

# Mobile Planning Commission Minutes

June 15, 2023 – 2:00 P.M.

## ADMINISTRATIVE

### Roll Call

x	Mr. John W. “Jay” Stubbs, Jr., Chairman	x	Mr. Chad Anderson
		x	Mr. Matt Anderson (MD)
x	Ms. Jennifer Denson, Secretary	x	Mr. Nick Amberger (AO)
x	Mr. Kirk Mattei	x	Mr. William Carroll (CC)
x	Ms. Shirley Sessions		Mr. Harry Brislin, IV (S)
x	Mr. Larry Dorsey	x	Mr. Kenny Nichols (S)
(S) Supernumerary      (MD) Mayor’s Designee      (AO) Administrative Official      (CC) City Council Representative			

Staff: Butch Ladner, George Davis, Victoria Burch, Doug Anderson, Bert Hoffman, Marie York.

### Adoption of the Agenda.

Motion by Matt Anderson. Second by Nick Amberger. Adopted.

## EXTENSIONS

### 1. SUB-002011-2022

**Location:** Northwest corner of Cochrane Causeway and Dunlap Drive  
**Subdivision Name:** Mobile Cardlock Subdivision (formerly Blakeley Island Subdivision)  
**Applicant / Agent:** Perry C. “Trey” Jinright, III, PE, JADE Consulting, LLC  
**Council District:** District 2  
**Proposal:** Subdivision of 1 lot, 2.2± acres  
Extension of a previously approved Subdivision

The applicant was not present.

The Chairman stated that most extensions are valid for one (1) year and, generally, no further extensions are approved by the Planning Commission.

No one else was present regarding the application.

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

After discussion, the Planning Commission approved the extension request, restating the conditions of the original approval, updated to reflect a change to the 2021 International Fire Code:

1. either dedication to provide 50-feet from the centerline of Cochrane Causeway or revision of the plat to show sufficient right-of-way currently exists;
2. retention of the lot sizes in square feet and acres, adjusted for any dedication;
3. illustration of the 25-foot minimum building setback lines along both street frontages, adjusted for any dedication;
4. full compliance with Engineering comments: *(FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for review and/or signature by the City Engineer): A. Provide all of the required information on the SUBDIVISION PLAT (i.e., signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings, and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors. B. Show and label the BFE (Base Flood Elevation) on each lot that contains an AE, VE, or X (shaded) flood zone designation (BFE = 15'). C. Provide an access easement for the concrete drive located on the north end of LOT A. D. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 31 - #68) LOT A will receive historical credit of existing (1984) impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control) as follows: LOT A – NONE. E. Add a note that a Land Disturbance permit will be required for any land disturbing activity in accordance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control); the City of Mobile, Alabama Flood Plain Management Plan (1984); and the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. F. Add a note that the approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland, and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. G. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of new development or construction, unless a sidewalk waiver is approved. H. Add a note that all existing and proposed detention facilities, common areas, and wetlands shall be the responsibility of the Property Owner(s), and not the responsibility of the City of Mobile. I. Add a note that all easements shall remain in effect until vacated through the proper Vacation process. J. Email a pdf copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Permitting Engineering Dept. for review at land.disturbance@cityofmobile.org prior to obtaining any signatures. No signatures are required on the drawing. K. After addressing all of the FINAL SUBDIVISION PLAT review comments provide the ORIGINAL (with all signatures except for the Planning Commission, Traffic Engineering, and City Engineer), one (1) copy, and a transmittal letter to the Engineering Permitting Department. They can be dropped off at 205 Government St. or mailed to PO Box 1827, Mobile, AL, 36633.);*
5. placement of a note on the Final Plat stating Traffic Engineering comments: *(Driveway number, size, location, and design to be approved by Traffic Engineering and conform to*

*AASHTO standards. Any required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);*

6. *compliance with the Urban Forestry comments: (Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites will require a tree removal permit.); and*
7. *compliance with the Fire Department comments: (All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2021 International Fire Code). Fire apparatus access is required to be within 150' of all commercial and residential buildings. A fire hydrant is required to be within 400' of non-sprinkled commercial buildings and 600' of sprinkled commercial buildings.)*

## **NEW ITEMS**

### **2. SUB-002506-2023**

**Location:** 500 St. Louis Street  
**Subdivision Name:** LDN & Partners, LLC Subdivision  
**Applicant / Agent:** William Lawler, Lawler and Company  
**Council District:** District 2  
**Proposal:** Subdivision of 1 lot, 0.6± acre

The applicant was present and in agreement with the suggested considerations.

