



Mobile Planning Commission Results Agenda

May 21, 2026 – 2:00 P.M.

ADMINISTRATIVE

Roll Call

x	Mr. John W. “Jay” Stubbs, Jr., Chairman	x	Mr. Matt Anderson (MD)
	Mr. Kirk Mattei, Vice Chairman	x	Mr. Nick Amberger (AO)
	Ms. Jennifer Denson, Secretary	x	Mr. Josh Woods (CC)
	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: Jonathan Ellzey, George Davis, Victoria Burch, Doug Anderson, Logan Anderson, Bert Hoffman, Shayla Beaco

Adoption of the Agenda: Motion to adopt by Jay Stubbs. Second by Chad Anderson. **Adopted.**

HOLDOVERS

1. 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 Matt Anderson. Second by Nick Amberger. **Heldover until the June 18, 2026, meeting.**

After discussion the Planning Commission waived Section 10.C.3.(a) of the Subdivision Regulations and heldover the request until the June 18th meeting, with all required revisions and fees submitted by June 1st, to allow the applicant 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.

NEW ITEMS

2. 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

Motion to holdover by Jay Stubbs. Second by Nick Amberger. **Heldover until the June 18, 2026, meeting.**

At the applicant's request the Planning Commission heldover the application to the June 18th meeting.

3. SUB-003681-2026

Location: 354 and 358 Gulfwood Drive
Subdivision Name: Lila's Place Subdivision
Applicant / Agent: Louise Houston, LH20, LLC
Council District: District 5
Proposal: Subdivision of 3 lots, 0.64± 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 (for reduced right-of-way width) and Tentatively Approved the request, subject to the following conditions:

1. Retention of the 50-foot-wide rights-of-way along Gulfwood Drive and Gulfwood Drive East, as depicted on the preliminary plat;
2. Retention of the 25-foot corner radius at the intersection of Gulfwood Drive and Gulfwood Drive East, 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 providing the same information;
4. Retention of the required 25-foot front yard setback along all street frontages, in compliance with Article 2, Section 64-2-5.E. of the UDC and Section 6.C.8. of the Subdivision Regulations;

5. 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;
6. Completion of the demolition process for all existing structures on the proposed lots prior to the signing of the Final Plat;
7. Compliance with all Engineering comments noted in the staff report;
8. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in the staff report;
9. Compliance with all Urban Forestry comments noted in the staff report; and,
10. Compliance with all Fire Department comments noted in the staff report.

4. SUB-003714-2026

Location: 63 Parkway Drive
Subdivision Name: Parkway Commons Subdivision
Applicant / Agent: Sean Estes (Laura Davis, McCrory & Williams, Inc., Agent)
Council District: District 7
Proposal: Subdivision of 5 lots, 1.76± acres

Motion to approve by Matt Anderson. Second by Larry Dorsey. **Approved.**

After discussion the Planning Commission waived Sections 6.B.3. (for a turnaround at a closed-end street), 6.C.2.(a) (for reduced lot area), 6.C.3. (for width-to-depth), and 6.C.9. (for substandard street right-of-way and closed-end street turnaround right-of-way) of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

1. Revision of the plat to illustrate dedication sufficient to provide 25 feet from the centerline of Parkway Drive;
2. Provision of adequate fire apparatus access in compliance with the requirements of the International Fire Code (IFC) and all applicable City Engineering standards, as determined by the City Engineer;
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 Parkway Drive, in compliance with Article 2, Section 64-2-7.E. of the UDC and Section 6.C.8. of the Subdivision Regulations, adjusted for any required dedication;
5. Placement of a note on the Final Plat that maintenance of the Common Area is the responsibility of the property owners and not the City of Mobile;
6. Placement of a note on the Final Plat stating that no structure may be constructed or placed within any easement without permission from the easement holder;
7. Compliance with all Engineering comments noted in the staff report;
8. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in the staff report;
9. Compliance with all Urban Forestry comments noted in the staff report; and,
10. Compliance with all Fire Department comments noted in the staff report.

