

Mobile Planning Commission Minutes

July 17, 2025 – 2:00 P.M.

ADMINISTRATIVE

Roll Call

	Mr. John W. “Jay” Stubbs, Jr., Chairman	x	Mr. Matt Anderson (MD)
x	Mr. Kirk Mattei, Vice Chairman		Mr. Nick Amberger (AO)
	Ms. Jennifer Denson, Secretary	x	Mr. Josh Woods (CC)
x	Mr. Harry Brislin, IV	x	Mr. Kenny Nichols (S)
x	Mr. Larry Dorsey	x	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, Victoria Burch, Doug Anderson, Stephen Guthrie, Logan Anderson, Bert Hoffman, Shayla Beaco

EXTENSIONS

1. SUB-002959-2024

Location: 4125, 4137, 4151, & 4203 Moffett Road
Subdivision Name: Moffett-Wolf Ridge Subdivision
Applicant / Agent: Louis & Marsha Naman
Council District: District 7
Proposal: Extension of the Approval of a 1-lot subdivision, 5.6± acres

Andrew Hodges of Rowe Engineering was present for the application and stated that an extension was needed as the project had been delayed by the extension of the due diligence period. The applicant intended to move forward with the project once the due diligence was completed.

No one else was present regarding the application.

Motion to approve by Matt Anderson. Second by Harry Brislin. Approved. Kenny Nichols recused from the application.

After discussion the Planning Commission approved the extension request, restating the conditions of the original approval:

1. Either obtain demolition permits for all existing structures prior to the signing of the Final Plat, or submit an application for a Major Modification of a Previously Approved Planned Unit Development;
2. Retention of the existing right-of-way along Moffett Road and Wolf Ridge Road;
3. Retention of the lot size in both square feet and acres, or provision of a table on the Final Plat with the same information;
4. Retention of the 25-foot minimum front yard setback along both Moffett Road and Wolf Ridge Road on the Final Plat;
5. Compliance with the 2006 rezoning amendment conditions, until and unless the property is rezoned;
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.

NEW ITEMS

2. SUB-003381-2025

Location: 7210 Fourteenth Street
Subdivision Name: J and C Subdivision
Applicant / Agent: Kari Givens, Byrd Surveying, Inc.
Council District: District 7
Proposal: Subdivision of 1 lot, 0.46± acres

Jerry Byrd of Byrd Surveying was present for the application and made the following points:

- The request was for a one lot subdivision, combining nine lots of record;
- They would provide a 10-foot dedication on Fourteenth Street due to the existing right-of-way being 30-feet in width;
- The segment of Lincoln Boulevard next to the site was not open or improved and was unlikely to be extended north, thus a waiver of the dedication for Lincoln Boulevard was requested ; and
- Because of the status of Lincoln Boulevard, a waiver of the corner radius requirement was also requested.

Engineering staff stated that a reduced radius of 15-feet or elimination of the radius would be acceptable.

No one else was present regarding the application.

Motion to approve by Matt Anderson. Second by Harry Brislin. Approved. Larry Dorsey recused from the application.

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

1. Retention of dedication to provide 25 feet from the centerline of Fourteenth Street;
2. Dedication to provide 25 feet from the centerline of Lincoln Boulevard;
3. Labeling of the right-of-way widths of both streets on the Final Plat, after any required dedication;
4. Placement of a note on the Final Plat stating that access to Lincoln Boulevard is denied until such time that it is constructed to City standards;
5. Retention of the 25-foot minimum building setback line along Fourteenth Street, measured from the dedicated right-of-way;
6. Illustration of the 25-foot minimum building setback line along Lincoln Boulevard, measured either from the existing right-of-way or from any required dedication;
7. Retention of the lot size label in both square feet and acres on the Final Plat, adjusted for any required dedication, or inclusion of a table providing the same information;
8. Compliance with all Engineering comments as noted in the staff report;
9. Placement of a note on the Final Plat reflecting all Traffic Engineering comments as noted in the staff report;
10. Compliance with all Urban Forestry comments as noted in the staff report; and
11. Compliance with all Fire Department comments as noted in the staff report.

