Mobile Planning Commission Minutes
April 16, 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)
	Ms. Jennifer Denson, Secretary		Mr. Josh Woods (CC)
	Mr. Harry Brislin, IV	x	Mr. Kenny Nichols (S)
	Mr. Larry Dorsey		Ms. Ellie Edwards (S)
x	Mr. Chad Anderson		
(S) Supernumerary (MD) Mayor's Designee (AO) Administrative Official (CC) City Council Representative			

Staff: George Davis, Jonathan Ellzey, Shayla Beaco, Doug Anderson, Stephen Guthrie, Logan Anderson, Victoria Burch, Bert Hoffman

Adoption of the Agenda: A Motion to adopt was made by Jay Stubbs 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.

NEW ITEMS:

1. **SUB-003653-2026**

   Location: 4103 Moffett Road
   Subdivision Name: Brown Square Subdivision
   Applicant / Agent: Robert Brown, R & G Brown Properties, Inc. (Joseph N. Asarisi, Asarisi & Associates, LLC, Agent)
   Council District: District 1
   Proposal: Subdivision of 1 lot; 1.1± acres

   Applicant was not present. Staff stated they had not heard from the applicant. No one else was present regarding the application.

   Commissioners discussed the suggested conditions submitted by staff and the application.

   A Motion TO APPROVE was made by Matt Anderson. Second by Harry Brislin. The Motion TO APPROVE passed unanimously.

A Motion TO AMEND the approval to waive Section 6.B.9. of the Subdivision Regulations by Matt Anderson and seconded by Harry Brislin. The Motion TO AMEND passed unanimously.

After discussion the Planning Commission waived Section 6.B.9. of the Subdivision Regulations (for substandard right-of-way) and Tentatively Approved the request, subject to the following conditions:

1. 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;
2. Revision of the plat to illustrate a 25-foot front yard setback along Moffett Road, in compliance with Article 2, Section 64-2-14.E. of the Unified Development Code and Section 6.C.8. of the Subdivision Regulations.
3. Provision of a note on the Final Plat stating the site shall comply with the residential protection buffer requirements of Article 3, Section 64-3-8.A. of the Unified Development Code;
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.

2. SUB-003661-2026

Location:	4250 Dauphin Island Parkway
Subdivision Name:	Perch Creek Subdivision
Applicant / Agent:	McCrory & Williams, Inc., Agent
Council District:	District 2
Proposal:	Subdivision of 1 lot; 4.75± acres

The Applicant/Agent was present and in agreement with all fourteen (14) listed conditions. There was no one else present regarding the application.

A Motion TO APPROVE was made by Matt Anderson and seconded by Jennifer Denson. The Motion TO APPROVE passed unanimously.

After discussion the Planning Commission waived Section 6.C.7. of the Subdivision Regulations (for excess street frontage) and Tentatively Approved the request, subject to the following conditions:

1. Revision of the plat to illustrate right-of-way dedication sufficient to provide 50 feet from the centerline of Dauphin Island Parkway;
2. Revision of the plat to illustrate right-of-way dedication sufficient to provide 30 feet from the centerline of Winston Road;
3. Revision of the plat to illustrate right-of-way dedication sufficient to provide 25 feet from the centerline of Winston Lane;

4. Dedication of the corner radius at the intersection of Dauphin Island Parkway and Winston Road in compliance with Section 6.C.6. of the Subdivision Regulations;
5. Retention of the 25-foot corner radius at the intersection of Winston Road and Winston Lane;
6. 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;
7. Retention of the 25-foot front yard setback along Dauphin Island Parkway, adjusted for any required dedication;
8. Revision of the plat to illustrate a 25-foot front yard setback along Winston Road and Winston Lane, in compliance with Article 2, Section 64-2-10.E. of the Unified Development Code and Section 6.C.8. of the Subdivision Regulations, adjusted for any required dedication.
9. Placement of a note on the Final Plat stating that no structure may be constructed or placed within any easement without the permit permission of the easement holder;
10. Placement of a note on the Final Plat stating that the future development of the site is subject to the Peninsula Overlay provisions of Article 12 of the Unified Development Code;
11. Compliance with all Engineering comments noted in the staff report;
12. Compliance with 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.

