

Mobile Planning Commission Minutes

June 12, 2025 – 2:00 P.M.

ADMINISTRATIVE

Roll Call

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

Staff: Jonathan Ellzey, George Davis, Michelle French, Victoria Burch, Doug Anderson, Stephen Guthrie, Logan Anderson, Bert Hoffman

Adoption of the Agenda.

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

HOLDOVERS

1. SUB-003264-2025 & MOD-003291-2025

- Location:** 5808 U.S. Highway 90 West
Subdivision Name: Resubdivision of Lot 2, Theodore Oaks Shopping Center
Applicant / Agent: Paradigm Investment Group, LLC
Council District: District 4
Proposal: Subdivision of 3 lots, 5.7± acres; and Major Modification of a previously approved Planned Unit Development allowing shared access and parking between multiple building sites, to modify lot lines in coordination with the proposed subdivision.

Jake Mosley of Polysurveying was present for the application and stated that he was not sure if the owner authorization had been provided and requested another holdover. He stated that they were having difficulty obtaining the authorization signature from the property owner, Mobile County.

The Chairman advised Mr. Mosley that the application had already been heldover one time.

No one else was present regarding the application.

Subdivision.

Motion to deny by Matt Anderson. Second by Josh Woods. Denied.

After discussion the Planning Commission denied the request due to the following:

1. Owner authorization was not provided for the Subdivision application.

Planned Unit Development Modification.

Motion to deny by Matt Anderson. Second by Josh Woods. Denied.

After discussion the Planning Commission denied the request due to the following:

1. Owner authorization was not provided for the Subdivision application.

NEW ITEMS

2. SUB-003327-2025

Location: 5451 Halls Mill Road
Subdivision Name: Cloverleaf Plaza Unit One Subdivision
Applicant / Agent: Steven Silverstein, Velmeir Acquisition Services, LLC
Council District: District 4
Proposal: Subdivision of 2 lots, 26.67± acres

Zeke Hudson of Rowe Engineering was present for the application and made the following points:

- Concerned that the standard notes contained in suggested conditions would create dedication and setback issues for the building; and
- Suggested that additional language be added to the conditions to ensure that there would not be any dedication requirements that would create building setback issues.

Commissioners, legal counsel, Planning staff and Mr. Hudson discussed the language in the proposed conditions and the suggested revisions. Legal counsel stated that he had spoken directly with the applicant regarding the conditions and potential title issues if the property is ever sold. Legal counsel advised the Commissioners that he did not see any issues regarding changing the conditions as requested.

No one else was present regarding the application.

During the deliberation session, Commissioners discussed the proposed additional language with legal counsel and Planning staff.

Motion to approve by Matt Anderson. Second by Chad Anderson. Approved.

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

1. Dedication to provide 30' from the centerline along Noble Drive West;
2. Dedication to provide 30' from the centerline along Noble Drive North;
3. Either dedication to provide 35' from the centerline along Halls Mill Road, or depiction of sufficient existing right-of-way;
4. Either dedication to provide 125' from the centerline along U.S. Highway 90 West, or depiction of sufficient existing right-of-way;
5. Dedication to provide 25' from the centerline along Wiley Orr Road;
6. Dedication to provide a 25-foot corner radius where Halls Mill Road and Noble Drive North intersect, unless a waiver of Section 6.B.12. of the Subdivision Regulations is recommended by the City Engineer and Traffic Engineer;
7. Retention of the lot size in square feet and acres, or the provision of a chart depicting the same information, adjusted for dedication;
8. Depiction of the 25' minimum building setback along all public rights-of-way, adjusted for dedication;
9. Retention of the lot area labels in both square feet and acres on the Final Plat for each lot, adjusted for any required dedication, or placement of a table on the Final Plat with the same information;
10. Depiction of the 25-foot front yard setback along both street frontages, in compliance with Section 6.C.8. of the Subdivision Regulations and Article 2 of the Unified Development Code;
11. Compliance with all Engineering comments noted in the staff report, amended as follows: *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) Check the label and the written description listed for the POC. C) Review and revise the written legal description and written bearing/distance information beginning at the 483 ft section along Halls Mill Rd. D) Check the ARC LENGTH information for Curve C4. E) Revise NOTE 14 to include the amount of historical credit for LOT 1 and LOT 2. Coordinate with the ENGINEERING Dept. to establish the amount. E) 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. This note is not intended to create a covenant running with the land. It will not apply to Lot 1 until such time as Lot 1 is redeveloped, at which time the current City of Mobile storm water management standards then in place will apply to new improvements as set forth in such code.;