3. SUB-003365-2025

Location: 6704 Autumn Ridge Drive
Subdivision Name: Resubdivision of Lot 2, Autumn Ridge Place
Applicant / Agent: Kari Givens, Byrd Surveying, Inc.
Council District: District 6
Proposal: Subdivision of 2 lots, 0.27± acres

Rashawn Figures of Figures Construction and Development was present for the application and made the following points:

- The site was the former location of the pool house for the neighborhood;
- The site fell into disrepair and was acquired by the City through nuisance abatement;
- One house has already been built on a portion of the site, and the application was to allow two more homes on the remainder of the site;
- The proposal would create two lots from the remainder of the site;
- A waiver of the minimum lot area requirement was requested;
- A reduced 15-foot front yard setback along Autumn Ridge Drive was requested; and

- The proposed new homes would only be available for Police and Fire employees based upon the project funding.

Commissioners and the applicant discussed the request, clarifying the setback request and the nature of the program financing the development.

No one else was present regarding the application.

During the deliberation session, Commissioners discussed with Planning staff the setback issue which would require a variance.

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 (for lot area) and Tentatively Approved the request, subject to the following conditions:

1. Retention of the 50-foot-wide rights-of-way along Gaslight Lane South and Autumn Ridge Drive on the Final Plat;
2. Retention of the 25-foot corner radius at the intersection of Gaslight Lane South and Autumn Ridge Drive on the Final Plat, in compliance with Sections 6.B.12. and 6.C.6. of the Subdivision Regulations;
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 Gaslight Lane South and Autumn Ridge Drive on the Final Plat, in compliance with Article 2, Section 64-2-5.E. of the UDC and Section 6.C.8. of the Subdivision Regulations, or obtain a variance for reduced front yard setbacks;
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-SW-003385-2025

Location: 7735 Monk Avenue
Applicant / Agent: Vincent D. LaCoste II, P.E.
Council District: District 7
Proposal: Request to waive the construction of sidewalks along Monk Avenue.

Vince LaCoste of Bethel Engineering was present for the application and made the following points:

- The site would be developed as a boat and RV storage facility, and would have a 5-bay storage building;
- There would be no office or staff on-site;
- There was a slope issue with the property, and if a sidewalk was required along the frontage, a sidewalk would be required to the building, and it would require crossing the steep slope to the building;
- Providing a sidewalk connecting the building to the sidewalk at the street would require the addition of a pedestrian gate for the sidewalk;
- The right-of-way was very narrow; and
- There were no other sidewalks nearby.

No one else was present regarding the application.

Motion to approve by Matt Anderson. Second by Kenny Nichols. Approved.

After discussion the Planning Commission approved the Sidewalk Waiver request.

5. ZON-STR-003382-2025

Location: 2316 Hillwood Drive West
Applicant / Agent: Ryan Kozlowski, R&P Investing, LLC
Council District: District 3
Proposal: Conditional Use Permit approval to allow a Short-Term Rental in an R-1, Single-Family Residential Suburban District.

Ryan Kozlowski of R&P Investing was present for the application and made the following points:

- The site was already in use as a short-term rental;
- Parking and garbage screening requirements could be met.

Commissioners asked Planning staff if the parking and garbage information was submitted.

Planning staff stated that no information was provided with the application regarding parking or screening compliance.

Commissioners discussed the Conditional Use Permit requirements with the applicant.

Commissioners asked Planning staff if they could approve the application “subject to” the provision of the other required items.

Planning staff stated that it was possible.

No one else was present regarding the application.

Motion to Holdover by Matt Anderson. Second by Harry Brislin. Heldover until the August 21, 2025, meeting.

After discussion the Planning Commission heldover the request until the August 21st meeting, with additional information submitted no later than August 4th, to allow the applicant to address the following:

1. Revise the site plan to depict the location of any/all garbage cans or other waste refuse bins;
2. Provide proof that all waste (garbage) refuse containers are screened from view (via photographs), and,
3. Revise the site plan to illustrate the required off-street parking spaces.

OTHER BUSINESS

- **Call for Public Hearing on August 21, 2025, for the proposed amendment to the Subdivision Regulations**

Planning staff explained the reason for the requested public hearing, which was to incorporate the provisions of the Historic Avenue Overlay into the Subdivision Regulations.

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

August 3, 2023

August 17, 2023

September 7, 2023

September 21, 2023

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

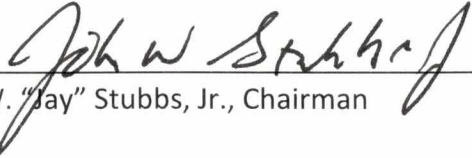
- **Short-Term Rentals**

Commissioners and Planning staff discussed short-term rentals, Conditional Use Permit requirements and the associated processes (CUPs, business licenses, etc.).

Minutes approved: March 19, 2026



Jennifer Denson, Secretary



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