3. SUB-003662-2026

Location:	2590 Dauphin Island Parkway
Subdivision Name:	DIP-Triangle Subdivision
Applicant / Agent:	McCrory & Williams, Inc., Agent
Council District:	District 2
Proposal:	Subdivision of 1 lot; 1.85± 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. Illustration of the 100-foot right-of-way width along Dauphin Island Parkway or dedication sufficient to provide 50 feet from the centerline of Dauphin Island Parkway;
2. Retention of the lot's size in both 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 25-foot minimum building setback line along Dauphin Island Parkway, adjusted for any required dedication;

4. Placement of a note on the Final Plat stating the site is within the Peninsula Overlay and development or redevelopment of the site is subject to the applicable provisions of Article 12 of the Unified Development Code;
5. Compliance with all Engineering comments noted in the staff report;
6. Compliance with 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-003674-2026

Location:	4047 Dawson Drive
Subdivision Name:	Shreves Estates Subdivision
Applicant / Agent:	Jason Shreves
Council District:	District 4
Proposal:	Subdivision of 1 lot; 0.34± acres

The Applicant/Agent, Jason Shreves, 4025 Dawson Drive, Theodore, Alabama, was present and in agreement with all nine (9) listed conditions.

Lewis Cassidy, Eco Solutions Post Office Box 367, Montrose, Alabama, spoke in favor of the application.

The following people spoke against the application:

- M.J. Niccolai, 5309 Worth Drive, Mobile, Alabama, stated the lot required 50% fill since it was on the waterway and his bulkhead was being flooded. Mr. Niccolai stated the bulkhead was being built illegally and should be removed. He stated that the Corp of Engineers stopped the building of the bulkhead.
- Ann Niccolai, 5312 Wort6h Drive, Mobile, Alabama, was worried about flooding and impact of the wetlands. Ms. Niccolai stated the lot was presently five (5) feet underwater.
- Gary Johnson, 5316 Worth Drive, Mobile, Alabama, stated the bulkhead was built fourteen (14) feet away from his property and he was unable to turn his boat around as it was blocking the waterway and his boat dock.

Legal Counsel, Doug Anderson, discussed the new bulkhead blocking the Mr. Johnson's bulkhead.

Lewis Cassidy, EcoSolutions, 1290 Main Street, Daphne, Alabama, discussed the following points:

- EcoSolutions was not part of the permitting process, and the bulkhead would be removed. The new bulkhead would be thirty (30) feet away.
- The wetland fill had been decreased to 1/10. Doug Anderson asked if they had a permit, and he replied no.
- The subdivision was required for Alabama Department of Environmental Management (ADEM) approval per Mr. Cassidy.

Commissioner Anderson stated that this was just a subdivision hearing. Doug Anderson stated the Board needed to decide if approving the subdivision was good for the surrounding area.

Commissioner Amberger and the applicant discussed the bulkhead which would be under the Corp of Engineers along with the Department of Conservation. The Corp of Engineers permit or the ADEM permit had not been issued yet.

Commissioner Mattei and the applicant discussed which wetlands would be filled in and which repairs to the drainage ditch the client would pay for.

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 waived Section 6.B.9. of the Subdivision Regulations (for substandard right-of-way) and Tentatively Approved the request, subject to the following conditions:

1. Retention of the 50-foot right-of-way width along Dawson Drive, as depicted on the preliminary plat;
2. Provision of the lot's size in both square feet and acres as a label on the Final Plat, or provision of a table on the Final Plat providing the same information;
3. Retention of the 25-foot front yard setback along Dawson Drive, in compliance with Section 64-2-5.E. of the Unified Development Code and Section 6.C.8. of the Subdivision Regulations;
4. Removal of all side and any rear yard setbacks from the Final Plat;
5. Provision of a note on the Final Plat stating no structure shall be constructed 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; and,
9. Compliance with all Fire Department comments noted in the staff report.

5. SUB-003660-2026

Location:	7380 Zeigler Circle South & 620 Zeigler Circle West
Subdivision Name:	Resubdivision of Lots 44 & 46, Revised Zeigler Airport Commercial Park Subdivision
Applicant / Agent:	Kari Givens, Byrd Surveying, Inc.
Council District:	District 7
Proposal:	Subdivision of 2 lots; 2.09± 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 Nick Amberger. The Motion TO APPROVE passed unanimously.

After discussion the Planning Commission waived Section 6.C.9. of the Subdivision Regulations (for lot design) and Tentatively Approved the request, subject to the following conditions:

1. Retention of the 50-foot-wide rights-of-way along Zeigler Circle South and Zeigler Circle West 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 providing the same information;
3. Retention of the 25-foot front yard setback along all street frontages, in compliance with Article 2, Section 64-2-16.E. of the UDC and Section 6.C.8. of the Subdivision Regulations;
4. Retention of a note on the Final Plat stating no structures shall be constructed 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.

