



Mobile Planning Commission Results Agenda

October 16, 2025 – 2:00 P.M.

ADMINISTRATIVE

Roll Call

x	Mr. John W. “Jay” Stubbs, Jr., Chairman	x	Mr. Matt Anderson (MD)
	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)
x	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: Jonathan Ellzey, George Davis, Michelle French, Victoria Burch, Doug Anderson, Stephen Guthrie, Logan Anderson, Bert Hoffman, Shayla Beaco

Adoption of the Agenda: Motion to adopt by Matt Anderson. Second by Harry Brislin. **Adopted.**

EXTENSIONS

1. SUB-002990-2024

Location: 261 Rickarby Street
Subdivision Name: Woodcock Place Subdivision
Applicant / Agent: Terry Harbin
Council District: District 2
Proposal: Extension of the approval of a 22 lot-lot subdivision, 4.23± acres

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

After discussion the Planning Commission approved the extension request, restating the conditions of the original approval:

1. Retention of the rights-of-way along all street frontages on the Final Plat;
2. Revision of the Final Plat to depict a minimum five-foot (5') front yard setback or retention of the proposed 25-foot (25') front setback;
3. Retention of the lot sizes in square feet and acres on the Final Plat or provision of a table on the Final Plat with the same information;
4. Removal of all side and rear yard setbacks from the Final Plat;

5. Depiction of all easements on the Final Plat;
6. Placement of a note of the Final Plat stating that no structures are allowed to encroach into an easement without the permission of the easement holder;
7. Removal of all existing structures on the subject site, with all necessary permits, prior to the signing of the Final Plat;
8. Compliance with all Engineering comments noted in the staff report;
9. Placement of a note on the Final Plat stating the 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.

NEW ITEMS

2. SUB-003479-2025

Location: 501 Bel Air Boulevard
Subdivision Name: 501 Bel Air Subdivision
Applicant / Agent: Richard Henry, A and R, LLC
Council District: District 5
Proposal: Subdivision of 1 lot, 2.34± acres

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

After discussion the Planning Commission waived Section 6.C.7. of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

1. Retention of the right-of-way along Bel Air Boulevard on the Final Plat, as depicted on the preliminary plat;
2. Revision of the Final Plat to depict the minimum existing right-of-way and, if less than 50 feet, dedication to provide 25 feet from the centerline of Television Avenue;
3. Revision of the Final Plat to depict dedication sufficient to provide 25 feet from the centerline of Broadcast Drive, unless a waiver of Section 6.C.9. of the Subdivision Regulations is granted by the Planning Commission;
4. Revision of the Final Plat to depict dedication of a 25-foot corner radius at the intersections of Bel Air Boulevard and Television Avenue, and Television Avenue and Broadcast Drive, or as otherwise approved by the City Engineer and the Traffic Engineering Director, unless waivers of Sections 6.B.12. and 6.C.6. of the Subdivision Regulations are granted by the Planning Commission;
5. Retention of the lot's size 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;
6. Revision of the Final Plat to illustrate the required 25-foot front yard setback along all street frontages, in compliance with Article 2, Section 64-2-10.E. of the UDC and Section 6.C.8. of the Subdivision Regulations, adjusted for any required dedication;
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.

3. SUB-003469-2025

Location: 240 Barnes Avenue
Subdivision Name: Marc Henry Subdivision
Applicant / Agent: MHA Capital, LLC
Council District: District 7
Proposal: Subdivision of 3 lots, 0.55± acres

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

After discussion the Planning Commission waived Section 6.B.9. of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

1. Revision of the plat to illustrate dedication of the corner radius at Barnes Avenue and Sixth Street;
2. Retention of each lot with its size in square feet and acres, or provision of a table on the Final Plat with the same information, adjusted for any required dedication;
3. Retention of the required 25-foot minimum setback line, adjusted for any required dedication;
4. Compliance with all Engineering comments noted in the staff report;
5. Placement of a note on the Final Plat stating all 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.

