



# Mobile Planning Commission Agenda

April 17, 2025 – 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-003180-2024](#)

**Location:** 429 Lincoln Boulevard  
**Subdivision Name:** Mobile Terrace Subdivision, Resubdivision of Lots 1-5, Block 23  
**Applicant / Agent:** Linda Ellerby  
**Council District:** District 7  
**Proposal:** Subdivision of 3 lots, 0.29± acres

## EXTENSIONS

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### 2. [SUB-001934-2022](#)

**Location:** 5400 Hamilton Boulevard  
**Subdivision Name:** Esfeller Industrial Park Subdivision  
**Applicant / Agent:** Bruce Smith, Cowles, Murphy, Glover & Associates  
**Council District:** District 4  
**Proposal:** Extension of the Approval of a 4-lot subdivision, 45.8± acres

## NEW ITEMS

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### 3. [SUB-003282-2025](#)

**Location:** 61 South McGregor Avenue  
**Subdivision Name:** Gray McGregor Estate Subdivision  
**Applicant / Agent:** Charles Gray  
**Council District:** District 5  
**Proposal:** Subdivision of 3 lots, 1.00± acre

### 4. [SUB-003281-2025](#)

**Location:** 1600 University Boulevard South  
**Subdivision Name:** Logan Cottages Subdivision  
**Applicant / Agent:** 195, LLC  
**Council District:** District 4  
**Proposal:** Subdivision of 7 lots, 1.67± acres

### 5. [SUB-003227-2025](#)

**Location:** East side of Rabbit Creek Drive, 1,050'± South of Rangeline Road  
**Subdivision Name:** Resubdivision of Lot 1, Rangeline/Rabbit Creek Drive Subdivision  
**Applicant / Agent:** John Fayard Real Estate, LLC  
**Council District:** District 4  
**Proposal:** Subdivision of 18 lots, 6.7± acres

### 6. [MOD-003285-2025](#)

**Location:** 63 & 94 East Drive  
**Applicant / Agent:** Muhammad Shafique, The Islamic Society of Mobile, AL  
**Council District:** District 6  
**Proposal:** Major Modification of a previously approved Planning Approval allowing the expansion of an existing church and school in an R-1, Single-Family Residential Suburban District.

### 7. [ZON-UDC-003283-2025](#)

**Location:** 720 Museum Drive  
**Applicant / Agent:** Phillip Burton, Burton Property Group, LLC  
**Council District:** District 7  
**Proposal:** Rezoning from Single-Family Residential Suburban District (R-1) to Neighborhood Business Suburban District (B-2), within the Neighborhood General sub-district of the Village of Spring Hill Overlay.

## 8. [ZON-UDC-003284-2025](#)

**Location:** 94 East Drive  
**Applicant / Agent:** Muhammad Shafique, The Islamic Society of Mobile, AL  
**Council District:** District 6  
**Proposal:** Rezoning from Multi-Family Residential Suburban District (R-3) to Multi-Family Residential Suburban District (R-3), to remove a condition of previous rezoning approval limiting development of the site to an approved Planned Unit Development.

## 9. [ZON-UDC-003286-2025](#)

**Location:** 2005 Old Bay Front Drive & 4182 Commanders Drive  
**Applicant / Agent:** Phillip Burton, Burton Property Group, LLC  
**Council District:** District 3  
**Proposal:** Rezoning from Single-Family Residential Suburban District (R-1) to Heavy Industry District (I-2).

## 10. [SUB-003244-2025](#) & [MOD-003274-2025](#)

**Location:** 5487, 5491 & 5495 Hilltop Drive South  
**Subdivision Name:** Westhill Subdivision, Resubdivision of Lots 4, 5 & 6  
**Applicant / Agent:** Hunter Smith & Daniel Clark, Smith Clark & Associates, LLC  
**Council District:** District 7  
**Proposal:** Subdivision of 2 lots, 0.84± acres; and Major Modification of a previously approved Planned Unit Development allowing reduced lot widths and sizes, and reduced building setbacks in a single-family residential subdivision.

## 11. [SUB-003259-2025](#) & [MOD-003288-2025](#)

**Location:** 7500 Airport Boulevard  
**Subdivision Name:** Resubdivision of Lot 1, Westgate Pavilion  
**Applicant / Agent:** David Kirby, Kirby Properties, LLC  
**Council District:** District 7  
**Proposal:** Subdivision of 3 lots, 13.15± acres; and Major Modification of a previously approved Planned Unit Development allowing shared access and parking between multiple building sites.

## **12.SUB-003226-2025 & ZON-UDC-003228-2025**

**Location:** 5945, 6000 & 6030 Rangeline Road, and 5933 Rabbit Creek Drive  
**Subdivision Name:** Rangeline/Rabbit Creek Drive Subdivision  
**Applicant / Agent:** John Fayard Real Estate, LLC  
**Council District:** District 4  
**Proposal:** Subdivision of 2 lots, 71.56± acres; and Rezoning from Residential Agricultural District (R-A) and Office Distribution District (B-5), to Single-Family Residential Suburban District (R-1) and Office Distribution District (B-5).

## **13.MOD-003287-2025, MOD-003280-2025 & SUB-SW-003279-2025**

**Location:** 3720 Michael Boulevard  
**Applicant / Agent:** Rev. Bry Shields, McGill-Toolen Catholic High School (Eric J. Adams, P.E., Clark, Geer, Latham & Associates, Inc., Agent)  
**Council District:** District 5  
**Proposal:** Major Modification of a previously approved Planning Approval allowing the expansion of a private school athletic complex; Major Modification of a previously approved Planned Unit Development allowing the expansion of an existing stadium complex with multiple buildings on a single building site; and a request to waive the construction of sidewalks along Michael Boulevard and Marion Beckham Drive.

## **OTHER BUSINESS**

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### **Review of Minutes from the following Planning Commission meetings:**

- November 3, 2022
- November 17, 2022
  
- December 1, 2022
- December 15, 2022
  
- January 5, 2023
- January 19, 2023

### **Public Hearing:**

#### Historic Avenue Overlay

- Amendment to the Unified Development Code to add Article 15, [“Historic Avenue Overlay.”](#)