



# Mobile Planning Commission Agenda

## November 19, 2026 – 2:00 P.M.

### ADMINISTRATIVE

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#### 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

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#### 1. [SUB-003885-2026](#)

**Location:** 2 Buerger Road  
**Subdivision Name:** Buerger Road Subdivision  
**Applicant / Agent:** Smith Clark & Associates, LLC  
**Council District:** District 5  
**Proposal:** Subdivision of 3 lots, 0.34± acres

#### 2. [ZON-UDC-003864-2026](#)

**Location:** 7211 & 7221 Cottage Hill Road  
**Applicant / Agent:** Shabbir Hossain, Star Signature Homes, LLC (Axis Engineering Group, LLC, Agent)  
**Council District:** District 6  
**Proposal:** Rezoning from Single-Family Residential Suburban District (R-1) to Buffer Business Suburban District (B-1).

### 3. [ZON-UDC-003831-2026](#) & [ZON-CUP-003832-2026](#)

**Location:** 2759 Moot Avenue, 2599-2612, 2614, 2616, 2618, 2620, 2622, 2624, 2626-2634, 2636-2639, 2642, 2644, & 2646 Griffith Circle West, 2650-2657 & 2659 Griffith Lane North, 2650-2657, 2658-2660, 2662, & 2664 Griffith Circle South, 1051-1057, 1059, 1061, & 1063 Griffith Circle East, 2650, 2654, & 2656 Halls Mill Road, & 1212 McRae Avenue

**Applicant / Agent:** Owen Gates, Kinetic Capital IV, LLC (Lieb Engineering Company, LLC, Agent)

**Council District:** District 3

**Proposal:** Rezoning from Single-Family Residential Suburban District (R-1) and Multi-Family Residential Suburban District (R-3), to Multi-Family Residential Suburban District (R-3); and Conditional Use Permit approval to allow expansion of an existing mobile home community in an R-3, Multi-Family Residential Suburban District.

## NEW ITEMS

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### 4. [SUB-003937-2026](#)

**Location:** 356 Dunham Street

**Subdivision Name:** Dunham Place Subdivision

**Applicant / Agent:** Byrd Surveying, Inc.

**Council District:** District 2

**Proposal:** Subdivision of 1 lot, 0.13± acres

### 5. [SUB-003940-2026](#)

**Location:** 3752 & 3754 Sheips Lane

**Subdivision Name:** Quinnelly-Hale Addition to Sheips Lane Subdivision

**Applicant / Agent:** Jeffrey E. Quinnelly

**Council District:** District 5

**Proposal:** Subdivision of 2 lots, 0.59± acres

### 6. [SUB-003948-2026](#)

**Location:** 400 & 404 Government Street, & 50 South Franklin Street

**Subdivision Name:** Figures Place Subdivision

**Applicant / Agent:** Byrd Surveying, Inc.

**Council District:** District 2

**Proposal:** Subdivision of 2 lots, 1.13± acres

## 7. [SUB-003955-2026](#)

**Location:** 4786 & 4788 Noble Drive East  
**Subdivision Name:** Johnny Kelly Subdivision  
**Applicant / Agent:** John & Tracy Kelly  
**Council District:** District 4  
**Proposal:** Subdivision of 2 lots, 0.62± acres

## 8. [SUB-003956-2026](#)

**Location:** 400, 400-B, 530, 540, & 660 Dunlap Drive  
**Subdivision Name:** Pinto Island Industrial Park Subdivision, Resubdivision of Lot 2  
**Applicant / Agent:** Lawler and Company, Inc.  
**Council District:** District 2  
**Proposal:** Subdivision of 2 lots, 355.97± acres

## 9. [SUB-003923-2026](#)

**Location:** 1618 Boykin Boulevard  
**Subdivision Name:** Cruz Capital Subdivision  
**Applicant / Agent:** Byrd Surveying, Inc.  
**Council District:** District 3  
**Proposal:** Subdivision of 3 lots, 7.96± acres

## 10. [SUB-003945-2026](#)

**Location:** 1169 & 1171 McRae Avenue, & 2662, 2664, & 2666 Burgess Street  
**Subdivision Name:** Honu Subdivision  
**Applicant / Agent:** Byrd Surveying, Inc.  
**Council District:** District 3  
**Proposal:** Subdivision of 5 lots, 0.89± acres

