



# Mobile Planning Commission Results Agenda

March 19, 2026 – 2:00 P.M.

## ADMINISTRATIVE

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### Roll Call

x	Mr. John W. “Jay” Stubbs, Jr., Chairman	x	Mr. Matt Anderson (MD)
x	Mr. Kirk Mattei, Vice Chairman	x	Mr. Nick Amberger (AO)
	Ms. Jennifer Denson, Secretary	x	Mr. Josh Woods (CC)
x	Mr. Harry Brislin, IV	x	Mr. Kenny Nichols (S)
x	Mr. Larry Dorsey		Ms. Ellie Edwards (S)
x	Mr. Chad Anderson		
(S) Supernumerary      (MD) Mayor’s Designee      (AO) Administrative Official      (CC) City Council Representative			

**Staff:** Peter Toler, Jonathan Ellzey, George Davis, Victoria Burch, Doug Anderson, Stephen Guthrie, Logan Anderson, Bert Hoffman, Shayla Beaco

**Adoption of the Agenda:** Motion to adopt by Josh Woods. Second by Matt Anderson. **Adopted.**

**Order of Hearing:** Agenda items #1 - #7, Agenda item #9, Agenda item #8, Agenda items #10 - #11

## HOLDOVERS

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### 1. 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

Motion to approve by Matt Anderson. Second by Harry Brislin. **Approved.**

After discussion the Planning Commission Tentatively Approved the request, subject to the following conditions:

1. Retention of the 60-foot-wide right-of-way along Bear Fork Road on the Final Plat;
2. Retention of the lot size labels in both square feet and acres, or the provision of a table on the Final Plat with the same information;
3. Retention of the 25-foot front yard setback along Bear Fork Road on the Final Plat;

4. Removal of side and rear yard setbacks from the Final Plat;
5. Placement of a note on the Final Plat stating no structures are permitted in any easement without permission from the easement holder;
6. Compliance with all Engineering comments noted in the staff report;
7. Compliance with all Traffic Engineering comments noted in the staff report;
8. Compliance with all Urban Forestry comments noted in the staff report;
9. Compliance with all Fire Department comments noted in the staff report; and
10. Full compliance with all other applicable codes and ordinances.

## 2. 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

Motion to approve by Matt Anderson. Second by Nick Amberger. **Approved.**

After discussion the Planning Commission waived Section 9.E.3.(c)(3)b.8.i of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

1. Revision of the plat to depict that a minimum of 30 feet exists between the subject site and the centerline of Old Shell Road;
2. Illustration of the 6-foot minimum building setback line along all street frontages on the Final Plat, excluding the alleys, as measured from any required right-of-way dedication;
3. Illustration of the 25-foot maximum building setback line along all street frontages on the Final Plat, excluding the alleys, as measured from any required right-of-way dedication;
4. Placement of a note on the Final Plat stating that parking is to be accessed by either secondary frontages or alleys wherever possible;
5. Placement of a note on the Final Plat stating that sidewalk and streetscape improvements are to be installed at the time of property development;
6. Retention of the lot size labels in both square feet and acres on the Final Plat, adjusted for any required dedication, or the provision of a table on the Final Plat with the same information;
7. Placement of a note on the Final Plat stating that lots exceeding 4,000 square feet have a maximum of 70% site coverage, while lots less than 4,000 square feet do not have a maximum site coverage allowance;
8. Revision of the plat to remove setbacks from the "Site Data Table";
9. Placement of a note stating that no structures exceeding three (3) stories tall may be constructed;
10. Placement of a note on the Final Plat stating that all new dwellings must be a minimum of sixty percent (60%) to one hundred percent (100%) of the lot frontage;
11. Compliance with all Engineering comments noted in the staff report;

12. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in the staff report;
13. Compliance with all Urban Forestry comments noted in the staff report; and,
14. Compliance with all Fire Department comments noted in the staff report.

## NEW ITEMS

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### 3. SUB-003629-2026

**Location:** 2449 & 2453 Eslava Creek Parkway  
**Subdivision Name:** Sheet Metal Workers Local Union 441 JATC Subdivision  
**Applicant / Agent:** Thomas E. Fisher, II  
**Council District:** District 2  
**Proposal:** Subdivision of 1 lot, 0.85± acres

Motion to approve by Nick Amberger. Second by Matt Anderson. **Approved.**

After discussion the Planning Commission waived Section 6.B.9. of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

1. Retention of the lot size in both square feet and acres, or the provision of a table on the Final Plat providing the same information, adjusted for any required dedication;
2. Dedication of the corner radius at the intersection of Eslava Creek Drive and Pinehill Drive in compliance with Section 6.C.6 of the Subdivision Regulations, as approved by the City Engineer and Traffic Engineer;
3. Revision of the plat to illustrate a 25-foot front yard setback along both street frontages.
4. Placement of a note on the Final Plat stating that no structure may be constructed or placed within any easement without the permission of the easement holder;
5. Compliance with all Engineering comments noted in the staff report;
6. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in the staff report;
7. Compliance with all Urban Forestry comments noted in the staff report; and,
8. Compliance with all Fire Department comments noted in the staff report.

