



Mobile Planning Commission Results Agenda

September 17, 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)
x	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)
	Mr. Chad Anderson		
(S) Supernumerary (MD) Mayor’s Designee (AO) Administrative Official (CC) City Council Representative			

Staff: George Davis, Jonathan Ellzey, Michelle French, Doug Anderson, Stephen Guthrie, Logan Anderson, Marie York, Shayla Beaco, Jim Rossler

Adoption of the Agenda: Motion to adopt by Jay Stubbs. Second by Josh Woods. **Adopted.**

NEW ITEMS

1. SUB-003868-2026

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

Motion to holdover by Matt Anderson. Second by Jennifer Denson. **Heldover until the October 15, 2026, meeting.**

After discussion the Planning Commission held over the request until the October 15th meeting to allow the applications for subdivision and rezoning to be considered concurrently.

2. SUB-003871-2026

Location: 310 & 312 South Dearborn Street
Subdivision Name: Dearborn Landing Subdivision
Applicant / Agent: Ellis Foster, Eluxe Capital Ventures, LLC

Council District: District 2
Proposal: Subdivision of 2 lots, 0.15± acres

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

After discussion the Planning Commission waived Sections 6.C.2.(b)(2) (for substandard lot width) and 64-2-5.E. (for substandard lot area) of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

1. Retention of the 50-foot right-of-way width along South Dearborn Street;
2. Retention of the 50-foot right-of-way width along Charleston Street;
3. Provision of 25-foot corner radius dedication where South Dearborn Street and Charleston Street intersect;
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;
5. Illustration of the existing structures on Lots 1 and 2 on the Final Plat;
6. Placement of a note on the Final Plat stating that future development or redevelopment will require full compliance with all municipal codes and ordinances unless variances are granted by the Board of Zoning Adjustment;
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-003865-2026

Location: 429 Lincoln Boulevard
Subdivision Name: Mobile Terrace Subdivision, Resubdivision of Lots 1-5, Block 2
Applicant / Agent: Linda Ellerby Allen
Council District: District 7
Proposal: Subdivision of 3 lots, 0.29± acres

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

After discussion the Planning Commission waived Sections 6.C.2.(a)(1) (for substandard lot area) and 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 illustrate dedication sufficient to provide 25 feet from the centerline of Twelfth Street and Lincoln Boulevard;
2. Retention of the 25-foot corner radius at the intersection of Twelfth Street and Lincoln Boulevard, in accordance with Section 6.C.6. of the Subdivision Regulations, or as approved by the City Engineer and Traffic Engineering Director;

3. Retention of the lot areas, in both square feet and acres, on the Final Plat, adjusted for any required right-of-way dedication;
4. Retention of the 25-foot front yard setback along Lincoln Boulevard on the Final Plat, adjusted for any required right-of-way dedication;
5. Revision of the plat to illustrate a 25-foot front yard setback along Twelfth Street, adjusted for any required right-of-way dedication, unless a Setback Variance is approved by the Board of Zoning Adjustment;
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;
9. Compliance with all Fire Department comments noted in the staff report; and
10. Full compliance with all other applicable codes and ordinances.

4. 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

Motion to holdover by Jay Stubbs. Second by Harry Brislin. **Heldover until the October 15, 2026, meeting.**

After discussion and at the applicant's request, the Planning Commission heldover the application to the October 15th meeting.

5. MOD-003856-2026

Location: 900 Paper Mill Road
Applicant / Agent: Berg Pipe (Broughton & Associates, LLC, Agent)
Council District: District 2
Proposal: Major Modification of a previously approved Planned Unit Development allowing multiple buildings on a single building site to allow the construction of a 3,000± square-foot building and a 12,432± square-foot building.

Motion to approve by Matt Anderson. Second by Josh Woods. **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 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;
- 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. Revision of the Final PUD Site Plan to include, at a minimum:
 - The total lot area in both square feet and acres;
 - The square footage of each existing and proposed building;
 - All streets along which the site has frontage, including the respective right-of-way widths;
 - The required 25-foot front yard setback along all public street rights-of-way;
 - Existing and proposed parking layout and traffic circulation;
 - Required, existing, and proposed parking data;
 - Zoning district information and other applicable site data;
 - The site's legal description or recorded plan reference;
 - A graphic scale and north arrow; and
 - All applicable notes and conditions of approval;
2. Identification of the height of each proposed building on the Final PUD Site Plan and compliance with the 100-foot maximum building height permitted in the I-2, Heavy Industry District;
3. Retention of the existing chain-link fence surrounding the manufacturing facility on the Final PUD Site Plan;
4. Placement of a note on the Final PUD Site Plan stating that any new parking located across a street from residentially zoned or used property shall be screened from view in accordance with Article 3-7.A.3.1. of the UDC;
5. Placement of a note on the Final PUD Site Plan stating that any new parking that constitutes a 25% or greater increase in the overall number of parking spaces shall comply with the applicable parking lot illumination standards of Article 3 of the UDC;
6. Illustration of any dumpsters and dumpster pads on the Final PUD Site Plan in compliance with the placement and enclosure requirements of Article 3, Section 64-