6. SUB-003675-2026

Location:	3000 Bryant Road
Subdivision Name:	Resubdivision of the Resubdivision of Revised Bucci Subdivision
Applicant / Agent:	Johana A. Bucci (Keri Coumanis, Helmsing Leach, P.C., Agent)
Council District:	District 3
Proposal:	Subdivision of 2 lots; 2.48± acres

Kirk Mattei recused.

Staff suggested to holdover this application to June 18, 2026. Staff stated the Applicant sent an email that they were in agreement with the holdover. There was no one else present regarding the application.

A Motion TO HOLDOVER was made by Jay Stubbs and seconded by Jennifer Denson. The application was Heldover until the June 18, 2026, meeting.

After discussion the Planning Commission heldover the request until the June 18th meeting to allow the applicant time to make one of the following revisions, with associated application and notification fees submitted by May 18th, as necessary:

1. Either revise the plat to depict three (3) lots;
2. Submit a Use Variance application to allow multiple dwellings on a single building lot; or
3. Obtain a Demolition Permit for one of the dwellings on the proposed Lot 2.

7. SUB-003667-2026

Location:	258 North Hamilton Street
Subdivision Name:	Resubdivision of Hampton Park at Downtown North Subdivision
Applicant / Agent:	Kari Givens, Byrd Surveying, Inc.
Council District:	District 2
Proposal:	Subdivision of 3 lots; 0.26± acres

The Applicant/Agent was present and in agreement with all ten (10) listed conditions. 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.

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 North Hamilton Street, as depicted on the preliminary plat;
2. Retention of the 50-foot-wide right-of-way along North Franklin Street, as depicted on the preliminary plat;
3. Retention of the lot sizes in both square feet and acres, in compliance with Section 5.A.2.(3)(3) of the Subdivision Regulations;
4. Revision of the Final Plat to illustrate the maximum allowable building setback of twelve feet (12') along both street frontages;
5. Provision of a note on the Final Plat stating that Lot 2-A is limited to one (1) curb cut access to North Franklin Street;
6. Provision of a note on the Final Plat stating that Lots 1-A and 1-B are not allowed a curb cut;
7. Compliance with all Engineering comments noted in the staff report;
8. Compliance with 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.

8. SUB-003672-2026

Location:	1111 Government Street
Subdivision Name:	Oakleigh Row Subdivision
Applicant / Agent:	Stephen Howle, SPH Holdings, LLC
Council District:	District 2
Proposal:	Subdivision of 4 lots; 1.05± acres

The Applicant/Agent was present and in agreement with all ten (10) listed conditions. There was no one else present regarding the application.

A Motion TO APPROVE was made by Jennifer Denson and seconded by Matt Anderson. The Motion TO APPROVE passed unanimously.

After discussion the Planning Commission waived Section 6.C.2.(b)(4) of the Subdivision Regulations (for substandard lot width) and Tentatively Approved the request, subject to the following conditions:

1. Retention of the 100-foot-wide right-of-way along Government Street on the Final Plat;
2. Retention of the 50-foot-wide right-of-way along Church Street on the Final Plat;
3. Retention of the lot numbers on the Final Plat;
4. Revision of the plat to add a note stating that the site shall comply with the provisions of the Historic District Overlay (HDO) in Article 14 of the Unified Development Code, including the front yard dimensional standards for lots in the HDO;
5. Retention of the lot size labels in both square feet and acres on the Final Plat, 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 approvals from the Historic Development Department/Architectural Review Board are required prior to the issuance of any development permits;
7. Compliance with all Engineering comments noted in the staff report;
8. Compliance with 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.

9. SUB-003658-2026

Location: 1617 Brill Road
Subdivision Name: Nigzhel Christopher Landing Subdivision
Applicant / Agent: Kari Givens, Byrd Surveying, Inc.
Council District: District 3
Proposal: Subdivision of 5 lots; 1.45± 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 Larry Dorsey. The Motion TO APPROVE passed unanimously.