### 4. SUB-003632-2026

**Location:** 360 Palmetto Street  
**Subdivision Name:** Holiday Inn Relo Tower Subdivision  
**Applicant / Agent:** Shawn Blassingill, Municipal Communications, LLC (Patton Hahn or Mary Palmer, Baker Donelson Law Firm, Agent)  
**Council District:** District 2  
**Proposal:** Subdivision of 2 lots, 0.14± acres

Motion to approve by Harry Brislin. Second by Chad Anderson. **Approved.**

After discussion the Planning Commission Tentatively Approved the request, subject to the following conditions:

1. Retention of the 50-foot-wide street right-of-way labels along both streets on the Final Plat;
2. Retention of the lot numbers on the Final Plat;
3. Revision of the plat to illustrate a 25-foot minimum front yard setback line along both street frontages on the Final Plat;
4. Retention of the lot size labels in both square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
5. Placement of a note on the Final Plat stating that no structure may be placed or constructed within any easement without the permission of the easement holder;
6. Compliance with all Engineering comments noted in the staff report;
7. Placement of a note on the Final Plat stating the Traffic Engineering comments noted in the staff report;
8. Compliance with all Urban Forestry comments noted in the staff report; and
9. Compliance with all Fire Department comments noted in the staff report.

## 5. 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

Motion to holdover by Jay Stubbs. Second by Matt Anderson. **Heldover until the May 21, 2026, meeting.**

After discussion the Planning Commission heldover the request until the May 21<sup>st</sup> meeting, with all required revisions and fees submitted by May 3<sup>rd</sup>, to allow the applicant time to address the following:

1. Revise the application to reflect a three (3)-lot subdivision, including the area of Collins Property Subdivision as the third lot;
2. Revise the plat to include the Common Area of Collins Subdivision, First Addition, within the boundaries of the proposed subdivision;
3. Obtain written consent from all property owners within Collins Subdivision, First Addition, for submission of the application, as the Common Area must be included; and
4. Re-advertise the subdivision request as a three (3)-lot subdivision, including notifying property owners adjacent to and across public streets from the Collins Property Subdivision area, as well as all property owners within Collins Subdivision, First Addition.

## 6. SUB-003647-2026

**Location:** 720 Museum Drive  
**Subdivision Name:** Armory Subdivision  
**Applicant / Agent:** Phillip Burton or Kathy Sherman, Museum Partners, LLC  
**Council District:** District 7  
**Proposal:** Subdivision of 3 lots, 4.56± acres

Kenny Nichols recused.

Motion to approve by Harry Brislin. Second by Nick Amberger. **Approved.**

After discussion the Planning Commission waived Section 9.E.3.(c)(3)b.8. of the Subdivision Regulations (for turning lanes on Museum Drive and North McGregor Avenue, planting strips, tree counts and spacing) and Tentatively Approved the request, subject to the following conditions:

1. Submittal of the required copies of the recorded Fort Hardman Subdivision, Resubdivision of Lots 1 & 2 to staff prior to the signing of the new plat;
2. Retention of the existing right-of-way widths on the Final Plat, as depicted on the preliminary plat;
3. Retention of the lot sizes in both square feet and acres, or the provision of a table on the Final Plat with the same information;
4. Retention of the principal building façade build-to zone between six-feet (6') and eighteen-feet (18') from the front property line along both street frontages;
5. Provision of a right turn lane, as recommended by the Traffic Impact Study, and as by the applicant;
6. Provision of a streetscape consistent with other developments in the Village of Spring Hill, as proposed by the applicant;
7. Provision of six (6) frontage trees along North McGregor Avenue, as proposed by the applicant;
8. Compliance with all Engineering comments noted in the staff report;
9. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in the staff report;
10. Compliance with all Urban Forestry comments noted in the staff report; and,
11. Compliance with all Fire Department comments noted in the staff report.

