

Mobile Planning Commission Minutes

May 21, 2026 – 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)
	Mr. Harry Brislin, IV	x	Mr. Kenny Nichols (S)
x	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: Jonathan Ellzey, George Davis, Victoria Burch, Doug Anderson, Logan Anderson, Bert Hoffman, Shayla Beaco

Adoption of the Agenda: Motion to adopt by Jay Stubbs and seconded by Chad Anderson. Adopted.

HOLDOVERS:

1. 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, Pete Riehm, 3904 Camilia Drive, Mobile, Alabama, was present for the application hearing and made the following points:

- Stated he received all but one property owner letter as there was one owner who was out of the country;
- Stated this subdivision was approved fifteen (15) years ago and this was just a cleanup application;
- Stated the drainage system was modified fifteen (15) years ago, and he didn’t understand why this was an issue.

Legal Counsel, Doug Anderson, stated they were missing Tony Cooper’s letter. Staff stated he had not provided all required information or the revised plat.

There was no one else present regarding the application.

Commissioners discussed Section 10.C.3.(a) of the Subdivision Regulations and decided to hold the application over.

A Motion TO HOLDOVER was made by Matt Anderson. Second by Nick Amberger. The application was Heldover until the June 18, 2026, meeting.

After discussion the Planning Commission waived Section 10.C.3.(a) of the Subdivision Regulations and heldover the request until the June 18th meeting, with all required revisions and fees submitted by June 1st, to allow the applicant 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.

NEW ITEMS:

2. SUB-003730-2026

Location: 1930 Bay Bridge Road Cutoff & 124 Industrial Canal Road East
Subdivision Name: Rogers Group Subdivision
Applicant / Agent: Tim Gorman, Rogers Group, Inc.
Council District: District 2
Proposal: Subdivision of 1 lot, 31.62± acres

The Applicant/Agent, Jarred White, 104 St. Francis Street, Mobile, Alabama, was present for the application hearing and made the following points:

- Requested a holdover to the June 18th Planning Commission meeting
- Stated this application would combine the six (6) other parcels with a 30-foot buffer and the parcel would not be separated;
- Stated the company, The Rogers Group, who was currently utilizing the property, would remain on the property.

The following people spoke against the application citing flooding, early morning train noise, excessive rock dust hindering the residents quality of life, environmental issues, and inadequate buffers:

- Kermit McAlpine, 308 Chin Street, Mobile, Alabama
- Ramsey Sprague, 5404 Dauphin Court, Mobile Alabama
- Robert Clopton, 2612 Charlotte Oaks Drive, Mobile, Alabama

Legal Counsel, Doug Anderson, stated this application would not change the use. The Applicant/Agent was only requesting to make a legal lot of record.

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

At the applicant's request, the Planning Commission heldover the application to the June 18th meeting.

3. SUB-003681-2026

Location:	354 and 358 Gulfwood Drive
Subdivision Name:	Lila's Place Subdivision
Applicant / Agent:	Louise Houston, LH20, LLC
Council District:	District 5
Proposal:	Subdivision of 3 lots, 0.64± acres

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

Staff stated that, as of this date, the homes on the property had not been demolished.

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 passed unanimously.

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

1. Retention of the 50-foot-wide rights-of-way along Gulfwood Drive and Gulfwood Drive East, as depicted on the preliminary plat;
2. Retention of the 25-foot corner radius at the intersection of Gulfwood Drive and Gulfwood Drive East, 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 providing the same information;
4. Retention of the required 25-foot front yard setback along all street frontages, in compliance with Article 2, Section 64-2-5.E. of the UDC and Section 6.C.8. of the Subdivision Regulations;
5. 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;
6. Completion of the demolition process for all existing structures on the proposed lots prior to the signing of the Final Plat;
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.