After discussion the Planning Commission waived Section 6.C.9.(a) of the Subdivision Regulations (for lot design) and Tentatively Approved the request, subject to the following conditions:

1. Retention of the 50-foot right-of-way width along Brill Road;
2. Retention of the lot sizes in both square feet and acres, or provision of a table on the Final Plat with the same information;
3. Retention of the 25-foot minimum building setback line along Brill Road where each lot is at least 60 feet wide;

4. Placement of a note on the Final Plat stating the site is within the Peninsula Overlay and development or redevelopment of the site is subject to the applicable provisions of Article 12 of the Unified Development Code;
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.

10. SUB-003673-2026

Location:	4038 Leighton Place Drive
Subdivision Name:	Leighton Village Subdivision, Phase III
Applicant / Agent:	195, LLC
Council District:	District 4
Proposal:	Subdivision of 15 lots; 4.23± acres

The Applicant/Agent was not present. Staff stated this application was tied to a modification which was approved last year. There was no one else present regarding the application. Commissioners discussed the suggested conditions submitted by staff and 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 Tentatively Approved the request subject to the following conditions:

1. Retention of the 60-foot radius (120-foot diameter) cul-de-sac on the Final Plat;
2. Retention of the proposed street extension name and 50-foot right-of-way width label, and labeling as a public right-of-way on the Final Plat;
3. Retention of lot size labels in both square feet and acres on the Final Plat, or the furnishing of a table on the Final Plat providing the same information;
4. Retention of the setback data and site coverage data in the Site Data table on the Final Plat (20-foot front yard, 7-foot side yards, 10-foot rear yards, and 50% site coverage);
5. Retention of Note #10 on the Final Plat stating that the maintenance of the Common Areas/Detention Areas is the responsibility of the property owners and not the City of Mobile;
6. Retention of Note #12 on the Final Plat stating that no structure may be constructed or placed in any easement without the permission of the easement holder;
7. Compliance with all Engineering comments noted in the staff report;
8. Compliance with 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.

11. ZON-UDC-003666-2026

Location:	East Side of Tacon Street, 267±' North of Cameron Street
Applicant / Agent:	Christopher J. Hughes
Council District:	District 1
Proposal:	Rezoning from Single-Family Residential Urban District (R-1) to Community Business Urban District (B-3)

The Applicant/Agent, Jerry Byrd, Byrd Surveying, 2609 Halls Mill Road, Mobile, Alabama, was present and in agreement with all Findings of Fact. Mr. Byrd stated they were rezoning the east side of Tacon street from R-1 to B-3 due to the owner wanting to construct a building for his boat. There are no businesses or residences on the lot, therefore it needed to be rezoned.

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 criteria prevail to support Rezoning of the property to **B-3, Community Business Urban District**:

A) Consistency. The proposed amendment is consistent with the Comprehensive Plan;
B) Mistake. For a Rezoning, whether 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 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 **B-3, Community Business Urban District**, to the City Council, subject to the following condition:

1. Full compliance with all municipal codes and ordinances.

12. SUB-003671-2026 & MOD-003668-2026

Location:	4630, 4700, and 4960 Dauphin Island Parkway
Subdivision Name:	Perch Creek - Dockside Marina Subdivision
Applicant / Agent:	Don Coleman, Coleman Marine, LLC and Audubon Properties, LLC (Byrd Surveying, Inc., Agent)
Council District:	District 3
Proposal:	Subdivision of 2 lots, 19.8± acres; and request to terminate a previously approved Planned Unit Development allowing multiple buildings on a single building site.

This subdivision application was suggested for holdover to May 21, 2026.

Jerry Byrd, 2609 Halls Mill Road, Mobile, Alabama, stated the applicant requested a holdover to withdraw the Planned Unit Development (PUD) and file a rezoning for the next meeting.

There was no one else present regarding the application

Subdivision: Motion to holdover by Jay Stubbs and seconded by Matt Anderson. The application was Heldover until the May 21, 2026, meeting.

After discussion the Planning Commission heldover the request to the May 21st meeting to allow the applicant time to submit a concurrent rezoning application to remove the condition limiting development of the site to an approved Planned Unit Development.

PUD Termination: At the applicant's request the application was withdrawn from consideration.

OTHER BUSINESS:

Public Hearing to consider additional amendments to Appendix A, Downtown Development District, of the Unified Development Code, Chapter 64 of the Mobile City Code, 2022.

Motion to approve by Matt Anderson. And seconded by Nick Amberger. The Motion TO APPROVE passed unanimously.

Review of Minutes from the following Planning Commission meetings:

- September 18, 2025
- October 16, 2025

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

Minutes approved: July 16, 2026

Jennifer Denson, Secretary

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