## 7. SUB-003650-2026

**Location:** 2200 Green Street  
**Subdivision Name:** Resubdivision of Lots 4, 5, 6, 7 and 8, Block D, Division 7, Owens, Sims, Griffin, & Earle Subdivision of the St Louis Tract Subdivision  
**Applicant / Agent:** Karlos Finley, Africatown Redevelopment Corporation  
**Council District:** District 2  
**Proposal:** Subdivision of 3 lots, 0.54± acres

Kirk Mattei recused.

Motion to approve by Harry Brislin. Second by Matt Anderson. **Approved.**

After discussion the Planning Commission waived Section 6.B.9. of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

1. Retention of the 25-foot corner radius on Lot 1 where Green Street and Susie Ansley Street intersect;
2. Retention of the lot size labels in both square feet and acres, adjusted for any required dedication, or the provision of a table on the Final Plat with the same information;
3. Retention of at least a 5-foot front yard setback along each street frontage, adjusted for any required dedication;
4. Removal of the side and rear yard setbacks from the Final Plat;
5. Placement of a note on the Final Plat stating development of the site is subject to the applicable provisions of Article 11 of the UDC regarding the Africatown Overlay and Africatown Safety Zone regulations;
6. Compliance with all Engineering comments noted in the staff report;
7. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in the staff report;
8. Compliance with all Urban Forestry comments noted in the staff report; and
9. Compliance with all Fire Department comments noted in the staff report.

## 8. SUB-003627-2026

**Location:** 1805 Larkwood Drive  
**Subdivision Name:** Larkwood Miller Lane Subdivision  
**Applicant / Agent:** Chance A. Lane  
**Council District:** District 1  
**Proposal:** Subdivision of 4 lots, 0.74± acres

Motion to approve by Matt Anderson. Second by Harry Brislin. **Approved.**

After discussion the Planning Commission Tentatively Approved the request, subject to the following conditions:

1. Retention of the 50-foot-wide right-of-way along Larkwood Drive, as depicted on the preliminary plat;
2. Revision of the plat to illustrate dedication sufficient to provide 25 feet from the centerline of Harris Road, unless a waiver of Section 6.B.9. of the Subdivision Regulations is approved;
3. Retention of the lot sizes in both square feet and acres, or the provision of a table on the Final Plat providing the same information, adjusted for any required dedication;
4. Retention of the required 25-foot front yard setback along all street frontages, in compliance with Article 2, Section 64-2-10.E. of the UDC and Section 6.C.8. of the Subdivision Regulations, adjusted for any required dedication;
5. Compliance with all Engineering comments noted in the staff report;

6. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in the staff report;
7. Compliance with all Urban Forestry comments noted in the staff report; and,
8. Compliance with all Fire Department comments noted in the staff report.

## 9. SUB-003648-2026

**Location:** 1105, 1107, 1109, 1111, 1113, & 1115 Edwards Street  
**Subdivision Name:** Resubdivision of the Plat of Henry Cisco Subdivision  
**Applicant / Agent:** Karlos Finley, Africatown Redevelopment Corporation  
**Council District:** District 2  
**Proposal:** Subdivision of 4 lots, 0.47± acres

Kirk Mattei recused.

Motion to approve by Matt Anderson. Second by Harry Brislin. **Approved.**

After discussion the Planning Commission waived Sections 6.B.9. (for right-of-way dedication), 6.C.2.(a)(1) (for substandard lot area) and 6.C.2.(b)(3) (for substandard lot width) of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

1. Retention of the lot size labels in both square feet and acres, adjusted for any required dedication, or the provision of a table on the Final Plat with the same information;
2. Revision of the plat to illustrate at least a 5-foot front yard setback along Edwards Street, adjusted for any required dedication;
3. Placement of a note on the Final Plat stating development or redevelopment of the site is subject to the applicable provisions of Article 11 of the UDC regarding the Africatown Overlay and Africatown Safety Zone regulations;
4. Compliance with all Engineering comments noted in the staff report;
5. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in the staff report;
6. Compliance with all Urban Forestry comments noted in the staff report; and
7. Compliance with all Fire Department comments noted in the staff report.

## 10.SUB-SW-003649-2026

**Location:** 3180 Dauphin Street  
**Applicant / Agent:** Brew Horizons, LLC  
**Council District:** District 1  
**Proposal:** Request to waive the construction of a sidewalk along Dauphin Street.

Motion to approve by Jay Stubbs. Second by Nick Amberger. **Approved.**

After discussion the Planning Commission approved the Sidewalk Waiver request.

## 11.MOD-003646-2026

<b>Location:</b>	1879 Conception Street Road
<b>Applicant / Agent:</b>	MAWSS (McCrary & Williams, Inc., Agent)
<b>Council District:</b>	District 2
<b>Proposal:</b>	Major Modification of a previously approved Planned Unit Development allowing multiple structures on a single building site, to allow the construction of two (2) electrical buildings with a combined total area of approximately 1,200 square feet.