12. Placement of a note on the Final Plat stating the Traffic Engineering comments noted in the staff report, amended as follows: *A Traffic Impact Study will be required. Driveway number, size, location, and design to be approved by ALDOT (where applicable) and Traffic Engineering and conform to AASHTO standards. Any required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Article 3, Section 64-3-12 of the City's Unified Development Code. This note is not intended to create a covenant running with the land. It will not apply to Lot 1 until such time Lot 1 is redeveloped, at which time the current City of Mobile minimum standards then in place will apply to new improvements as set forth in such code.;*
13. Compliance with all Urban Forestry comments noted in the staff report; and
14. Compliance with all Fire Department comments noted in the staff report, amended as follows: *All projects located within the City Limits of Mobile shall comply with the provisions of the City of Mobile Fire Code Ordinance, which adopts the 2021 edition of the International Fire Code (IFC). Fire apparatus access roads shall be provided to within 150 feet of all non-sprinklered commercial buildings and within 300 feet of all sprinklered commercial buildings, as measured along an approved route around the exterior of the facility. An approved fire water supply capable of meeting the requirements set forth in Appendices B and C of the 2021 IFC shall be provided for all commercial buildings. Fire hydrant placement shall comply with the following minimum standards: Within 400 feet of non-sprinklered commercial buildings, within 600 feet of sprinklered commercial buildings, within 100 feet of fire department connections (FDCs) serving standpipe or sprinkler systems. Although the International Residential Code (IRC) functions as a stand-alone document for the construction of one- and two-family dwellings and townhouses, it does not govern the design or layout of emergency access or community-level fire protection infrastructure. Therefore, residential developments must also comply with the applicable requirements of the International Fire Code, including, but not limited to, those listed above concerning the design, construction, regulation, and maintenance of fire apparatus access roads and fire protection water supplies. This note is not intended to create a covenant running with the land. It will not apply to Lot 1 until such time as Lot 1 is redeveloped, at which time the current City of Mobile Fire Ordinance then in place will apply to new improvements as set forth in such ordinance.;*
15. Placement of a note on the Final Plat stating the following: *Improvements existing on Lot 1 as of the date of the recording of this plat shall not be required to conform with the setback requirements shown hereon or otherwise applicable hereto until such time, if any, as such improvements are removed and reconstructed or otherwise materially altered in a way that would increase the degree of non-conformity;*

3. SUB-003352-2025

Location: 4060 Moffett Road
Subdivision Name: Pine Grove Place Subdivision
Applicant / Agent: Kari Givens, Byrd Surveying, Inc.
Council District: District 1
Proposal: Subdivision of 7 lots, 2.97± acres

Jerry Byrd of Byrd Surveying was present for the application and in agreement with the suggested considerations.

No one else was present regarding the application.

Motion to approve by Matt Anderson. Second by Chad Anderson. Approved.

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

1. Retention of the 100-foot-wide right-of-way along Moffett Road on the Final Plat;
2. Retention of the 50-foot-wide right-of-way along Pine Grove Avenue on the Final Plat;
3. Retention of the lot sizes in both square feet and acres, or the provision of a table on the Final Plat providing the same information;
4. Retention of the 25-foot front yard setback along Moffett Road and Pine Grove Avenue on the Final Plat;
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-003355-2025

Location: 1107 Arlington Street
Subdivision Name: C.J. Small Heights Subdivision
Applicant / Agent: Kari Givens, Byrd Surveying, Inc.
Council District: District 3
Proposal: Subdivision of 23 lots, 5.68± acres

Jerry Byrd of Byrd Surveying was present for the application. He provided a revised plat depicting the elimination of the proposed common area detention facilities and stated that

stormwater would be handled using underground facilities. He was otherwise in agreement with the suggested considerations.

Staff stated that the revisions were acceptable.

Sharon King was present with concerns regarding the application and made the following points:

- She was a resident of Preston Avenue for 50 years;
- Area residents did not know about the proposed development until the groundbreaking ceremony;
- Requested information about the proposed homes – if they would be apartments or single-family homes;
- Requested information about the future residents; and
- Stated that the area was a marginalized community that was already struggling with crime and did not want anything that would make it worse.

Planning staff stated that Subdivision applications do not require a neighborhood meeting prior to consideration by the Planning Commission.

No one else was present regarding the application.

Motion to approve by Matt Anderson. Second by Chad Anderson. Approved.

