

Mobile Planning Commission Minutes

September 18, 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	x	Mr. Nick Amberger (AO)
x	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)
	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, Shayla Beaco

Adoption of the Agenda.

Motion to adopt by Matt Anderson. Second by Harry Brislin. Adopted.

HOLDOVERS

1. MOD-003422-2025

Location: 600, 700 & 800 West I-65 Service Road South
Applicant / Agent: Ken Patel, A&R Development Group, LLC (James F. Watkins, Maynard Nexsen, PC, Agent)
Council District: District 5
Proposal: Major Modification of a previously approved Planned Unit Development allowing shared access and parking between three (3) building sites, to allow construction of a multi-family development with 240 dwelling units in multiple buildings across three (3) building sites with shared access and parking.

Jay Watkins of Maynard Nexsen was present for the application and made the following points:

- The number of units had been reduced from 240 to 217;
- The existing operating hotel and the unused hotel buildings no longer meet current hotel standards, hence the need to change the use;

- Requested that the Commission accept the landscape plan as proposed, due to the odd shape of the property making full compliance difficult – as the Commission can allow certain modifications through a PUD; and
- Requested the flexibility to swap out the proposed “pet park” for a playground without having to come back for approvals.

Commissioners and the applicant discussed the landscape issues as well as Fire comments. The applicant noted that the landscape issues were discussed in the staff report, and that they would coordinate with Fire regarding compliance with their requirements.

No one else was present regarding the application.

In the deliberation session, Commissioners and Planning staff discussed proposed changes to the conditions.

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

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. Ther 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. Revision of a note on the site plan stating “Existing Hotel Site Not Included” to state “Existing Hotel Site,” or some other variation;

2. Retention of the 25-foot front yard setback along West I-65 Service Road South;
3. Provision of lot sizes for each lot in square feet and acres, either directly on the revised site plan or via a table on the site plan;
4. Revision of the site plan to depict compliance with bicycle parking requirements, pursuant to Article 3, Section 64-3-12.A.9. of the UDC;
5. Retention of a note on the revised site plan stating that the site will comply with parking lot lighting standards under Article 3, Section 64-3-9.C. of the UDC, and that a photometric plan will be submitted at the time of permitting;
6. Retention of each building size in square feet on the revised site plan, or provide a corresponding table with the same information;
7. Provision of building elevation drawings demonstrating compliance with Article 3, Section 64-3-6 of the UDC, or placement of a note on the revised site plan stating that each new building will comply with these standards;
8. Revision of the site plan to illustrate compliance with tree planting and landscape area requirements of Article 3, Section 64-3-7 of the UDC, or placement of a note stating that a landscape plan compliant with these requirements will be submitted at the time of permitting, noting that the Planning Commission approved 5,408 square feet of frontage landscape area in lieu of the required 25,258.32± square feet;
9. Retention of a note on the revised site plan stating that any future development or re-development of the site may require additional PUD modifications, subject to approval by the Planning Commission and City Council;
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;
13. Compliance with all Fire Department comments noted in the staff report;
14. 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,
15. Full compliance with all municipal codes and ordinances.

2. SUB-003240-2025 & ZON-UDC-003426-2025

Location: 7211 & 7221 Cottage Hill Road
Subdivision Name: Star Light at Cottage Hill Subdivision
Applicant / Agent: Shabbir Hossain (Vincent D. LaCoste, II, Bethel Engineering, Agent)
Council District: District 6
Proposal: Subdivision of 2 lots, 3.88± acres; and Rezoning from Single-Family Residential Suburban District (R-1) to Multi-Family Residential Suburban District (R-3).

Shabbir Hossain was present for the applications and made the following points:

- As the comments from the prior meeting regarding the Subdivision are still being reviewed in order to find a resolution, he requested that the Subdivision request be withdrawn; and
- Requested that the Commission move forward with its consideration of the rezoning application.

Commissioners, the applicant and staff discussed the requests. Commissioners asked the total number of proposed units, and if the proposed use would be possible with an R-2, Two-Family Residential designation rather than the R-3 request (which could allow up to 75 units), and if the applicant would be amenable to Voluntary Use Restrictions to limit the total number of units to 16.

The applicant stated that 16 units were proposed, and that he would also hope to have an office. He stated that he was open to considering Voluntary Use Restrictions but had concerns about the proposed limit of the number of units.

Planning staff stated that the number of units could be allowed with R-2 zoning, however, it may require one lot for every two units instead of one overall lot containing all of the units.

Commissioners debated if R-2 was a more appropriate designation than R-3. They asked the applicant why they were requesting R-3.

The applicant stated that he eventually wanted to use one of the units as his office, which might require a different zoning designation.

Planning staff stated that initially the request was to allow multi-family use of the property, which would be possible with R-3 on one lot. If using R-2, they would have to create additional lots to allow multiple duplex buildings. If the intent was to add offices, then rezoning to allow mixed use would be required at that time.

