

Mobile Planning Commission Minutes

February 19, 2026 – 2:00 P.M.

CALL TO ORDER: Acting Chairman Kirk Mattei stated that a quorum was present and called the meeting to order.

ADMINISTRATIVE

Roll Call

x	Mr. John W. “Jay” Stubbs, Jr., Chairman	x	Mr. Matt Anderson (MD)
	Mr. Kirk Mattei, Vice Chairman		Mr. Nick Amberger (AO)
	Ms. Jennifer Denson, Secretary		Mr. Josh Woods (CC)
	Mr. Harry Brislin, IV		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, Shayla Beaco, Peter Toler, Douglas Anderson, Logan Anderson, Bert Hoffman

Adoption of the Agenda: A Motion to adopt was made by Harry Brislin and seconded by Nick Amberger. The Motion passed unanimously.

The notation motion carried unanimously indicates a consensus, with the exception of the Chairman who does not participate in voting unless otherwise noted.

HOLDOVERS:

1. MOD-003571-2025 & MOD-003580-2025

Location: 4800 Moffett Road
Applicant / Agent: The Board of Water and Sewer Commissioners of the City of Mobile (Lindsay Tucker, Garver, LLC, Agent)
Council District: District 1
Proposal: Major Modification of a previously approved Planning Approval allowing the expansion of a water treatment plant in an R-1, Single-Family Residential District, to allow the expansion of a water treatment plant in an R-1, Single-Family Residential Suburban District; and Major Modification of a previously approved Planned Unit Development allowing multiple buildings on a single building

site, to allow construction of a new clarifier, pump station, and associated site improvements.

Modification (Planning Approval): A Motion TO APPROVE was made by Nick Amberger and seconded by Kenny Nichols. The Motion passed unanimously.

The Applicant/Agent was not present. Staff stated there were no comments received either in support or opposition to the application. Doug Anderson stated the application could be held over.

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

- 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 Planning Approval Modification to the City Council, subject to the following conditions:

1. Submission of a revised site plan, prior to the application being forwarded to the City Council, depicting all existing and proposed site improvements, consistent with the previously approved Planning Approval. At a minimum, the site plan shall include:
 - Total lot area in square feet and acres;
 - The footprint and square footage of all buildings, tanks, clarifiers, processing facilities, and structures;
 - Zoning district information;

- Parking layout and total number of spaces;
 - Traffic circulation and access;
 - All streets along which the site has frontage, including existing rights-of-way;
 - The site's legal description or recorded plat reference;
 - A graphic scale and north arrow; and
 - All required notes, including a note stating that future development or redevelopment may require additional Planning Approval and/or PUD modifications, subject to review and approval by the Planning Commission and City Council; and
2. Submission of an AutoCAD (.dwg) file, prior to the applications being forwarded to the City Council, of the revised site plan meeting the Planning and Zoning Department's submittal standards.

Modification (Planned Unit Development): A Motion TO APPROVE was made by Nick Amberger and seconded by Kenny Nichols. The Motion passed unanimously.

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. Submission of a revised site plan, prior to the application being forwarded to the City Council, depicting all existing and proposed site improvements, consistent with the previously approved Planned Unit Development. At a minimum, the site plan shall include:
 - Total lot area in square feet and acres;
 - The footprint and square footage of all buildings, tanks, clarifiers, processing facilities, and structures;
 - Zoning district information;
 - Parking layout and total number of spaces;
 - Traffic circulation and access;
 - All streets along which the site has frontage, including existing rights-of-way;
 - The site's legal description or recorded plat reference;
 - A graphic scale and north arrow; and
 - All required notes, including a note stating that future development or redevelopment may require additional Planning Approval and/or PUD modifications, subject to review and approval by the Planning Commission and City Council; and
2. Submission of an AutoCAD (.dwg) file, prior to the applications being forwarded to the City Council, of the revised site plan meeting the Planning and Zoning Department's submittal standards.

NEW ITEMS:

2. SUB-003611-2026

Location: 307, 309, 311, & 317 St. Joseph Street
Subdivision Name: Adams & St. Joseph Subdivision
Applicant / Agent: Kari Givens, Byrd Surveying, Inc.
Council District: District 2
Proposal: Subdivision of 1 lot, 0.72± acres

The Agent, Jerry Byrd, 2609 Halls Mill Road, Mobile, Alabama, was present and discussed the following point:

- Amending Condition #7.

