



Mobile Planning Commission Results Agenda

October 15, 2026 – 2:00 P.M.

ADMINISTRATIVE

Roll Call

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

Staff: George Davis, Jonathan Ellzey, Victoria Burch, Doug Anderson, Stephen Guthrie, Logan Anderson, Shayla Beaco, BJ Lyons

Adoption of the Agenda: Motion to adopt by Kenny Nichols. Second by Josh Woods. **Adopted.**

Order of Hearing: Agenda items #2, #3, #4, #1, and #5, and agenda items #6 - #21

HOLDOVERS

1. SUB-003835-2026

Location: 59 & 61 Bradford Avenue, & 1311 Azalea Street
Subdivision Name: Second Annunciation Greek Orthodox Church Subdivision
Applicant / Agent: Gregory Saad, Saad Development Corp.
Council District: District 2
Proposal: Subdivision of 6 lots, 0.76± acres

Motin to approve by Matt Anderson. Second by Harry Brislin. **Approved.**

After discussion the Planning Commission waived Sections 6.B.9. (Substandard Right-of-Way), 6.C.2.(a)(1) (Substandard Area), and 6.C.4. (No Public Street Frontage) of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

1. Approval of the *Third Annunciation Greek Orthodox Church Subdivision* prior to signing the Final Plat;

2. Retention of the right-of-way width labels for Azalea Street and Bradford Avenue on the Final Plat;
3. Retention of the lot size labels, in both square feet and acres, on the Final Plat, or the furnishing of a table on the Final Plat providing the same information;
4. Removal of the two (2) rental dwelling units, with all required permits obtained, prior to signing the Final Plat;
5. Revision of the plat to remove the 25-foot front yard setback lines along the street frontages;
6. Revision of the plat to remove the 10-foot side and rear yard setback lines on the three (3) lots with public street frontage;
7. Placement of a note on the Final Plat stating that the site shall comply with the provisions of the Historic District Overlay (HDO) in Article 14 of the UDC, including the applicable front, rear, and side yard dimensional standards for lots within the HDO;
8. Placement of a note on the Final Plat stating that approval from the Historic Development Department is required prior to the issuance of any development permits;
9. Compliance with all Engineering comments noted in the staff report;
10. Placement of a note on the Final Plat stating the 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.

2. 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 2,150 square-foot building addition and 32 additional parking spaces.

Motion to approve by Nick Amberger. Second by Matt Anderson. **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 application 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. Revise the Final PUD Site Plan to provide the existing right-of-way along South University Boulevard;
2. Revise the Final PUD Site Plan to correctly label "South University Boulevard";
3. Retain the existing 50-foot-wide right-of-way along Georgian Drive on the Final PUD Site Plan;
4. Retain the sizes of each lot in square feet and acres on the Final PUD Site Plan;
5. Retain the sizes of each building and the proposed building addition in square feet on the Final PUD Site Plan;
6. Revise a table on the Final PUD Site Plan with the updated parking calculations;
7. Place a note on the Final PUD Site Plan stating the site shall comply with the tree planting and landscaping requirements of the Unified Development Code, to be coordinated with the Planning and Zoning Department;
8. Provide a note on the Final PUD Site Plan stating that any future development or redevelopment of the site may require additional modification of the Planned Unit Development, subject to Planning Commission and City Council approval;
9. Comply with all Engineering comments noted in the staff report;
10. Comply with all Traffic Engineering comments noted in the staff report;
11. Comply with all Urban Forestry comments noted in the staff report;
12. Comply with all Fire Department comments noted in the staff report;
13. Submit a revised Final PUD Site Plan for Planning and Zoning Approval prior to its recording in the Mobile County Probate Court, and provide one (1) copy of the recorded site plan (hard copy and/or pdf) to the Planning and Zoning Department; and
14. Fully comply with all municipal codes and ordinances.

3. 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).

Kenny Nichols recused.

Attorney Doug Anderson recused himself, and Attorney BJ Lyons served as counsel for the

matter.

Subdivision: Motion to approve by Nick Amberger. Second by Matt Anderson. **Approved.**

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

1. Completion of the Rezoning process prior to signing the Final Plat;
2. Revision of the Final Plat to either depict dedication to provide 50-feet from the centerline of Airport Boulevard, or show that such already exists;
3. Retention of the lot sizes in both square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
4. Retention of all right-of-way widths on the Final Plat, adjusted for dedication, if necessary;
5. Retention of the plat to illustrate a 25-foot minimum building setback line along both rights-of-way, adjusted for dedication, if necessary;
6. Removal of the five-foot (5') setback along the side and rear property lines;
7. Compliance with all Engineering comments noted in the staff report;
8. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in the staff report;
9. Compliance with all Urban Forestry comments noted in the staff report; and,
10. Compliance with all Fire Department comments noted in the staff report.

