



Mobile Planning Commission Agenda

October 15, 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. [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

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.

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).

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.

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.

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

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

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

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

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

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

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

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

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

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.

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.

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).

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.

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.

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.

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).

OTHER BUSINESS

SUB-003781-2026

Location: 1308 Old Shell Road and 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

The applicant is requesting approval of a revised plat to reduce the previously approved number of lots from ten (10) to eight (8).

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

The City is requesting to waive Section 6.B.9. of the Subdivision Regulations (for substandard right-of-way) and remove Condition #2 from the Letter of Decision. The original conditions reads:

“Revision of the plat to illustrate dedication sufficient to provide 50 feet from the centerline of Moffett Road.”

Review of Minutes from the following Planning Commission meeting:

- September 17, 2026