

# Mobile Planning Commission Minutes

October 16, 2025 – 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	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, 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.

## EXTENSIONS

### 1. SUB-002990-2024

**Location:** 261 Rickarby Street  
**Subdivision Name:** Woodcock Place Subdivision  
**Applicant / Agent:** Terry Harbin  
**Council District:** District 2  
**Proposal:** Extension of the approval of a 22 lot-lot subdivision, 4.23± acres

No one was present to represent the application.

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 rights-of-way along all street frontages on the Final Plat;

2. Revision of the Final Plat to depict a minimum five-foot (5') front yard setback or retention of the proposed 25-foot (25') front setback;
3. Retention of the lot sizes in square feet and acres on the Final Plat or provision of a table on the Final Plat with the same information;
4. Removal of all side and rear yard setbacks from the Final Plat;
5. Depiction of all easements on the Final Plat;
6. Placement of a note of the Final Plat stating that no structures are allowed to encroach into an easement without the permission of the easement holder;
7. Removal of all existing structures on the subject site, with all necessary permits, prior to the signing of the Final Plat;
8. Compliance with all Engineering comments noted in the staff report;
9. Placement of a note on the Final Plat stating the Traffic Engineering comments noted in the staff report;
10. Compliance with all Urban Forestry comments noted in the staff report; and
11. Compliance with all Fire Department comments noted in the staff report.

## NEW ITEMS

### 2. SUB-003479-2025

**Location:** 501 Bel Air Boulevard  
**Subdivision Name:** 501 Bel Air Subdivision  
**Applicant / Agent:** Richard Henry, A and R, LLC  
**Council District:** District 5  
**Proposal:** Subdivision of 1 lot, 2.34± 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 Harry Brislin. Approved.

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 along Bel Air Boulevard on the Final Plat, as depicted on the preliminary plat;
2. Revision of the Final Plat to depict the minimum existing right-of-way and, if less than 50 feet, dedication to provide 25 feet from the centerline of Television Avenue;
3. Revision of the Final Plat to depict dedication sufficient to provide 25 feet from the centerline of Broadcast Drive, unless a waiver of Section 6.C.9. of the Subdivision Regulations is granted by the Planning Commission;

4. Revision of the Final Plat to depict dedication of a 25-foot corner radius at the intersections of Bel Air Boulevard and Television Avenue, and Television Avenue and Broadcast Drive, or as otherwise approved by the City Engineer and the Traffic Engineering Director, unless waivers of Sections 6.B.12. and 6.C.6. of the Subdivision Regulations are granted by the Planning Commission;
5. Retention of the lot's size in both square feet and acres, or the provision of a table on the Final Plat providing the same information, adjusted for any required dedication;
6. Revision of the Final Plat to illustrate the required 25-foot front yard setback along all street frontages, in compliance with Article 2, Section 64-2-10.E. of the UDC and Section 6.C.8. of the Subdivision Regulations, adjusted for any required dedication;
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.

### 3. SUB-003469-2025

**Location:** 240 Barnes Avenue  
**Subdivision Name:** Marc Henry Subdivision  
**Applicant / Agent:** MHA Capital, LLC  
**Council District:** District 7  
**Proposal:** Subdivision of 3 lots, 0.55± acres

Brett Orrell of Polysurveying was present for the application and requested that the right-of-way dedication requirements be waived. He noted that the dedication would impact the building area for the property and that it was unlikely that the street would be widened in the future.

Commissioner Amberger acknowledged that it was unlikely that the roads would ever be widened in this neighborhood.

No one else was present regarding the application.

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

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 illustrate dedication of the corner radius at Barnes Avenue and Sixth Street;
2. Retention of 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;

3. Retention of the required 25-foot minimum setback line, adjusted for any required dedication;
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.

#### 4. SUB-003450-2025

**Location:** 4828 Todd Acres Drive  
**Subdivision Name:** Evergreen Gardens Subdivision, Resubdivision of Lot 190  
**Applicant / Agent:** Kevin Falkos  
**Council District:** District 4  
**Proposal:** Subdivision of 5 lots, 1.27± 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.2.(b)(2) of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

1. Revision of the Final Plat to depict dedication sufficient to provide 30 feet from the centerline of Todd Acres Drive and Furman Drive, unless a waiver of Section 6.C.9. of the Subdivision Regulations is approved by the Planning Commission;
2. Retention of the 25-foot corner radius at the intersection of Todd Acres Drive and Furman 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, adjusted for any required dedication;
4. Retention of the 25-foot front yard setback along Todd Acres Drive and Furman 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 adjusted for any required dedication;
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.