Motion to approve by Matt Anderson. Second by Nick Amberger. **Approved.**

After discussion the Planning Commission determined the following Findings of Fact to support modification of the previously approved Planned Unit Development:

- a. The request is consistent with all applicable requirements of this Chapter;
- b. The request is compatible with the character of the surrounding neighborhood;
- c. The request will not impede the orderly development and improvement of surrounding property;
- d. Having considered the applicable factors, the request will not adversely affect the health, safety or welfare of persons living or working in the surrounding neighborhood, or be more injurious to property or improvements in the neighborhood;
- e. The request is subject to adequate design standards to provide ingress and egress that minimize traffic hazards and traffic congestion on the public roads;
- f. The request is not noxious or offensive by reason of emissions, vibration, noise, odor, dust, smoke or gas; and
- g. The request shall not be detrimental or endanger the public health, safety or general welfare.
- h. Benefits Consideration. In addition, consideration was given to the City's and the larger community's best interests and the need, benefit, or public purpose of the proposed request.

As such, the Planning Commission voted to recommend approval of the Major Planned Unit Development Modification to the City Council, subject to the following conditions, with revisions submitted to and approved by the Planning and Zoning Department prior to the application being forwarded to the City Council:

1. Revision of the Final Planned Unit Development (PUD) Site Plan to depict all existing and proposed improvements and demonstrate compliance with the Unified Development Code and the following requirements:
  - Illustration of a minimum 25-foot front yard setback along all public street rights-of-way, whether opened or unopened;
  - Provision of the lot size in both square feet and acres;
  - Depiction of the existing vegetative buffer adjacent to residentially zoned property;

- Retention of the existing chain-link fence;
  - Provision of the size (in square feet) of all buildings, tanks, and processing facilities, including the two proposed electrical buildings;
  - Inclusion of zoning district information;
  - Illustration of parking and traffic circulation, including a table showing required and provided parking spaces;
  - Provision of the site’s legal description or recorded plat reference;
  - Retention of the graphic scale and north arrow;
  - Provision of a note stating that the maximum allowable building height in the I-1 zoning district is 45 feet;
  - Provision of a note stating that any new site lighting shall comply with Article 3, Section 64-3-9.C of the Unified Development Code;
  - Provision of a note stating that any dumpsters placed on the property shall comply with Article 3, Section 64-3-13.A.4 of the Unified Development Code, or alternatively, that curbside waste removal services will be utilized;
  - Provision of a note stating that any proposed tree removal shall be coordinated with staff to ensure compliance with applicable tree preservation requirements;
  - Provision of a note stating that any signage shall require separate review and permitting through the Planning and Zoning Department, and that illuminated signage shall be installed by a licensed and bonded sign contractor and obtain required electrical permits;
  - Provision of a note stating that any future development or redevelopment of the site may require additional PUD modifications subject to review and approval by the Planning Commission and City Council.
2. Compliance with all Engineering comments noted in the staff report;
  3. Compliance with all Traffic Engineering comments noted in the staff report;
  4. Compliance with all Urban Forestry comments noted in the staff report;
  5. Compliance with all Fire Department comments noted in the staff report;
  6. Submittal to and approval by Planning and Zoning of the Final Modified Planned Unit Development site plan prior to its recording in Probate Court, and the provision of one (1) copy of the recorded site plan (hard copy and pdf) to Planning and Zoning; and,
  7. Full compliance with all municipal codes and ordinances.

## OTHER BUSINESS

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**Call for Public Hearing on April 16, 2026, to consider additional amendments to Appendix A, Downtown Development District, of the Unified Development Code, Chapter 64 of the Mobile City Code, 2022.**

Motion to approve by Jay Stubbs. Second by Matt Anderson. **Approved.**

**Review of Minutes from the following Planning Commission meetings:**

- April 17, 2025

- May 15, 2025
- June 12, 2025
- July 17, 2025
- August 21, 2025

Motion to approve by Jay Stubbs. Second by Matt Anderson. **Approved.**

### **Election of Officers**

Kirk Mattei made a motion to nominate **Jay Stubbs, Jr., as Chairman** of the Planning Commission. The motion was seconded by Nick Amberger. Jay Stubbs then made a motion to nominate **Kirk Mattei as Vice Chairman** and **Jennifer Denson as Secretary** of the Planning Commission.

With no additional nominations or opposition for the offices of Chairman, Vice Chairman, or Secretary, the slate of nominees was elected by acclamation by the members present.