## 11. [SUB-003924-2026](#)

**Location:** Northwest corner of Dauphin Island Parkway and Winston Road  
**Subdivision Name:** Skylar's Corner Subdivision  
**Applicant / Agent:** Nicholas Powe, Powe and Associates, LLC  
**Council District:** District 3  
**Proposal:** Subdivision of 6 lots, 1.74± acres

## 12. [SUB-003946-2026](#)

**Location:** 6950, 6960, & 6964 Moffett Road  
**Subdivision Name:** Orchard Creek Subdivision  
**Applicant / Agent:** Dewberry Engineers, Inc.  
**Council District:** District 7  
**Proposal:** Subdivision of 43 lots, 18.41± acres

**13. [SUB-SW-003941-2026](#)**

**Location:** 2460 Third Avenue  
**Applicant / Agent:** The Comforter Heating & Air Conditioning Co., LLC  
**Council District:** District 1  
**Proposal:** Request to waive the construction of a sidewalk along Third Avenue.

**14. [SUB-SW-003960-2026](#)**

**Location:** 5300 Hamilton Boulevard & 6530 Todd Acres Drive  
**Applicant / Agent:** Bay Limited, LLC (Byrd Surveying, Inc., Agent)  
**Council District:** District 4  
**Proposal:** Request to waive the construction of sidewalks along Hamilton Boulevard and Todd Acres Drive.

**15. [ZON-UDC-003919-2026](#)**

**Location:** Northwest corner of Dauphin Island Parkway and Magnolia Lane  
**Applicant / Agent:** Ice Management, LLC (Helmsing Leach, P.C., Agent)  
**Council District:** District 3  
**Proposal:** Rezoning from Single-Family Residential Suburban District (R-1) to Neighborhood Business Suburban District (B-2).

**16. [ZON-UDC-003944-2026](#)**

**Location:** West side of Cody Road, 695'± North of Cottage Hill Road  
**Applicant / Agent:** Byrd Surveying, Inc.  
**Council District:** District 6  
**Proposal:** Rezoning from Single-Family Residential Suburban District (R-1) to Multi-Family Residential Suburban District (R-3).

**17. [SUB-003942-2026](#) & [ZON-UDC-003943-2026](#)**

**Location:** 2350 Demetropolis Road  
**Subdivision Name:** Anchor Place Subdivision  
**Applicant / Agent:** Byrd Surveying, Inc.  
**Council District:** District 4  
**Proposal:** Subdivision of 1 lot, 12.53± acres; and Rezoning from Multi-Family Residential Suburban District (R-3) to Multi-Family Residential Suburban District (R-3) to remove a previous condition of rezoning approval limiting development of the property to an approved Planned Unit Development.

### 18. [SUB-003957-2026](#) & [ZON-UDC-003958-2026](#)

**Location:** 6304 Airport Boulevard  
**Subdivision Name:** Happy Sushi Subdivision  
**Applicant / Agent:** Byrd Surveying, Inc.  
**Council District:** District 5  
**Proposal:** Subdivision of 1 lot, 0.48± acres; and Rezoning from Buffer Business Suburban District (B-1) to Neighborhood Business Suburban District (B-2).

### 19. [ZON-UDC-003952-2026](#), [MOD-003953-2026](#) & [MOD-003951-2026](#)

**Location:** 951 Downtowner Boulevard & 3655 Marion Beckham Drive  
**Applicant / Agent:** 818 Development Group, LLC & City Hope Church (Shumer Consulting, LLC, Agent)  
**Council District:** District 5  
**Proposal:** Rezoning from Buffer Business Suburban District (B-1) to Buffer Business Suburban District (B-1) to remove a previous condition of rezoning approval limiting development of the property to an approved Planned Unit Development; Major Modification of a previously approved Planning Approval allowing the addition of day care services to an existing community services facility to modify the boundaries of the Planning Approval; and a request to terminate a previously approved Planned Unit Development allowing multiple buildings on a single building site.

## OTHER BUSINESS

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### Review of Minutes from the following Planning Commission meeting:

- October 15, 2026