



# Mobile Planning Commission Results Agenda

February 19, 2026 – 2:00 P.M.

## ADMINISTRATIVE

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### Roll Call

	Mr. John W. “Jay” Stubbs, Jr., Chairman		Mr. Matt Anderson (MD)
x	Mr. Kirk Mattei, Vice Chairman	x	Mr. Nick Amberger (AO)
x	Ms. Jennifer Denson, Secretary	x	Mr. Josh Woods (CC)
x	Mr. Harry Brislin, IV	x	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			

**Staff:** Peter Toler, Jonathan Ellzey, George Davis, Victoria Burch, Doug Anderson, Stephen Guthrie, Logan Anderson, Bert Hoffman, Shayla Beaco

**Order of Vote:** Agenda items #2 - #14, Agenda item #1

## HOLDOVERS

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### 1. MOD-003571-2025 & MOD-003580-2025

**Location:** 4800 Moffett Road

**Applicant / Agent:** The Board of Water and Sewer Commissioners of the City of Mobile (Lindsay Tucker, Garver, LLC, Agent)

**Council District:** District 1

**Proposal:** Major Modification of a previously approved Planning Approval allowing the expansion of a water treatment plant in an R-1, Single-Family Residential District, to allow the expansion of a water treatment plant 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, to allow construction of a new clarifier, pump station, and associated site improvements.

**Modification (Planning Approval):** Motion to approve by Nick Amberger. Second by Kenny Nichols. **Approved.**

After discussion the Planning Commission determined the following Findings of Fact to support modification of the previously approved Planning Approval:

- a. The request is consistent with all applicable requirements of this Chapter;
- b. The request is compatible with the character of the surrounding neighborhood;
- c. The request will not impede the orderly development and improvement of surrounding property;
- d. Having considered the applicable factors, the request will not adversely affect the health, safety or welfare of persons living or working in the surrounding neighborhood, or be more injurious to property or improvements in the neighborhood;
- e. The request is subject to adequate design standards to provide ingress and egress that minimize traffic hazards and traffic congestion on the public roads;
- f. The request is not noxious or offensive by reason of emissions, vibration, noise, odor, dust, smoke or gas; and
- g. The request shall not be detrimental or endanger the public health, safety or general welfare.
- h. Benefits Consideration. In addition, consideration was given to the City's and the larger community's best interests and the need, benefit, or public purpose of the proposed request.

As such, the Planning Commission voted to recommend approval of the Major Planning Approval Modification to the City Council, subject to the following conditions:

1. Submission of a revised site plan, prior to the application being forwarded to the City Council, depicting all existing and proposed site improvements, consistent with the previously approved Planning Approval. At a minimum, the site plan shall include:
  - Total lot area in square feet and acres;
  - The footprint and square footage of all buildings, tanks, clarifiers, processing facilities, and structures;
  - Zoning district information;
  - Parking layout and total number of spaces;
  - Traffic circulation and access;
  - All streets along which the site has frontage, including existing rights-of-way;
  - The site's legal description or recorded plat reference;
  - A graphic scale and north arrow; and
  - All required notes, including a note stating that future development or redevelopment may require additional Planning Approval and/or PUD modifications, subject to review and approval by the Planning Commission and City Council; and
2. Submission of an AutoCAD (.dwg) file, prior to the applications being forwarded to the City Council, of the revised site plan meeting the Planning and Zoning Department's submittal standards.

**Modification (Planned Unit Development):** Motion to approve by Nick Amberger. Second by Kenny Nichols. **Approved.**

After discussion the Planning Commission determined the following Findings of Fact to support modification of the previously approved Planned Unit Development:

- a. The request is consistent with all applicable requirements of this Chapter;
- b. The request is compatible with the character of the surrounding neighborhood;
- c. The request will not impede the orderly development and improvement of surrounding property;
- d. Having considered the applicable factors, the request will not adversely affect the health, safety or welfare of persons living or working in the surrounding neighborhood, or be more injurious to property or improvements in the neighborhood;
- e. The request is subject to adequate design standards to provide ingress and egress that minimize traffic hazards and traffic congestion on the public roads;
- f. The request is not noxious or offensive by reason of emissions, vibration, noise, odor, dust, smoke or gas; and
- g. The request shall not be detrimental or endanger the public health, safety or general welfare.
- h. Benefits Consideration. In addition, consideration was given to the City's and the larger community's best interests and the need, benefit, or public purpose of the proposed request.

