

Mobile Planning Commission Minutes

March 19, 2026 – 2:00 P.M.

ADMINISTRATIVE

CALL TO ORDER: Chairman John Stubbs, Jr., stated a quorum was present and called the meeting to order.

Roll Call

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

Adoption of the Agenda: A Motion to adopt was made by Josh Woods and seconded by Matt Anderson. The Motion passed unanimously, and the Agenda was adopted.

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

Order of Hearing: Agenda items #1 - #7, Agenda item #9, Agenda item #8, Agenda items #10 - #11

HOLDOVERS:

1. 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 and in agreement with the ten (10) listed conditions. There was no one else present regarding the application.

A Motion TO APPROVE was made by Matt Anderson and seconded by Harry Brislin. The Motion TO APPROVE 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 Bear Fork Road on the Final Plat;
2. Retention of the lot size labels in both square feet and acres, or the provision of a table on the Final Plat with the same information;
3. Retention of the 25-foot front yard setback along Bear Fork Road on the Final Plat;
4. Removal of side and rear yard setbacks from the Final Plat;
5. Placement of a note on the Final Plat stating no structures are permitted in any easement without permission from the easement holder;
6. Compliance with all Engineering comments noted in the staff report;
7. Compliance with all Traffic Engineering comments noted in the staff report;
8. Compliance with all Urban Forestry comments noted in the staff report;
9. Compliance with all Fire Department comments noted in the staff report; and
10. Full compliance with all other applicable codes and ordinances.

2. 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, Cory Bronencamp 549 Congress Street, Mobile, Alabama, was present and discussed the following points:

- A community meeting was held for this application.
- He also met with Village of Spring Hill and Council woman Gina Gregory, all of whom were in support of this application.
- The storm water drainage issue and percolation test will be taken care of since he was working with the City of Mobile Engineering Department. Mr. Bronencamp stated he spoke with George Davis regarding the storm water drainage and the percolation test, and a design was created. The full design would come out during the land disturbance phase.
- One lot could possibly be lost on the northwest site if stormwater is an issue and agreed that would be acceptable.
- Requested condition #2 and #3 be waived due to parking but needed condition #7 explained to him.

Staff and George Davis discussed how condition #7 would take effect when the houses were in the process of being built.

Legal Counsel, Doug Anderson, stated that the individual lot sidewalks would not be constructed until the houses were built.

There was no one else present regarding the application.

A Motion TO APPROVE was made by Matt Anderson and seconded by Nick Amberger. The Motion TO APPROVE passed unanimously..

After discussion the Planning Commission waived Section 9.E.3.(c)(3)b.8.i of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

1. Revision of the plat to depict that a minimum of 30 feet exists between the subject site and the centerline of Old Shell Road;
2. Illustration of the 6-foot minimum building setback line along all street frontages on the Final Plat, excluding the alleys, as measured from any required right-of-way dedication;
3. Illustration of the 25-foot maximum building setback line along all street frontages on the Final Plat, excluding the alleys, as measured from any required right-of-way dedication;
4. Placement of a note on the Final Plat stating that parking is to be accessed by either secondary frontages or alleys wherever possible;
5. Placement of a note on the Final Plat stating that sidewalk and streetscape improvements are to be installed at the time of property development;
6. 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;
7. Placement of a note on the Final Plat stating that lots exceeding 4,000 square feet have a maximum of 70% site coverage, while lots less than 4,000 square feet do not have a maximum site coverage allowance;
8. Revision of the plat to remove setbacks from the "Site Data Table";
9. Placement of a note stating that no structures exceeding three (3) stories tall may be constructed;
10. Placement of a note on the Final Plat stating that all new dwellings must be a minimum of sixty percent (60%) to one hundred percent (100%) of the lot frontage;
11. Compliance with all Engineering comments noted in the staff report;
12. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in the staff report;
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.

NEW ITEMS:

3. SUB-003629-2026

Location:	2449 & 2453 Eslava Creek Parkway
Subdivision Name:	Sheet Metal Workers Local Union 441 JATC Subdivision
Applicant / Agent:	Thomas E. Fisher, II
Council District:	District 2
Proposal:	Subdivision of 1 lot, 0.85± acres

The Applicant/Agent, George Cowles, 457 St. Michael Street, Mobile, Alabama, discussed the following points;

- Condition #1 would place the right-of-way (ROW) line where the setback line was currently located. Mr. Cowles stated a sixty (60) foot right of way had not been located on any other site in the area.

George Davis, City of Mobile Engineering Department, discussed the how the applicant requested a change to 13.5 feet from the center line and the engineering comment came from the profile information.

Staff stated the right-of-way was presently twenty (20) feet from the center line.

Commissioner Amberger stated striking condition #1 would not be an issue.

There was no one else present regarding the application.

