



# Mobile Planning Commission Agenda

## October 16, 2025 – 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 |                                         |  |                        |

### EXTENSIONS

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#### 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

### NEW ITEMS

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#### 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

### 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

### 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

### 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

### 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

### 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.

## 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.

## 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.

## 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.

## 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).

## OTHER BUSINESS

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### Review of Minutes from the following Planning Commission meetings:

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

**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.