Rezoning: Motion to approve by Matt Anderson. **The motion failed for lack of a second.**

The Planning Commission considered the rezoning request. A motion to recommend approval of the request to the City Council was made but failed for lack of a second. Accordingly, the application was denied in accordance with the Mobile City Planning Commission Operating Rules and Procedures.

4. 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.

Attorney Doug Anderson resumed his role as counsel.

Rezoning: Motion to holdover by Jay Stubbs. Second by Matt Anderson. **Heldover to the November 19, 2026, Planning Commission meeting.**

At the applicant's request the Planning Commission heldover the application to the November 19, 2026, meeting. All required revisions should be submitted to Planning and Zoning by November 3, 2026, to allow sufficient time for staff review and to address the following:

1. Revision of the site boundaries and setbacks on the site plan to conform to those of an approved subdivision;
2. Revision of the site plan to demonstrate that all structures meet the required setbacks of an approved subdivision;
3. Revision of the site plan to relocate proposed new mobile homes out of drainage easements and the Riparian Buffer;
4. Revision of the site plan to indicate paved parking for all mobile homes;
5. Revision of the site plan to indicate paved parking for the office building with compliant access and maneuvering area, and a compliant parking ratio;
6. Revision of the site plan to provide public sidewalks within the Moot Avenue and McRae Avenue rights-of-way, and within the Halls Mill Road right-of-way should the accompanying Sidewalk Waiver be denied;
7. Revision of the site plan to provide a compliant Pedestrian Connection from the Halls Mill Road public sidewalk to the office building should the Sidewalk Waiver be denied; and
8. Revision of the site plan to provide compliant landscaping and tree planting.

Conditional Use Permit: Motion to holdover by Jay Stubbs. Second by Matt Anderson. **Heldover to the November 19, 2026, Planning Commission meeting.**

At the applicant's request the Planning Commission heldover the application to the November 19, 2026, meeting. All required revisions should be submitted to Planning and Zoning by November 3, 2026, to allow sufficient time for staff review and to address the following:

1. Revision of the site boundaries and setbacks on the site plan to conform to those of an approved subdivision;
2. Revision of the site plan to demonstrate that all structures meet the required setbacks of an approved subdivision;
3. Revision of the site plan to relocate proposed new mobile homes out of drainage easements and the Riparian Buffer;
4. Revision of the site plan to indicate paved parking for all mobile homes;
5. Revision of the site plan to indicate paved parking for the office building with compliant access and maneuvering area, and a compliant parking ratio;
6. Revision of the site plan to provide public sidewalks within the Moot Avenue and McRae Avenue rights-of-way, and within the Halls Mill Road right-of-way should the accompanying Sidewalk Waiver be denied;

7. Revision of the site plan to provide a compliant Pedestrian Connection from the Halls Mill Road public sidewalk to the office building should the Sidewalk Waiver be denied; and
8. Revision of the site plan to provide compliant landscaping and tree planting.

5. SUB-003838-2026, MOD-003841-2026 & MOD-003842-2026

Location: 50 & 60 South Ann Street
Subdivision Name: Third Annunciation Greek Orthodox Church Subdivision
Applicant / Agent: Gregory Saad, Saad Development Corp.
Council District: District 2
Proposal: Subdivision of 1 lot, 3.58± acres; Major Modification of a previously approved Planning Approval allowing expansion of an existing church in an R-1, Single-Family Residential District, to modify lot lines in coordination with an associated subdivision; and Major Modification of a previously approved Planned Unit Development allowing multiple buildings on a single building site, to modify lot lines in coordination with an associated subdivision.

Subdivision: Motion to approve by Matt Anderson. Second by Nick Amberger. **Approved.**

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

1. Approval and recording of the *Second Annunciation Greek Orthodox Church Subdivision* prior to signing the Final Plat;
2. Retention of the existing right-of-way width labels for all streets on the Final Plat;
3. Revision of the plat to remove the previously recorded minimum building setback lines along all street frontages, and placement of a note on the Final Plat stating that the site shall comply with the provisions of the Historic District Overlay (HDO) in Article 14 of the UDC, including the applicable front, rear, and side yard dimensional standards for lots within the HDO;
4. Revision of the plat to remove the 10-foot side and rear yard setback lines from the Final Plat;
5. Retention of the lot area label, in both square feet and acres, on the Final Plat, or provision of a table on the Final Plat providing the same information;
6. Placement of a note on the Final Plat stating that access to Bradford Avenue is denied;
7. Placement of a note on the Final Plat stating that approval from the Historic Development Department is required prior to the issuance of any development permits;
8. Compliance with all Engineering comments noted in the staff report;
9. Placement of a note on the Final Plat stating that all Traffic Engineering comments noted in the staff report shall be satisfied;
10. Compliance with all Urban Forestry comments noted in the staff report; and,
11. Compliance with all Fire Department comments noted in the staff report.