No one else was present regarding the application.

Motion to approve by Matt Anderson. Second by Shirley Sessions. Approved.

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

1. Waiver of Section 6.B.9. of the Subdivision Regulations, retention of all right-of-way widths as depicted on the preliminary plat;
2. Illustration of the minimum and maximum setbacks allowed along the primary "A" Street frontage and secondary "B" Street frontage on the Final Plat;
3. Retention of the lot sizes in both square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
4. Placement of a note on the Final Plat stating that St. Louis Street is the site's primary frontage;

5. Placement of a note on the Final Plat stating that the driveway width is limited to 25 feet within the frontage;
6. Placement of a note on the Final Plat stating that the lot is limited to one curb cut per street frontage;
7. Compliance with all Engineering comments noted in this staff report;
8. Compliance with all Urban Forestry comments noted in this staff report; and,
9. Compliance with all Fire Department comments noted in this staff report.

### **3. SUB-002505-2023 & ZON-UDC-002510-2023**

**Location:** Southwest corner of Monday Street and St. Madar Street, extending to the Northwest corner of Hercules Street and Monday Street

**Subdivision Name:** The K's Cornerstone Subdivision

**Applicant / Agent:** Georgia M. Hill

**Council District:** District 2

**Proposal:** Subdivision of 2 lots, 0.6± acres, and, Rezoning from Two-Family Residential Urban District (R-2) to Multi-Family Residential Urban District (R-3).

The applicant was present and in agreement with the suggested considerations.

No one else was present regarding the applications.

#### **Subdivision:**

Motion to approve by Matt Anderson. Second by Kirk Mattei. Approved.

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

1. Retention of the lot size labels in both square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
2. Dedication of up to a 25-foot radius curve at the intersection of Monday Street and St. Madar Street, and at the intersection of Monday Street and Hercules Street, or as required by the City Engineer;
3. Retention of all right-of-way widths as depicted on the preliminary plat;
4. Retention of the 15-foot minimum building setback line along all street frontages on the Final Plat;
5. Compliance with all Engineering comments noted in this staff report;
6. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in this staff report;
7. Compliance with all Urban Forestry comments noted in this staff report; and

8. Compliance with all Fire Department comments noted in this staff report.

**Zoning:**

Motion to approve by Matt Anderson. Second by Kirk Mattei. Approved.

After discussion, the Planning Commission determined that the following criteria prevail to support the rezoning request:

- A) Consistency. The proposed amendment is consistent with the Comprehensive Plan;
- B) Compatibility. The proposed amendment is compatible with:
  - The current development trends in the vicinity of the subject property;
  - Surrounding land uses;
  - Neighboring properties; and
  - Maintaining property values.
- C) Capacity. The infrastructure is in place to accommodate the proposed amendment; and
- D) Benefits Consideration. The proposal will be in the City's and the larger community's best interests.

As such, the Planning Commission voted to recommend Approval of the rezoning request to the City Council, subject to the following conditions:

- 1. Completion of the Subdivision process;
- 2. Compliance with all Engineering, Traffic Engineering, Urban Forestry, and Fire Department comments noted in this staff report; and,
- 3. Full compliance with all municipal codes and ordinances.

**4. SUB-002482-2023 & ZON-UDC-002527-2023**

**Location:** 258 North Hamilton Street and 263 North Franklin Street  
**Subdivision Name:** Hampton Park at Downtown North Subdivision  
**Applicant / Agent:** Kim Knowles, Knowles Development Group, Inc.  
**Council District:** District 2  
**Proposal:** Subdivision of 2 lots, 0.2± acres, and, Rezoning from T-4, a mixed-use district of low intensity and T-5.1, a mixed-use district of medium intensity to T-4, a mixed-use district of low intensity in the Downtown Development District.

The applicant was present and in agreement with the suggested considerations.

No one else was present regarding the applications.

**Subdivision:**

Motion to approve by Matt Anderson. Second by Shirley Sessions. Approved.

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

1. Retention of all right-of-way widths as depicted on the preliminary plat;
2. Retention of the lot sizes in both square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
3. Placement of a note on the Final Plat stating that Lots 1 and 2 are allowed one (1) curb-cut each to North Franklin Street;
4. Compliance with all Engineering comments noted in this staff report;
5. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in this staff report;
6. Compliance with all Urban Forestry comments noted in this staff report; and,
7. Compliance with all Fire Department comments noted in this staff report.