A Motion TO APPROVE was made by Nick Amberger and seconded by Matt Anderson. The Motion TO APPROVE passed unanimously..

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. Retention of the lot 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;
2. Dedication of the corner radius at the intersection of Eslava Creek Drive and Pinehill Drive in compliance with Section 6.C.6 of the Subdivision Regulations, as approved by the City Engineer and Traffic Engineer;
3. Revision of the plat to illustrate a 25-foot front yard setback along both street frontages.
4. 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;
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-003632-2026

Location:	360 Palmetto Street
Subdivision Name:	Holiday Inn Relo Tower Subdivision
Applicant / Agent:	Shawn Blassingill, Municipal Communications, LLC (Patton Hahn or Mary Palmer, Baker Donelson Law Firm, Agent)
Council District:	District 2
Proposal:	Subdivision of 2 lots, 0.14± acres

The Applicant/Agent, Naoim Migoya, 1901 6th Avenue North, Birmingham, Alabama, was present had no issues with the listed conditions and there were no questions from the Board.

There was no one else present regarding the application.

A Motion TO APPROVE was made by Harry Brislin and seconded by Chad Anderson. The Motion TO APPROVE passed unanimously.

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

1. Retention of the 50-foot-wide street right-of-way labels along both streets on the Final Plat;
2. Retention of the lot numbers on the Final Plat;
3. Revision of the plat to illustrate a 25-foot minimum front yard setback line along both street frontages on the Final Plat;
4. Retention of the lot size labels in both square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
5. Placement of a note on the Final Plat stating that no structure may be placed or constructed within any easement without the permission of the easement holder;
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.

5. SUB-003642-2026

Location:	5536 Sermon Road West, and 5660 & 5680 Sermon Road North
Subdivision Name:	Willis-Sermon Connector Subdivision
Applicant / Agent:	Ramshead, LLC
Council District:	District 4
Proposal:	Subdivision of 2 lots, 1.04± acres

The Applicant/Agent was present and discussed, with the Board, the revisions to the application, plat, written consent and readvertising that needed to be done. A holdover was suggested. The Applicant was in agreement with the Holdover to the May Planning Commission meeting.

The following person spoke against the application citing concerns with truck traffic passing through a business park zoned B-3 and how the owner planned to have the property rezoned from B-3 to B-5 to allow truck parking:

- Tony Cooper, 7024 Charleston Oaks Drive, Mobile, Alabama, Berkshire Real Estate

Commissioner Nichols stated the property butting up to this application was zoned I-1.

A Motion TO HOLDOVER was made by Jay Stubbs and seconded by Matt Anderson. The application was Heldover until the May 21, 2026, meeting.

There was no one else present regarding the application.

After discussion the Planning Commission heldover the request until the May 21st meeting, with all required revisions and fees submitted by May 3rd, to allow the applicant time to address the following:

1. Revise the application to reflect a three (3)-lot subdivision, including the area of Collins Property Subdivision as the third lot;
2. Revise the plat to include the Common Area of Collins Subdivision, First Addition, within the boundaries of the proposed subdivision;
3. Obtain written consent from all property owners within Collins Subdivision, First Addition, for submission of the application, as the Common Area must be included; and
4. Re-advertise the subdivision request as a three (3)-lot subdivision, including notifying property owners adjacent to and across public streets from the Collins Property Subdivision area, as well as all property owners within Collins Subdivision, First Addition.

6. SUB-003647-2026

Location: 720 Museum Drive
Subdivision Name: Armory Subdivision
Applicant / Agent: Phillip Burton or Kathy Sherman, Museum Partners, LLC
Council District: District 7
Proposal: Subdivision of 3 lots, 4.56± acres

Kenny Nichols recused.

The Applicant/Agent, Kathy Sherman, 41 West I-65 Service Road, Suite 310, Mobile, Alabama, discussed the following points:

- The waiver of condition #6. She wanted to be consistent with the Village of Spring Hill and would be creating a wider sidewalk not a strip.

Legal counsel, Doug Anderson, stated being consistent was discussed with the Village of Spring Hill.

City of Mobile Traffic Engineering, Jonathan Ellzey stated Lots 2 and 3 would not have a driveway or curb cut.

Commissioner Woods and Ms. Sherman discussed the waterway pond.

There was no one else present regarding the application.

A Motion TO APPROVE was made by Harry Brislin and seconded by Nick Amberger. The Motion TO APPROVE passed with Kenny Nichols recusing on the hearing and vote.