Major Planning Approval Modification: Motion to approve by Nick Amberger. Second by Matt Anderson. **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 application 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. Retention of the existing right-of-way width labels for all streets on the site plan;
2. Revision of the site plan to remove the buildings proposed to be demolished in conjunction with the approval of the *Second Annunciation Greek Orthodox Church Subdivision*;
3. Revision of the site plan to remove the illustrated minimum building setback lines along all street frontages, and placement of a note on the site plan stating that the site shall comply with the provisions of the Historic District Overlay (HDO) in Article 14 of the UDC, including the applicable front, rear, and side yard dimensional standards for lots within the HDO;
4. Revision of the site plan to provide an overall site area label, or provision of a table on the site plan providing the same information;
5. Revision of the site plan to depict existing public sidewalks along all street frontages;
6. Revision of the site plan to indicate a compliant dumpster, or placement of a note on the site plan stating that no dumpster will be utilized and that refuse collection will be provided through either curbside pickup or a private can collection service;
7. Placement of a note on the site plan stating that access to Bradford Avenue is denied for the portion of the site located within the *Third Annunciation Greek Orthodox Church Subdivision*;

8. Revision of the site plan to clearly depict a compliant residential buffer where the site abuts residentially zoned or utilized property, or placement of a note on the site plan stating that compliant buffers will be provided where required;
9. Placement of a note on the revised site plan stating the Traffic Engineering comments noted in the staff report;
10. Placement of a note on the site plan stating that approval from the Historic Development Department is required prior to the issuance of any development permits;
11. Placement of a note on the site plan stating that future development or redevelopment of any portion of the site may require additional modification of the Planning Approval, subject to approval by the Planning Commission and City Council;
12. Submittal to and approval by Planning and Zoning of revised site plan prior to forwarding the site plan to the City Council for final approval; and,
13. Full compliance with all applicable municipal codes and ordinances.

Major PUD Modification: Motion to approve by Matt Anderson. Second by Nick Amberger.
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 application 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. Retention of the existing right-of-way width labels for all streets on the site plan;
2. Revision of the site plan to remove the buildings proposed to be demolished in conjunction with the approval of the *Second Annunciation Greek Orthodox Church Subdivision*;
3. Revision of the site plan to remove the illustrated minimum building setback lines along all street frontages, and placement of a note on the site plan stating that the site shall

comply with the provisions of the Historic District Overlay (HDO) in Article 14 of the UDC, including the applicable front, rear, and side yard dimensional standards for lots within the HDO;

4. Revision of the site plan to provide an overall site area label, or provision of a table on the site plan providing the same information;
5. Revision of the site plan to depict existing public sidewalks along all street frontages;
6. Revision of the site plan to indicate a compliant dumpster, or placement of a note on the site plan stating that no dumpster will be utilized and that refuse collection will be provided through either curbside pickup or a private can collection service;
7. Placement of a note on the site plan stating that access to Bradford Avenue is denied for the portion of the site located within the *Third Annunciation Greek Orthodox Church Subdivision*;
8. Revision of the site plan to clearly depict a compliant residential buffer where the site abuts residentially zoned or utilized property, or placement of a note on the site plan stating that compliant buffers will be provided where required;
9. Placement of a note on the revised site plan stating the Traffic Engineering comments noted in the staff report;
10. Placement of a note on the site plan stating that approval from the Historic Development Department is required prior to the issuance of any development permits;
11. Placement of a note on the site plan stating that future development or redevelopment of any portion of the site may require additional modification of the Planned Unit Development, subject to approval by the Planning Commission and City Council;
12. Submittal to and approval by Planning and Zoning of revised site plan prior to forwarding the site plan to the City Council for final approval; and,
13. Full compliance with all applicable municipal codes and ordinances.

