

Mobile Planning Commission Minutes

August 15, 2024 – 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)
x	Ms. Jennifer Denson, Secretary	x	Mr. Josh Woods (CC)
	Ms. Shirley Sessions	x	Mr. Harry Brislin, IV (S)
x	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: George Davis, Victoria Burch, Doug Anderson, Bert Hoffman, Logan Anderson, Shayla Beaco

Adoption of the Agenda.

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

NEW ITEMS

1. SUB-002998-2024

Location: 2819 Government Boulevard
Subdivision Name: Mertz Court Subdivision, Block 1, Resubdivision of a Portion of Lot 27
Applicant / Agent: George Blankenship
Council District: District 3
Proposal: Subdivision of 1 lot, 0.90± acres

Jake Moseley of Poly Surveying was present for the application and in agreement with the suggested considerations.

No one else was present regarding the application.

A motion to approve was made by Matt Anderson and seconded by Harry Brislin. The motion carried unanimously.

After discussion the Planning Commission waived Section 6.C.7. of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

1. Retention of the right-of-way widths for both Government Boulevard and Thompson Drive North, as depicted on the preliminary plat;
2. Provision of a note on the Final Plat stating access to Thompson Drive North is denied;
3. Retention of the lot's size in both square feet and acres on the Final Plat, or provision of a table on the Final Plat with the same information;
4. Retention of the 25-foot minimum front yard setback along Government Boulevard;
5. Revision of the Final Plat to illustrate a 25-foot setback line along Thompson Drive North, or revision of the Final Plat to correctly label the 40-foot setback as depicted on the preliminary plat;
6. Compliance with all Engineering comments noted in the staff report;
7. Placement of a note on the Final Plat stating the Traffic Engineering comments noted in the staff report;
8. Compliance with all Urban Forestry comments noted in the staff report; and
9. Compliance with all Fire Department comments noted in the staff report.

2. SUB-003005-2024

Location: 251 & 255 Saint Louis Street
Subdivision Name: G5 Parking Subdivision
Applicant / Agent: Kari Givens, Byrd Surveying, Inc.
Council District: District 2
Proposal: Subdivision of 1 lot, 0.48± acres

Jerry Byrd of Byrd Surveying was present for the application and discussed the condition prohibiting access to Saint Louis Street. He stated that Saint Louis Street was more suited to access than North Joachim Street because Saint Louis Street allows two-way traffic, while Joachim Street does not. He stated that the access requirement was due to the Downtown Development District, zoning regulations, which are subject to change. Thus he asked that the condition regarding access not be required on the plat.

Commissioners and Planning staff discussed Mr. Byrd's comments.

No one else was present regarding the application.

A motion to approve was made by Matt Anderson and seconded by Nick Amberger. The motion carried unanimously.

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

1. Retention of the existing right-of-way along St. Louis Street;
2. Retention of the existing right-of-way along Joachim Street;
3. Depiction of the 12-foot maximum setback along both street frontages;
4. 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;
5. Placement of a note stating that at such a time that the property is redeveloped, the site is limited to one (1) curb cut with a maximum of 25-feet in width;
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. Completion of the Subdivision process prior to the application for permits.

3. SUB-003012-2024

Location: 133 Eaton Square
Subdivision Name: Chateau Noblet Subdivision
Applicant / Agent: Daniel Clark, Smith, Clark & Associates, LLC
Council District: District 5
Proposal: Subdivision of 1 lot, 0.29± acres

Daniel Clark of Smith, Clark & Associates was present for the application and in agreement with the suggested considerations.

No one else was present regarding the application.

A motion to approve was made by Nick Amberger and seconded by Matt Anderson. The motion carried unanimously.

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

1. Retention of the right-of-way widths of Old Shell Road (to be verified if 50 feet or 60 feet) and Eaton Square on the Final Plat;
2. Retention of the lot size label in both square feet and acres on the Final Plat, or the furnishing of a table on the Final Plat providing the same information;

3. Retention of the setbacks along Eaton Square and Old Shell Road, as depicted on the preliminary plat;
4. Retention of the note on the Final Plat stating that no structure shall be constructed or placed within any easement without the easement holder's permission;
5. Compliance with all Engineering comments noted in the staff report;
6. Placement of a note on the Final Plat stating all 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.

