

Mobile Planning Commission Minutes

August 3, 2023 – 2:00 P.M.

ADMINISTRATIVE

Roll Call

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

Staff: Moynur Rahman, Victoria Burch, Doug Anderson, Margaret Pappas, Logan Anderson, Shayla Beaco

Adoption of the Agenda.

Motion to approve by Shirley Sessions. Second by Nick Amberger. Adopted.

NEW ITEMS

1. SUB-002573-2023

Location: 653 Shannon Street
Subdivision Name: Shannon Heights Subdivision, Resubdivision of Part of Lot 9
Applicant / Agent: Kari Givens, Byrd Surveying, Inc.
Council District: District 5
Proposal: Subdivision of 1 lot, 0.23± acres

Jerry Byrd of Byrd Surveying 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 Nick Amberger. Approved.

After discussion, and with waivers of Sections 6.C.2.(b) and 6.C.3. of the Subdivision Regulations, the Planning Commission Tentatively Approved the request, subject to the following conditions:

1. Retention of the 50-foot right-of-way along Shannon Street on the Final Plat;
2. Retention of the 25-foot minimum building setback line along Shannon Street on the Final Plat;
3. Retention of the lot size labels in both square feet and acres, or provision of a table on the Final Plat with the same information;
4. Compliance with all Engineering comments noted in the staff report;
5. Placement of a note on the Final Plat stating the 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.

OTHER BUSINESS

- **iPads.**

Planning staff advised the Commission that starting with the next meeting, all information for the Commissioners would be on iPads instead of providing paper copies. There was discussion between Commissioners and staff regarding the use of iPads.

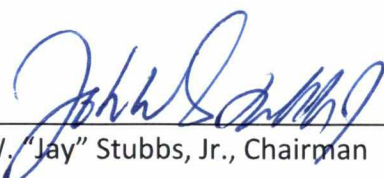
- **Annexation rezoning.**

Commissioners asked staff about the timeframe regarding the annexed area coming before the Planning Commission. Staff explained the process, with the Future Land Use Map coming first, then any proposed changes in zoning. The anticipated timing would be later in the Fall. There was also discussion regarding the potential for many non-conforming uses.

Minutes approved: July 17, 2025



Jennifer Denson, Secretary



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