- 3-13.A.4. of the UDC, or placement of a note stating that waste removal is provided through curbside service;
7. Placement of notes on the Final PUD Site Plan regarding compliance with previously approved landscaping requirements. Any proposed changes to previously approved landscaping shall be coordinated with the Planning and Zoning Department prior to approval of the Final PUD Site Plan;
8. Placement of a note on the Final PUD Site Plan stating that any future development or redevelopment of the site may require additional PUD modifications, subject to review and approval by the Planning Commission and City Council;
9. Compliance with all Engineering comments noted in the staff report;
10. Compliance with all Traffic Engineering comments noted in the staff report;
11. Compliance with all Urban Forestry comments noted in the staff report;
12. Compliance with all Fire Department comments noted in the staff report;
13. Submittal of the revised Modified PUD Site Plan to, and approval by, the Planning and Zoning Department prior to recordation in Probate Court, in accordance with Section 64-5-8.B.2(f) of the UDC, and provision of one (1) copy of the recorded site plan, in both hard copy and PDF formats, to the Planning and Zoning Department; and
14. Full compliance with all other applicable municipal codes and ordinances.

6. ZON-UDC-003861-2026

Location: East side of Cochrane Causeway, 650'± North of Battleship Parkway
Applicant / Agent: Tellier Kenny, Telcon, LLC
Council District: District 2
Proposal: Rezoning from Single-Family Residential Suburban District (R-1) to Heavy Industry District (I-2).

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) 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.
- B) Health, Safety and General Welfare. The proposed amendment promotes the community's public health, safety, and general welfare.
- C) Capacity. The infrastructure is in place to accommodate the proposed amendment; and,
- D) 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-2, Heavy Industry District**, to the City Council, subject to the following condition:

1. Full compliance with all municipal codes and ordinances.

7. ZON-UDC-003870-2026

Location: 5070 Old Shell Road
Applicant / Agent: Food Pak, Inc.
Council District: District 7
Proposal: Rezoning from Single-Family Residential Suburban District (R-1) to Neighborhood Business Suburban District (B-2).

Attorney Doug Anderson recused and left the meeting. Attorney Jim Rossler attended the remainder of the meeting.

Nick Amberger left during discussion of the application.

Motion to deny by Matt Anderson. Second by Josh Woods. **Denied.**

After discussion the Planning Commission denied the Rezoning request due to the following:

- A) Mistake. For a Rezoning, there was no mistake or error in the original zoning map; and
- B) Compatibility. The proposed amendment is not compatible with:
 - (1) The current development trends, if any, in the vicinity of the subject property;
 - (2) Surrounding land uses;
 - (3) It would adversely impact neighboring properties; and
 - (4) Cause a loss in property values.
- C) Capacity. The infrastructure is not in place to accommodate the proposed amendment; and,
- D) Change. There are no changed or changing conditions in a particular area to 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.

8. SUB-003849-2026 & SUB-SW-003850-2026

Location: 2770 Government Boulevard
Subdivision Name: Roote Subdivision
Applicant / Agent: TowerCo, LLC (Baker Donelson Law Firm, Agent)
Council District: District 2
Proposal: Subdivision of 1 lot, 0.25± acres; and a request to waive the construction of a sidewalk along Government Boulevard.

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

After discussion the Planning Commission waived Section 6.C.2.(b)(4) of the Subdivision Regulations (for substandard lot width) and Tentatively Approved the request, subject to the following conditions:

1. Either dedication to provide 125 feet to the centerline along Government Boulevard or illustration that such right-of-way currently exists;
2. Retention of the lot's size in square feet and acres, or provision of a table on the Final Plat with the same information, adjusted for dedication;
3. Revision of the plat to accurately depict the 25-foot minimum front yard setback line along the entire frontage;
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.

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

After discussion the Planning Commission approved the Sidewalk Waiver request.

9. SUB-003827-2026 (HOLDOVER), MOD-003883-2026 & MOD-003884-2026

Location:	53 Foreman Road & 6784 & 6788 Dickens Ferry Road
Subdivision Name:	Gracepointe Mobile Subdivision
Applicant / Agent:	Byrd Surveying, Inc.
Council District:	District 7
Proposal:	Subdivision of 2 lots, 5.14± acres; Major Modification of a previously approved Planning Approval allowing the expansion of an existing church in an R-1, Single-Family Residential Suburban 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 and to allow shared access and parking between two (2) building sites.