**Regulating Plan:**

Motion to approve by Matt Anderson. Second by Shirley Sessions. Approved

After discussion, the Planning Commission determined that the following criteria prevail to support the Regulating Plan amendment request:

- A) Consistency. The proposed amendment is consistent with the Comprehensive Plan;
- B) Mistake. There was a mistake or error in the original Regulating Plan;
- C) Compatibility. The proposed amendment is compatible with:
  - The current development trends in the vicinity of the subject property;
  - Surrounding land uses;
  - Neighboring properties; and
  - Maintaining property values.
- D) Health, Safety and General Welfare. The proposed amendment promotes the community's public health, safety, and general welfare;
- E) Capacity. The infrastructure is in place to accommodate the proposed amendment;
- F) Change. Changing conditions in a particular area make an amendment necessary and desirable; and
- G) Benefits Consideration. The amendment will be in the City's and the larger community's best interests.

As such, the Planning Commission voted to recommend Approval of the Regulating Plan amendment to the City Council, subject to the following conditions:

1. Completion of the Subdivision process;

2. Compliance with all Engineering, Traffic Engineering, Urban Forestry, and Fire Department comments noted in this staff report; and,
3. Full compliance with all municipal codes and ordinances.

**5. SUB-002523-2023 & MOD-002522-2023**

**Location:** 2970 McVay Drive North and 3030 McVay Drive North  
**Subdivision Name:** DAA-McVay Subdivision  
**Applicant / Agent:** Kari Givens, Byrd Surveying/ Prescott Bailey  
**Council District:** District 3  
**Proposal:** Subdivision of 2 lots, 24.1± acres, and Modification of a previously approved Planned Unit Development to shift the lot line and reconfigure parking.

Jerry Byrd of Byrd Surveying was present and stated there was confusion between the Subdivision application and the Planned Unit Development application. For the Subdivision application, he labelled the lots as “A” and “B,” while a different company that prepared the PUD application labelled them as lots “1” and “2.” He wanted to make sure that letters of decision issued by the Commission would correctly reference each lot.

Planning staff stated that they go with lots A and B.

Mr. Byrd was otherwise in agreement with the suggested considerations.

No one else was present regarding the applications.

**Subdivision:**

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

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

1. Retention of the lot size labels in both square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
2. Retention of the right-of-way widths of McVay Drive North and McMae Drive as depicted on the preliminary plat;
3. Retention of the 25-foot minimum building setback line along McVay Drive North;
4. Revision of the plat to label the 25-foot minimum building setback line along McMae Drive;
5. Revision of the plat to label the 10-foot slope easement along McMae Drive;
6. Placement of a note on the Final Plat stating that no structure may be placed or constructed within any easement without the permission of the easement holder;

7. Compliance with all Engineering comments noted in this staff report;
8. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in this staff report;
9. Compliance with all Urban Forestry comments noted in this staff report;
10. Compliance with all Fire Department comments noted in this staff report; and
11. Submittal to and approval by Planning and Zoning of a revised Modified Planned Unit Development site plan (hard copy and pdf) prior to signing the Final Plat.

**Major PUD Modification:**

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

After discussion, the Planning Commission determined that the following criteria prevail to support the Major Planned Unit Development (PUD) Modification request:

- 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. 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 will 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;
- G. The request shall not be detrimental or endanger the public health, safety or general welfare; and
- H. Benefits Consideration. The request will be in the City's and the larger community's best interests.

As such, the Planning Commission voted to recommend Approval of the Major PUD Modification to the City Council, subject to the following conditions:

1. Revision of the site plan to ensure that parking and access aisles on Lot A impacted by the property line relocation remain compliant with UDC requirements;
2. Revision of the site plan to label each lot with its size in both square feet and acres, or the furnishing of a table on the site plan providing the same information;
3. Retention of the right-of-way widths of McVay Drive North and McMae Drive as depicted on the site plan;
4. Retention of the 25-foot minimum building setback line along McVay Drive North;
5. Revision of the site plan to label the 25-foot minimum building setback line along McMae Drive;
6. Revision of the site plan to label the 10-foot slope easement along McMae Drive;



7. Placement of a note on the site plan stating that no structure may be placed or constructed within any easement without the permission of the easement holder;
8. Placement of a note on the site plan stating that future proposed development on Lot A will require a Modified PUD;
9. Compliance with all Engineering comments noted in this staff report;
10. Compliance with all Traffic Engineering comments noted in this staff report;
11. Compliance with all Urban Forestry comments noted in this staff report;
12. Compliance with all Fire Department comments noted in this staff report;
13. Submittal to and approval by Planning and Zoning of a revised Modified Planned Unit Development site plan (hard copy and pdf) prior to signing the Final Plat for the associated subdivision; and,
14. Full compliance with all municipal codes and ordinances.