Planning staff also explained the difference in parking requirements between multi-family and office uses, as well as explained density issues.

No one else was present regarding the application.

Subdivision.

At the applicant's request the Subdivision application was withdrawn from consideration.

Rezoning.

Motion to approve by Matt Anderson. Second by Nick Amberger. Approved. Harry Brislin voted in opposition.

After discussion the Planning Commission determined the following criteria prevail to support Rezoning of the property to **R-3, Multi-Family Residential 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 **R-3, Multi-Family Residential Suburban District**, to the City Council, subject to the following condition:

1. Full compliance with all municipal codes and ordinances.

EXTENSIONS

3. SUB-002996-2024

Location: 2301 McFarland Road
Subdivision Name: Anglebrook Subdivision
Applicant / Agent: Heather Bell, Sawgrass Consulting, LLC
Council District: District 6
Proposal: Extension of the approval of a 108-lot subdivision, 39.86± acres

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

No one else was present regarding the application.

Motion to approve by Jay Stubbs. Second by Matt Anderson. Approved.

After discussion the Planning Commission approved the extension request, restating the

conditions of the original approval:

1. Retention of the right-of-way width of McFarland Road and all internal streets on the Final Plat;
2. Retention of the 25-foot minimum building setback line along all street frontages;
3. Retention of the note on the Final Plat stating that maintenance of all common areas and stormwater detention areas is the responsibility of the property owners and not the City of Mobile;
4. Placement of a note on the Final Plat stating that no structure shall be constructed or placed in any easement without permission of the easement holder;
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-003039-2024

Location: 2301 McFarland Road
Subdivision Name: Anglebrook Subdivision, Phase 2
Applicant / Agent: Tim Lawley, P.E., Sawgrass Consulting, LLC
Council District: District 6
Proposal: Extension of the approval of a 48-lot subdivision, 3.28± acres

The applicant 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 the Planning Commission approved the extension request, restating the conditions of the original approval:

1. Revision of the plat to label each lot with its size in both square feet and acres on the Final Plat, or the furnishing of a table on the Final Plat providing the same information;
2. Retention of the 15-foot minimum building setback line on the Final Plat;
3. Revision of the plat to illustrate turnarounds at the end of each private street extension, each with adequate diameter as determined by the City Engineer and in compliance with International Fire Code requirements per Section 6.B.9;
4. Placement of a note on the Final Plat stating that the streets are privately maintained and that there shall be no public right-of-way, per Sections 9.D.1(b)(5) and 9.D.1(b)(7);
5. Placement of a note on the revised plat stating that if the private streets are ultimately dedicated for public use and maintenance, 100-percent of the cost of the improvements

required to bring the streets up to the prevailing standards shall be assessed to the property owner(s) at the time the private streets are dedicated, and that said assessment shall run with the land to any subsequent property owners, per Section 9.D.1(b)(9) of the Subdivision Regulations;

6. Per Section 9.D.1(b)(6), prior to signing of the plat, the applicant is to present a legal document to the Planning and Zoning Department to run as a covenant with the land providing for continuing maintenance of the private streets by an owners' association, or other entity, granting rights of ingress and egress for emergency and utility maintenance vehicles, and holding harmless the city from damages to any owner within the subdivision arising, or which may arise, out of the existence of the private streets. This document shall be approved by the City Attorney or their designee as to form and legality and shall be property executed and recorded simultaneously with the Final Plat in the records of Mobile County Probate Court;
7. In compliance with Section 9.D.1(b)(8), a sign shall be posted and maintained at the entrance to the private streets with the street names and identifying them as private streets, per Manual on Uniform Traffic Control Devices (MUTCD) standards with blue backgrounds and white legends. The signs shall be made to city standards, and the names of the private streets must be approved by the City Engineer;
8. Revision of the plat to label all Common Areas with their sizes in both square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
9. Placement of a note on the Final Plat stating that the maintenance of all Common Areas is the responsibility of the property owners;
10. Revision of the plat to depict utility easements acceptable to the appropriate provider of utilities within the subdivision, per Section 9.1(b)(4) of the Subdivision Regulations;
11. Placement of a note on the Final Plat stating that no structure may be constructed or placed within any easement without permission from the easement holder;
12. Completion of the Rezoning process prior to signing the Final Plat;
13. Compliance with all Engineering comments noted in the staff report;
14. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in the staff report;
15. Compliance with all Urban Forestry comments noted in the staff report; and,
16. Compliance with all Fire Department comments noted in the staff report.

NEW ITEMS

5. SUB-003442-2025

Location: 3520 Spanish Alley

Subdivision Name: Sunset Creek Subdivision, Resubdivision of Lots 1-3

Applicant / Agent: Philip & Christa Quinley

Council District: District 4

Proposal: Subdivision of 1 lot, 7.5± acres

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

No one else was present regarding the application.