After discussion the Planning Commission waived Section 9.E.3.(c)(3)b.8. of the Subdivision Regulations (for turning lanes on Museum Drive and North McGregor Avenue, planting strips, tree counts and spacing) and Tentatively Approved the request, subject to the following conditions:

1. Submittal of the required copies of the recorded Fort Hardman Subdivision, Resubdivision of Lots 1 & 2 to staff prior to the signing of the new plat;
2. Retention of the existing right-of-way widths on the Final Plat, as depicted on the preliminary plat;
3. Retention of the lot sizes in both square feet and acres, or the provision of a table on the Final Plat with the same information;
4. Retention of the principal building façade build-to zone between six-feet (6') and eighteen-feet (18') from the front property line along both street frontages;
5. Provision of a right turn lane, as recommended by the Traffic Impact Study, and as by the applicant;
6. Provision of a streetscape consistent with other developments in the Village of Spring Hill, as proposed by the applicant;
7. Provision of six (6) frontage trees along North McGregor Avenue, as proposed by the applicant;
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.

7. SUB-003650-2026

Location:	2200 Green Street
Subdivision Name:	Resubdivision of Lots 4, 5, 6, 7 and 8, Block D, Division 7, Owens, Sims, Griffin, & Earle Subdivision of the St Louis Tract Subdivision
Applicant / Agent:	Karlos Finley, Africatown Redevelopment Corporation
Council District:	District 2
Proposal:	Subdivision of 3 lots, 0.54± acres

Kirk Mattei recused.

The Applicant/Agent, Kari Coumanis, 150 Government Street, Mobile, Alabama, discussed the following points:

- A waiver of Section 6.B.9 for regarding Green and Susie Ansley Street intersection.

There was no one else present regarding the application.

A Motion TO APPROVE was made by Harry Brislin and seconded by Matt Anderson. The Motion TO APPROVE passed unanimously with Kirk Mattei recusing on the hearing and vote.

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. Retention of the 25-foot corner radius on Lot 1 where Green Street and Susie Ansley Street intersect;
2. Retention of the lot size labels in both square feet and acres, adjusted for any required dedication, or the provision of a table on the Final Plat with the same information;
3. Retention of at least a 5-foot front yard setback along each street frontage, adjusted for any required dedication;
4. Removal of the side and rear yard setbacks from the Final Plat;
5. 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;
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-003627-2026

Location: 1805 Larkwood Drive
Subdivision Name: Larkwood Miller Lane Subdivision
Applicant / Agent: Chance A. Lane
Council District: District 1
Proposal: Subdivision of 4 lots, 0.74± 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 Matt Anderson and seconded by Harry Brislin. The Motion TO APPROVE passed unanimously..

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

1. Retention of the 50-foot-wide right-of-way along Larkwood Drive, as depicted on the preliminary plat;
2. Revision of the plat to illustrate dedication sufficient to provide 25 feet from the centerline of Harris Road, unless a waiver of Section 6.B.9. of the Subdivision Regulations is approved;
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 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;
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.

9. SUB-003648-2026

Location: 1105, 1107, 1109, 1111, 1113, & 1115 Edwards Street
Subdivision Name: Resubdivision of the Plat of Henry Cisco Subdivision
Applicant / Agent: Karlos Finley, Africatown Redevelopment Corporation
Council District: District 2
Proposal: Subdivision of 4 lots, 0.47± acres

Kirk Mattei recused.

The Applicant/Agent, Kari Coumanis, 150 Government Street, Mobile, Alabama, discussed the following points;

- Waiver of Section 6.B.9 for right-of-way dedication
- Waiver of 6.C.2.(a)(1) for substandard lot area
- Waiver of 6.C.2.(b)(3) for substandard lot width

Commissioner Amberger stated they it would be helpful to have a survey ahead of time to see about the right-of-way (ROW).

There was no one else present regarding the application.

A Motion TO APPROVE was made by Matt Anderson and seconded by Harry Brislin. The Motion TO APPROVE passed with Kirk Mattei recusing on the hearing and vote.

After discussion the Planning Commission waived Sections 6.B.9. (for right-of-way dedication), 6.C.2.(a)(1) (for substandard lot area) and 6.C.2.(b)(3) (for substandard lot width) of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

1. Retention of the lot size labels in both square feet and acres, adjusted for any required dedication, or the provision of a table on the Final Plat with the same information;
2. Revision of the plat to illustrate at least a 5-foot front yard setback along Edwards Street, adjusted for any required dedication;
3. Placement of a note on the Final Plat stating development or redevelopment 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.

10. SUB-SW-003649-2026

Location: 3180 Dauphin Street
Applicant / Agent: Brew Horizons, LLC
Council District: District 1
Proposal: Request to waive the construction of a sidewalk along Dauphin Street.

The Applicant/Agent, Crawford Stitt, 14739 CR 28, Summerdale, Alabama, representing Whitespunner and Brew Horizons, discussed the following point:

- Sidewalk waiver on Dauphin Street. There was no new sidewalk to tie into and Chick Filet was granted approval for their requested sidewalk waiver earlier by the Board.