Robert Bronstein, 401 N. Water Street, Mobile, Alabama, was present and discussed the following points:

- Condition #7 and requesting two curb cuts, not one.

Staff discussed the parking lot on St. Louis Street and how the applicant needed to go through the Variance process for a secondary curb cut. The Consolidated Review Committee (CRC) would provide an administrative review; however, the applicant must go through the Planning Commission (PC) or the Board of Zoning Adjustment (BOA).

There was no one else present regarding the application.

A Motion TO APPROVE was made by Kirk Mattei and seconded by Kenny Nicholas. The Motion passed unanimously.

After discussion the Planning Commission waived Section 9.F.4.(b) of the Subdivision Regulations will be required (for lot width) and Tentatively Approved the request, subject to the following conditions:

1. Retention of the 64-foot-wide right-of-way along St. Joseph Street, as depicted on the preliminary plat;
2. Retention of the 50-foot-wide right-of-way along Adams Street, as depicted on the preliminary plat;
3. If required by the City Engineer, Traffic Engineering Director, and/or ALDOT, the Final Plat should be revised to illustrate dedication of the corner radius at the intersection of St. Joseph Street and Adams Street;
4. Provision of a note on the Final Plat stating that the site's primary frontage is designated along St. Joseph Street;
5. Revision of the Final Plat to label the lot's size in both square feet and acres, in compliance with Section 5.A.2.(3)(3) of the Subdivision Regulations, adjusted for dedication, if required;
6. Revision of the Final Plat to illustrate the maximum allowable building setback of twelve feet (12') along both street frontages;
7. Provision of a note on the Final Plat stating that, upon redevelopment, the site shall be denied access to St. Joseph Street and limited to one (1) curb cut along Adams Street, and that any additional curb cuts or modifications to this restriction shall require approval of a Variance by the Board of Zoning Adjustment;
8. Provision of a note on the Final Plat stating that driveway widths are limited to a maximum of 25 feet within the site's frontage, in accordance with Appendix A, Section 9.C.3.(c)(2) of the Unified Development Code;
9. Compliance with all Engineering comments noted in the staff report;
10. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in the staff report;
11. Compliance with all Urban Forestry comments noted in the staff report; and,
12. Compliance with all Fire Department comments noted in the staff report.

3. SUB-003564-2025

Location: East terminus of Rose Ching Drive
Subdivision Name: Lloyd & Jayne Davis Estates Subdivision, Resubdivision of Lot 1
Applicant / Agent: James Dawson Dyess
Council District: District 7
Proposal: Subdivision of 2 lots, 10.59± acres

The Applicant/Agent was present and in agreement with the nine (9) listed conditions.

There was no one else was present regarding the application.

A Motion TO APPROVE was made by Jennifer Denson. Second by Harry Brislin. The Motion passed unanimously.

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

1. Retention of the street name label and 60-foot-wide right-of-way for Rose Ching Drive on the Final Plat;
2. Provision of a turnaround at the East terminus of Rose Ching Drive, in compliance with the current International Fire Code, and as approved by the City Engineer and Mobile Fire Rescue Department;
3. Retention of the 25-foot minimum front yard setback line for Lot 1, as depicted on the preliminary plat;
4. Revision of the plat to illustrate the 25-foot minimum front yard setback line for proposed Lot 2 as measured from the turnaround at the East terminus of Rose Ching Drive;
5. Retention of the lot size labels in both square feet and acres on the Final Plat, or the provision of a table on the Final Plat with the same information;
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; and,
9. Compliance with all Fire Department comments noted in the staff report.

4. SUB-003593-2025

Location: 3431 Club House Road
Subdivision Name: Davis Place Subdivision
Applicant / Agent: Cassandra Davis
Council District: District 3
Proposal: Subdivision of 2 lots, 0.50± acres

The applicant was not present; however, after discussion, the Board tentatively approved the application. A Motion TO APPROVE was made by Harry Brislin and seconded by Kenny Nichols. The Motion passed unanimously.

There was no one else present regarding the application.