NEW ITEMS

6. SUB-003891-2026

Location: 251 & 255 Saint Louis Street, and 106 & 160 North Jackson Street
Subdivision Name: Ace Hardware and Spirits Subdivision
Applicant / Agent: Byrd Surveying, Inc.
Council District: District 2
Proposal: Subdivision of 1 lot, 0.92± acres

Motion to approve by Matt Anderson. Second by Nick Amberger. **Approved.**

After discussion the Planning Commission waived Sections 9.F.3.(b)(3) (for corner radius dedication) and 9.F.4.(b) of the Subdivision Regulations (for lot width) and Tentatively Approved the request, subject to the following conditions:

1. Retention of the right-of-way labels along all street frontages;

2. Provision of a note on the Final Plat stating that the site's primary frontage is designated along St. Louis Street;
3. Revision of 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;
4. Retention of the Final Plat to illustrate the maximum allowable building setback of twelve feet (12') along all street frontages;
5. Either provision of a note on the Final Plat stating that the site is limited to two (2) curb cuts to North Jackson Street and one (1) curb cut to St. Louis Street (if the October 2026 Variance approval is still active) or provision of a note stating that the site is limited to a single curb cut to its secondary frontage;
6. 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;
7. Compliance with all Engineering comments noted in the staff report;
8. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in the staff report;
9. Compliance with all Urban Forestry comments noted in the staff report; and,
10. Compliance with all Fire Department comments noted in the staff report.

7. SUB-003902-2026

Location: 659 McLemore Street
Subdivision Name: Chapple Estate Subdivision
Applicant / Agent: Mose Chapple, III
Council District: District 1
Proposal: Subdivision of 2 lots, 0.34± acres

Motion to approve by Nick Amberger. Second by Matt Anderson. **Approved.**

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

1. Retention of the 60-foot rights-of-way along McLemore Street and Poplar Street, as depicted on the preliminary plat;
2. Dedication of the corner radius at the intersection of McLemore Street and Poplar Street in compliance with Section 6.C.6 of the Subdivision Regulations, or as approved by the City Engineer and Traffic Engineer;
3. 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, adjusted for any required dedication;
4. Retention of at least a five (5)-foot front yard setback along both street frontages, in compliance with Article 2, Section 64-2-5.E. of the UDC and Section 6.C.8. of the Subdivision Regulations.
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.

8. SUB-003904-2026

Location: East side of Duval Street, 384'± East of Michigan Avenue, between Arlington Street and Kellog Street
Subdivision Name: The Triangle at Brookley North Subdivision
Applicant / Agent: Stan Waterhouse, Community Development Group, LLC
Council District: District 3
Proposal: Subdivision of 2 lots, 36.82± acres

Motion to approve by Matt Anderson. Second by Harry Brislin. **Approved.**

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

1. Revision of the note regarding the internal street rights-of-way to clearly state that the existing private street and private courts are to be removed, if the applicant intends to demolish the existing infrastructure;
2. If the existing private street and private courts are to be dedicated for public use and maintenance, a note should be placed on the Final Plat stating that, if the private streets are ultimately dedicated for public use and maintenance, 100-percent of the cost of the improvements required to bring the street(s) up to the prevailing standards shall be assessed to the property owner(s) at the time the private street(s) is/are dedicated, and that said assessment shall run with the land to any subsequent property owners, per Section 9.D.1.(b)(9) of the Subdivision Regulations;
3. Depiction of the existing right-of-way widths along Arlington Street and Kellog Street, or dedication sufficient to provide 25 feet from the centerline of each street, whichever is greater;
4. Retention of the 140-foot right-of-way width along Duval Street;
5. Provision of a 25-foot corner radius dedication at the intersection of Arlington Street and Kellog Street, unless a waiver of Section 6.C.6. of the Subdivision Regulations is recommended for approval by the City Engineer and Traffic Engineer;
6. Retention of the lot sizes in both square feet and acres, or provision of a table on the Final Plat with the same information, adjusted for any required dedication;
7. Revision of the plat to illustrate a 25-foot front yard setback along all street frontages, adjusted for any required dedication;
8. Compliance with all Engineering comments noted in the staff report;
9. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in the staff report;
10. Compliance with all Urban Forestry comments noted in the staff report; and,
11. Compliance with all Fire Department comments noted in the staff report.

9. SUB-003905-2026

Location: 7951 Yorkhaven Road #A

Subdivision Name: Raintree Farms Subdivision, Resubdivision of and Addition To Lot 1
Applicant / Agent: Randall C. LeCroy, PLS, McCrory & Williams, Inc.
Council District: District 6
Proposal: Subdivision of 2 lots, 39.54± acres

Motion to approve by Matt Anderson. Second by Nick Amberger. **Approved.**

After discussion the Planning Commission waived Sections 6.B.3. and 6.B.9. (for closed-end street turnaround dedication), and Section 6.C.2.(b)(2) (for substandard lot width) of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

1. Revision of the plat to correctly label “Second Creek Drive South”;
2. Retention of the lot sizes in both square feet and acres, or provision of a table on the Final Plat with the same information, adjusted to account for any required dedication;
3. Revision of the plat to provide a 25-foot front yard setback along each frontage where each lot is at least 60 feet in width, adjusted to account for any required dedication, 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. Provision of a note on the Final Plat stating no structure shall be placed within any easement without permission from the easement holder;
5. Compliance with 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.