4. SUB-003714-2026

Location: 63 Parkway Drive
Subdivision Name: Parkway Commons Subdivision
Applicant / Agent: Sean Estes (Laura Davis, McCrory & Williams, Inc., Agent)
Council District: District 7
Proposal: Subdivision of 5 lots, 1.76± acres

The Applicant/Agent, Shawn Estes, 7 Dogwood Circle, Mobile, Alabama, was present and made the following points;

- Requested twenty-five (25) foot from centerline of Parkway Drive with a dedication for future right of way;
- Requested a waiver of Sections 6.B.3.;
- Requested a waiver of Section 6.C.2.(a);
- Requested a waiver of 6.C.3.;
- Requested a waiver of 6.C.9;

Commissioner Amberger stated he didn't see the road having any more improvements in the future. A turn around had already been built for this property on lots 4 and 5.

There was no one else present regarding the application.

A Motion TO APPROVE was made by Matt Anderson. Second by Larry Dorsey. The Motion passed unanimously.

After discussion the Planning Commission waived Sections 6.B.3. (for a turnaround at a closed-end street), 6.C.2.(a) (for reduced lot area), 6.C.3. (for width-to-depth), and 6.C.9. (for substandard street right-of-way and closed-end street turnaround right-of-way) of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

1. Revision of the plat to illustrate dedication sufficient to provide 25 feet from the centerline of Parkway Drive;
2. Provision of adequate fire apparatus access in compliance with the requirements of the International Fire Code (IFC) and all applicable City Engineering standards, as determined by the City Engineer;
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 Parkway Drive, in compliance with Article 2, Section 64-2-7.E. of the UDC and Section 6.C.8. of the Subdivision Regulations, adjusted for any required dedication;

5. Placement of a note on the Final Plat that maintenance of the Common Area is the responsibility of the property owners and not the City of Mobile;
6. 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;
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.

5. SUB-003689-2026

Location: 1370 & 1408 Cody Road North
Subdivision Name: The Villas at Cody Crossing Subdivision
Applicant / Agent: Amanda Crose, Elliott Land Developments, LLC
Council District: District 7
Proposal: Subdivision of 229 lots, 16.44± acres

The Applicant/Agent, Jay Broughton, 314 Magnolia Avenue, Fairhope, Alabama was present and made the following points;

- This was the same application from last year, however, the extension line had passed.
- He was in agreement with all nineteen (19) conditions.

There was no one else present regarding the application.

Legal Counsel, Doug Anderson, and Traffic Engineer, Jonathan Elzey, discussed the traffic impact study was not complete and still under review. Doug Anderson and Mr. Broughton discussed if Traffic Engineering requested the lane to change, they would need to comply. Mr. Broughton stated yes they would comply with the traffic study.

Commissioner Amberger and Jay Broughton discussed traffic on Cody Road. Commissioner Amberger stated it was difficult to approve something with the uncertainty of the traffic.

Commissioner Woods discussed traffic points of entry with no gates or lock boxes. Traffic Engineering stated Victor Road was taken into consideration with regard to traffic.

A Motion TO APPROVE was made by Matt Anderson. Second by Kenny Nichols. The Motion passed unanimously.

After discussion the Planning Commission waived Sections 6.C.2(a) (for reduced lot size), 6.C.2(b)(2) (for reduced lot width), and 6.C.7. (for double frontage lots) of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

1. Dedication to provide 50 feet from the from the centerline of Cody Road;
2. Dedication to provide 25 feet from the from the centerline of Victor Road;

