



Mobile Planning Commission Agenda

March 20, 2025 – 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. [ZON-STR-003214-2025](#)

Location: 2411 Venetia Road
Applicant / Agent: Marbury Buckhaults, Shropshire, LLC
Council District: District 4
Proposal: Conditional Use Permit approval to allow a Short-Term Rental in an R-1, Single-Family Residential Suburban District.

NEW ITEMS

2. [SUB-003223-2025](#)

Location: South side of River Forest Road, 0.64± miles South of Alba Club Road
Subdivision Name: Oak Bend Estate Subdivision
Applicant / Agent: George & Wendy Davis
Council District: District 3
Proposal: Subdivision of 1 lot, 3.21± acres

3. [SUB-003235-2025](#)

Location: 812 Edwards Avenue
Subdivision Name: McConnell Addition to Edwards Avenue Subdivision
Applicant / Agent: John Michael Friess, JWTC, LLC
Council District: District 2
Proposal: Subdivision of 1 lot, 0.08± acres

4. [SUB-003250-2025](#)

Location: 2729 Reaves Street & 2728 Betbeze Street
Subdivision Name: Millville, Division A, Resubdivision of Lots 66, 67, 94, & 95
Applicant / Agent: Lee A. Gill, Sr., The New Testament Holiness Church
Council District: District 1
Proposal: Subdivision of 1 lot, 0.52± acres

5. [SUB-003243-2025](#)

Location: 575 Cody Road North and 7115 & 7163 Sellers Lane
Subdivision Name: Council of Friendship Baptist Church Subdivision
Applicant / Agent: Tyrone Parker, Council of Friendship Baptist Church
Council District: District 7
Proposal: Subdivision of 2 lots, 2.84± acres

6. [SUB-003247-2025](#)

Location: 106 & 160 North Jackson Street
Subdivision Name: G5 Parking Subdivision, First Addition
Applicant / Agent: Kari Givens, Byrd Surveying, Inc.
Council District: District 2
Proposal: Subdivision of 2 lots, 0.44± acres

7. [SUB-003248-2025](#)

Location: 1854 East I-65 Service Road North
Subdivision Name: Paterson Place Subdivision, Phase II
Applicant / Agent: Brian Pipkin, Riverside Materials, Inc.
Council District: District 1
Proposal: Subdivision of 2 lots, 12.52± acres

8. [SUB-003242-2025](#)

Location: 253 North Warren Street extending to the South side of State Street, 63'± East of North Dearborn Street, extending to the Northeast corner of State Street and North Dearborn Street

Subdivision Name: Carroll Elks Subdivision

Applicant / Agent: Kari Givens, Byrd Surveying, Inc.

Council District: District 2

Proposal: Subdivision of 7 lots, 0.36± acres

9. [MOD-003251-2025](#)

Location: 3674 & 3680 Dauphin Street

Applicant / Agent: Charles D. Tisher, Jr., P.E., Clark Geer Lathan & Associates

Council District: District 7

Proposal: Major Modification of a previously approved Planned Unit Development allowing shared access and parking between multiple buildings sites.

10. [ZON-UDC-003183-2024](#)

Location: 2415 Saint Stephens Road

Applicant / Agent: Angie Agee

Council District: District 1

Proposal: Rezoning from Single-Family Residential Urban District (R-1) to Neighborhood Business Urban District (B-2).

11. [ZON-UDC-003241-2025](#)

Location: 4421 Government Boulevard

Applicant / Agent: Steve Trawick, Hagan Storm Fence of Mobile, Inc.

Council District: District 4

Proposal: Rezoning from Single-Family Residential Suburban District (R-1) to Community Business Suburban District (B-3).

OTHER BUSINESS

Review of Minutes from the following Planning Commission meetings:

- September 1, 2022
- September 15, 2022
- October 6, 2022
- October 20, 2022

Public Hearings:

Parking and Loading

- Amendments to Article 3, Sections 64-3-12.A.1. and 64-3-12.B.1. of the Unified Development Code, adds paragraphs to the Parking and Loading requirements to establish a parking and loading facility exempt area between Water Street, the Mobile River, Beauregard Street, and Eslava Street.

Neighborhood Meetings

- Amendments to Article 5, Section 64-5-4.C.2. of the Unified Development Code adds a subparagraph to the Neighborhood Meetings section requiring notification of the appropriate City Council representative and the Planning Department of proposed Neighborhood Meetings.
- Amendments to Article 5, Section 64-5-4.D. of the Unified Development Code adds additional language to subparagraphs in the Neighborhood Meetings section to clarify the time of day for Neighborhood Meetings, the minimum length of time for Neighborhood Meetings, and the location of Neighborhood Meetings.

Recording and Recordkeeping

- Amendments to Article 5, Sections 64-5-5.H., 64-5-6.I. and 64-5-7.I., of the Unified Development Code, which establishes Recording and Recordkeeping requirements for Rezoning and Text Amendments, Conditional Use Permits, and Planned Developments, adds a requirement that documents must be submitted to the Planning Department for review and approval prior to recording in the Office of the Judge of Probate.

Minor and Major Modifications

- Amendments to Article 5, Section 64-5-8.B.1. of the Unified Development Code establish additional criteria for determining what constitutes “Minor changes” to existing Planning Approvals and Planned Unit Developments.
- Amendments to Article 5, Section 64-5-8.B.2. of the Unified Development Code deletes existing paragraphs regarding Appeals, Expiration, and Recording and Recordkeeping for “Major Modifications” to existing Planning Approvals and Planned Unit Developments and replaces them with new subparagraphs addressing those issues.

Terminating a Planned Unit Development

- Amendment to Article 5 of the Unified Development Code creates “Section 64-5-8.1 Terminating a Previously Approved Planned Unit Development.” This new sub-section establishes the applicability, notification, Planning Commission and City Council decision and approval criteria, recording requirements to terminate a previously approved Planned Unit Development, and requirements to maintain any conditions or use restrictions associated with a previously approved Planned Unit Development.

Definitions

- Amendment to Article 8, Section 64-8-2 of the Unified Development Code, amending the definition of “Lot of Record” to change “1952” to “March 8, 1962.”

Call for Public Hearing on April 17, 2025, for a proposed amendment to the Unified Development Code:

- Adding Article 15 Historic Avenue Overlay