10. SUB-003860-2026

Location: 2126 Johns Lane
Subdivision Name: ChloeB Subdivision
Applicant / Agent: Brian Perry, BCB Enterprises, LLC
Council District: District 3
Proposal: Subdivision of 3 lots, 1.22± acres

Motion to approve by Matt Anderson. 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 Johns Lane;
2. 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;
3. Retention of the 25-foot minimum front yard setback line along Johns Lane on the Final Plat;

4. Placement of a note on the Final Plat stating the site is within the Peninsula Overlay and development or redevelopment of the site is subject to the applicable provisions of Article 12 of the Unified Development Code;
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.

11.SUB-003885-2026

Location: 2 Buerger Road
Subdivision Name: Buerger Road Subdivision
Applicant / Agent: Smith Clark & Associates, LLC
Council District: District 5
Proposal: Subdivision of 3 lots, 0.34± acres

Motion to holdover by Matt Anderson. Second by Harry Brislin. **Heldover to the November 19, 2026, Planning Commission meeting.**

After discussion the Planning Commission heldover the application to the November 19, 2026, meeting. Any additional information or revisions should be submitted to Planning and Zoning by November 3, 2026, to allow sufficient time for staff review.

12.SUB-003906-2026

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

Motion to approve by Matt Anderson. Second by Kenny Nichols. **Approved.**

After discussion the Planning Commission waived Section 6.C.9. of the Subdivision Regulations (for lot design) and Tentatively Approved the request, subject to the following conditions:

1. Retention of the 140-foot-wide right-of-way along Airport Boulevard on the Final Plat;
2. Retention of the lot size labels in both square feet and acres, or provision of a table on the Final Plat with the same information;
3. Retention of the 25-foot minimum front yard setback along Airport Boulevard , as required by Section 6.C.8. of the Subdivision Regulations and Article 2, Section 64-2-14.E. of the Unified Development Code;
4. Compliance with all Engineering comments noted in the staff report;
5. Placement of a note on the Final Plat stating the applicable 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.

13.SUB-003911-2026

Location: 5201 & 5213 Persons Drive
Subdivision Name: Rosemary Hill Subdivision
Applicant / Agent: Byrd Surveying, Inc.
Council District: District 7
Proposal: Subdivision of 5 lots, 1.60± acres

Motion to approve by Nick Ambeger. Second by Matt Anderson. **Approved.**

After discussion the Planning Commission waived Section 6.C.2.(b)(2) of the Subdivision Regulations (for substandard lot width) and Tentatively Approved the request, subject to the following conditions:

1. Revision of the plat to depict the existing right-of-way along North University Boulevard, or dedication to provide 50 feet from the centerline of North University Boulevard, whichever is greater;
2. Retention of the 50-foot-wide right-of-way along Persons Drive;
3. Retention of the lot sizes in square feet and acres, or the provision of a table on the Final Plat providing the same information, adjusted for any required dedication;
4. Retention of the 25-foot front yard setback along both street frontages on the Final Plat, adjusted for any required dedication;
5. Provision of a note on the Final Plat stating no structures may be constructed in any easement without permission from the easement holder;
6. Compliance with all Engineering comments noted in the staff report;
7. Compliance with 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.

14.SUB-SW-003900-2026

Location: North side of Grelot Road, 1,110'± East of Leroy Stevens Road, extending North, 2,730'± to the South terminus of Navion Drive
Applicant / Agent: Brandon Mason, DHI Engineering, LLC
Council District: District 6
Proposal: Request to waive the construction of a sidewalk along Grelot Road

Motion to approve by Kenny Nichols. Second by Matt Anderson. Josh Woods opposed.
Approved.

After discussion the Planning Commission approved the Sidewalk Waiver request.

15.SUB-SW-003903-2026

Location: 5263 U.S. Highway 90 West
Applicant / Agent: Vincent D. LaCoste, II, Bethel Engineering, Inc.
Council District: District 4
Proposal: Request to waive the construction of sidewalks along U.S. Highway 90 West and Halls Mill Road.

Motion to approve by Matt Anderson. Second by Kenny Nichols. Josh Woods opposed.

Approved.

After discussion the Planning Commission approved the Sidewalk Waiver request.