3. Approval of the proposed street names by the City Engineer, with any streets labeled on the Final Plat;
4. Provision of signs at the entrances to the private streets with the street names and identifying them as private streets, per Manual on Uniform Traffic Control Devices (MUTCD) standards;
5. Revision of the plat to illustrate the applicable utility easements, per Section 9.D.1(b)(4) of the Subdivision Regulations;
6. Placement of a note on the revised plat stating that the streets are privately maintained and that there shall be no public right-of-way, in compliance with Sections 9.D.1(b)(5) and 9.D.1(b)(7) of the Subdivision Regulations;
7. Placement of a note on the revised plat stating that if the private streets are ultimately dedicated for public use and maintenance, 100-percent of the cost of the improvements required to bring the streets up to the prevailing standards shall be assessed to the property owner(s) at the time the private streets are dedicated, and that said assessment shall run with the land to any subsequent property owners, in compliance with Section 9.D.1(b)(9) of the Subdivision Regulations;
8. Provision and approval of the required private street legal document in compliance with Section 9.D.1(b)(8) of the Subdivision Regulations, prior to signing of the Final Plat;
9. Placement of a note on the Final Plat stating that Lots 39-69 are denied direct access to Cody Road North;
10. Revision of the plat to label each lot with its size in square feet and acres, adjusted for dedication, or provision of a table on the Final Plat with the same information;
11. Revision of the plat to label each common area with its size in square feet and acres, adjusted for dedication, or provision of a table on the Final Plat with the same information;
12. Placement of a note on the revised plat stating that the maintenance of all common areas is the responsibility of the property owner(s) and not the City of Mobile, in compliance with Section 2.A. of the Subdivision Regulations;
13. Revision of the plat to illustrate a 25-foot front yard setback along each proposed street, in compliance with Section 6.C.8. of the Subdivision Regulations, and with Article 2, Section 64-2-6.E. of the Unified Development Code, or acquisition of the necessary variances;
14. Either revision of the plat to depict compliance with lot sizes, setbacks, site coverage, and amount of Common Area, or approval of a Variance for these items;
15. Compliance with all Engineering comments noted in the staff report;
16. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in the staff report;
17. Compliance with all Urban Forestry comments noted in the staff report;
18. Compliance with all Fire Department comments noted in the staff report; and
19. Full compliance with all other codes and ordinances.

6. SUB-SW-003680-2026

Location: 175 West I-65 Service Road North
Applicant / Agent: Quintussa Properties, LLC (Christopher Lieb, Lieb Engineering, Agent)
Council District: District 5
Proposal: Request to waive the construction of sidewalks along West I-65 Service Road North and Zimlich Avenue.

The Applicant/Agent, Chris Lieb, 7671 Parker Road, Fairhope, Alabama, was present and made the following point:

- The northeast corner of the property had a large ditch with no room for a sidewalk.

Commissioner Woods stated he was in opposition to the sidewalk waiver since there was a sidewalk project all the way down to Dauphin Street. Commissioner Woods stated there was room for a sidewalk and the Council was not seeing a waiver for this sidewalk.

Commissioner Amberger stated there was room for a sidewalk. Mr. Lieb asked if a sidewalk could go on private property and Commissioner Amberger stated yes.

There was no one else present regarding the application.

Motion to deny by Josh Woods . Second by Matt Anderson. Denied.

After discussion the Planning Commission denied the Sidewalk Waiver request.

7. SUB-SW-003685-2026

Location: 4250 Dauphin Island Parkway
Applicant / Agent: Charles Starling, Kimley-Horn & Associates, Inc.
Council District: District 3
Proposal: Request to waive the construction of a sidewalk along Dauphin Island Parkway.

The Applicant/Agent, Brock Jones, 11 N. Water Street, Mobile, Alabama was present and discussed the following points:

- The site had a large ditch making it very difficult to add a sidewalk;
- The north side of the property had a natural vegetation barrier to reduce flooding in the area;

Commissioner Amberger stated there was a dedicated bike lane and large marsh area and believed there was no room for a sidewalk along Dauphin Island Parkway.

There was no one else present regarding the application.

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

After discussion the Planning Commission approved the Sidewalk Waiver request.

8. ZON-CUP-003725-2026

Location: 6455 Howells Ferry Road
Applicant / Agent: Grace Redemption Community Church (Darlett Lucy-Gulley, Agent)
Council District: District 7
Proposal: Request for Conditional Use Permit approval to establish and operate a religious facility on property zoned R-1, Single-Family Residential Suburban District

Larry Dorsey recused.

After discussion with Commissioners and Staff, a holdover was recommended so the applicant could submit additional information with revisions.

A Motion TO HOLDOVER was made by Nick Amberger. Second by Kenny Nichols. The application was Heldover until the June 18, 2026, meeting.