As such, the Planning Commission voted to recommend approval of the Major Planned Unit Development Modification to the City Council, subject to the following conditions:

1. Submission of a revised site plan, prior to the application being forwarded to the City Council, depicting all existing and proposed site improvements, consistent with the previously approved Planned Unit Development. At a minimum, the site plan shall include:
  - Total lot area in square feet and acres;
  - The footprint and square footage of all buildings, tanks, clarifiers, processing facilities, and structures;
  - Zoning district information;
  - Parking layout and total number of spaces;
  - Traffic circulation and access;
  - All streets along which the site has frontage, including existing rights-of-way;
  - The site's legal description or recorded plat reference;
  - A graphic scale and north arrow; and
  - All required notes, including a note stating that future development or redevelopment may require additional Planning Approval and/or PUD modifications, subject to review and approval by the Planning Commission and City Council; and
2. Submission of an AutoCAD (.dwg) file, prior to the applications being forwarded to the City Council, of the revised site plan meeting the Planning and Zoning Department's submittal standards.

## NEW ITEMS

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### 2. SUB-003611-2026

<b>Location:</b>	307, 309, 311, & 317 St. Joseph Street
<b>Subdivision Name:</b>	Adams & St. Joseph Subdivision
<b>Applicant / Agent:</b>	Kari Givens, Byrd Surveying, Inc.
<b>Council District:</b>	District 2
<b>Proposal:</b>	Subdivision of 1 lot, 0.72± acres

Motion to approve by Kirk Mattei. Second by Kenny Nicholas. **Approved.**

After discussion the Planning Commission waived Section 9.F.4.(b) of the Subdivision Regulations will be required (for lot width) and Tentatively Approved the request, subject to the following conditions:

1. Retention of the 64-foot-wide right-of-way along St. Joseph Street, as depicted on the preliminary plat;
2. Retention of the 50-foot-wide right-of-way along Adams Street, as depicted on the preliminary plat;
3. If required by the City Engineer, Traffic Engineering Director, and/or ALDOT, the Final Plat should be revised to illustrate dedication of the corner radius at the intersection of St. Joseph Street and Adams Street;
4. Provision of a note on the Final Plat stating that the site's primary frontage is designated along St. Joseph Street;
5. Revision of the Final Plat to label the lot's size in both square feet and acres, in compliance with Section 5.A.2.(3)(3) of the Subdivision Regulations, adjusted for dedication, if required;
6. Revision of the Final Plat to illustrate the maximum allowable building setback of twelve feet (12') along both street frontages;
7. Provision of a note on the Final Plat stating that, upon redevelopment, the site shall be denied access to St. Joseph Street and limited to one (1) curb cut along Adams Street, and that any additional curb cuts or modifications to this restriction shall require approval of a Variance by the Board of Zoning Adjustment;
8. Provision of a note on the Final Plat stating that driveway widths are limited to a maximum of 25 feet within the site's frontage, in accordance with Appendix A, Section 9.C.3.(c)(2) of the Unified Development Code;
9. Compliance with all Engineering comments noted in the staff report;
10. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in the staff report;
11. Compliance with all Urban Forestry comments noted in the staff report; and,
12. Compliance with all Fire Department comments noted in the staff report.