5. SUB-003689-2026

Location: 1370 & 1408 Cody Road North
Subdivision Name: The Villas at Cody Crossing Subdivision
Applicant / Agent: Amanda Crose, Elliott Land Developments, LLC
Council District: District 7
Proposal: Subdivision of 229 lots, 16.44± acres

Motion to approve by Matt Anderson. Second by Kenny Nichols. **Approved.**

After discussion the Planning Commission waived Sections 6.C.2(a) (for reduced lot size), 6.C.2(b)(2) (for reduced lot width), and 6.C.7. (for double frontage lots) of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

1. Dedication to provide 50-feet from the from the centerline of Cody Road;
2. Dedication to provide 25-feet from the from the centerline of Victor Road;
3. Approval of the proposed street names by the City Engineer, with any streets labeled on the Final Plat;
4. Provision of signs at the entrances to the private streets with the street names and identifying them as private streets, per Manual on Uniform Traffic Control Devices (MUTCD) standards;
5. Revision of the plat to illustrate the applicable utility easements, per Section 9.D.1(b)(4) of the Subdivision Regulations;
6. Placement of a note on the revised plat stating that the streets are privately maintained and that there shall be no public right-of-way, in compliance with Sections 9.D.1(b)(5) and 9.D.1(b)(7) of the Subdivision Regulations;
7. Placement of a note on the revised plat stating that if the private streets are ultimately dedicated for public use and maintenance, 100-percent of the cost of the improvements required to bring the streets up to the prevailing standards shall be assessed to the property owner(s) at the time the private streets are dedicated, and that said assessment shall run with the land to any subsequent property owners, in compliance with Section 9.D.1(b)(9) of the Subdivision Regulations;
8. Provision and approval of the required private street legal document in compliance with Section 9.D.1(b)(8) of the Subdivision Regulations, prior to signing of the Final Plat;
9. Placement of a note on the Final Plat stating that Lots 39-69 are denied direct access to Cody Road North;
10. Revision of the plat to label each lot with its size in square feet and acres, adjusted for dedication, or provision of a table on the Final Plat with the same information;
11. Revision of the plat to label each common area with its size in square feet and acres, adjusted for dedication, or provision of a table on the Final Plat with the same information;
12. Placement of a note on the revised plat stating that the maintenance of all common areas is the responsibility of the property owner(s) and not the City of Mobile, in compliance with Section 2.A. of the Subdivision Regulations;

13. Revision of the plat to illustrate a 25-foot front yard setback along each proposed street, in compliance with Section 6.C.8. of the Subdivision Regulations, and with Article 2, Section 64-2-6.E. of the Unified Development Code, or acquisition of the necessary variances;
14. Either revision of the plat to depict compliance with lot sizes, setbacks, site coverage, and amount of Common Area, or approval of a Variance for these items;
15. Compliance with all Engineering comments noted in the staff report;
16. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in the staff report;
17. Compliance with all Urban Forestry comments noted in the staff report;
18. Compliance with all Fire Department comments noted in the staff report; and
19. Full compliance with all other codes and ordinances.

6. SUB-SW-003680-2026

Location: 175 West I-65 Service Road North
Applicant / Agent: Quintussa Properties, LLC (Christopher Lieb, Lieb Engineering, Agent)
Council District: District 5
Proposal: Request to waive the construction of sidewalks along West I-65 Service Road North and Zimlich Avenue.

Motion to deny by Josh Woods . Second by Matt Anderson. **Denied.**

After discussion the Planning Commission denied the Sidewalk Waiver request.

7. SUB-SW-003685-2026

Location: 4250 Dauphin Island Parkway
Applicant / Agent: Charles Starling, Kimley-Horn & Associates, Inc.
Council District: District 3
Proposal: Request to waive the construction of a sidewalk along Dauphin Island Parkway.

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

After discussion the Planning Commission approved the Sidewalk Waiver request.

8. 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

Larry Dorsey recused.

Motion to holdover by Nick Amberger. Second by Kenny Nichols. **Heldover until the June 18, 2026, meeting.**

After discussion the Planning Commission heldover the application to the June 18th meeting, with all revisions and any additional information to be submitted no later than June 5th, to allow the applicant to:

1. Submit a revised site plan demonstrating compliance with the development standards of Article 3 of the UDC.

9. ZON-UDC-003682-2026

Location: 7241, 7251, 7261, and 7271 Grelot Road
Applicant / Agent: Steven D. Cooner
Council District: District 6
Proposal: Rezoning from Single-Family Residential Suburban District (R-1) to Buffer Business Suburban District (B-1).