After discussion the Planning Commission heldover the application to the June 18th meeting, with all revisions and any additional information to be submitted no later than June 5th, to allow the applicant to:

1. Submit a revised site plan demonstrating compliance with the development standards of Article 3 of the UDC.

9. ZON-UDC-003682-2026

Location: 7241, 7251, 7261, and 7271 Grelot Road
Applicant / Agent: Steven D. Cooner
Council District: District 6
Proposal: Rezoning from Single-Family Residential Suburban District (R-1) to Buffer Business Suburban District (B-1).

Commissioner Woods recused.

The Applicant/Agent was present and in agreement with the rezoning requirements. Staff recommended a holdover due to needing a revised site plan.

There was no one else present regarding the application.

A Motion TO APPROVE was made by Matt Anderson. Second by Kenny Nichols.

The Motion passed with Commissioner Woods recusing from the hearing and vote.

After discussion the Planning Commission determined the following criteria prevail to support Rezoning of the property to **B-1, Buffer Business Suburban District**:

- A) Consistency. The proposed amendment is consistent with the Comprehensive Plan;
- B) Mistake. There was a mistake or error in the original zoning map; and
- C) Compatibility. The proposed amendment is compatible with:
 - (1) The current development trends, if any, in the vicinity of the subject property;
 - (2) Surrounding land uses;
 - (3) Would 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. Whether changed or changing conditions in a particular area make an amendment necessary and desirable.

As such, the Planning Commission voted to recommend approval of Rezoning the property to **B-1, Buffer Business Suburban District**, to the City Council, subject to the following condition:

1. Full compliance with all municipal codes and ordinances.

10. ZON-UDC-003718-2026

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, George Harb, Irvington, Alabama, was present and discussed the following points:

- Requested a rezoning from B-2 to B-3 stating the building had been vacant, they have a lessee for the property and plan to turn it into car lot with light mechanical work;
- Stated there would be no changes to the structure;
- Stated he did not think the number would be over fifteen (15) or twenty (20) cars on the lot.
- Stated all will be paved and there will be a dumpster on the property and a parking area.

Legal Counsel, Doug Anderson, discussed the Highway 90 car lot and how the Department had to obtain an injunction against that company for noncompliance. Mr. Anderson stated that a discussion would need to happen regarding how many cars would be on the lot.

Commissioner Woods asked if a voluntary restriction would work. Doug Anderson stated yes, and the Board could place a number on it. Mr. Anderson stated the Board could make it a condition for approval.

Doug Anderson asked if he was willing to agree to a maximum number of cars that would be on the lot. Mr. Harb stated yes, whatever was required. Mr. Harb stated they would agree to twenty-five (25) to thirty (30) cars.

Motion TO DENY by Nick Amberger. Second by Kenny Nichols. Matt Anderson opposed. Denied. The Motion TO DENY passed unanimously with Commissioner Anderson opposing.

After discussion the Planning Commission denied the Rezoning request due to the following:

- A) Consistency. The proposed amendment is not consistent with the Comprehensive Plan;
- B) Mistake. There was no mistake or error in the original zoning map; and
- C) The proposed amendment is not compatible with:
 - (1) The current development trends, if any, in the vicinity of the subject property;
 - (2) Surrounding land uses;
 - (3) It would adversely impact neighboring properties; and
 - (4) Cause a loss in property values.
- D) The proposed amendment does not promote the community's public health, safety, and general welfare.
- E) The infrastructure is not in place to accommodate the proposed amendment; and,
- F) There are no changed or changing conditions in a particular area that make an amendment necessary and desirable.
- G) 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.

11. ZON-UDC-003728-2026

Location: 97 Center Drive
Applicant / Agent: Silvertone Enterprise, LLC (Casey Pipes, Helmsing Leach, P.C., Agent)
Council District: District 5
Proposal: Rezoning from Single-Family Residential Suburban District (R-1) to Multi-Family Residential Suburban District (R-3).

