



Mobile Planning Commission Agenda

November 20, 2025 – 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-003478-2025](#)

Location: 4595 Commerce Boulevard South & 6137 Todd Acres Drive
Subdivision Name: Todd Acres Industrial Park Subdivision, Resubdivision of Lot A, Resubdivision of Lots 5 & 6
Applicant / Agent: Charles D. Tisher, Jr., PE, Clark Geer Latham & Associates
Council District: District 4
Proposal: Subdivision of 5 lots, 241.7± acres

2. [SUB-003475-2025](#)

Location: 5070 Old Shell Road
Subdivision Name: The Cottages at Spring Hill Subdivision
Applicant / Agent: 195, LLC
Council District: District 7
Proposal: Subdivision of 7 lots, 0.57± acres

NEW ITEMS

3. [SUB-003517-2025](#)

Location: 5906 U.S. Highway 90 West, extending to the North terminus of Kirk Road (Private Street)
Subdivision Name: OHM Base Subdivision
Applicant / Agent: Michele Boner, InLine, LLC
Council District: District 4
Proposal: Subdivision of 1 lot, 4.97± acres

4. [SUB-003473-2025](#)

Location: 1608 Crestwood Drive
Subdivision Name: Crestwood B Subdivision
Applicant / Agent: Joseph Mastroianni
Council District: District 7
Proposal: Subdivision of 2 lots, 1.05± acres

5. [SUB-003525-2025](#)

Location: 1615 & 1622 Mackie Avenue
Subdivision Name: Coffman - Turner Subdivision
Applicant / Agent: James H. Coffman, Jr.
Council District: District 3
Proposal: Subdivision of 2 lots, 1.81± acres

6. [SUB-003445-2025](#)

Location: 250 Tuthill Lane & 1, 2, 3, 4, 6, 7, and 9 Garden Trace (Private Street)
Subdivision Name: Garden Trace Subdivision, Resubdivision
Applicant / Agent: Earle W. Long, IV
Council District: District 7
Proposal: Subdivision of 9 lots, 13.3± acres

7. [MOD-003487-2025](#)

Location: 6710 Old Shell Road
Applicant / Agent: American Tower Corporation (Amanda Novas, TruNorthe, LLC, Agent)
Council District: District 7
Proposal: Major Modification of a previously approved Planning Approval allowing construction of a 150-foot-tall steel monopole telecommunications tower, to increase the height of the telecommunications tower from 150 feet to 172.1 feet.

8. [MOD-003515-2025](#)

Location: 560 Providence Park Drive East
Applicant / Agent: Clarence Ball, Ball Healthcare (David Dichiara, Kadre Engineering, LLC, Agent)
Council District: District 6
Proposal: Major Modification of a previously approved Planned Unit Development amending a previously approved master plan, to allow construction of a multi-family residential building with 56 dwelling units, with shared access between multiple buildings sites.

9. [MOD-003524-2025](#)

Location: 6151 Marina Drive South
Applicant / Agent: Chris Lieb, Lieb Engineering Company, LLC
Council District: District 3
Proposal: Major Modification of a previously approved Planned Unit Development allowing multiple buildings on a single building site with shared access and parking between two building sites, to allow construction of a multi-family development with 178 dwelling units in multiple buildings on a single building site with shared access and parking between two building sites.

10. [ZON-CUP-003505-2025](#)

Location: 5320 & 5330 Moffett Road
Applicant / Agent: Tammy Ceasor, Liz & Lamar Group Home
Council District: District 7
Proposal: Conditional Use Permit approval to allow a Community Residence for more than five (5) persons in an R-1, Single-Family Residential Suburban District.

11. [SUB-003444-2025](#) & [MOD-003516-2025](#)

Location: 3456 & 3500 Halls Mill Road, and 2390 West I-65 Service Road South
Subdivision Name: Radcliff-Ice Plant Subdivision
Applicant / Agent: Ben M. Radcliff Contractor, Inc. & PM Properties, LLC
Council District: District 4
Proposal: Subdivision of 2 lots, 15.36± acres; and Major Modification of a previously approved Planned Unit Development allowing multiple buildings on a single building site, to modify lot lines in coordination with the proposed subdivision, and to remove an undeveloped portion of the site from the previously approved Planned Unit Development.

12. [SUB-003394-2025](#) & [ZON-UDC-003511-2025](#)

Location: 909 Government Street
Subdivision Name: Donnie Manning Subdivision
Applicant / Agent: Donald Manning
Council District: District 2
Proposal: Subdivision of 2 lots, 0.40± acres; and Rezoning from Single-Family Residential Urban District (R-1) and Residential Business District (R-B), to Residential Business District (R-B).

13. [SUB-003522-2025](#), [MOD-003521-2025](#) & [MOD-003523-2025](#)

Location: 4568 Halls Mill Road
Subdivision Name: Covenant Academy of Mobile Subdivision
Applicant / Agent: Melissa A. Hadley, Goodwyn Mills Cawood
Council District: District 4
Proposal: Subdivision of 2 lots, 18.8± acres; Major Modification of a previously approved Planning Approval allowing a church school and day care in an R-1, Single-Family Residential Suburban District, to allow expansion of a church school and day care in an R-1, Single-Family Residential Suburban District; and Major Modification of a previously approved Planned Unit Development allowing multiple buildings on a single building site with shared access and parking between two building sites, to allow construction of an additional building on a multi-building site with shared access and parking between multiple building sites.

14. [SUB-003482-2025](#), [SUB-SW-003519-2025](#) & [ZON-UDC-003518-2025](#)

Location: 7125 Bellingrath Road
Subdivision Name: Addition to First Baptist Church of Theodore Subdivision
Applicant / Agent: T.J. Debrow, Sr., First Baptist Church of Theodore
Council District: District 4
Proposal: Subdivision of 2 lots, 10.05± acres; request to waive the construction of a sidewalk along Bellingrath Road; and Rezoning from Single-Family Residential Suburban District (R-1) to General Business District (B-4).

OTHER BUSINESS

Review of Minutes from the following Planning Commission meetings:

- September 19, 2024
- October 17, 2024
- November 21, 2024
- December 19, 2024