### 3. SUB-003564-2025

**Location:** East terminus of Rose Ching Drive  
**Subdivision Name:** Lloyd & Jayne Davis Estates Subdivision, Resubdivision of Lot 1  
**Applicant / Agent:** James Dawson Dyess  
**Council District:** District 7  
**Proposal:** Subdivision of 2 lots, 10.59± acres

Motion to approve by Jennifer Denson. Second by Harry Brislin. **Approved.**

After discussion the Planning Commission Tentatively Approved the request, subject to the following conditions:

1. Retention of the street name label and 60-foot-wide right-of-way for Rose Ching Drive on the Final Plat;
2. Provision of a turnaround at the East terminus of Rose Ching Drive, in compliance with the current International Fire Code, and as approved by the City Engineer and Mobile Fire Rescue Department;
3. Retention of the 25-foot minimum front yard setback line for Lot 1, as depicted on the preliminary plat;
4. Revision of the plat to illustrate the 25-foot minimum front yard setback line for proposed Lot 2 as measured from the turnaround at the East terminus of Rose Ching Drive;
5. Retention of the lot size labels in both square feet and acres on the Final Plat, or the provision of a table on the Final Plat with the same information;
6. Compliance with all Engineering comments noted in the staff report;
7. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in the staff report;
8. Compliance with all Urban Forestry comments noted in the staff report; and,
9. Compliance with all Fire Department comments noted in the staff report.

### 4. SUB-003593-2025

**Location:** 3431 Club House Road  
**Subdivision Name:** Davis Place Subdivision  
**Applicant / Agent:** Cassandra Davis  
**Council District:** District 3  
**Proposal:** Subdivision of 2 lots, 0.50± acres

Motion to approve by Harry Brislin. Second by Kenny Nichols. **Approved.**

After discussion the Planning Commission Tentatively Approved the request, subject to the following conditions:

1. Dedication sufficient to provide a minimum of 25 feet from the centerline of Club House Road;

2. Revision of the plat to label the right-of-way width of Club House Road after any required dedication;
3. Retention of the 25-foot minimum front yard setback line along Club House Road, as measured from any required dedication;
4. Retention of the lot size labels in both square feet and acres on the Final Plat, adjusted for any required dedication, or the provision of a table on the Final Plat with the same information;
5. Compliance with all Engineering comments noted in the staff report;
6. Placement of a note on the Final Plat stating the Traffic Engineering comments noted in the staff report;
7. Compliance with all Urban Forestry comments noted in the staff report; and
8. Compliance with all Fire Department comments noted in the staff report.

## 5. SUB-003605-2026

**Location:** 2237 & 2247 Bear Fork Road  
**Subdivision Name:** Resubdivision of Ledian M. Williams Subdivision  
**Applicant / Agent:** Derrick McMillian  
**Council District:** District 1  
**Proposal:** Subdivision of 2 lots, 4.56± acres

Motion to holdover by Harry Brislin. Second by Jennifer Denson. **Heldover until the March 19, 2026, meeting.**

After discussion the Planning Commission heldover the request until the March 19 meeting, with any revisions and additional materials submitted to the Planning and Zoning Department no later than March 6, to allow the applicant time to address the following:

1. Revise the preliminary plat to depict all existing structures within the proposed subdivision and demonstrate that approval of the Final Subdivision Plat would not result in any violations of the Unified Development Code.

## 6. SUB-003614-2026

**Location:** 6970 Laverne Drive South  
**Subdivision Name:** Kona Subdivision  
**Applicant / Agent:** Joseph D. Ackles  
**Council District:** District 7  
**Proposal:** Subdivision of 2 lots, 0.91± acres

Motion to approve by Jennifer Denson. Second by Nick Amberger. **Approved.**

After discussion the Planning Commission Tentatively Approved the request, subject to the following conditions:

1. Retention of the 60-foot-wide right-of-way along Laverne Drive South, as depicted on the preliminary plat;
2. Retention of the lot sizes in both square feet and acres, or the provision of a table on the Final Plat providing the same information;
3. Retention of at least a 25-foot front yard setback along Laverne Drive South, in compliance with Article 2, Section 64-2-5.E. of the Unified Development Code and Section 6.C.8. of the Subdivision Regulations.
4. Placement of a note on the Final Plat stating that no structure may be constructed or placed within any easement without permission from the easement holder;
5. Compliance with all Engineering comments noted in the staff report;
6. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in the staff report;
7. Compliance with all Urban Forestry comments noted in the staff report; and,
8. Compliance with all Fire Department comments noted in the staff report.