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

1. Provision of the revised plat, as presented to the Planning Commission;
2. Revision of the plat to correctly spell Kellogg Street;
3. Retention of the corner radius dedication at the intersection of Arlington Street and Kellogg Street, and at the intersection of Kellogg Street and Preston Avenue;
4. Retention of the right-of-way widths of Arlington Street, Kellogg Street and Preston Avenue on the Final Plat;
5. Placement of a note on the Final Plat stating that access to Choctaw Street is denied;
6. Revision of the plat to provide a name for the central street within the subdivision;
7. Revision of the plat to provide at least a 50-foot right-of-way width for the central street;
8. Retention of the 60-foot radius cul-de-sac for the central street on the Final Plat;
9. Retention of at least a 5-foot front yard setback line along all street frontages on the Final Plat;
10. Revision of the plat to remove the 5-foot rear yard setback line for Lots 9 – 14 abutting the Common Area;

11. Retention of the lot size labels in both square feet and acres on the Final Plat, or the furnishing of a table on the Final Plat providing the same information;
12. Revision of Note #4 to state that the maintenance of the Common Area is the responsibility of the property owners and not the City of Mobile;
13. Revision of Note #8 to state that no structure shall be constructed or placed within any easement without the permission of the easement holder;
14. Retention of Note # 9 denying access to Arlington Street for Lots 1-9, and Note #10 denying access to Preston Avenue for Lots 14 -23 on the Final Plat;
15. Compliance with all Engineering comments noted in the staff report;
16. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in the staff report;
17. Compliance with all Urban Forestry comments noted in the staff report; and,
18. Compliance with all Fire Department comments noted in the staff report.

5. ZON-UDC-003351-2025

Location: 4154 & 4164 Moffett Road
Applicant / Agent: Kari Givens, Byrd Surveying, Inc.
Council District: District 1
Proposal: Rezoning from Neighborhood Business Suburban District (B-2) to Light Industry District (I-1).

Jerry Byrd of Byrd Surveying was present for the application and in agreement with the suggested considerations.

No one else was present regarding the application.

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

After discussion the Planning Commission determined the following criteria prevail to support Rezoning of the property to **I-1, Light Industry District:**

- A) Consistency. The proposed amendment is consistent with the Comprehensive Plan;
- B) Mistake. There was a mistake or error in the original zoning map; and
- C) Compatibility. The proposed amendment is compatible with:
 - (1) The current development trends, if any, in the vicinity of the subject property;
 - (2) Surrounding land uses;
 - (3) Would not adversely impact neighboring properties; or
 - (4) Cause a loss in 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; and,
- F) Change. Changed or changing conditions in a particular area make an amendment necessary and desirable.
- G) Benefits Consideration. In addition, consideration was given to the City's and the larger community's best interests and the need, benefit, or public purpose of the proposed request.

As such, the Planning Commission voted to recommend approval of Rezoning the property to **I-1, Light Industry District**, to the City Council, subject to the following condition(s):

1. Full compliance with all other municipal codes and ordinances.

6. SUB-003332-2025 & MOD-003333-2025

Location: 685 Schillinger Road South
Subdivision Name: Resubdivision of Lot 4 Schillinger Towne Center, Resubdivision of Lot A
Applicant / Agent: Mike Tierney, Brew Horizons, LLC (Jason Panicaro, HFA-AE, Agent)
Council District: District 6
Proposal: Subdivision of 2 lots, 20± acres; and Major Modification of a previously approved Planned Unit Development allowing shared access and parking between multiple building sites, to allow construction of a drive-thru coffee shop with shared access and parking between multiple building sites.

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

No one else was present regarding the application.

Subdivision.

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

After discussion the Planning Commission waived Sections 6.C.4. and 6.C.8. of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

1. Provision of a subdivision plat in compliance with Section 5.A. of the Subdivision Regulations;
2. Revision of the Final Plat to clearly identify each lot using designations such as "Lot A-1" and "Lot A-2," or a similar naming convention;

3. Revision of the plat to depict the minimum existing right-of-way and, if less than 100 feet, dedication to provide 50 feet from the centerline of Schillinger Road South;
4. Revision of the plat to depict the minimum existing right-of-way and, if less than 50 feet, dedication to provide 25 feet from the centerline of Thomas Road;
5. Revision of the Final Plat to label each lot with its size in square feet and acres, adjusted for any required dedication, or provision of a table on the Final Plat with the same information;
6. Revision of the Final Plat to illustrate a 25-foot front yard setback along Schillinger Road South and Thomas Road;
7. Removal of the side and rear yard setbacks from the Final Plat;
8. Revision of the Final Plat to depict all existing easements;
9. Provision of a note on the Final Plat stating no structures shall be constructed within any easement without the prior consent of the easement holder;
10. Compliance with all Engineering comments noted in the staff report;
11. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in the staff report;
12. Compliance with all Urban Forestry comments noted in the staff report; and,
13. Compliance with all Fire Department comments noted in the staff report.