4. SUB-003450-2025

Location: 4828 Todd Acres Drive
Subdivision Name: Evergreen Gardens Subdivision, Resubdivision of Lot 190
Applicant / Agent: Kevin Falkos
Council District: District 4
Proposal: Subdivision of 5 lots, 1.27± acres

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

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

1. Revision of the Final Plat to depict dedication sufficient to provide 30 feet from the centerline of Todd Acres Drive and Furman Drive, unless a waiver of Section 6.C.9. of the Subdivision Regulations is approved by the Planning Commission;

2. Retention of the 25-foot corner radius at the intersection of Todd Acres Drive and Furman Drive on the Final Plat, in compliance with Sections 6.B.12. and 6.C.6. of the Subdivision Regulations;
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 the 25-foot front yard setback along Todd Acres Drive and Furman Drive on the Final Plat, in compliance with Article 2, Section 64-2-5.E. of the UDC and Section 6.C.8. of the Subdivision Regulations adjusted for any required dedication;
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.

5. SUB-003478-2025

Location: 4595 Commerce Boulevard South & 6137 Todd Acres Drive
Subdivision Name: Todd Acres Industrial Park Subdivision, Resubdivision of Lot A, Resubdivision of Lots 5 & 6
Applicant / Agent: Charles D. Tisher, Jr., PE, Clark Geer Latham & Associates
Council District: District 4
Proposal: Subdivision of 5 lots, 241.7± acres

Motion to holdover by Matt Anderson. Second by Nick Amberger. **Heldover until the November 20, 2025, meeting.**

At the applicant's request the Planning Commission heldover the application to the November 20th meeting.

6. SUB-003475-2025

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

Motion to approve by Matt Anderson. Motion failed.

Motion to deny by Nick Amberger. Second by Josh Woods.

Motion amended to holdover by Nick Amberger. Second by Matt Anderson. **Heldover until the November 20, 2025, meeting.**

At the applicant's request, the Planning Commission heldover the application to the November

20th meeting, with any additional information or revisions due by November 7th, to allow the applicant time to address concerns related to the proposed subdivision's design.

7. SUB-SW-003458-2025

Location: 2453 Eslava Creek Parkway
Applicant / Agent: Sheet Metal Workers Local Union 441 Apprentice (George R. Cowles, EIT, CMG Engineers, Inc., Agent)
Council District: District 5
Proposal: Request to waive the construction of a sidewalk along Eslava Creek Parkway.

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

After discussion the Planning Commission approved the Sidewalk Waiver request.

8. SUB-SW-003464-2025

Location: 691 Dekle Drive
Applicant / Agent: Boswell Holdings, Inc. (George R. Cowles, EIT, CMG Engineers, Inc., Agent)
Council District: District 2
Proposal: Request to waive the construction of a sidewalk along Dekle Drive.

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

After discussion the Planning Commission approved the Sidewalk Waiver request.

9. SUB-SW-003476-2025

Location: 1080 Montlimar Drive
Applicant / Agent: AWDDS Montlimar, LLC (Thomas Dreesman, Agent)
Council District: District 5
Proposal: Request to waive the construction of sidewalks along Montlimar Drive and Carlyle Close East.

Motion to approve the request to waive construction of a sidewalk along **Carlyle Close** and to deny the request to waive construction of a sidewalk along **Montlimar Drive** by Matt Anderson. Second by Chad Anderson. **Approved.**

After discussion the Planning Commission approved the Sidewalk Waiver request to waive construction of a sidewalk along Carlyle Close and denied the sidewalk waiver for Montlimar Drive.

10.SUB-003441-2025 & ZON-CUP-003466-2025

Location: 2574 & 2664 Sollie Road
Subdivision Name: Luke 4:18 Fellowship 2025 Subdivision
Applicant / Agent: Luke 4:18 Fellowship
Council District: District 6
Proposal: Subdivision of 1 lot, 12.43± acres; and Conditional Use Permit approval to allow expansion of a religious facility in an R-1, Single-Family Residential Suburban District.