The Applicant/Agent, Casey Pipes, 150 Government Street, Mobile, Alabama, was present and discussed the following points:

- His clients were agreeable to staff comments and conditions;
- Discussed the comprehensive plan for the area and how the R-3 zoning was consistent and compatible with the area;
- The site was surrounded by R-3 apartment complexes. He discussed the church on the south side of the property. The Social Apartments would be very close and would be sharing the street. Enrollment was up at University of South Alabama (USA) for three (3) years and student housing was a must;

- This would be an eight (8) unit complex with two (2) stories and four (4) bedrooms per unit. Parking would be included for thirty-two (32) bedrooms. Mr. Pipes stated they could limit the number of beds.

Commissioner Woods stated the councilwoman for that district did not receive an invitation for a community meeting and there were comments to consider. Commissioner Woods recommended a holdover.

The following people spoke in opposition to the application citing inadequate community meetings, close proximity to the Social Apartment complex which brought increased litter, burglary, illegal parking, foul language, loud music, loud noises, lack of green space, reduced property value and erosion problems:

- Roger Woods, 6094 Pherin Woods Court, Mobile, Alabama
- MaryAnn Trovato, 6122 Pherin Woods Court, Mobile, Alabama
- Mamie Jenkins Bivens, 6032 Sussex Drive, Mobile, Alabama
- Mary Desverreaux, 6004 Sussex Drive, Mobile, Alabama

City Engineer, George Davis, stated stormwater retention would be needed.

Casey Pipes stated they agreed to the holdover, however, the property would not be developed as single family residential lot due to the surrounding. If a rezoning doesn't happen, it would sit vacant.

Commissioner Chad Anderson asked if residents access the neighborhood from Center Drive. Mr. Pipes stated he was not sure.

A Motion TO HOLDOVER was made by Matt Anderson. Second by Nick Amberger. The application was Heldover until the June 18, 2026, meeting.

After discussion the Planning Commission heldover the request to the June 18th meeting.

12. ZON-UDC-003729-2026

Location: 5361 Moffett Road
Applicant / Agent: Nikita Pleasure
Council District: District 7
Proposal: Rezoning from Single-Family Residential Suburban District (R-1) to Community Business Suburban District (B-3).

The Applicant/Agent, Nikita Pleasure, along with her sister, Bridget Lewis, 2469 Elong Drive, Mobile, Alabama, were present and discussed the following points:

- Bridget Lewis discussed opening a commercial real estate office and other offices attached to the residential property and that was the reason for the rezoning application;
- Ms. Pleasure stated there would be two (2) twenty-four (24) foot trucks on the property which would be used for hauling furniture for staging. Ms. Lewis stated they needed a storage unit which would be in the back of the property and detached;

- Ms. Pleasure stated there would be little to no walk up clients.

Commissioner Nichols and staff discussed moving trucks in an R-1 district.

Commissioner Woods discussed the B-3 rezoning or if variances from the Board of Zoning Adjustment (BOA) would be better for this property and still needed clarification for the area. He requested a holdover to next month.

Legal counsel, Doug Anderson, stated the applicant would have to prove a hardship.

Ms. Lewis stated they did not receive resistance at the meeting. All of the adversity was confusion with the lot next door.

A Motion TO APPROVE was made by Matt Anderson. Second by Nick Amberger. Commissioner Woods opposed.

The Motion passed with Commissioner Woods opposing.

After discussion the Planning Commission determined the following criteria prevail to support Rezoning of the property to **B-3, Community Business Suburban District**:

- A) Consistency. The proposed amendment is consistent with the Comprehensive Plan;
- B) Mistake. There was a mistake or error in the original zoning map; and
- C) Compatibility. The proposed amendment is compatible with:
 - (1) The current development trends, if any, in the vicinity of the subject property;
 - (2) Surrounding land uses;
 - (3) Would 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. Whether 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 Suburban District**, to the City Council, subject to the following conditions:

1. Provision of a 20-foot-wide residential protection buffer in compliance with the standards of Article 3, Section 64-3-8.A.2. of the Unified Development Code;
2. Denial of vehicular access to Sawada Drive; and
3. Full compliance with all municipal codes and ordinances.

13. SUB-003671-2026 (HOLDOVER) & ZON-UDC-003720-2026

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 Rezoning from Community Business Suburban District (B-3) to Community Business Suburban District (B-3), to remove a previous condition of rezoning approval limiting development of the site to a Planned Unit Development.