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

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

1. Dedication to provide a 60-foot radius for the cul-de-sac at the North terminus of Spanish Alley;
2. Retention of the right-of-way width label for Riviere du Chien Road on the Final Plat;
3. Retention of the right-of-way radius for the Spanish Alley cul-de-sac on the Final Plat, adjusted for any required dedication;
4. Illustration of the 25-foot minimum building setback line along both street frontages on the Final Plat, as measured from any required right-of-way dedication;
5. Retention of the lot size label in both square feet and acres on the Final Plat, adjusted for any required dedication, or the furnishing of a table on the Final Plat providing the same information;
6. Placement of a note on the Final Plat stating that no structure may be constructed or placed within any easement without the permission of the easement holder;
7. Compliance with all Engineering comments noted in the staff report;
8. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in the staff report;
9. Compliance with all Urban Forestry comments noted in the staff report; and,
10. Compliance with all Fire Department comments noted in the staff report.

6. SUB-003436-2025

Location: South side of Wood Alley, 80'± West of Green Street
Subdivision Name: Resubdivision of Lots 1-3, Block 9, Property of Woods' et. al. at Plateau, Alabama
Applicant / Agent: Keri R. Coumanis, Helmsing Leach, P.C.
Council District: District 2
Proposal: Subdivision of 2 lots, 0.26± acres

Keri Coumanis of Helmsing Leach was present for the application and requested that the Commission waive the right-of-way dedication requirement for Wood Alley.

Commissioners discussed the request with the applicant and Planning staff. It was noted that the existing street is very narrow and that it was unlikely that the street would be widened in the future. Planning staff stated that the Commission had approved a similar waiver nearby.

No one else was present regarding the application.

Motion to approve by Matt Anderson. Second by Harry Brislin. Approved. Kirk Mattei recused from the application.

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

1. Revision of the plat to label each lot with its size in square feet and acres, or provision of a table on the Final Plat with the same information, adjusted for any required dedication;
2. Revision of the plat to depict a 5-foot front yard setback along Wood Alley, adjusted for any required dedication;
3. Placement of a note on the Final Plat stating development of the site is subject to the applicable provisions of Article 11 of the UDC regarding the Africatown Overlay and Africatown Safety Zone regulations;
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.

7. SUB-003439-2025

Location: 655 Congress Street & 260 North Washington Avenue
Subdivision Name: Tamberlyn Park at Downtown North Subdivision
Applicant / Agent: Kari Givens, Byrd Surveying, Inc.
Council District: District 2
Proposal: Subdivision of 5 lots, 0.39± acres.

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

No one else was present regarding the application.

Motion to approve by Larry Dorsey. Second by Harry Brislin. Approved. Kirk Mattei recused from the application.

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

1. Dedication of the corner radius at the intersection of Congress Street and Washington Avenue, if deemed necessary and appropriate by the Engineering Department;

2. Retention of the existing right-of-way along all street frontages;
3. Depiction of the 12-foot maximum setback along all street frontages, adjusted for dedication, if any;
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, adjusted for dedication, if any;
5. Retention of the note identifying Congress Street as the primary frontage for Lot 1;
6. Placement of a note stating that Lots 2 & 3 are prohibited from having curb cuts;
7. Compliance with all Engineering comments noted in the staff report;
8. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in the staff report;
9. Compliance with all Urban Forestry comments noted in the staff report;
10. Compliance with all Fire Department comments noted in the staff report; and
11. Completion of the Subdivision process prior to the application for permits.

OTHER BUSINESS

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

January 18, 2024

February 22, 2024

March 21, 2024

April 18, 2024

Motion to approve by Jay Stubbs. Second by Matt Anderson. Approved.

- **Call for Public Hearing on October 16, 2025, to amend Chapter 64, Unified Development Code, Appendix A – Downtown Development District**

Shayla Beaco, Executive Director of Build Mobile, provided an overview of the proposed amendments to the Downtown Development District regulations. She noted that the purpose of the amendments to Appendix A was to reorganize the format, layout, and sequence of the Downtown Development District regulations for clarity, process, and ease of use. The process included multiple meetings with various stakeholders.

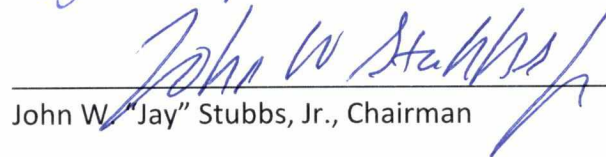
Fred Rendfrey of the Downtown Alliance was present in support of the amendments and stated that the development of the amendments was a collaborative effort between staff and stakeholders.

Motion to approve by Jay Stubbs. Second by Matt Anderson. Approved.

Minutes approved: April 16, 2026



Jennifer Denson, Secretary



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