



# Mobile Planning Commission Agenda

## July 20, 2023 – 2:00 P.M.

### ADMINISTRATIVE

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#### Roll Call

	Mr. John W. “Jay” Stubbs, Jr., Chairman		Mr. Chad Anderson
			Mr. Matt Anderson (MD)
	Ms. Jennifer Denson, Secretary		Mr. Nick Amberger (AO)
	Mr. Kirk Mattei		Mr. William Carroll (CC)
	Ms. Shirley Sessions		Mr. Harry Brislin, IV (S)
	Mr. Larry Dorsey		Mr. Kenny Nichols (S)
(S) Supernumerary      (MD) Mayor’s Designee      (AO) Administrative Official      (CC) City Council Representative			

### HOLDOVERS

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#### 1. SUB-002526-2023 & SUB-SW-002532-2023

**Location:** 1951 Pleasant Avenue  
**Subdivision Name:** Boltz Lane Subdivision, Resubdivision of Lot 3  
**Applicant / Agent:** Charlie McNichol, Mobile County Communications District / J. Casey Pipes / Keri Coumanis, Helmsing Leach  
**Council District:** District 1  
**Proposal:** Subdivision of 2 lots, 4.9± acres, and to create two (2) legal lots of records from one (1) existing legal lot of record; and Waiver of a sidewalk along Rondo Road (private).

### NEW ITEMS

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#### 2. SUB-002558-2023

**Location:** 524 & 550 Western Drive  
**Subdivision Name:** Western Drive Commercial Park Subdivision, Resubdivision of Lots 1 & 2  
**Applicant / Agent:** Judge Mixon, Bethesda Christian Center, Inc.  
**Council District:** District 1  
**Proposal:** Subdivision of 1 lot, 2.4± acres

### 3. SUB-002496-2023

**Location:** 2451 Staples Road & 4020 Perch Point Drive  
**Subdivision Name:** West Yacht Basin Subdivision  
**Applicant / Agent:** Mike West  
**Council District:** District 3  
**Proposal:** Subdivision of 2 lots, 8.3± acres

### 4. SUB-002498-2023

**Location:** 3905 Lloyd Station Road  
**Subdivision Name:** MoCoLink Subdivision  
**Applicant / Agent:** Mobile County Commission / Jay Ross, Agent  
**Council District:** District 4  
**Proposal:** Subdivision of 2 lots, 33.9± acres

### 5. SUB-002566-2023

**Location:** 4459 Government Boulevard  
**Subdivision Name:** Lee's Subdivision, Resubdivision of Lot 1  
**Applicant / Agent:** James Devery, Jr. & Becky Devery  
**Council District:** District 4  
**Proposal:** Subdivision of 2 lots, 3.1± acres

### 6. SUB-SW-002555-2023

**Location:** 7600 Mitsubishi Lane  
**Applicant / Agent:** Chart, Inc.  
**Council District:** District 4  
**Proposal:** Request to waive the construction of a sidewalk along Mitsubishi Lane.

### 7. SUB-SW-002564-2023

**Location:** 50 Charleston Street  
**Applicant / Agent:** Patrick Garstecki or Gary Cowles, Cowles, Murphy, Glover & Associates  
**Council District:** District 2  
**Proposal:** Request to waive construction of sidewalks along South Royal Street and Charleston Street.

## 8. MOD-002556-2023

**Location:** 350, 400, 530, & 660 Dunlap Drive  
**Subdivision Name:** Pinto Island Industrial Park Subdivision  
**Applicant / Agent:** Joey Nunnally, Austal USA  
**Council District:** District 2  
**Proposal:** Modification of a previously approved Planned Unit Development to allow the construction of four (4) ship assembly bays for an existing shipyard in an I-2, Heavy Industry District.

## 9. ZON-UDC-002563-2023

**Location:** 2258 Airport Boulevard & 267 Seminole Street  
**Applicant / Agent:** Paul Stewart, Stewart Surveying, Inc.  
**Council District:** District 1  
**Proposal:** Rezoning from Single-Family Residential Suburban District (R-1) and Neighborhood Business Suburban District (B-2), to Neighborhood Business Suburban District (B-2).

## 10.ZON-CUP-002562-2023

**Location:** 611 Shannon Street  
**Applicant / Agent:** Natasha Pleasant  
**Council District:** District 5  
**Proposal:** Conditional Use Permit approval to allow a home-based child daycare for 7-12 children in an R-1, Single-Family Residential Suburban District.

## 11.SUB-002538-2023 & MOD-002570-2023

**Location:** 2609 Cameron Street  
**Subdivision Name:** EBM Midtown Subdivision, Resubdivision of Lot A  
**Applicant / Agent:** Kari Givens, Byrd Surveying  
**Council District:** District 1  
**Proposal:** Subdivision of 2 lots, 2.2± acres; and, Modification of a previously approved Planned Unit Development to be consistent with the proposed subdivision.

## 12.SUB-SW-002553-2023 & MOD-002552-2023

**Location:** 3220 Airport Boulevard  
**Subdivision Name:** Springdale Mall Subdivision  
**Applicant / Agent:** Basin Engineering & Surveying  
**Council District:** District 5  
**Proposal:** Request to waive the construction of a sidewalk along Airport Boulevard; and, Modification of a previously approved Planned Unit Development to allow the construction of a drive-thru coffee shop for an existing mixed-use commercial development in a B-3, Community Business Suburban District.

## 13.MOD-002559-2023 & MOD-002560-2023

**Location:** 65 North Mobile Street  
**Subdivision Name:** UMS-Wright  
**Applicant / Agent:** Tommy Akridge, UMS-Wright Corporation / McCrory & Williams, Inc., Agent  
**Council District:** District 1  
**Proposal:** Modification of a previously approved Planned Unit Development to allow the construction of a building addition, practice field, and a 21-space parking lot for an existing private school in an R-1, Single-Family Residential Suburban District; and, Modification of a previously approved Planning Approval to allow the construction of a building addition, practice field, and a 21-space parking lot for an existing private school in an R-1, Single-Family Residential Suburban District.

## OTHER BUSINESS

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**Election of Officers**

**Filing Deadline / Meeting Date Schedule**