

Mobile Planning Commission Minutes

October 19, 2023 – 2:00 P.M.

ADMINISTRATIVE

Roll Call

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

Staff: Victoria Burch, Shayla Beaco, Doug Anderson, Bert Hoffman, Logan Anderson, George Davis, Jonathan Ellzey

Adoption of the Agenda.

Motion to adopt by Matt Anderson. Second by Shirley Sessions. Adopted.

NEW ITEMS

1. SUB-002653-2023

Location: 2958 Edgewood Street
Subdivision Name: Neese Addition to Crichton Subdivision, Resubdivision of Lot 14, Block D
Applicant / Agent: Kari Givens, Byrd Surveying, LLC
Council District: District 1
Proposal: Subdivision of 2 lots, 0.17± acres

Jerry Byrd of Byrd Surveying was present regarding the application. He discussed that the subdivision was recorded between 1930-1940, and noted properties around the subject site of similar layout and size. Mr. Byrd requested a waiver of 6.C.2(a)(1) of the Subdivision Regulation requirements regarding lot size.

Planning staff clarified the applicant’s request for the Commission.

No one else was present regarding the application.

Motion to approve by Matt Anderson. Second by Josh Woods. Approved.

After discussion, the Planning Commission waived Section 6.C.2(a)(1) of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

1. Acquisition of an after-the-fact permit for the demolition of the residential structure prior to signing of the Final Plat;
2. Retention of the right-of-way widths for each abutting street, as depicted on the preliminary plat;
3. Retention of at least a 5-foot front yard setback line along Nall Street and Edgewood Street, as required by Section 64-2-5.E. of the Unified Development Code;
4. 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;
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.

2. SUB-002658-2023

Location: 3107 Halls Mill Road
Subdivision Name: The Resubdivision of Southern Oaks Subdivision
Applicant / Agent: FGP Manufacturing, LLC
Council District: District 3
Proposal: Subdivision of 3 lots, 16.42± acres

The Chairman noted that staff comments stated that the current application could not be considered by the Commission, as an associated Planning Approval Major Modification application was also required.

Mark Wattier of Wattier Surveying was present regarding the application. He requested a sixty (60) day holdover to allow time to prepare the additional application.

Commissioners, staff and the applicant discussed the holdover date and filing deadline date. The applicant stated that the January 2024 Planning Commission meeting with filing deadline of December 18 would provide sufficient time.

No one else was present regarding the application.

Motion to holdover by Nick Amberger. Second by Matt Anderson. Heldover.

After discussion, the Planning Commission heldover the request until the January 18, 2024, meeting to allow the applicant time to submit an application for a Major Modification of the previously approved Planning Approval.

OTHER BUSINESS

- **Public Hearing**

Toulminville Neighborhood Plan.

Planning staff provided an overview of the background for the plan, the steps of the process, and the resources necessary for a community to undertake a similar effort.

District One City Council member Cory Penn was present to speak for the plan. He stated that the plan reflected the vision of the community, including both current and former residents. He discussed the organization, the information gathering process, and the series of public meetings seeking input from the community. He noted that there was tremendous community participation in the meetings. He reviewed the seven priority goals identified by the community, associated major actions, and community-led actions included in the plan. He stated that the plan could be used by the community and the City to guide future policy decisions and investments in the community.

Aleah Taylor, a student at Booker T. Washington Middle School, was present to speak for the plan.

Motion to adopt by Josh Woods. Second by Matt Anderson. Adopted.

The Chairman read the resolution, approved by the Commission, adopting the plan.

- **Call for Public Hearing**

Zoning Amendments for Annexed Areas.

A Public Hearing is proposed for the November 16, 2023 Planning Commission meeting.

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

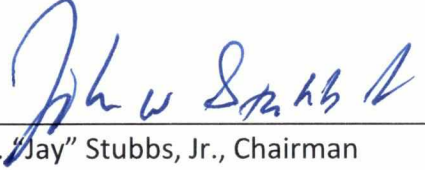
- **Adoption of the January 2024 – April 2024 meeting and deadline schedule**

Motion to adopt by Matt Anderson. Second by Chad Anderson. Adopted.

Minutes approved: August 21, 2025



Jennifer Denson, Secretary



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