Motion to approve by Matt Anderson. Second by Kenny Nichols. Josh Woods opposed. **Approved.**

After discussion the Planning Commission determined the following criteria prevail to support Rezoning of the property to **B-1, Buffer Business Suburban District:**

- A) Consistency. The proposed amendment is consistent with the Comprehensive Plan;
- B) Mistake. There was a mistake or error in the original zoning map; and
- C) Compatibility. The proposed amendment is compatible with:
 - (1) The current development trends, if any, in the vicinity of the subject property;
 - (2) Surrounding land uses;
 - (3) Would not adversely impact neighboring properties; or
 - (4) Cause a loss in property values.
- D) Health, Safety and General Welfare. The proposed amendment promotes the community's public health, safety, and general welfare.
- E) Capacity. The infrastructure is in place to accommodate the proposed amendment; and,
- F) Change. Changed or changing conditions in a particular area make an amendment necessary and desirable.

As such, the Planning Commission voted to recommend approval of Rezoning the property to **B-1, Buffer Business Suburban District**, to the City Council, subject to the following condition:

1. Full compliance with all municipal codes and ordinances.

10.ZON-UDC-003718-2026

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).

Motion to deny by Nick Amberger. Second by Kenny Nichols. Matt Anderson opposed.

Denied.

After discussion the Planning Commission denied the Rezoning request due to the following:

- A) Consistency. The proposed amendment is not consistent with the Comprehensive Plan;
- B) Mistake. There was no mistake or error in the original zoning map; and
- C) The proposed amendment is not compatible with:
 - (1) The current development trends, if any, in the vicinity of the subject property;
 - (2) Surrounding land uses;
 - (3) It would adversely impact neighboring properties; or
 - (4) Cause a loss in property values.
- D) The proposed amendment does not promote the community's public health, safety, and general welfare.
- E) The infrastructure is not in place to accommodate the proposed amendment; and,
- F) There are no changed or changing conditions in a particular area that make an amendment necessary and desirable.
- G) 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.

11.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).

Motion to holdover by Matt Anderson. Second by Nick Amberger. **Heldover until the June 18, 2026, meeting.**

After discussion the Planning Commission heldover the request to the June 18th meeting.

12.ZON-UDC-003729-2026

Location: 5361 Moffett Road
Applicant / Agent: Nikita Pleasure
Council District: District 7

Proposal: Rezoning from Single-Family Residential Suburban District (R-1) to Community Business Suburban District (B-3).

Motion to approve by Matt Anderson. Second by Nick Amberger. Josh Woods opposed.
Approved.

After discussion the Planning Commission determined the following criteria prevail to support Rezoning of the property to **B-3, Community Business Suburban District:**

- A) Consistency. The proposed amendment is consistent with the Comprehensive Plan;
- B) Mistake. There was a mistake or error in the original zoning map; and
- C) Compatibility. The proposed amendment is compatible with:
 - (1) The current development trends, if any, in the vicinity of the subject property;
 - (2) Surrounding land uses;
 - (3) Would not adversely impact neighboring properties; or
 - (4) Cause a loss in property values.
- D) Health, Safety and General Welfare. The proposed amendment promotes the community's public health, safety, and general welfare.
- E) Capacity. The infrastructure is in place to accommodate the proposed amendment; and,
- F) Change. Changed or changing conditions in a particular area make an amendment necessary and desirable.
- G) 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 Rezoning the property to **B-3, Community Business Suburban District**, to the City Council, subject to the following conditions:

1. Provision of a 20-foot-wide residential protection buffer in compliance with the standards of Article 3, Section 64-3-8.A.2. of the Unified Development Code;
2. Denial of vehicular access to Sawada Drive; and
3. Full compliance with all municipal codes and ordinances.

