Chien Road
Subdivision Name: Du Chien Subdivision, Resubdivision of Lot 1
Applicant / Agent: Christopher Haase, 2CJ-Mobile, LLC
Council District: District 4
Proposal: Subdivision of 3 lots, 10.63± acres

12. [SUB-003722-2026](#)

Location: 1645 & 1655 Dawes Road
Subdivision Name: Pecan Ridge Estates Subdivision
Applicant / Agent: Jared Oates (Amy Oates, Agent)
Council District: District 6
Proposal: Subdivision of 4 lots, 1.61± acres

13. [SUB-003723-2026](#)

Location: 101 Marine Street
Subdivision Name: The Residences at Oakleigh Subdivision, Phase Two
Applicant / Agent: Oakleigh Development Partners, LLC (Trae Corte, Agent)
Council District: District 2
Proposal: Subdivision of 4 lots, 0.57± acres

14.SUB-003781-2026

Location: 1308 Old Shell Road and 109 North Ann Street
Subdivision Name: Old Shell Landings Subdivision
Applicant / Agent: Ellis Foster, Old Shell & Ann, LLC
Council District: District 2
Proposal: Subdivision of 10 lots, 1.3± acres

15.SUB-003758-2026

Location: 162 and 186 East Drive
Subdivision Name: SpringHill Villas Subdivision
Applicant / Agent: SpringHill Villas, LLC (Jonathan Petty, P.E., Axis Engineering Group, LLC, Agent)
Council District: District 5
Proposal: Subdivision of 13 lots, 3.96± acres

16.SUB-003750-2026

Location: North side of Grelot Road, 1,110'± East of Leroy Stevens Road, extending North, 2,730'± to the South terminus of Navion Drive
Subdivision Name: Cavallo Ridge Subdivision
Applicant / Agent: Brandon Mason, DHI Engineering, LLC
Council District: District 6
Proposal: Subdivision of 141 lots, 51.7± acres

17.SUB-SW-003761-2026

Location: 380 Schillinger Road North
Applicant / Agent: Anthony T. Fadalla (Byrd Surveying, Inc., Agent)
Council District: District 7
Proposal: Request to waive the construction of a sidewalk along 7th Avenue.

18.MOD-003753-2026

Location: East side of Hillcrest Road, 290'± South of Grelot Road
Applicant / Agent: Lukas Benedetto, Piazza Kitchen & Patio
Council District: District 6
Proposal: Major Modification of a previously approved Planned Unit Development allowing multiple buildings on a single building site and shared access between multiple building sites, to allow construction of a restaurant on a single building site with shared access between multiple building sites.

19. [MOD-003792-2026](#)

Location: 1, 3, and 5 Mobile Infirmary Circle (Private Road); 166 Mobile Infirmary Drive (Private Road); 168, 169, 171, 176, 177, 185, 190, 191, and 196 Mobile Infirmary Boulevard; and 1700, 1720, 1740, 1768, and 1806 Spring Hill Avenue

Applicant / Agent: Mobile Infirmary

Council District: Districts 1 & 2

Proposal: Major Modification of a previously approved Planned Unit Development allowing multiple buildings on a single building site and shared access and parking between building sites to facilitate expansion of an existing hospital emergency room and incorporation of an additional lot into the development.

20. [ZON-UDC-003734-2026](#)

Location: 4600-A Hamilton Boulevard

Applicant / Agent: K & R Diesel Repair (Byrd Surveying, Inc., Agent)

Council District: District 4

Proposal: Rezoning from Residential Agricultural District (R-A) to Heavy Industry District (I-2).

21. [ZON-UDC-003749-2026](#)

Location: 2604 St. Stephens Road

Applicant / Agent: Nadra Williams

Council District: District 2

Proposal: Rezoning from Single-Family Residential Urban District (R-1) to Limited Neighborhood Business Urban District (LB-2).

22. [ZON-UDC-003752-2026](#)

Location: 4460 Dauphin Island Parkway

Applicant / Agent: Matthew Noel, Daddy's Boy Seafood

Council District: District 3

Proposal: Rezoning from Single-Family Residential Suburban District (R-1) to Maritime Light District (ML).

23. [ZON-UDC-003770-2026](#)

Location: 1509 Navco Road

Applicant / Agent: Bayview Auto, LLC

Council District: District 3

Proposal: Rezoning from Neighborhood Business Suburban District (B-2) to Community Business Suburban District (B-3).

24. [ZON-UDC-003777-2026](#)

Location: 255 Church Street
Applicant / Agent: James F. Watkins, Maynard Nexsen, PC
Council District: District 2
Proposal: Amendment to the Downtown Development District Regulating Plan to Rezone the property from T-5.2 to T-6.

