



Mobile Planning Commission Agenda

August 20, 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. [ZON-UDC-003780-2026](#)

Location: 1451 Cedar Crescent Drive
Applicant / Agent: John S. Ray, Tenacious 4, LLC
Council District: District 3
Proposal: Rezoning from Multi-Family Residential Suburban District (R-3) to Multi-Family Residential Suburban District (R-3) to remove a previously approved rezoning condition limiting the number of mobile dwellings on the site to 133 units.

NEW ITEMS

2. [SUB-003800-2026](#)

Location: 4035 Dauphin Island Parkway
Subdivision Name: Ulla Compton Subdivision
Applicant / Agent: Ulla J. Compton, Sr.
Council District: District 2
Proposal: Subdivision of 1 lot, 3.71± acres

3. [SUB-003804-2026](#)

Location: 6517 Vanderbilt Drive
Subdivision Name: Royal Lee Wilson Subdivision
Applicant / Agent: Royal Wilson
Council District: District 4
Proposal: Subdivision of 1 lot, 0.23± acres

4. [SUB-003818-2026](#)

Location: 4801 Halls Mill Road
Subdivision Name: Halls Mill Mixed Use Subdivision
Applicant / Agent: Smith Clark & Associates, LLC
Council District: District 4
Proposal: Subdivision of 1 lot, 3.13± acres

5. [SUB-003822-2026](#)

Location: 1401 & 1403 Dr. Martin Luther King Jr. Avenue
Subdivision Name: Kstylez Beauty Subdivision
Applicant / Agent: Mary Campbell
Council District: District 2
Proposal: Subdivision of 1 lot, 0.08± acres

6. [SUB-003824-2026](#)

Location: 5152 Willis Road & 5529, 5535, & 5563 Middle Road
Subdivision Name: CWorks Operating Subdivision
Applicant / Agent: Stephen D. Upton, Theodore Yard II, LLC
Council District: District 4
Proposal: Subdivision of 1 lot, 8.96± acres

7. [SUB-003803-2026](#)

Location: 601 Charleston Street & 354 South Warren Street
Subdivision Name: Symone Mixon Subdivision
Applicant / Agent: Sophia Newby
Council District: District 2
Proposal: Subdivision of 2 lots, 0.42± acres

8. [SUB-003811-2026](#)

Location: 5654 U.S. Highway 90 West
Subdivision Name: Tread Subdivision
Applicant / Agent: Byrd Surveying, Inc.
Council District: District 4
Proposal: Subdivision of 2 lots, 2.02± acres

9. [SUB-003826-2026](#)

Location: 2251 Waterview Lane
Subdivision Name: Dees Subdivision Number Two
Applicant / Agent: Byrd Surveying, Inc.
Council District: District 3
Proposal: Subdivision of 2 lots, 3.58± acres

10. [SUB-003827-2026](#)

Location: 53 Foreman Road & 6784 & 6788 Dickens Ferry Road
Subdivision Name: Gracepointe Mobile Subdivision
Applicant / Agent: Byrd Surveying, Inc.
Council District: District 7
Proposal: Subdivision of 2 lots, 5.14± acres

11. [SUB-003823-2026](#)

Location: 1312 & 1316 Chamberlain Avenue & 1313 Old Shell Road
Subdivision Name: Chamberlain – Old Shell Subdivision
Applicant / Agent: Byrd Surveying, Inc.
Council District: District 2
Proposal: Subdivision of 3 lots, 0.70± acres

12. [SUB-SW-003828-2026](#)

Location: 5301 Moffett Road
Applicant / Agent: Canopy Partners, LLC
Council District: District 7
Proposal: Request to waive the construction of a sidewalk along Moffett Road.

13. [MOD-003825-2026](#)

Location: 801 South University Boulevard
Applicant / Agent: University Professional Park (Cummings Architecture Corp., Agent)
Council District: District 5
Proposal: Major Modification of a previously approved Planned Unit Development allowing shared access and parking between multiple building sites to allow construction of a 1,110 square-foot building addition and ten (10) additional parking spaces.

14. [MOD-003829-2026](#)

Location: 1891 & 1901 Hurtel Street
Applicant / Agent: City of Mobile (James Roberts, III, Agent)
Council District: District 3
Proposal: Major Modification of a previously approved Planned Unit Development allowing multiple buildings on multiple building sites with shared access between building sites, to remove two (2) lots from the previously approved Planned Unit Development.

15. [SUB-003836-2026](#) & [ZON-UDC-003834-2026](#)

Location: 255, 257 & 259 Dogwood Drive
Subdivision Name: SDC-B1 Subdivision
Applicant / Agent: SDC-B1 (Goodwyn Mills Cawood, Agent)
Council District: District 5
Proposal: Subdivision of 1 lot, 2.82± acres; and Rezoning from Single-Family Residential Suburban District (R-1) to Buffer Business Suburban District (B-1).

16. [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.

17. [SUB-003830-2026](#) & [MOD-003833-2026](#)

Location: 3201 Airport Boulevard
Subdivision Name: MAEF Center for Advanced Careers / Bel Air Mall Subdivision
Applicant / Agent: Zeke Hudson, Rowe Engineering & Surveying
Council District: District 1
Proposal: Subdivision of 2 lots, 40.49± acres; and Major Modification of a previously approved Planned Unit Development allowing multiple buildings on a single building site with shared access and parking between multiple building sites, to modify lot lines in coordination with an associated subdivision.

OTHER BUSINESS
