



Mobile Planning Commission Agenda

May 21, 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. [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

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

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

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

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

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.

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.

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

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).

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).

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).

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).

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.

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).

OTHER BUSINESS

Review of Minutes from the following Planning Commission meetings:

- November 20, 2025
- December 18, 2025