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

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

1. Retention of the right-of-way widths of all streets on the Final Plat;
2. Dedication to provide a 15-foot radius curve at the intersection of Foreman Road and Dickens Ferry Road;
3. Retention of the 25-foot minimum building setback line along all street frontages on the Final Plat;

4. Retention of the lot size labels in both square feet and acres on the Final Plat, adjusted for any required dedication, or the furnishing of a table on the Final Plat providing the same information;
5. Compliance with all 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.

Major Planning Approval Modification: Motion to approve by Matt Anderson. Second by Kenny Nichols. **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 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;
- 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 lot size labels in both square feet and acres, adjusted for any required dedication, or the furnishing of a table on the site plan providing the same information;
2. Revision of the site plan to illustrate a 15-foot radius curve at the intersection of Foreman Road and Dickens Ferry Road, as required for the subdivision;
3. Revision of the site plan to remove the 2002 case numbers and replace them with the current 2026 case numbers;
4. Placement of a note on the site plan stating that any future development or redevelopment of either of the lots, or any change in the uses of the lots, may require additional modification of the Planning Approval to be approved by the Planning Commission and City Council;
5. Placement of a note on the site plan stating the Traffic Engineering comments;

6. Submittal to and approval by Planning and Zoning of revised site plan prior to forwarding to the City Council; and,
7. Full compliance with all municipal codes and ordinances.

Major PUD Modification: Motion to approve by Matt Anderson. Second by Kenny Nichols.
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 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;
- 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 lot size labels in both square feet and acres, adjusted for any required dedication, or the furnishing of a table on the site plan providing the same information;
2. Revision of the site plan to illustrate a 15-foot radius curve at the intersection of Foreman Road and Dickens Ferry Road, as required for the subdivision;
3. Revision of the site plan to remove the 2002 case numbers and replace them with the current 2026 case numbers;
4. Placement of a note on the site plan stating that any future development or redevelopment of either of the lots, or any change in the uses of the lots, may require additional modification of the Planned Unit Development to be approved by the Planning Commission and City Council;
5. Placement of a note on the site plan stating the Traffic Engineering comments;
6. Submittal to and approval by Planning and Zoning of revised site plan prior to forwarding to the City Council; and,
7. Full compliance with all municipal codes and ordinances.

10.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 holdover by Jay Stubbs. Second by Matt Anderson. Heldover until the October 15, 2026, meeting.

After discussion and at the applicant's request, the application was heldover to the October 15th meeting.

Major Planning Approval Modification: Motion to holdover by Jay Stubbs. Second by Matt Anderson. Heldover until the October 15, 2026, meeting.

After discussion and at the applicant's request, the application was heldover to the October 15th meeting.

Major PUD Modification: Motion to holdover by Jay Stubbs. Second by Matt Anderson. Heldover until the October 15, 2026, meeting.

After discussion and at the applicant's request, the application was heldover to the October 15th meeting.

OTHER BUSINESS

SUB-003811-2026

Location: 5654 U.S. Highway 90 West
Subdivision Name: Tread Subdivision
Applicant / Agent: Byrd Surveying, Inc.
Council District: District 4
Proposal: Subdivision of 2 lots, 2.02± acres

The applicant is requesting to remove Condition #2 from the Letter of Decision. The original condition reads:

“Revision of the Final Plat to depict dedication of a 25-foot corner radius at the intersection of U.S. Highway 90 West and I-10 Industrial Parkway unless a waiver of 6.C.6. is recommended by the City Engineer and Traffic Engineer.”

Motion to approve by Matt Anderson. Second by Larry Dorsey. **Approved.**

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

1. Retention of the 180-foot-wide right-of-way along U.S. Highway 90 West and the 60-foot-wide right-of-way along I-10 Industrial Parkway on the Final Plat;
2. Retention of the lot sizes in square feet and acres on the Final Plat, adjusted for any required dedication;
3. Retention of the 25-foot setback along U.S. Highway 90 West and I-10 Industrial Parkway in compliance with Section 64-2-14. E. of the Unified Development Code and Section 6.C.8 of the Subdivision Regulations 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;
7. Compliance with all Fire Department comments noted in the staff report; and
8. Full compliance with all other codes and ordinances.

Review of Minutes from the following Planning Commission meetings:

- July 16, 2026
- August 20, 2026

Motion to approve by Jennifer Denson. Second by Matt Anderson. **Approved.**