Nick Amberger recommend approval.

Josh Woods stated just because the Board approved a waiver for one business did not mean it would be done for all businesses.

There was no one else present regarding the application.

A Motion TO APPROVE was made by Jay Stubbs and seconded by Nick Amberger. The Motion TO APPROVE passed unanimously.

After discussion the Planning Commission approved the Sidewalk Waiver request.

11. MOD-003646-2026

Location: 1879 Conception Street Road
Applicant / Agent: MAWSS (McCrory & Williams, Inc., Agent)
Council District: District 2
Proposal: Major Modification of a previously approved Planned Unit Development allowing multiple structures on a single building site, to allow the construction of two (2) electrical buildings with a combined total area of approximately 1,200 square feet.

The Applicant/Agent, David Carr, Carr Engineering, 3957 Laguna Court, Gulf Breeze, Florida, was present and in agreement with all Findings of Fact (a-h) and seven (7) listed conditions.

There was no one else present regarding the application.

A Motion TO APPROVE was made by Matt Anderson and seconded by Nick Amberger. The Motion TO APPROVE 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, with revisions submitted to and approved by the Planning and Zoning Department prior to the application being forwarded to the City Council:

1. Revision of the Final Planned Unit Development (PUD) Site Plan to depict all existing and proposed improvements and demonstrate compliance with the Unified Development Code and the following requirements:
 - Illustration of a minimum 25-foot front yard setback along all public street rights-of-way, whether opened or unopened;
 - Provision of the lot size in both square feet and acres;
 - Depiction of the existing vegetative buffer adjacent to residentially zoned property;
 - Retention of the existing chain-link fence;
 - Provision of the size (in square feet) of all buildings, tanks, and processing facilities, including the two proposed electrical buildings;
 - Inclusion of zoning district information;
 - Illustration of parking and traffic circulation, including a table showing required and provided parking spaces;
 - Provision of the site's legal description or recorded plat reference;
 - Retention of the graphic scale and north arrow;
 - Provision of a note stating that the maximum allowable building height in the I-1 zoning district is 45 feet;
 - Provision of a note stating that any new site lighting shall comply with Article 3, Section 64-3-9.C of the Unified Development Code;

- Provision of a note stating that any dumpsters placed on the property shall comply with Article 3, Section 64-3-13.A.4 of the Unified Development Code, or alternatively, that curbside waste removal services will be utilized;
 - Provision of a note stating that any proposed tree removal shall be coordinated with staff to ensure compliance with applicable tree preservation requirements;
 - Provision of a note stating that any signage shall require separate review and permitting through the Planning and Zoning Department, and that illuminated signage shall be installed by a licensed and bonded sign contractor and obtain required electrical permits;
 - Provision of a note stating that any future development or redevelopment of the site may require additional PUD modifications subject to review and approval by the Planning Commission and City Council.
2. Compliance with all Engineering comments noted in the staff report;
 3. Compliance with all Traffic Engineering comments noted in the staff report;
 4. Compliance with all Urban Forestry comments noted in the staff report;
 5. Compliance with all Fire Department comments noted in the staff report;
 6. Submittal to and approval by Planning and Zoning of the Final 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,
 7. Full compliance with all municipal codes and ordinances.

OTHER BUSINESS:

Call for Public Hearing on April 16, 2026, to consider additional amendments to Appendix A, Downtown Development District, of the Unified Development Code, Chapter 64 of the Mobile City Code, 2022.

A Motion TO APPROVE was made by Jay Stubbs. And seconded by Matt Anderson. The Motion TO APPROVE passed unanimously..

Review of Minutes from the following Planning Commission meetings:

- April 17, 2025
- May 15, 2025
- June 12, 2025
- July 17, 2025
- August 21, 2025

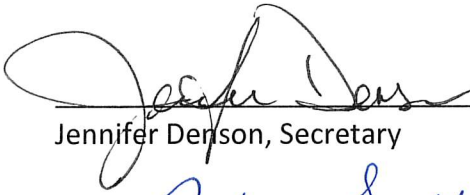
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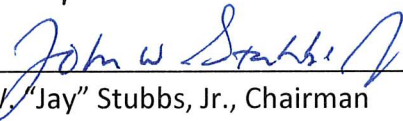
Election of Officers:

Kirk Mattei made a motion to nominate **Jay Stubbs, Jr., as Chairman** of the Planning Commission. The motion was seconded by Nick Amberger. Jay Stubbs then made a motion to nominate **Kirk Mattei as Vice Chairman** and **Jennifer Denson as Secretary** of the Planning Commission.

With no additional nominations or opposition for the offices of Chairman, Vice Chairman, or Secretary, the slate of nominees was elected by acclamation by the members present.

Minutes Approved: July 16, 2026



Jennifer Denson, Secretary

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