**5. SUB-003478-2025**

**Location:** 4595 Commerce Boulevard South & 6137 Todd Acres Drive  
**Subdivision Name:** Todd Acres Industrial Park Subdivision, Resubdivision of Lot A, Resubdivision of Lots 5 & 6  
**Applicant / Agent:** Charles D. Tisher, Jr., PE, Clark Geer Latham & Associates  
**Council District:** District 4  
**Proposal:** Subdivision of 5 lots, 241.7± acres

Charles Tisher of Clark Geer Latham & Associates was present for the application and requested a holdover until the next meeting to allow time to review the staff comments in the report.

Commissioners discussed the application with Mr. Tisher and Traffic Engineering staff. Traffic Engineering staff stated that a Traffic Impact Study had been completed and that some of the required improvements had already been completed by ALDOT, but that others would need to be completed as part of the proposed development.

No one else was present regarding the application.

Motion to holdover by Matt Anderson. Second by Nick Amberger. Heldover until the November 20, 2025, meeting.

At the applicant's request the Planning Commission heldover the application to the November 20<sup>th</sup> meeting.

**6. SUB-003475-2025**

**Location:** 5070 Old Shell Road  
**Subdivision Name:** The Cottages at Spring Hill Subdivision  
**Applicant / Agent:** 195, LLC  
**Council District:** District 7  
**Proposal:** Subdivision of 7 lots, 0.57± acres

Cory Bronenkamp of 195, LLC was present for the application and requested a waiver of the right-of-way dedication requirements along Parkway Street East and East Border Drive due to abutting properties already being developed and it being unlikely that either street would be widened;

Planning staff advised the Commissioner about required minimum and maximum setbacks as well as sidewalk and street tree requirements, both due to the site's location in the Spring Hill Overlay.

Commissioners, legal counsel and the applicant discussed access to the proposed homes and drainage concerns. The applicant stated that the proposed homes would be accessed from the rear by an improved one-way alley. He also stated that the proposed homes would be about 16-feet wide and the lots about 30 to 40 feet wide, with low-impact development stormwater mitigation on the site. He stated that one lot could be used to provide detention facilities if deemed necessary.

Commissioners asked Planning staff if the proposed alley would be of sufficient width. Planning staff stated that the minimum width of the alley would ultimately be based upon how the site would be accessed by the Fire-Rescue Department and their associated requirements.

No one else was present regarding the application.

Motion to approve by Matt Anderson. There was no second to the motion, thus the motion failed.

Motion to deny by Nick Amberger. Second by Josh Woods.

Prior to voting, legal counsel asked the Commission to provide reasons for the Motion to deny.

Commissioner Amberger explained that one of reasons was due to existing drainage problems in the area. He stated that there was insufficient information provided with the application to address known drainage concerns. Commissioner Matt Anderson also stated that there were health and safety issues that would apply.

The Chairman gave the applicant the opportunity to comment on the concerns. Mr. Bronenkamp requested that they consider holding the application over to give him time to address the stormwater issues and any other concerns they may have.

After discussion, Commissioner Amberger changed his motion to holdover. The revised motion was seconded by Matt Anderson. Heldover until the November 20, 2025, meeting.

At the applicant's request, the Planning Commission heldover the application to the November 20<sup>th</sup> meeting, with any additional information or revisions due by November 7<sup>th</sup>, to allow the applicant time to address concerns related to the proposed subdivision's design.

## **7. SUB-SW-003458-2025**

**Location:** 2453 Eslava Creek Parkway

**Applicant / Agent:** Sheet Metal Workers Local Union 441 Apprentice (George R. Cowles, EIT, CMG Engineers, Inc., Agent)  
**Council District:** District 5  
**Proposal:** Request to waive the construction of a sidewalk along Eslava Creek Parkway.

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

No one else was present regarding the application.

Commissioner Woods stated that he was in support of the request at this location.

