Mobile Planning Commission Agenda

November 19, 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-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, & 1211 McRae Avenue

Applicant / Agent: Owen Gates, Kinetic Capital IV, LLC (Lie-E 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.

WITHDRAWN

NEW ITEMS

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

WITHDRAWN

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 & 1624 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

Review of Minutes from the following Planning Commission meeting:

- October 15, 2026