16.SUB-SW-003914-2026

Location: 2650, 2654, & 2656 Halls Mill Road, 2651-2657 Griffith Circle South, & 2641 Griffith Circle West
Applicant / Agent: Owen Gates, Kinetic Capital IV, LLC (Lieb Engineering Company, LLC, Agent)
Council District: District 3
Proposal: Request to waive the construction of a sidewalk along Halls Mill Road.

Motion to approve by Kenny Nichols. Second by Chad Anderson. Josh Woods opposed.

Approved.

After discussion the Planning Commission approved the Sidewalk Waiver request.

17.ZON-UDC-003864-2026

Location: 7211 & 7221 Cottage Hill Road
Applicant / Agent: Shabbir Hossain, Star Signature Homes, LLC (Axis Engineering Group, LLC, Agent)
Council District: District 6
Proposal: Rezoning from Single-Family Residential Suburban District (R-1) to Buffer Business Suburban District (B-1).

Motion to holdover by Jay Stubbs. Second by Matt Anderson. Heldover to the November 19, 2026, Planning Commission meeting.

After discussion the Planning Commission heldover the application to the November 19, 2026, meeting. Any additional information or revisions should be submitted to Planning and Zoning by November 3, 2026, to allow sufficient time for staff review.

18.ZON-UDC-003890-2026

Location: Southwest corner of Church Street & South Jefferson Street

Applicant / Agent: Figures Construction & Development, Inc.
Council District: District 2
Proposal: Amendment to the Downtown Development District Regulating Plan to Rezone the property from T-3 to T-4.

Motion to approve by Nick Amberger. Second by Matt Anderson. **Approved.**

After discussion the Planning Commission determined the following criteria prevail to support Rezoning of the property:

- A) Consistency. The proposed amendment is consistent with the Comprehensive Plan; and
- B) Compatibility. The proposed amendment is compatible with:
 - (1) The current development trends, if any, in the vicinity of the subject property;
 - (2) Surrounding land uses;
 - (3) Would not adversely impact neighboring properties; or
 - (4) Cause a loss in property values.
- C) Health, Safety and General Welfare. The proposed amendment promotes the community's public health, safety, and general welfare.
- D) Capacity. The infrastructure is in place to accommodate the proposed amendment; and,
- E) Change. Changed or changing conditions in a particular area make an amendment necessary and desirable.
- F) 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 Rezoning the property to **T-4**, subject to the following conditions:

- 1. Either completion of a one-lot Subdivision application or submission of a pre-1962 deed with a legal description that matches the property currently;
- 2. Subject to the "Voluntary Conditions & Use Restrictions" submitted by the applicant prohibiting restaurant, bar, catering, entertainment, theater, or brewpub uses from the site;
- 3. Submittal of a DDD Code Review application prior to development of the property; and
- 4. Full compliance with all other municipal codes and ordinances.

19.SUB-003912-2026 & SUB-SW-003913-2026

Location: 200 Dunlap Drive
Subdivision Name: ORCA, Inc. Subdivision
Applicant / Agent: ORCA, Inc. (Corporate Environmental Risk Management, Agent)
Council District: District 2
Proposal: Subdivision of 1 lot, 9.87± acres; and request to waive the construction of a sidewalk along Dunlap Drive.

Subdivision: Motion to approve by Matt Anderson. Second by Nick Amberger. **Approved.**

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

1. Retention of the 100-foot-wide right-of-way label along Dunlap Drive on the Final Plat;
2. Revision of the plat to illustrate a 25-foot front yard setback line along the Dunlap Drive frontage;
3. Retention of the lot size in both square feet and acres, or provision of a table on the Final Platt with the same information;
4. If easements are depicted on the Final Plat, placement of a note on the Final Plat stating that no structure may be constructed or placed within any easement without the permission of 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.

Sidewalk Waiver: Motion to approve by Harry Brislin. Second by Chad Anderson. **Approved.**

After discussion the Planning Commission approved the Sidewalk Waiver request.

20.SUB-003893-2026 & MOD-003910-2026

Location:	957, 959, & 961 Lyons Street, & 354 Cherry Street
Subdivision Name:	Resubdivision of Greater Union Baptist Church Subdivision
Applicant / Agent:	Byrd Surveying, Inc.
Council District:	District 2
Proposal:	Subdivision of 5 lots, 1.31± acres; and Major Modification of a previously approved Planning Approval allowing the expansion of an existing church in an R-2, Two-Family Residential Urban District, to modify lot lines in coordination with an associated subdivision.