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

After discussion the Planning Commission approved the Sidewalk Waiver request.

**8. SUB-SW-003464-2025**

**Location:** 691 Dekle Drive  
**Applicant / Agent:** Boswell Holdings, Inc. (George R. Cowles, EIT, CMG Engineers, Inc., Agent)  
**Council District:** District 2  
**Proposal:** Request to waive the construction of a sidewalk along Dekle Drive.

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 Sidewalk Waiver request.

**9. SUB-SW-003476-2025**

**Location:** 1080 Montlimar Drive  
**Applicant / Agent:** AWDDS Montlimar, LLC (Thomas Dreesman, Agent)  
**Council District:** District 5  
**Proposal:** Request to waive the construction of sidewalks along Montlimar Drive and Carlyle Close East.

Ed Pease of NU Real Estate Advisors was present for the application and made the following points:

- The waiver was requested along the Carlyle Close frontage only, as that road terminates at a secured gate for an apartment complex and an entrance to a warehouse parking lot;
- The apartments do not have access to Carlyle Close because the gate is kept locked to prevent access for both vehicles and pedestrians; and
- A sidewalk would be provided along the Montlimar Drive frontage.

No one else was present regarding the application.

Motion to approve the request to waive construction of a sidewalk along Carlyle Close and to deny the request to waive construction of a sidewalk along Montlimar Drive by Matt Anderson. Second by Chad Anderson. Approved.

After discussion the Planning Commission approved the Sidewalk Waiver request to waive construction of a sidewalk along Carlyle Close and denied the sidewalk waiver for Montlimar Drive.

#### **10. SUB-003441-2025 & ZON-CUP-003466-2025**

**Location:** 2574 & 2664 Sollie Road  
**Subdivision Name:** Luke 4:18 Fellowship 2025 Subdivision  
**Applicant / Agent:** Luke 4:18 Fellowship  
**Council District:** District 6  
**Proposal:** Subdivision of 1 lot, 12.43± acres; and Conditional Use Permit approval to allow expansion of a religious facility in an R-1, Single-Family Residential Suburban District.

Mike Daniels of B.C. Daniels, Inc. was present for the application and requested that the Commission not holdover the applications. He also stated that they would comply with requirements, though they had concerns about the right-of-way as it relates to the sidewalk. He noted that plans for the project were under development prior to the site being annexed into the City.

Planning staff advised the Commission that considerations had been prepared in case the Commission wished to approve the applications rather than hold them over.

The Chairman read aloud the considerations for the applicant and asked if they had any concerns with the proposed conditions. The applicant stated they were agreeable to the conditions.

The applicant stated that there was a significant slope along the street right-of-way that would impact the placement of the sidewalk. Thus, coordination with the City would be required regarding the location of the sidewalk.

No one else was present regarding the application.

**Subdivision.**

Motion to approve by Nick Amberger. Second by Harry Brislin. Approved.

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

1. Revision of the plat to label the 50-foot right-of-way width from the centerline of Sollie Road South to the front property line of the site;
2. Revision of the plat to provide the current total right-of-way width of Sollie Road South;
3. Correction of the street name label to read "Sollie Road South";
4. Retention of the 25-foot minimum building setback line along Sollie Road South;
5. Revision of the plat to remove the 5-foot side yard setback lines and 8-foot rear yard setback line;
6. Revision of the SETBACKS table to remove the side and rear setbacks;
7. Revision of the plat to label the lot with its size in both square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
8. Compliance with all Engineering comments noted in the staff report;
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; and
11. Compliance with all Fire Department comments noted in the staff report.

**Conditional Use Permit.**

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

After discussion, the Planning Commission determined the following Findings of Fact to support approval of the Conditional Use Permit:

1. The request is consistent with all applicable requirements of this Chapter, including:
  - (a) Any applicable development standards; and
  - (b) Any applicable use regulations.
2. The request is compatible with the character of the surrounding neighborhood;
3. The request will not impede the orderly development and improvement of surrounding property; and
4. 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.