Planned Unit Development Modification.

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

After discussion the Planning Commission determined the following Findings of Fact to support modification of the previously approved Planned Unit Development:

- 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. Having considered the applicable factors 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 is subject to adequate design standards to provide ingress and egress that 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; and
- g. The request shall not be detrimental or endanger the public health, safety or general welfare.
- h. Benefits Consideration. In addition, consideration was given to the City's and the larger community's best interests and the need, benefit, or public purpose of the proposed request.

As such, the Planning Commission voted to recommend approval of the Major Planned Unit Development Modification to the City Council, subject to the following conditions:

1. Retention of the building sizes labeled in square feet on the Final PUD Site Plan;
2. Revision of the Final PUD Site Plan to depict the rights-of-way along Schillinger Road South and Thomas Road, as finalized with the associated subdivision request;
3. Provision of the lot sizes labeled in square feet and acres on the Final PUD Site Plan, adjusted for any required dedication resulting from the subdivision request, or provision of a table with the same information on the Final PUD Site Plan;
4. Revision of the Final PUD Site Plan to depict compliance with the off-street parking requirements of Article 3, Section 64-3-12.A. of the UDC, along with the provision of a table listing the number of required and provided parking spaces;
5. Revision of the Final PUD Site Plan to illustrate curbing and/or wheel stops demonstrating how vehicles will be prevented from encroaching beyond designated parking areas;
6. Provision of a note on the Final PUD Site Plan stating any required parking lot lighting will comply with the illumination standards of Article 3, Section 64-3-9.C. of the UDC and, if applicable, provision of a photometric plan at the time of permitting illustrating compliance with these standards;
7. Revision of the Final PUD Site Plan to illustrate compliance with the bicycle parking provisions of Article 3, Section 64-3-12.A.9. of the UDC, including the minimum number and location requirements;
8. Revision of the Final PUD Site Plan to illustrate compliance with the off-street facilities standards of Section 64-3- 12.B;
9. If applicable, revision of the Final PUD Site Plan to illustrate compliance with the vehicle stacking standards of Article 4, Section 64-4-6 of the UDC;
10. Revision of the Final PUD Site Plan to depict compliance with the on-site traffic circulation and maneuverability requirements of Article 3, Section 64-3-12 of the UDC;
11. Revision of the Final PUD Site Plan to illustrate the front, side, and rear yard setback standards of Article 2, Section 64-2-14.E. of the UDC;
12. Provision of a note on the Final PUD Site Plan stating the site will comply with the tree planting and landscape area requirements of Article 3, Section 64-3-7 of the UDC, along with the provision of a detailed landscape plan at the time of permitting illustrating compliance with these requirements;
13. Provision of a separate site plan reflecting a comprehensive layout of the existing PUD overlaid with the proposed development;
14. Provision of a note on the Final PUD Site Plan stating any dumpster placed on the property must meet the enclosure and placement standards of Section 64-3-13.A.4. of the UDC, or provision of a note stating curbside waste collection will be utilized;

15. Placement of a note on the Final PUD site plan stating future development or redevelopment of the properties may require additional modifications of the PUD to be approved by the Planning Commission and City Council;
16. Completion of the subdivision process;
17. Compliance with all Engineering comments noted in the staff report;
18. Compliance with all Traffic Engineering comments noted in the staff report;
19. Compliance with all Urban Forestry comments noted in the staff report;
20. Compliance with all Fire Department comments noted in the staff report;
21. Submittal to and approval by Planning and Zoning of the revised Modified Planned Unit Development site plan prior to its recording in Probate Court, and the provision of one (1) copy of the recorded site plan (hard copy and pdf) to Planning and Zoning; and,
22. Full compliance with all municipal codes and ordinances.

7. SUB-003321-2025 & ZON-UDC-003354-2025

Location: 813 Lakeside Drive
Subdivision Name: Bushwood Subdivision
Applicant / Agent: Alan B. Whitaker, III
Council District: District 4
Proposal: Subdivision of 1 lot, 7.53± acres; and Rezoning from Community Business Suburban District (B-3) and Light Industry District (I-1), to Light Industry District (I-1).

Jay Broughton of Broughton & Associates was present for the applications and explained the proposed use and the associated rezoning request for I-1. He noted that the requested zoning would also allow aggregate surfacing by-right for the proposed covered self-storage facility.