Subdivision: Motion to approve by Matt Anderson. Second by Harry Brislin. **Approved.**

After discussion the Planning Commission waived Section 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 50-foot-wide rights-of-way along all street frontages on the Final Plat;
2. Retention of the lot size labels in square feet and acres on the Final Plat, adjusted for any required dedication, or provision of a table on the Final Plat with the same information;

3. Retention of the five (5)-foot front yard setback along each street frontage, adjusted for any required dedication;
4. Provision of a note on the Final Plat stating that, pursuant to Article 15, Section 64-15-1.E. of the UDC and Section 9.E.3.(e)(3) of the Subdivision Regulations, the maximum setback shall be no greater than the setback of any existing structure on the same side of the street within the same block face, but in no event more than 25 feet;
5. Provision of a note on the Final Plat stating that the site is located within the Historic Avenue Overlay and, as such, development or redevelopment of each lot is subject to the applicable provisions of Article 15 of the Unified Development Code;
6. Approval of the Major Planning Approval Modification;
7. Compliance with all Engineering comments noted in the staff report;
8. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in the staff report;
9. Compliance with all Urban Forestry comments noted in the staff report; and,
10. Compliance with all Fire Department comments noted in the staff report.

Major Planning Approval Modification: Motion to approve by Matt Anderson. Second by Nick Amberger. **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 application 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. If the applicant elects to limit the Planning Approval to Lot 1, a revised site plan should be provided depicting the Planning Approval as limited to Lot 1 and include a note stating "Lots 2, 3, 4, and 5 are hereby removed from the Planning Approval";

2. Revision of the Final Planning Approval Site Plan to label the size of each associated lot in both square feet and acres, adjusted for any required dedication resulting from the subdivision approval, or provision of a table on the Final Planning Approval Site Plan with the same information;
3. Revision of the Final Planning Approval Site Plan to illustrate the five (5)-foot front yard setback along all street frontages, adjusted for any required dedication resulting from the subdivision approval;
4. Provision of a note on the Final Planning Approval Site Plan stating that, pursuant to Article 15, Section 64-15-1.E. of the UDC, the maximum setback shall be no greater than the setback of any existing structure on the same side of the street within the same block face, but in no event more than 25 feet;
5. Revision of the Final Planning Approval Site Plan to label the existing church building with its size in square feet;
6. Provision of a table on the Final Planning Approval Site Plan showing required and existing parking calculations;
7. Revision of the Final Planning Approval Site Plan to illustrate any/all curbing and/or wheel stops;
8. Revision of the Final Planning Approval Site Plan to depict any dumpsters or dumpster enclosures, or provision of a note on the Final Planning Approval Site Plan stating curbside waste collection is utilized;
9. Revision of the Final Planning Approval Site Plan to provide the current Planning Approval case number;
10. If any tree plantings or landscaped areas were required under prior approvals or permits, provide a note on the Final Planning Approval Site Plan stating that the site will continue to maintain compliance with those applicable requirements;
11. Provision of a note on the Final Planning Approval Site Plan stating that any future development or redevelopment of the site may require additional modification of the Planning Approval, subject to Planning Commission and City Council approval;
12. Completion of the subdivision process prior to recording the Final Planning Approval Site Plan in Probate Court;
13. Compliance with all Engineering comments noted in the staff report;
14. Compliance with all Traffic Engineering comments noted in the staff report;
15. Compliance with all Urban Forestry comments noted in the staff report;
16. Compliance with all Fire Department comments noted in the staff report;
17. Submittal to and approval by Planning and Zoning of the revised Modified Planning Approval site plan prior to its recording in Probate Court, and the provision of one (1) copy of the recorded site plan (hard copy and pdf) to Planning and Zoning; and,
18. Full compliance with all municipal codes and ordinances.

21.SUB-003868-2026 (HOLDOVER) & ZON-UDC-003887-2026

Location: 5685 I-10 Industrial Parkway
Subdivision Name: PL Russell Subdivision
Applicant / Agent: Byrd Surveying, Inc.
Council District: District 4

Proposal: Subdivision of 2 lots, 3.22± acres; and Rezoning from Community Business Suburban District (B-3) and Light Industry District (I-1), to Light Industry District (I-1).

Subdivision: Motion to approve by Matt Anderson. Second by Kenny Nichols. **Approved.**

After discussion the Planning Commission waived Section 6.C.9. of the Subdivision Regulations (for a flag-shaped lot) and Tentatively Approved the request, subject to the following conditions:

1. Retention of the 60-foot-wide right-of-way along I-10 Industrial Parkway on the Final Plat;
2. Retention of the lot sizes in both square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
3. Retention of the 25-foot minimum front yard setback along I-10 Industrial Parkway;
4. Completion of the Rezoning process prior to signing the Final Plat;
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.