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

1. Dedication sufficient to provide a minimum of 25 feet from the centerline of Club House Road;
2. Revision of the plat to label the right-of-way width of Club House Road after any required dedication;
3. Retention of the 25-foot minimum front yard setback line along Club House Road, as measured from any required dedication;
4. Retention of the lot size labels in both square feet and acres on the Final Plat, adjusted for any required dedication, or the provision of a table on the Final Plat with the same information;
5. Compliance with all Engineering comments noted in the staff report;
6. Placement of a note on the Final Plat stating the 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-003605-2026

Location: 2237 & 2247 Bear Fork Road
Subdivision Name: Resubdivision of Ledian M. Williams Subdivision
Applicant / Agent: Derrick McMillian
Council District: District 1
Proposal: Subdivision of 2 lots, 4.56± acres

The Applicant/Agent was present; however, the plat and lot lines were encroaching rear setbacks, therefore, a holdover was requested.

There was no one else present regarding the application.

A Motion TO HOLDOVER was made by Harry Brislin and seconded by Jennifer Denson. The application was Heldover until the March 19, 2026, meeting.

After discussion the Planning Commission heldover the request until the March 19 meeting, with any revisions and additional materials submitted to the Planning and Zoning Department no later than March 6, to allow the applicant time to address the following:

1. Revise the preliminary plat to depict all existing structures within the proposed subdivision and demonstrate that approval of the Final Subdivision Plat would not result in any violations of the Unified Development Code.

6. SUB-003614-2026

Location: 6970 Laverne Drive South
Subdivision Name: Kona Subdivision
Applicant / Agent: Joseph D. Ackles
Council District: District 7
Proposal: Subdivision of 2 lots, 0.91± acres

The Applicant/Agent was present and in agreement with all eight (8) listed conditions.

There was no one else present regarding the application.

A Motion TO APPROVE was made by Jennifer Denson and seconded by Nick Amberger. The Motion passed unanimously.

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

1. Retention of the 60-foot-wide right-of-way along Laverne Drive South, as depicted on the preliminary plat;
2. 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;
3. Retention of at least a 25-foot front yard setback along Laverne Drive South, in compliance with Article 2, Section 64-2-5.E. of the Unified Development Code and Section 6.C.8. of the Subdivision Regulations.
4. 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;
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.

7. SUB-003592-2025

Location: 1801 Boykin Boulevard
Subdivision Name: Gardner Row Subdivision
Applicant / Agent: Lamontis Gardner, LG7 Real Estate, LLC
Council District: District 3
Proposal: Subdivision of 3 lots, 0.80± acres

The Applicant/Agent was present and in agreement with all nine (9) listed conditions.

There was no one else present regarding the application.

A Motion TO APPROVE was made by Harry Brislin and seconded by Kenny Nichols. The Motion passed unanimously.

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

1. Retention of the 60-foot-wide right-of-way along Boykin Boulevard on the Final Plat, as depicted on the preliminary plat;
2. Retention of the 56-foot-wide right-of-way along Alta Vista Drive on the Final Plat, as depicted on the preliminary plat;
3. Correction of the street name to read “Alta Vista Drive”;
4. Retention of the lot sizes in both square feet and acres, or provision of a table on the Final Plat with the same information;
5. Retention of the 25-foot minimum front yard setback line along all street frontages;
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; and,
9. Compliance with all Fire Department comments noted in the staff report.

8. SUB-003602-2026

Location: 362, 364 & 366 Burton Avenue
Subdivision Name: Knowles Place Subdivision
Applicant / Agent: Kari Givens, Byrd Surveying, Inc.
Council District: District 1
Proposal: Subdivision of 4 lots, 0.55± acres

The Agent, Jerry Byrd, 2609 Halls Mill Road, Mobile, Alabama, was present and discussed the following points:

- Waiver of 6.B.12 and 6.C.6, corner radius dedication.
- Waiver of 6.C.2. (a)(1), reduced lot area

There were no negative comments from the City Engineer's department.

A Motion TO APPROVE was made by Kenny Nichols and seconded by Harry Brislin. The Motion passed unanimously.