4. SUB-003017-2024

Location: 200 & 208 Virginia Street, 211 & 850 Maryland Street, and 826 & 834 South Conception Street

Subdivision Name: Software Development Subdivision

Applicant / Agent: Daniel Clark or Hunter Smith, Smith, Clark & Associates, LLC

Council District: District 2

Proposal: Subdivision of 1 lot, 2.76± acres

Daniel Clark of Smith, Clark & Associates was present for the application and in agreement with the suggested considerations.

No one else was present regarding the application.

A motion to approve was made by Matt Anderson and seconded by Kenny Nichols. The motion carried unanimously.

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

1. Retention of the 64-foot right-of-way width of South Conception Street on the Final Plat;
2. Revision of the Final Plat to illustrate a compliant 25-foot minimum building setback along South Conception Street, Interstate 10, and Virginia Street;
3. Retention of the lot size label in both square feet and acres on the Final Plat, or the furnishing of a table on the providing the same information;
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.

5. SUB-003019-2024

Location: 2410 McVay Drive North
Subdivision Name: Resubdivision of Lot 3 and a portion of Lot 2, Block C, Greenview Heights Subdivision
Applicant / Agent: Sebastian D. Dixon
Council District: District 3
Proposal: Subdivision of 1 lot, 0.26± acres

Jake Moseley of Poly Surveying was present for the application and in agreement with the suggested considerations.

No one else was present regarding the application.

A motion to approve was made by Matt Anderson and seconded by Nick Amberger. The motion carried unanimously.

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

1. Retention of the 50-foot right-of-way widths for both McVay Drive North and Odette Avenue;
2. Revision of the plat to correctly label McVay Drive North;
3. Dedication of a 25-foot corner radius at the intersection of McVay Drive North and Odette Avenue, in compliance with Section 6.C.6. of the Subdivision Regulations;
4. Retention of the lot's size in both square feet and acres on the Final Plat, or provision of a table on the Final Plat with the same information, adjusted for any required dedication;
5. Retention of the 25-foot minimum front yard setback along McVay Drive North and Odette Avenue on the Final Plat, adjusted for any required dedication;
6. Compliance with all Engineering comments noted in the staff report;
7. Placement of a note on the Final Plat stating the Traffic Engineering comments noted in the staff report;
8. Compliance with all Urban Forestry comments noted in the staff report; and
9. Compliance with all Fire Department comments noted in the staff report.

6. SUB-002960-2024

Location: 3170 Dauphin Street
Subdivision Name: Dauphin Plaza Subdivision, Resubdivision of Lot 1
Applicant / Agent: Northside, Ltd. (Marl M. Cummings, III, Cummings & Associates, Inc., Agent)

Council District: District 1
Proposal: Subdivision of 2 lots, 12.52± acres

Matt Cummings of Cummings & Associates was present for the application and in agreement with the suggested considerations.

No one else was present regarding the application.

A motion to approve was made by Matt Anderson and seconded by Larry Dorsey. The motion carried unanimously.

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

1. Retention of the existing labels for all rights-of-way;
2. Retention of the lot sizes in both square feet and acres, or provision of a table on the Final Plat with the same information;
3. Depiction of the 25-foot minimum front yard setback along Northgate Drive, Dauphin Street, and Dauphin Square Connector on the Final Plat;
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

- **Review of Minutes from the following Planning Commission meetings:**

May 6, 2021
May 20, 2021
June 3, 2021
June 17, 2021
July 15, 2021

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

- **Public Hearing:**

Amendments to the Map for Mobile, including the Future Land Use Map and Major Street

Plan.

- Map for Mobile document (2024 update draft)
- Future Land Use Map (FLUM) 36×48 format, proposed
- Major Streets Plan (MSP) 36×48 format, proposed
- Appendix B: Right-of-way guide, proposed

Planning staff provided an overview of the proposed changes to the documents and associated maps.

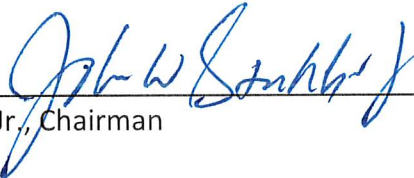
Motion to approve by Matt Anderson. Second by Nick Amberger. Approved.

The Chairman read the resolution adopting the amendments.

Minutes approved: October 16, 2025



Jennifer Denson, Secretary



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