Rezoning: Motion to approve by Matt Anderson. Second by Kenny Nichols. **Approved.**

After discussion the Planning Commission determined the following criteria prevail to support Rezoning of the property:

- A) Consistency. The proposed amendment is consistent with the Comprehensive Plan; and
- B) Compatibility. The proposed amendment is compatible with:
 - (1) The current development trends, if any, in the vicinity of the subject property;
 - (2) Surrounding land uses;
 - (3) Would not adversely impact neighboring properties; or
 - (4) Cause a loss in property values.
- C) Health, Safety and General Welfare. The proposed amendment promotes the community's public health, safety, and general welfare.
- D) Capacity. The infrastructure is in place to accommodate the proposed amendment; and,
- E) Change. Changed or changing conditions in a particular area make an amendment necessary and desirable.
- F) 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 Rezoning the property to **I-1, Light Industry District**, subject to the following conditions:

1. Completion of the Subdivision process;

2. Compliance with all Engineering, Traffic Engineering, Urban Forestry, and Fire Department comments noted in the staff report; and
3. Full compliance with all municipal codes and ordinances.

OTHER BUSINESS

SUB-003781-2026

Location: 1308 Old Shell Road & 109 North Ann Street
Subdivision Name: Old Shell Landings Subdivision
Applicant / Agent: Ellis Foster, Old Shell & Ann, LLC
Council District: District 2
Proposal: Subdivision of 10 lots, 1.3± acres

Motion to approve by Jay Stubbs. Second by Matt Anderson. **Approved.**

After discussion, the Planning Commission waived Section 6.C.2.(a) (for substandard lot area), Section 6.C.2.(b)(3) (for substandard lot width), and Section 6.C.3. (for lot depth) of the Subdivision Regulations and Tentatively Approved the request to revise the previously approved plat to reduce the number of lots from ten (10) to eight (8), subject to the following conditions:

1. Retention of the 50-foot right-of-way width along Old Shell Road;
2. Retention of the 50-foot right-of-way width along North Ann Street;
3. Revision of the Final Plat to illustrate dedication sufficient to provide a 25-foot corner radius at the intersection of Old Shell Road and Ann Street, unless a waiver of Section 6.C.6. of the Subdivision Regulations is recommended by the City Engineer and Traffic Engineer;
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, adjusted for any required dedication;
5. Removal of the 25-foot front yard setback line along Old Shell Road and North Ann Street;
6. Placement of a note on the Final Plat stating that development of the site shall comply with the provisions of Article 14 of the Unified Development Code (UDC), including the front yard dimension standards applicable within the Historic District Overlay;
7. Retention of the ingress/egress easements on the Final Plat;
8. Compliance with all Engineering comments noted in the staff report;
9. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in the staff report;
10. Compliance with all Urban Forestry comments noted in the staff report; and,
11. Compliance with all Fire Department comments noted in the staff report.

SUB-003535-2025

Location: 6950 & 6960 Moffett Road
Subdivision Name: Chavers Oaks Subdivision
Applicant / Agent: Glen Angus, GTA Ventures, LLC
Council District: District 7
Proposal: Subdivision of 45 lots, 18.41± acres

Motion to approve Matt Anderson. Second by Kenny Nichols. **Approved.**

After discussion the Planning Commission waived Section 6.B.9. of the Subdivision Regulations (for substandard right-of-way) and Tentatively Approved the request to remove a previous condition of approval requiring dedication sufficient to provide 50 feet from the centerline of Moffett Road, subject to the following conditions:

1. Revision of the plat to label Moffett Road;
2. Revision of the plat to depict an adequate turnaround diameter where the proposed street will terminate, with the design approved by the Traffic Engineer, City Engineer, and the Fire Department;
3. Retention of the 25-foot corner radii where the proposed Chavers Oaks Drive will intersect with Moffett Road, in compliance with Section 6.C.6. of the Subdivision Regulations, adjusted for any required dedication of the Moffett Road right-of-way;
4. Revision of the plat to provide the size of each lot and common area in both square feet and acres, in compliance with Sections 5.A.2.(e)(4) and 5.A.2.(f) of the Subdivision Regulations, or provision of a table on the Final Plat with the same information, adjusted for any required dedication;
5. Revision of the plat to illustrate the 25-foot front yard setback along each existing and proposed street where each abutting lot and common area is at least 60-feet wide, in compliance with Section 6.C.8. of the Subdivision Regulations, and with Article 2, Section 64-2-5.E. of the UDC, adjusted for any required dedication;
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.

Review of Minutes from the following Planning Commission meeting:

- September 17, 2026

Motion to approve by Jay Stubbs. Second by Matt Anderson. **Approved.**