After discussion the Planning Commission waived Sections 6.B.12. and 6.C.6. (for corner radius dedication) and 6.C.2.(a)(1) (for reduced lot area) of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

1. Retention of the 50-foot-wide street right-of-way width labels on the Final Plat;
2. Retention of the 5-foot minimum front yard setback line along both street frontages on the Final Plat, as measured from any required dedication;
3. Retention of the lot size labels in both square feet and acres on the Final Plat, adjusted for any required dedication, or the provision of a table on the Final Plat with the same information;
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.

9. SUB-003594-2025

Location: 5070 Old Shell Road
Subdivision Name: The Cottages at Spring Hill Subdivision
Applicant / Agent: 195, LLC
Council District: District 7
Proposal: Subdivision of 6 lots, 0.57± acres

The Applicant/Agent was not present; however, he sent an email to Staff before the hearing stating he was not able to attend today's meeting and requested a one (1) month holdover.

There was no one else present regarding the application.

Commissioner Woods discussed the community meeting and the requirements for that meeting.

Commissioner Nichols and Staff discussed the application that was filed in December and how this was the exact same application.

Legal counsel discussed needing a reason for a denial on this issue.

A Motion TO HOLDOVER was made by Nick Amberger and seconded by Harry Brislin. This application was Heldover until the March 19, 2026, meeting.

After discussion and at the applicant's request, the application was heldover until the March 19th meeting.

10. SUB-SW-003610-2026

Location: 4575 Hermitage Avenue
Applicant / Agent: Garrett Baker, KD Tillman's Corner, LLC
Council District: District 4
Proposal: Request to waive the construction of a sidewalk along Hermitage Avenue.

The Applicant/Agent, Garret Baker, 3262 Old Shell Road, Mobile, Alabama, discussed the following points:

- Requested sidewalk waiver and how there was not enough room for a side walk.

Commissioner Nichols discussed the applicant coming to the Commission a year ago and being granted a partial sidewalk waiver then since Hermitage Avenue was the county side of the property.

There was no one else present regarding the application.

A Motion TO APPROVE was made by Nick Amberger and seconded by Kenny Nichols. The Motion passed unanimously.

After discussion the Planning Commission approved the Sidewalk Waiver request.

11. SUB-SW-003615-2026

Location: 6130 & 6140 Rangeline Road
Applicant / Agent: Mill & Marine Supply, LLC
Council District: District 4
Proposal: Request to waive the construction of a sidewalk along Rangeline Road.

The Applicant/Agent, Vince LaCoste, 4103 Ridgelawn Drive, Mobile, Alabama, was present and discussed the following points:

- Engineering agreed this was an Alabama Department of Transportation (ALDOT) right of way and a sidewalk was not feasible.

There was no one else present regarding the application.

A Motion TO APPROVE was made by Kenny Nichols and seconded by Nick Amberger. The Motion passed unanimously.

After discussion the Planning Commission approved the Sidewalk Waiver request.

12. ZON-STR-003616-2026

Location: 904 Kentucky Street
Applicant / Agent: Joan Hendrix
Council District: District 3
Proposal: Conditional Use Permit approval to allow a Short-Term Rental in an R-1, Single-Family Residential Urban District.

The Applicant/Agent, Joan Hendrix, 904 Kentucky Street, Mobile, Alabama, was present and discussed the following points:

- Having a short term rental in the area.
- The garbage cans would be screened and there were exterior cameras on the property so no excess trash would accumulate. If this was a traditional home, the garbage cans could be placed anywhere on the property.
- She wanted to operate this short term rental to protect the neighborhood from vandals and homeless people.

Commissioner Mattei stated approval of this application could not happen due to the size of the lot.

Staff stated every short term rental requirement must be met, however; the City Council would have the final decision.

Commissioner Amberger stated the Board needed a legal answer on this issue. Legal Counsel, Doug Anderson, stated the City Council would make the decision.

Commissioner Woods stated the Planning Commission had no bindingness for the decision made today. It would go to City Council for a final decision.

A Motion TO DENY was made by Josh Woods and seconded by Jennifer Denson. The Motion TO DENY passed unanimously.

After discussion the Planning Commission denied the Conditional Use Permit request due to the following:

1. The proposed use does not comply with all applicable use regulations of Article 5, Section 64-5-6E.1.(b) of the Unified Development Code; and
2. The proposed use does not meet the requirements of Article 5, Section 64-5-6.E.11.(g)(7) of the Unified Development Code, which requires refuse (garbage) areas to be located no closer than 20 feet from any property line and no closer than 100 feet from any dwelling on an adjacent lot.