Commissioners discussed the request with Mr. Broughton and Planning staff, and asked if B-3 or CW zoning would allow the requested use. Commissioners were concerned about requesting an industrial zoning classification.

Planning staff noted that B-3 would allow the use, but the aggregate surfacing desired by the applicant would require a variance request to the Board of Adjustment. Staff also stated that CW would allow, in addition to covered self-storage, open self-storage.

Mr. Broughton also noted that the I-1 zoning would provide other benefits over B-3 zoning.

During the deliberation session, Commissioners discussed with Planning staff the ability to use the property with either the B-3 or CW zoning classification. Staff advised that B-3 would allow the proposed use.

Subdivision.

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

After discussion the Planning Commission waived Sections 6.C.3. and 6.C.9. of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

1. Retention of the right-of-way widths of Government Boulevard (250 feet) and Lakeside Drive (50 feet) on the Final Plat;
2. Retention of the lot size label in both square feet and acres on the Final Plat, or the provision of a table on the Final Plat providing the same information;
3. Retention of the 25-foot front yard setback along each street frontage where the lot is at least 60 feet in width;
4. Completion of the Rezoning process to eliminate the potential for split-zoning prior to signing the Final Plat;
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.

Rezoning.

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

After discussion the Planning Commission determined the following criteria prevail to support Rezoning of the property to **B-3, Community Business Suburban District**:

- A) Consistency. The proposed amendment is consistent with the Comprehensive Plan;
- B) Mistake. There was a mistake or error in the original zoning map; and
- C) Compatibility. The proposed amendment is compatible with:
 - (1) The current development trends, if any, in the vicinity of the subject property;
 - (2) Surrounding land uses;
 - (3) Would not adversely impact neighboring properties; or
 - (4) Cause a loss in 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; and,

- F) Change. Changed or changing conditions in a particular area make an amendment necessary and desirable.
- G) Benefits Consideration. In addition, consideration was given to the City's and the larger community's best interests and the need, benefit, or public purpose of the proposed request.

As such, the Planning Commission voted to recommend approval of Rezoning the property to **B-3, Community Business Suburban District**, to the City Council, subject to the following condition(s):

1. Full compliance with all municipal codes and ordinances.

OTHER BUSINESS

- **SUB-003242-2025**

Location: 253 North Warren Street extending to the South side of State Street, 63'± East of North Dearborn Street, extending to the Northeast corner of State Street and North Dearborn Street

Subdivision Name: Carroll Elks Subdivision

Applicant / Agent: Kari Givens, Byrd Surveying, Inc.

Council District: District 2

Proposal: Subdivision of 7 lots, 0.36± acres

Planning staff advised the Commissioners of the purpose of request, specifically relating to primary frontage issues.

Motion to approve by Matt Anderson. Second by Josh Woods. Approved. Kirk Mattei abstained.

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

1. Retention of the existing right-of-way along all street frontages;
2. Retention of the 12-foot maximum setback along all street frontages for Lots 1-5;
3. Depiction of the 10-foot maximum setback along all street frontages for Lots 6 & 7;
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. Retention of the note identifying North Warren Street as the primary frontage for proposed Lot 3;

6. Revision of a note on the Final Plat to identify North Dearborn Street as the primary frontage for proposed Lot 4;
7. Placement of a note stating that Lots 3 & 4 are allowed curb cuts from their secondary frontages;
8. Compliance with all Engineering comments noted in the staff report, amended as follows:
 - 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 all flood zones.*
 - C. *Revise NOTE #7 to read - As shown on the 1984 aerial photo LOTS 1-7 will share the historical credit of existing (1984) impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control) and share the 4,000 SF credit per original lot; therefore, No LOT will be required to provide stormwater detention.*
 - D. *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;*
9. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in the staff report;
10. Compliance with all Urban Forestry comments noted in the staff report;
11. Compliance with all Fire Department comments noted in the staff report; and
12. Completion of the Subdivision process prior to the application for permits.

- **Adoption of the 2025 – 2026 Planning Commission filing deadline and meeting schedule.**

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

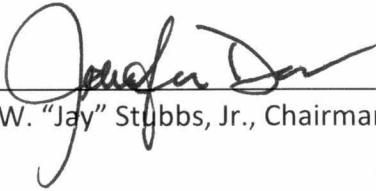
- **Review of Minutes from the following Planning Commission meetings:**

May 4, 2023
 May 18, 2023
 June 1, 2023
 June 15, 2023
 July 20, 2023

Motion to approve by Matt Anderson. Second by Chad Anderson. Approved.

Minutes approved: March 19, 2026

Jennifer Denson, Secretary



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

