



# Mobile Planning Commission 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)
	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. [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.

## NEW ITEMS

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### 2. [SUB-003611-2026](#)

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

### 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

### 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

### 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

### 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

**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

**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

**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

**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.

**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.

**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.

### **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).

### **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.

## **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

The applicant is requesting 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