13. ZON-UDC-003474-2025

Location: 5101 Moffett Road
Applicant / Agent: MYMS, Inc. (Walid George Harb, Agent)
Council District: District 7
Proposal: Rezoning from Neighborhood Business Suburban District (B-2) to Community Business Suburban District (B-3).

The Applicant/Agent, Walid Harb, 11070 Irvington BLB Highway, Irvington, Alabama, discussed the following points:

- He represented the company, MYMS, and had never filed a rezoning.
- He has had three community meetings; however, the second meeting was located too far away as it had to be within one (1) mile of the application location. The second meeting, he stated he sat at the front door of the library for two (2) hours. The third meeting was held at the elementary school and the principal verified he was at the school; however, no one but Mr. Mitchell attended.
- This location would be turned into a car lot.

Staff stated the applicant had not complied with neighborhood requirements twice and the last meeting was held in the parking lot of the school. Community meetings could not be held outside.

The following person spoke in opposition to the application citing this company was not following the community guideline rules, not following the community meeting rules and had questions about the MYMS company being located in Texas. He inquired if the City of Mobile performed any background checks on its validity:

- John Mitchell, 1400 Joyce Road, Mobile, Alabama

The Planning Commission did not take action on the Rezoning request.

14. SUB-003619-2026 & SUB-SW-003470-2025

Location: 3244 & 3246 Dauphin Street
Subdivision Name: Chick-fil-A Dauphin Street Subdivision
Applicant / Agent: CPH Consulting, LLC (Jason Toole, P.E., Agent)
Council District: District 1
Proposal: Subdivision of 1 lot, 1.45± acres; and request to waive the construction of a sidewalk along Dauphin Street.

The Applicant/Agent, Stacy Ranucci, 13629 Clarence Dobbs Road, Glen Saint Mary, Florida, was present representing Chick Filet and discussed the following issues:

- This was a two part application. Lot 2 and 3 would be combined. Ms. Ranucci stated there would be no sidewalk along Dauphin Street, however; there would be a sidewalk on Northgate Drive.

Commissioner Amberger stated the City of Mobile was currently in the process of incorporating sidewalks to all be connected but supports the waiver in this instance.

Subdivision: A Motion TO APPROVE was made by Nick Amberger and seconded by Harry Brislin. The Motion passed unanimously.

After discussion the Planning Commission waived Sections 6.B.12. and 6.C.6. of the Subdivision Regulations (for corner radius dedication) and Tentatively Approved the request, subject to the following conditions:

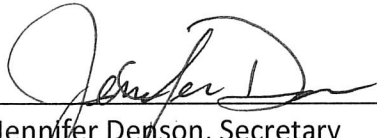
1. Retention of the 60-foot-wide right-of-way along the Dauphin Street Service Road on the Final Plat;
2. Retention of the 50-foot-wide right-of-way along Northgate Drive on the Final Plat;
3. Label the new lot as "Lot 1";
4. Retention of the lot size in square feet and acres, or provision of a table on the Final Platt with the same information;
5. Revision of the Final Plat to remove the 5-foot setback lines depicted along the North and East property lines of the proposed lot;
6. Retention of the 25-foot minimum front yard setback line along both street frontages;
7. Placement of a note on the Final Plat stating that no structure shall be constructed or placed in any easement without permission from the easement holder;
8. Retention of a note on the Final Plat indicating vacation of the ingress/egress easement;
9. Compliance with all Engineering comments noted in the staff report;

10. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in the staff report;
11. Compliance with all Urban Forestry comments noted in the staff report; and,
12. Compliance with all Fire Department comments noted in the staff report.

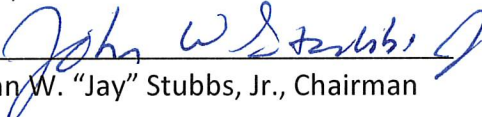
Sidewalk Waiver: A Motion TO APPROVE was made by Nick Amberger and seconded by Jennifer Denson. The Motion passed unanimously.

After discussion the Planning Commission approved the Sidewalk Waiver request.

Minutes Approved: July 16, 2026



Jennifer Denson, Secretary



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