13.SUB-003671-2026 (HOLDOVER) & ZON-UDC-003720-2026

Location: 4630, 4700, and 4960 Dauphin Island Parkway
Subdivision Name: Perch Creek - Dockside Marina Subdivision
Applicant / Agent: Don Coleman, Coleman Marine, LLC and Audubon Properties, LLC (Byrd Surveying, Inc., Agent)
Council District: District 3
Proposal: Subdivision of 2 lots, 19.8± acres; and Rezoning from Community Business Suburban District (B-3) to Community Business Suburban District (B-3), to remove a previous condition of rezoning approval limiting development of the site to a Planned Unit Development.

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

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

1. Retention of the existing right-of-way for Dauphin Island Parkway;
2. 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;
3. Revision of the plat to illustrate a 25-foot minimum building setback line along Dauphin Island Parkway;
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.

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

After discussion the Planning Commission determined the following criteria prevail to support Rezoning of the property to **B-3, Community Business Suburban District:**

- A) Consistency. The proposed amendment is consistent with the Comprehensive Plan;
- B) Mistake. There was a mistake or error in the original zoning map; and
- C) Compatibility. The proposed amendment is compatible with:
 - (1) The current development trends, if any, in the vicinity of the subject property;
 - (2) Surrounding land uses;
 - (3) Would not adversely impact neighboring properties; or
 - (4) Cause a loss in property values.
- D) Health, Safety and General Welfare. The proposed amendment promotes the community's public health, safety, and general welfare.
- E) Capacity. The infrastructure is in place to accommodate the proposed amendment; and,
- F) Change. Changed or changing conditions in a particular area make an amendment necessary and desirable.
- G) 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 Rezoning the property to **B-3, Community Business Suburban District**, to the City Council, subject to the following conditions:

1. Completion of the Subdivision process;
2. Compliance with all Engineering, Traffic Engineering, Urban Forestry, and Fire Department comments noted in the staff report; and,
3. Full compliance with all municipal codes and ordinances.

14.SUB-003726-2026 & ZON-UDC-003727-2026

Location: 2609 and 2651 Spring Hill Avenue, 152, 157, 158, and 159 Mobile Street, and 144 Hyland Avenue

Subdivision Name: Covenant Presbyterian Church Subdivision

Applicant / Agent: Mark Vereen, Clark, Geer, Latham & Associates, Inc.

Council District: District 1

Proposal: Subdivision of 3 lots, 3.99± acres; and Rezoning from Single-Family Residential Urban District (R-1) and Community Business Urban District (B-3), to Buffer Business Urban District (B-1).

Subdivision: Motion to approve by Matt Anderson. Second by Kenny Nichols. **Approved.**

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

1. Dedication of the Southwest and Southeast corner radii at Spring Hill Avenue and Hyland Avenue in compliance with Section 6.C.6. of the Subdivision Regulations;
2. Retention of the lot sizes in both square feet and acres on the Final Plat, adjusted for any required dedication;
3. Change "Mobile Avenue" to "Mobile Street";
4. Retention of the 10-foot front yard setback along Spring Hill Avenue, adjusted to reflect the required dedication;
5. Completion of the rezoning process prior to the signing of the Subdivision plat;
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; and,
9. Compliance with all Fire Department comments noted in the staff report.

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

After discussion the Planning Commission determined the following criteria prevail to support Rezoning of the property to **B-1, Buffer Business Urban District:**

- A) Consistency. The proposed amendment is consistent with the Comprehensive Plan;
- B) Compatibility. The proposed amendment is compatible with:
 - (1) The current development trends, if any, in the vicinity of the subject property;
 - (2) Surrounding land uses;
 - (3) Would not adversely impact neighboring properties; or
 - (4) Cause a loss in property values.
- C) Health, Safety and General Welfare. The proposed amendment promotes the community's public health, safety, and general welfare.
- D) Capacity. The infrastructure is in place to accommodate the proposed amendment; and,

E) 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 Rezoning the property to **B-1, Buffer Business Urban District**, to the City Council, subject to the following conditions:

1. Completion of the Subdivision process; and
2. Full compliance with all municipal codes and ordinances.

OTHER BUSINESS

Review of Minutes from the following Planning Commission meetings:

- November 20, 2025
- December 18, 2025

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