



Mobile Planning Commission Agenda

September 17, 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			

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

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

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

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

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.

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).

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).

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.

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.

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.

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.”

Review of Minutes from the following Planning Commission meetings:

- July 16, 2026
- August 20, 2026