5. The request is designed to provide ingress and egress that minimizes traffic hazards and traffic congestion on the public roads;
6. The request is designed to minimize the impact on storm water facilities;
7. The request will be adequately served by water and sanitary sewer services;
8. The request is not noxious or offensive by reason of emissions, vibration, noise, odor, dust, smoke or gas; and
9. The request shall not be detrimental to or endanger the public health, safety or general welfare.
10. The proposed use will meet 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 Conditional Use Permit to the City Council, subject to the following conditions:

1. Revision of the site plan to provide a public sidewalk and pedestrian connection, or obtaining of a Sidewalk Waiver;
2. Revision of the site plan to provide a residential buffer along the South property line in compliance with Section 64-3-8 of the Unified Development Code;
3. Revision of the site plan to provide pedestrian safety aisles within the parking lot;
4. Provision of a photometric lighting plan when submitting for Land Disturbance permits; and
5. Submittal to and approval by Planning and Zoning of a revised site plan prior to the application being submitted to the City Council for consideration.

**11. SUB-003440-2025 & ZON-UDC-003443-2025**

**Location:** 2243, 2245, 2345, & 2509 Halls Mill Road  
**Subdivision Name:** Farmers Market of Mobile County Subdivision  
**Applicant / Agent:** Sketchy Investments, LLC (J. Casey Pipes, Helmsing Leach, P.C., Agent)  
**Council District:** District 3  
**Proposal:** Subdivision of 1 lot, 12.0± acres; and Rezoning from Community Business Suburban District (B-3) to Office Distribution District (B-5).

Casey Pipes of Helmsing Leach was present for the application and in agreement with the suggested considerations. He noted that the rezoning request was based upon the fact that when the new Unified Development Code was developed, uses allowed in the B-3 district were changed, thus requiring his client to request a B-5 designation so that the existing use of the property could continue. He stated that no issues were brought up during the required Neighborhood Meeting.

No one else was present regarding the application.

**Subdivision.**

Motion to approve by Matt Anderson. Second by Harry Brislin. Approved.

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

1. Retention of the proposed dedication, providing 35 feet to the centerline of Halls Mill Road, on the Final Plat;
2. Retention of the lot's size in both square feet and acres on the Final Plat, adjusted for any required dedication;
3. Revision of the Final Plat to illustrate a 25-foot front yard setback along Halls Mill Road, adjusted to reflect the required dedication, in compliance with Section 5.A.2(f) of the Subdivision Regulations and Article 2 of the Unified Development Code;
4. Compliance with all Engineering comments noted in the staff report;
5. Compliance with 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.

### **Rezoning.**

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

After discussion the Planning Commission determined the following criteria prevail to support Rezoning of the property to B-5, Office Distribution District:

- A) Consistency. The proposed amendment is consistent with the Comprehensive Plan; and
- B) 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.
- C) Health, Safety and General Welfare. The proposed amendment promotes the community's public health, safety, and general welfare.
- D) Change. Changed or changing conditions in a particular area make an amendment necessary and desirable.
- E) 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-5, Office Distribution District, to the City Council, subject to the following condition:

1. Full compliance with all municipal codes and ordinances.

**OTHER BUSINESS**

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

May 16, 2024  
June 20, 2024  
July 18, 2024  
August 15, 2024

Motion to approve by Jay Stubbs. Second by Nick Amberger. Approved.

- **Public Hearing of proposed amendments to Chapter 64, Unified Development Code, Appendix A – Downtown Development District**

Amendments to Appendix A to reorganize the format, layout, and sequence of the Downtown Development District regulations for clarity, process, and ease of use.

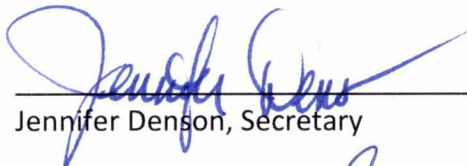
- Planning staff gave a brief overview of the proposed changes to the Downtown Development District regulations. Staff noted that no public comments were received prior to the public hearing.

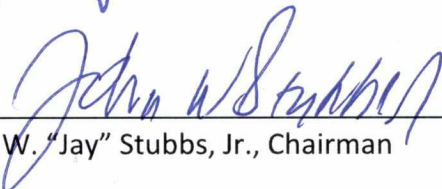
No one was present to speak regarding the proposed amendments.

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

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**Minutes approved:** April 16, 2026

  
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Jennifer Denson, Secretary

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