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

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

1. Revision of the plat to label the 50-foot right-of-way width from the centerline of Sollie Road South to the front property line of the site;
2. Revision of the plat to provide the current total right-of-way width of Sollie Road South;
3. Correction of the street name label to read “Sollie Road South”;
4. Retention of the 25-foot minimum building setback line along Sollie Road South;
5. Revision of the plat to remove the 5-foot side yard setback lines and 8-foot rear yard setback line;
6. Revision of the SETBACKS table to remove the side and rear setbacks;
7. Revision of the plat to label the lot with its size in both square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
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.

Conditional Use Permit: Motion to approve by Matt Anderson. Second by Nick Amberger. **Approved.**

After discussion, the Planning Commission determined the following Findings of Fact to support approval of the Conditional Use Permit:

1. The request is consistent with all applicable requirements of this Chapter, including:
 - (a) Any applicable development standards; and
 - (b) Any applicable use regulations.
2. The request is compatible with the character of the surrounding neighborhood;
3. The request will not impede the orderly development and improvement of surrounding property; and

4. 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.
5. The request is designed to provide ingress and egress that minimizes traffic hazards and traffic congestion on the public roads;
6. The request is designed to minimize the impact on storm water facilities;
7. The request will be adequately served by water and sanitary sewer services;
8. The request is not noxious or offensive by reason of emissions, vibration, noise, odor, dust, smoke or gas; and
9. The request shall not be detrimental to or endanger the public health, safety or general welfare.
10. The proposed use will meet 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 Conditional Use Permit to the City Council, subject to the following conditions:

1. Revision of the site plan to provide a public sidewalk and pedestrian connection, or obtaining of a Sidewalk Waiver;
2. Revision of the site plan to provide a residential buffer along the South property line in compliance with Section 64-3-8 of the Unified Development Code;
3. Revision of the site plan to provide pedestrian safety aisles within the parking lot;
4. Provision of a photometric lighting plan when submitting for Land Disturbance permits; and
5. Submittal to and approval by Planning and Zoning of a revised site plan prior to the application being submitted to the City Council for consideration.

11.SUB-003440-2025 & ZON-UDC-003443-2025

Location: 2243, 2245, 2345, & 2509 Halls Mill Road
Subdivision Name: Farmers Market of Mobile County Subdivision
Applicant / Agent: Sketchy Investments, LLC (J. Casey Pipes, Helmsing Leach, P.C., Agent)
Council District: District 3
Proposal: Subdivision of 1 lot, 12.0± acres; and Rezoning from Community Business Suburban District (B-3) to Office Distribution District (B-5).

Subdivision: 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. Retention of the proposed dedication, providing 35 feet to the centerline of Halls Mill Road, on the Final Plat;
2. Retention of the lot's size in both square feet and acres on the Final Plat, adjusted for any required dedication;

3. Revision of the Final Plat to illustrate a 25-foot front yard setback along Halls Mill Road, adjusted to reflect the required dedication, in compliance with Section 5.A.2(f) of the Subdivision Regulations and Article 2 of the Unified Development Code;
4. Compliance with all Engineering comments noted in the staff report;
5. Compliance with all 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.

Rezoning: 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 to **B-5, Office Distribution District**:

- 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) Change. Changed or changing conditions in a particular area make an amendment necessary and desirable.
- E) 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 **B-5, Office Distribution District**, to the City Council, subject to the following condition:

1. Full compliance with all municipal codes and ordinances.

OTHER BUSINESS

Review of Minutes from the following Planning Commission meetings:

- May 16, 2024
- June 20, 2024
- July 18, 2024
- August 15, 2024

Motion to approve by Jay Stubbs. Second by Nick Amberger. **Approved.**

Public Hearing:

Chapter 65, Unified Development Code, Appendix A – Downtown Development District

- Amendments to Appendix A to reorganize the format, layout, and sequence of the Downtown Development District regulations for clarity, process, and ease of use.

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