25. [ZON-UDC-003780-2026](#)

Location: 1451 Cedar Crescent Drive
Applicant / Agent: John S. Ray, Tenacious 4, LLC
Council District: District 2
Proposal: Rezoning from Multi-Family Residential Suburban District (R-3) to Multi-Family Residential Suburban District (R-3) to remove a previously approved rezoning condition limiting the number of mobile dwellings on the site to 133 units.

26. [ZON-UDC-003784-2026](#)

Location: West side of Weinacker Avenue, 151'± North of Virginia Street
Applicant / Agent: MG Property Services, LLC
Council District: District 2
Proposal: Rezoning from Single-Family Residential Urban District (R-1) to Two-Family Residential Urban District (R-2).

27. [SUB-003760-2026](#) & [SUB-SW-003756-2026](#)

Location: 4086 Riviere Du Chien Road
Subdivision Name: Hackbarth Gardens Subdivision
Applicant / Agent: Robert & Carol Hackbarth (Patrick Garstecki, P.E., CMG Engineers, Inc., Agent)
Council District: District 4
Proposal: Subdivision of 1 lot, 19.2± acres; and request to waive the construction of sidewalks along Riviere Du Chien Road and Lloyd Station Road.

28.SUB-003755-2026 & MOD-003762-2026

Location: 753 and 755 Bolling Brothers Boulevard
Subdivision Name: 90/65 Commercial Park Subdivision
Applicant / Agent: Elizabeth Tonsmeire, McGowin Properties, LTD
Council District: District 3
Proposal: Subdivision of 3 lots, 34.3± acres; and Major Modification of a previously approved Planning Approval allowing a baseball park, stadium, ice rink, and museum in a B-3, Community Business Suburban District, to modify lot lines in coordination with the proposed subdivision and remove two (2) lots from the existing Planning Approval.

29.SUB-003787-2026 & ZON-UDC-003788-2026

Location: 2694 Government Boulevard and 2750, 2754, and 2756 Brookley Avenue
Subdivision Name: Sagging Oaks Subdivision
Applicant / Agent: Byrd Surveying, Inc.
Council District: District 2
Proposal: Subdivision of 1 lot, 2.53± acres; and Rezoning from Single-Family Residential Suburban District (R-1), Buffer Business Suburban District (B-1), and Neighborhood Business Suburban District (B-2), to Community Business Suburban District (B-3).

30.SUB-003785-2026 & ZON-UDC-003786-2026

Location: 320 & 330 Western Drive
Subdivision Name: Aiden Property Subdivision
Applicant / Agent: Byrd Surveying, Inc.
Council District: District 1
Proposal: Subdivision of 2 lots, 2.41± acres; and Rezoning from Community Business Suburban District (B-3) and Light Industry District (I-1), to Light Industry District (I-1).

31.SUB-003791-2026 & ZON-UDC-003793-2026

Location: 4213 & 4221 Spring Valley Drive South
Subdivision Name: Resubdivision of Lots 3 & 5, Spring Valley Subdivision Unit 2, & Lot 7, Addition to Spring Valley Subdivision
Applicant / Agent: Sawgrass Consulting, LLC
Council District: District 4
Proposal: Subdivision of 2 lots, 0.87± acres; and Rezoning from Single-Family Residential Suburban District (R-1) and Multi-Family Residential Suburban District (R-3), to Single-Family Residential Suburban District (R-1).

32.SUB-003731-2026 & ZON-UDC-003732-2026

Location: 2665 Government Boulevard and 604 and 610 Mandrell Street
Subdivision Name: Sunset Estates Subdivision
Applicant / Agent: Bryant Properties (Byrd Surveying, Inc., Agent)
Council District: District 2
Proposal: Subdivision of 3 lots, 1.69± acres; and Rezoning from Single-Family Residential Suburban District (R-1) and Neighborhood Business Suburban District (B-2) to Single-Family Residential Suburban District (R-1) and Community Business Suburban District (B-3).

33.SUB-003789-2026 & ZON-UDC-003790-2026

Location: Northwest corner of Bear Fork Road and Moffett Road
Subdivision Name: Moffett-Bear Fork Subdivision, Resubdivision of Lot 2
Applicant / Agent: Byrd Surveying, Inc.
Council District: District 7
Proposal: Subdivision of 3 lots, 12.63± acres; and Rezoning from Single-Family Residential Suburban District (R-1) to Community Business Suburban District (B-3).

OTHER BUSINESS

Adoption of the 2026 – 2027 Planning Commission filing deadline and meeting schedule.

Review of Minutes from the following Planning Commission meetings:

- January 15, 2026
- February 19, 2026
- March 19, 2026
- April 16, 2026
- May 21, 2026