## 7. SUB-003592-2025

**Location:** 1801 Boykin Boulevard  
**Subdivision Name:** Gardner Row Subdivision  
**Applicant / Agent:** Lamontis Gardner, LG7 Real Estate, LLC  
**Council District:** District 3  
**Proposal:** Subdivision of 3 lots, 0.80± acres

Motion to approve by Harry Brislin. Second by Kenny Nichols. **Approved.**

After discussion the Planning Commission Tentatively Approved the request, subject to the following conditions:

1. Retention of the 60-foot-wide right-of-way along Boykin Boulevard on the Final Plat, as depicted on the preliminary plat;
2. Retention of the 56-foot-wide right-of-way along Alta Vista Drive on the Final Plat, as depicted on the preliminary plat;
3. Correction of the street name to read “Alta Vista Drive”;
4. Retention of the lot sizes in both square feet and acres, or provision of a table on the Final Plat with the same information;
5. Retention of the 25-foot minimum front yard setback line along all street frontages;
6. Compliance with all Engineering comments noted in the staff report;
7. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in the staff report;
8. Compliance with all Urban Forestry comments noted in the staff report; and,
9. Compliance with all Fire Department comments noted in the staff report.

## 8. SUB-003602-2026

**Location:** 362, 364 & 366 Burton Avenue  
**Subdivision Name:** Knowles Place Subdivision

**Applicant / Agent:** Kari Givens, Byrd Surveying, Inc.  
**Council District:** District 1  
**Proposal:** Subdivision of 4 lots, 0.55± acres

Motion to approve by Kenny Nichols. Second by Harry Brislin. **Approved.**

After discussion the Planning Commission waived Sections 6.B.12. and 6.C.6. (for corner radius dedication) and 6.C.2.(a)(1) (for reduced lot area) of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

1. Retention of the 50-foot-wide street right-of-way width labels on the Final Plat;
2. Retention of the 5-foot minimum front yard setback line along both street frontages on the Final Plat, as measured from any required dedication;
3. Retention of the lot size labels in both square feet and acres on the Final Plat, adjusted for any required dedication, or the provision of a table on the Final Plat with the same information;
4. Compliance with all Engineering comments noted in the staff report;
5. Placement of a note on the Final Plat stating the Traffic Engineering comments noted in the staff report;
6. Compliance with all Urban Forestry comments noted in the staff report; and
7. Compliance with all Fire Department comments noted in the staff report.

## 9. SUB-003594-2025

**Location:** 5070 Old Shell Road  
**Subdivision Name:** The Cottages at Spring Hill Subdivision  
**Applicant / Agent:** 195, LLC  
**Council District:** District 7  
**Proposal:** Subdivision of 6 lots, 0.57± acres

Motion to holdover by Nick Amberger. Second by Harry Brislin. **Heldover until the March 19, 2026, meeting.**

After discussion and at the applicant's request, the application was heldover until the March 19<sup>th</sup> meeting.

## 10.SUB-SW-003610-2026

**Location:** 4575 Hermitage Avenue  
**Applicant / Agent:** Garrett Baker, KD Tillman's Corner, LLC  
**Council District:** District 4  
**Proposal:** Request to waive the construction of a sidewalk along Hermitage Avenue.

Motion to approve by Nick Amberger. Second by Kenny Nichols. **Approved.**

After discussion the Planning Commission approved the Sidewalk Waiver request.

### 11.SUB-SW-003615-2026

**Location:** 6130 & 6140 Rangeline Road  
**Applicant / Agent:** Mill & Marine Supply, LLC  
**Council District:** District 4  
**Proposal:** Request to waive the construction of a sidewalk along Rangeline Road.

Motion to approve by Kenny Nichols. Second by Nick Amberger. **Approved.**

After discussion the Planning Commission approved the Sidewalk Waiver request.