**6. MOD-002524-2023 & MOD-002525-2023**

**Location:** 161 Dogwood Lane  
**Subdivision Name:** St. Paul's Girls Softball Field Locker Room  
**Applicant / Agent:** St. Paul's Episcopal School, McCrory & Williams, Agent  
**Council District:** District 7  
**Proposal:** Modification of a previously approved Planned Unit Development to allow the construction of a locker room for an existing church school in an R-1, Single-Family Residential Suburban District; and, Modification of a previously approved Planning Approval to allow the construction of a locker room for an existing church school in an R-1, Single-Family Residential Suburban District.

The applicant was not present.

Staff stated that they had not heard from the applicant regarding the applications.

No one else was present regarding the applications.

**Major PUD and PA Modification:**

Motion to approve by Shirley Sessions. Second by Larry Dorsey. Approved.

After discussion, the Planning Commission determined that the following criteria prevail to support the Major Planned Unit Development (PUD) and Planning Approval (PA) Modification requests:

- A. The requests are consistent with all applicable requirements of this Chapter;
- B. The requests are compatible with the character of the surrounding neighborhood;

- C. The requests will not impede the orderly development and improvement of surrounding property;
- D. The requests 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 requests will minimize traffic hazards and traffic congestion on the public roads;
- F. The requests are not noxious or offensive by reason of emissions, vibration, noise, odor, dust, smoke or gas;
- G. The requests shall not be detrimental or endanger the public health, safety or general welfare; and
- H. Benefits Consideration. The requests will be in the City's and the larger community's best interests.

As such, the Planning Commission voted to recommend Approval of the Major PUD and PA Modifications to the City Council, subject to the following conditions:

1. Full compliance with all municipal codes and ordinances.

#### **7. SUB-002526-2023 & SUB-SW-002532-2023**

**Location:** 1951 Pleasant Avenue  
**Subdivision Name:** Boltz Lane Subdivision, Resubdivision of Lot 3  
**Applicant / Agent:** Charlie McNichol, Mobile County Communications District/  
J. Casey Pipes/Keri Coumanis, Helmsing Leach  
**Council District:** District 1  
**Proposal:** Subdivision of 2 lots, 4.9± acres, and to create two (2) legal lots of records from one (1) existing legal lot of record; and Waiver of a sidewalk along Rondo Road (private).

The applicant was present.

Planning staff stated that the applicant's agent requested by email a holdover until the July 20<sup>th</sup> Planning Commission meeting, which was confirmed by the representative at the meeting.

No one else was present regarding the application.

#### **Subdivision:**

Motion to Holdover by Matt Anderson. Second by Nick Amberger. Heldover. Commissioner Mattei recused from the application.

After discussion, the Planning Commission heldover the application until the July 20, 2023, meeting, at the request of the applicant.

**Sidewalk Waiver:**

Motion to Holdover by Matt Anderson. Second by Nick Amberger. Heldover. Commissioner Mattei recused from the application.

After discussion, the Planning Commission heldover the application until the July 20, 2023 meeting, at the request of the applicant.

**OTHER BUSINESS**

**8. SUB-002408-2023**

**Location:** 1800 Dr. Martin Luther King Jr. Avenue  
**Subdivision Name:** PBFM Subdivision  
**Applicant / Agent:** John Farrior Crenshaw  
**Council District:** District 2  
**Proposal:** Subdivision of 1 lot, 0.2± acres

Planning staff discussed the purpose of this case coming back before the Commission. Specifically there is a conflict between the Subdivision Regulations' 25-foot radius requirement versus a 10-foot requirement contained within the City Engineering comments. Staff recommended that the Commission consider City Engineering's recommendation for the application, as it provided greater flexibility.

Motion to retain Engineering condition #7.B. and delete condition #3 by Nick Amberger. Second by Matt Anderson. Approved.

After discussion, the Planning Commission approved the deletion of condition #3 from the April 6, 2023, meeting letter of decision, and the retention of condition #7.B. regarding the corner radius.

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Minutes approved: June 12, 2025

A handwritten signature in blue ink, appearing to read "Jennifer Denson", written over a horizontal line.

Jennifer Denson, Secretary

A handwritten signature in blue ink, appearing to read "John W. Stubbs, Jr.", written over a horizontal line.

John W. "Jay" Stubbs, Jr., Chairman