The Applicant/Agent, Jerry Byrd, Byrd Surveying, 2609 Halls Mill Road, Mobile, Alabama, was present and stated the following points:

- The two land owners were land swapping;
- Both property owners were in agreement with all listed conditions.

Subdivision: A Motion TO APPROVE was made by Matt Anderson. Second 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 existing right-of-way for Dauphin Island Parkway;
2. 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;
3. Revision of the plat to illustrate a 25-foot minimum building setback line along Dauphin Island Parkway;
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.

The Applicant/Agent, Jerry Byrd, Byrd Surveying, 2609 Halls Mill Road, Mobile, Alabama, was present and stated the following points:

- The two land owners were land swapping;
- Both property owners were in agreement with all listed rezoning criteria.

Rezoning: A Motion TO APPROVE was made by Nick Amberger. Second by Matt Anderson. The Motion passed unanimously.

After discussion the Planning Commission determined the following criteria prevail to support Rezoning of the property to **B-3, Community Business Suburban District**:

- A) Consistency. The proposed amendment is consistent with the Comprehensive Plan;
- B) Mistake. There was a mistake or error in the original zoning map; and
- C) Compatibility. The proposed amendment is compatible with:
 - (1) The current development trends, if any, in the vicinity of the subject property;
 - (2) Surrounding land uses;
 - (3) Would 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. Whether 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 Suburban District**, to the City Council, subject to the following conditions:

- 1. Completion of the Subdivision process;
- 2. Compliance with all Engineering, Traffic Engineering, Urban Forestry, and Fire Department comments noted in the staff report; and,
- 3. Full compliance with all municipal codes and ordinances.

14. SUB-003726-2026 & ZON-UDC-003727-2026

Location:	2609 and 2651 Spring Hill Avenue, 152, 157, 158, and 159 Mobile Street, and 144 Hyland Avenue
Subdivision Name:	Covenant Presbyterian Church Subdivision
Applicant / Agent:	Mark Vereen, Clark, Geer, Latham & Associates, Inc.
Council District:	District 1
Proposal:	Subdivision of 3 lots, 3.99± acres; and Rezoning from Single-Family Residential Urban District (R-1) and Community Business Urban District (B-3), to Buffer Business Urban District (B-1).

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

Subdivision: A Motion TO APPROVE was made by Matt Anderson. Second by Kenny Nichols. The Motion passed unanimously.

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

- 1. Dedication of the Southwest and Southeast corner radii at Spring Hill Avenue and Hyland Avenue in compliance with Section 6.C.6. of the Subdivision Regulations;

2. Retention of the lot sizes in both square feet and acres on the Final Plat, adjusted for any required dedication;
3. Change "Mobile Avenue" to "Mobile Street";
4. Retention of the 10-foot front yard setback along Spring Hill Avenue, adjusted to reflect the required dedication;
5. Completion of the rezoning process prior to the signing of the Subdivision plat;
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.

The Applicant/Agent was present and was in agreement with all Rezoning conditions.

Rezoning: A Motion TO APPROVE was made by Matt Anderson. Second by Nick Amberger. The Motion passed unanimously.

After discussion the Planning Commission determined the following criteria prevail to support Rezoning of the property to **B-1, Buffer Business Urban District**:

- A) Consistency. The proposed amendment is consistent with the Comprehensive Plan;
- 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 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) Capacity. The infrastructure is in place to accommodate the proposed amendment; and,
- 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-1, Buffer Business Urban District**, to the City Council, subject to the following conditions:

1. Completion of the Subdivision process; and
2. Full compliance with all municipal codes and ordinances.

OTHER BUSINESS:

Review of Minutes from the following Planning Commission meetings:

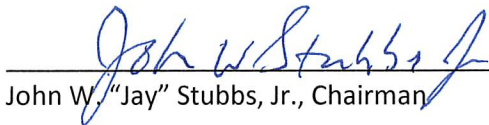
- November 20, 2025
- December 18, 2025

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

Minutes approved: July 16, 2026



Jennifer Denson, Secretary



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