### 12.ZON-STR-003616-2026

**Location:** 904 Kentucky Street  
**Applicant / Agent:** Joan Hendrix  
**Council District:** District 3  
**Proposal:** Conditional Use Permit approval to allow a Short-Term Rental in an R-1, Single-Family Residential Urban District.

Motion to deny by Josh Woods. Second by Jennifer Denson. **Denied.**

After discussion the Planning Commission denied the Conditional Use Permit request due to the following:

1. The proposed use does not comply with all applicable use regulations of Article 5, Section 64-5-6E.1.(b) of the Unified Development Code; and
2. The proposed use does not meet the requirements of Article 5, Section 64-5-6.E.11.(g)(7) of the Unified Development Code, which requires refuse (garbage) areas to be located no closer than 20 feet from any property line and no closer than 100 feet from any dwelling on an adjacent lot.

### 13.ZON-UDC-003474-2025

**Location:** 5101 Moffett Road  
**Applicant / Agent:** MYMS, Inc. (Walid George Harb, Agent)  
**Council District:** District 7  
**Proposal:** Rezoning from Neighborhood Business Suburban District (B-2) to Community Business Suburban District (B-3).

The Planning Commission did not take action on the Rezoning request.

## 14.SUB-003619-2026 & SUB-SW-003470-2025

**Location:** 3244 & 3246 Dauphin Street  
**Subdivision Name:** Chick-fil-A Dauphin Street Subdivision  
**Applicant / Agent:** CPH Consulting, LLC (Jason Toole, P.E., Agent)  
**Council District:** District 1  
**Proposal:** Subdivision of 1 lot, 1.45± acres; and request to waive the construction of a sidewalk along Dauphin Street.

**Subdivision:** Motion to approve by Nick Amberger. Second by Harry Brislin. **Approved.**

After discussion the Planning Commission waived Sections 6.B.12. and 6.C.6. of the Subdivision Regulations (for corner radius dedication) and Tentatively Approved the request, subject to the following conditions:

1. Retention of the 60-foot-wide right-of-way along the Dauphin Street Service Road on the Final Plat;
2. Retention of the 50-foot-wide right-of-way along Northgate Drive on the Final Plat;
3. Label the new lot as "Lot 1";
4. Retention of the lot size in square feet and acres, or provision of a table on the Final Platt with the same information;
5. Revision of the Final Plat to remove the 5-foot setback lines depicted along the North and East property lines of the proposed lot;
6. Retention of the 25-foot minimum front yard setback line along both street frontages;
7. Placement of a note on the Final Plat stating that no structure shall be constructed or placed in any easement without permission from the easement holder;
8. Retention of a note on the Final Plat indicating vacation of the ingress/egress easement;
9. Compliance with all Engineering comments noted in the staff report;
10. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in the staff report;
11. Compliance with all Urban Forestry comments noted in the staff report; and,
12. Compliance with all Fire Department comments noted in the staff report.

**Sidewalk Waiver:** Motion to approve by Nick Amberger. Second by Jennifer Denson. **Approved.**

After discussion the Planning Commission approved the Sidewalk Waiver request.

## OTHER BUSINESS

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### SUB-003322-2025

**Location:** South side of Raven Drive at the South terminus of Cardinal Drive East, extending South to the East terminus of East Gulf Field Drive  
**Subdivision Name:** MAA-ACDC Subdivision  
**Applicant / Agent:** Mark A. Wattier, Wattier Surveying, Inc.

**Council District:** District 3  
**Proposal:** Subdivision of 2 lots, 59.36± acres

Motion to approve by Nick Amberger. Second by Harry Brislin. **Approved.**

After discussion the Planning Commission approved the request to remove Condition #2 from the Letter of Decision. The original condition reads:

*“Revision of the plat to illustrate the minimum existing right-of-way and, if less than 350 feet, dedication to provide 175 feet from the centerline of U.S. Interstate 10.”*

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

- April 17, 2025
- May 15, 2025
- June 12, 2025

The Planning Commission did not take action on the review of past meeting minutes.